

\*\* AGENDA \*\*  
\* \* OUTAGAMIE COUNTY BOARD \* \*

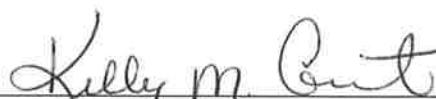
Office of the County Clerk, September 23, 2025.

The Board meets pursuant to adjournment, and is called to order by Chairperson Gabrielson at 7:00 p.m. in the County Board Room, located at 320 South Walnut Street, Appleton, Wisconsin.

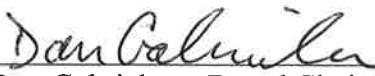
1. ROLL CALL of the Board of Supervisors. Board Chairperson requests the Board's confirmation regarding excused members.
2. PLEDGE OF ALLEGIANCE - Offered by Chairperson Gabrielson.
3. MINUTES OF THE SEPTEMBER 9, 2025 COUNTY BOARD MEETING
4. SPECIAL ORDER OF BUSINESS
  - A. Anne Van, Executive Operations and Public Relations Specialist, will give an update on the Uniquely Wisconsin film series featuring Outagamie County
5. ESTABLISH ORDER OF THE DAY
6. COMMUNICATIONS
7. PUBLIC PARTICIPATION – Pursuant to Chapter 2, Section 2-49 Rule 6 – Appearance of Non-Board Members, of the Outagamie County Code of Ordinances, “Public participation is limited to Outagamie County residents, employees and owners of businesses in Outagamie County, Outagamie County employees, or Outagamie County property taxpayers. Participation is limited solely to only matters listed on the agenda and for a total of 15 minutes, which may be extended to 30 minutes at the discretion of the Chair. Individual speakers are limited to three minutes per speaker.”
8. APPOINTMENTS
  - A. County Executive Nelson nomination for appointment of Tim De Groot to the Heart of the Valley Metropolitan Sewerage District Commission; said term expiring October 2027.
9. REPORT BY THE COUNTY EXECUTIVE - County Executive Thomas Nelson will give an Administrative Update.
10. UNFINISHED BUSINESS
11. NEW BUSINESS
  - A. Resolution No. Z-9—2025-26 – Agriculture, Extension Education, Zoning and Land Conservation Committee. Approve the rezone request for Jason & Kim Gonnering, for parcel 030006603, 23.29 acres, from the AGD General Agriculture District to the RR Rural Residential District, in the Town of Buchanan, as depicted on the attached review and map.
  - B. Resolution No. Z-10—2025-26 – Agriculture, Extension Education, Zoning and Land Conservation Committee. Approve of the rezone request for Wierichs Real Estate Trust, for a portion of parcel 101036500, approximately 13.05 acres, from the R-3 Single Family Attached Residence District to RSF Single Family Residential District, in the Town of Grand Chute, as depicted on the attached review and map.

- C. Resolution No. 72—2025-26 – Finance Committee. Approve of the County Clerk entering into an Intergovernmental Agreement with five municipalities to perform WisVote services, revenues are included in the 2026 Executive budget, as noted on the attachments.
- D. Resolution No. 73—2025-26 – Finance Committee. Approve to go on record to support the Town of Grand Chute Project Plan Amendment #3 and Boundary Amendment #2 to Tax Incremental District (TID) No. 2A document dated August 4, 2025, as detailed on the attachments, and recommend that the County representative on the Town of Grand Chute TID Board of Review vote in favor of these plans.
- E. Resolution No. 74—2025-26 – Legislative/Audit and Human Resources Committee. Approve a step regrade increase for the Licensed Practical Nurses, Registered Nurses, and Nurse Managers at Brewster Village, to align their compensation with current market rates, and approve increasing the following Brewster Village line items: Medicare Revenue by \$133,626, Salaries by \$116,602, and Fringe Benefits by \$17,024, as detailed on the attached fiscal note.
- F. Resolution No. 75—2025-26 – Property, Airport, Recreation and Economic Development Committee. Authorize and approve of increasing the line items for the Dog Park Capital Outlay and the 2022 Capital Projects Prior Year Revolving by \$775,000 each, and decreasing the line items for Dog Park Development Capital Outlay and the 2021 Capital Projects Prior Year Revolving by \$775,000 each, to combine the accounts for the new Dog Park, as noted on the attached fiscal note.
- G. Resolution No. 76—2025-26 – Agriculture, Extension Education, Zoning, and Land Conservation Committee. Authorize and approve the LC Grants line items by increasing the Grants Purchased Services and TRM Grant Revenue by \$63,000 each, for the Cost Share Agreement for Targeted Runoff Management and Notice of Discharge Grant Programs with the State of Wisconsin Department of Natural Resources and Golden Hill Vue Dairy, as noted on the attached fiscal note.

## 12. REPORTS



Kelly Gerrits  
Kelly Gerrits, County Clerk



Dan Gabrielson  
Dan Gabrielson, Board Chairperson

### Accommodation Notice

Any person requiring special accommodations who wishes to attend this meeting should telephone (920) 832-5077 at least 24 hours in advance.

\* \* MINUTES \* \*  
\* \* OUTAGAMIE COUNTY BOARD \* \*

Office of the County Clerk, September 9, 2025.

The Board met pursuant to adjournment, and was called to order by Chairperson Gabrielson at 7:00 p.m. in the County Board Room, located at 320 South Walnut Street, Appleton, Wisconsin.

**ROLL CALL:** 31 present, 5 absent. Members present: Thompson, Johnson, Smith, Patience, Gabrielson, Kostelny, Hammern, Lawrence, Krueger, Lamers, Ferguson, McCabe, Hermes, MacDonald, Zabronsky, Spears, Heiser, Mitchell, Cuff, Hagen, Thiede, Janke, Weinberg, Culbertson, Winterfeldt, Nejedlo, Clegg, Thyssen, VanderHeiden, Rettler, and Lautenschlager. Members absent: Supervisors Wegand, Croatt, Klemp, Monfils, and Koury.

The Board Chairperson requested the Board's confirmation to excuse Supervisors Wegand, Croatt, Klemp, Monfils, and Koury. No objections; so ordered.

The Pledge of Allegiance was led by Chairperson Gabrielson.

**MINUTES OF THE AUGUST 26, 2025 COUNTY BOARD MEETING**

Supervisor Krueger moved, seconded by Supervisor Lautenschlager, to approve the minutes of the August 26, 2025 County Board meeting.

**ROLL CALL: 28 yes, 3 abstain (Smith, Hermes, MacDonald), 5 absent. MINUTES OF THE AUGUST 26, 2025 COUNTY BOARD MEETING ARE APPROVED.**

**SPECIAL ORDER OF BUSINESS** – None.

**ESTABLISH ORDER OF THE DAY** – Chairperson Gabrielson reported the request to have the Employee Child Care Center Renovation Project Oversight Committee appointments locked in at the meeting. No objections, no ordered.

**COMMUNICATIONS** –

Chairperson Gabrielson summarized the following communications:

- There are four (4) Supervisors who still need to complete the most recent cyber security training, *Pick Your Path – Space Invaders*, which was e-mailed on July 9, 2025. Legislative Services sent out reminder e-mails to the outstanding Supervisors; should anyone need assistance, please reach out to Legislative Services.
- Finance Committee created a Budget Review meeting calendar and it was distributed on each of the Supervisor desks prior to the County Board meeting. Chairperson Gabrielson expressed the importance of Supervisors attending these meetings, even if not part of the particular committee, as the meetings provide better scope in rationalizing the budget needs for the various Outagamie County Departments. All meetings are held on 11:00 a.m. in the County Board Room.
- The County Board summer picnic will be held on Wednesday, October 1st at The Hillside at Plamann Park. Please R.S.V.P. to Legislative Services if not done so already.
- Chairperson Gabrielson recognized the following County Board Supervisor birthdays: Supervisor Thyssen (9/20).

PUBLIC PARTICIPATION IS LIMITED TO ONLY MATTERS LISTED ON THE AGENDA AND FOR A TOTAL OF FIFTEEN MINUTES WHICH MAY BE EXTENDED TO 30 MINUTES AT THE DISCRETION OF THE CHAIR – None.

APPOINTMENTS –

County Executive Nelson nomination for appointments of Polly Olson and David Maas (alternate) to the Criminal Justice Coordinating Council; said terms expire April 30, 2026.

Supervisor Patience moved, seconded by Supervisor Krueger, for confirmation of the above-listed appointments.

ROLL CALL: 31 yes, 5 absent. POLLY OLSON AND DAVID MAAS (ALTERNATE) ARE APPOINTED TO THE CRIMINAL JUSTICE COORDINATING COUNCIL.

County Executive Nelson nomination for appointments of Anne Van, Paul Farrell, Michelle Uitenbroek, and Valarie Wunderlich to the Employee Child Care Center Renovation Project Oversight Committee; for the duration of the project.

Supervisor Lautenschlager moved, seconded by Supervisor Lawrence, for confirmation of the above-listed appointments.

ROLL CALL: 31 yes, 5 absent. ANNE VAN, PAUL FARRELL, MICHELLE UITENBROEK, AND VALERIE WUNDERLICH ARE APPOINTED TO THE EMPLOYEE CHILD CARE CENTER RENOVATION PROJECT OVERSIGHT COMMITTEE.

County Executive Nelson nomination for appointments of Anne Van, Paul Farrell, Michelle Uitenbroek, and Justin Schumacher to the Plamann Park Office and Maintenance Shop Construction Project Oversight Committee; for the duration of the project.

Supervisor Zabronsky moved, seconded by Supervisor Thyssen, for confirmation of the above-listed appointments.

ROLL CALL: 31 yes, 5 absent. ANNE VAN, PAUL FARRELL, MICHELLE UITENBROEK, AND JUSTIN SCHUMACHER ARE APPOINTED TO THE PLAMANN PARK OFFICE AND MAINTENANCE SHOP CONSTRUCTION PROJECT OVERSIGHT COMMITTEE.

County Executive Nelson nomination for appointment of Kristin Stohl to the Specialized Transportation Planning and Policy Committee; for an indefinite term.

Supervisor Kostelny moved, seconded by Supervisor McCabe, for confirmation of the above-listed appointment.

ROLL CALL: 31 yes, 5 absent. KRISTIN STOHL IS APPOINTED TO THE SPECIALIZED TRANSPORTATION PLANNING AND POLICY COMMITTEE.

County Board Chair Gabrielson nomination for appointments of Jayson Winterfeldt, Yvonne Monfils, John Kostelny (Chair), and John Cuff to the Employee Child Care Center Renovation Project Oversight Committee; said terms expire April 2026.

Supervisor Lawrence moved, seconded by Supervisor Culbertson, for confirmation of the above-listed appointments.

**VOICE VOTE CARRIED UNANIMOUSLY. JAYSON WINTERFELDT, YVONNE MONFILS, JOHN KOSTELNY (CHAIR), AND JOHN CUFF ARE APPOINTED TO THE EMPLOYEE CHILD CARE CENTER RENOVATION PROJECT OVERSIGHT COMMITTEE.**

County Board Chair Gabrielson nomination for appointments of Ron Klemp (Chair), Lee Hammen, Dan Nejedlo, and Chris Croatt to the Plamann Park Office and Maintenance Shop Construction Project Oversight Committee; said terms expire April 2026.

Supervisor Spears moved, seconded by Supervisor Cuff, for confirmation of the above-listed appointments.

**VOICE VOTE CARRIED UNANIMOUSLY. RON KLEMP (CHAIR), LEE HAMMEN, DAN NEJEDLO, AND CHRIS CROATT ARE APPOINTED TO THE PLAMANN PARK OFFICE AND MAINTENANCE SHOP CONSTRUCTION PROJECT OVERSIGHT COMMITTEE.**

**REPORT BY THE COUNTY EXECUTIVE** – County Executive Thomas Nelson provided an Administrative Update.

**UNFINISHED BUSINESS** – None.

**NEW BUSINESS** –

**Resolution No. Z-8—2025-26** – Agriculture, Extension Education, Zoning and Land Conservation Committee. Approve the rezone request for the Town of Buchanan, applicant on behalf of Jennie Ruys and Joseph Berghuis, owners, for parcel 030060006, from the AGD General Agriculture District to the CL Local Commercial District, in the Town of Buchanan, as depicted on the attached review and map.

Supervisor VanderHeiden moved, seconded by Supervisor Rettler, for adoption.

**ROLL CALL: 31 yes, 5 absent. RESOLUTION NO. Z-8—2025-26 IS ADOPTED.**

**Ordinance No. Z-8—2025-26** – Agriculture, Extension Education, Zoning, and Land Conservation Committee. Adopt the petition of Craig Romenesko, applicant on behalf of KFS LLC, owner, to rezone parcel 040077600 from the AGD General Agriculture District to the CL Local Commercial District, in the Town of Center, as noted on the Ordinance and attachments.

Supervisor VanderHeiden moved, seconded by Supervisor Janke, for adoption.

**ROLL CALL: 31 yes, 5 absent. ORDINANCE NO. Z-8—2025-26 IS ADOPTED.**

**Resolution No. 69—2025-26** – Health and Human Services Committee. Approve to urge the State of Wisconsin to provide funding to offset the county fiscal impact caused by the enacted federal SNAP (FoodShare) changes, and to work with counties to ensure adequate resources for the administration of FoodShare and related programs.

Supervisor McCabe moved, seconded by Supervisor Zabronsky, for adoption.

**ROLL CALL: 31 yes, 5 absent. RESOLUTION NO. 69—2025-26 IS ADOPTED.**

Resolution No. 70—2025-26 – Property, Airport, Recreation and Economic Development Committee. Approve to support *A NEW Avenue* and the attached vision document for the West College Avenue corridor, and affirms its alignment with the County's Comprehensive Plan.

Supervisor Culbertson moved, seconded by Supervisor Cuff, for adoption.

ROLL CALL: 31 yes, 5 absent. RESOLUTION NO. 70—2025-26 IS ADOPTED.

Resolution No. 71—2025-26 – Property, Airport, Recreation and Economic Development Committee. Approve to authorize the County Executive to enter into Short Term Residential Lease Back Agreements for property located in the Town of Buchanan at N321 County Road N and W2689 Buchanan Road, for the County N improvement project, as noted on the attached Short Term Residential Lease Back agreements, and Project Location Maps, with no fiscal impact.

Supervisor Culbertson moved, seconded by Supervisor Hagen, for adoption.

ROLL CALL: 31 yes, 5 absent. RESOLUTION NO. 71—2025-26 IS ADOPTED.

Chairperson Gabrielson reminded the County Board Supervisors there was a request to lock in Employee Child Care Center Renovation Project Oversight Committee appointments. Chairperson Gabrielson asked for unanimous consent to take both appointment recommendations together. No objections, so ordered.

RECONSIDERATION OF COUNTY EXECUTIVE NELSON AND COUNTY BOARD CHAIR GABRIELSON NOMINATIONS FOR APPOINTMENTS TO THE EMPLOYEE CHILD CARE CENTER RENOVATION PROJECT OVERSIGHT COMMITTEE.

Supervisor Nejedlo moved, seconded by Supervisor Spears, to reconsider all above listed appointments.

Vote for reconsideration. ROLL CALL: 29 yes, 2 no (MacDonald, Thiede), 5 absent. THE ABOVE LISTED APPOINTMENTS TO THE EMPLOYEE CHILD CARE CENTER RENOVATION PROJECT OVERSIGHT COMMITTEE ARE RECONSIDERED.

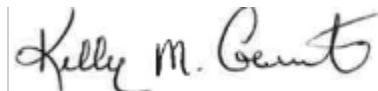
Vote for lock in. ROLL CALL: 31 yes, 5 absent. THE ABOVE LISTED APPOINTMENTS TO THE EMPLOYEE CHILD CARE CENTER RENOVATION PROJECT OVERSIGHT COMMITTEE ARE ADOPTED & LOCKED IN.

REPORTS – None.

ADJOURNMENT –

Supervisor Patience moved, seconded by Supervisor MacDonald to adjourn until September 23, 2025 at 7:00 p.m. VOICE VOTE CARRIED UNANIMOUSLY.

The meeting adjourned at 7:24 p.m.



