



**CITY OF STURGEON BAY COMMON COUNCIL AGENDA
TUESDAY, NOVEMBER 5, 2019
7:00 P.M.
COUNCIL CHAMBERS, CITY HALL – 421 MICHIGAN ST
DAVID J. WARD, MAYOR**

1. Call to order.
2. Pledge of Allegiance.
3. Roll call.
4. Adoption of agenda.
5. Public Comment.
6. Presentation re: Way Finding Presentation.
7. Consideration of the following bills: General Fund – \$130,529.10, Capital Fund - \$72,830.87, Cable TV - \$5,101.67, TID #2 - \$1,900.00, TID #4 - \$7,566.05 and Solid Waste Enterprise Fund - \$18,411.39 for a grand total of \$236,339.08 . roll call]
8. **CONSENT AGENDA**

* All items listed with an asterisk (*) are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests before the Adoption of the Agenda, in which event the item will be removed from the Consent Agenda and considered immediately following the consent agenda.

* a. Approval of 10/14/19 special and 10/15/19 regular Common Council minutes.

* b. Approval of the following minutes:

1. Finance/Purchasing & Building Committee – 10/8/19
2. Community Protection & Services Committee – 10/9/19
3. Cable Communication System Advisory Council – 10/9/19
4. City Plan Commission – 10/16/19
5. Personnel Committee – 10/22/19
6. Industrial Park Development Review Team – 10/22/19
7. Joint Park & Recreation Committee/Board – 10/23/19

* c. Place the following reports on file:

1. Fire Department Report – September 2019
2. Bank Reconciliation – September 2019
3. Revenue & Expense Report – September 2019

* d. Consideration of: Approval of Beverage Operator Licenses.

* e. Finance/Purchasing & Building Committee recommendation re: Award the contract to Sound Farmer Production, in the amount of \$29,000 to manage the 2020 Harmony by the Bay Summer Concert series.

* f. Community Protection & Services recommendation re: Approve the amendment to National Fire Protection Association (NFPA) ordinance 6.15 where the first line reads National Fire Protection Association Code 1 is hereby adopted in its entirety and incorporated into this chapter by reference, including all amendments thereto.

- * g. Joint Park & Recreation Committee/Board recommendation re: Concept plan for SBVC & Sterling Landscaping, and to approve the process to go ahead and make improvements to Graham Park.
9. Mayoral appointments.
10. Public hearing re: Zoning text amendment to Section 20.31(4)(b) of the Municipal Code – Zoning Code.
11. City Plan Commission recommendation re: Repeal and recreate Section 20.31(4)(b) of the Municipal Code (Zoning Code) re: surfacing of parking lots and access driveways.
12. Joint Parks & Recreation Committee/Board recommendation re: Identify Cherry Blossom Park as a dog free park.
13. City Plan Commission recommendation re: Approve the combined Preliminary/Final Planned Unit Development (PUD) for 40 housing units, including converting the former West Side School, located at 17 W. Pine St and a new addition extending into the West Side Field property located at 37 W. Redwood Street with conditions.
14. First reading of ordinance re: Rezone from Single Family Residential (R-2) to Planned Unit Development (PUD) for property known as West Side School/West Side Field.
15. Consideration of: Submitting a letter to Judge Huber requesting lifting the injunction placed on Lots 92 and 100 during the Friends of Sturgeon Bay Pubic Waterfront vs. the City of Sturgeon Bay court case. (Ald. Avenson & Ald. Hayes)
16. Items to be Included on Future Agendas (New Business).
17. Committee Chairperson Reports:
- a. City Plan Commission
 - b. Finance/Purchasing & Building Committee
 - c. Park & Recreation Committee
18. City Administrator report.
19. Mayor's report.
20. Convene in closed session in accordance with the following exemption:
- Conferring with legal counsel for governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved. Wis. Stats. 19.85(1)(g)
- Consideration of: Settlement agreement with Wal-Mart Business Trust.
- Move to reconvene in open session to take formal action upon preceding subjects of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Council may adjourn in
21. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Posted:

Date: 11.1.19

Time: 12:00pm

By: Um

DATE: 10/29/2019
TIME: 14:39:22
ID: AP443ST0.WOW

7.

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

7.

INVOICES DUE ON/BEFORE 11/05/2019

| VENDOR # | NAME | ITEM DESCRIPTION | ACCOUNT # | AMOUNT DUE |
|----------------------------|--------------------------------|--------------------------------|------------------|------------|
| ----- | | | | |
| GENERAL FUND | | | | |
| GENERAL FUND | | | | |
| LIABILITIES | | | | |
| 19610 | RICHARD STUEWER | 10/19 INS REIMBURSE/STUEWER | 01-000-000-21530 | 314.77 |
| R0000913 | RONALD SWEETHAN | HAZRDOUS ITEM TAG RFND/SWEETMN | 01-000-000-48105 | 32.00 |
| R0000913 | | HAZRDOUS ITEM TAG RFND/SWEETMN | 01-000-000-48105 | 32.00 |
| R0000985 | SULLYS THUMBS UP PRODUCE | 10.26.19 FOOD SHARE/SULLYS | 01-000-000-21595 | 49.00 |
| R0000991 | SPERBER FARMS | 10.12.19 FOOD SHARE/SPERBER | 01-000-000-21595 | 12.00 |
| R0001001 | RENARDS CHEESE | 10.26.19 FOOD SHARE/RENARDS | 01-000-000-21595 | 68.00 |
| R0001074 | RANDALL MANGES | 10.12.19 FOOD SHARE/MANGES | 01-000-000-21595 | 19.00 |
| R0001123 | D.C CUSTOM MEATS | 10.19.19 FOOD SHARE/DC MEATS | 01-000-000-21595 | 54.00 |
| R0001488 | BOB BORDEAU | 10.12.19 FOOD SHARE/BORDEAU | 01-000-000-21595 | 52.00 |
| R0001488 | | 10.26.19 FOOD SHARE/BORDEAU | 01-000-000-21595 | 54.00 |
| R0001498 | VANG MEE YANG | 10.19.19 FOOD SHARE/V YANG | 01-000-000-21595 | 94.00 |
| R0001510 | DAVID BOYARSKI | 10.12.19 FOOD SHARE/D BOYARSKI | 01-000-000-21595 | 49.00 |
| R0001510 | | 10.26.19 FOOD SHARE/EMERALD | 01-000-000-21595 | 19.00 |
| THORP | PAT THORP | 10.12.19 FOOD SHARE/THORP | 01-000-000-21595 | 69.00 |
| TOTAL LIABILITIES | | | | 917.77 |
| TOTAL GENERAL FUND | | | | 917.77 |
| | | | | |
| LAW/LEGAL | | | | |
| 03950 | DAVIS KUELTHAU | 08/19 INTERIM CITY ATTORNEY | 01-110-000-55010 | 784.00 |
| 03950 | | 08/19 GENERAL MATTERS | 01-110-000-55010 | 2,470.00 |
| 16555 | PINKERT LAW FIRM, LLP | 08/19 LITIGATION MATTERS-BOES | 01-110-000-55010 | 157.50 |
| 16555 | | 09/19 LITIGATION MATTERS-BOES | 01-110-000-55010 | 851.00 |
| 16555 | | 09/19 TRAFFIC MATTERS | 01-110-000-55010 | 3,600.00 |
| TOTAL | | | | 7,862.50 |
| TOTAL LAW/LEGAL | | | | 7,862.50 |
| | | | | |
| CITY CLERK-TREASURER | | | | |
| 03330 | VALERIE CLARIZIO | MILEAGE REIMB/CLARIZIO | 01-115-000-55600 | 334.08 |
| BUBRICKS | BUBRICK'S COMPLETE OFFICE, INC | POLY POCKET EXPND FOLDERS | 01-115-000-51950 | 53.85 |
| USBANK | US BANK | STORAGE BIN | 01-115-000-54999 | 7.59 |
| USBANK | | MEAL WMCA MTG/CLARIZIO | 01-115-000-55600 | 14.48 |
| USBANK | | FUEL WMCA MTG/CLARIZIO | 01-115-000-55600 | 22.54 |
| USBANK | | FUEL CONFERENCE/CLARIZIO | 01-115-000-55600 | 31.55 |
| USBANK | | HOTEL CONFERENCE/CLARIZIO | 01-115-000-55600 | 164.00 |
| TOTAL | | | | 628.09 |
| TOTAL CITY CLERK-TREASURER | | | | 628.09 |
| | | | | |
| ADMINISTRATION | | | | |
| 19841 | ROTARY CLUB OF STURGEON BAY | 2019 4TH QTR DUES/VANLIESHOUT | 01-120-000-56000 | 190.00 |
| USBANK | US BANK | MEAL WMCA MTG/VANLIESHOUT | 01-120-000-55600 | 16.65 |
| USBANK | | FUEL WMCA MTG/VANLIESHOUT | 01-120-000-55600 | 22.54 |
| TOTAL | | | | 229.19 |
| TOTAL ADMINISTRATION | | | | 229.19 |

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CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 11/05/2019

| VENDOR # | NAME | ITEM DESCRIPTION | ACCOUNT # | AMOUNT DUE |
|-----------------------------------|------------------------------|--------------------------------|------------------|------------|
| GENERAL FUND | | | | |
| CITY ASSESSOR | | | | |
| ASSO APP | ASSOCIATES APPRAISAL | 11.5.19 CONTRACT | 01-130-000-55010 | 1,333.33 |
| TOTAL | | | | 1,333.33 |
| TOTAL CITY ASSESSOR | | | | 1,333.33 |
| MUNICIPAL SERVICES ADMIN. | | | | |
| 03133 | CELLCOM WISCONSIN RSA 10 | 09/19 CHAD CELL SVC | 01-145-000-58250 | 25.00 |
| USBANK | US BANK | 2 UTILITY PUMPS | 01-145-000-52700 | 101.04 |
| USBANK | | PAINT SPRAYER WAND | 01-145-000-52700 | 17.92 |
| USBANK | | SHOVEL | 01-145-000-52700 | 31.09 |
| TOTAL | | | | 175.05 |
| TOTAL MUNICIPAL SERVICES ADMIN. | | | | 175.05 |
| PUBLIC WORKS ADMINISTRATION | | | | |
| 03133 | CELLCOM WISCONSIN RSA 10 | 09/19 STEVE CELL SVC | 01-150-000-58250 | 31.99 |
| 03133 | | 09/19 MIKE B CELL SVC | 01-150-000-58250 | 59.04 |
| 03133 | | 09/19 CELL SVC | 01-150-000-58250 | 7.58 |
| TOTAL | | | | 98.61 |
| TOTAL PUBLIC WORKS ADMINISTRATION | | | | 98.61 |
| CITY HALL | | | | |
| 03159 | CHARTER COMMUNICATIONS | 09/19 FIRE CABLE SVC | 01-160-000-58999 | 134.78 |
| 04575 | DOOR COUNTY HARDWARE | HARDWARE | 01-160-000-51850 | 7.99 |
| 04575 | | SPONGES | 01-160-000-51850 | 7.58 |
| 19880 | STURGEON BAY UTILITIES | MONITOR RECYCLING | 01-160-000-55300 | 10.00 |
| 19880 | | 421 MICHIGAN ST | 01-160-000-56150 | 3,632.20 |
| 19880 | | 421 MICHIGAN ST | 01-160-000-58650 | 159.42 |
| 23730 | WPS | 421 MICHIGAN STREET | 01-160-000-56600 | 762.11 |
| JX ENT | JX ENTERPRISES, INC. | BRAKE PEDAL REBUILD PARTS/#41 | 01-160-000-51850 | 159.19 |
| VIKING | VIKING ELECTRIC SUPPLY, INC | LIGHT BULBS 2 @ 11.37 | 01-160-000-55300 | 22.74 |
| WARNER | WARNER-WEXEL WHOLESALE & | CLEANING SUPPLIES | 01-160-000-51850 | 81.54 |
| TOTAL | | | | 4,977.55 |
| TOTAL CITY HALL | | | | 4,977.55 |
| GENERAL EXPENDITURES | | | | |
| 08167 | GANNETT WISCONSIN NEWSPAPERS | ORD 1361 PUBLICATION | 01-199-000-57450 | 380.44 |
| 08167 | | ORD 1362 PUBLICATION | 01-199-000-57450 | 31.91 |
| 08167 | | ORD 1363 PUBLICATION | 01-199-000-57450 | 77.94 |
| AUDREYOF | AMO ENTERPRISES, INC | FRAMING 2014 CG CITY PROCLAMAT | 01-199-000-51600 | 300.00 |
| AUDREYOF | | FRAMING 2019 CG CITY PROCLAMAT | 01-199-000-51600 | 423.00 |
| BOETTCOM | BOETTCHER COMMUNICATIONS | WEBSITE UPDATES | 01-199-000-51100 | 23.75 |

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CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

PAGE: 3

INVOICES DUE ON/BEFORE 11/05/2019

| VENDOR # | NAME | ITEM DESCRIPTION | ACCOUNT # | AMOUNT DUE |
|----------------------------|--------------------------------|-------------------------------|------------------|------------|
| GENERAL FUND | | | | |
| MEUW | MUNICIPAL ELECTRIC UTILITIES | 4TH QTR SAFETY PROGRAM | 01-199-000-55605 | 3,413.48 |
| TOTAL | | | | 4,650.52 |
| TOTAL GENERAL EXPENDITURES | | | | 4,650.52 |
| POLICE DEPARTMENT | | | | |
| 15890 | PACK AND SHIP PLUS | SHIPPING BINOCULARS | 01-200-000-57250 | 74.67 |
| 16735 | ARLEIGH PORTER | CLOTHING REIMBURSE/PORTER | 01-200-000-52900 | 69.98 |
| 22800 | WALMART COMMUNITY | HDMI CABLE | 01-200-000-55500 | 26.29 |
| 22800 | | HDMI CABLE | 01-200-000-55500 | 24.92 |
| 22800 | | CREDIT RETURN | 01-200-000-55500 | -26.29 |
| BUBRICKS | BUBRICK'S COMPLETE OFFICE, INC | ASSORTED OFFICE SUPPLIES | 01-200-000-51950 | 77.77 |
| MODERN | MODERN MARKETING | BADGE STICKERS/KIDS | 01-200-000-51950 | 260.95 |
| USBANK | US BANK | CLASS CANCELLATION REFUND | 01-200-000-55600 | -150.00 |
| TOTAL | | | | 358.29 |
| TOTAL POLICE DEPARTMENT | | | | 358.29 |
| POLICE DEPARTMENT/PATROL | | | | |
| 02206 | BAY MARINE | SBFD BOAT/SHIFT ISSUE | 01-215-000-58600 | 4,989.37 |
| 03133 | CELLCOM WISCONSIN RSA 10 | 09/19 CELL PHONES | 01-215-000-58250 | 1,663.51 |
| 03133 | | 09/19 MIFI WIRELESS ROUTER | 01-215-000-58250 | 315.96 |
| 04696 | DOOR COUNTY TREASURER | 09/19 FUEL | 01-215-000-51650 | 3,309.73 |
| 06012 | FASTENAL COMPANY | WYPAL TOWELS/GARAGE | 01-215-000-54999 | 70.52 |
| 06592 | FOX VALLEY TECHNICAL COLLEGE | LE IN SERVICE/R MIELKE | 01-215-000-55600 | 99.00 |
| 19880 | STURGEON BAY UTILITIES | SUNSET PK BT LAUNCH | 01-215-000-56150 | 10.44 |
| 19880 | | 110 S NEENAH AVE CAMERA | 01-215-000-56150 | 10.15 |
| 19880 | | 724 SHORECREST CAMERA | 01-215-000-56150 | 8.24 |
| 21450 | THE UNIFORM SHOPPE | UNIFORM SHIRT/PANTS/BRANDT | 01-215-000-52900 | 192.85 |
| 21450 | | GEAR BAG/DUTY BELT/BRANDT | 01-215-000-52900 | 78.90 |
| 22800 | WALMART COMMUNITY | ICAC PHONE CARDS | 01-215-000-58250 | 80.76 |
| 23640 | WISCONSIN DEPT OF JUSTICE | 3 TIME ACCESS SUPPORT | 01-215-000-58999 | 150.00 |
| 23640 | | 21 OFFICER SUPPORT | 01-215-000-58999 | 252.00 |
| JIM FORD | JIM OLSON FORD-LINCOLN, LLC | SQUAD 30 MAINTENANCE | 01-215-000-58600 | 45.73 |
| JIM FORD | | MAINTENANCE SQUAD 30 | 01-215-000-58600 | 157.69 |
| JIM FORD | | MAINTENANCE SQUAD 80 | 01-215-000-58600 | 39.49 |
| JIM FORD | | INVESTIGATOR VEHICLE MAINTAIN | 01-215-000-58600 | 52.38 |
| NELSON | NELSON TACTICAL | CADET UNIFORM SHIRTS | 01-215-000-52900 | 480.00 |
| USBANK | US BANK | MEAL BCKGRND CHK/HOUGAARD | 01-215-000-55600 | 18.31 |
| USBANK | | MEAL BCKGRND CHK/HOUGAARD | 01-215-000-55600 | 8.17 |
| USBANK | | HOTEL BCKGRND CHK/HOUGAARD | 01-215-000-55600 | 94.00 |
| USBANK | | FUEL | 01-215-000-51650 | 33.50 |
| USBANK | | FUEL | 01-215-000-51650 | 44.15 |
| USBANK | | CLOTHING/HOUGAARD | 01-215-000-52900 | 45.00 |
| USBANK | | CLOTHING/OFFICERS | 01-215-000-52900 | 249.00 |
| USBANK | | 4 MEALS/SQUAD CHANGEOVER | 01-215-000-54999 | 62.06 |
| USBANK | | LODGING/ICAC TRNING/SHEW-JOSE | 01-215-000-55600 | 187.20 |
| USBANK | | FUEL | 01-215-000-51650 | 40.00 |
| USBANK | | FLOWERS | 01-215-000-54999 | 87.63 |
| USBANK | | BATTERY | 01-215-000-54999 | 7.59 |

INVOICES DUE ON/BEFORE 11/05/2019

| VENDOR # | NAME | ITEM DESCRIPTION | ACCOUNT # | AMOUNT DUE |
|-------------------------------------|---------------------------|--------------------------------|------------------|------------|
| ----- | | | | |
| GENERAL FUND | | | | |
| USBANK | | ITUNES/ICLOUD STORAGE | 01-215-000-58250 | 0.99 |
| TOTAL | | | | 12,884.32 |
| TOTAL POLICE DEPARTMENT/PATROL | | | | 12,884.32 |
| POLICE DEPT. / INVESTIGATIONS | | | | |
| ACCURINT | LEXISNEXIS RISK SOLUTIONS | 09/19 CONTRACT FEES | 01-225-000-57950 | 105.00 |
| LENSEQUI | LENS EQUIPMENT | OSPREY 5000 SERIES CAMERA SYSM | 01-225-000-57950 | 8,000.00 |
| USBANK | US BANK | CLOTHING/HENRY | 01-225-000-52900 | 35.00 |
| USBANK | | VIZIO LED TV | 01-225-000-57950 | 506.39 |
| USBANK | | LCD NOTEBOOK/LAPTOP | 01-225-000-57950 | 859.99 |
| USBANK | | EXTECH SOUND LEVEL METER KIT | 01-225-000-57950 | 464.19 |
| TOTAL | | | | 9,970.57 |
| TOTAL POLICE DEPT. / INVESTIGATIONS | | | | 9,970.57 |
| FIRE DEPARTMENT | | | | |
| 04575 | DOOR COUNTY HARDWARE | ASSORTED SUPPLIES | 01-250-000-54999 | 66.30 |
| 04575 | | CREDIT RETURN | 01-250-000-54999 | -23.00 |
| 04575 | | FASTENERS | 01-250-000-54999 | 5.60 |
| 04575 | | FASTENERS | 01-250-000-54999 | 8.40 |
| 04575 | | FRT | 01-250-000-54999 | 19.02 |
| 04575 | | BKR SQ | 01-250-000-54999 | 17.98 |
| 04575 | | TAP PLUG | 01-250-000-54999 | 4.99 |
| 04575 | | BATTERY | 01-250-000-54999 | 13.99 |
| 04696 | DOOR COUNTY TREASURER | 09/19 FUEL CHARGES | 01-250-000-51650 | 1,461.84 |
| 07765 | GRAINGER INC | CHARGING CORD-GAS METER | 01-250-000-52700 | 33.42 |
| 12100 | LAMPERT YARDS INC | LUMBER/CRIBBING | 01-250-000-52250 | 41.85 |
| 16570 | PIONEER FIRE COMPANY | UNIFORMS | 01-250-000-52900 | 324.20 |
| 16570 | | CLOTHS/LIQUID WAX | 01-250-000-54999 | 70.92 |
| 19303 | MIKE SMITH | UNIFORM SHOES/MIKE SMITH | 01-250-000-52900 | 131.86 |
| 19880 | STURGEON BAY UTILITIES | 92 E MAPLE STREET | 01-250-000-56675 | 6.22 |
| 19880 | | MARTIN PARK RESTROOM | 01-250-000-56675 | 6.22 |
| 19880 | | 421 MICHIGAN ST | 01-250-000-56675 | 133.25 |
| 19880 | | TRUCK FILL | 01-250-000-56675 | 41.00 |
| 19880 | | MEM FLD WARMING HOUSE | 01-250-000-56675 | 49.73 |
| 19880 | | SALT SHED | 01-250-000-56675 | 6.22 |
| 19880 | | CITY GARAGE | 01-250-000-56675 | 49.73 |
| 19880 | | GARLAND PARK | 01-250-000-56675 | 6.22 |
| 19880 | | SUNSET CONSN CNTR | 01-250-000-56675 | 49.73 |
| 19880 | | FRANK GRASSE MEM SHELTER | 01-250-000-56675 | 15.54 |
| 19880 | | OTUMBA PARK | 01-250-000-56675 | 6.22 |
| 19880 | | WEST SIDE FIRE STATION | 01-250-000-56675 | 49.73 |
| 19880 | | WEST SIDE FIRE STATION | 01-250-000-56150 | 114.35 |
| 19880 | | WEST SIDE FIRE STATION | 01-250-000-58650 | 84.79 |
| 19880 | | 38 S NEENAH AVE PAVILLION | 01-250-000-56675 | 6.22 |
| 19880 | | NEENAH AVE RESTROOM | 01-250-000-56675 | 31.08 |
| 19880 | | JAYCEES BALLFLD STAND | 01-250-000-56675 | 15.54 |
| 19880 | | WEST SIDE BALLFLD LITES | 01-250-000-56675 | 31.08 |
| 19880 | | GIRLS LITTLE LEAGUE | 01-250-000-56675 | 49.73 |

