

TAX INCREMENT FINANCE DISTRICT #6
Amendment #1

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Chapter 1. Preamble

Bahcall Land Development, LLC as the property owner has petitioned the City of Kaukauna for annexation into the corporate limits in order to receive certain municipal services. Dennis Bahcall Rubber Co., Inc. (www.bahcallrubber.com) is the tenant company. The company has been in operation for 70 years as a quality provider of hoses and belts. This company provides warehousing, distribution, sales, and service for a wide variety of hoses and belts. Bahcall Rubber employs approximately 40 people and serves the entire Fox Valley.

The company has undertaken several expansions since locating operations on County Road "OO" (East Frontage Road). Bahcall Rubber is again looking to expand and needs municipal services to accommodate sewer, water, storm sewer, and fire protection. All these facilities are available in sufficient capacity and can be physically expanded to the site.

Chapter 2. List and Description of Public Improvements

Bahcall Rubber has four primary public needs to accommodate an expansion of operations at their present site. These needs are reflected in the following list and description:

- Sanitary Sewer. An extension of an 8-inch gravity sewer main extending from the Bahcall facility along the frontage road to a "tee" placed at the existing sanitary sewer main. Length of run is approximately 2,225 linear feet.
- Water Main. Extend approximately 2,225 linear feet of 12-inch water main including six hydrants. Main would be extended along the frontage road.
- Fire Protection and EMS. The size of future additions may require a looped service road and extra fire hydrants on site. A short extension of water main on the site leading to a "Y" plug or hydrant may be required to receive fire insurance benefits.
- Storm Sewer. To accommodate the flow of storm sewer to the Farmland Storm Pond some ditch restoration may be necessary. Ditching length would be less than 1,000 feet.

Chapter 3. Economic Market and Feasibility Study

This TIF amendment will not impact or alter the market and feasibility section of the original TIF plan as this plan addresses an existing operation.

Chapter 4. Estimated Project Cost

- Method of Financing. The primary method of financing public improvements noted in Chapter 2 would be through the issuance of municipal bonds. Term and rate would be determined at the time of issuance. Repayment of the bonds would be based on incremental values derived from the expansion of Bahcall Rubber. If Bahcall does not

expand within a certain time frame, a portion of the improvements will be assessed and repaid to the TIF account.

- Timing of Improvements. Infrastructure improvements as shown in Chapter 2 would be initiated immediately. The anticipated cost of the improvements are as follows:

Sanitary Sewer (8" Main) Including Apparatus	\$128,000
15% Contingencies	<u>\$19,200</u>
	\$147,200
Water Main (12" Main) Including 6 Hydrants	\$84,900
15% Contingencies	<u>\$12,700</u>
	\$97,600
Restoration and Ditching	\$18,450
15% Contingencies	<u>\$2,750</u>
	\$21,200
Engineering, Inspection, and Administration	\$28,800
Total Project Cost	\$260,150
Total Project Cost Including Contingencies	\$294,800

Range of Total Project Cost \$260,150 to \$294,800

The chart on the next page titled "Basic Incremental Debt Schedule" provides a general repayment plan of \$290,000 in bonds issued at 6% with a fifteen year term.

The schedule assumes 2007 dollars with a flat tax rate of \$21.00 per \$1,000 of value. Values are based on anticipated expansions.

Actual debt service will be reduced by the amount paid by special assessment.

Basic Incremental Debt Schedule

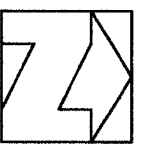
Year	Value of Addition	Tax Dollars	Cumulative Value	Debt Schedule Service for \$290,000	
1	-	-	-	-	-
2	\$500,000	\$0	-	-	-
3	\$0	\$10,500	\$10,500	\$30,000	\$30,000
4	\$0	\$10,500	\$21,000	\$30,000	\$60,000
5	\$0	\$10,500	\$31,500	\$30,000	\$90,000
6	\$95,000	\$12,500	\$44,000	\$30,000	\$120,000
7	\$0	\$12,500	\$56,500	\$30,000	\$150,000
8	\$0	\$12,500	\$69,000	\$30,000	\$180,000
9	\$0	\$12,500	\$81,500	\$30,000	\$210,000
10	\$0	\$12,500	\$94,000	\$30,000	\$240,000
11	\$1,300,000	\$40,000	\$134,000	\$30,000	\$270,000
12	\$0	\$40,000	\$174,000	\$30,000	\$300,000
13	\$0	\$40,000	\$214,000	\$30,000	\$330,000
14	\$0	\$40,000	\$254,000	\$30,000	\$360,000
15	\$0	\$40,000	\$294,000	\$30,000	\$390,000
16	\$0	\$40,000	\$334,000	\$30,000	\$420,000
17	\$0	\$40,000	\$374,000	\$30,000	\$450,000
18	\$0	\$40,000	\$414,000	-	-
19	\$0	\$40,000	\$454,000	-	-
20	-	-	-	-	-