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Kelly Gerrits, County Clerk

**ROLL CALL SUMMARY SEPTEMBER 9, 2025 COUNTY BOARD MEETING**

<b>DIST./NAME</b>	<b>NO. OF ROLL CALLS TAKEN THIS MEETING</b>	<b>NO. VOTES CAST THIS MEETING</b>	<b>CUMULATIVE CALLS TAKEN THIS TERM</b>	<b>NO. VOTES CAST THIS TERM</b>
1. Thompson	12	12	155	145
2. Johnson	12	12	155	119
3. Smith	12	12	155	127
4. Patience	12	12	155	155
5. Gabrielson	12	12	155	155
6. Kostelny	12	12	155	155
7. Hammen	12	12	155	128
8. Lawrence	12	12	155	119
9. Krueger	12	12	155	131
10. Lamers	12	12	155	119
11. Ferguson	12	12	155	155
12. McCabe	12	12	155	121
13. Wegand	12	0	155	69
14. Hermes	12	12	155	117
15. MacDonald	12	12	155	91
16. Zabronsky	12	12	58	58
17. Croatt	12	0	155	128
18. Spears	12	12	155	155
19. Heiser	12	12	155	155
20. Mitchell	12	12	155	155
21. Cuff	12	12	155	128
22. Hagen	12	12	155	155
23. Klemp	12	0	155	143
24. Thiede	12	12	155	155
25. Janke	12	12	155	113
26. Weinberg	12	12	155	131
27. Culbertson	12	12	155	155
28. Monfils	12	0	155	119
29. Winterfeldt	12	12	155	121
30. Nejedlo	12	12	155	155
31. Clegg	12	12	155	155
32. Thyssen	12	12	155	82
33. VanderHeiden	12	12	155	155
34. Rettler	12	12	155	121
35. Koury	12	0	155	107
36. Lautenschlager	12	12	155	155

Member(s) absent: Wegand, Croatt, Klemp, Monfils, Koury



**OUTAGAMIE COUNTY EXECUTIVE**  
Thomas M. Nelson  
320 South Walnut St.  
Appleton, WI 54911  
920.832.1684

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September 23, 2025

**TO THE HONORABLE OUTAGAMIE COUNTY BOARD OF SUPERVISORS  
LADIES AND GENTLEMEN:**

Please be advised that David Casper is retiring requiring someone to take his place on the Heart of the Valley Metropolitan Sewerage District Commission (HOVMSDC). Tim De Groot has expressed interest in serving out the remainder of Mr. Casper's term.

I respectfully request the County Board's concurrence with the designation of Mr. De Groot for appointment on the HOVMSDC with the term expiring October 2027.

Sincerely,

Thomas Nelson  
Outagamie County Executive

av

## Outagamie County Application for Executive Appointment

Name: Timothy J. De Groot

Address: [REDACTED]

Home Phone: ( 712 ) Work Phone: [REDACTED] Cell Phone: [REDACTED]

E-Mail Address: [REDACTED]

Would you like agendas and minutes emailed to you? Yes  No

Do you want your email address given to the general public? Yes  No

Present Employer/Position:

*SEE ATTACHED*

Previous Employer/Position:

*SEE ATTACHED*

Educational Background:

*SEE ATTACHED*

Present and Previous Public Service Involvement: (other commissions, committees and years of involvement) *n/a*

Comments:

Signature: *Timothy J. De Groot*

Date Submitted: *09-04-2025*

**OUTAGAMIE COUNTY DISCLOSURE**  
**IN COMPLIANCE WITH RESOLUTION 46—1974 AND ORDINANCE C-2010-11**  
**AND CHAPTER 2, SECTION 2-424 – 2-426 OF THE OUTAGAMIE COUNTY**  
**CODE OF ORDINANCES**

The purpose of this Disclosure Statement is to make full disclosure of all potential or actual conflicts of interest. Conflicts of interest occur when the personal interests, financial or otherwise, of a person actually or potentially interfere with the person's professional obligations to and/or the best interests of Outagamie County.

NAME (LAST)	(FIRST)	(MIDDLE)	DAYTIME TELEPHONE NUMBER	
De Groot	Timothy	John	[REDACTED]	
MAILING ADDRESS	STREET	CITY	STATE	ZIP CODE
[REDACTED]				

POSITION OR CAPACITY WITH OUTAGAMIE COUNTY (now held or seeking):

HOVMSD Board Rep for Combined Locks

PRINCIPAL EMPLOYER(S) NAME

Sargento Cheese Inc

ADDRESS

460 South 8th Street, Hilbert WI 54129

SOURCE OF INCOME IN EXCESS OF \$1,200 PER YEAR (List all sources or anticipated in excess of \$1,200/year). List any interest in any business, contract, lease or item of value, the nature and extent of such interest, holding or employment which may involve a conflict of interest or potential conflict or ethics problem in conducting county business.

Employment at Sargento

I, Timothy J De Groot currently serving or will be serving Outagamie County in the capacity of HOVMSD Board certify that I anticipate no income from any other source to be in conflict with the county ethics code nor do I have any holdings not disclosed which would be in conflict or a potential conflict of interest or violation of the Outagamie County Code of Ordinances, Chapter 2, Section 2-424 – Section 2-426, Resolution 46—1974 and Ordinance C-2010-11.

Timothy J. De Groot  
Signature

Subscribed and sworn to before me this 16 day of September, 2025

James L. Reese James L. Reese  
Notary Public  
Commission Expires: 2/9/2027



Seal

**Timothy J. De Groot, M.Sc., CSSGB**

Phone: [REDACTED]

Email: [REDACTED]

Web: [REDACTED]

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Experienced manager with a demonstrated history of working in the food production industry. Skilled in process control, operations management, analytical skills, GEMBA, kaizen, lean concepts, and team building. Strong operations professional with a Master of Science focused on Organizational Leadership and Quality from Marian University.

**Education:**

**Master of Science in Business – Organizational Leadership and Quality – GPA 4.0**

Marian University – Fond du Lac, WI

- Member - Delta Epsilon Sigma – A national scholastic honor society.
- Member - Sigma Beta Delta – A national scholastic honor society in business.

**Cum Laude - Bachelor of Science – Quality and Productivity Management - GPA 3.58**

Marian College – Fond du Lac, WI

**Professional Experience:**

**Sargento Foods Inc. – Plant Sanitarian – 2021 Present**

Hilbert, WI

As the Sanitarian for the Hilbert Facility, my duties include, but are not limited to:

- Implement and maintain the plant's master sanitation program and work collaboratively with production to implement the program.
- Training production personnel on the seven steps of sanitation and safe chemical handling.
- Provide leadership and technical expertise on resolution of food safety or food quality issues related to sanitation.
- Work with departments to develop plans for improving sanitation
- Lead RCA Teams in identifying root causes to sanitation related issues
- Flow Charting and Value Stream Mapping
- Attend Food Safety Team meetings for departments to present sanitation results
- Assist in Audit Readiness
- Assisted procurement with an RFP for a new chemical supplier
- Improved employee/chemical safety with a new chemical dispensing system
- PCQI Certified

**Arla Foods Production LLC – Quality Assurance Manager – 2019 to 2021**

Hollandtown, WI

As the Quality Assurance Manager, I oversaw the activity of the quality assurance department and staff, developing, implementing, and maintaining a system of quality and reliability testing for the dairy's products and development processes. Some of my duties include:

- Hire and insure appropriate training of quality assurance staff
- Oversaw the daily workflow and schedules of the department
- Conducted performance evaluations that are timely and constructive
- Develop, implement, and manage processes to ensure that products meet required specifications for quality, function, and reliability prior to delivery
- Identify and set appropriate quality standards and parameters for product
- Communicate quality standards and parameters to QA team, product development team, and other appropriate staff
- Coordinate product testing process
- Participate in product testing

- Possess a basic knowledge of statistical analysis
- Contribute to quality improvement projects
- Work cooperatively with other cross-functional project team members
- Analyze and solve quality problems
- Understand and apply Six Sigma tools

To date I have been instrumental in several key initiatives in the Wastewater Treatment Plant from value stream mapping to process optimization. I over saw a 62% reduction in polymer use with an annual cost savings in excess of \$72,000; reduced filtered water usage by 65% with an annual cost benefit in excess of \$68,000.

#### **Appleton Wastewater Treatment Facility – WDNR Certified Liquids Operator – 2012 to 2015**

City of Appleton – Appleton, WI

WDNR Certified WWTP Operator (Certification Number: 34924)

- Biological Solids/Sludge Handling, Processing & Reuse – Advanced
- Biological Treatment: Suspended Growth Process – Advanced
- Disinfection – Advanced
- Laboratory – Advanced
- Nutrient Removal: Total Phosphorus – Advanced
- Solids Separation – Advanced.

There are two broad categories of wastewater treatment, the liquids and solids processes. The liquids process refers to the water portion of wastewater. Annually, the Appleton Wastewater Treatment Plant will treat over five billion gallons of wastewater. The solids process refers to waste (solids) removal and reduction. The end-product of this process is a material called bio-solids. Annually, the Appleton Wastewater Treatment Plant will recycle over 20,000 tons of bio-solids to the agricultural community. Some of my duties are, but not limited to: add chemicals, such as ferrous sulfate, ferrous chloride, sodium hypochlorite, and sodium bisulfate, to disinfect water or other liquids; Inspected equipment on a consistent basis; Monitored operating conditions, meters, and gauges; Collected and tested water and sewage samples; Recorded meter and gauge readings and operational data; Operated equipment to clarify water or to process or dispose of sewage; Stayed current on U.S. Environmental Protection Agency regulations; Ensured safety standards were met; Removed pollutants from domestic and industrial waste.

#### **Wastewater Treatment Plant – WDNR Certified WWTP Operator - 2001 to 2012**

Appleton Coated, LLC - Combined Locks, WI

WDNR Certified WWTP Operator (Certification Number: 34924)

- Biological Solids/Sludge Handling, Processing & Reuse – Advanced
- Biological Treatment: Suspended Growth Process – Advanced
- Disinfection – Advanced
- Laboratory – Advanced
- Nutrient Removal: Total Phosphorus – Advanced
- Solids Separation – Advanced.

Wastewater treatment is the process of removing contaminants from the wastewater produced by our papermaking process. It includes physical, chemical, and biological processes to remove physical, chemical and biological contaminants. Its objective is to produce a waste stream (or treated effluent) and a solid waste (or sludge) suitable for discharge or reuse back into the environment.

#### **PCM Pulp Mill – Working Foreman – 1987 to 2001**

Appleton Coated, LLC – Combined Locks, WI

The pulp mill at Appleton Coated was a chlorine-free process that used a combination of mild chemicals, heat and mechanical action to produce a chemi-mechanical pulp (PCM). A PCM pulp is also referred to as high-yield pulp because the manufacturing process produces more pulp per tree than traditional pulping methods. In addition to overseeing a crew of refiner operators, testers and helpers I also wrote and maintained the departmental safety manual. I was also responsible for all departmental annual safety training for regular and summer

**Volunteer Experience:**

**Knights of Columbus – Chancellor – Msgr John J Sprangers Council 10919**

**Papermaker Gridiron Association – Kimberly, WI – 2007 to 2015**

- Assistant youth football coach
- 8<sup>th</sup> Grade Team Coordinator
- Director

**Fox Valley Pop Warner Football – Appleton, WI- 2005-2007**

- Assistant youth football coach

**St. John Nepumocene Catholic Church – Little Chute, WI**

- Lecture
- Catechist
- Choir Member
- Parish Council Member

# ***RESOLUTION NO.: Z-9—2025-26***

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

**MAJORITY**

1        The Town of Buchanan has adopted a comprehensive Zoning Ordinance separate from that  
2        of Outagamie County. Section 60.62 (3) of the Wisconsin State Statutes require that all  
3        zoning amendments made by the Town of Buchanan be approved by Outagamie County  
4        before they are effective. The Outagamie County Development and Land Services Staff  
5        and Zoning Committee both recommend approval.

6  
7        NOW THEREFORE, the undersigned members of the Agriculture, Extension Education, Zoning  
8        and Land Conservation Committee recommend adoption of the following resolution.

9        BE IT RESOLVED, that the Outagamie County Board of Supervisors does approve the proposed  
10      rezoning request for Jason & Kim Gonnering. The proposed rezoning is for parcel 030006603, from the  
11      AGD General Agriculture District to the RR Rural Residential District. The parcel is located North of  
12      Nackers Road, on CTH ZZ, in the Town of Buchanan, Outagamie County, WI, as depicted on the attached  
13      review and map, which by reference are made a part hereof, and

14        BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a certified  
15      copy of this resolution to the Outagamie County Zoning Administrator and the Clerk of the Town of  
16      Buchanan.

17        Dated this \_\_\_\_ day of September 2025  
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Respectfully Submitted,

AGRICULTURE, EXTENSION  
EDUCATION, ZONING & LAND  
CONSERVATION COMMITTEE

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Debra Vander Heiden

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Mike Janke

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Jayme Heiser

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Daniel Rettler

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Mark Mitchell

Duly and officially adopted by the County Board on: \_\_\_\_\_

Signed: \_\_\_\_\_  
Board Chairperson

\_\_\_\_\_  
County Clerk

Approved: \_\_\_\_\_  
Vetoed: \_\_\_\_\_

Signed: \_\_\_\_\_  
County Executive



**Department of Development and Land Services**  
**Planning & Zoning | GIS & Land Information**  
320 S. Walnut St. | Appleton, WI 54911  
Outagamie County Government Center, 3rd Floor  
Phone: (920) 832-5255 Fax: (920) 832-4770  
[www.outagamie.org](http://www.outagamie.org)

## **MEMORANDUM**

**TO:** Outagamie County Agriculture, Extension Education, Zoning & Land Conservation Committee  
**FROM:** Austin Dyb, Land Use Specialist  
**DATE:** September 2, 2025  
**RE:** PL202500389 – Town Rezoning Review & Recommendation

**Application Details:**

*Applicant:* Cynthia Sieracki, Clerk – Town of Buchanan  
*Property Owner:* GONNERING, JASON M & GONNERING, KIM M  
*Request:* Rezoning - Town  
*Parcel(s):* 030006603 (Subject Property)  
*Location:* North of Nackers Rd, on CTH ZZ  
TOWN OF BUCHANAN  
*Public Hearing:* August 12, 2025 – Held by Town of Buchanan

**Background & Analysis:**

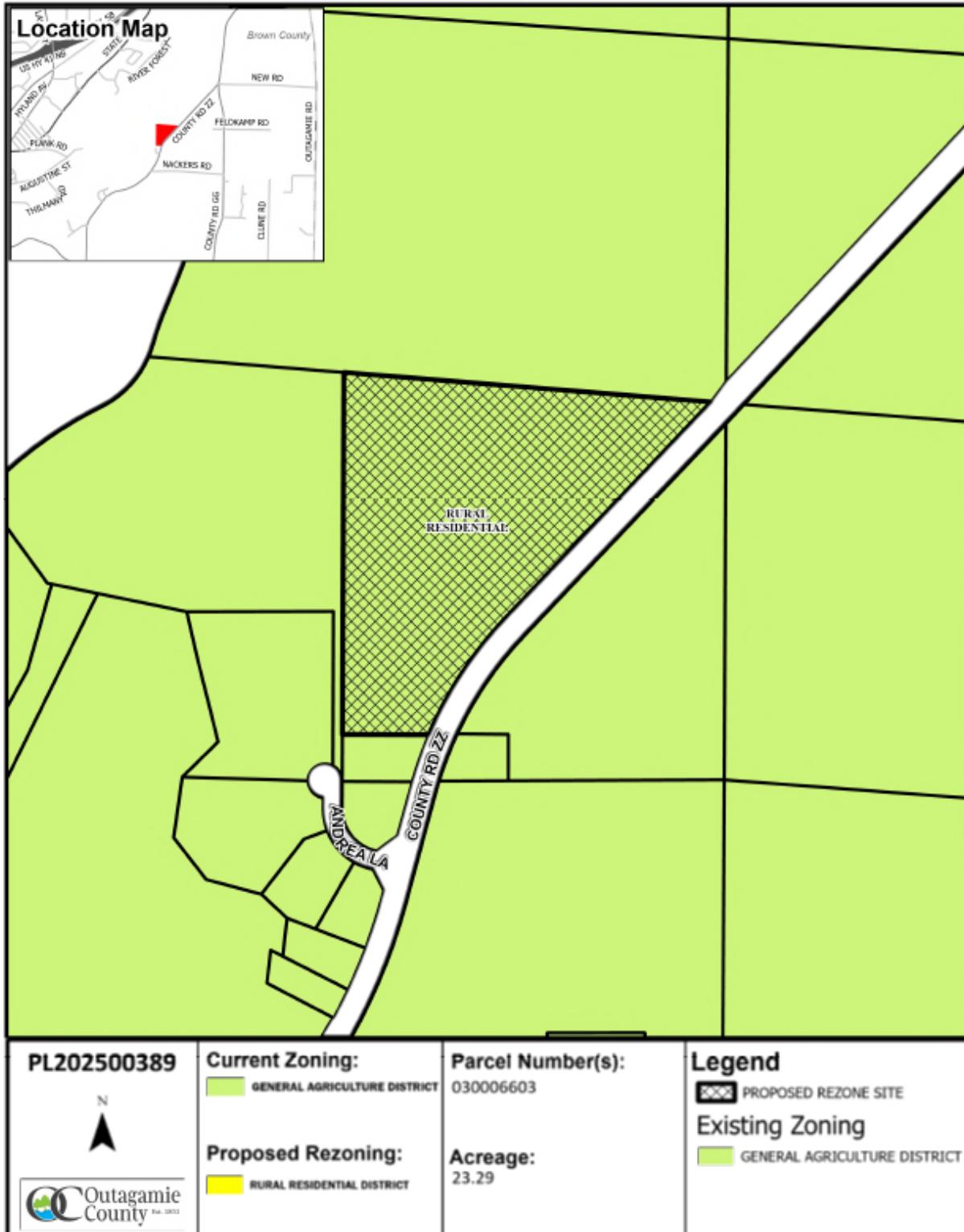
Outagamie County received a Town Rezoning request in the Town of Buchanan, as depicted on the attached rezoning map. The proposal would rezone parcel 030006603 (23.29 Acres) from the AGD General Agriculture District to the RR Rural Residential District. There is a pending CSM for the property that would create three buildable lots, however the Town of Buchanan's zoning ordinance requires this property to be rezoned as the uses will no longer be agricultural.