INVOICES DUE ON/BEFORE 11/05/2019

| VENDOR # | NAME | ITEM DESCRIPTION | ACCOUNT # | AMOUNT DUE |
|------------------------------|--------------------------------|------------------------------|------------------|------------|
| ----- | | | | |
| GENERAL FUND | | | | |
| 19880 | | N 14TH AVE WARNING SIREN | 01-250-000-56150 | 8.24 |
| 19880 | | DIVISION RD TRAINING SITE | 01-250-000-56675 | 6.22 |
| 19880 | | DIVISION RD TRAINING SITE | 01-250-000-56150 | 9.08 |
| 19880 | | QUINCY ST BALLFLD | 01-250-000-56675 | 49.73 |
| 19880 | | MADISON AVE SPRINKLER | 01-250-000-56675 | 15.54 |
| 19880 | | PENNSYLVANIA ST DOCK | 01-250-000-56675 | 15.54 |
| 19880 | | GREEN BAY RD SIREN | 01-250-000-56150 | 15.77 |
| 19880 | | EAST SIDE DOCK | 01-250-000-56675 | 6.22 |
| 19880 | | COVE RD/CANAL RD | 01-250-000-56150 | 14.68 |
| 19880 | | N 1ST AVE MARINA/RESTROOM | 01-250-000-56675 | 49.73 |
| 19880 | | KENTUCKY ST CITY RAMP | 01-250-000-56675 | 6.22 |
| 19880 | | KENTUCKY ST DOCK | 01-250-000-56675 | 15.54 |
| 19880 | | KENTUCKY ST CITY MARINA | 01-250-000-56675 | 49.73 |
| 19880 | | SIGN SHED | 01-250-000-56675 | 6.22 |
| 19880 | | CHERRY BLOSSOM | 01-250-000-56675 | 15.54 |
| 19880 | | 56 VACANT LOTS QTRLY BILLING | 01-250-000-56675 | 1,044.96 |
| 19880 | | CLAY BANK SIREN | 01-250-000-56150 | 15.92 |
| 23730 | WPS | W SIDE FIRE STATION | 01-250-000-56600 | 54.50 |
| ADVAUTO | GENERAL PARTS DISTRIBUTION LLC | MASTER SWITCH B8 | 01-250-000-53000 | 34.79 |
| PAULCONW | PAUL CONWAY SHIELDS | FOAM CLASS A & B | 01-250-000-54999 | 265.56 |
| PAULCONW | | FOAM CLASS A & B | 01-250-000-54999 | 880.10 |
| PAULCONW | | SCBA REPAIR | 01-250-000-56250 | 53.40 |
| USBANK | US BANK | DATA | 01-250-000-58250 | 317.16 |
| USBANK | | TOOL GRIPS | 01-250-000-52700 | 301.49 |
| USBANK | | SAWZALL BLADES | 01-250-000-52700 | 50.88 |
| USBANK | | SAFETY GLASSES & RESPIRATORS | 01-250-000-52700 | 262.85 |
| USBANK | | REHAB-SAFETY | 01-250-000-52350 | 285.66 |
| USBANK | | RETIREMENT AWARD | 01-250-000-51950 | 104.88 |
| USBANK | | PROTECTIVE PHONE CASE | 01-250-000-54999 | 30.57 |
| USBANK | | PHONE/RADIO MOUNTS | 01-250-000-57550 | 312.77 |
| USBANK | | HOTEL/SEMINAR/MONTEVIDEO | 01-250-000-55600 | 164.00 |
| USBANK | | PHONE CASE/COVERS | 01-250-000-54999 | 37.01 |
| USBANK | | FUEL CH10 | 01-250-000-51650 | 45.05 |
| USBANK | | VEHICLE CHARGER | 01-250-000-53000 | 38.96 |
| USBANK | | SAW & BLADES | 01-250-000-52700 | 332.97 |
| USBANK | | BINDERS | 01-250-000-51950 | 62.71 |
| TOTAL | | | | 7,910.16 |
| TOTAL FIRE DEPARTMENT | | | | 7,910.16 |
| STORM SEWERS | | | | |
| 10750 | PREMIER CONCRETE INC | 1/2 YRD CONCRETE | 01-300-000-51150 | 58.50 |
| TOTAL | | | | 58.50 |
| TOTAL STORM SEWERS | | | | 58.50 |
| SOLID WASTE MGMT/SPRING/FALL | | | | |
| ADVANCED | ADVANCED DISPOSAL | 2 FREON/1 TV/1.23 TON MSW | 01-311-000-58400 | 196.90 |
| TOTAL | | | | 196.90 |

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|--------------------------|-------------------------------|------------------------------------|------------------|------------|
| ----- | | | | |
| GENERAL FUND | | | | |
| | | TOTAL SOLID WASTE MGMT/SPRING/FALL | | 196.90 |
| COMPOST/SOLID WASTE SITE | | | | |
| 19880 | STURGEON BAY UTILITIES | DIVISION RD COMPOST SITE | 01-320-000-56150 | 11.61 |
| | | TOTAL | | 11.61 |
| | | TOTAL COMPOST/SOLID WASTE SITE | | 11.61 |
| STREET SWEEPING | | | | |
| 20725 | T R COCHART TIRE CENTER | FLAT TIRE REPAIR | 01-330-000-51400 | 30.00 |
| 25700 | ZARNOTH BRUSH WORKS INC | BUSHINGS 4 @ 4.45 | 01-330-000-51400 | 17.80 |
| 25700 | | LOCKING COLLAR 4 @ 28.25 | 01-330-000-51400 | 113.00 |
| 25700 | | BROOM REFILL | 01-330-000-51400 | 468.00 |
| 25700 | | GUTTER BROOM 4 @ 131.50 | 01-330-000-51400 | 526.00 |
| ADVAUTO | GENERAL PARTS DISTRIBTION LLC | AIR | 01-330-000-51400 | 39.02 |
| ADVAUTO | | AIR | 01-330-000-51400 | 23.97 |
| | | TOTAL | | 1,217.79 |
| | | TOTAL STREET SWEEPING | | 1,217.79 |
| ROADWAYS/STREETS | | | | |
| 04545 | DOOR COUNTY COOPERATIVE/NAPA | GRASS SEED | 01-400-000-52500 | 119.50 |
| | | TOTAL | | 119.50 |
| | | TOTAL ROADWAYS/STREETS | | 119.50 |
| STREET MACHINERY | | | | |
| 01720 | ARING EQUIPMENT COMPANY INC | COOLANT | 01-450-000-52150 | 46.92 |
| 02005 | BAY ELECTRONICS, INC. | MOUNT | 01-450-000-57550 | 9.11 |
| 02005 | | ANTENNA | 01-450-000-57550 | 42.50 |
| 02005 | | UHF CABLE | 01-450-000-57550 | 10.00 |
| 02005 | | 3/4" HOLE MOUNT | 01-450-000-57550 | 19.00 |
| 04545 | DOOR COUNTY COOPERATIVE/NAPA | CREDIT RETURN | 01-450-000-53000 | -13.28 |
| 04545 | | CREDIT RETURN | 01-450-000-53000 | -8.99 |
| 04545 | | GEAR OIL | 01-450-000-53000 | 8.09 |
| 04545 | | BFLUID DOT | 01-450-000-53000 | 3.20 |
| 04545 | | BELT | 01-450-000-53000 | 9.01 |
| 04545 | | BATTERY CHARGER | 01-450-000-53000 | 159.95 |
| 04545 | | GREASE | 01-450-000-53000 | 101.36 |
| 04545 | | FLOOR DRY | 01-450-000-52150 | 42.30 |
| 04545 | | FLOOR DRY | 01-450-000-52150 | 42.30 |
| 04696 | DOOR COUNTY TREASURER | 09/19 465.67 G FUEL | 01-450-000-51650 | 1,115.97 |
| 04696 | | 09/19 608.27G DSL FUEL | 01-450-000-51650 | 1,588.80 |
| 06012 | EASTENAL COMPANY | CABLE TIES | 01-450-000-53000 | 5.10 |

INVOICES DUE ON/BEFORE 11/05/2019

| VENDOR # | NAME | ITEM DESCRIPTION | ACCOUNT # | AMOUNT DUE |
|------------------------|--------------------------------|--------------------------------|------------------|------------|
| GENERAL FUND | | | | |
| 13049 | MAY'S SPORT CENTER | HANDLE GRIPS | 01-450-000-53000 | 7.95 |
| 20725 | T R COCHART TIRE CENTER | FLAT TIRE REPAIR | 01-450-000-53000 | 20.00 |
| 20725 | | RECAP/DISPOSAL | 01-450-000-53000 | 372.00 |
| 20725 | | TIRES/MOUNTS | 01-450-000-53000 | 371.48 |
| 20725 | | RECAPS | 01-450-000-53000 | 508.00 |
| ADVAUTO | GENERAL PARTS DISTRIBTION LLC | ENGINE DEGREASER | 01-450-000-53000 | 38.52 |
| ADVAUTO | | ANTIFREEZE/COOLANT | 01-450-000-53000 | 90.20 |
| ADVAUTO | | CLEANERS/FILTER/AIR/LUBE | 01-450-000-53000 | 134.01 |
| ADVAUTO | | WIPER BLADES | 01-450-000-53000 | 16.06 |
| ADVAUTO | | BATTERY | 01-450-000-53000 | 58.95 |
| ADVAUTO | | CREDIT | 01-450-000-53000 | -60.29 |
| HARBOR | HARBOR FREIGHT TOOLS | TARP | 01-450-000-52150 | 26.99 |
| JIM FORD | JIM OLSON FORD-LINCOLN, LLC | SPARK PLUGS | 01-450-000-53000 | 146.74 |
| JIM FORD | | WIRE KIT | 01-450-000-53000 | 11.32 |
| L&P | L&P CONVENIENT STORE SBAY LLC | FUEL | 01-450-000-51650 | 15.10 |
| O'REILLY | O'REILLY AUTO PARTS-FIRST CALL | RUBBER GLOVES | 01-450-000-52150 | 36.78 |
| QUALITY | QUALITY TRUCK CARE CENTER INC | SEAL KIT | 01-450-000-53000 | 17.33 |
| TOTAL | | | | 4,992.48 |
| TOTAL STREET MACHINERY | | | | 4,992.48 |
| CITY GARAGE | | | | |
| 01766 | AURORA MEDICAL GROUP | DOT TESTING/HANISKO | 01-460-000-57100 | 75.00 |
| 04575 | DOOR COUNTY HARDWARE | HOLE SAW/GRIND SWITCH | 01-460-000-51850 | 7.77 |
| 04575 | | HOLE SAW | 01-460-000-52700 | 14.99 |
| 04575 | | NOZZLE | 01-460-000-52700 | 7.99 |
| 19880 | STURGEON BAY UTILITIES | SALT SHED | 01-460-000-56150 | 8.24 |
| 19880 | | CITY GARAGE | 01-460-000-56150 | 806.95 |
| 19880 | | CITY GARAGE | 01-460-000-58650 | 92.98 |
| 23730 | WPS | CITY GARAGE | 01-460-000-56600 | 344.53 |
| TOTAL | | | | 1,358.45 |
| TOTAL CITY GARAGE | | | | 1,358.45 |
| HIGHWAYS - GENERAL | | | | |
| 19880 | STURGEON BAY UTILITIES | 808 S DULUTH AVE | 01-499-000-58000 | 8.97 |
| 19880 | | 1536 EGG HRBR RD TRFFC LITE | 01-499-000-58000 | 22.46 |
| 19880 | | 1025 N 14TH/EGG HRBR TRFF LITE | 01-499-000-58000 | 26.05 |
| 19880 | | 2 TRFFC WARNING LITES | 01-499-000-58000 | 5.50 |
| 19880 | | MADISON AVE WS TRFFC LTS | 01-499-000-58000 | 132.97 |
| 19880 | | 342 ORNAMENTAL LIGHTS | 01-499-000-58000 | 4,794.14 |
| 19880 | | 587 OVERHEAD LIGHTS | 01-499-000-58000 | 6,962.50 |
| 19880 | | LANSING & WALNUT SIGN | 01-499-000-58000 | 8.15 |
| 19880 | | EAST SIDE DOCK | 01-499-000-58000 | 30.63 |
| 19880 | | OLD HWY RD SIGN | 01-499-000-58000 | 8.97 |
| CHRISTEN | CHARLES N. CHRISTENSEN | SAFETY CLOTHING REIMB/CHRSTNSN | 01-499-000-56800 | 147.69 |
| DELCHAMB | TOM DELCHAMBRE | SAFETY CLOTHING/DECHAMBRE | 01-499-000-56800 | 160.31 |
| MACCOUX | PHIL MACCOUX | SAFETY BOOT REIMB/MACCOUX | 01-499-000-56800 | 152.96 |
| TOTAL | | | | 12,461.30 |

INVOICES DUE ON/BEFORE 11/05/2019

| VENDOR # | NAME | ITEM DESCRIPTION | ACCOUNT # | AMOUNT DUE |
|-------------------------------|------------------------------|--------------------------------|------------------|------------|
| ----- | | | | |
| GENERAL FUND | | | | |
| TOTAL HIGHWAYS - GENERAL | | | | 12,461.30 |
| | | | | |
| PARK & RECREATION ADMIN | | | | |
| 03133 | CELLCOM WISCONSIN RSA 10 | 09/19 MIKE B CELL SVC | 01-500-000-58250 | 59.03 |
| 03133 | | 09/19 CELL SVC | 01-500-000-58250 | 7.58 |
| 03133 | | 09/19 CELL SVC | 01-500-000-58250 | 25.00 |
| 22800 | WALMART COMMUNITY | OFFICE SUPPLIES | 01-500-000-51950 | 26.61 |
| USBANK | US BANK | ARBOR DAY FNDTION 1 YR MMBRSHP | 01-500-000-56000 | 36.00 |
| TOTAL | | | | 154.22 |
| TOTAL PARK & RECREATION ADMIN | | | | 154.22 |
| | | | | |
| PARKS AND PLAYGROUNDS | | | | |
| 04545 | DOOR COUNTY COOPERATIVE/NAPA | BATTERY | 01-510-000-53000 | 110.00 |
| 04575 | DOOR COUNTY HARDWARE | GRINDWHEEL | 01-510-000-56250 | 3.99 |
| 04575 | | FASTENERS | 01-510-000-56250 | 0.90 |
| 04575 | | SPONGES/FASTENERS/KEY/PINS | 01-510-000-52700 | 22.14 |
| 04575 | | HOOKS | 01-510-000-51350 | 16.74 |
| 04575 | | SHOVEL | 01-510-000-51350 | 29.97 |
| 04696 | DOOR COUNTY TREASURER | 09/19 315.77G FUEL | 01-510-000-51650 | 756.90 |
| 04696 | | 09/19 4.75G DSL FUEL | 01-510-000-51650 | 12.41 |
| 19880 | STURGEON BAY UTILITIES | MARTIN PARK PAVILLION | 01-510-000-56150 | 36.69 |
| 19880 | | MARTIN PARK RESTROOM | 01-510-000-58650 | 36.66 |
| 19880 | | MEM FLD WARMING HOUSE | 01-510-000-56150 | 102.88 |
| 19880 | | MEM FLD WARMING HOUSE | 01-510-000-58650 | 71.81 |
| 19880 | | GARLAND PARK | 01-510-000-56150 | 9.50 |
| 19880 | | GARLAND PARK | 01-510-000-58650 | 115.44 |
| 19880 | | SUNSET CONSN CNTR | 01-510-000-56150 | 37.96 |
| 19880 | | SUNSET CONSN CNTR | 01-510-000-58650 | 51.40 |
| 19880 | | FRANK GRASSE MEM SHELTER | 01-510-000-56150 | 79.45 |
| 19880 | | FRANK GRASSE MEM SHELTER | 01-510-000-58650 | 56.79 |
| 19880 | | OTUMBA PARK | 01-510-000-56150 | 50.59 |
| 19880 | | OTUMBA PARK | 01-510-000-58650 | 25.32 |
| 19880 | | WEST SIDE WARMING HOUSE | 01-510-000-56150 | 6.22 |
| 19880 | | WEST SIDE WARMING HOUSE | 01-510-000-56150 | 103.04 |
| 19880 | | WEST SIDE WARMING HOUSE | 01-510-000-58650 | 20.03 |
| 19880 | | JAYCEES BALLFLD STAND | 01-510-000-56150 | 22.77 |
| 19880 | | JAYCEES BALLFLD STAND | 01-510-000-58650 | 24.28 |
| 19880 | | 421 MICHIGAN FLAG LIGHT | 01-510-000-56150 | 27.83 |
| 19880 | | MEM FLD PKG LOT | 01-510-000-56150 | 8.24 |
| 19880 | | WEST SIDE BALLFLD LITES | 01-510-000-58650 | 18.00 |
| 19880 | | MEM FLD COMPLEX | 01-510-000-56150 | 465.39 |
| 19880 | | GIRLS LITTLE LEAGUE | 01-510-000-58650 | 51.40 |
| 19880 | | W JUNIPER OTUMBA PRK WALKWAY | 01-510-000-56150 | 12.56 |
| 19880 | | QUINCY ST BALLFLD | 01-510-000-58650 | 27.00 |
| 19880 | | FLORIDA AVE/SUNSET PRK | 01-510-000-56150 | 14.24 |
| 19880 | | SIGN SHED | 01-510-000-56150 | 13.62 |
| 19880 | | SIGN SHED | 01-510-000-58650 | 21.54 |
| 19880 | | CHERRY BLOSSOM | 01-510-000-56150 | 28.99 |
| 19880 | | CHERRY BLOSSOM | 01-510-000-58650 | 31.08 |

INVOICES DUE ON/BEFORE 11/05/2019

| VENDOR # | NAME | ITEM DESCRIPTION | ACCOUNT # | AMOUNT DUE |
|-----------------------------|------------------------------|--------------------------------|------------------|------------|
| GENERAL FUND | | | | |
| 23730 | WPS | MEMORIAL FLD | 01-510-000-56600 | 67.71 |
| DOGWASTE | DOG WASTE DEPOT | DOG WSTE BAGS 4 CASES @ 132.99 | 01-510-000-54999 | 531.96 |
| DOGWASTE | | TARIFF MITIGATION ALLOW @ 4.9% | 01-510-000-54999 | 26.07 |
| TOTAL | | | | 3,149.51 |
| TOTAL PARKS AND PLAYGROUNDS | | | | 3,149.51 |
| BALLFIELDS | | | | |
| 04575 | DOOR COUNTY HARDWARE | CAULK | 01-520-000-56500 | 10.77 |
| 04575 | | WASP/HORNET SPRAY | 01-520-000-56500 | 11.18 |
| 04575 | | SHOVEL | 01-520-000-56500 | 149.85 |
| 20900 | TRUGREEN LIMITED PARTNERSHIP | SPRAYING MEM FLD | 01-520-000-56500 | 163.63 |
| USBANK | US BANK | CREDIT | 01-520-000-54999 | -18.00 |
| TOTAL | | | | 317.43 |
| TOTAL BALLFIELDS | | | | 317.43 |
| MUNICIPAL DOCKS | | | | |
| 04575 | DOOR COUNTY HARDWARE | LAWN RAKE | 01-550-000-51850 | 31.99 |
| 04575 | | HOSECLAMP | 01-550-000-51850 | 23.99 |
| 04575 | | ENTRY LEVER/KEYS | 01-550-000-51850 | 75.95 |
| 19880 | STURGEON BAY UTILITIES | 36 S NEENAH AVE PKG LOT LITES | 01-550-000-56150 | 209.24 |
| 19880 | | 38 S NEENAH AVE PAVILLION | 01-550-000-56150 | 34.79 |
| 19880 | | 38 S NEENAH AVE PAVILLION | 01-550-000-56150 | 21.54 |
| 19880 | | NEENAH AVE RESTROOM | 01-550-000-56150 | 145.80 |
| 19880 | | NEENAH AVE RESTROOM | 01-550-000-58650 | 327.40 |
| 23730 | WPS | 36 S NEENAH AVE RESTROOM | 01-550-000-56600 | 32.27 |
| TOTAL | | | | 902.97 |
| TOTAL MUNICIPAL DOCKS | | | | 902.97 |
| WATER WEED MANAGEMENT | | | | |
| R0000655 | TRANSMOTION, LLC | HYDRAULIC HOSE | 01-560-000-51400 | 100.25 |
| R0000655 | | FEMALE JIC FITTING | 01-560-000-51400 | 102.68 |
| TOTAL | | | | 202.93 |
| TOTAL WATER WEED MANAGEMENT | | | | 202.93 |
| WATERFRONT PARKS & WALKWAYS | | | | |
| 04575 | DOOR COUNTY HARDWARE | WASP/HORNET SPRAY | 01-570-000-54999 | 9.58 |
| 19880 | STURGEON BAY UTILITIES | DC MUSEUM WALKWAY | 01-570-000-56150 | 13.93 |
| 19880 | | DC MUSEUM PRK LOT | 01-570-000-56150 | 115.19 |
| 19880 | | JUNIPER ST WALKWAY LITES | 01-570-000-56150 | 69.80 |
| 19880 | | JUNIPER ST PKING LOT | 01-570-000-56150 | 39.32 |

INVOICES DUE ON/BEFORE 11/05/2019

| VENDOR # | NAME | ITEM DESCRIPTION | ACCOUNT # | AMOUNT DUE |
|------------------------------------|--------------------------------|--------------------------------|------------------|------------|
| GENERAL FUND | | | | |
| 19880 | | PENNSYLVANIA ST DOCK | 01-570-000-58650 | 11.40 |
| 19880 | | 48 KENTUCKY ST WTRFNT | 01-570-000-56150 | 116.57 |
| 19880 | | N 1ST AVE MARINA/RESTROOM | 01-570-000-56150 | 363.49 |
| 19880 | | N 1ST AVE MARINA/RESTROOM | 01-570-000-58650 | 71.81 |
| 19880 | | KENTUCKY ST CITY RAMP | 01-570-000-56150 | 221.52 |
| 19880 | | KENTUCKY ST DOCK | 01-570-000-58650 | 11.40 |
| 19880 | | KENTUCKY ST CITY MARINA | 01-570-000-58650 | 116.73 |
| TOTAL | | | | 1,160.74 |
| TOTAL WATERFRONT PARKS & WALKWAYS | | | | 1,160.74 |
| EMPLOYEE BENEFITS | | | | |
| EBC CORP | EMPLOYEE BENEFITS CORPORATION | OCTOBER FSA/HRA | 01-600-000-50510 | 122.50 |
| HUMANA | HRI | GO365 ADMIN/REWARDS | 01-600-000-50550 | 818.95 |
| HUMANA | | GO365 REWARDS/ADMIN | 01-600-000-50550 | 917.75 |
| TOTAL | | | | 1,859.20 |
| TOTAL EMPLOYEE BENEFITS | | | | 1,859.20 |
| PUBLIC FACILITIES | | | | |
| 04696 | DOOR COUNTY TREASURER | 2019 3RD QTR MAINTENANCE COSTS | 01-700-000-56850 | 19,215.39 |
| TOTAL | | | | 19,215.39 |
| TOTAL PUBLIC FACILITIES | | | | 19,215.39 |
| COMMUNITY & ECONOMIC DEVLPMT | | | | |
| 04549 | DOOR COUNTY ECONOMIC DEVELOPME | 4TH QTR ADMIN OF PROGRAMS | 01-900-000-55850 | 6,625.00 |
| 04549 | | DCEDC COMMITMENT | 01-900-000-55750 | 5,565.00 |
| 04696 | DOOR COUNTY TREASURER | DATA REQUEST-COMP PLAN UPDATE | 01-900-000-58999 | 100.00 |
| BUBRICKS | BUBRICK'S COMPLETE OFFICE, INC | 1 BOX #10 ENVELOPES | 01-900-000-51950 | 11.40 |
| ROBINSON | CHRISTOPHER SULLIVAN-ROBINSON | PARKING EXP APA CONF/ROBINSON | 01-900-000-55600 | 13.50 |
| ROBINSON | | MILEAGE APA CONF/ROBINSON | 01-900-000-55600 | 253.80 |
| USBANK | US BANK | LODGING/CS ROBINSON | 01-900-000-55600 | 229.90 |
| USBANK | | SEMINAR/CS ROBINSON | 01-900-000-55600 | 300.00 |
| TOTAL | | | | 13,098.60 |
| TOTAL COMMUNITY & ECONOMIC DEVLPMT | | | | 13,098.60 |
| TOTAL GENERAL FUND | | | | 112,473.47 |
| CAPITAL FUND | | | | |
| CITY HALL | | | | |
| EXPENSE | | | | |
| 02975 | CAMERA CORNER | FOB READER CITY HALL | 10-160-000-59999 | 115.00 |
| TOTAL EXPENSE | | | | 115.00 |

