Menasha

Memorandum

To: Board of Public Works
From: Greg Keil, CDD
Date: April 12, 2012
RE: Application for Deferred Assessment -First Addition to Lake Park Heights, Second Addition to Southfield and Related Matters

Earlier this year I had conversations with Jerry Haen of Van's Realty and Construction about the development of the two above-referenced parcels in which he has an ownership interest. This led to a request for the use of the City of Menasha deferred assessment policy to enable the use of city borrowing to fund the public infrastructure within the two development areas. He has since engaged McMahon and Associates to put together cost estimates for the infrastructure installation, which amounts to approximately $530,000 for the Fist Addition to Lake Park Heights, and $300,000 for the Second Addition to Southfield, respectively. Preliminary layouts of the two areas are attached.

I received written applications for the funds in February , and I hope to have revised requests from Van's based on the recently generated cost estimates from McMahon and Associates available for Monday's meeting.

In addition, Van's has requested that the city fund the construction of approximately 800' of sanitary sewer main from the Southfield subdivision to the Second Addition to Southfield site. This extension is necessary because sewer cannot be extended from the adjacent First Addition to Southfield due to topography. The cost for that extension will be approximately $33,000. A copy of that request is attached.

To fulfill these requests, the city would need to borrow from the State Trust Fund Loan program for the infrastructure installation. These funds would be repaid to the city from special assessments on the benefitting properties. Repayment would occur as lots are sold, but all funds would be due and payable to the city at the end of ten years per the terms of the deferred assessment policy.

The 800' sanitary sewer extension was identified as a project in TID # 9 Project Plan and Boundary Amendment #1, which was approved in 2006. This extension is necessary because parcels east of the Southfield Subdivision cannot be served by the sanitary sewer collection system in Manitowoc Road because it is not deep enough to serve the parcels in question by gravity. The proposed extension will also be able to serve new development farther to the east.

Van's
REALTY & CONSTRUCTION

2/28/12

Greg Kiel:

I would like to request the City to run sewer & water to my property south of Manitowoc Rd. Description & maps are enclosed if you need additional info, contact me at Van's Realty & Construction, 734-1845 or my cell phone 920-378-0925.

Thank You

Jerry Haen

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