The Town of Buchanan has adopted General Zoning for the township. The Town is required to document consistency with its Comprehensive Plan. The subject property's future land use is designated as Working Lands District, where property may be zoned RR Rural Residential when it is found the proposed residential development is more beneficial than the agricultural use. As such, the Town identified the proposed rezoning to be consistent with their Comprehensive plan and voted to approve the proposal at their August 19, 2025 Town Board Meeting.

**Staff Recommendation:**

Based on our review and the above analysis of this proposed Town Rezoning, Staff recommends: **Approval** of the proposed rezoning of parcel 030006603 from the AGD General Agriculture District to the RR Rural Residential District.

## Exhibit 1



**TOWN BOARD MEETING:**  
**ACTION TYPE:**

**August 19, 2025**  
**Legislative**

**AGENDA ITEM #:** 8a  
**(For Approval/Denial)**



*"In the Spirit of Town Government"*

## AGENDA MEMORANDUM

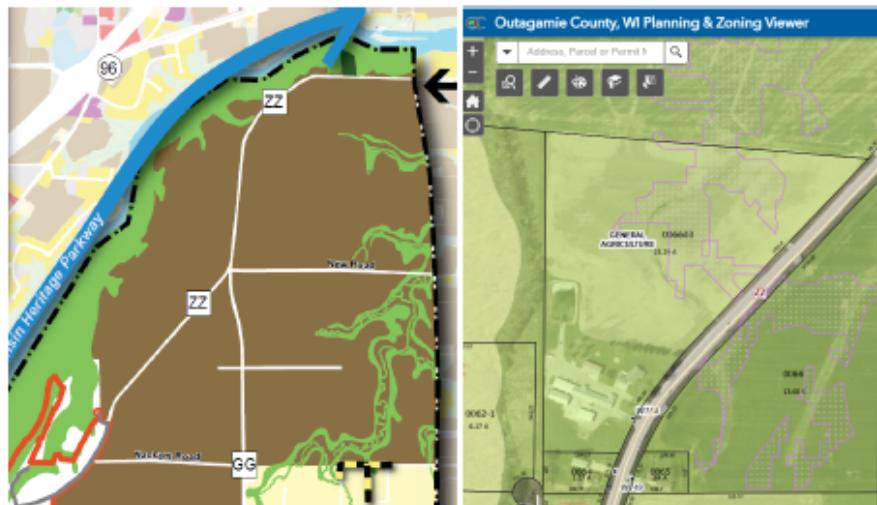
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**To:** Honorable Town Chairperson and Town Supervisors  
**From:** Michael J. D. Brown, Administrator  
**Date:** August 19, 2025  
**RE:** Rezoning W740 CTH ZZ Parcel 030006603 From AGD General Agriculture to RR Rural Residential

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**SUMMARY:** David Spielbauer, applicant, and Jason Gonnering, owner, have applied to rezone W740 CTH ZZ Parcel 030006603 from AGD General Agriculture to RR Rural Residential as the parcel has been proposed to be split into three (3) lots by Certified Survey Map (CSM) for residential development. Table 525-31.1 of the Zoning Ordinance requires Rural Residential zoning as the properties won't be used for agricultural purposes.

State Statute requires the community to find the rezoning is consistent with its comprehensive plan in order to rezone. The Town of Buchanan Comprehensive Plan indicates this area as Working Lands District and property may be zoned RR Rural Residential when it is found the proposed residential development is more beneficial than the agricultural use.



**RECOMMENDED ACTION:** Staff recommends if the Board finds the proposed rezoning is consistent with the Comprehensive Plan it may make the following recommendation:

Motion to approve Resolution 2025-07.

**POLICY/PLAN REFERENCE(S): Comprehensive Plan**

###

**Attachments:**

1. Resolution 2025-07

# ***RESOLUTION NO.: Z-10—2025-26***

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

**MAJORITY**

1        The Town of Grand Chute has adopted a comprehensive Zoning Ordinance separate from  
2        that of Outagamie County. Section 60.62 (3) of the Wisconsin State Statutes require that  
3        all zoning amendments made by the Town of Grand Chute be approved by Outagamie  
4        County before they are effective. The Outagamie County Development and Land Services  
5        Staff and Zoning Committee both recommend approval.

6  
7        NOW THEREFORE, the undersigned members of the Agriculture, Extension Education, Zoning  
8        and Land Conservation Committee recommend adoption of the following resolution.

9        BE IT RESOLVED, that the Outagamie County Board of Supervisors does approve of the  
10      proposed rezoning request for Wierichs Real Estate Trust. The proposed rezoning is for a portion of parcel  
11      101036500, from the R-3 Single Family Attached Residence District to RSF Single Family Residential  
12      District. The parcel is located North of Evergreen Drive and Beau Ryan Court, East of Gillett Street, in  
13      the Town of Grand Chute, Outagamie County, WI, as depicted on the attached review and map, which by  
14      reference are made a part hereof, and

15        BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a certified  
16      copy of this resolution to the Outagamie County Zoning Administrator, the Town of Grand Chute Clerk,  
17      the Town of Grand Chute Community Development Director, and the Town of Grand Chute Community  
18      Development Administrative Assistant.

19        Dated this \_\_\_\_ day of September 2025

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19 Jayme Heiser

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24 Mark Mitchell

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Duly and officially adopted by the County Board on: \_\_\_\_\_

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Signed: \_\_\_\_\_  
Board Chairperson

County Clerk

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Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

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Signed: \_\_\_\_\_  
County Executive

Respectfully Submitted,

AGRICULTURE, EXTENSION  
EDUCATION, ZONING & LAND  
CONSERVATION COMMITTEE

Mike Janke

---

Daniel Rettler

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**Department of Development and Land Services**  
**Planning & Zoning | GIS & Land Information**  
320 S. Walnut St. | Appleton, WI 54911  
Outagamie County Government Center, 3rd Floor  
Phone: (920) 832-5255 Fax: (920) 832-4770  
[www.outagamie.org](http://www.outagamie.org)

## MEMORANDUM

TO: Outagamie County Agriculture, Extension Education, Zoning & Land Conservation Committee  
FROM: Austin Dyb, Land Use Specialist  
DATE: September 2, 2025  
RE: PL202500393: Rezoning – Town, Review and Recommendation

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**Application Details:**

*Applicant:* The Town of Grand Chute  
*Owner:* WIERICH'S REAL ESTATE TRUST

*Request:* Town Rezoning

*Parcels:* A portion of parcel 101036500 (~13.05 Acres)

*Location:* North of Evergreen Dr and Beau Ryan Ct., East of Gillett St.  
TOWN OF GRAND CHUTE

*Public Hearing:* August 7, 2025 held by the Town of Grand Chute

**Background:**

Outagamie County received a Town Rezoning request from the Town of Grand Chute, as depicted on the attached Rezoning Map. The proposal would rezone the subject property (~13.05 Acres) from R-3 Single Family Attached Residence District to RSF Single Family Residential District. The rezoning is intended to allow for a future residential subdivision, in partnership with the Town of Grand Chute and the Greater Fox Cities Area Habitat for Humanity. A pending CSM to split off the subject property has been administratively approved, and is awaiting signatures.

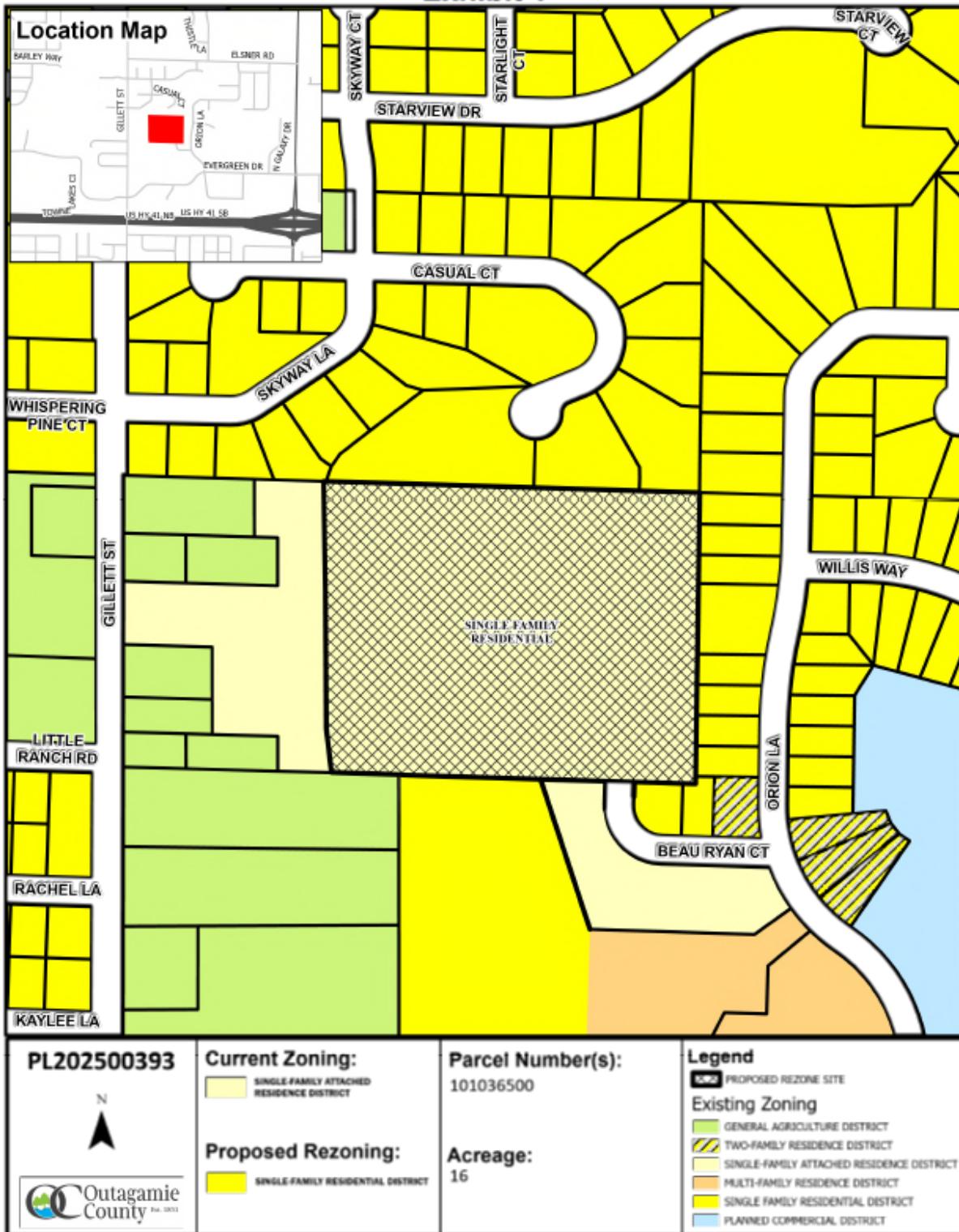
The Town of Grand Chute exercises village powers and has adopted General Town Zoning. The Town of Grand Chute is required to find this rezoning consistent with its Comprehensive Plan. They have identified the rezoning to be consistent with its Comprehensive Plan and the Town Board voted to approve the rezoning request on August 19, 2025.

While not required to document consistency, Outagamie County's Comprehensive plan identifies this area as Suburban Residential. As such, County staff also finds the proposed rezoning as consistent with the Future Land Use designation.

**Staff Recommendation:**

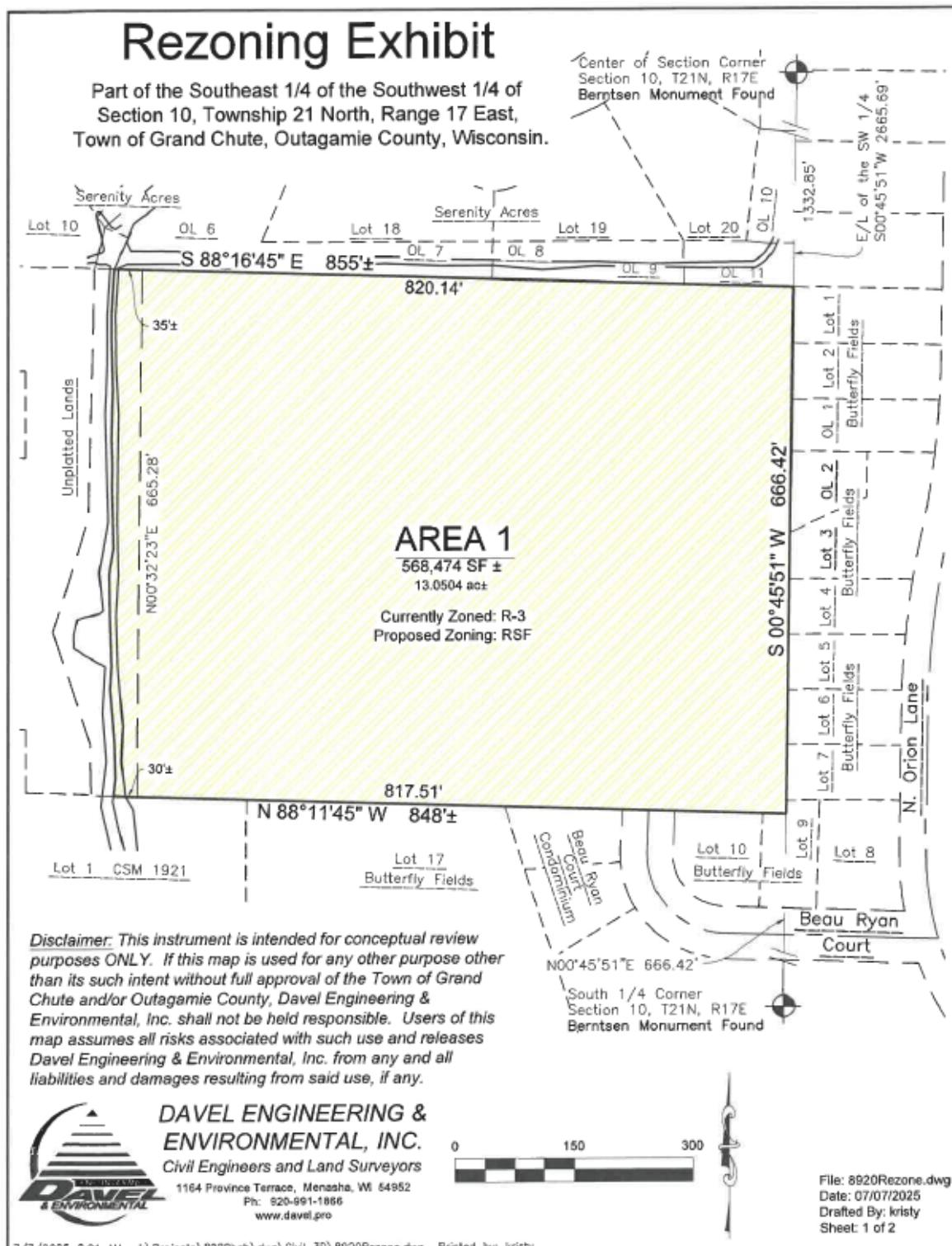
Based on County staff's review of this proposed Town Rezoning, Staff recommends to **approve** the proposed rezoning of a portion of parcel 101036500, as depicted, from R-3 Single Family Attached Residence District to RSF Single Family Residential District.