PROPOSED TR ADDITION

PARCEL NUMBER
1-30-0421-00

CITY OF KAUKAUNA
TRF ADDITION

PLANNING DEPT. MARCH 1, 2007



Chapter 6. Proposed Changes in Zoning, Master Plan, Street Map, Building Codes, or Other City Ordinances

There are no changes proposed that would impact land use or land use dedication. By ordinance, the land and building will be annexed into the City as a RSF – Residential Single Family and rezoned to IND – Industrial to comply with current land use.

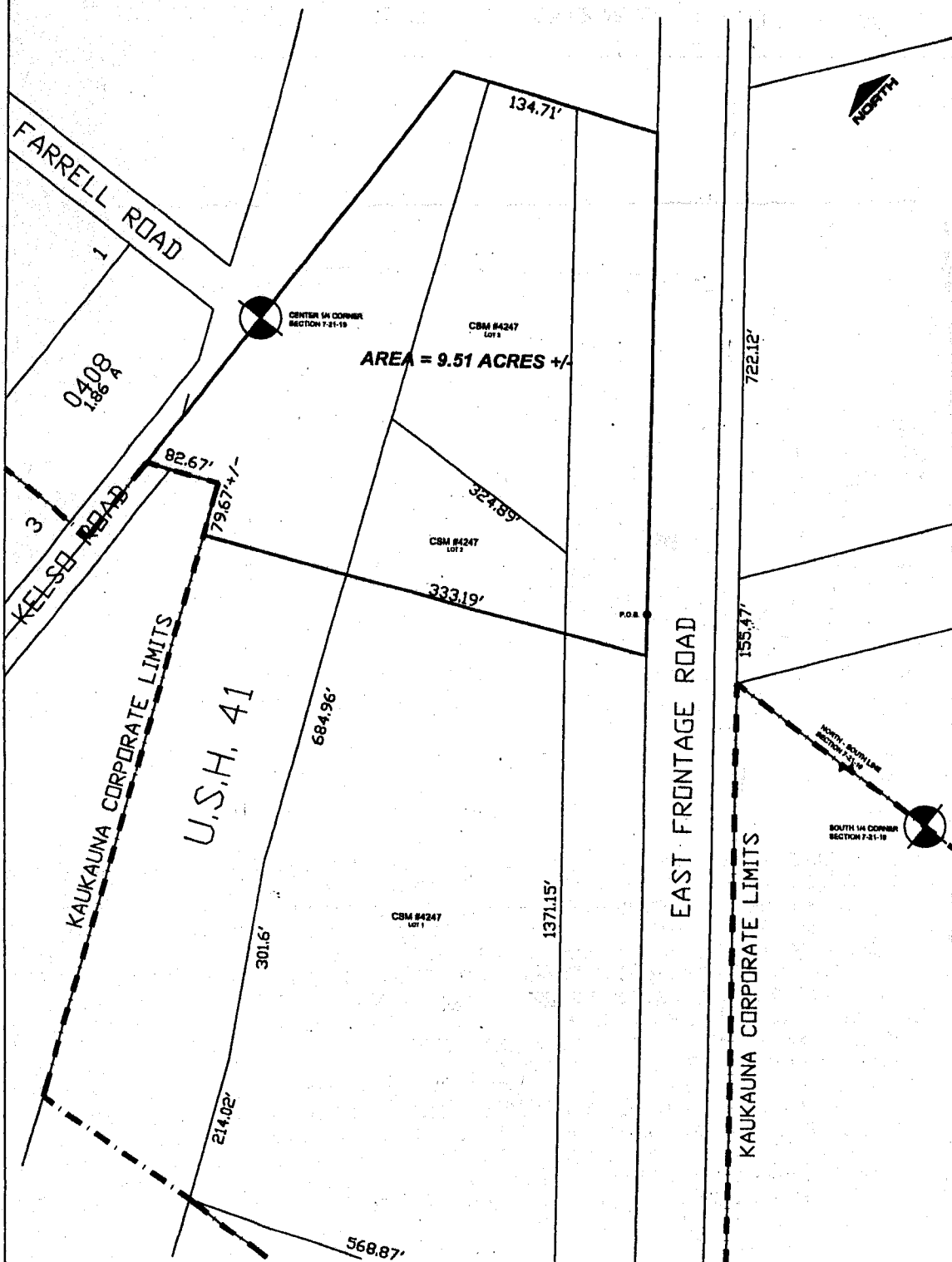
Chapter 7. List of Non-Project Cost

Project costs will not include such items as private laterals, abandoning septic systems or wells, removal of unneeded storm ponds or interior plumbing needs.