INVOICES DUE ON/BEFORE 11/05/2019

| VENDOR # | NAME | ITEM DESCRIPTION | ACCOUNT # | AMOUNT DUE |
|--------------------------------------|--------------------------------|------------------------------|------------------|------------|
| CAPITAL FUND | | | | |
| EXPENSE | | | | |
| EXPENSE | | | | |
| TOTAL CITY HALL | | | | 115.00 |
| GENERAL EXPENDITURES | | | | |
| 19335 | SOYMERS CONSTRUCTION CO INC | CONCRETE PAVEMNT/CURB/GUTTER | 10-199-000-51525 | 8,799.60 |
| NORDON | NORDON INC. | MAYORS OFFICE FURNITURE | 10-199-000-59999 | 5,445.67 |
| R0000421 | WI DEPT OF TRANSPORTATION | VALVE ADJUST | 10-199-000-51525 | 810.50 |
| SALZ | SALZSIEDER LANDSCAPE & NURSERY | MAPLE TREE/SPRING OAKS | 10-199-000-51525 | 370.00 |
| TOTAL | | | | 15,425.77 |
| TOTAL GENERAL EXPENDITURES | | | | 15,425.77 |
| PATROL | | | | |
| PATROL | | | | |
| BELCO | BELCO VEHICLE SOLUTIONS,LLC | SQUAD 50 CHANGEOVER | 10-215-000-59035 | 4,015.23 |
| BELCO | | SQUAD 10 CHANGEOVER | 10-215-000-59035 | 4,015.23 |
| BELCO | | CSO VEH CHANGEOVER | 10-215-000-59035 | 1,093.56 |
| TOTAL PATROL | | | | 9,124.02 |
| TOTAL PATROL | | | | 9,124.02 |
| FIRE DEPARTMENT | | | | |
| EXPENSE | | | | |
| 04966 | EAGLE MECHANICAL INC | WEST SIDE FIRE WATER HEATER | 10-250-000-59015 | 950.00 |
| USBANK | US BANK | MOUNTING BRACKETS E4 & E6 | 10-250-000-59060 | 378.11 |
| TOTAL EXPENSE | | | | 1,328.11 |
| TOTAL FIRE DEPARTMENT | | | | 1,328.11 |
| ROADWAYS/STREETS | | | | |
| ANNUAL RESURFACING & BASE REP. | | | | |
| R0000421 | WI DEPT OF TRANSPORTATION | CITY PORTION | 10-400-110-59095 | 339.03 |
| TOTAL ANNUAL RESURFACING & BASE REP. | | | | 339.03 |
| TOTAL ROADWAYS/STREETS | | | | 339.03 |
| CURB/GUTTER/SIDEWALK | | | | |
| EXPENSE | | | | |
| R0000421 | WI DEPT OF TRANSPORTATION | YMCA SIDEWLK ACCESS | 10-440-000-59105 | 8,827.00 |
| SALZ | SALZSIEDER LANDSCAPE & NURSERY | TREES PROJECT 1901 & 1902 | 10-440-000-59102 | 6,845.00 |
| TOTAL EXPENSE | | | | 15,672.00 |
| TOTAL CURB/GUTTER/SIDEWALK | | | | 15,672.00 |

INVOICES DUE ON/BEFORE 11/05/2019

| VENDOR # | NAME | ITEM DESCRIPTION | ACCOUNT # | AMOUNT DUE |
|----------------------------------|---------------------------|------------------------------|------------------|------------|
| CAPITAL FUND | | | | |
| PARKS AND PLAYGROUNDS | | | | |
| EXPENSE | | | | |
| 06580 | FOTH AND VAN DYKE | PROFESSIONAL SVC/LITTLE LAKE | 10-510-000-59025 | 28,860.36 |
| USBANK | US BANK | 6 DELTA FAUCETS | 10-510-000-59075 | 503.94 |
| USBANK | | 8 LED LIGHT FIXTURES | 10-510-000-59075 | 559.92 |
| USBANK | | SHIPPING | 10-510-000-59075 | 27.72 |
| WILLEMS | WILLEMS LANDSCAPE SERVICE | 20YD PLYGRND MULCH | 10-510-000-59025 | 700.00 |
| WILLEMS | | DELIVERY CHARGE | 10-510-000-59025 | 175.00 |
| TOTAL EXPENSE | | | | 30,826.94 |
| TOTAL PARKS AND PLAYGROUNDS | | | | 30,826.94 |
| TOTAL CAPITAL FUND | | | | 72,830.87 |
| CABLE TV | | | | |
| CABLE TV / GENERAL | | | | |
| CABLE TV / GENERAL | | | | |
| MANN | MANN COMMUNICATIONS, LLC | 11.5.19 CONTRACT | 21-000-000-55015 | 5,101.67 |
| TOTAL CABLE TV / GENERAL | | | | 5,101.67 |
| TOTAL CABLE TV / GENERAL | | | | 5,101.67 |
| TOTAL CABLE TV | | | | 5,101.67 |
| TID #2 DISTRICT | | | | |
| TID DISTRICT #2 | | | | |
| TID #2 A AREA BONDS - CITY | | | | |
| 01761 | ASSOCIATED TRUST COMPANY | GO REFND BOND 09/01/11 | 25-320-930-70002 | 2.85 |
| TOTAL TID #2 A AREA BONDS - CITY | | | | 2.85 |
| TID #2 A AREA BONDS - DVL | | | | |
| 01761 | ASSOCIATED TRUST COMPANY | GO REFND BOND 09/01/11 | 25-320-931-70002 | 36.10 |
| TOTAL TID #2 A AREA BONDS - DVL | | | | 36.10 |
| T2 ROAD PROJECTS | | | | |
| 01761 | ASSOCIATED TRUST COMPANY | GO REFND BOND 09/01/11 | 25-320-932-70002 | 63.17 |
| TOTAL T2 ROAD PROJECTS | | | | 63.17 |
| T2 SERIES 2006A | | | | |
| 01761 | ASSOCIATED TRUST COMPANY | GO REFND BOND 09/01/11 | 25-320-933-70002 | 372.88 |
| 01761 | | GO REFND BONDS 09/07/16 | 25-320-933-70002 | 475.00 |
| 01761 | | GO REFND BONDS 09/09/14 | 25-320-933-70002 | 475.00 |
| 01761 | | GO PROM NOTE 09/22/15 | 25-320-933-70002 | 475.00 |
| TOTAL T2 SERIES 2006A | | | | 1,797.88 |
| TOTAL TID DISTRICT #2 | | | | 1,900.00 |
| TOTAL TID #2 DISTRICT | | | | 1,900.00 |

DATE: 10/29/2019
TIME: 14:39:23
ID: AP443ST0.WOW

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 11/05/2019

| VENDOR # | NAME | ITEM DESCRIPTION | ACCOUNT # | AMOUNT DUE |
|-----------------------------------|-------------------------------|-------------------------------|------------------|------------|
| ----- | | | | |
| TID #4 DISTRICT | | | | |
| TID #4 DISTRICT | | | | |
| 03950 | DAVIS KUELTHAU | 08/19 GRANARY MATTERS | 28-340-000-55001 | 208.00 |
| COLEENG | COLEMAN ENGINEERING COMPANY | DRILLING | 28-340-000-55001 | 1,000.00 |
| COLEENG | | GEOTECHNICAL REPORT | 28-340-000-55001 | 1,310.00 |
| GRAEF | GRAEF-USA INC. | PROFESS SVC 03/11/19-08/24/19 | 28-340-000-58999 | 5,000.00 |
| STAFFORD | STAFFORD ROSENBAUM LLP | 09/19 OHWM MATTERS | 28-340-000-55001 | 48.05 |
| TOTAL TID #4 DISTRICT | | | | 7,566.05 |
| TOTAL TID #4 DISTRICT | | | | 7,566.05 |
| TOTAL TID #4 DISTRICT | | | | 7,566.05 |
| SOLID WASTE ENTERPRISE | | | | |
| SOLID WASTE ENTERPRISE FUND | | | | |
| SOLID WASTE ENTERPRISE FUND | | | | |
| 04603 | HALRON LUBRICANTS INC | USED OIL PICKUP 300GAL | 60-000-000-52050 | 45.00 |
| 04603 | | USED OIL PICKUP FEE 250 GALS | 60-000-000-52050 | 37.50 |
| 04696 | DOOR COUNTY TREASURER | 09/19 783.85G DSL FUEL | 60-000-000-51650 | 2,047.42 |
| 06012 | FASTENAL COMPANY | CABLE TIES | 60-000-000-54999 | 5.68 |
| 06012 | | DISPOSABLE COVERALLS | 60-000-000-54999 | 61.74 |
| 20725 | T R COCHART TIRE CENTER | TIRE CHANGES | 60-000-000-52850 | 50.00 |
| ADVANCED | ADVANCED DISPOSAL | 229.72 TON GARBAGE | 60-000-000-58300 | 14,362.09 |
| ADVANCED | | 84.98 TON RECYCLE | 60-000-000-58350 | 1,232.25 |
| ADVAUTO | GENERAL PARTS DISTRIBTION LLC | SUPPLIES | 60-000-000-53000 | 28.18 |
| ADVAUTO | | DELVAC SYNTHETIC ATF | 60-000-000-53000 | 331.12 |
| ADVAUTO | | CREDIT | 60-000-000-52050 | -323.76 |
| ASTRO | ASTRO HYDRAULICS, INC | REBUILD HYDRAULIC CYLINDER | 60-000-000-53000 | 389.70 |
| JX ENT | JX ENTERPRISES, INC. | BLOWER MOTOR | 60-000-000-53000 | 112.99 |
| JX ENT | | BLOWER WHEEL 2 @ 15.74 | 60-000-000-53000 | 31.48 |
| TOTAL SOLID WASTE ENTERPRISE FUND | | | | 18,411.39 |
| TOTAL SOLID WASTE ENTERPRISE FUND | | | | 18,411.39 |
| TOTAL SOLID WASTE ENTERPRISE | | | | 18,411.39 |
| TOTAL ALL FUNDS | | | | 218,283.45 |

MANUAL CHECKS

| | |
|--|--------------------|
| SECURIAN FINANCIAL GROUP, INC. 10/09/19 Check # 85904 11/19 Short/Long Term Disability 01-000-000-21545 | \$2,226.28 |
| BRENDA JEANQUART 10/15/19 Check #85909 Earnest Money 10-199-000-59080 | \$500.00 |
| TOWN OF STURGEON BAY 10/15/19 Check #85910 Fire Protection Invoice Overpayment 01-000-000-47100 | \$5,106.21 |
| SUN LIFE INSURANCE 10/15/19 Check # 85911 11/19 Short/Long Term Disability 01-000-000-21545 | \$1,808.70 |
| SUPERIOR VISION INSURANCE 10/15/19 Check # 85912 11/19 Vision Insurance 01-000-000-21540 | \$824.00 |
| SOUTHERN DOOR SCHOOL DISTRICT 10/22/19 Check #85979 08/19 & 09/19 Mobile Home Tax Payment 01-000-000-41300 | \$414.24 |
| STURGEON BAY SCHOOLS 10/22/19 Check #85980 07/19 & 08/19 & 09/19 Mobile Home Tax Payments 01-000-000-41300 | \$7,176.20 |
| TOTAL MANUAL CHECKS | \$18,055.63 |

DATE: 10/29/2019
TIME: 14:39:23
ID: AP443ST0.WOW

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 11/05/2019

| VENDOR # | NAME | ITEM DESCRIPTION | ACCOUNT # | AMOUNT DUE |
|----------|------|------------------|-----------|------------|
|----------|------|------------------|-----------|------------|

SUMMARY OF FUNDS:

| | | |
|------------------------|-----------------------|------------|
| GENERAL FUND | 112,473.47 | 130,529.10 |
| CAPITAL FUND | 72,830.87 | |
| CABLE TV | 5,101.67 | |
| TID #2 DISTRICT | 1,900.00 | |
| TID #4 DISTRICT | 7,566.05 | |
| SOLID WASTE ENTERPRISE | 18,411.39 | |
| | ----- | |
| TOTAL --- ALL FUNDS | 218,283.45 | 236,339.08 |

Helen Bacon 10/29/19
SERV. WORKERS 10/29/19
Dan [Signature] 10/29/19

SPECIAL COMMON COUNCIL
October 14, 2019

A special meeting of the Common Council was called to order at 4:00 p.m. by Mayor Ward. The pledge of allegiance was recited. Roll call: Hayes, Williams, Avenson, Nault, Wiederanders, and Reeths were present. Bacon was excused.

Nault/Williams to adopt agenda. Carried.

City Administrator Josh VanLieshout presented the 2020 budget to the Common Council. VanLieshout reviewed the budget principles, revenues, expenditures, capital improvements, and debt service. In addition, the TIF, Cable TV Fund, Revolving Loan Fund, and Solid Waste Enterprise Funds were presented.

Williams/Reeths to approve the 2020 budget as presented with the debt adjustments. Carried.

Avenson/Reeths to set the budget public hearing date for November 4, 2019 at 6:00 p.m. Carried.

Avenson/Williams to adjourn. Carried. The meeting adjourned at 4:37 p.m.

Respectfully submitted,


Stephanie L. Reinhardt
City Clerk/HR Director

COMMON COUNCIL
October 15, 2019

A regular meeting of the Common Council was called to order at 7:00 pm by Mayor Ward. The Pledge of Allegiance was recited. Roll call: Bacon, Hayes, Williams, Avenson, Nault, Wiederanders and Reeths were present.

Williams/Avenson to adopt agenda. Carried.

The following people spoke during public comment: Kelly Catarozoli, 344 N. 3rd Ave; Don Freix, 8305 Quarterline Rd, Fish Creek; Scott Moore, 947 Pennsylvania St.

Bacon/Wiederanders to approve following bills: General Fund - \$199,743.86, Capital Fund - \$28,293.02, Cable TV - \$473.00, TID #4 - \$1,182.50 and Solid Waste Enterprise Fund - \$2,310.29 for a grand total of \$232,002.70. Roll call: All voted aye. Carried.

Bacon/Nault to approve consent agenda:

- a. Approval of 10/1/19 regular Common Council minutes.
- b. Approval of the following minutes:
 - (1) Sturgeon Bay Utility Commission – 7/9/19
 - (2) Sturgeon Bay Utility Commission – 8/13/19
 - (3) Joint Parks & Recreation Committee/Board – 9/25/19
 - (4) Personnel Committee – 9/30/19
 - (5) Committee of the Whole – 9/30/19
 - (6) City Plan Commission – 9/30/19
 - (7) Finance/Purchasing & Building Committee – 10/1/19
 - (8) Committee of the Whole – 10/7/19
- c. Place the following reports on file:
 - (1) Inspection Department Report – September 2019
 - (2) Police Department Report – September 2019
- d. Finance/Purchasing & Building Committee recommendation re: Approve the Intergovernmental Agreement between the City of Sturgeon Bay and the County of Door for the conveyance of real property for purposes related to affordable and attainable housing.
- e. Consideration of: Street Closure Application for Anthony Scimeca.

Carried.

There were no mayoral appointments.

RECOMMENDATION

We, the Joint Park & Recreation Committee/Board, hereby recommend to Council to Identify Cherry Blossom Park as a dog free park in accordance with ADA federal law for accommodations of disabilities.

PARK & RECREATION COMMITTEE/BOARD

By: David Hayes, Chr.

Discussion took place regarding the federal laws. Avenson/Bacon to table and refer back to the Joint Park & Recreation Committee/Board for review and recommendation. Carried.

Discussion took place regarding the Development Agreement with the Sturgeon Bay Historical Society and review of the Ad Hoc West Waterfront Planning Committee recommendations. Discussion included the lakebed lease process, meeting with the Sturgeon Bay Historical Society regarding Lot 100, the plan that the DNR is looking for and the Development Agreement stating

what SBHS has to submit to the City/Finance Committee, and setting up formal meetings with SBHS to be productive between Council meetings

The following items were requested for future agendas: (Williams) – Council – Presentation re: School Safety/Active Shooter Events; (Reeths) Community Protection & Services Committee – Discussion re: CBD Oil Licensing & Regulation; (Hayes) – Finance/Purchasing & Building Committee – Elected officials wages/salary.

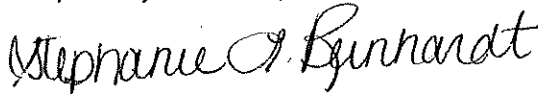
Personnel Committee Chair Williams, Parking & Traffic Committee Chair Avenson, Community Protection & Services Committee Chair Williams and Utility Commission member Williams presented reports for their respective committees/commissions.

There was no City Administrator report.

Mayor Ward gave his report.

Nault/Reeths to adjourn. Carried. Meeting adjourned at 8:03 pm.

Respectfully submitted,

A handwritten signature in cursive script, reading "Stephanie L. Reinhardt".

Stephanie L. Reinhardt
City Clerk/HR Director

FINANCE/PURCHASING & BUILDING COMMITTEE
October 8, 2019

A meeting of the Finance/Purchasing & Building Committee was called to order at 4:00 pm by Chairperson Bacon in the Council Chambers, City Hall. Roll call: Alderpersons Bacon, Wiederanders and Williams were present. Also present: City Administrator Van Lieshout, Finance Director/City Treasurer Clarizio, Community Development Director Olejniczak, Municipal Services Director Barker, and Receptionist Metzger.

A motion was made by Alderperson Williams, seconded by Alderperson Wiederanders to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Public comment on agenda items and other issues related to finance & purchasing.
4. Consideration of: Intergovernmental Agreement re: Conveyance of Real Property for Purposes Related to Affordable & Attainable Housing.
5. Consideration of: Award of Contract for 2020 Harmony by the Bay Summer Concert Series Event Manager.
6. Review bills.
7. Adjourn.

Carried.

No one spoke during public comment on agenda items and other issues related to finance & purchasing:

Consideration of: Intergovernmental Agreement re: Conveyance of Real Property for Purposes Related to Affordable & Attainable Housing:

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the Intergovernmental Agreement between the City of Sturgeon Bay and the County of Door for the conveyance of real property for purposes related to affordable and attainable housing. Carried.

Consideration of: Award of Contract for 2020 Harmony by the Bay Summer Concert Series Event Manager:

Municipal Services Director Barker he stated 2 bids were received from SRO Events in the amount of \$28,900 and Sound Farmers Productions in the amount of \$29,000. Mark Thiede of Sound Farmers Productions handles all the sound and lightning, movies in the park, is great to work with and is a Sturgeon Bay resident.

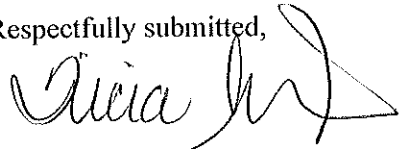
Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to award the contract to Sound Farmers Production, in the amount of \$29,000 to manage the 2020 Harmony by the Bay Summer Concert series. Carried.

Review bills

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to approve the bills as presented and forward to the Common Council for payment. Carried.

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to adjourn. Carried. The meeting 4:09 pm.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Tricia Metzger". The signature is fluid and stylized, with a large, sweeping initial "T" and a long, horizontal flourish extending to the right.

Tricia Metzger

COMMUNITY PROTECTION & SERVICES COMMITTEE
October 9, 2019

A meeting of the Community Protection & Services Committee was called to order at 4:30 p.m. by Chairperson Williams in the Council Chambers, City Hall. **Roll Call:** Members Mr. Williams, Ms. Reeths and Mr. Wiederanders were present. Also present from City Departments were Mr. VanLieshout, Chief Porter, Captain Brinkman, Mr. Stawicki, Mr. Barker and Mr. Olejniczak.

Moved by Ms. Reeths seconded by Mr. Wiederanders to adopt the following agenda:

1. Roll Call
2. Adoption of Agenda
3. Public Comment on Agenda and Non-Agenda Items
4. Consideration of: Amendment to 6.15 of the National Fire Protection Association Code
5. Consideration of: Fire Department Re-Inspection Fees
6. Consideration of: Sign Ordinance
7. Consideration of: Coal Tar Sealants
8. Consideration of: Social Media Policy
9. Consideration of: School Safety
10. Discussion of: New Meeting Day
11. Adjourn

Public Comment

Don Freix: 8305 Quarterline Road, Fish Creek, WI
Spoke on agenda item number 8.

Amendment of National Fire Protection Association Code

Chief Dietman explained the code needs a simple update. When initially published the code read Chapter 1 of the National Fire Protection Association is hereby adopted; an amendment is needed to 6.15 to read National Fire Protection Association Code 1 is hereby adopted. Thus, changing Chapter 1 of NFPA to read NFPA Code 1.

Moved by Mr. Wiederander, seconded by Ms. Reeths, to amended the NFPA ordinance 6.15 first line to read National Fire Protection Association Code 1 is hereby adopted in its entirety and incorporated into this chapter by reference, including all amendments thereto. All ayes. Carried.

Fire Inspection Fees

Fire inspections of commercial businesses are completed twice a year at no charge. There has been a huge influx of non-compliance recently, causing more re-inspections than in past years and creating overtime costs. The department would like to figure a way to recuperate costs associated with violations not being corrected.

Chief Dietman feels assessing a reinspection fee is appropriate. His proposal suggests if violations are not corrected after one month, a re-inspection fee of \$50 be charged. The fee would then double after a second re-inspection, followed by an ordinance citation if failing to comply. Mr. VanLieshout stated there is a real cost associated with non-compliance, public safety being one. He believes this is a reasonable request.

It was decided the committee would be open to looking more at this request. Information including how code violations will be documented, as well as re-inspection follow-up, will be discussed further. *Chief Dietman will bring back to the committee sample ordinances at the next meeting.*

Sign Ordinance

Mr. Olejniczak oversees the sign ordinance process, and gave background. The issue at hand are signs/banners. There are special regulations in the sign code for the two sites the City owns, that allows people to put banners up for civic or social events. The question arose whether the City should be doing that at all, and if so, should the rules be tightened?

As a staff, an update on the sign code has been considered, as sections of the ordinance are not fully compliant with the State.

Ald. Gary Nault: 711 Hickory Street, Sturgeon Bay, WI

Alderson Nault is a member of the Parks and Recreation Committee for the City and stated this item was sent to the CPS Committee by them to see if changes to the sign ordinance regarding banners could be reviewed.

Pam Seiler: Executive Director of the Sturgeon Bay Visitor Center

Ms. Seiler stated the City is very cluttered with signs, and feels there is a better way to serve visitors. She stated they are very close to presenting to the City Council a Way-Finding program she is spearheading. Question regarding digital signage was also addressed.

Mr. Olejniczak went on to say the Way-finding signs will undoubtedly be in the right-of-way, which the City tends to exempt because of them being signs erected by the government in the right-of-way. He does not think the code will have to be amended for those.

It was decided staff would take a look into the banner project discussed, and note any changes to the ordinance that might be required. *The sign ordinance will be brought back to the next meeting for more discussion.*

Coal Tar Sealants

The information has been given to the City Attorney; waiting on his response. *This item will be put onto next month's meeting agenda for follow-up.*

Social Media

A social media policy is in the works. Drafting policy parameters was discussed. *This item will be brought back for next meeting with an example policy to review.*

School Safety

This item was placed on the agenda by mistake.

New Meeting Day

A new meeting day was decided upon. The Committee will now meet the 1st Thursday of each month at 4:30pm.

Moved by Mr. Wiederander, seconded by Ms. Reeths, to move the CPS Committee meeting to the 1st Thursday of the month. All ayes. Carried.

Moved by Ms. Reeths, seconded by Mr. Wiederanders, to adjourn the meeting of the Community Protection Services Committee. All ayes. Carried. The meeting was adjourned at 5:27 p.m.

Respectfully submitted,



Sarah Spude-Olson
Police Department
Administrative Office Manager

CABLE COMMUNICATION SYSTEM ADVISORY COUNCIL**October 09, 2019**

The Cable Communication System Advisory Council was called to order at 4:30 p.m. by Chairperson Williams in the Council Chambers, City Hall. Roll call: Mr. Williams, Mr. Loss, Mr. Tjernagel and Ms. Ireland were present. Also present: Jason Mann of Mann Communications and Josh VanLieshout, City Administrator.

Moved by Mr. Loss, seconded by Mr. Tjernagel to adopt the following agenda:

1. Roll call
2. Adoption of agenda
3. Consideration of: 2020 Cable TV budget
4. Adjourn.

Carried.

2020 Cable TV Budget

Jason Mann reviewed the budget as presented. He noted two new cameras were already purchased because of equipment failure.

Moved by Mr. Loss, seconded by Ms. Ireland to adopt the 2020 Cable TV budget as presented. All ayes.

Moved by Mr. Loss seconded by Ms. Ireland to adjourn. Carried. The meeting adjourned at 4:37p.m.