## Exhibit 1



Z-04-2025 -- Location Map







6/1.

**PLAN COMMISSION  
AGENDA MEMORANDUM**

---

**MEETING DATE:** August 7, 2025

**FROM:** Michael Patza, Community Development Director

**TYPE:** Rezoning

**APPLICATION NO:** Z-04-2025

**APPLICANT:** Wierichs Real Estate Trust

**ADDRESS:** Property located north of W. Beau Ryan Court.

**TAX PARCEL ID:** Portion of Parcel Number 101-036500.

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**REQUEST**

Applicant proposes rezoning 13.05 acres of property from R-3 Single-Family Attached Residence District to RSF Single-Family Residential District.

**Background Information/Analysis:** Applicant proposes to rezone the eastern 13.05 acres of this property to accommodate a future single-family residential subdivision. A Certified Survey Map has been submitted to the Town to create the parcel of land proposed for rezoning, the remaining land to the west would remain under the current zoning classification. A conceptual layout of the subdivision including alignment of the future street network that would create a connection between W. Beau Ryan Court and N. Orion Lane is attached. Future Town approval of a Preliminary and Final Plat, utility and street plans and specifications, and a Development Agreement outlining responsibilities of both the Town and future developer will be required prior to development of the site. Based preliminary discussions, it is anticipated that a request for Tax Incremental District (TID) financial incentives to offset costs associated with construction of the future public infrastructure will be submitted by the developer. Staff is currently in the process of amending TID No. 2 to include this property with the expectation of this development and the corresponding request to utilize TID funds.

The potential development of the property is being proposed by a partnership between the Greater Fox Cities Area Habitat for Humanity and a private residential developer. The intention is to create a residential neighborhood that will provide a combination intermixed Habitat and market-rate homes. Rezoning of this property to RSF Single-Family Residential District is consistent with the Future Land Use map within the Town of Grand Chute Comprehensive Plan, and also addresses several of the Goals and Objectives included in the Housing Element.

**Recommended Action:** Staff has reviewed and supports a Plan Commission recommendation to rezone the subject property from R-3 Single-Family Attached Residence District to RSF Single-Family Residential District, subject to Town Board approval of the Certified Survey Map. (Ordinance No. O-05-2025)



**TOWN OF GRAND CHUTE  
OUTAGAMIE COUNTY**

I hereby certify that the Town Board of Grand Chute, at a legally convened meeting of the Town Board held on the 19<sup>th</sup> day of August 2025, voted to:

**APPROVE** to the following:

- Rezoning Request
- Special Exception
- Conditional Use Permit
- Variance
- Appeal
- Other

FILE NO. Z-04-2025

Rezoning Z-04-2025 requested by Wierichs Real Estate Trust, to rezone property located north of W. Beau Ryan Court (portion of Parcel Number 101-036500) from R-3 Single-Family Attached Residence District to RSF Single-Family Residential District. (O-05-2025).

  
\_\_\_\_\_  
Town Clerk

  
\_\_\_\_\_  
Date

Retain a copy for Town's file.

# ***RESOLUTION NO.: 72—2025-26***

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

**MAJORITY**

1        The Outagamie County Clerk is requesting to enter into an Intergovernmental  
2        Agreement with five (5) municipalities to perform WisVote services. The County  
3        Clerk's Office has been completing this function for five municipalities for the past  
4        two years under the 2024-2025 agreement. The Intergovernmental Agreements  
5        must be signed for the upcoming 2026 and 2027 elections. Fees are calculated by  
6        municipalities paying a flat amount based on the number of elections each year  
7        (\$425 per municipality for the four elections in 2026 and \$200 for the two elections  
8        in 2027). Additional fees would be charged for any additional elections, as noted  
9        in Addendum C of the Agreement. The 2026 amount, estimated at \$2,125, has been  
10       included in the 2026 Executive Budget. Therefore, no budget adjustment is needed  
11       at this time.  
12

13       NOW THEREFORE, the undersigned members of the Finance Committee recommend  
14       adoption of the following resolution.

15       BE IT RESOLVED, that the Outagamie County Board of Supervisors does approve of the  
16       County Clerk entering into an Intergovernmental Agreement with five (5) municipalities to  
17       perform WisVote services, said revenues included in the 2026 Executive budget, as noted on the  
18       attached fiscal note, Intergovernmental Agreement, and Addendums A, B, and C, which by  
19       reference are made a part hereof, and

20       BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to retain a  
21       copy of this resolution for their records and forward a copy of this resolution to the Outagamie  
22       County Finance Director.

23       Dated this \_\_\_\_ day of September 2025

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10 Chris Croatt

Respectfully Submitted,  
FINANCE COMMITTEE

John Cuff

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15 Karen Lawrence

Dana Johnson

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20 Rick Lautenschlager

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22 Duly and officially adopted by the County Board on: \_\_\_\_\_

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25 Signed: \_\_\_\_\_

26 Board Chairperson

County Clerk

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29 Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

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32 Signed: \_\_\_\_\_

33 County Executive

## OUTAGAMIE COUNTY FISCAL NOTE

**INTRODUCTION:** This form must be attached to any resolution or ordinance which contains a spending or revenue proposal. The form should be completed by an individual within the department initiating the resolution or ordinance with assistance from the Financial Services Department. Contact the Finance Director (1674), Controller (1675) or Staff Accountant (1681) for assistance. Once completed, forward a copy of the form to the Financial Services Department for their review. Financial Services will forward a reviewed copy of the fiscal note to Legislative Services.

1. **Subject:** County Clerk Wisvote 2026-2027 Intergovernmental Agreement with Municipalities

2. **Description:** This section must be completed for all fiscal notes. Briefly and concisely describe the request. State assumptions used and discuss any current year and long-term fiscal impacts. (A separate attachment can be used)

The Outagamie County Clerk is requesting to enter into an Intergovernmental Agreement with 5 municipalities to perform Wisvote services. The County Clerk's office has been completing this function for the municipalities for the past 2 years under a 2024-2025 agreement. The intergovernmental agreements must be signed for the upcoming 2026 and 2027 elections. Fees are calculated based on municipalities paying a flat amount based on number of elections each year (\$425 per municipality for the four elections in 2026 and \$200 for two elections in 2027). Additional fees would be charged for any additional elections, as noted in Addendum C of the agreement. The 2026 amount estimated at \$2,125 has been included in the 2026 Executive Budget.

**Current Year Budget Impact (Check one or more of the following boxes)**

Revenues

Expenses (Cost)

None 2026 Budget

3. Is the specific cost or revenue included in the current year's budget? yes ( ) no ( ) partially ( ) N/A – 2026 Budget

4. If the proposal requests additional spending, can the additional cost be absorbed within the current year's line item? yes ( ) no ( ) n/a ( X ) N/A – 2026 Budget

5. Is the proposal to accept additional revenues only? yes ( ) no ( X )

6. Does this request modify/adjust the current year budget? yes ( ) no ( X )  
If no, skip to question 8 below.

7. Detail current year budget changes. Please list cost center name, line item, account number and either the increase or decrease amount. (Please note that all budget adjustments must balance. For example, an increase in an expenditure account must be offset by a decrease in another expenditure account or the contingency fund or an increase in a revenue account or other funding sources such as fund balance applied.)

COST CENTER NAME	LINE ITEM (i.e. Salaries, Supplies, Etc.)	COST CENTER (i.e. 1004100.5100, 1004100.5400, etc.)	(DECREASE) AMOUNT
N/A - Amounts included in 2026 Executive's budget			

**Annual and Long-Term Impact**

8. Is the above Increase/Decrease a nonrecurring one-time expense or revenue? yes ( ) no ( X ) n/a ( ) Will be Determined on a bi-annual basis

9. What is the anticipated annual and/or long-term cost or revenue impact? Annual Cost \$2,125  
Annual Revenue \$2,125

Fiscal Note Prepared by: Kelly Gerrits, County Clerk

For Financial Services purposes only		
Reviewed By: <i>Michelle Uitenbroek</i>	If expenditures are recorded in the financial system at a level of detail lower than the level 6 as shown above, indicate the specific account numbers and amounts below:	
Date: 8/26/2025	Detail Expenditures Account Number	Amount
Comments:		

**INTERGOVERNMENTAL AGREEMENT BETWEEN  
THE MUNICIPALITY AND OUTAGAMIE COUNTY  
FOR WISVOTE SPECIFIED SERVICES**

This Intergovernmental Agreement is hereby entered into by and between the **Municipality** (hereafter referred to as the “LOCAL UNIT”) and Outagamie County (hereafter referred to as the “PROVIDER UNIT”).

NOW, THEREFORE, in consideration of the terms and conditions contained herein, the parties hereto agree as follows:

1. The LOCAL UNIT understands that the State of Wisconsin requires the maintenance of an official centralized database of voter registration information.
2. Respective Roles and Responsibilities:
  - a. The LOCAL UNIT understands their responsibilities and requirements for complying with the Help America Vote Act 2002 (HAVA) and Wisconsin Law. LOCAL UNIT AND PROVIDER UNIT accept their respective responsibilities to implement voter registration policies, procedures, and practices and to maintain each voter’s current registration documentation.
  - b. The LOCAL UNIT agrees to the roles and responsibilities as set forth in Addendum A attached hereto and made a part hereof.
  - c. The PROVIDER UNIT agrees to the roles and responsibilities as set forth in Addendum B attached hereto and made a part hereof.
3. The LOCAL UNIT understands and acknowledges the staffing, training, technology, and maintenance costs required to enter and maintain the data within Wisvote, and electronic poll books, if or when utilized.
4. The LOCAL UNIT understands and acknowledges the PROVIDER UNIT roles and responsibilities will be charged to the LOCAL UNIT per Addendum C, attached hereto and made a part hereof. The LOCAL UNIT will be responsible for costs incurred for additional copies, reports and expedited mailings or deliveries.
5. Based upon the above, the LOCAL UNIT herein declares its intention to utilize technology and resources of PROVIDER UNIT. It is the understanding of the LOCAL UNIT, that the PROVIDER UNIT accepts the technology and resource responsibilities of Addendum B –

Provider Unit Roles and Responsibilities for this sharing agreement, subject to Section 6, Section 7, and Section 8 below.

6. Although not currently required, the PROVIDER UNIT may, during the term of this agreement, opt to utilize electronic poll books. Should the PROVIDER UNIT exercise this option, the LOCAL UNIT shall implement the use of such electronic poll books and the PROVIDER UNIT and LOCAL UNIT shall have the following duties:
  - a. PROVIDER UNIT shall purchase and supply the LOCAL UNIT with the electronic poll book(s). PROVIDER UNIT shall be responsible for maintaining the hardware and have ownership of the hardware. By separate agreement, PROVIDER UNIT hardware may be transferred to the LOCAL UNIT as mutually agreed upon.
  - b. LOCAL UNIT shall be responsible for updating and maintaining the software for the electronic poll books that have been supplied by the PROVIDER UNIT.
  - c. Training costs will be equally shared costs between the PROVIDER UNIT and LOCAL UNIT.
7. LOCAL UNIT may exercise an option to procure and utilize electronic poll books at LOCAL UNIT full cost. If LOCAL UNIT chooses this option, LOCAL UNIT must:
  - a. Notify the PROVIDER UNIT of its intention and implementation 30 days prior to the implementation of electronic poll books at an election.
  - b. During LOCAL UNIT implements of electronic poll book(s), LOCAL UNIT agrees at LOCAL UNIT cost to provide training to PROVIDER UNIT staff, in transferring data to and from the electronic poll book(s) and Wisvote.
8. Term of Intergovernmental Agreement:
  - a. This agreement with regard to Wisvote services as outlined above and in Addendums A, B, and C is valid from the date signed through December 31, 2027.
  - b. This agreement for Wisvote services as outlined above and in Addendums A, B, and C will extend in 90 day increments, unless officially terminated, for all Wisvote services. This agreement can only be officially terminated if the following guidelines have been met:
    - i. Official written termination notice to terminate the agreement is issued by either party to the other at least 30 days prior to termination. At the same time, official written termination notice will be provided by the terminating party to the Wisconsin Elections Commission 30 days prior to the agreement termination.
    - ii. The LOCAL UNIT, that previously did not have responsibility for updating WisVote information (Addendum B), has validated with the Wisconsin Elections Commission

- that they are capable of taking on the technology and resource (all hardware and software) responsibilities of Wisvote.
- iii. The LOCAL UNIT, that previously did not have responsibility for updating Wisvote information (Addendum B), has validated with the Wisconsin Elections Commission that their clerk and appointed associates have been properly trained in the use and functions of Wisvote.

c. This Intergovernmental Agreement will not require the PROVIDER UNIT to:

- i. Track the absentee voting process through Wisvote. The LOCAL UNIT is responsible for Wisvote absentee voter/ballot tracking, including Wisvote voter registrations data entry prior to Election Day (Addendum A).
- ii. Track late statistical election information (beyond two weeks post statutory deadline) related to election costs, election statistics, etc.
- iii. Track individual voter verification postcards related to registrations through Wisvote, if the State of Wisconsin, requires this data entry in the future. PROVIDER UNIT will post Wisvote information currently tracked (as of September 1, 2025), which includes the return of voter verification postcards or undeliverable voter verification postcards.

Dated this \_\_\_\_ of \_\_\_\_\_, 2025.

Municipality

**OUTAGAMIE COUNTY**

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Kelly Gerrits, County Clerk

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Approved to Form: \_\_\_\_\_  
Outagamie County Corporation Counsel

---

Date

**Addendum A –****LOCAL UNIT (Relying Clerk)  
Roles and Responsibilities****Voter Registration:**

The relying clerk will be responsible for:

1. Collecting in-person, mail-in, and e-mail (Uniformed and Overseas Citizens Absentee or UOCAVA voters) registration applications;
2. Approving the application, if complete, and contacting the voter, if not;
3. Maintaining the original application in the municipal clerk's office;
4. Entering into Wisvote, voter registration data prior to Election Day.
5. Sending a copy of the Election Day Registration application(s), within established timelines (see 6. below), to the PROVIDER UNIT to enter the information into Wisvote before the statutory deadline;
6. Delivering Election Day Registration applications to the PROVIDER UNIT, after reviewing for data quality (penalties assessed for insufficient data (see Addendum C) and/or late submissions to Relier Unit), no later than one week following the election, and
7. Delivering statistical information no later than two weeks prior to statutory deadlines. Penalties assessed for late submission (see Addendum C). If data not submitted by two weeks post statutory deadline, LOCAL UNIT will be responsible for data entry into Wisvote.
8. Verifying all the information the PROVIDER UNIT has entered into the Wisvote is correct.

