

Supporting Documentation
*State and County
Property Tax*

January 7, 2002



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DRAFT

Property Taxes for Fox River Area				
City	Tax Rate	Population	Weight	Weighted Total
Menasha	22.3600	20,000	1	22.3600
Neenah	22.9100	25,000	1.25	28.6375
Appleton	25.2299	70,000	3.5	88.3047
Green Bay	28.4000	200,000	10	284.0000
Weighted Average				26.87632698



**PROJECT CONTROL
COMPANIES, INC.**

Environmental Project Control
Financial Project Control

Backup For Lower Fox River Site Cost Estimates

DATE 1/4/2002

Source *City of Appleton*

Date Acquired 1/4/2002

SALES REP.

PCC REP. Joe Harrington

EPC NUMBER .0029

Project Code 58.03

Comments Appleton Property Tax Rates

Data Source: www.appleton.org/finance/executive_summary.htm

City
Of

Appleton

[http://www.appleton.org/finance/
executive_summary.htm](http://www.appleton.org/finance/executive_summary.htm)

TAX LEVY

The actual property tax levy is calculated as a rate to be applied to the assessed value of property. As market values of property increase, so does the assessed value of those properties and, consequently, the tax levy or mill rate required to raise a given amount of money declines.

Table 4: TAX LEVY/\$1,000 ASSESSED VALUE

Tax Levy	1998 Actual	1999 Actual	2000 Actual	2001 Actual	2002 Budget
City	9.5070	9.2676	8.7840	8.8562	8.8510
VTAE	1.6875	1.8113	1.8113	1.8547	1.8850
Schools (Average)	9.1767	10.3230	9.7624	9.6801	8.9424
State	0.2000	0.2000	0.2000	0.2000	.20
County (Average)	4.6937	4.6458	4.5745	4.7568	5.0060
Sanitary Districts (Average)	1.8938	1.8896	0	0	0
Net Tax Levy (Average)	\$27.1587	\$28.1373	\$25.1322	\$25.3478	\$24.8844

Since the City of Appleton falls within three counties, three school districts, and three outside utility districts, those tax rates are averaged for this presentation. Appleton utilities are financed entirely by user fees and special assessments and are therefore not included in property tax rates. A decision was made with the 2000 budget to no longer pass along the outside sanitary district levies to property owners, rather to charge all City residents on the same basis for utility services regardless of the sanitary district in which they happen to live. As this chart shows, the overall tax levy has declined by approximately 12% while the City's tax levy is approximately 7 % lower than it was in 1998.



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Date Acquired 1/4/2002

SALES REP.

PCC REP. Joe Harrington

EPC NUMBER .0028

Project Code 58.03

Comments Wisconsin Average State Property Tax Rate = 2.84%

Data Source: www.titletown.org/ec/businessstaxes.htm

State of Wisconsin and Brown County Tax Information

TAX	RATE
Corporate Income (flat rate)	7.90%
Apportionment:	
Sales	50%
Property	25%
Payroll	25%
Sales/Use	5.5%
Local Sales Tax	0%
Manufacturing machinery	
Pollution controls equipment	
Materials consumed	Exempt
Manufacturing Energy	100% Tax Credit
Property Tax (full value state average rate)	2.84%
Manufacturing machinery & equipment	Exempt
Manufacturing inventories	
Merchant's inventories	Exempt
Pollution controls equipment	
Unemployment Compensation	
Base	\$10,500
Minimum/Maximum	\$.02-9.75%
FUTA penalty	0%
New employers (2 years) with a:	
payroll less than \$400,000	
payroll greater than \$400,000	
Worker's Compensation	
Average in manufacturing	\$4.85/\$100
Based on actual rates of 34 Wisconsin industries	
Personal Income (married, filing jointly)	
\$0-\$10,000	4.90%
\$10,001-\$20,000	6.55%

\$20,000+
State Capital Gains

6.93%
60% Exemption

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SALES REP. Patty, Finance Department

PCC REP. Joe Harrington

EPC NUMBER .0031

Project Code 58.03

Comments Appleton Property Tax Rates for 2001

Information acquired by intial contact with Patty in the Finance Department of the
Town of Appleton.

Finance Department
Town of Appleton
100 North Appleton Street
Appleton, WI 54911
(920) 832-5850

Patty
Finance Department
Town of Appleton
100 North Appleton Street
Appleton, WI 54911
(920)-832-5850

Rates for 2001 property tax (per \$1000.00)

24.3561
25.7475
24.8716
25.6122
25.0217
25.7705

Average 25.2299



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DATE 1/4/2002

Source ***Town of Menasha***

Date Acquired 1/4/2002

SALES REP.

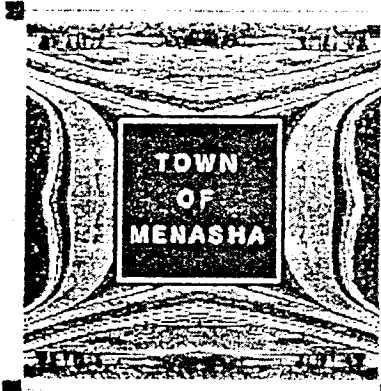
PCC REP. **Joe Harrington**

EPC NUMBER .0030

Project Code 58.03

Comments Menasha, WI Property Tax Rates

Data Source: www.town-menasha.com/economic.htm



ECONOMIC DEVELOPMENT IN THE TOWN OF MENASHA

The Town of Menasha is strategically located in East Central Wisconsin in the heart of the Fox River Valley. The Town is one of seventeen communities that comprise the Appleton-Neenah-Oshkosh Metropolitan Statistical Area (MSA), the third largest and fastest growing metropolitan area in the State of Wisconsin. The Town is the fourth largest township in the State of Wisconsin with a population of 15,858. The Town is home to several Fortune 500 industries including: Kimberly-Clark, Pierce Manufacturing, Hayes Manufacturing, Outlook Graphics, Wisconsin Tissue Mills, Neenah Paper, and Warehouse Specialist.

The Economic Structure of the Fox Valley: A Study of Economic Opportunity

Business & Industrial Parks

The Town of Menasha has four industrial/commercial parks with available sites:

- **Gateway Development:** 160+ acres, is a development located along the new West American Drive and served by Hwy 10, U.S. Hwy 41 and the West Side Arterial/Parkway. This development includes a new 140 lot residential subdivision, 400 units of high end rental, a office park and a retail center that will incorporate a grocery store and other supporting retail uses and a planned arena. For additional information click the link above.
- **Parkside West Business Center:** 40 acres, which is serviced by State Hwy 150, U.S. Hwy 41, and the West Side Arterial/Parkway, zoned for light manufacturing and office. Road, Sewer and Water available.
- **McMahon Business Park:** 48.36 acres, which is serviced by U.S. Hwy 10, U.S. Hwy 41, and the West Side Arterial/Parkway, zoned for office and retail. Click [here](#) for more information.
- **All American Industrial Park:** 100 acres, which is serviced by U.S. Hwy 41 and railway, zoned for industrial. Click [here](#) for more information.
- **Industrial Property located off of Hwy 41 and American Dr.** Click [here](#) for more information.

Town Tax Rate

2000 tax rate is \$5.34 per \$1,000 of assessed value.

Combined 2000 Tax Rate For All Tax Districts Including the Town Tax Rate is As Follows:

Neenah School District \$22.91 per \$1,000 assessed value.
 Menasha School District \$22.36 per \$1,000 assessed value.
 Appleton School District \$21.93 per \$1,000 assessed value