

A quorum of the Administration Committee, Board of Public Works, Park Board, and/or Common Council may attend this meeting; (Although it is not expected than any official action of any of those bodies will be taken).

**CITY OF MENASHA  
REDEVELOPMENT AUTHORITY/COMMON COUNCIL WORKSHOP  
Menasha Public Library  
Company E Room  
440 First Street, Menasha**

**August 17, 2011**

**6:00 PM**

**AGENDA**

**DISCUSSION**

1. [Acquisition of 221 Washington Street \(Blight Elimination\) – Recommended by the Plan Commission](#)
2. Transfer of City-Owned Land and Lots in Lake Park Villas to the Redevelopment Authority
3. Transfer of City-Owned Lots to the Redevelopment Authority (Province Terrace, Midway Business Park, Racine Street, Other)

# 2011 Property Records

August 11, 2011

Tax key number: 3-00530-00

Property address: 221 Washington St

County: Winnebago

Owner name: Richard N. Sheleski

Owner address: PO Box 75  
Leasburg, MO 65535

Legal description: TOWN OF THE ISLAND PLAT ALL THAT PART  
OF BLOCK B, MARKED RESERVED DESC IN  
V523 P212 R.O.D.

Sect-Twn-Rge / Acres: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ / \_\_\_\_\_

Neighborhood: Commercial 3

Nghbrhd group: Commercial

Zoning: I2

Flood plain? \_\_\_\_\_

Districts: Sanitary C  
School 3430

Traffic: Heavy

Water: City water

Sanitary: Sewer

Assessment History					
Year	Tax Class	Reasons for Change	Acres	Land	Improvements
2011	Commercial		0.275	\$36,000	\$20,700
		Totals	0.275	\$36,000	\$20,700
2010	Commercial		0.275	\$36,000	\$20,700
		Totals	0.275	\$36,000	\$20,700
2009	Commercial		0.275	\$36,000	\$20,700
		Totals	0.275	\$36,000	\$20,700
2008	Commercial		0.275	\$36,000	\$20,700
		Totals	0.275	\$36,000	\$20,700
2007	Commercial		0.275	\$36,000	\$20,700
		Totals	0.275	\$36,000	\$20,700
2006	Commercial		0.275	\$36,000	\$20,700
		Totals	0.275	\$36,000	\$20,700
2005	Commercial	Revalue	0.275	\$36,000	\$20,700
		Totals	0.275	\$36,000	\$20,700
2004	Commercial			\$24,500	\$13,400
		Totals		\$24,500	\$13,400
2003	Commercial			\$24,500	\$13,400
		Totals		\$24,500	\$13,400
2002	Commercial			\$24,500	\$13,400
		Totals		\$24,500	\$13,400
2001	Commercial			\$24,500	\$13,400
		Totals		\$24,500	\$13,400

# 2011 Property Records

August 11, 2011

Building Permits				
Opened	Permit #	Purpose	\$ Amount	Closed
4/30/2008	1312084B	Shed	\$ 500	1/1/2009

Sales History		
Date	Price	Type

Land										
Qty	Tax Classification	Unit of Measure	Width	Depth	Sq Ft	Acres	Waterfront	Description	% Inf	Assess Value
1	Commercial	Square feet			11,999	0.275	None			\$36,000

Other Building Improvements									
Type Construction	Quantity Year Built	Width Length	Height Grade	Modifications	Mod Qty	Condition OB/MA	%Good Override	Tax Class	Assessed Value

Other Improvements		
Tax Class	Description	Assessed Value
Commercial	8x10 metal shed NV	



<b>Commercial Building Name</b>		
Tiger's Auto Repair		
<b>Tax Class</b>		
(1) Residential	(2) Commercial	(3) Manufacturing
<b>Entrance Code</b>		
(0) Gained	(2) Refused	(3) Estimated
<b>Building Zip Code</b>	<b>Story Height</b>	
54952	1.00	



Above Grade Section	Section Name	Stories	Perimeter (ft)	Total Area (sf)	Year Built	Expected Life	Years Remaining
	auto repair	1.00	116	777	1960	30	20

Occupancies	Designed Use	Actual Use	Construction Class	Avg Height (ft)	Area (sf)	Area (%)	Quality
	Service repair garage	Service repair garage	Wood or steel framed exterior w	10.00	777	100.0%	Average

	Component Description	Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Stucco			777	100.0%	Average
HVAC	Forced air unit			777	100.0%	Average
Elevators						
Fire sprinklers						
Fire alarms						
Mezzanines						
Malls						
Balconies						



# 2011 Property Records

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Unit Adjustments	Description	Units	Cost per Unit	Total Cost	% Depreciation	Total Value
	asphalt parking	3,840	\$ 0.55	\$ 2,112		\$2,112

% Adjustments	Description	% Adjustment	Total Value
	market adj.	-40%	-\$12,397