**Absentee Voter Information/Ballots**

The relying clerk will be responsible for:

1. Receiving and logging requests for absentee ballots into Wisvote;
2. Sending the voter an absentee ballot and envelope within required deadlines;
3. Processing the returned envelopes and delivering them to poll places if complete; contact voter if incomplete and sufficient time to correct;
4. Processing voter return of absentee ballots into Wisvote;
5. Producing Wisvote Absentee Ballot Logs, and verifying all the information is correct

(making Election Inspector comments, if necessary).

**Elections Management**

The relying clerk will be responsible for:

1. All Wisconsin Laws pertaining to the administration of elections;
2. Identifying both the need for an election and the offices it will cover and providing this information to the PROVIDER UNIT within established timelines;
3. Receiving and approving candidate filings, and providing this information to the PROVIDER UNIT within established timelines.
4. Determining municipal-level ballot placement within the established deadlines and providing this information to the PROVIDER UNIT within established deadlines and verifying that the PROVIDER UNIT has followed LOCAL UNIT instructions for ballot placement.
5. Submitting to the PROVIDER UNIT statistical information necessary to enter into Wisvote no later than two weeks prior to statutory deadline. LOCAL UNIT agrees to pay penalty fees up to two weeks following statutory deadline if statistical data is submitted late. LOCAL UNIT agrees to post statistical data if data is not submitted to PROVIDER UNIT after two weeks post deadline.

**Miscellaneous**

The relying clerk will:

1. Coordinate with the PROVIDER UNIT to obtain copies of documents, verify and proof documents in a timely manner. The LOCAL UNIT will be responsible for costs incurred for expedited mailings or deliveries.
2. Perform duties as specified by the Wisconsin Elections Commission for administrating Wisvote.

**Addendum B –  
PROVIDER UNIT (Outagamie County)  
Roles and Responsibilities**

Outagamie County will provide services for municipalities that are under 1,000 in population that request services enumerated below. If a municipality reaches population over 1,000, the agreement will be terminated automatically at the end of year.

**Technical**

PROVIDER UNIT will be responsible to meet the baseline hardware, software, and connectivity requirements as specified by the Wisconsin Elections Commission needed to use Wisvote.

**Logistical**

PROVIDER UNIT will train and maintain a staff sufficient to handle the incoming elections-related requests from relier municipalities.

**Process-related**

PROVIDER UNIT is responsible for the following process-related duties of Wisvote:

1. Entering relier information into Wisvote prior to applicable statutory deadline (dependent upon data being provided in a timely fashion by LOCAL UNIT (see Addendum A). Relier information data entry includes:

- Entering Election Day voter registration information,
- Elections management,
- Poll-worker contact information (optional),
- Candidate filings,
- Ballot placement,
- Election Day provisional ballot information,
- Voter Participation (post-election),
- Voter Verification Data (required as of September 1, 2017), and
- Post-election statistical information (see Addendum A regarding late information).

All other Wisvote data entry responsibilities are the responsibility of the LOCAL UNIT (see Addendum A).

2. Generating printed or electronic produced (Adobe) Wisvote documents as follows:

- Reports, readily available in Wisvote, reflecting changes made to the voter records and other records required within Wisvote in a relying clerk's municipality (as requested by municipality),
- Reports, readily available in Wisvote, as requested by relier clerks (except for absentee ballot information reports, which are a municipal clerk's responsibility).
- Ineligible voter lists
- Poll lists.

**Miscellaneous**

The PROVIDER UNIT will perform duties as specified by the Wisconsin Elections Commission for administrating Wisvote subject to the Intergovernmental Agreement.

## ADDENDUM C

## WISVOTE PROVIDER TO RELIER CHARGES\*\*\*

Towns:	2024 Population	2026	2027
		Four Elections	Two Elections
Deer Creek	625	\$ 425	\$ 200
Liberty	824	\$ 425	\$ 200
Maple Creek	584	\$ 425	\$ 200
<b>Villages:</b>			
Bear Creek	417	\$ 425	\$ 200
Nichols	286	\$ 425	\$ 200
<b>Totals</b>	<b>2,736</b>	<b>\$ 2,125</b>	<b>\$ 1,000</b>

2026/2027 Fee Structure		
Fees based on population breakdown:	2026	2027
	Four Elections	Two Elections
1-1000	\$ 425	\$ 200

\*Municipalities for each election beyond four per year in a four-year cycle, and beyond two per year in a two-year election cycle, shall be charged an additional one quarter of its annual fee or one half of its annual fee for each respective cycle.

\* Price is for combined election. i.e. Feb/April = one charge, Aug/Nov = one charge  
Price higher in four-election year cycle due to high voter participation.

Services outlined in Addendum B:

- Election Day Voter Registration (EL131)  
entry/revisions
- Poll Book Printing - 2 sets
- Recording Voter Activity after each election
- Setup of Municipal Candidates into WisVote
- Wisvote Revisions, i.e. creating/revising address ranges
- Enter EL190 data provided from Relier into WisVote
- Entry of Provision Ballot Information (EL123r) on Election Night for Relier into WisVote

\*\*penalties assessed for incomplete or late information. Information outlined in Addendums A + B

# ***RESOLUTION NO.: 73—2025-26***

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

**MAJORITY**

1        The Town of Grand Chute (the Town) has submitted Project Plan Amendment #3  
2        and Boundary Amendment #2 to Tax Incremental District No. 2A (The District).

4        The Town created Tax Incremental District (TID) No. 2 on October 20, 2015 as a  
5        169-acre Mixed Use District. The District was created to promote mixed use  
6        development that would increase the Town's tax base, promote business expansion,  
7        provide medium density housing options and strengthen the economic well-being  
8        of the community.

10       Project Plan and Boundary Amendment #1 was adopted on September 18, 2018.  
11       The amendment added territory to the District to provide more medium density  
12       housing options, adding approximately 20 acres of territory. Amendment #1 also  
13       increased allowable expenditures for land acquisition by the Town to be sold for  
14       additional business expansion in the District.

16       Project Plan Amendment #2 was adopted on October 27, 2021. This amendment  
17       added project costs for infrastructure, site development, and additional  
18       development incentive costs.

20       The proposal is adding territory totalling 74 acres to the District a permitted under  
21       Wis. Stat. §66.1105(4)(h)2. This is the second of four permitted territory  
22       amendments available to the District. Additionally, the proposal will amend the  
23       categories, locations or costs of project costs to be made as permitted under Wis.  
24       Stat. §66.1105(4)(h)1.

26       NOW THEREFORE, the undersigned members of the Finance Committee recommend

27       adoption of the following resolution.

28       BE IT RESOLVED, that the Outagamie County Board of Supervisors does go on record  
29       in support of the Town of Grand Chute Project Plan Amendment #3 and Boundary Amendment  
30       #2 to Tax Incremental District No. 2A as detailed in the attached Project Plan Amendment #3 and  
31       Boundary Amendment #2, Town of Grand Chute, Wisconsin, Tax Incremental District No. 2A  
32       document dated August 4, 2025, which by reference is made a part hereof, and

1           BE IT FURTHER RESOLVED, that the Outagamie County Board of Supervisors  
2   recommend that the representative of Outagamie County on the Town of Grand Chute TID Board  
3   of Review vote in favor of the Town of Grand Chute Project Plan Amendment #3 and Boundary  
4   Amendment #2 to Tax Incremental District No. 2A, and

5 BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a  
6 copy to of this resolution to the Outagamie County Finance Director, the Outagamie County  
7 Development and Land Services Director, and the Outagamie County Executive.

8 Dated this \_\_\_\_ day of September 2025

Respectfully Submitted,  
FINANCE COMMITTEE

---

Chris Croatt

John Cuff

---

Karen Lawrence

---

Dana Johnson

---

## Rick Lautenschlager

Duly and officially adopted by the County Board on: \_\_\_\_\_

Signed:

---

## Board Chairperson

---

## County Clerk

Approved:

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### Vetoed:

Signed:

---

## County Executive

August 4, 2025

PROJECT PLAN AMENDMENT #3 & BOUNDARY AMENDMENT #2

## **Town of Grand Chute, Wisconsin**

**Tax Incremental District No. 2A**



---

Prepared by:

Ehlers  
N19W24400 Riverwood Drive,  
Suite 100  
Waukesha, WI 53188

---

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

## KEY DATES

Organizational Joint Review Board Meeting Held:	September 2, 2025
Public Hearing Held:	September 2, 2025
Consideration by Plan Commission:	September 2, 2025
Consideration by Town Board:	September 2, 2025
Consideration by the Joint Review Board:	Scheduled for TBD

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**SECTION 1:  
Executive Summary**

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**DESCRIPTION OF DISTRICT**

Tax Incremental District ("TID") No. 2 ("District") is a 169-acre Mixed Use District created on October 20, 2015. The District was created to promote mixed use development that would increase the Town's tax base, promote business expansion, provide medium density housing options and strengthen the economic well-being of the community. The District has been amended twice.

Project Plan & Boundary Amendment #1 was adopted on September 18, 2018. The amendment added territory to the District to provide more medium density housing options adding approximately 20 acres of territory. Amendment #1 also increased allowable expenditures for land acquisition by the Town to be sold for additional business expansion in the District.

Project Plan Amendment #2 was adopted October 27, 2021. This amendment added project costs for infrastructure, site development, and additional development incentive costs.

**Purpose of Amendment**

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory totaling 74 acres to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the second of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. ("Project").

**Authority**

Towns with a population of at least 3,500 and equalized valuation of at least \$500 million are permitted by Wis. Stat. § 60.23(32) to create a tax incremental district in the same manner as a city or village using the procedures set forth in Wis. Stat. § 66.1105. The District was created in 2015 under this statutory authority. To exercise this authority, certain conditions related to provision of sanitary sewer service must be met. Those conditions are:

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

to, the proposed district before the use or operation of any improvements to real property in the proposed district begins.

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

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

The Town meets the population and valuation requirements. The Town's population per the Wisconsin Department of Administration is 24,294 and the Town's equalized value as of 1/1/2024 is \$4,122,489,800. Development within the proposed District will be provided with the required sewer service as it is located within Sanitary District #2. The Town expects all project costs to be paid within 90% percent of the District's life.

**Amendment #3 Expenditure Authority**

Project Plan Amendment #3 increases total expenditure authority in the District by approximately \$10.5 million ("Project Costs"). Project Costs include an estimated \$5 million for development incentives, \$1.9 million for street and utility reconstruction, \$490,000 for roadway reconditioning, \$400,000 for sidewalk construction, street trees, parking improvements, entrance feature and light pole banners, \$523,000 for interest and fiscal charges, \$116,000 for financing costs, and \$1 million for ongoing planning and professional services costs over the remaining maximum life of the District.

**Incremental Valuation**

The Town projects that new land and improvements value of approximately \$21 million of incremental value will be constructed from 2024-2028. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing the assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

**Expected Termination of District**

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Town anticipates that the District will generate sufficient tax increment to pay all Project Costs by 2035.

**Summary of Findings**

As required by Wis. Stat. § 66.1105, 60.23, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

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

The ongoing investment needed to provide public infrastructure and development incentives as necessary to allow for development within the District. Absent the use of tax incremental financing, the Town is unable to fully fund this program of infrastructure improvements.

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

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

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Town finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District, as amended, is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm).

5. Based on the foregoing finding, the District remains designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created. Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the amended District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the Town does not exceed 12% of the total equalized value of taxable property within the Town.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the Town.
10. The Town 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, pursuant to Wis. Stat. § 66.1105(5)(b).
11. That there are no parcels to be included within the District that were annexed by the Town within the preceding three-year period.

**SECTION 2:**  
**Preliminary Map of Original District Boundary and**  
**Territory to be Added**

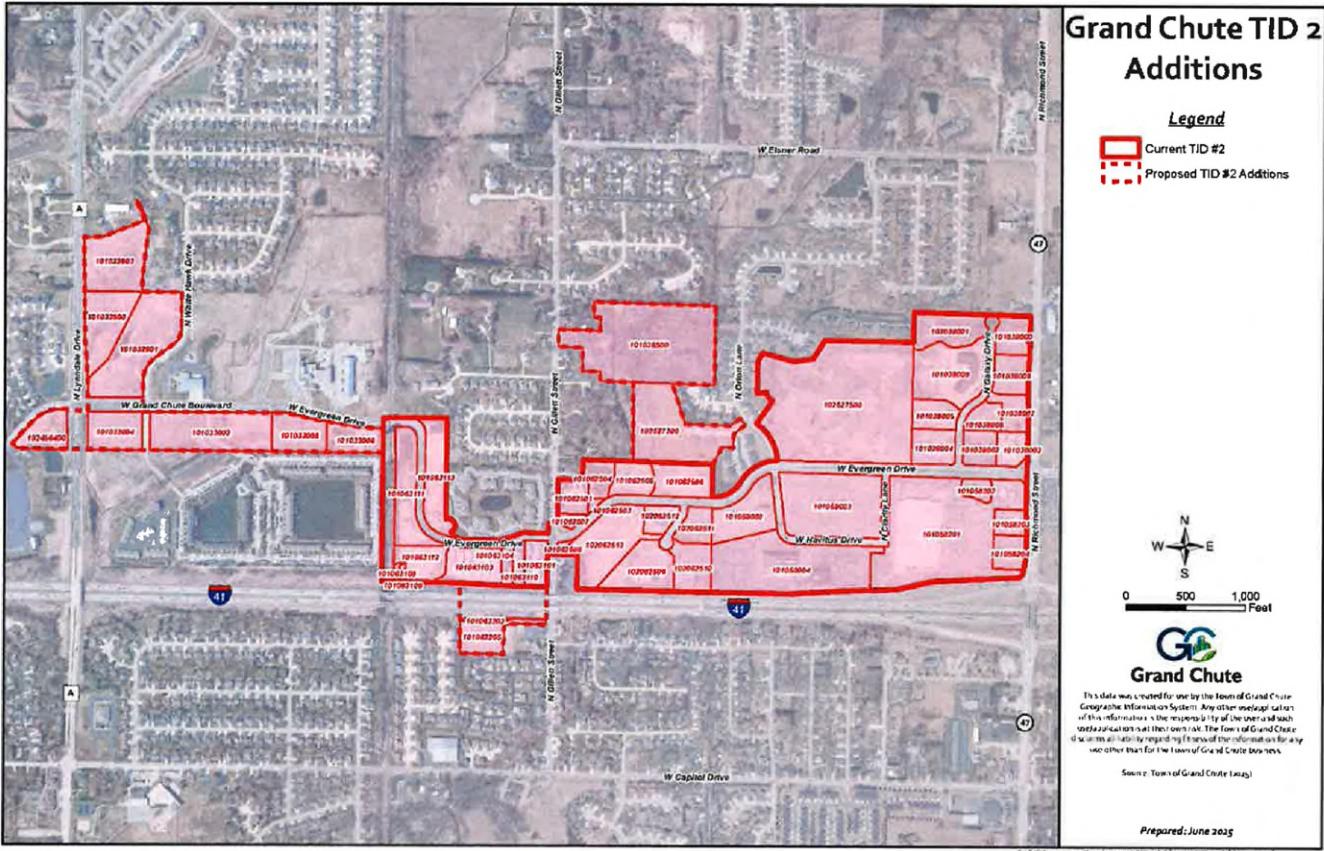
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Map Found on Following Page.