Respectfully submitted,



Sarah Spude-Olson
Office Manager
Sturgeon Bay Police Department

CABLE TV - FUND 21

08/29/19

| | | | 2018 | 2019 | 2019 | 2019 | 2019 | 2020 |
|-----------------------------------|-----|-----|------------|-------------------------------------|------------|------------|------------|------------|
| | | | ACTUAL | JAN - AUG | SEPT - DEC | ESTIMATE | BUDGET | BUDGET |
| | | | | ACTUAL | ESTIMATE | | | |
| FUND BALANCE - CASH ON HAND | | | | | | 134,167.72 | 427,170.22 | 174,822.72 |
| REVENUE | | | | | | | | |
| 21 | 000 | 000 | 40100 | SALE OF CITY PROPERTY | | 0.00 | 0.00 | 0.00 |
| 21 | 000 | 000 | 41102 | FRANCHISE FEE | | 161,000.00 | 141,000.00 | 153,000.00 |
| 21 | 000 | 000 | 42100 | CAPITAL CONTRIBUTION | | 0.00 | 0.00 | 0.00 |
| 21 | 000 | 000 | 43200 | MISCELLANEOUS REVENUE / ADVERTISING | | 43.00 | 43.00 | 0.00 |
| TOTAL REVENUE | | | 148,083.22 | 0.00 | 0.00 | 161,040.00 | 141,040.00 | 153,000.00 |
| OTHER FUNDING SOURCES/USES | | | | | | | | |
| RESERVES APPORTIONED | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| TOTAL APPORTIONED/APPLIED REVENUE | | | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

CABLE TV - FUND 21

08/29/19

| | | | 2018 | 2019 | 2019 | 2019 | 2019 | 2020 |
|---|-----|-----|------------|---|------------|------------|------------|------------|
| | | | ACTUAL | JAN - AUG | SEPT - DEC | ESTIMATE | BUDGET | BUDGET |
| | | | | ACTUAL | ESTIMATE | | | |
| EXPENDITURES - PUBLIC ACCESS - CHANNEL 18 | | | | | | | | |
| PERSONNEL | | | | | | | | |
| 21 | 000 | 000 | 00010 | WAGES - MANAGEMENT | | 1,500.00 | 1,500.00 | 800.00 |
| COMMODITIES | | | | | | | | |
| 21 | 000 | 000 | 61100 | COMPUTER SOFTWARE | | 0.00 | 600.00 | 600.00 |
| 21 | 000 | 000 | 61900 | SUPPLIES | | 5.00 | 600.00 | 600.00 |
| 21 | 000 | 000 | 62100 | SHOUL TOOLS/REPAIRMENT | | 40.00 | 1,000.00 | 1,000.00 |
| 21 | 000 | 000 | 64100 | MISC COMMODITIES | | 0.00 | 200.00 | 200.00 |
| CONTRACTUAL | | | | | | | | |
| 21 | 000 | 000 | 69010 | LEGAL | | 0.00 | 500.00 | 500.00 |
| 21 | 000 | 000 | 69015 | BROADCAST PRODUCTION - GENERAL | | 62,890.00 | 62,890.00 | 64,000.00 |
| 21 | 000 | 000 | 69020 | PROFESSIONAL DEVELOPMENT & TRAVEL | | 0.00 | 200.00 | 200.00 |
| 21 | 000 | 000 | 69030 | COPIES, REPRODUCTIONS, PUBLICATIONS | | 0.00 | 400.00 | 200.00 |
| 21 | 000 | 000 | 69040 | EQUIPMENT MAINTENANCE | | 0.00 | 1,000.00 | 1,000.00 |
| 21 | 000 | 000 | 69100 | INTERNET | | 0.00 | 1,000.00 | 0.00 |
| 21 | 000 | 000 | 69120 | PUBLICATION / ADVERTISING | | 0.00 | 0.00 | 0.00 |
| 21 | 000 | 000 | 69200 | RENT | | 4,500.00 | 4,500.00 | 5,625.00 |
| 21 | 000 | 000 | 69201 | MISC CONTRACTUAL | | 9,200.00 | 7,750.00 | 11,600.00 |
| CAPITAL | | | | | | | | |
| 21 | 000 | 000 | 10000 | MISC TECHNOLOGY | | 200.00 | 200.00 | 200.00 |
| 21 | 000 | 000 | 10010 | EQUIPMENT | | 32,000.00 | 20,100.00 | 20,000.00 |
| 21 | 000 | 000 | 10020 | OPERATING TRANSFER OUT / OTHER INFRASTRUCTURE | | 0.00 | 0.00 | 0.00 |
| TOTAL | | | 249,384.68 | | | 110,385.00 | 102,040.00 | 108,425.00 |
| EXPENDITURES - SCHOOL - CHANNEL 88 | | | | | | | | |
| CONTRACTUAL | | | | | | | | |
| 21 | 000 | 007 | 61900 | SUPPLIES | | 0.00 | 100.00 | 100.00 |
| 21 | 000 | 007 | 69015 | BROADCAST PRODUCTION - CHANNEL 07 | | 0.00 | 310.00 | 200.00 |
| 21 | 000 | 007 | 69200 | MISC CONTRACTUAL | | 0.00 | 2,500.00 | 2,000.00 |
| CAPITAL | | | | | | | | |
| 21 | 000 | 007 | 69200 | EQUIPMENT | | 0.00 | 1,700.00 | 1,000.00 |
| TOTAL | | | 2,062.50 | | | 0.00 | 4,610.00 | 3,300.00 |
| TOTAL CABLE TV EXPENDITURES | | | 251,447.08 | 0.00 | 0.00 | 110,385.00 | 107,550.00 | 109,725.00 |
| ANNUAL VARIANCE | | | | | | 40,655.00 | 33,490.00 | 43,276.00 |
| FUND BALANCE | | | | | | 174,822.72 | 460,660.22 | 218,097.72 |

CITY PLAN COMMISSION
Wednesday, October 16, 2019

A meeting of the City Plan Commission was called to order at 6:00 p.m. by Chairperson David Ward in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members David Hayes, Debbie Kiedrowski, Kirsten Reeths, Mark Holey, Dennis Statz, David Ward, and Jeff Norland were present. Also present were Alderperson Gary Nault, City Administrator Josh Van Lieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, Community Development Secretary Cheryl Nault, and several members of the public.

Adoption of agenda: Moved by Mr. Norland, seconded by Mr. Statz to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 30, 2019.
4. Consideration of: Combined Preliminary/Final Planned Unit Development (PUD) for Northpointe Development to develop 40 housing units, including converting the former West Side School, located at 17 W. Pine Street and a new addition extending into the West Side Field property, located at 37 W. Redwood Street.
5. Comprehensive Plan Update.
6. Public comment on non-agenda Plan Commission related items.
7. Adjourn.

Carried.

Approval of minutes from September 30, 2019: Moved by Ms. Reeths, seconded by Mr. Hayes to approve the minutes from September 30, 2019. All ayes. Carried.

Consideration of: Combined Preliminary/Final Planned Unit Development (PUD) for Northpointe Development to develop 40 housing units, including converting the former West Side School, located at 17 W. Pine Street and a new addition extending into the West Side Field property, located at 37 W. Redwood Street: Mr. Olejniczak provided an update on the project. He mentioned that staff prepared answers to questions that were asked during the public hearing and included them in the agenda packet.

Mr. Sullivan-Robinson stated that the Aesthetic Design & Site Plan Review Board approved the project in concept, with the expectation that a final review will occur at the time the building permit is applied for.

Mr. Hayes questioned how much of the City property would be sold. Mayor Ward responded that the portion of the property to be sold is unknown until the City knows that the developer has received the tax credits.

Mr. Olejniczak said that the developer offered that the City could keep some of the property for park space. However, the developer has indicated the potential for a Phase 2, which would provide additional units of senior housing.

Mr. Olejniczak went over the time frame for the project. It is all dependent on receiving the historic and WHEDA tax credits. They need to apply by December, 2019 and will be awarded in April

2020. If the tax credits are not received, the project will not go forward. The earliest construction would start would be in October, 2020.

Ms. Reeths stated that the field should not be given away. She added that she is not against the development, but it's just not the right piece of property to put it on. The City will not get anyone to move here without good wages and child care.

Mr. Olejniczak added that there is money in the proposed 2020 budget for replacing the softball field.

Mayor Ward opened up the floor for citizen comments.

Carl Bridenhagen, 1028 W Maple St., stated that in May he was promised an equal or better softball field. Why is there not a price tag on the field? There should be a deal in place. Taxes made off the development would be \$22,000 per year. The retention pond on the front yard looks terrible. This project should be put on hold. So many things related to the project change every week.

Pat Blizel, 69 W Pine St., stated that he doesn't like using public land for private investment. Housing has always been a problem. This needs to be done right the first time. Phase 2 scares him. A sports complex is a need. Green space builds community.

Richard Soukup, 819 N 4th Ave., brought up the housing study. Anything less than a 16-plex was not included. He asked the Commission members to look at the study. We need housing.

Chad Schmelzer, 336 Florida St., wondered what would happen with the YMCA softball program that is held at West Side Field.

Carl Bridenhagen spoke again regarding the first meeting that was held with City officials. He thought that the developer was to pay \$12,000 toward the new ballfield. He said that he was also told by the Economic Director for the County that there was a half million dollars to put toward the new ballfield.

Scott Moore, 947 Pennsylvania St., referred to the last Plan Commission meeting. The City should take advantage of the property to the north. Phase 2 would be located on the west side of the school. Why can't Phase 1 be located there? There were over 800 signatures on a petition to save the field. Over \$300,000 was given to charities from different events at the field. It is an irreplaceable field. It has to stay on the West Side. This can be reconfigured. There is also space on the East Side near the bowling alley for apartments.

Tom Strong, 5033 Shady Lane, Egg Harbor, stated he is employed with the Door County Economic Corporation. He referred to Erik Pfeifer's comments at the last meeting that the City needs a skilled workforce base, attainable and quality housing. We need to keep young people here.

Mr. Olejniczak went over the 10 conditions recommended by staff.

Moved by Mayor Ward, seconded by Mr. Statz to recommend to Council approval of the proposed PUD, including the 10 conditions from staff as follows:

1. The underlying zoning district shall be R-4 (Multiple-Family Residential).

2. Installation of a water lateral stub running south from Redwood Street along the west edge of the property and creation of a 15-ft utility easement.
3. Installation of a sanitary lateral stub running south from the end of the main at the southeast corner of the site and creation of a 15-ft utility easement.
4. Relocation of the proposed fire hydrant out of the parking island and into the end of the W. Redwood Street right-of-way.
5. Providing easements for any portion of public water main or sanitary sewer main located outside of the public right-of-way.
6. Compliance with the street tree requirements of s. 8.07(10) of the municipal code, but the location of required street trees may be located outside of the street right-of-way, if approved by the City Forester.
7. Adjusting the location of the monument sign to comply with the vision clearance requirement of the sign code.
8. Approval by the Aesthetic Design and Site Plan Review Board.
9. Final approval of the stormwater management plan by the City Engineer.
10. A development agreement be entered into between the City and developer that addresses the sale of the property/softball field, utilities/easement issues, maintenance of the driveway within Redwood Street, maintenance of the retaining wall along Madison Ave, and other matters pertinent to the development project.

Ms. Kiedrowski said it feels like this is the last chance for the school. Everyone should be proud of the project's design. Redevelopment of the school is not possible without the expansion. She believed the softball field could be replaced, but not the school. She discussed the benefits of affordable housing and the need for population increase.

Mr. Norland likes the affordability and aesthetics of the project. It is up to the City to come up with a price for the field, which will be part of the development agreement. Things that involve the development agreement should be left to the Council.

Mr. Statz noted that it is a terrific project. The softball field can be moved, but the school can't.

Mr. Holey agreed with Ms. Kiedrowski and Mr. Statz. He is supportive of the project. It is in line with the Comprehensive Plan.

Ms. Reeths stated that for the new housing project being built on Amity Field, by the time you add utilities, water, heat, etc. rents exceed \$1000 per month. This property is the gateway to Sturgeon Bay. It is a million dollar view. It is too valuable of a piece of property for an apartment complex. She had concern over the driveway, especially with children. The City has buildings that have been sitting empty. She is not against the development, but should not rush into it.

Mr. Ward referred to an article in the Wall Street Journal regarding people making over \$100,000 per year rent rather than buy. The possibility of Phase 2 would help fill a huge hole in our housing market, since it would be senior housing. That project would take the rest of the ballfield.

Mr. Hayes wondered how the City will let the citizens know that they are committed to building another equal to or better ballfield. Mayor Ward responded that there is \$275,000 put in the 2020 budget for a new ballfield. There was additional discussion on replacing the ballfield and compensation from the developer.

A vote was taken on the motion. Motion carried 6-1, with Ms. Reeths voting no.

Comprehensive Plan Update: Vandewalle & Associates representative Jeff Maloney, who is the Principal-In-Charge, explained that the Comprehensive Plan is updated every 10 years. Four different stakeholder meetings were held today, involving business and community officials, members of the arts, and many other subgroups.

Meredith Perks, Project Manager, ran through the process of updating the Comprehensive Plan. They have a 20 year outlook as they complete the process.

Ms. Perks went over the purpose of the plan. She then discussed the Public Participation Plan, which includes Stakeholder Focus Groups, two workshops, a survey, an open house, Plan Commission meetings, and a public hearing.

In regard to the 2010 Comprehensive Plan, Ms. Perks asked if there are things still valid and if they should stay in the plan, if there should be things removed, or if anything should be changed or added. In summary, the Stakeholder interviews found the need for affordable and senior housing, along with development.

Goals and objectives found in the existing Comp Plan were then discussed. Commission members gave their thoughts to any changes or additions. Included were:

1. Adding healthcare under objective #2
2. Identifying Sturgeon Bay as a more sustainable community (a leading community for the county). Identify as an objective and a goal
3. Change Compact to Smartgrowth under #2 goal
4. Full use of existing infrastructure (plenty of capacity)
5. Older needs met?
6. Utilize resources to brighten up the town
7. Appreciate small town character
8. Can accommodate technology (digital infrastructure – Goal #1)
9. Place an emphasis on job value
10. Kids need to know how to develop a skill
11. Goal 4 – add disability
12. Goal 4 – keep up on technology
13. Goal 5 – add archaeology
14. Goal 5 – add cultural resources (natural & historic)
15. Parks – loss of trees
16. Environmental resiliency – energy preservation – water quality

Chris Kellems, 120 Alabama St., stated that she wanted the City to commit to the Comp Plan. She would like to see e-charging stations downtown, solar on the roofs, update the housing downtown, walkability, and a trolley system getting people to work and grocery stores.

Ms. Perks mentioned that the next step includes setting a date for the Community Engagement Workshop. They will provide flyers to disperse.

Ms. Reeths wondered if there was ever a follow-thru regarding what has been done over the past ten years.

Mayor Ward said a big failure is to put the Comp Plan on the shelf. An implementation plan should be devised. There needs to be priorities to address. Mr. Maloney added that some other communities will hold retreats.

Public comment on non-agenda Plan Commission related items: No one spoke during public comment.

Adjourn: Moved by Mr. Holey, seconded by Mr. Hayes to adjourn. All ayes. Carried. Meeting adjourned at 8:00 p.m.

Respectfully Submitted,



Cheryl Nault
Community Development Secretary

PERSONNEL COMMITTEE
October 22, 2019

A meeting of the Personnel Committee was called to order by Vice Chair Bacon at 10:01 a.m. in the second floor conference room. Roll call: Members Bacon and Avenson were present. Williams was excused. Also present were: City Administrator VanLieshout and City Clerk/HR Director Reinhardt.

Avenson/Bacon to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Convene in closed session in accordance with the following exemption:

Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session. 19.85 (1)(e)

Consideration of: Collective bargaining agreements.

Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Committee may adjourn in closed session.

4. Adjourn

Carried.

After the Vice Chair announced the statutory basis, Avenson/Bacon to convene in closed session in accordance with the following exemption Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified business, whenever competitive or bargaining reasons require a closed session. 19.85 (1)(e)

Consideration of: Collective bargaining agreements. Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Committee may adjourn in closed session. All voted aye. Carried.

The Committee convened in closed session and 10:03 a.m. and adjourned at 11:11 a.m.

Respectfully submitted,



Stephanie L. Reinhardt
City Clerk/Human Resources Director

Industrial Park Development Review Team
Tuesday, October 22, 2019

A meeting of the Industrial Park Development Review Team was called to order at 12:00 Noon by Chairperson Kirsten Reeths in the Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Kirsten Reeths, Sandy Hurley, and William Murrock were present. Also present were Keller representative Mark Nysted, Therma-Tron-X representative Chuck Wheaton, Planner/Zoning Administrator Chris Sullivan-Robinson, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of Agenda: Moved by Ms. Hurley, seconded by Mr. Murrock to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Consideration of: Construction of a new 120' x 338' addition for Therma-Tron-X, 1155 S. Neenah Avenue.
4. Adjourn.

Carried.

Consideration of: Construction of a new 120' x 338' addition for Therma-Tron- X, 1155 S. Neenah Avenue: Mr. Nysted, project manager for the proposed addition, stated that they are planning to build a 38,000 square-foot addition on the west side of the existing TTX building. This addition will be used for manufacturing. Slate blue with white trim will match the existing building, as well as continuing with all windows on the west elevation. In 2015, a 2400 square-foot addition was approved, but was never built. In the meantime, building codes had changed and they decided to increase the size of the addition. There will be 40 parking stalls available behind the addition. There are currently 80 parking stalls. Baudhuin, Inc. did the engineering for the project. The proposed building will have an open concept with two crane bays.

Mr. Murrock was concerned with the Ahnapee Trail located behind the proposed addition. Mr. Wheaton responded that there will be 40 feet between the addition and the property line. The Ahnapee Trail is 5-10 feet from the property line.

Mr. Sullivan-Robinson suggested angle parking be used.

Mr. Olejniczak added that they will be losing parking due to the addition, but replacing it on the south side of the building.

Mr. Wheaton said that they are always looking to add new employees.

Mr. Sullivan-Robinson stated that a new landscape plan must be submitted. There needs to be one tree per six parking stalls planted. Five percent of the interior of the parking lot

must be landscaped. In addition, IPDRT guidelines suggest screening if the parking lots are within 25 feet of the right-of-way.

Stormwater management was discussed. There will be an 8-inch pipe installed from the loading dock to the new retention pond. Final approval is needed from the City Engineer.

Mr. Wheaton added that trucks carrying steel will be backing in off of Neenah Avenue.

After further discussion, it was moved by Ms. Hurley, seconded by Mr. Murrock to approve the construction of a 38,000 square-foot addition for Therma-Tron-X, subject to receiving a landscape plan prior to the building permit being issued. All ayes. Carried.

Adjourn. Moved by Mr. Murrock, seconded Ms. Hurley to adjourn. Carried. Meeting adjourned at 12:19 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Cheryl Nault".

Cheryl Nault
Community Development Secretary

CITY OF STURGEON BAY
JOINT PARK AND RECREATION COMMITTEE/BOARD MEETING
Wednesday, October 23, 2019
Council Chambers, City Hall, 421 Michigan Street
5:30 p.m.

A meeting of the Joint Park and Recreation Committee / Board was called to order at 5:31 p.m. by Chairperson Hayes in Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members present were Ald. Hayes, Ald. Nault, Ald. Bacon, Marilyn Kleist, Randy Morrow, Chris Larson, George Husby, Jay Renstrom was excused, and also present Municipal Services Director Mike Barker, Josh VanLieshout, Marty Olejniczak and Municipal Services Secretary Lynnae Kolden.

Adoption of the Agenda: Moved by Ald. Nault to adopt the following agenda, seconded by Ms. Kleist.

1. Roll call
2. Adoption of agenda
3. Public comment on agenda and non-agenda items
4. Approval of minutes from September 25, 2019
5. Presentation / Update on Graham Park
6. Consideration of: Dog Free Park
7. Discussion of: Park assessments Shiloh Dog Park, Skate Park and West Side Waterfront
8. Directors Report
9. Future Agenda Items
10. Adjourn

All in Favor. Carried.

Public Comment: Bill Luer, 155 N. 9th Ave., spoke on the Shiloh Dog Park regarding weed spraying and a shelter and he submitted a design and signature list supporting a shelter. Chris Kellems, 120 Alabama St., spoke on the dog free dog park in regards to the ADA requirements, and submitted an ADA Service Animals document. Matt Young, 415 W. Maple St., spoke in regards to the bike trail at Big Hill Park. He gave an update on the bike trail and usage of the trail. Submitted a signature list of supporters for the bike trail and also thanked the City of Sturgeon Bay for a safe, fun bike trail to use within the City. George Husby, 1111 N. 5th Ave., spoke in regards to alternate ball fields and the possible issues using the existing fields. Randy Morrow, 546 Kentucky St., spoke in regards of the possible erosion at Big Hill Park with the bike trail. Scott Moore, 947 Pennsylvania St., spoke on the assessment of the West Side Waterfront, spoke on the concern of the space on the waterfront dock face that the tugs use. Helen Bacon, 458 N. 5th Place, spoke in regards to Big Hill Park bike trail and encouraged the friend's group of Big Hill Park to continue working with Mike on the bike trail needs. Ms. Bacon also spoke in regards to a dog free park.

Approval of Minutes from September 25, 2019: Moved by Ald. Nault, seconded by Mr. Husby. All in favor. Carried.

Presentation / Update on Graham Park: SBVC along with Sterling Landscaping presented a preliminary proposal for Graham Park. The proposal includes a water feature, small event space, game features and updated landscaping. Discussion took place in regards to additional options within the proposed plan. Sterling Landscaping has agreed to adopt Graham Park for 5 years to maintain the landscaping and features in the proposal.

Ald. Nault, made a motion to accept and forward to Council the concept plan from SBVC and Sterling Landscaping, and to approve the process to go ahead and make improvements to Graham Park. Seconded by Ald. Bacon. All in Favor. Motion carried.

Consideration of: Dog Free Park: Ald. Hayes stated this was brought back to the Committee / Board due to the wording in the motion that included, in accordance with ADA federal law for accommodations of disabilities. Discussion took place in regards to the law, how and if it was valid or effective for an outdoor space.

Chris Larsen made a motion to identify Cherry Blossom Park as a dog free park. Mike Barker seconded. Discussion continued. Vote Taken. 6 in favor, 1 opposed. Motion carried.

Discussion of: Park assessments

Shiloh Dog Park: Ald. Hayes asked Mike Barker if the dog park shelter was budgeted for this year or next year. Mr. Barker advised it is budgeted for 2020. Mr. Barker is looking for a 3-sided shelter and wants to place it in the middle of the fence area, along with a gate to pass through from side to side. He will reach out to the friend's group once the City has some options for the shelter. Ald. Hayes, suggested putting the shelter in a location that you can see down the hill and the entire dog park, so that people can keep an eye on their dog. Ald. Nault, thanked the friend's group for mowing. Discussion continued on possible improvements for the dog park which included a water spicket, mulching the entrance, trails on the hill, adding additional trees and shrubs.

Skate Park: Ald. Hayes, noticed cracking on the surface. Ald. Nault, asked if the ballfield was moved, would the bathrooms need to be re-done or moved. Randy Morrow, asked if we should wait on this park assessment until we know the outcome of the school / apartment project. Discussion took place in regards to parking, restrooms, additional landscaping and the surface maintenance. Mike Barker, will look into what can be used on the surface for sealing the cracks. Ald. Hayes, asked about the signage and if the Way finder project included this park. George Husby, suggested we advertise the skate park, to encourage more use, for the safety of the kids.

