Van's
REALTY & CONSTRUCTION

August 13, 2015

To: Menasha Board of Public Works and Common Council

Van's Realty and Construction of Appleton, Inc. hereby requests the application of Menasha's deferred assessment policy to enable the development of a 39 lot subdivision adjacent to the Lake Park Heights and the Ponds of Menasha Subdivision. This request supersedes a request made by Van's in 2012.

The estimate for the engineering and infrastructure costs for this project is $1,101,705 of which $178,091 would be future assessments for curb and gutter and final street paving It is expected that the city would pay the infrastructure costs for extending Lotus Trail to the property boundary and for its share of the infrastructure costs along the park frontage. Estimates for these items are $12,389 and $68,135 respectively

In addition to the application of the deferred assessment policy, I also respectfully request that the area assessments for the backbone sewer and water system and regional storm water facilities be waived. The city's Engineering Division estimates these assessments would be $27,864 and $15,740, respectively. Finally I would ask that the fees in lieu of parkland dedication be collected at the time of building permit issuance rather than at the time of platting.

The deferred assessment program and the other assistance I am requesting are essential to make the development of this subdivision feasible. I will be in direct competition with Lexington Homes, which I understand was not assessed for the backbone sewer and water systems or the regional storm water facilities, and received other substantive incentives from the city.

I look forward to working with the city to make this project happen and thank you for your consideration of my request.

Sincerely,

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