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

Resolution No. 73—2025-26

Page 10



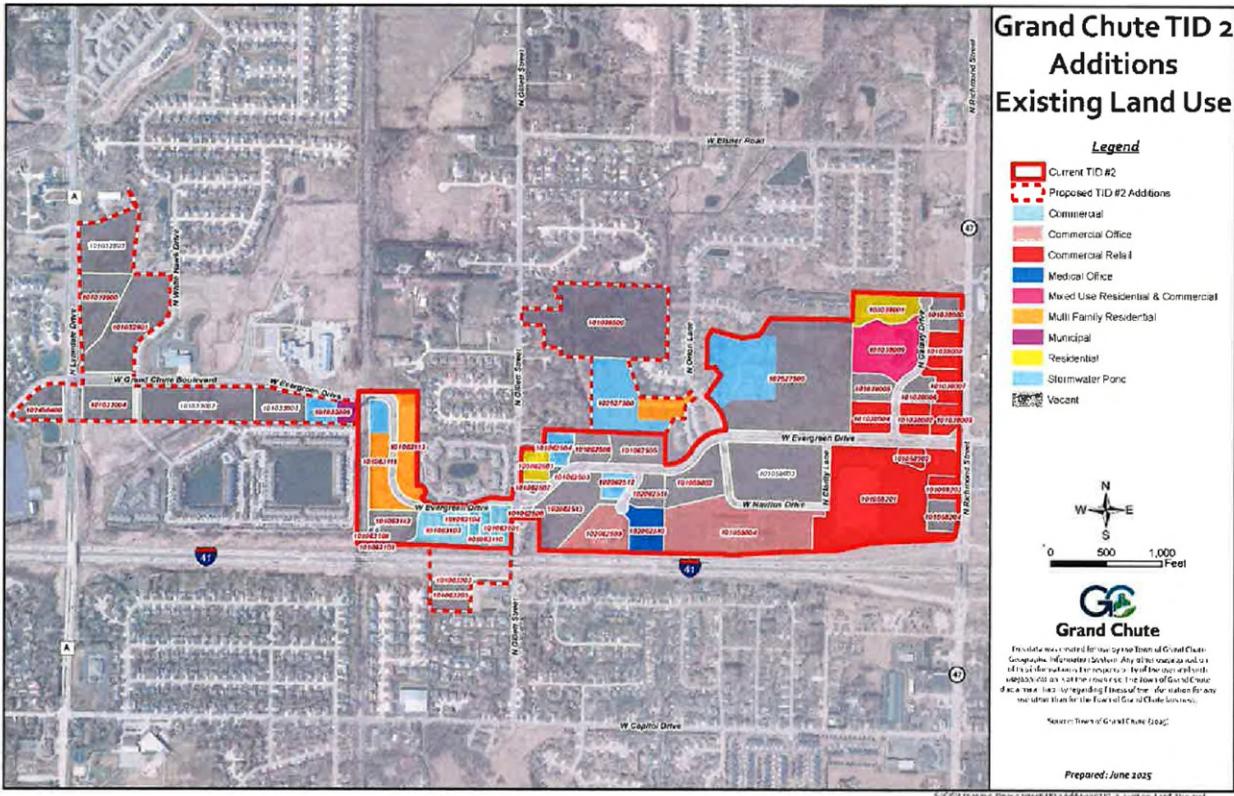
Tax Incremental District No. 2A Project Plan Amendment  
Town of Grand Chute  
Prepared by Ehlers

**SECTION 3:**

**Map Showing Existing Uses and Conditions Within the Territory to be Added**

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Map Found on Following Page.



Tax Incremental District No. 2A Project Plan Amendment  
 Town of Grand Chute  
 Prepared by Ehlers

**SECTION 4:**  
**Preliminary Identification of Parcels to be Added**

Map Reference Number	Parcel Number	Address	Owner	Acres
N/A	ROW Areas			7.42
1	101032803	Lynndale Dr N	Sandy Kohl Irrev Trust	6.00
2	101032900	4120 Lynndale Dr N	Town of Grand Chute	4.70
3	101032901	Grand Chute Bl W	Town of Grand Chute	8.88
4	102456400	2597 Grand Chute Bl W	National Asset Mgmt Group	2.54
5	101033004	Grand Chute Bl W	Town of Grand Chute	3.33
6	101033002	Grand Chute Bl W	Town of Grand Chute	7.54
7	101033005	1901 Evergreen Dr W	Town of Grand Chute	3.12
8	101033006	1895 Evergreen Dr W	Town of Grand Chute	2.39
9	101036500	Gillett St N	Wierrick's Real Estate Trust	16.00
10	102527300	4055 Orion La N	Gerald Bigelow	8.92
11	101063203	Gillett St N	Town of Grand Chute	0.20
12	101063205	Gillett St N	Town of Grand Chute	2.68
<b>TOTALS</b>				<b>73.72</b>

Calculation of Estimated Base Value<sup>1</sup>

Parcel	Assessed Value			Equalized Value <sup>2</sup>		
	Land	Improvement	Total	Land	Improvement	Total
101032803	56,600	0	56,600	76,600	0	76,600
101032900	0	0	0	0	0	0
101032901	0	0	0	0	0	0
102456400	61,300	0	61,300	82,900	0	82,900
101033004	0	0	0	0	0	0
101033002	0	0	0	0	0	0
101033005	0	0	0	0	0	0
101033006	0	0	0	0	0	0
101036500	40,000	0	40,000	54,100	0	54,100
102527300	169,200	2,782,700	2,951,900	229,000	3,765,500	3,994,500
101063203	0	0	0	0	0	0
101063205	0	0	0	0	0	0
<b>TOTALS</b>	<b>327,100</b>	<b>2,782,700</b>	<b>3,109,800</b>	<b>442,600</b>	<b>3,765,500</b>	<b>4,208,100</b>

1) Estimated based on values as of January 1, 2024. Actual base value will be as of January 1, 2016.

2) Calculation based on aggregate assessment ratio of 73.90%.

Tax Incremental District No. 2A Project Plan Amendment

Town of Grand Chute

Prepared by Ehlers

Land Use Summary

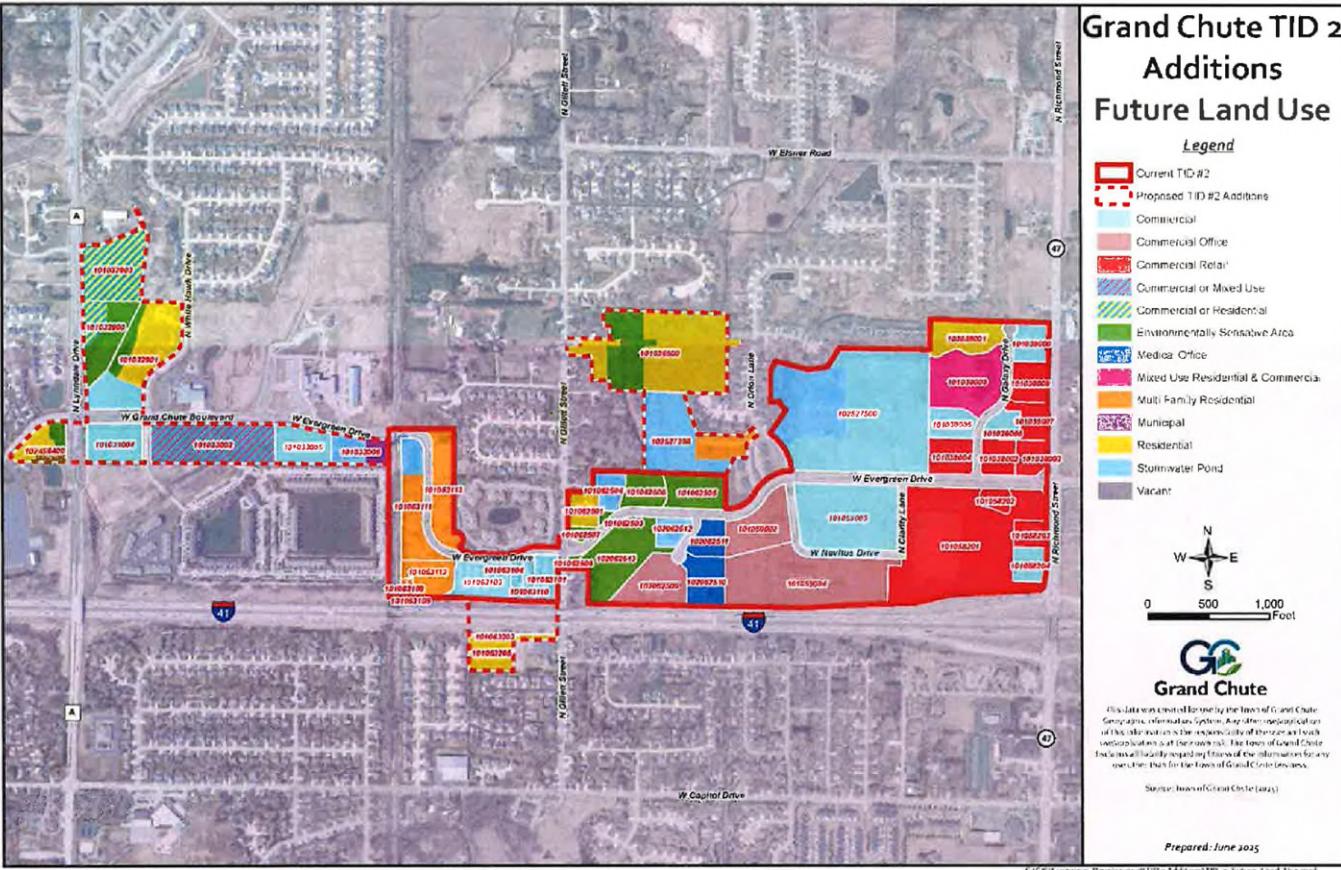
Map Reference Number	Parcel Number	Address	Owner	Acres	Suitable Acres			
					Commercial / Business	Previously-Platted Residential	Newly-Platted Residential	Industrial
<b>Existing TID Area</b>				169.18	116.52	1.91	18.47	0.00
Amended	ROW Areas			7.42				
1	101032803	Lynndale Dr N	Sandy Kohl Irrev Trust	6.00		6.00		
2	101032900	4120 Lynndale Dr N	Town of Grand Chute	4.70			4.74	
3	101032901	Grand Chute Bl W	Town of Grand Chute	8.88			8.88	
4	102456400	2597 Grand Chute Bl W	National Asset Mgmt Group	2.54			2.54	
5	101033004	Grand Chute Bl W	Town of Grand Chute	3.33	3.33			
6	101033002	Grand Chute Bl W	Town of Grand Chute	7.54	7.54			
7	101033005	1901 Evergreen Dr W	Town of Grand Chute	3.12	3.12			
8	101033006	1895 Evergreen Dr W	Town of Grand Chute	2.39				
9	101036500	Gillett St N	Wierrichs Real Estate Trust	16.00			16.00	
10	102527300	4055 Orion La N	Gerald Bigelow	8.92			8.92	
11	101063203	Gillett St N	Town of Grand Chute	0.20			0.20	
12	101063205	Gillett St N	Town of Grand Chute	2.68			2.68	
<b>TOTALS</b>				242.90	130.51	7.91	62.43	0.00

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

83%

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

26%



Tax Incremental District No. 2A Project Plan Amendment  
 Town of Grand Chute  
 Prepared by Ehlers

**SECTION 5:  
Equalized Value Test**

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

The equalized value of the increment of existing tax incremental districts within the Town, plus the value of the territory proposed to be added to the District, totals \$160,682,200. This value is less than the maximum of \$543,928,008 in equalized value that is permitted for the Town.

Valuation Test Compliance Calculation		
<u>Calculation of Town Equalized Value Limit</u>		
Town TID IN Equalized Value (Jan. 1, 2025)	\$	4,532,733,400
TID Valuation Limit @ 12% of Above Value	\$	543,928,008
<u>Calculation of Value Subject to Limit</u>		
Estimated Base Value of Territory to be Included in District	\$	4,208,100
Incremental Value of Existing Districts (Jan. 1, 2025)	\$	156,474,100
Total Value Subject to 12% Valuation Limit	\$	160,682,200
Total Percentage of TID IN Equalized Value		3.54%
Residual Value Capacity of TID IN Equalized Value	\$	383,245,808

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

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

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The "Statement of Kind, Number and Location of Proposed Public Works and Other Projects" set forth in the original District Project Plan approved on October 20, 2015 and its subsequent amendments approved on September 18, 2018 and October 27, 2021 is amended to add the following Project Costs that the Town has made, expects to make, or may need to make, in conjunction with the implementation of the District's Plan or this Plan Amendment. The Town has generally accomplished the projects that were listed in the original project plan and its subsequent amendments.

**Property, Right-of-Way and Easement Acquisition****Property Acquisition for Development**

To promote and facilitate development the Town may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Town from

the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District.

If total Project Costs incurred by the Town to acquire property and make it suitable for development exceed

the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

#### **Property Acquisition for Conservancy**

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

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

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

#### **Acquisition of Easements**

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

#### **Relocation Costs**

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

**Site Preparation Activities****Environmental Audits and Remediation**

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

**Demolition**

To make sites suitable for development, the Town may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

**Site Grading**

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

**Utilities****Sanitary Sewer System Improvements**

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

**Water System Improvements**

To allow development to occur, the Town may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs

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

**Stormwater Management System Improvements**

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

**Electric Service**

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

**Gas Service**

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

**Communications Infrastructure**

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

**Streets and Streetscape****Street Improvements**

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

**Streetscaping and Landscaping**

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

**Community Development****Cash Grants (Development Incentives)**

The Town may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Town

executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Town are eligible Project Costs.

**Miscellaneous****Projects Outside the Tax Increment District**

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

**Professional Service and Organizational Costs**

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

**Administrative Costs**

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

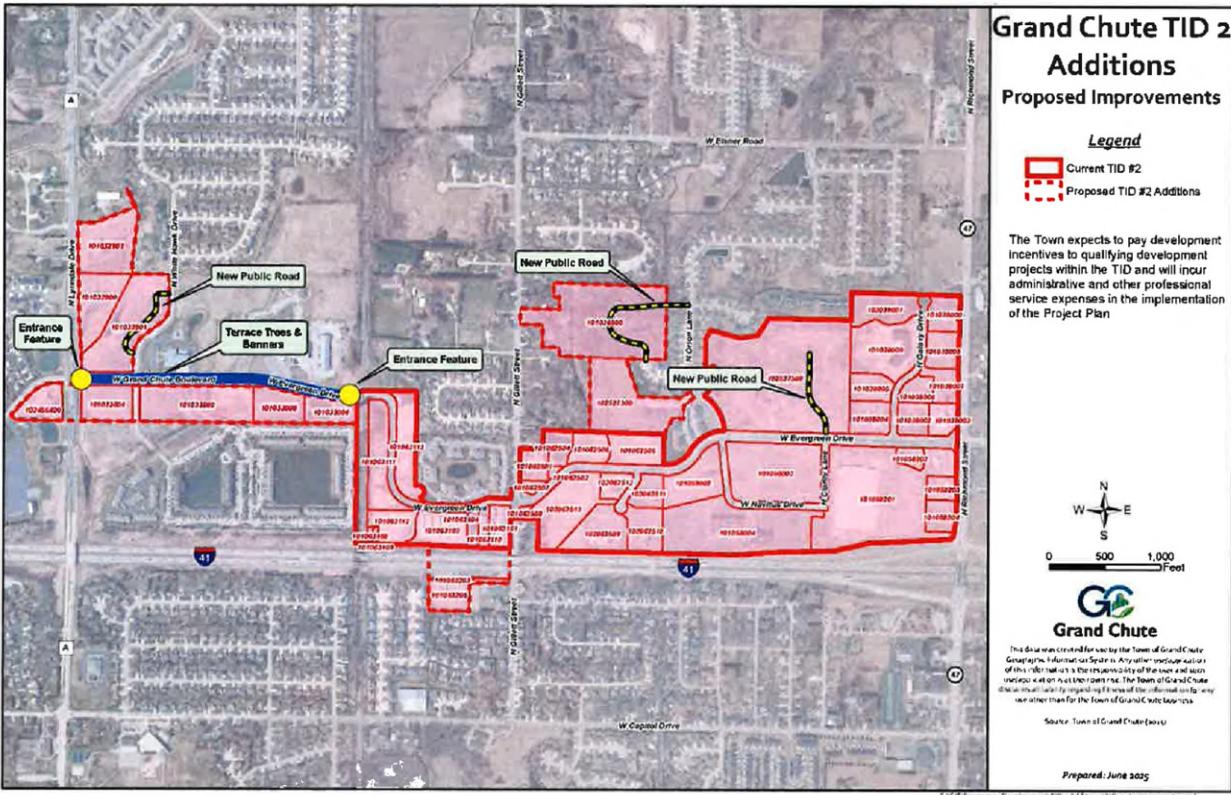
**Financing Costs**

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

**SECTION 7:**  
**Map Showing Proposed Improvements and Uses Within**  
**the Territory to be Added**

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Maps Found on Following Page.