West Side Waterfront: Ald. Hayes, asked the Committee / Board to review and discuss the Ad Hoc proposal of the West Side Waterfront. Discussion took place in regards to the possible items that may need to be gone over within the project from the Park and Recreation Committee / Board. Ald. Hayes wants to take the recommendations from the West Side Waterfront Ad Hoc committee and put a stamp of approval on them from the Parks and Recreation Committee / Board to be proactive for the project to continue moving forward. George Husby, concerned about the money and if it will take away from the other parks. Ald. Hayes, mentioned that funds may come from grants and other sources as the project proceeds. Discussion continued on possible agreements and waterfront usages within the City. Ald. Nault, asked if it would be best to have someone come from the West Side Waterfront Ad Hoc committee to go over the plan and help answer some questions. Discussion continued on the park boundaries, possible parking issues and what items need to be reviewed from the Parks and Recreation group for the project. Ald. Nault asked to table further discussion until the next meeting and that we ask someone to attend from the West Side Waterfront Ad Hoc Committee. Ald. Hayes, agreed to table the discussion until the December meeting and to reach out to a couple of West Side Waterfront committee members to attend the December meeting, to review the proposal and help answer questions.

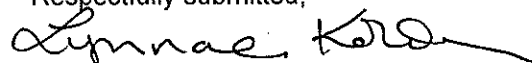
Directors Report: Mike Barker, stated that the swing set was installed at Woods West Park and that the crew is currently working on closing up the restrooms in the parks.

Future Agenda Items: Park Assessments: Woods West & Woodside Wildflower Preserve
Revisit the West Side Waterfront Park.
The beginning discussion with the Boys & Girls Club for STEM at Martin Park.

Next Meeting Date: Wednesday, December 4th, 2019 @ 5:30 PM - City Hall

Motion to adjourn by Ald. Nault, seconded by Ald. Bacon. All in favor. Carried.
Meeting adjourned at 8:00 pm

Respectfully submitted,



Lynnae Kolden
Municipal Services Secretary



Kalin Montevideo
Assistant Fire Chief

CITY of STURGEON BAY FIRE DEPARTMENT

421 Michigan St
Sturgeon Bay, WI 54235

920-746-2916 Station 920-746-2448 Office
Email: kmontevideo@sturgeonbaywi.org

STURGEON BAY FIRE DEPARTMENT SEPTEMBER 2019 FIRE REPORT

SEPTEMBER INCIDENTS: 131
YEAR TO DATE INCIDENTS: 1,075

INCIDENTS BY JURISTICTICION:

AVERAGE RESPONSE TIME:

CITY - East Side: 77 Year to Date: 685 EMERGENT: 4.12 Minutes NON-EMERGENT: 4.18 Minutes
 59 – Medical Incident 01 – Smoke/Odor Removal 01 – Vehicle Fire
 02 – Smoke Scare/Odor of Smoke 03 – Vehicle Accident 05 – Alarm/Detector Activation, No Fire
 01 – Gas Leak 01 – Public Service 01 – Unauthorized Burning
 01 – Outside Rubish/Trash Fire 02 – Assist Law Enforcement/Gvmt Agency

CITY - West Side: 37 Year to Date: 261 EMERGENT: 4.01 Minutes NON-EMERGENT: 4.11 Minutes
 27 – Medical Incident 01 – Authorized/Control Burn 05 – Alarm/Detector Activation, No Fire
 01 – Carbon Monoxide Incident 01 – Watercraft Rescue 01 – Electrical Wiring/Equipment Problem
 01 – Smoke Scare/Odor of Smoke

Town of Sevastopol: 11 Year to Date: 76 EMERGENT: 9.0 Minutes NON-EMERGENT: 10.49 Minutes
 01 – Grass Fire 01 – Medical Incident 04 – Alarm/Detector Activation, No Fire
 01 – Carbon Monoxide Incident 01 – Power Line Down 01 – Oil/Combustible Liquid Spill
 01 – Vehicle Accident 01 – Unauthorized Burning

Town of Sturgeon Bay: 04 Year to Date: 41 EMERGENT: 8.04 Minutes NON-EMERGENT: N/A Minutes
 02 – Medical Incident 01 – Vehicle Accident 01 – Vehicle Fire

MUTUAL AID/MABAS INCIDENTS

Gibraltar: 0 Year to Date: 01

Egg Harbor: 0 Year to Date: 01

Sister Bay: 0 Year to Date: 01

Southern Door: 01 Year to Date: 08
 01 – Cover Assignment/Stand by

Jacksonport: 01 Year to Date: 01
 01 – Overheated Motor

INPECTION REPORT:

| | <u>Regular Inspections</u> | <u>Re Inspections</u> | <u>Occupancy Inspections</u> | <u>Hours</u> |
|-------------------------------------|----------------------------|-----------------------|------------------------------|---------------|
| Inspections – City of Sturgeon Bay: | <u>129</u> | <u>38</u> | <u>03</u> | <u>161.84</u> |
| Inspections – Town of Sevastopol: | <u>14</u> | <u>01</u> | <u>0</u> | <u>22.0</u> |
| Inspections – Town of Sturgeon Bay: | <u>07</u> | <u>0</u> | <u>0</u> | <u>5.0</u> |
| Inspections – Town of Jacksonport: | <u>10</u> | <u>0</u> | <u>0</u> | <u>13.0</u> |

SPECIAL REPORTS, TRAINING AND MAINTENANCE

MAINTENANCE:

Firefighters continued mounting, wiring, outfitting and loading the new Engines for service; repaired a door latch on Tender 3; added an airline to the end garage stall at the Eastside Station; cleaned and greased the waterway on Truck 2; greased the steering on Engine 4; added grip to tool handles; replaced a breaker in electrical panel at Westside Station; trouble shoot the generator on Truck 2; adjusted an outrigger switch on Truck 2; replaced batteries in all SCBA HUD units and waxed Engine 4.

TRAINING:

541.42 hours of training was conducted in September. Firefighters trained with driving and pump operations; new air bags; forcible entry techniques; decontamination tent/equipment and hydraulic extrication/rescue tools. AC Montevideo attended a 3 day WI Chief Education conference in Fond du Lac; members of our Department participated in a 3 day vehicle extrication training held at our Training Facility and PT FF Savenko began Entry Level Firefighter training held here at our Station.

OTHER:

Fire Chief and AC attended City and other Town meetings; installed two (2) car seats; presented fire safety and live fire extinguisher demos for employees of Cadence and WI DNR; assisted USCG with a flare shoot at the Canal Station; participated in the Sunshine House Fund Raiser at Martin Park, SB High School Homecoming Parade and Bonfire and Toddler Event at Sturgeon Bay Community Church.

We also began our annual School Fire Prevention Programs. We presented a fire safety talk for students at Sevastopol, Sawyer, St. John Bosco, Sunset and St. Peter's Schools.

| | | | | |
|-------------------|--------------|-----------|----------|--------------|
| BANK BALANCE | 2,279,463.67 | 18,895.07 | 8,966.76 | 1,491,132.97 |
| LESS OUTS. CHECKS | 24,985.17 | 0.00 | 0.00 | 0.00 |
| | 2,254,478.50 | 18,895.07 | 8,966.76 | 1,491,132.97 |

| | GENERAL FUND STATE - #2 | GENERAL FUND NICOLET BANK - MMBI | WDF STATE - #4 | CAPITAL - BUILDING DEBT 2017 STATE - #9 | CAPITAL PROJECTS STATE - #13 | TIF #2 DEBT STATE - #08 | TIF #3 CONSTRUCTION STATE - #14 |
|-------------------|----------------------------|-------------------------------------|-------------------|--|---------------------------------|----------------------------|------------------------------------|
| PRIOR G/L BALANCE | 3,335,965.83 | 20,130.68 | 727,047.52 | 6,252.94 | 2,399,891.54 | 953,733.60 | 24,235.24 |
| REVENUE | 1,594,170.52 | 0.17 | 1,137.24 | 11.19 | 4,295.47 | 14,808.40 | 43.38 |
| DISBURSEMENTS | 649,687.59 | 0.00 | 250,000.00 | 0.00 | 0.00 | 84,693.75 | 0.00 |
| AMOUNT IN TRANSIT | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| ADJUSTMENTS | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| ENDING BALANCE | 4,280,448.76 | 20,130.85 | 478,184.76 | 6,264.13 | 2,404,187.01 | 883,848.25 | 24,278.62 |
| BANK BALANCE | 4,280,448.76 | 20,130.85 | 478,184.76 | 6,264.13 | 2,404,187.01 | 883,848.25 | 24,278.62 |

10/17/2019

10/18/2019
11:29:41
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CITY OF STURGEON BAY
SUMMARIZED REVENUE & EXPENSE REPORT

PAGE: 1
F-YR: 19

FOR FUND: GENERAL FUND
FOR 9 PERIODS ENDING SEPTEMBER 30, 2019

| DEPARTMENT DESCRIPTION | SEPTEMBER BUDGET | SEPTEMBER ACTUAL | VARI- ANCE | FISCAL YEAR-TO-DATE BUDGET | ANNUAL BUDGET | FISCAL YEAR-TO-DATE ACTUAL | VARI- ANCE |
|-------------------------------|---------------------|---------------------|---------------|----------------------------------|------------------|----------------------------------|---------------|
| | | | | | | | |
| REVENUES | 1,044,130.85 | 98,867.57 | (90.5) | 9,397,174.45 | 12,529,567.00 | 8,795,916.11 | (29.7) |
| GENERAL FUND | | | | | | | |
| TOTAL REVENUES | 1,044,130.85 | 98,867.57 | (90.5) | 9,397,174.45 | 12,529,567.00 | 8,795,916.11 | (29.7) |
| EXPENSES | | | | | | | |
| GENERAL FUND | 97,775.99 | 797,009.15 | (715.1) | 879,982.03 | 1,173,310.00 | 1,142,176.41 | 2.6 |
| MAYOR | 1,073.77 | 915.02 | 14.7 | 9,663.69 | 12,885.00 | 8,362.16 | 35.1 |
| CITY COUNCIL | 5,325.85 | 4,637.27 | 12.9 | 47,932.45 | 63,910.00 | 48,162.01 | 24.6 |
| LAW/LEGAL | 5,500.01 | 4,119.00 | 25.1 | 49,499.97 | 66,000.00 | 63,125.57 | 4.3 |
| CITY CLERK-TREASURER | 33,787.56 | 33,178.26 | 1.8 | 304,087.32 | 405,450.00 | 300,920.97 | 25.7 |
| ADMINISTRATION | 14,417.14 | 12,904.65 | 10.4 | 129,753.58 | 173,005.00 | 122,326.21 | 29.2 |
| COMPUTER | 9,031.26 | 3,214.62 | 64.4 | 81,281.22 | 108,375.00 | 78,036.44 | 27.9 |
| CITY ASSESSOR | 7,576.30 | 6,603.60 | 12.8 | 68,186.10 | 90,915.00 | 76,357.64 | 16.0 |
| BOARD OF REVIEW | 126.69 | 0.00 | 100.0 | 1,139.93 | 1,520.00 | 0.00 | 100.0 |
| BUILDING/ZONING CODE ENFORCEM | 7,225.01 | 10,452.11 | (44.6) | 65,024.97 | 86,700.00 | 68,239.65 | 21.2 |
| MUNICIPAL SERVICES ADMIN. | 19,175.48 | 17,287.79 | 9.8 | 172,578.56 | 230,105.00 | 162,298.07 | 29.4 |
| PUBLIC WORKS ADMINISTRATION | 19,015.07 | 17,660.42 | 7.1 | 171,134.79 | 228,180.00 | 163,433.78 | 28.3 |
| ELECTIONS DEPARTMENT | 1,197.53 | 1.47 | 99.8 | 10,777.41 | 14,370.00 | 9,152.74 | 36.3 |
| CITY HALL | 11,970.88 | 13,477.46 | (12.5) | 107,737.36 | 143,650.00 | 96,690.28 | 32.6 |
| INSURANCE | 30,696.27 | 43,024.00 | (40.1) | 276,266.19 | 368,355.00 | 182,267.29 | 50.5 |
| GENERAL EXPENDITURES | 127,102.95 | 1,507.47 | 98.8 | 1,143,926.15 | 1,525,235.00 | 56,405.27 | 96.3 |
| POLICE DEPARTMENT | 36,223.83 | 31,939.92 | 11.8 | 326,013.51 | 434,685.00 | 311,992.93 | 28.2 |
| PATROL BOAT | 1,105.02 | 0.00 | 100.0 | 9,944.94 | 13,260.00 | 7,669.38 | 40.6 |
| PARKING ENFORCEMENT | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| POLICE DEPARTMENT/PATROL | 171,391.76 | 143,762.43 | 16.1 | 1,542,524.72 | 2,056,700.00 | 1,382,536.10 | 32.7 |
| POLICE DEPT. / INVESTIGATIONS | 22,925.46 | 23,517.57 | (2.5) | 206,328.62 | 275,105.00 | 226,051.65 | 17.8 |
| FIRE DEPARTMENT | 152,361.39 | 144,129.20 | 5.4 | 1,371,250.83 | 1,828,335.00 | 1,310,056.96 | 28.3 |
| STORM SEWERS | 2,697.94 | 1,131.94 | 58.0 | 24,281.18 | 32,375.00 | 4,819.61 | 22.9 |
| SOLID WASTE MGMT/SPRING/FALL | 4,345.86 | 132.17 | 96.9 | 39,112.42 | 52,150.00 | 16,617.47 | 90.7 |
| COMPOST/SOLID WASTE SITE | 4,179.60 | 3,556.06 | 14.9 | 37,616.20 | 50,155.00 | 16,617.47 | 66.8 |
| STREET SWEEPING | 3,363.34 | 4,477.66 | (33.1) | 30,269.98 | 40,360.00 | 29,673.61 | 26.4 |
| WEED ABATEMENT | 792.10 | 0.00 | 100.0 | 7,128.70 | 9,505.00 | 210.49 | 97.7 |
| ROADWAYS/STREETS | 16,601.29 | 18,485.18 | (11.3) | 149,411.13 | 199,215.00 | 132,866.23 | 33.3 |
| SNOW REMOVAL | 18,809.19 | 585.22 | 96.8 | 169,282.43 | 225,710.00 | 181,200.05 | 19.7 |
| STREET SIGNS AND MARKINGS | 4,590.02 | 4,963.79 | (8.1) | 41,309.94 | 55,080.00 | 37,833.41 | 31.3 |
| CURB/GUTTER/SIDEWALK | 1,329.19 | 3,537.35 | (166.1) | 11,962.43 | 15,950.00 | 16,547.47 | (3.7) |
| STREET MACHINERY | 14,242.56 | 9,781.16 | 31.3 | 128,182.32 | 170,910.00 | 115,792.94 | 32.2 |
| CITY GARAGE | 5,385.48 | 3,454.99 | 35.8 | 48,468.56 | 64,625.00 | 35,059.88 | 38.1 |
| CELEBRATION & ENTERTAINMENT | 4,723.77 | 338.61 | 92.8 | 42,513.69 | 56,685.00 | 290,631.66 | 40.3 |
| HIGHWAYS - GENERAL | 40,593.81 | 18,107.20 | 55.3 | 365,343.57 | 487,125.00 | 72,731.80 | 31.9 |
| PARK & RECREATION ADMIN | 8,909.20 | 7,297.78 | 18.0 | 80,182.40 | 106,910.00 | 301,941.59 | 37.2 |
| PARKS AND PLAYGROUNDS | 40,118.84 | 29,542.85 | 26.3 | 361,068.48 | 481,425.00 | 6,264.48 | 77.6 |
| BALLFIELDS | 2,337.13 | 1,356.51 | 41.9 | 21,033.61 | 28,045.00 | | |

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CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: GENERAL FUND
 FOR 9 PERIODS ENDING SEPTEMBER 30, 2019

| DEPARTMENT DESCRIPTION | SEPTEMBER BUDGET | SEPTEMBER ACTUAL | % VARI- ANCE | FISCAL YEAR-TO-DATE BUDGET | ANNUAL BUDGET | FISCAL YEAR-TO-DATE ACTUAL | % VARI- ANCE |
|-------------------------------|---------------------|---------------------|--------------------|----------------------------------|------------------|----------------------------------|--------------------|
| EXPENSES | | | | | | | |
| ICE RINKS | 917.52 | 0.00 | 100.0 | 8,257.44 | 11,010.00 | 4,712.08 | 57.2 |
| BEACHES | 41.67 | 80.48 | (93.1) | 374.99 | 500.00 | 976.93 | (95.3) |
| MUNICIPAL DOCKS | 3,424.64 | 1,833.00 | 46.4 | 30,821.08 | 41,095.00 | 24,154.34 | 41.2 |
| WATER WEED MANAGEMENT | 7,097.97 | 1,638.99 | 76.9 | 63,881.09 | 85,175.00 | 54,929.15 | 35.5 |
| WATERFRONT PARKS & WALKWAYS | 6,646.70 | 7,097.54 | (6.7) | 59,819.90 | 79,760.00 | 50,840.91 | 36.2 |
| EMPLOYEE BENEFITS | 3,583.34 | 3,210.38 | 10.4 | 32,249.98 | 43,000.00 | 28,603.25 | 33.4 |
| PUBLIC FACILITIES | 6,727.09 | 0.00 | 100.0 | 60,543.73 | 80,725.00 | 55,838.35 | 30.8 |
| BOARDS AND COMMISSIONS | 63.76 | 107.65 | (68.8) | 573.72 | 765.00 | 301.51 | 60.5 |
| COMMUNITY & ECONOMIC DEVLPMNT | 30,377.14 | 20,309.43 | 33.1 | 273,393.58 | 364,525.00 | 267,749.91 | 26.5 |
| TOTAL EXPENSES | 1,006,904.37 | 1,450,367.35 | (44.0) | 9,062,116.89 | 12,082,830.00 | 7,603,629.74 | 37.0 |
| TOTAL FUND REVENUES | 1,044,130.85 | 98,867.57 | (90.5) | 9,397,174.45 | 12,529,567.00 | 8,795,916.11 | (29.7) |
| TOTAL FUND EXPENSES | 1,006,904.37 | 1,450,367.35 | (44.0) | 9,062,116.89 | 12,082,830.00 | 7,603,629.74 | 37.0 |
| SURPLUS (DEFICIT) | 37,226.48 | (1,351,499.78) | (3730.4) | 335,057.56 | 446,737.00 | 1,192,286.37 | 166.8 |

DATE: 10/18/2019
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CITY OF STURGEON BAY
SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: CAPITAL FUND
FOR 9 PERIODS ENDING SEPTEMBER 30, 2019

| DEPARTMENT DESCRIPTION | SEPTEMBER BUDGET | SEPTEMBER ACTUAL | VARI- ANCE | FISCAL YEAR-TO-DATE BUDGET | ANNUAL BUDGET | FISCAL YEAR-TO-DATE ACTUAL | VARI- ANCE |
|-------------------------------|---------------------|---------------------|---------------|----------------------------------|------------------|----------------------------------|---------------|
| REVENUES | 569,558.10 | 240,115.09 | (57.8) | 5,126,022.70 | 6,834,697.00 | 3,361,476.92 | (50.8) |
| PATROL | | | | | | | |
| TOTAL REVENUES | 569,558.10 | 240,115.09 | (57.8) | 5,126,022.70 | 6,834,697.00 | 3,361,476.92 | (50.8) |
| EXPENSES | | | | | | | |
| CITY CLERK-TREASURER | 166.67 | 0.00 | 100.0 | 1,499.99 | 2,000.00 | 1,627.43 | 18.6 |
| ADMINISTRATION | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| COMPUTER | 2,850.01 | 0.00 | 100.0 | 25,649.97 | 34,200.00 | 10,788.94 | 68.4 |
| CITY ASSESSOR | 875.01 | 0.00 | 100.0 | 7,874.97 | 10,500.00 | 199.99 | 98.0 |
| MUNICIPAL SERVICES ADMIN. | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| ELECTIONS | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| CITY HALL | 5,416.67 | 10,235.25 | (88.9) | 48,749.99 | 65,000.00 | 22,807.90 | 64.9 |
| GENERAL EXPENDITURES | 1,958.34 | 16,298.37 | (732.2) | 17,624.98 | 23,500.00 | 222,965.05 | (848.7) |
| POLICE DEPARTMENT | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| PATROL | 10,136.68 | 0.00 | 100.0 | 91,229.96 | 121,640.00 | 83,870.00 | 31.0 |
| POLICE DEPT. / INVESTIGATIONS | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| FIRE DEPARTMENT | 88,400.01 | 845.66 | 99.0 | 795,539.97 | 1,060,800.00 | 1,220,066.10 | (15.0) |
| STORM SEWERS | 10,833.34 | 0.00 | 100.0 | 97,439.98 | 130,000.00 | 0.00 | 100.0 |
| SOLID WASTE MGMT/REFUSE/RECYC | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| SOLID WASTE MGMT/SPRING/FALL | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| ROADWAYS/STREETS | 106,404.77 | 312,693.73 | (193.8) | 957,642.69 | 1,276,857.00 | 627,287.17 | 50.8 |
| SNOW REMOVAL | 21,666.67 | 0.00 | 100.0 | 194,999.99 | 260,000.00 | 341,500.00 | (31.3) |
| CURB/GUTTER/SIDEWALK | 16,250.00 | 0.00 | 100.0 | 146,250.00 | 195,000.00 | 147,424.90 | 24.3 |
| CITY GARAGE | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| PARKS AND PLAYGROUNDS | 289,041.67 | 18,119.75 | 93.7 | 2,601,374.99 | 3,468,500.00 | 53,681.12 | 98.4 |
| BALLFIELDS | 416.67 | 0.00 | 100.0 | 3,749.99 | 5,000.00 | 0.00 | 100.0 |
| ICE RINKS | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| BEACHES | 291.67 | 0.00 | 100.0 | 2,624.99 | 3,500.00 | 0.00 | 100.0 |
| MUNICIPAL DOCKS | 3,708.34 | 0.00 | 100.0 | 33,374.98 | 44,500.00 | 1,000.00 | 97.7 |
| WATER WEED MANAGEMENT | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| WATERFRONT PARKS & WALKWAYS | 2,333.34 | 0.00 | 100.0 | 20,999.98 | 28,000.00 | 15,484.39 | 44.6 |
| SANITARY & WATER MAIN | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| PUBLIC FACILITIES | 3,833.34 | 0.00 | 100.0 | 34,499.98 | 46,000.00 | 35,775.42 | 22.2 |
| COMMUNITY & ECONOMIC DEVLPMT | 4,208.34 | 888.75 | 78.8 | 37,874.98 | 50,500.00 | 888.75 | 98.2 |
| TOTAL EXPENSES | 568,791.54 | 359,081.51 | 36.8 | 5,119,122.38 | 6,825,497.00 | 2,785,367.16 | 59.1 |
| TOTAL FUND REVENUES | 569,558.10 | 240,115.09 | (57.8) | 5,126,022.70 | 6,834,697.00 | 3,361,476.92 | (50.8) |
| TOTAL FUND EXPENSES | 568,791.54 | 359,081.51 | 36.8 | 5,119,122.38 | 6,825,497.00 | 2,785,367.16 | 59.1 |
| SURPLUS (DEFICIT) | 766.56 | (118,966.42) | (5619.5) | 6,900.32 | 9,200.00 | 576,109.76 | 6162.0 |

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: CABLE TV
 FOR 9 PERIODS ENDING SEPTEMBER 30, 2019

| DEPARTMENT DESCRIPTION | SEPTEMBER BUDGET | SEPTEMBER ACTUAL | % VARI- ANCE | FISCAL YEAR-TO-DATE BUDGET | ANNUAL BUDGET | FISCAL YEAR-TO-DATE ACTUAL | % VARI- ANCE |
|------------------------|---------------------|---------------------|--------------------|----------------------------------|------------------|----------------------------------|--------------------|
| REVENUES | | | | | | | |
| CABLE TV / GENERAL | 11,753.34 | 0.00 | 100.0 | 105,779.98 | 141,040.00 | 113,840.67 | (19.2) |
| TOTAL REVENUES | 11,753.34 | 0.00 | 100.0 | 105,779.98 | 141,040.00 | 113,840.67 | (19.2) |
| EXPENSES | | | | | | | |
| CABLE TV / GENERAL | 8,962.57 | 5,167.64 | 42.3 | 80,662.29 | 107,550.00 | 78,192.46 | 27.2 |
| TOTAL EXPENSES | 8,962.57 | 5,167.64 | 42.3 | 80,662.29 | 107,550.00 | 78,192.46 | 27.2 |
| TOTAL FUND REVENUES | 11,753.34 | 0.00 | 100.0 | 105,779.98 | 141,040.00 | 113,840.67 | (19.2) |
| TOTAL FUND EXPENSES | 8,962.57 | 5,167.64 | 42.3 | 80,662.29 | 107,550.00 | 78,192.46 | 27.2 |
| SURPLUS (DEFICIT) | 2,790.77 | (5,167.64) | (285.1) | 25,117.69 | 33,490.00 | 35,648.21 | 6.4 |