Chapter 8. How the Plan Promotes the Orderly Growth of the City

The TIF amendment incorporates Bahcall Rubber within the City's Industrial Park Network. This facility is contiguous to the City and the Industrial Park Network. Storm water facilities, sewer, and water mains have all been sized to eventually incorporate this and adjoining facilities.

ANNEXATION DESCRIPTION



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

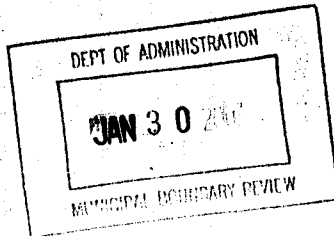
CITY OF KAUKAUNA
ENGINEERING DEPARTMENT

DRAWN BY: STRELCHECK, P.E.
APPROVED: SUNDELIUS, P.E.
DATE: JANUARY 12, 2007

SHEET 1 OF 2
FILE: _____

PART OF THE NE 1/4 OF THE SW 1/4, AND PART OF THE NW 1/4 OF THE SE 1/4, SECTION 7, T21N, R19E, TOWN OF KAUKAUNA, OUTAGAMIE COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 7; THENCE NORTHEASTERLY ALONG THE NORTH - SOUTH 1/4 LINE OF SECTION 7 TO A POINT ON THE CENTERLINE OF THE EAST FRONTAGE ROAD, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF THE EAST FRONTAGE ROAD TO ITS INTERSECTION WITH THE EXTENSION OF THE WEST LINE OF LOT 2 OF CSM #4247; THENCE NORTHWESTERLY ALONG THE EXTENSION OF THE WEST LINE OF LOT 2 OF CSM #4247 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE EAST FRONTAGE ROAD, ALSO BEING THE THE SOUTHWEST CORNER OF LOT 2, CSM #4247; THENCE NORTHWESTERLY 333.19 FEET ALONG THE WEST LINE OF LOT 2, CSM #4247 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S.H. 41; THENCE NORTHWESTERLY ALONG THE EXTENSION OF THE WEST LINE OF LOT 2, CSM#4247 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF U.S.H. 41; THENCE NORTHEASTERLY 79.67 +/- FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF U.S.H. 41, ALSO THE CORPORATE LIMIT LINE OF THE CITY OF KAUKAUNA; THENCE NORTHWESTERLY 82.67 FEET ALONG THE CORPORATE LIMIT LINE OF THE CITY OF KAUKAUNA TO ITS INTERSECTION WITH THE CENTERLINE OF KELSO ROAD; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF KELSO ROAD TO THE CENTER 1/4 CORNER OF SECTION 7, T21N, R19E; THENCE SOUTHEASTERLY ALONG THE EXTENSION OF THE CENTERLINE OF KELSO ROAD TO ITS INTERSECTION WITH THE EXTENSION OF THE EAST LINE OF LOT 3 OF CSM #4247; THENCE SOUTHEASTERLY ALONG THE EXTENSION OF THE EAST LINE OF LOT 3, CSM #4247 TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF U.S.H. 41, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTHEASTERLY 134.71 FEET ALONG THE EAST LINE OF LOT 3 OF CSM #4247 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE EAST FRONTAGE ROAD, ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 3; THENCE SOUTHEASTERLY ALONG THE EXTENSION OF THE EAST LINE OF LOT 3, CSM #4247 TO A POINT ON THE CENTERLINE OF THE EAST FRONTAGE ROAD; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF THE EAST FRONTAGE ROAD TO THE POINT OF BEGINNING; SAID ANNEXATION CONTAINING 9.51 ACRES MORE OR LESS.



CITY OF KAUKAUNA ENGINEERING DEPARTMENT	DRAWN BY: <u>STRELCHECK, P.E.</u>	SHEET <u>2</u> OF <u>2</u>
	APPROVED: <u>SUNDELIUS, P.E.</u>	FILE: _____
	DATE: <u>JANUARY 12, 2007</u>	

PROPOSED TR ADDITION

PARCEL NUMBER

1-30-0421-00