Tax Incremental District No. 2A Project Plan Amendment  
 Town of Grand Chute  
 Prepared by Ehlers

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

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

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

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

Tax Increment District No. 2				
Detailed List of Estimated Project Costs - Prior Project Plan(s)				
Project Name/Type	Original Plan	First Amend.	Second Amend.	Totals
Land Acquisition/Site Development	2,928,809	3,135,000		<b>6,063,809</b>
Municipal Infrastructure Improvements	1,867,500		968,500	<b>2,836,000</b>
Landscape Berm/Buffer	300,000		967,850	<b>1,267,850</b>
Pay-Go Contribution	950,000			<b>950,000</b>
Administrative Expenses	200,000	492,500		<b>692,500</b>
Financing Costs	109,500			<b>109,500</b>
Site Preparation			117,000	<b>117,000</b>
Contractual Services			195,000	<b>195,000</b>
Development Incentives-Phase 1 (net of land sale reimbursement)			2,300,000	<b>2,300,000</b>
Stormwater Retention Pond & Utility Infrastructure			5,000,000	<b>5,000,000</b>
Professional Fees			50,000	<b>50,000</b>
Total Projects	<b>6,355,809</b>	<b>3,627,500</b>	<b>9,598,350</b>	<b>19,581,659</b>

**Resolution No. 73—2025-26**

Detailed List of Estimated Project Costs Amendment #3						
	Project Name/Type	Est. Cost		Less:		
		Initial Priorities	Developer Dependent	Ongoing	Non-Project Costs	Totals
1	Tycore- Single Family Development Incentive	1,056,250				<b>1,056,250</b>
2	W. Beau Ryan Ct to Orion Lane Street/Utilities		968,500			<b>968,500</b>
3	Private Street/Utilities for Condo/Single Family Development		967,850			<b>967,850</b>
4	Sidewalk Construction	61,100				<b>61,100</b>
5	Terrace & Street Trees	18,150				<b>18,150</b>
6	Banners for Light Poles	20,200				<b>20,200</b>
7	Traffic Calming/On Street Parking Improvements		117,000			<b>117,000</b>
8	Entrance Feature for Town Center District		195,000			<b>195,000</b>
9	Roadway Reconditioning	491,400				<b>491,400</b>
	Development Incentives To be Determined		5,000,000			<b>5,000,000</b>
	Interest and Fiscal Charges			163,750		<b>163,750</b>
	Financing Costs			116,400		<b>116,400</b>
	Ongoing Planning & Professional Services Costs			1,002,524		<b>1,002,524</b>
Total Projects	Total Projects	<b>1,647,100</b>	<b>7,248,350</b>	<b>1,282,674</b>	<b>0</b>	<b>10,178,124</b>
	Notes:					
	1. Project #1 funded as developer incentive in cash flow model.					
	2. Projects 4, 5, 6, and 9 funded with cash (capital outlay expense) in cash flow model.					
	3. Additional \$1.0 million of infrastructure funded with debt issuance in cash flow model for illustration purposes.					

**SECTION 9:****Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred**

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

**Key Assumptions**

The Town projects that new land and improvements value of approximately \$21 million of incremental value will be constructed from 2024-2028. Estimated valuations and timing for construction of projects throughout the entire District are included in **Table 1**. Assuming an equalized TID Interim tax rate of \$14.27 per thousand of equalized value declining by -1.50% annually, and economic appreciation of 1.00%, the District would generate approximately \$22.6 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

**Financing and Implementation**

The Town may issue General Obligation debt to pay for the costs of street, utility and infrastructure improvements to serve the District. Debt service payments will be paid from tax increment revenues on a priority basis to the extent increment is available.

The Town may also enter into agreements to pay development incentives if requested, subject to confirmation that incentives are required to allow the project to proceed.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 3**), the District is projected to accumulate sufficient funds by the year 2035 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 1 – Development Assumptions

Development Assumptions						
Construction Year	Actual	Parcel 101-1038010 (Galaxy Ridge)	North End Phase Two	Tycore Single Family Development	Annual Total	Construction Year
1 2016	16,458,800				16,458,800	2016 1
2 2017	9,224,400				9,224,400	2017 2
3 2018	11,789,000				11,789,000	2018 3
4 2019	(3,361,000)				(3,361,000)	2019 4
5 2020	10,513,000				10,513,000	2020 5
6 2021	9,925,500				9,925,500	2021 6
7 2022	10,549,700				10,549,700	2022 7
8 2023	23,069,300				23,069,300	2023 8
9 2024	4,490,500				4,490,500	2024 9
10 2025	900,000	1,750,000			2,650,000	2025 10
11 2026	900,000	3,535,000	3,000,000		7,435,000	2026 11
12 2027	900,000	1,785,175	3,000,000		5,685,175	2027 12
13 2028	900,000				900,000	2028 13
14 2029					0	2029 14
15 2030					0	2030 15
16 2031					0	2031 16
17 2032					0	2032 17
18 2033					0	2033 18
19 2034					0	2034 19
20 2035					0	2035 20
<b>Totals</b>	<b>92,659,200</b>	<b>3,600,000</b>	<b>7,070,175</b>	<b>6,000,000</b>	<b>109,329,375</b>	

Table 2 – Tax Increment Projection Worksheet

Tax Increment Projection Worksheet								
Type of District	Mixed Use			Base Value				
District Creation Date	October 20, 2015			Economic Change Factor				
Valuation Date	Jan 1, 2016			Apply to Base Value				
Max Life (Years)	20			Base Tax Rate				
End of Expenditure Period	15			Rate Adjustment Factor				
Revenue Periods/Final Year	20 2037			15.818,200				
Extension Eligibility/Years	Yes 3			1.00%				
Eligible Recipient District	No							
Construction Year	Value Added	Valuation Year	Economic Change	Total Increment	Revenue Year	Tax Rate	Tax Increment	
1 2016	16,458,800	2017		16,458,800	2018	\$19.64	323,301	
2 2017	9,224,400	2018		25,683,200	2019	\$15.32	393,405	
3 2018	11,789,000	2019		37,472,200	2020	\$12.25	459,194	
4 2019	-3,361,000	2020		34,111,200	2021	\$11.82	403,211	
5 2020	10,513,000	2021		44,624,200	2022	\$12.01	536,057	
6 2021	9,925,500	2022		54,549,700	2023	\$16.47	898,669	
7 2022	10,549,700	2023		65,099,400	2024	\$14.75	960,233	
8 2023	23,069,300	2024		88,168,700	2025	\$14.27	1,258,422	
9 2024	4,490,500	2025		92,659,200	2026	\$14.06	1,302,676	
10 2025	2,650,000	2026	926,592	96,235,792	2027	\$13.85	1,332,665	
11 2026	7,435,000	2027	962,358	104,633,150	2028	\$13.64	1,427,216	
12 2027	5,685,175	2028	1,046,331	111,364,656	2029	\$13.44	1,496,250	
13 2028	900,000	2029	1,113,647	113,378,303	2030	\$13.23	1,500,455	
14 2029	0	2030	1,133,783	114,512,086	2031	\$13.04	1,492,727	
15 2030	0	2031	1,145,121	115,657,207	2032	\$12.84	1,485,040	
16 2031	0	2032	1,156,572	116,813,779	2033	\$12.65	1,477,392	
17 2032	0	2033	1,168,138	117,981,917	2034	\$12.46	1,469,783	
18 2033	0	2034	1,179,819	119,161,736	2035	\$12.27	1,462,214	
19 2034	0	2035	1,191,617	120,353,353	2036	\$12.09	1,454,683	
20 2035	0	2036	1,203,534	121,556,887	2037	\$11.91	1,447,192	
<b>Totals</b>		<b>109,329,375</b>		<b>12,227,512</b>		<b>Future Value of Increment</b>	<b>22,580,785</b>	

# Resolution No. 73—2025-26

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**Table 3 – Cash Flow**

Year	Cash Flow Projection												Balances:																
	Projected Revenues						Projected Expenditures																						
	Tax Increments	Interest	Misc	Long-Term Debt	Debt Premium	Transfer in General Fund	Future Property Sales	Total Revenues	Total Existing Debt Service	Proposed G.O. Notes, Series \$1,000,000	Dated Date: 06/01/17	Transfer to General Fund	Conservation & Development	Meyer Incentive	North End Phase One Incentive (90%)	North End Phase Two Incentive <sup>1</sup>	Tycare Incentive <sup>2</sup>	Land Held for Sale Recognized as Asset	Interest & Fiscal Charges	Total Expenditures	Annual	Prior Period	Cumulative	Utilities Outstanding					
2015								2,500,000	2,500,000										2,495,354	2,683	2,512,185	(12,185)	2,500,000	2015					
2016								0	0										26,270	26,274	50,304	(50,304)	2,500,000	2016					
2017								0	0									57,130	46,271	55,952	(120,331)	191,872	2,500,000						
2018	313,301							3,466,968	0									103,846	3,366,900	78,051	3,495,800	121,166	(70,754)	5,570,000	2018				
2019	353,405	4,250	461,704	505,000	39,985			3,404,344	428,015			350,000						263,589	1,586,791	30,700	2,659,205	(1254,851)	5,622,916	5,620,000	2019				
2020	459,194							859,194	457,183								69,168		2,790,108	54,774	3,362,212	(2,507,016)	1,394,283	5,210,000	2020				
2021	404,211	4,475,000	147,743					5,025,454	458,733									37,778	1,512,388	115,539	2,125,937	2,899,537	4,293,800	9,240,000	2021				
2022	536,037	695,000	37,516					1,268,593	92,163									1,307,162	690,716	47,249	2,072,290	(1,502,697)	2,609,180	9,280,000	2022				
2023	856,669							896,669	891,570								21,500	227,388	1,446,552	56,803	2,651,813	(1,553,144)	936,959	11,148,500	2023				
2024	960,233							272,867	1,233,100								186,225	27,724	170,049	48,572	222,395	32,429	1,524,990	(291,890)	645,069	10,233,703	2024		
2025	1,259,422							610,008	1,868,430	538,304							50,000	75,000	161,385	0	610,008	21,235	1,757,085	110,444	755,534	9,315,318	2025		
2026	1,302,676							610,008	1,912,684	836,680							50,000	75,000	167,543	0	59,450	18,785	1,832,466	60,218	815,732	9,317,715	2026		
2027	1,332,605							610,008	1,942,873	835,363							50,000	75,000	161,706	200,000	0	491,400	610,008	16,285	2,439,762	(497,089)	318,543	8,221,059	2027
2028	1,427,216							610,008	2,037,224	629,074							50,000	75,000	160,873	200,000	8,184	610,008	13,785	1,948,924	90,300	406,942	7,050,195	2028	
2029	1,496,350							610,008	2,106,759	943,350							50,000	75,000	160,045	200,000	16,203	610,008	11,285	2,066,091	40,166	449,103	5,795,156	2029	
2030	1,500,455							1,500,495	946,350								100,010	75,000	159,221	200,000	16,126	8,735	1,503,476	(1,503,476)	446,048	5,380,023	2030		
2031	1,497,727							1,492,727	943,950		5.00%	75,000	100,000	75,000			159,401	200,000	16,126	6,205	1,494,673	(154,940)	280,448	8,980,529	2031				
2032	1,485,040							1,485,040	85,200		5.00%	46,625	200,200	75,000			157,585	15,954		3,795			118,265		3,184,244	2032			
2033	1,477,392							1,485,916	0		5.00%	200,000	5,000	26,459			158,100	15,973		0	158,100		393,165	2,314,080	2033				
2034	1,469,783							1,485,916	0		5.00%	200,000	5,000	16,250			300,000	75,000	155,966	15,780	0	579,254		1,475,181	1,972,254	2034			
2035	1,462,214							1,482,214	0		5.00%	225,000	5,000	16,250			300,000	75,000	155,103	15,729	0	1,007,127		455,042	1,890,273	2,302,043	2035		
2036	1,454,683							1,454,683	0							200,000	75,000	154,344	15,628	0	544,992		509,692	2,849,954	837,676	2036			
2037	1,447,152							1,447,152	0							192,275	75,000	153,569	15,548	0	436,301		1,070,800	3,850,765	491,834	2037			
<b>Totals</b>	<b>22,580,785</b>	<b>4,250</b>	<b>461,704</b>	<b>8,745,000</b>	<b>2,986,431</b>	<b>2,500,000</b>	<b>3,321,207</b>	<b>37,913,077</b>	<b>10,155,879</b>	<b>1,000,000</b>	<b>163,750</b>	<b>2,500,000</b>	<b>3,095,585</b>	<b>170,049</b>	<b>2,108,186</b>	<b>1,000,000</b>	<b>151,046</b>	<b>34,548,826</b>	<b>3,050,040</b>	<b>577,136</b>	<b>39,685,228</b>			<b>Totals</b>					

Notes: 1. North End Phase 2 anticipated development incentive of \$1.0 million paid with installments of \$200,000 annually from 2027-2031.

2. Tycare Single Family anticipated development incentive of up to \$1.0 million payable from 20% of increment.

PROJECTED CLOSURE YEAR

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

---

**SECTION 10:  
Annexed Property**

---

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the territory proposed to be added to the District was annexed during the past three years.

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**SECTION 11:  
Estimate of Property to be Devoted to Retail Business**

---

Pursuant to Wis. Stat. § 66.1105(5)(b), the Town 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.

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**SECTION 12:  
Proposed Changes of Zoning Ordinances, Master Plan,  
Map, Building Codes and Town Ordinances**

---

**Zoning Ordinances**

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

**Master (Comprehensive) Plan and Map**

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

**Building Codes and Ordinances**

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

**SECTION 13:****Statement of the Proposed Method for the Relocation of any Persons to be Displaced**

---

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

**SECTION 14:****How Amendment of the Tax Incremental District Promotes the Orderly Development of the Town**

---

This Plan Amendment promotes the orderly development of the Town by creating opportunities for mixed use development, providing necessary public infrastructure improvements and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the Town can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and new residential development.

**SECTION 15:****List of Estimated Non-Project Costs**

---

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

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.

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

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

**SECTION 16:**

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

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**SAMPLE**

Town Chairman  
Town of Grand Chute  
1900 W. Grand Chute Blvd  
Grand Chute, Wisconsin 54913-9613

RE: Project Plan Amendment for Tax Incremental District No. 2A

Dear Town Chairman:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Town Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As Town Attorney for the Town of Grand Chute, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the Town of Grand Chute Tax Incremental District No. 2A is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Town Attorney

**SECTION 17:**

**Calculation of the Share of Projected Tax Increments  
Estimated to be Paid by the Owners of Property in the  
Overlying Taxing Jurisdictions**

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.							
Revenue Year	Outagamie County	Grand Chute Sanitary District #1	Town of Grand Chute	Appleton Area School District	Fox Valley Technical College	Total	Revenue Year
2018	67,461	6,132	97,301	135,986	16,421	323,301	2018
2019	82,089	7,461	118,400	165,473	19,982	393,405	2019
2020	95,816	8,709	138,200	193,145	23,324	459,194	2020
2021	84,135	7,647	121,351	169,597	20,480	403,211	2021
2022	111,855	10,167	161,333	225,475	27,228	536,057	2022
2023	187,518	17,044	270,465	377,995	45,646	898,669	2023
2024	200,364	18,212	288,994	403,890	48,773	960,233	2024
2025	262,585	23,868	378,737	529,313	63,918	1,258,422	2025
2026	271,819	24,707	392,056	547,928	66,166	1,302,676	2026
2027	278,077	25,276	401,082	560,541	67,689	1,332,665	2027
2028	297,806	27,069	429,538	600,311	72,492	1,427,216	2028
2029	312,211	28,378	450,315	629,348	75,998	1,496,250	2029
2030	313,088	28,458	451,580	631,117	76,212	1,500,455	2030
2031	311,476	28,312	449,254	627,866	75,819	1,492,727	2031
2032	309,872	28,166	446,941	624,633	75,429	1,485,040	2032
2033	308,276	28,021	444,639	621,416	75,040	1,477,392	2033
2034	306,688	27,876	442,349	618,216	74,654	1,469,783	2034
2035	305,109	27,733	440,071	615,032	74,269	1,462,214	2035
2036	303,537	27,590	437,805	611,864	73,887	1,454,683	2036
2037	301,974	27,448	435,550	608,713	73,506	1,447,192	2037
<b>Totals</b>	<b>4,711,755</b>	<b>428,274</b>	<b>6,795,962</b>	<b>9,497,860</b>	<b>1,146,934</b>	<b>22,580,785</b>	

# ***RESOLUTION NO.: 74—2025-26***

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

**2/3 MAJORITY – 24 VOTES**

1       Brewster Village is requesting a step regrading increase for Licensed Practical  
2       Nurses (LPNs), Registered Nurses (RNs), and Nurse Managers to align their  
3       compensation with current market rates. This increase will help to achieve the goal  
4       of re-opening additional Rehab Households at Brewster Village. Additionally, this  
5       initiative will enhance recruitment and retention, thereby reducing the reliance on  
6       agency staff to fill open shifts as rehabilitation services are expanded. The  
7       estimated 2025 budget impact will be approximately \$133,626, which will be  
8       funded through increased Medicare revenue from a higher village census in the  
9       Rehab Households.