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TOURISM FUND
 FOR 9 PERIODS ENDING SEPTEMBER 30, 2019

| DEPARTMENT DESCRIPTION | SEPTEMBER BUDGET | SEPTEMBER ACTUAL | % VARI- ANCE | FISCAL YEAR-TO-DATE BUDGET | ANNUAL BUDGET | FISCAL YEAR-TO-DATE ACTUAL | % VARI- ANCE |
|-----------------------------|---------------------|---------------------|--------------------|----------------------------------|------------------|----------------------------------|--------------------|
| REVENUES | | | | | | | |
| TOURISM COMMITTEE / GENERAL | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| TOTAL REVENUES | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| EXPENSES | | | | | | | |
| TOURISM COMMITTEE / GENERAL | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| TOTAL EXPENSES | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| TOTAL FUND REVENUES | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| TOTAL FUND EXPENSES | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| SURPLUS (DEFICIT) | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #2 DISTRICT
 FOR 9 PERIODS ENDING SEPTEMBER 30, 2019

| DEPARTMENT DESCRIPTION | SEPTEMBER BUDGET | SEPTEMBER ACTUAL | % VARI- ANCE | FISCAL YEAR-TO-DATE BUDGET | ANNUAL BUDGET | FISCAL YEAR-TO-DATE ACTUAL | % VARI- ANCE |
|------------------------|---------------------|---------------------|--------------------|----------------------------------|------------------|----------------------------------|--------------------|
| REVENUES | | | | | | | |
| TID DISTRICT #2 | 171,992.76 | 5,040.40 | (97.0) | 1,547,934.72 | 2,063,913.00 | 2,734,936.85 | 32.5 |
| TOTAL REVENUES | 171,992.76 | 5,040.40 | (97.0) | 1,547,934.72 | 2,063,913.00 | 2,734,936.85 | 32.5 |
| EXPENSES | | | | | | | |
| TID DISTRICT #2 | 125,376.38 | 1,203,991.25 | (860.3) | 1,128,386.86 | 1,504,516.00 | 1,435,187.65 | 4.6 |
| TOTAL EXPENSES | 125,376.38 | 1,203,991.25 | (860.3) | 1,128,386.86 | 1,504,516.00 | 1,435,187.65 | 4.6 |
| TOTAL FUND REVENUES | 171,992.76 | 5,040.40 | (97.0) | 1,547,934.72 | 2,063,913.00 | 2,734,936.85 | 32.5 |
| TOTAL FUND EXPENSES | 125,376.38 | 1,203,991.25 | (860.3) | 1,128,386.86 | 1,504,516.00 | 1,435,187.65 | 4.6 |
| SURPLUS (DEFICIT) | 46,616.38 | (1,198,950.85) | (2671.9) | 419,547.86 | 559,397.00 | 1,299,749.20 | 132.3 |

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CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #1 DISTRICT
 FOR 9 PERIODS ENDING SEPTEMBER 30, 2019

| DEPARTMENT DESCRIPTION | SEPTEMBER BUDGET | SEPTEMBER ACTUAL | VARI- ANCE | FISCAL YEAR-TO-DATE BUDGET | ANNUAL BUDGET | FISCAL YEAR-TO-DATE ACTUAL | VARI- ANCE |
|------------------------|---------------------|---------------------|---------------|----------------------------------|------------------|----------------------------------|---------------|
| REVENUES | | | | | | | |
| TID #1 DISTRICT | 67,746.26 | 996.93 | (98.5) | 609,716.22 | 812,955.00 | 854,579.99 | 5.1 |
| TOTAL REVENUES | 67,746.26 | 996.93 | (98.5) | 609,716.22 | 812,955.00 | 854,579.99 | 5.1 |
| EXPENSES | | | | | | | |
| TID #1 DISTRICT | 64,882.92 | 0.00 | 100.0 | 583,946.24 | 778,595.00 | 1,577,809.63 | (102.6) |
| TOTAL EXPENSES | 64,882.92 | 0.00 | 100.0 | 583,946.24 | 778,595.00 | 1,577,809.63 | (102.6) |
| TOTAL FUND REVENUES | 67,746.26 | 996.93 | (98.5) | 609,716.22 | 812,955.00 | 854,579.99 | 5.1 |
| TOTAL FUND EXPENSES | 64,882.92 | 0.00 | 100.0 | 583,946.24 | 778,595.00 | 1,577,809.63 | (102.6) |
| SURPLUS (DEFICIT) | 2,863.34 | 996.93 | (65.1) | 25,769.98 | 34,360.00 | (723,229.64) | (2204.8) |

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CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

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FOR FUND: TID #3 DISTRICT
 FOR 9 PERIODS ENDING SEPTEMBER 30, 2019

| DEPARTMENT DESCRIPTION | SEPTEMBER BUDGET | SEPTEMBER ACTUAL | % VARI- ANCE | FISCAL YEAR-TO-DATE BUDGET | ANNUAL BUDGET | FISCAL YEAR-TO-DATE ACTUAL | % VARI- ANCE |
|------------------------|---------------------|---------------------|--------------------|----------------------------------|------------------|----------------------------------|--------------------|
| REVENUES | | | | | | | |
| TID #3 DISTRICT | 5,100.93 | 1,709.74 | (66.4) | 45,908.21 | 61,211.00 | 275,088.55 | 349.4 |
| TOTAL REVENUES | 5,100.93 | 1,709.74 | (66.4) | 45,908.21 | 61,211.00 | 275,088.55 | 349.4 |
| EXPENSES | | | | | | | |
| TID #3 DISTRICT | 11,265.77 | 84,693.75 | (651.7) | 101,391.69 | 135,189.00 | 110,968.50 | 17.9 |
| TOTAL EXPENSES | 11,265.77 | 84,693.75 | (651.7) | 101,391.69 | 135,189.00 | 110,968.50 | 17.9 |
| TOTAL FUND REVENUES | 5,100.93 | 1,709.74 | (66.4) | 45,908.21 | 61,211.00 | 275,088.55 | 349.4 |
| TOTAL FUND EXPENSES | 11,265.77 | 84,693.75 | (651.7) | 101,391.69 | 135,189.00 | 110,968.50 | 17.9 |
| SURPLUS (DEFICIT) | (6,164.84) | (82,984.01) | 1246.0 | (55,483.48) | (73,978.00) | 164,120.05 | (321.8) |

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CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #4 DISTRICT
 FOR 9 PERIODS ENDING SEPTEMBER 30, 2019

| DEPARTMENT DESCRIPTION | SEPTEMBER BUDGET | SEPTEMBER ACTUAL | % VARI- ANCE | FISCAL YEAR-TO-DATE BUDGET | ANNUAL BUDGET | FISCAL YEAR-TO-DATE ACTUAL | % VARI- ANCE |
|------------------------|---------------------|---------------------|--------------------|----------------------------------|------------------|----------------------------------|--------------------|
| REVENUES | | | | | | | |
| TID #4 DISTRICT | 7,893.85 | 1,883.10 | (76.1) | 71,044.45 | 94,726.00 | 128,895.87 | 36.0 |
| TOTAL REVENUES | 7,893.85 | 1,883.10 | (76.1) | 71,044.45 | 94,726.00 | 128,895.87 | 36.0 |
| EXPENSES | | | | | | | |
| TID #4 DISTRICT | 0.00 | 0.00 | 0.0 | 0.00 | 0.00 | 0.00 | 0.0 |
| TID #4 DISTRICT | 226,330.12 | 37,464.09 | 83.4 | 2,036,970.64 | 2,715,961.00 | 258,130.27 | 90.4 |
| TOTAL EXPENSES | 226,330.12 | 37,464.09 | 83.4 | 2,036,970.64 | 2,715,961.00 | 258,130.27 | 90.4 |
| TOTAL FUND REVENUES | 7,893.85 | 1,883.10 | (76.1) | 71,044.45 | 94,726.00 | 128,895.87 | 36.0 |
| TOTAL FUND EXPENSES | 226,330.12 | 37,464.09 | 83.4 | 2,036,970.64 | 2,715,961.00 | 258,130.27 | 90.4 |
| SURPLUS (DEFICIT) | (218,436.27) | (35,580.99) | (83.7) | (1,965,926.19) | (2,621,235.00) | (129,234.40) | (95.0) |

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: REVOLVING LOAN FUND (STATE)
 FOR 9 PERIODS ENDING SEPTEMBER 30, 2019

| DEPARTMENT DESCRIPTION | SEPTEMBER BUDGET | SEPTEMBER ACTUAL | % VARI- ANCE | FISCAL YEAR-TO-DATE BUDGET | ANNUAL BUDGET | FISCAL YEAR-TO-DATE ACTUAL | % VARI- ANCE |
|-----------------------------|---------------------|---------------------|--------------------|----------------------------------|------------------|----------------------------------|--------------------|
| REVENUES | | | | | | | |
| REVOLVING LOAN FUND (STATE) | 382.18 | 1,463.40 | 282.9 | 3,439.46 | 4,586.00 | 9,131.72 | 99.1 |
| TOTAL REVENUES | 382.18 | 1,463.40 | 282.9 | 3,439.46 | 4,586.00 | 9,131.72 | 99.1 |
| EXPENSES | | | | | | | |
| REVOLVING LOAN FUND (STATE) | 941.67 | 250,000.00 | (6448.5) | 8,474.99 | 11,300.00 | 250,005.00 | (2112.4) |
| TOTAL EXPENSES | 941.67 | 250,000.00 | (6448.5) | 8,474.99 | 11,300.00 | 250,005.00 | (2112.4) |
| TOTAL FUND REVENUES | 382.18 | 1,463.40 | 282.9 | 3,439.46 | 4,586.00 | 9,131.72 | 99.1 |
| TOTAL FUND EXPENSES | 941.67 | 250,000.00 | (6448.5) | 8,474.99 | 11,300.00 | 250,005.00 | (2112.4) |
| SURPLUS (DEFICIT) | (559.49) | (248,536.60) | 4321.9 | (5,035.53) | (6,714.00) | (240,873.28) | 3487.6 |

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CITY OF STURGEON BAY
SUMMARIZED REVENUE & EXPENSE REPORT

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FOR FUND: SOLID WASTE ENTERPRISE
FOR 9 PERIODS ENDING SEPTEMBER 30, 2019

| DEPARTMENT DESCRIPTION | SEPTEMBER | SEPTEMBER | % | FISCAL | ANNUAL | FISCAL | % |
|-----------------------------|-----------|-----------|---------------|------------------------|------------|------------------------|---------------|
| | BUDGET | ACTUAL | VARI- ANCE | YEAR-TO-DATE BUDGET | BUDGET | YEAR-TO-DATE ACTUAL | VARI- ANCE |
| REVENUES | | | | | | | |
| SOLID WASTE ENTERPRISE FUND | 41,460.85 | 44,111.96 | 6.3 | 373,147.45 | 497,530.00 | 418,860.25 | (15.8) |
| TOTAL REVENUES | 41,460.85 | 44,111.96 | 6.3 | 373,147.45 | 497,530.00 | 418,860.25 | (15.8) |
| EXPENSES | | | | | | | |
| SOLID WASTE ENTERPRISE FUND | 41,874.67 | 16,089.23 | 61.5 | 376,870.99 | 502,495.00 | 268,846.58 | 46.4 |
| TOTAL EXPENSES | 41,874.67 | 16,089.23 | 61.5 | 376,870.99 | 502,495.00 | 268,846.58 | 46.4 |
| TOTAL FUND REVENUES | 41,460.85 | 44,111.96 | 6.3 | 373,147.45 | 497,530.00 | 418,860.25 | (15.8) |
| TOTAL FUND EXPENSES | 41,874.67 | 16,089.23 | 61.5 | 376,870.99 | 502,495.00 | 268,846.58 | 46.4 |
| SURPLUS (DEFICIT) | (413.82) | 28,022.73 | (6871.7) | (3,723.54) | (4,965.00) | 150,013.67 | (3121.4) |

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CITY OF STURGEON BAY
SUMMARIZED REVENUE & EXPENSE REPORT

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MUNICIPAL REPORT TOTALS
FOR 9 PERIODS ENDING SEPTEMBER 30, 2019

| DEPARTMENT DESCRIPTION | SEPTEMBER BUDGET | SEPTEMBER ACTUAL | VARI- ANCE | FISCAL YEAR-TO-DATE BUDGET | ANNUAL BUDGET | FISCAL YEAR-TO-DATE ACTUAL | VARI- ANCE |
|--------------------------|---------------------|---------------------|---------------|----------------------------------|------------------|----------------------------------|---------------|
| | | | | | | | |
| TOTAL MUNICIPAL REVENUES | 1,920,019.12 | 394,188.19 | (79.4) | 17,280,167.64 | 23,040,225.00 | 16,692,726.93 | (27.5) |
| TOTAL MUNICIPAL EXPENSES | 2,055,330.01 | 3,406,854.82 | (65.7) | 18,497,942.97 | 24,663,933.00 | 14,368,136.99 | 41.7 |
| SURPLUS (DEFICIT) | (135,310.89) | (3,012,666.63) | 2126.4 | (1,217,775.33) | (1,623,708.00) | 2,324,589.94 | (243.1) |

BEVERAGE OPERATOR LICENSE

1. Boek, Jon P.
2. DeMeuse, Amanda M.
3. Lawrence, Dustin J.
4. Quinn, Anthony G.
5. Zuehlke, Danielle L.

RECOMMENDATION**TO THE HONORABLE MAYOR AND COMMON COUNCIL:**

We, the Finance/Purchasing & Building Committee, hereby recommend to award the contract to Sound Farmers Production, in the amount of \$29,000 to manage the 2020 Harmony by the Bay Summer Concert series.

Respectfully submitted,

FINANCE/PURCHASING & BUILDING
Helen Bacon, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: October 8, 2019

Introduced by _____.

Moved by Alderperson _____ seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2019.

5

5

Executive Summary

Date: September 19, 2019

Title: Award of contract for 2020 Harmony by the Bay Summer Concert Series Event Manager

Background: On August 29, 2019 the Municipal Services Director opened proposals for the 2020 Harmony by the Bay Summer Concert Series Event Manager. In accordance with the City of Sturgeon Bay Purchasing & Property Accountability Policy, a request for proposals was prepared and competitive sealed bidding was used to obtain pricing. Two proposals were received:

SRO Events, Inc.
Algoma, WI
Proposed Price \$28,900

Sound Farmers Productions
Sturgeon Bay, WI
Proposed Price \$29,000

In the 2020 Celebrations and Entertainment operating budget, 01-480-000-58999, \$45,000 is being requested, \$29,000 specifically will be set aside for executing the concert series contract.

I recommend awarding a contract for the 2020 Harmony by the Bay Summer Concert Series Event Manager to Sound Farmers Productions in the amount of \$29,000. I have checked out the owners references and he has a great track record of executing all aspects the contract if awarded.

Fiscal Impacts: \$29,000

Recommendation: Staff recommends pursuing a contract with Sound Farmers Productions to manage the 2020 Harmony by the Bay Summer Concert Series.

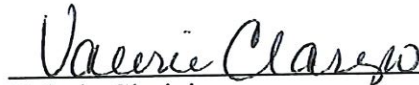
Prepared By:



Mike Barker
Municipal Services Director

Date: 19 SEP 2019

Reviewed By:



Valerie Clarizio
Finance Director

Date: 9/19/19

Reviewed By:

Josh VanLieshout
City Administrator

Date: _____

Project HARMONY BY THE BAY

[illegible]

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Community Protection and Services Committee, hereby recommend the Common Council to approve the amendment to National Fire Protection Association (NFPA) ordinance 6.15 where the first line reads National Fire Protection Association Code 1 is hereby adopted in its entirety and incorporated into this chapter by reference, including all amendments thereto.

Respectfully submitted,
COMMUNITY PROTECTION AND SERVICES COMMITTEE
By: Dan Williams, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: October 9, 2019

* * * * *

Introduced by _____.

Moved by Alderperson _____, seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2019.

R E C O M M E N D A T I O N**TO THE HONORABLE MAYOR AND COMMON COUNCIL:**

We, the Joint Park & Recreation Committee/Board, hereby recommend to Council the concept plan from SBVC & Sterling Landscaping, and to approve the process to go ahead and make improvements to Graham park.

Respectfully submitted,

Park & Recreation COMMITTEE / BOARD

By: Ald David Hayes Chr.

RESOLVED, that the foregoing recommendation be adopted.

Dated: October 23, 2019

* * * * *

Moved by Alderperson _____, seconded by Alderperson
_____ that the said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2019.

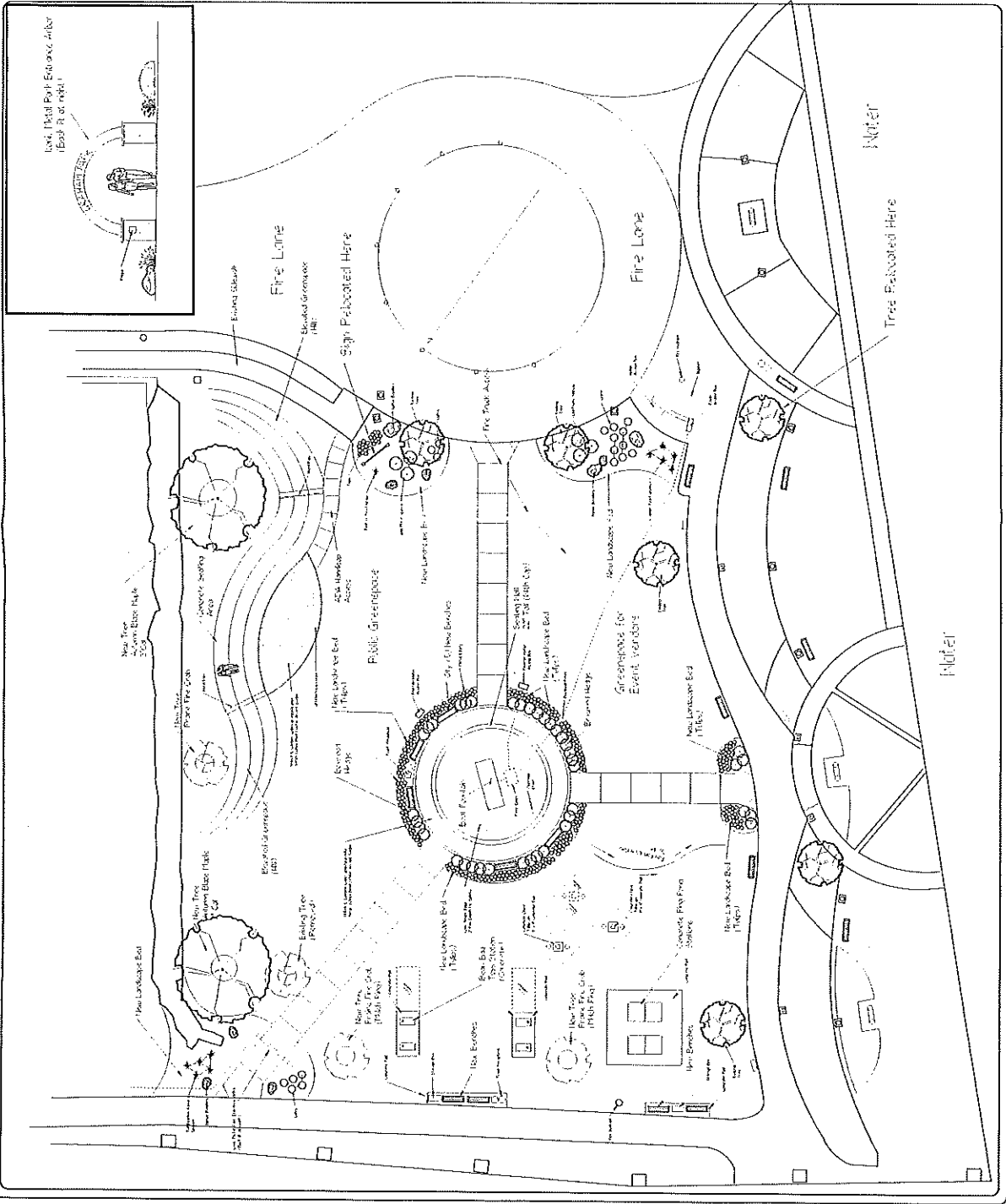
Preliminary Drawing - Not for Construction

Starting Landscape Services
644 Emerald Drive
Surgeon Bay, WI 54235
920-746-0231

GRAHAM PARK



| | |
|-------------|---------|
| Sheet No. | |
| Project No. | |
| Client | |
| Date | 9/20/09 |
| Drawn by | Lans B. |
| Checked by | |



NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Common Council will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Tuesday, November 5, 2019 at 7:00 p.m. or shortly thereafter, regarding a text amendment to section 20.31(4)(b) of the Municipal Code (Zoning Code). This section regulates off-street parking lot design requirements within the City of Sturgeon Bay. The proposed amendment redefines what acceptable materials are allowed for surfacing a parking lot and access driveway. The amendment would also allow uses operating less than 180 days within a calendar year to surface their access driveway and parking lot with compact stone or gravel. The proposed amendment and background materials are on file with the Community Development Department and can be viewed at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to attend the hearing and give testimony in favor or against the proposed text amendment either in person at the hearing or in writing.

By order of:

City of Sturgeon Bay Common Council

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the City Plan Commission, hereby recommend to repeal and recreate section 20.31(4)(b) of the Municipal Code (Zoning Code) regarding surfacing of parking lots and access driveways as follows:

(4) *Design*. All parking spaces and access driveways shall meet the following requirements:

(b) *Surfacing*.

1. ~~Except for parking spaces and access driveways which serve single-family or two-family dwellings~~ Unless exempted, all parking spaces and access driveways shall be paved or otherwise surfaced with an all-weather surface within 12 months after occupancy. ~~Any heavy equipment vehicular storage areas (such as those associated with truck terminals and contractor's garages) which are not open to the general public need not be paved, although said areas must be maintained in a durable and dustless condition. Any access driveway from a public street to such storage areas shall be paved with asphaltic, bituminous, or concrete surfacing~~ Acceptable surfacing materials shall include asphalt, concrete, brick, pavers or other permeable pavement approved by the City Engineer. The surface shall be capable of carrying a wheel load of 4,000 pounds.
2. ~~The following shall be exempt from the surfacing requirement:~~
 - a. ~~Parking spaces and access driveways which serve single-family or two-family dwellings.~~
 - b. ~~Any heavy equipment vehicular storage areas (such as those associated with truck terminals and contractor's garages) which are not open to the general public need not be paved, although said areas must be maintained in a durable and dustless condition. Any access driveway from a public street to such storage areas shall be paved with asphaltic, bituminous, or concrete surfacing.~~
 - c. ~~Parking lots and access driveways serving seasonal uses which operate no more than 180 consecutive days out of a calendar year shall be allowed to surface the parking area with compact stone or gravel. The site must be maintained in a durable and dustless condition. Access driveways shall extend a concrete apron five feet past any sidewalk or curbing improvements.~~

Respectfully submitted,
City Plan Commission
By: Mayor David Ward, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Date: September 30, 2019

Introduced by _____;

Moved by Alderperson _____, seconded by Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2019.

Executive Summary
Parking Lot Surfacing - Code Text Amendment

The Plan Commission has reviewed the off-street parking lot pavement requirements under section 20.31(4)(b) of the City's Zoning Code Chapter. The existing code is fairly vague in regard to the types of materials allowed for surfacing a parking area. In addition, the Commission considered whether exemptions from the paving requirements should be added allowing the use of crushed stone in some instances? After several meetings, the Plan Commission recommended that a text amendment to the zoning code should occur as defined in the attached draft ordinance.


To summarize the changes:

- In addition to concrete and asphalt, the ordinance would allow bricks, pavers and other permeable pavements approved by the City Engineer.
- The specification was added stipulating a minimum of a 4,000 pound wheel load capacity.
- A surfacing exemption was created to allow seasonal uses to use crushed stone or asphalt.

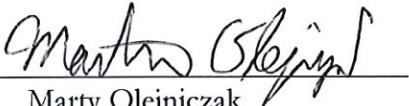
The Council can:

- Approve the Plan Commission's recommendation. A public hearing would be held at a subsequent Council meeting. Following the hearing the amendment would need to be approved via two readings of the proposed ordinance amendment.
- Reject the Plan Commission's recommendation. The matter would then be dropped from consideration.
- Refer the matter back to the Plan Commission. If there are substantive changes desired or if there are issues that need more consideration, the Plan Commission could be directed to review this issue further.

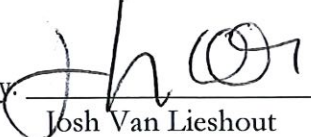
Recommendation: Approve the Plan Commissions recommendation and proceed to the public hearing.

Prepared by: 
Christopher Sullivan Robinson
Planner / Zoning Administrator

Date: Oct 31, 2019

Prepared by: 
Marty Olejniczak
Community Development Director

Date: Oct. 28 2019

Reviewed by: 
Josh Van Lieshout
City Administrator

Date: 10/28/19

R E C O M M E N D A T I O N

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Joint Park & Recreation Committee/Board, hereby recommend to Council to Identify Cherry Blossom Park as a dog free park.

Respectfully submitted,

Park & Recreation COMMITTEE / BOARD

By: Ald David Hayes Chr.

RESOLVED, that the foregoing recommendation be adopted.

Dated: October 23, 2019

* * * * *

Moved by Alderperson _____, seconded by Alderperson _____ that the said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2019.

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the City Plan Commission, hereby recommend to approve the combined preliminary/final Planned Unit Development (PUD) for 40 housing units, including converting the former West Side School, located at 17 W. Pine Street and a new addition extending into the West Side Field property at 37 W. Redwood Street with the following conditions:

1. The underlying zoning district shall be R-4 (Multiple-Family Residential).
2. Installation of a water lateral stub running south from Redwood Street along the west edge of the property and creation of a 15-ft utility easement.
3. Installation of a sanitary lateral stub running south from the end of the main at the southeast corner of the site and creation of a 15-ft utility easement.
4. Relocation of the proposed fire hydrant out of the parking island and into the end of the W. Redwood Street right-of-way.
5. Provide easements for any portion of public water main or sanitary sewer main located outside of the public right-of-way.
6. Compliance with the street tree requirements of s. 8.07(10) of the municipal code, but the location of required street trees may be located outside of the street right-of-way, if approved by the City Forester.
7. Adjust the location of the monument sign to comply with the vision clearance requirements of the sign code.
8. Final approval by the Aesthetic Design and Site Plan Review Board.
9. Final approval of the stormwater management plan by the City Engineer.
10. A development agreement be entered into between the City and developer that addresses the sale of the property/softball field, utilities/easement issues, maintenance of the driveway within Redwood Street, maintenance of the retaining wall along Madison Ave, and other matters pertinent to the development project.

Respectfully submitted,
City Plan Commission
By: David Ward, Chairman

RESOLVED, that the foregoing recommendation be adopted.

Date: October 16, 2019

Introduced by _____;

Moved by Alderperson _____, seconded by Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2019.

**Executive Summary
Planned Unit Development
Sawyer School Lofts**

Proposal: Northpointe Development is petitioning for approval of a Planned Unit Development (PUD) for a 40-unit apartment building. The project proposal involves remodeling the privately-owned former West Side Elementary School at 17 W. Pine Street into 11 apartments and the construction of a 3-story addition containing an additional 29 apartments. This addition will extend into the City-owned property containing the West Side Softball Field at 37 W. Redwood Street. These apartments will be affordable units as defined by the Department of Housing and Urban Development (HUD) and rents will be based upon the tenant's income. In addition, the project includes 520 square feet of business incubator space that is proposed to be located in the lower level of the school building.

The applicant has a purchase agreement with the property owner of the West Side School and has been given initial permission by the Common Council to continue with the proposed plan and potential acquisition of the City-owned portion of the site. The developer would acquire some or all of the park property located north of the alley between Redwood Street and Spruce Street.

PUD Required: The rezoning to PUD is required because the current zoning does not allow multiple-family dwellings and zoning ordinance requires a PUD for multiple-family housing projects that exceed 25 units on a single parcel. In addition, this process is necessary because the development requires some deviations from the standard zoning requirements. Planned Unit Developments are special zoning districts in which the allowed uses and district requirements are unique to, and based upon, the specific development proposal. PUD's allow for flexibility of development requirements, but also require a greater degree of scrutiny by the City prior to approval.

Existing Conditions: The proposed site contains the West Side Softball Field and the former West Side Elementary School. It is bordered by Pine Street on the north, Madison Avenue on the east, a platted alley (which is unbuilt) to the south, and single-family dwelling to the west and northwest. The overall site totals 3.7 acres if all of the land north of the alley is acquired. The elevation declines about 40 feet from the southwest corner of the site to the northeast corner. A large stone retaining wall is present along the Madison Avenue side.

The site is currently zoned R-2 Single-Family Residential. It is bordered by additional R-2 properties, except for C-2 Central Business District zoning to the north and west across Pine St and Madison Ave and also except for one parcel zoned C-5 Mixed Commercial-Residential to the southwest. The nearest R-4 Multiple-family Residential district is kitty-corner to the southeast across Madison Ave.

The surrounding uses include a mixture of single-family, two-family, and multiple-family dwellings. There also are commercial uses to the north and east. Immediately to the south is the City's skate park, which is unaffected by the proposed acquisition of the West Side Field.

Comprehensive Plan: The Future Land-Use Plan Map of the Sturgeon Bay Comprehensive Plan has the subject property with Central Business District designation. This is defined as the business core of the City. It includes a range of retail, services, offices, entertainment and institutional uses

within a geographically compact setting near the center of the City. Higher density residential uses are often found within the CBD.

The Housing Chapter describes a set of goals, objectives and policies with regards to future growth and development decision-making. This project directly supports the City's goals to maintain a diverse, high quality housing inventory, meeting the needs of the community; the provision of adequate attainable housing; and development of mixed-use projects along major corridors and downtown. The housing policies also include infill development and the use of planned unit developments to carefully control the new development to protect existing neighborhoods.

The Cultural Resources Chapter includes an objective to encourage the continued maintenance and improvement of existing historical structures, under which the renovation of the former school would qualify. On the whole, staff believes the proposed project is compatible with the Comprehensive Plan.

Door County Housing Study: The housing study that was completed on behalf of the Door County Economic Development Corporation earlier this year demonstrated that there is an existing deficit within our current housing stock for both owner-occupied and rental apartments in the central part of Door County. The apartment complexes currently under construction or recently completed equate to approximately half of that deficit. However, none of those projects fit into the affordable category as defined by HUD. This project proposal meets that definition and will have a positive influence on the senior population and young workforce.

Site Plan and Design Consideration: The following is a summary of the major site and design issues:

Proposed Uses: The project consists of 40 apartments and 520 square feet of business incubator space. Those uses are consistent with the Comprehensive Plan and staff has no concerns with that mix of uses. Depending upon the underlying zoning district approved for the PUD, the ordinance likely will need to specify that such uses are permitted.

Building Layout: The school building's orientation will remain unchanged. The building is three stories with the first level being partially underground. It will contain a total of 11 apartment units, an exercise room, common space, and the business incubator space. The proposed addition will extend off the south side of the school, then "L" toward Madison Street. This addition is 3-story with an underground parking level. The addition contains 29 apartment units.

The building meets area and dimensional requirements of the zoning code, except the building will encroach into the normal residential street yard (setback). The required street yard is 25 feet and the building is 21.83 feet from the Madison Ave right-of-way. Staff is supportive of this deviation for two reasons. The Comprehensive Plan designates the site within the Central Business District future land use category. Typically, buildings in the CBD only need to be 15 feet from the right-of-way and the Plan Commission can approve even lesser street yards for downtown buildings. Secondly, the elevation of the proposed building is about ten feet above the grade along Madison Avenue due to the slope/retaining wall. Thus, the benefits of the normal setback from privacy and landscaping standpoints don't apply. If the City is comfortable with the proposed setback, the deviation can be made as part of the PUD ordinance.

Driveway Access: There are two vehicular accesses to the proposed development. The first is via W. Redwood Street, which currently leads to the parking area for the old school. As proposed in the plan all existing pavement will be removed and a new two-lane driveway installed to S. Lansing Avenue. This driveway will be used to access the surface parking. The second access point is a new driveway that will extend off of S. Madison Avenue and lead to the underground parking area. This proposed new driveway has been reviewed by the City Engineer and approved.

It is noted that the existing access into the site from the alley located between Pine and Redwood Streets will be eliminated. The houses abutting the alley would still have vehicular access since the pavement within the alley right-of-way would not be impacted. But, the pavement connecting the site to the alley would be removed. The Fire Chief has reviewed and approved the access plan. Also, by eliminating the access from the alley and adding a driveway to Madison Ave, it should limit the traffic impact on the neighborhood, since a large percentage of tenants would use the Madison Ave access, and because four residential properties use the alley for vehicular access as opposed to just one property that uses Redwood Street for vehicular access.

Density: The zoning code requires that multiple-family construction not exceed one unit per 3,500 square feet of lot area; or 12.4 units per acre. The overall property that the developer intends to acquire is 3.71 acres, which equates to a residential density of 10.8 units per acres. However, the developer also believes the property could be re-divided to create a potential senior housing site in the south portion of the West Side Field. This proposed property line is shown on the site plan. If this lot split happens the area of the subject lot would be 2.5 acres for a proposed density of 16 units per acre. It is noted that other multiple-family residential developments that have been constructed under the PUD zoning designation within the downtown area exceed the usual maximum density. For instance, The Bay Lofts has a density of nearly 34 units per acre. If the City is comfortable with the proposed density, a deviation can be made as part of the PUD ordinance.

Building Design: The school building will retain its existing architecture, with the exception of one area at the southwest corner where it ties into the proposed addition. The exterior design of the addition matches the architectural elements of the existing school. It uses similar brick and cast stone, as well as multiple colors of cement siding to create a vibrant look and transition into the downtown. There are recesses and building extensions that eliminate any blank wall. The building conforms to the general design standards of the code.

The building has a combination of common entrances and private entrances which are accessed from the south, east, and west side of the building. The existing entrances into the school building to the north and east are retained, but will be used only for emergency egress.

The project's designs were reviewed by the Aesthetic Design and Site Plan Review Board on October 7th. They approved the plan in concept with the condition that some items will require further detailed plans and review by the committee.

Mix of Units: The proposal includes 5 one-bedroom units, 24 two-bedroom units, and 11 three-bedroom units. All of the one-bedroom units and none of the three-bedroom units are located in the school building.

Parking: A total of 73-78 off-street parking spaces are proposed. 43 spaces will be provided in the surface parking lot and 30-35 spaces will be provided in the underground parking structure. The zoning code requires 72 spaces so the requirement has been met.

Pedestrian Access: Sidewalks are proposed that lead from the parking area to the various common and private building entrances on the south and west sides. In addition, a sidewalk is proposed from the east side of the building to Madison Ave, thereby connecting to the existing sidewalk network. The current sidewalk/stairs leading from Pine Street will be removed to accommodate a storm retention pond. Staff believes that pedestrian facilities are adequately addressed, but suggest moving the connection to Madison Ave northerly if such move is feasible given the existing retaining wall.

Traffic: The City Engineer did not require a transportation impact analysis (TIA) for the project. These are typically only required for residential projects exceeding 100 units. The traffic will be split by having accesses to both Lansing Ave and Madison Avenue. The amount of traffic generated by the units is not expected to require any improvements or changes to the surrounding streets.

Utilities: The development will be served by municipal utilities. Water will come from the existing main within W. Redwood Street. A new 8" sanitary sewer main will replace an existing 4" pipe along the east edge of the site. Sturgeon Bay Utilities (SBU) have reviewed the utility plans and have no significant concerns. However, new or updated easements may be needed for the portions of the mains located within the development site.

Another issue for utilities is that in order to service the remaining parkland (Skate Park) with sewer and water facilities, new easements and service laterals are needed. A sanitary lateral stub and easement are needed leading from the end of the sanitary main at the southeast corner of the site. The City will also need a water lateral stub and easement running from Redwood Street along the west edge of the property.

The Fire Chief requests that the proposed hydrant shown within the parking lot landscaped island be shifted westerly to the end of the public right-of-way for Redwood St. Consistent with this request, staff prefers that the water main be publicly owned and maintained for the portion up to the end of the street right-of-way and privately owned and maintained beyond the R/W.

Stormwater Management: The total impervious surface of the site is 45,940 square feet, which is well below the maximum 70% impervious surface ratio. The developer has submitted an engineered stormwater management plan for review by the City Engineer. The plan proposes bio-swales to the south and east of the building addition. Storm pipes would extend from the swales through the east parking lot and down to a wet pond located in front of the school. Ultimately, the water would exit to the street to existing stormwater facilities. This will serve to limit the quantity and maximize quality of the water exiting the site.

Landscape Design: Off-street parking ordinance requires that one canopy tree be provided for every six parking spaces in the parking lot. The design shows three Skyline Honeylocust and three Redmond Lindon trees planted around the parking lot and two Flowering Crabapple trees planted within the parking lot islands. The zoning administrator is not requiring additional screening from adjacent residential properties around the proposed parking lot due to the grade differential from those adjacent properties. The plan proposes variety of shrubs (Goldmound Spirea, Anthony

Waterer Spirea, Taunton Yew, Daylilies, and Hostas) in the landscape islands surrounding the building addition and patio. Two Flowering Crabapples are shown around the patio feature.

Chapter 8 of the Municipal Code requires that a street tree be planted within the tree terrace lawn area for every 50 feet of street frontage. A total of ten trees would typically be required along Madison Avenue and four along Pine Street. There are two existing trees in the right-of-way along Madison Avenue. The landscape plan shows seven Honey Locust and Linden trees planted along the steep slope just outside of the right-of-way. It also shows three trees along Pine Street, also outside of the right-of-way. For Pine Street, the location of the trees is appropriate due to the narrowness of the terrace lawn and the overhead wires on that street. For Madison Avenue, it would be preferred to put the new trees within the right-of-way, if possible. Ultimately, these tree locations and varieties need to be approved by the City Forester.

Signage: There is one ground monument style sign proposed. It is located on the southeast side of the property running perpendicular to Madison Avenue. The proposed sign is about 25 square feet sitting on top of an 8' x 2'4" brick pedestal. The only issue with the sign is its nearness to the intersection of the new driveway with Madison Avenue. The sign code requires ground signs to be no taller than 2.5 feet tall or have a minimum visual clearance of 8 feet, if the sign is located within 15 feet of a driveway and the street right-of-way. Since the monument sign will not meet the vision clearance standard, it should be shifted further away from the driveway.

Lighting: A lighting plan shows the installation of two light poles with a total of four light fixtures located within the parking lot island. There is also a wall mount fixture located above the parking garage door. These fixtures are designed as full cut offs so there shouldn't be any direct light emitted onto neighboring properties. The lighting plan identifies the light intensity emitted by the fixtures, but only for the actual parking area. It appears that the lighting would not impact adjoining properties.

Miscellaneous: The dumpster facility is located between the parking lot and building. There is a brick enclosure proposed which matches the materials used on the school.

A decorative brick 25' x 20' patio is planned facing Madison Avenue. This will be a common area for all tenants. In addition, there will be an exercise room and a community room for the tenants that are located within gymnasium portion of the old school.

The developer intends to keep the existing retaining wall along Madison Avenue. Maintenance of that retaining wall will be included in the development agreement.

An area to the west of the parking lot has a planned recreation facility. The recreational area has no specific items proposed, which indicated they will seek approval for those specific items from the Aesthetic Design and Site Plan Review Board at a later date. The City has the ability to require specific items to be provided for recreational uses.

PUD Review Criteria: In general, the zoning ordinance directs the Plan Commission and Council to consider whether the proposed development is consistent with the spirit and intent of the zoning code, has been prepared with competent professional guidance, and produces benefits to the City compared with conventional developments. In addition, there are nine specific review criteria listed in the PUD section of the code. The development appears to comply with all specific regulations of

the zoning code (except as noted above) and the PUD is needed mainly because of the number of units in the development. Staff is satisfied that the project meets the basic criteria for Planned Unit Developments.

Public Hearing: A public hearing occurred on September 30th. This included equal testimony in favor and against the proposed project. Based on some of the testimony, there were questions that the public needed answers to. City staff and the developer provided comments to those questions, which is included in the packet.

Project Financing & Projected Rents: According to the developer, the completion of the project is contingent on the awarding of affordable housing tax credits and historic preservation tax credits. The affordable housing tax credits are awarded through the Wisconsin Housing and Economic Development Authority (WHEDA). This is a competitive program with a yearly awarding of the tax credits. The historic preservation tax credits are awarded only after the rehabilitation plans for the school are reviewed and approved by the Wisconsin Historical Society and National Park Service. Hence, even if the PUD is approved by the City, the final decision to construct the project won't be made until sometime in 2020.

If WHEDA tax credits are used, the rents would be based upon the individual tenant's income. To qualify the tenant's income would need to be at or below 60% of the median county income. Tentatively, the rents for the affordable units will be \$635 for a 1BR unit, \$715 for a 2BR unit, and \$815 for a 3BR unit. The developer has provided a more detailed information on the rents, which is provided in the packet.

Fiscal Impact: Due to the affordable housing tax credits being used for the project, the property would be assessed using the income approach to property assessment. This figure will vary but is expected to have a taxable value of approximately \$2.5 Million. This would generate about \$22,000 in City property tax revenue and about \$58,000 in total property tax revenue. The project would also provide a one-time payment of \$12,000 into the park and playground fund for the City's recreation facilities.

The other fiscal impact to consider is the replacement of the softball facility. While the City would not be obligated to improve a softball field elsewhere, the sentiment among the Common Council and Park & Recreation Board so far has been to make sure an adult softball facility will continue to exist for the current league to use along with any future leagues. The fiscal impact on the City will depend upon whether an existing field, such as the high school girls' field, is improved to accommodate adult softball, whether a new field is created within existing municipal property, such as redoing the former Jaycee Field, or whether a brand new site is obtained and a new field created. Options for the City to fund the replacement site include some combination of using proceeds from the sale of property for the development; using funds from the park and playground fund; establishing a tax increment district for the project if relocation of the ballfield would be an eligible TIF expense; seeking recreation grants; and using general tax dollars.

Options: The Council can:


1. Approved the Plan Commission recommendation as presented, which would then be followed by approving the 1st reading of the ordinance. A 2nd reading to follow at the subsequent meeting.

2. Approve the Plan Commission recommendation with changes or additional conditions. Depending upon the level of changes, the 1st reading of the ordinance could still occur. Otherwise, a revised ordinance would be drafted for consideration at the next Council meeting.
3. Deny the Plan Commission recommendation. The PUD zoning would be dropped.

Recommendation: The proposed project addresses an identified need as illustrated in the 2019 Door County Housing Study. It preserves and reuses an iconic building and is a step toward the City goals and strategies as defined in the 2010 Comprehensive Plan. Staff recommends approval of the PUD ordinance and submitted plans with the following conditions:

1. The underlying zoning district shall be R-4 (Multiple-Family Residential).
2. Installation of a water lateral stub running south from Redwood Street along the west edge of the property and creation of a 15-ft utility easement.
3. Installation of a sanitary lateral stub running south from the end of the main at the southeast corner of the site and creation of a 15-ft utility easement.
4. Relocation of the proposed fire hydrant out of the parking island and into the end of the W. Redwood Street right-of-way.
5. Provide easements for any portion of public water main or sanitary sewer main located outside of the public right-of-way.
6. Compliance with the street tree requirements of s. 8.07(10) of the municipal code, but the location of required street trees may be located outside of the street right-of-way, if approved by the City Forester.
7. Adjust the location of the monument sign to comply with the vision clearance requirements of the sign code.
8. Final approval by the Aesthetic Design and Site Plan Review Board.
9. Final approval of the stormwater management plan by the City Engineer.
10. A development agreement be entered into between the City and developer that addresses the sale of the property/softball field, utilities/easement issues, maintenance of the driveway within Redwood Street, maintenance of the retaining wall along Madison Ave, and other matters pertinent to the development project.

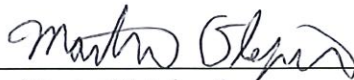
Prepared by:



Christopher Sullivan-Robinson
Planner / Zoning Administrator

OCT 31, 2019
Date

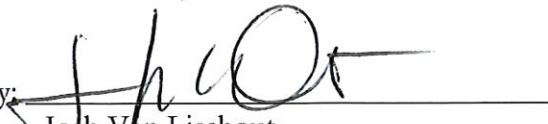
Prepared by:



Marty Olejniczak
Community Development Director

OCT 28, 2019
Date

Reviewed by:



Josh Van Lieshout
City Administrator

10/28/19
Date

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

4.

| | |
|----------------|--------|
| Date Received: | 9/6/19 |
| Fee Paid \$ | 465.00 |
| Received By: | CN |

Application For: Conceptual ☐ Preliminary ☐ Final ☐ Combined Preliminary/Final ☒
 Note: There are different requirements for each of the above processes. A separate application is required for each.

| | | |
|---|------------------------|-----------------------------|
| NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: <u>SAWYER SCHOOL LOFTS</u> | | |
| | APPLICANT/AGENT | LEGAL PROPERTY OWNER |
| Name | Jonathan Brinkley | Andy Dumke (Under contract) |
| Company | Excel Engineering, Inc | Northpointe Development |
| Street Address | 100 Camelot Dr | 230 Ohio St |
| | | Suite 200 |
| City/State/Zip | Fond du Lac, WI 549345 | Oshkosh, WI 54902-5894 |
| Daytime Telephone No. | 920-322-1708 | 920-230-3628 |
| Fax No. | | |
| STREET ADDRESS(es) OF SUBJECT PROPERTY: <u>17 W Pine St; 37 W Redwood St</u> Location if not assigned a common address: _____ | | |
| TAX PARCEL NUMBER(s): <u>2814665040101; 2814665041401</u> | | |
| AREA OF SUBJECT PROPERTY AND NO. OF LOTS: <u>1.85 Acres; 1.86 Acres</u> | | |
| CURRENT ZONING CLASSIFICATION: <u>Single Family Residential (R-2)</u> | | |
| CURRENT USE AND IMPROVEMENTS: <u>Parcel 2814665040101 is an unused historic school building with adjacent parking lot. Parcel 2814665041401 use is outdoor recreation (baseball/softball field)</u> | | |
| COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>Central Business District Commercial</u> | | |
| WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Explain: _____ _____ _____ | | |

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. The proposed project will involve adaptive re-use of the historic school building into multifamily use with 11 apartment units in the existing building and a 3-story, 24 apartment unit addition.

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: Central Business District Commercial

South: Single Family Residential (R-2) & Mixed Residential-Commercial (C-5)

East: Central Business District (C-2) & Single Family Residential (R-2)

West: Single Family Residential R-2

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: Central Business District Commercial

South: Central Business District Commercial

East: Central Business District Commercial

West: Single Family Residential - Higher Density

IS ANY VARIANCE FROM COMPREHENSIVE PLAN, SUBDIVISION ORDINANCE, OR ZONING ORDINANCE BEING REQUESTED? If yes, describe:

Yes, i. Building height if the proposed building exceeds 45 ft; Section 20.27(2)

ii. Unit Density depending on how the City Proceeds with the softball field 20.27(2)

iii. Building setback from Madison Ave right-of-way; Section 20.27(2)

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? IF YES, EXPLAIN: Unknown

Attach an 11" X 17" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 20 copies folded to 8-1/2" X 11"), full legal description (preferably on disk), location map with site boundaries marked, proof of ownership, and Agreement for Reimbursement of expenses. Site or plot plan shall include dimensions of property, structures, building elevations, proposed site improvements, signature of person who drew plan, etc.