10       NOW THEREFORE, the undersigned members of the Legislative/Audit and Human

11       Resources Committee recommend adoption of the following resolution.

12       BE IT RESOLVED, that the Outagamie County Board of Supervisors does approve a step  
13       regrading increase for Licensed Practical Nurses (LPNs), Registered Nurses (RNs), and Nurse  
14       Managers at Brewster Village in order to align their compensation with current market rates, and

15       BE IT FURTHER RESOLVED, that the Outagamie County Board of Supervisors does  
16       approve increasing the following Brewster Village line items: Medicare Revenue by \$133,626,  
17       Salaries by \$116,602, and Fringe Benefits by \$17,024 as detailed on the attached fiscal note, which  
18       by reference is made a part hereof, and

19       BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a  
20       copy of this resolution to the Outagamie County Human Resources Director, the Outagamie  
21       County Brewster Village Administrator, and the Outagamie County Finance Director.

22       Dated this \_\_\_\_ day of September 2025

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Cathy Spears

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Ryan Ferguson

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Sarah Weinberg

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Duly and officially adopted by the County Board on: \_\_\_\_\_

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Signed: \_\_\_\_\_  
Board Chairperson

County Clerk

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Approved: \_\_\_\_\_  
Vetoed: \_\_\_\_\_

Signed: \_\_\_\_\_  
County Executive

**OUTAGAMIE COUNTY FISCAL NOTE**

**[INTRODUCTION]** This form must be attached to any resolution or ordinance which contains a spending or revenue proposal. The form should be completed by an individual within the department initiating the resolution or ordinance with assistance from the Financial Services Department. Contact the Finance Director (1674), Controller (1675) or Staff Accountant (1681) for assistance. Once completed, forward a copy of the form to the Financial Services Department for their review. Financial Services will forward a reviewed copy of the fiscal note to Legislative Services.

**1. Subject:** Request Nursing Step Grade Increases

**2. Description:** This section must be completed for all fiscal notes. Briefly and concisely describe the request. State assumptions used and discuss any current year and long-term fiscal impacts. (A separate attachment can be used)

In order to achieve our goal of re-opening additional Rehab Households, Brewster Village is requesting a step grading increase for Licensed Practical Nurses (LPNs), Registered Nurses (RNs) and Nurse Managers to align their compensation with current market rates. This initiative will enhance recruitment and retention, thereby reducing our reliance on agency staff to fill open shifts as we expand our rehabilitation services. The estimated 2025 budget impact will be approximately \$133,626, which will be funded through increased Medicare revenue from a higher village census on the Rehab Households.

**Current Year Budget Impact (Check one or more of the following boxes)**

Revenues

Expenses (Cost)

None

3. Is the specific cost or revenue included in the current year's budget?      yes ( )    no (X)    partially ( )

4. If the proposal requests additional spending, can the additional cost be absorbed within the current year's line item?      yes (X)    no ( )    n/a ( )

5. Is the proposal to accept additional revenues only?      yes (X)    no ( )

6. Does this request modify/adjust the current year budget?      yes (X)    no ( )  
If no, skip to question 8 below

7. Detail current year budget changes. Please list cost center name, line item, account number and either the increase or decrease amount. (Please note that all budget adjustments must balance. For example, an increase in an expenditure account must be offset by a decrease in another expenditure account or the contingency fund or an increase in a revenue account or other funding sources such as fund balance applied.)

COST CENTER NAME	LINE ITEM (i.e. Salaries, Supplies, Etc.)	ACCOUNT NUMBER INCLUDING	INCREASE (DECREASE)
		COST CENTER (i.e. 1004100.5100, 1004100.5400, etc.)	AMOUNT
Brewster Village	Medicare Revenue	5010100.4410.20001	133,626
Brewster Village	Salaries	5017100.5100	116,602
Brewster Village	Fringe Benefits	5017100.5200	17,024

**Annual and Long-Term Impact**

8. Is the above Increase/Decrease a nonrecurring one-time expense or revenue?      yes ( )    no (X)    n/a ( )

9. What is the anticipated annual and/or long-term cost or revenue impact?      Annual Cost      \$478,172  
Annual Revenue      \$478,172

Fiscal Note Prepared by:      Jeremy Fredericks

<b>For Financial Services purposes only</b>	
Reviewed By: <i>Michelle Uitenbroek</i>	If expenditures are recorded in the financial system at a level of detail lower than the level 6 as shown above, indicate the specific account numbers and amounts below: <u>Detail Expenditures Account Number</u> <u>Amount</u>
Date: 9/3/2025	
Comments:	

# ***RESOLUTION NO.: 75—2025-26***

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

***2/3 MAJORITY – 24 VOTES***

1       A plan to replace the Dog Park currently located at French Road and CTH OO has been  
2       approved. The new park is in the design phase and will be located on county owned  
3       property in the Town of Grand Chute off CTH AA (Bluemound Drive). The funding for  
4       this project was budgeted in multiple year's budgets and has been carried over. Currently,  
5       the funds are in two separate accounts. This request is to combine the two accounts for  
6       easier tracking of expenses.  
7

8       NOW THEREFORE, the undersigned members of the Property, Airport, Recreation and  
9       Economic Development Committee recommend adoption of the following resolution.

10      BE IT RESOLVED, that the Outagamie County Board of Supervisors does hereby authorize and  
11     approve of increasing the Dog Park Capital Outlay line item and the 2022 Capital Projects Prior Year  
12     Revolving line item by \$775,000 each, and decreasing the Dog Park Development Capital Outlay line  
13     item and the 2021 Capital Projects Prior Year Revolving line item by \$775,000 each in order to combine  
14     the accounts for the new Dog Park as noted on the attached fiscal note which by reference is made a part  
15     hereof, and

16      BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a certified  
17     copy of this resolution to the Outagamie County Parks Director, the Outagamie County Development and  
18     Land Services Director, and the Outagamie County Finance Director.

19      Dated this \_\_\_\_\_ day of September, 2025  
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Respectfully Submitted,  
PROPERTY, AIRPORT, RECREATION &  
ECONOMIC DEVELOPMENT COMMITTEE

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## Dean Culbertson

Lee W. Hammen

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Ronald Klemp

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Yvonne Monfils

Jayson Winterfeldt

Duly and officially adopted by the County Board on: \_\_\_\_\_

Signed: \_\_\_\_\_  
Board Chairperson

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## County Clerk

Approved: \_\_\_\_\_

Vetoed: \_\_\_\_\_

Signed: \_\_\_\_\_  
County Executive

## OUTAGAMIE COUNTY FISCAL NOTE

**INTRODUCTION:** This form must be attached to any resolution or ordinance which contains a spending or revenue proposal. The form should be completed by an individual within the department initiating the resolution or ordinance with assistance from the Financial Services Department. Contact the Finance Director (1674), Controller (1675) or Staff Accountant (1681) for assistance. Once completed, forward a copy of the form to the Financial Services Department for their review. Financial Services will forward a reviewed copy of the fiscal note to Legislative Services.

1. **Subject:** Transfer of funds from 4602400 to 4621600 to combine two separately funded accounts for the same use.

2. **Description:** This section must be completed for all fiscal notes. Briefly and concisely describe the request. State assumptions used and discuss any current year and long-term fiscal impacts. (A separate attachment can be used)

Planned project to replace the Dog Park currently located at French Road and CTH OO. The new park is in design and will be placed on a property owned by the County in the Town of Grand Chute off of CTH AA (Bluemound). The funding for this project was budgeted in multiple years and has been carried over. It is currently in two separate accounts and this request is to combine them for easier tracking of expenses.

Current Year Budget Impact (Check one or more of the following boxes)
 Revenues

 Expenses (Cost)

 None

3. Is the specific cost or revenue included in the current year's budget? yes (X) no ( ) partially ( )

4. If the proposal requests additional spending, can the additional cost be absorbed within the current year's line item? yes ( ) no ( ) n/a (X)

5. Is the proposal to accept additional revenues only? yes ( ) no (X)

6. Does this request modify/adjust the current year budget? yes (X) no ( )  
If no, skip to question 8 below.

7. Detail current year budget changes. Please list cost center name, line item, account number and either the increase or decrease amount. (Please note that all budget adjustments must balance. For example, an increase in an expenditure account must be offset by a decrease in another expenditure account or the contingency fund or an increase in a revenue account or other funding sources such as fund balance applied.)

The project on

COST CENTER NAME	LINE ITEM (i.e. Salaries, Supplies, Etc.)	ACCOUNT NUMBER INCLUDING COST CENTER (i.e. 1004100.5100, 1004100.5400, etc.)		INCREASE (DECREASE) AMOUNT
		4602400.6000	4621600.6000	
Dog Park Development	Capital Outlay	4602400.6000		(775,000)
Dog Park	Capital Outlay	4621600.6000		775,000
2021 Capital Projects	Prior year revolving	4600100.8953		(775,000)
2022 Capital Projects	Prior year revolving	4620100.8953		775,000

Annual and Long-Term Impact

8. Is the above Increase/Decrease a nonrecurring one-time expense or revenue? yes (X) no ( ) n/a ( )

9. What is the anticipated annual and/or long-term cost or revenue impact? Annual Cost 0  
Annual Revenue 0

Fiscal Note Prepared by: Justin Schumacher

For Financial Services purposes only		
Reviewed By:  <i>Michelle Uitenbroek</i>  Date: 2/14/2025	If expenditures are recorded in the financial system at a level of detail lower than the level 6 as shown above, indicate the specific account numbers and amounts below:  <u>Detail Expenditure Account Number</u> <u>Amount</u>	
Comments:		

# ***RESOLUTION NO.: 76—2025-26***

TO THE HONORABLE, THE OUTAGAMIE COUNTY BOARD OF SUPERVISORS

LADIES AND GENTLEMEN:

**2/3 MAJORITY – 24 VOTES**

1        The Outagamie County Land Conservation Department (LCD) is requesting a  
2        budget adjustment in the amount of \$63,000 related to its Grants budget for  
3        calendar year 2025 due to a Cost Share Agreement for Targeted Runoff  
4        Management and Notice of Discharge Grant Programs with the State of Wisconsin  
5        Department of Natural Resources (DNR) and Golden Hill Vue Dairy. The  
6        proposed adjustment is to increase the Purchased Services and Revenue line items  
7        and is budget neutral with no county funding required.  
8

9        NOW THEREFORE, the undersigned members of the Agriculture, Extension Education,

10      Zoning, and Land Conservation Committee recommend adoption of the following resolution.

11        BE IT RESOLVED, that the Outagamie County Board of Supervisors does authorize and  
12        approve of increasing the LC Grants Purchased Services line item and LC Grants TRM Grant  
13        Revenue line item by \$63,000 each due to a Cost Share Agreement for Targeted Runoff  
14        Management and Notice of Discharge Grant Programs with the State of Wisconsin Department of  
15        Natural Resources and Golden Hill Vue Dairy as noted on the attached fiscal note which by  
16        reference is made a part hereof, and

17        BE IT FINALLY RESOLVED, that the Outagamie County Clerk be directed to forward a  
18        copy of this resolution to the Outagamie County Land Conservation Department Director and the  
19        Outagamie County Finance Director.

20        Dated this \_\_\_\_ day of September 2025

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6 Respectfully Submitted,  
7 AGRICULTURE, EXTENSION  
8 EDUCATION, ZONING AND LAND  
9 CONSERVATION COMMITTEE  
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13 \_\_\_\_\_  
14 Debbie VanderHeiden

15 \_\_\_\_\_  
16 Mike Janke

17 \_\_\_\_\_  
18 Jayme Heiser

19 \_\_\_\_\_  
20 Mark Mitchell

21 \_\_\_\_\_  
22 Daniel Rettler

23 Duly and officially adopted by the County Board on: \_\_\_\_\_  
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25 Signed: \_\_\_\_\_  
26 Board Chairperson

27 County Clerk

28 Approved: \_\_\_\_\_  
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30 Vetoed: \_\_\_\_\_  
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32 Signed: \_\_\_\_\_  
33 County Executive

**OUTAGAMIE COUNTY FISCAL NOTE**

**[INTRODUCTION:]** This form must be attached to any resolution or ordinance which contains a spending or revenue proposal. The form should be completed by an individual within the department initiating the resolution or ordinance with assistance from the Financial Services Department. Contact the Finance Director (1675), Controller (1674) or Staff Accountant (1881) for assistance. Once completed, forward a copy of the form to the Financial Services Department for their review. Financial Services will forward a reviewed copy of the fiscal note to Legislative Services.

1. **Subject:** Land Conservation 2025 Grant Budget Adjustment for DNR NOD funds

2. **Description:** This section must be completed for all fiscal notes. Briefly and concisely describe the request. State assumptions used and discuss any current year and long-term fiscal impacts. (A separate attachment can be used)

The Land Conservation Department is requesting a budget adjustment related to its Grants budget for the calendar year 2025 for the following reason: Cost Share Agreement for Targeted Runoff Management and Notice of Discharge Grant Programs with the State of Wisconsin DNR and Golden Hill Vue Dairy in the amount of \$63,000, which includes an increase in Purchased Services and Revenue. This proposed adjustment is budget neutral, requiring no county funding.

**Current Year Budget Impact (Check one or more of the following boxes)**

Revenues

Expenses (Cost)

None

3. Is the specific cost or revenue included in the current year's budget? yes ( ) no (x) partially ( )

4. If the proposal requests additional spending, can the additional cost be absorbed within the current year's line item? yes ( ) no (x) n/a ( )

5. Is the proposal to accept additional revenues only? yes ( ) no (x)

6. Does this request modify/adjust the current year budget? yes (x) no ( ) 2025 Budget  
If no, skip to question 8 below.

7. Detail current year budget changes. Please list cost center name, line item, account number and either the increase or decrease amount. (Please note that all budget adjustments must balance. For example, an increase in an expenditure account must be offset by a decrease in another expenditure account or the contingency fund or an increase in a revenue account or other funding sources such as fund balance applied.)

COST CENTER NAME	LINE ITEM (i.e. Salaries, Supplies, Etc.)	ACCOUNT NUMBER INCLUDING COST CENTER (i.e. 1004100.5100, 1004100.5400, etc.)	INCREASE (DECREASE) AMOUNT
			63,000
LC Grants	Purchased Services	2100400.5500	63,000
LC Grants	TRM Grant Revenue	2100400.4225.10	63,000

**Annual and Long-Term Impact**

8. Is the above Increase/Decrease a nonrecurring one-time expense or revenue? yes (x) no ( ) n/a ( )

9. What is the anticipated annual and/or long-term cost or revenue impact? Annual Cost \_\_\_\_\_  
Annual Revenue \_\_\_\_\_

Fiscal Note Prepared by: Lori Hauswirth

**For Financial Services purposes only**

Reviewed By: <i>Michelle Uitenbroek</i>	If expenditures are recorded in the financial system at a level of detail lower than the level 6 as shown above, indicate the specific account numbers and amounts below:	
Date: 8/26/2025	Detail Expenditures Account Number	Amount
Comments:		