Andy Dumke
Property Owner (Print Name)

Signature

Date

Jonathan Brinkley
Applicant/Agent (Print Name)

Signature

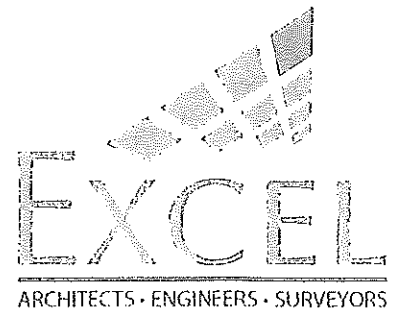
Date

I, Jonathan Brinkley, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

8-28-19
Date of review meeting

Applicant Signature

Staff Signature



August 28, 2019

Project Narrative – PUD Variance Request

Project: West Side School Lofts
17 W Pine St / 37 W Redwood St
Sturgeon Bay, WI

Northpointe Development is requesting PUD review and approval for adaptive reuse of the historic West Side School Building, along with a 3-story addition, into multi-family apartments. The property is vacant and is zoned R-2.

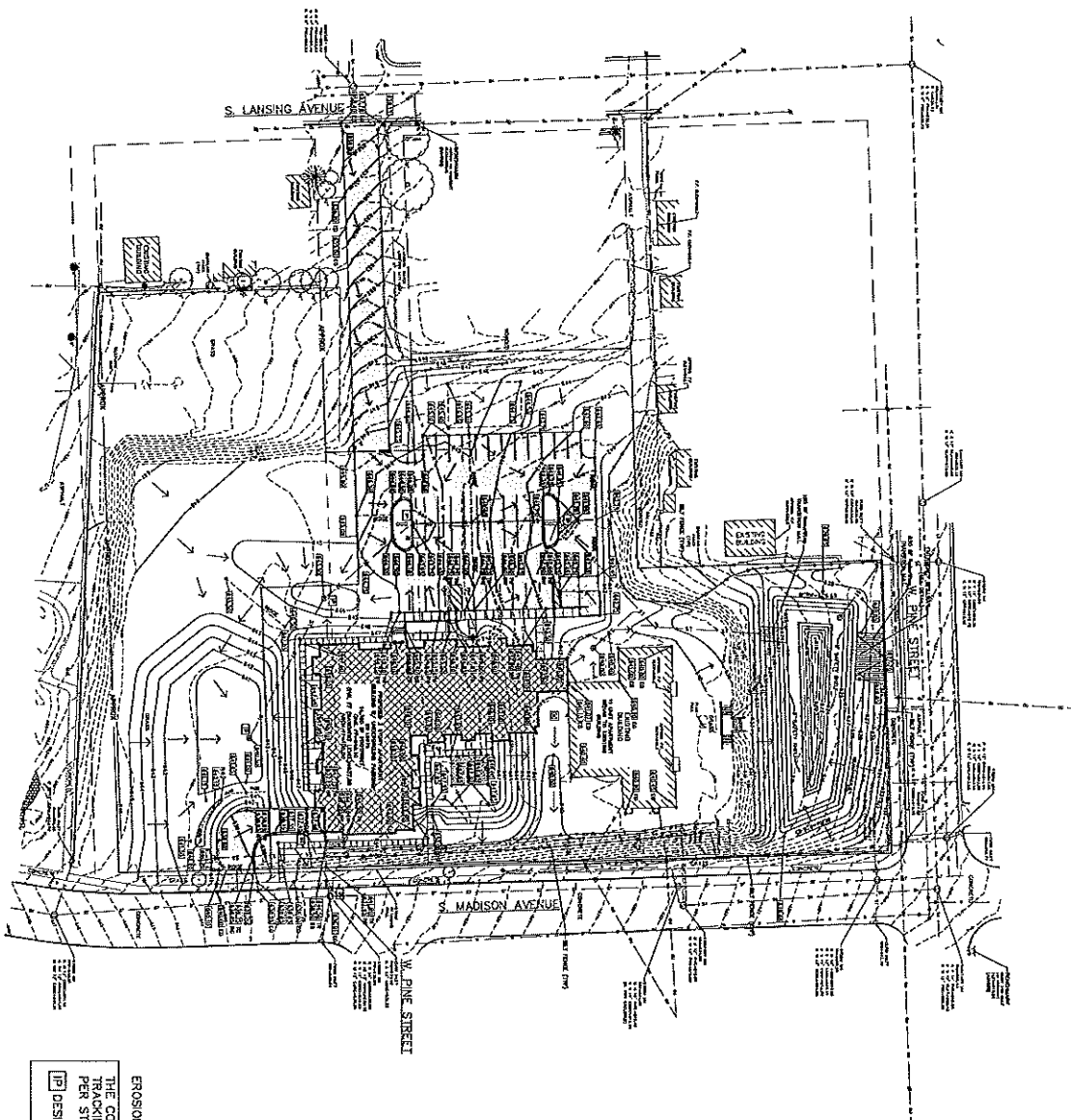
The redevelopment project involves the complete remodel of the existing school building along with a 56,585 SF building addition to the south of the existing building. In total, the existing and proposed buildings will create 40 housing units. The proposed redevelopment will provide 43 surface parking stalls and 30 interior stalls for a total of 73 parking stalls provided; this exceeds the code required minimum of 72 parking stalls.

The proposed development requests for relief from zoning regulations for street yard setbacks found in Section 20.27 of the City of Sturgeon Bay Municipal Code which requires a 25-foot building setback. The proposed 3-story addition encroaches minimally into the setback. The proposed addition design has numerous bump outs & recesses as requested by the City during the conceptual PUD review. The eastern bump out of the addition along S. Madison Ave encroaches into the building setback. The street yard setback encroachment is requested to provide adequate and efficiently planned space for the multi-family apartments.

PROPOSED REMODEL AND ADDITION FOR: NORTHPOINTE DEVELOPMENT STURGEON BAY, WISCONSIN

LEGEND

| SYMBOL | DESCRIPTION |
|--------|--------------------------|
| | EXISTING CONDITIONS: SEE |
| | PROPOSED ADDITION |
| | PROPOSED REMODEL |
| | PROPOSED FOUNDATION |
| | PROPOSED FOOTING |
| | PROPOSED WALL |
| | PROPOSED SLAB |
| | PROPOSED BEAM |
| | PROPOSED COLUMN |
| | PROPOSED WINDOW |
| | PROPOSED DOOR |
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EROSION CONTROL NOTE:
 THE CONTRACTOR SHALL PROVIDE A STONE TRACKING PAD AT ALL CONSTRUCTION ENTRANCES PER STATE AND LOCAL REQUIREMENTS.
 [P] DESIGNATES INLET PROTECTION LOCATIONS.

GRADING AND EROSION CONTROL PLAN

1914020

NOT FOR CONSTRUCTION

NORTHPOINTE DEVELOPMENT

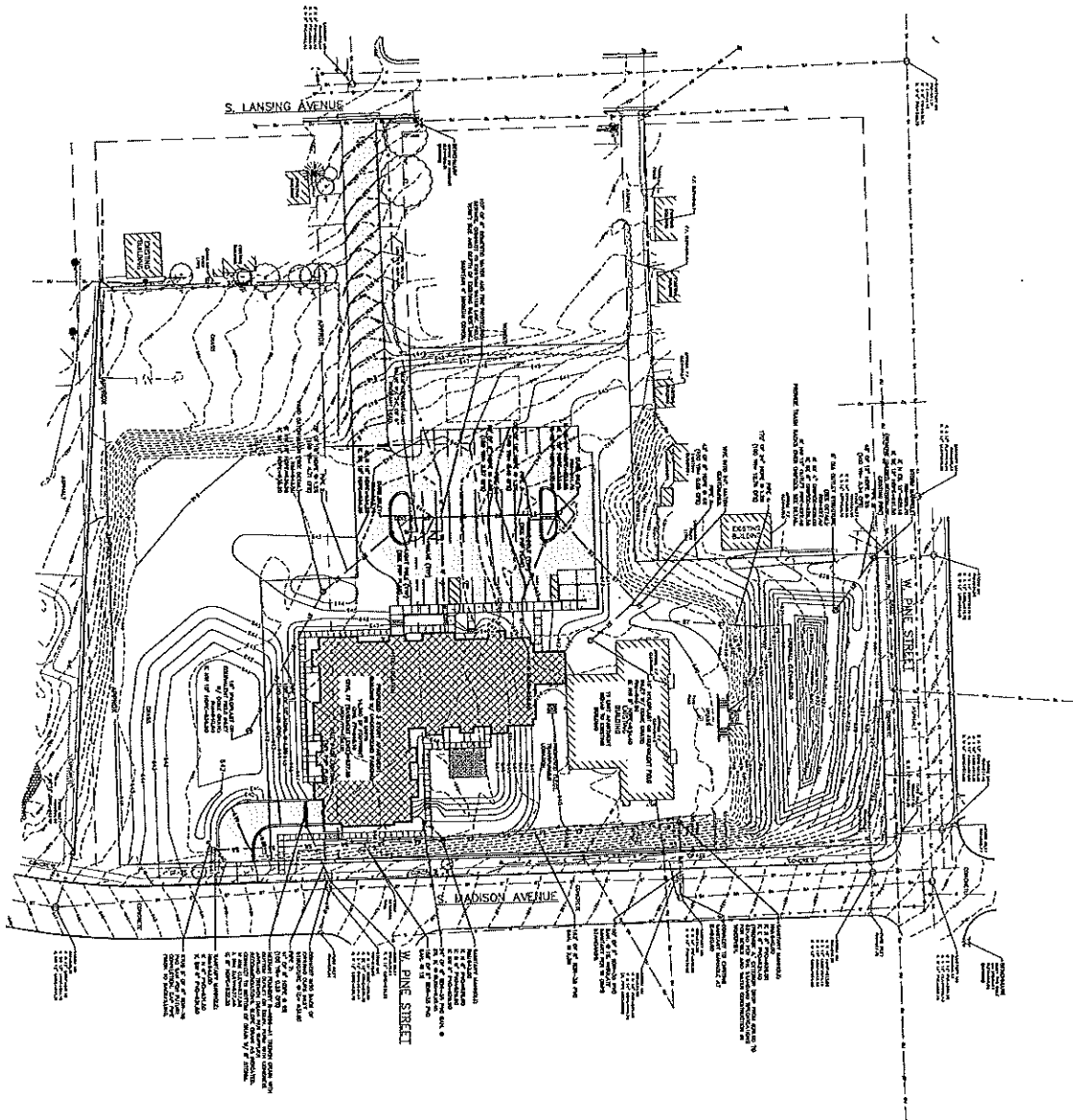
SAWYER SCHOOL LOFTS

W. PINE & S. MADISON • STURGEON BAY, WI 54235

EXCEL

Always a Better Plan

1914020



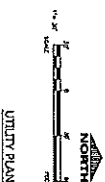
UTILITY NOTE:

THE DESIGN, SIZE AND LOCATION OF ALL EXISTING UTILITY SERVICES SHOULD BE VERIFIED BY THE RESPECTIVE PLUMBING AND FIRE PROTECTION CONTRACTOR/DESIGNER. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF EXISTING WATER SERVICE PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING INTERNAL ROOF DRAIN AND EXISTING INTERNAL ROOF DRAIN IS ROUTED TO THE PROPOSED BUILDING STORM SEWER DISCHARGE LOCATION.

UTILITY EASEMENT NOTE:

EASEMENT DOCUMENTATION WILL BE PROVIDED BY OTHERS AS NEEDED FOR SANITARY MAIN AND WATER MAIN FOR THE PHASE 2 FUTURE DEVELOPMENT.

NORTHPOINTE DEVELOPMENT
SAWYER SCHOOL LOFTS
 W. PINE & S. MADISON • STURGEON BAY, WI 54235

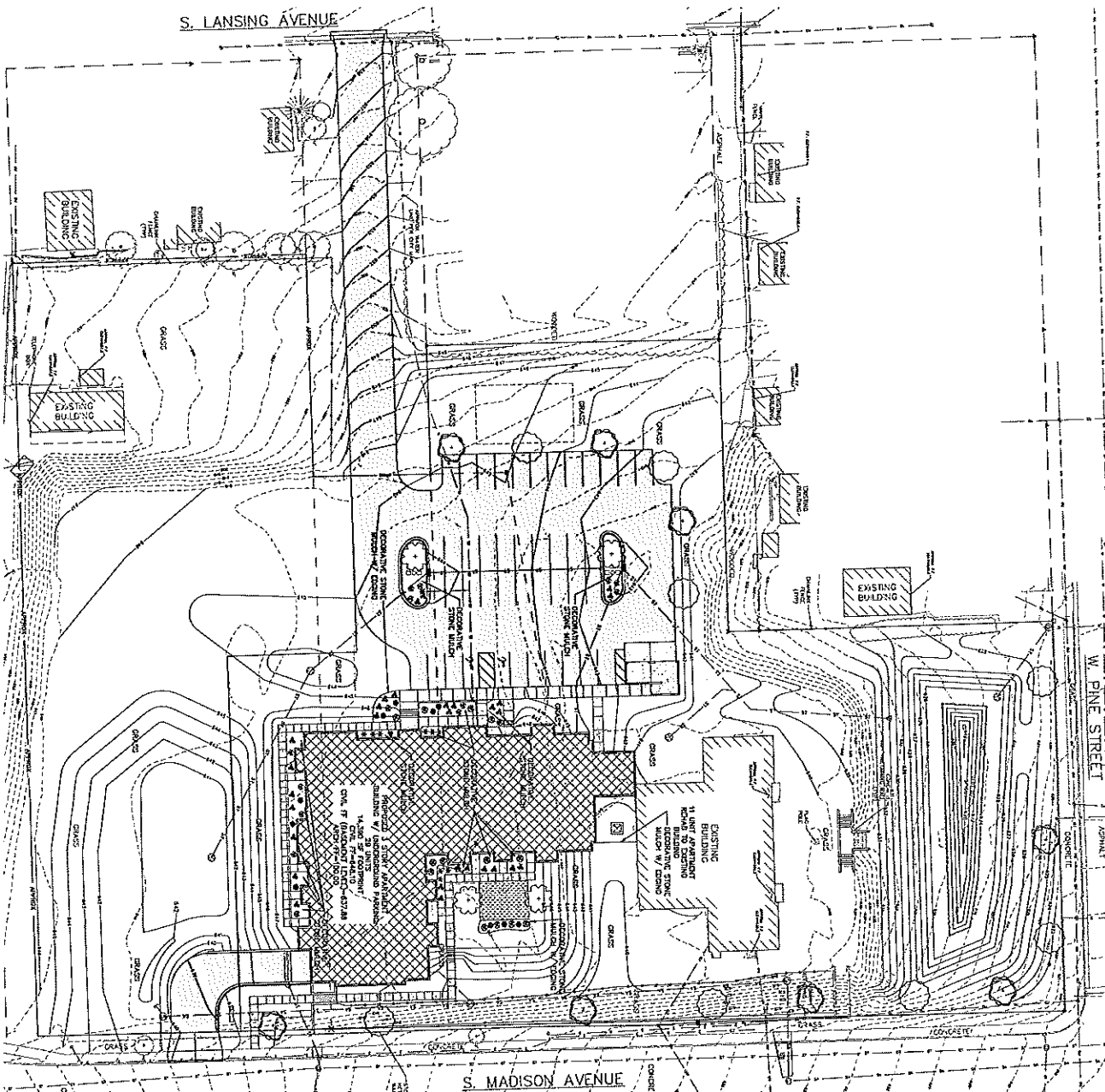


UTILITY PLAN

C1.4

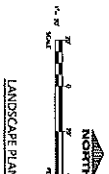
| | |
|-----------------------------------|------------------------------|
| DATE: 08/20/2019 | PROJECT: SAWYER SCHOOL LOFTS |
| DESIGNER: EXCEL ENGINEERING, INC. | CHECKED: J. B. BROWN |
| DATE: 08/20/2019 | PROJECT: SAWYER SCHOOL LOFTS |
| DESIGNER: EXCEL ENGINEERING, INC. | CHECKED: J. B. BROWN |
| DATE: 08/20/2019 | PROJECT: SAWYER SCHOOL LOFTS |
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| DATE: 08/20/2019 | PROJECT: SAWYER SCHOOL LOFTS |
| DESIGNER: EXCEL ENGINEERING, INC. | CHECKED: J. B. BROWN |

NOT FOR CONSTRUCTION



| LANDSCAPING NOTES | | | |
|------------------------------|-------------------|--------------------|------------------|
| SYMBOL | COMMON NAME | botanical NAME | PLANTED QUANTITY |
| RECOMMENDED SPECIES | | | |
| 1 | Small tree/shrub | Eastern White Pine | 10 |
| 2 | Medium tree/shrub | Red Pine | 10 |
| 3 | Large tree/shrub | White Pine | 10 |
| RECOMMENDED MATERIALS | | | |
| 4 | Grass | Grass | 10 |
| 5 | Grass | Grass | 10 |
| 6 | Grass | Grass | 10 |
| RECOMMENDED MATERIALS | | | |
| 7 | Grass | Grass | 10 |
| 8 | Grass | Grass | 10 |
| 9 | Grass | Grass | 10 |
| RECOMMENDED MATERIALS | | | |
| 10 | Grass | Grass | 10 |
| 11 | Grass | Grass | 10 |
| 12 | Grass | Grass | 10 |
| RECOMMENDED MATERIALS | | | |
| 13 | Grass | Grass | 10 |
| 14 | Grass | Grass | 10 |
| 15 | Grass | Grass | 10 |

| LANDSCAPING CALCULATIONS | |
|--------------------------|----------|
| ITEM | QUANTITY |
| 1. Small tree/shrub | 10 |
| 2. Medium tree/shrub | 10 |
| 3. Large tree/shrub | 10 |
| 4. Grass | 10 |
| 5. Grass | 10 |
| 6. Grass | 10 |
| 7. Grass | 10 |
| 8. Grass | 10 |
| 9. Grass | 10 |
| 10. Grass | 10 |
| 11. Grass | 10 |
| 12. Grass | 10 |
| 13. Grass | 10 |
| 14. Grass | 10 |
| 15. Grass | 10 |

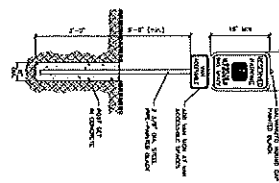


LANDSCAPE PLAN
C1.5

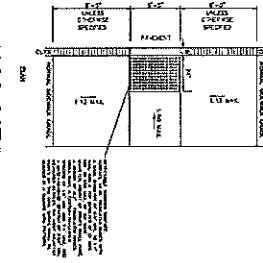
NOT FOR CONSTRUCTION

NORTHPOINTE DEVELOPMENT
SAWYER SCHOOL LOFTS
W. PINE & S. MADISON • STURGEON BAY, WI 54235





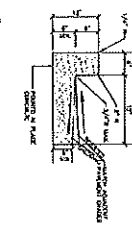
HANDICAP STORAGE DETAIL
NO SCALE



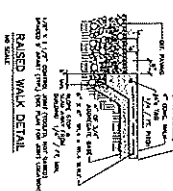
HANDICAP RAMP DETAIL
NO SCALE



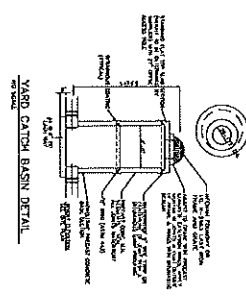
TAPERED CURB DETAIL
NO SCALE



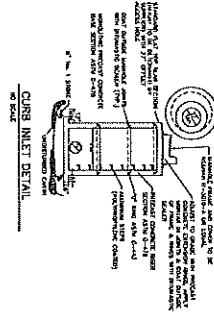
18" CONCRETE CURB & SLOTER DETAIL
NO SCALE



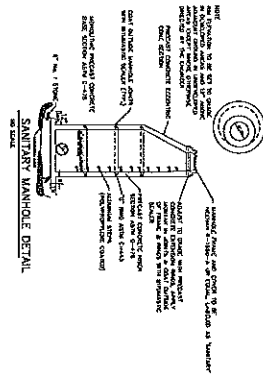
RAISED WALK DETAIL
NO SCALE



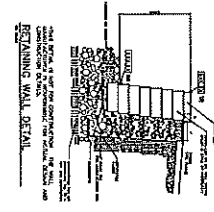
YARD CATCH BASIN DETAIL
NO SCALE



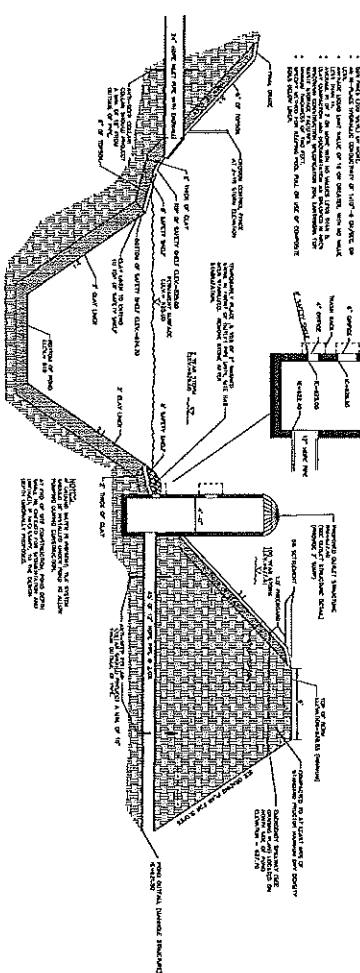
CURB INLET DETAIL
NO SCALE



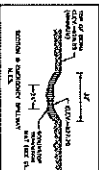
SANITARY MANHOLE DETAIL
NO SCALE



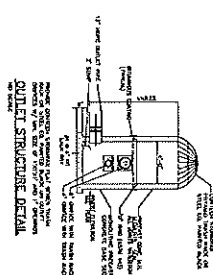
RETAINING WALL DETAIL
NO SCALE



RETENTION POND DETAIL
NO SCALE

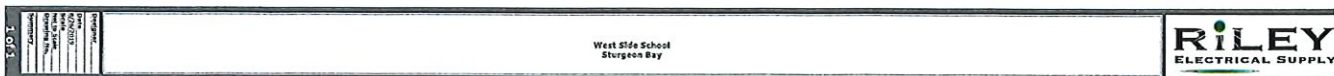
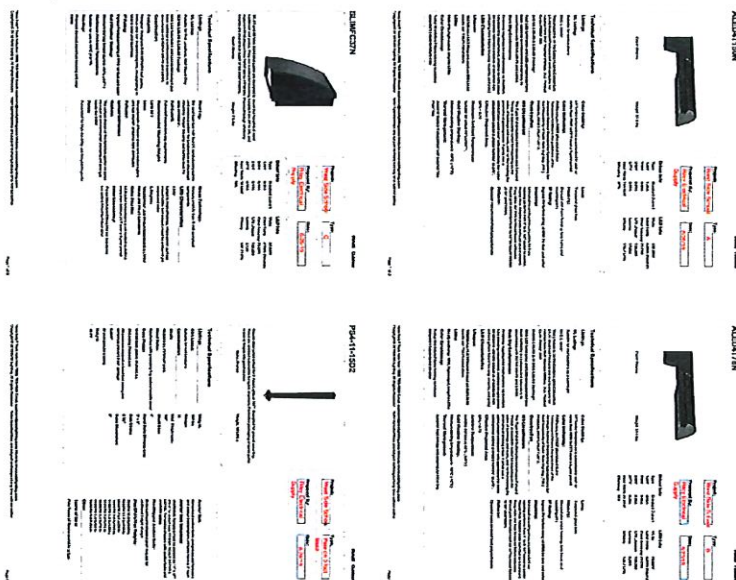


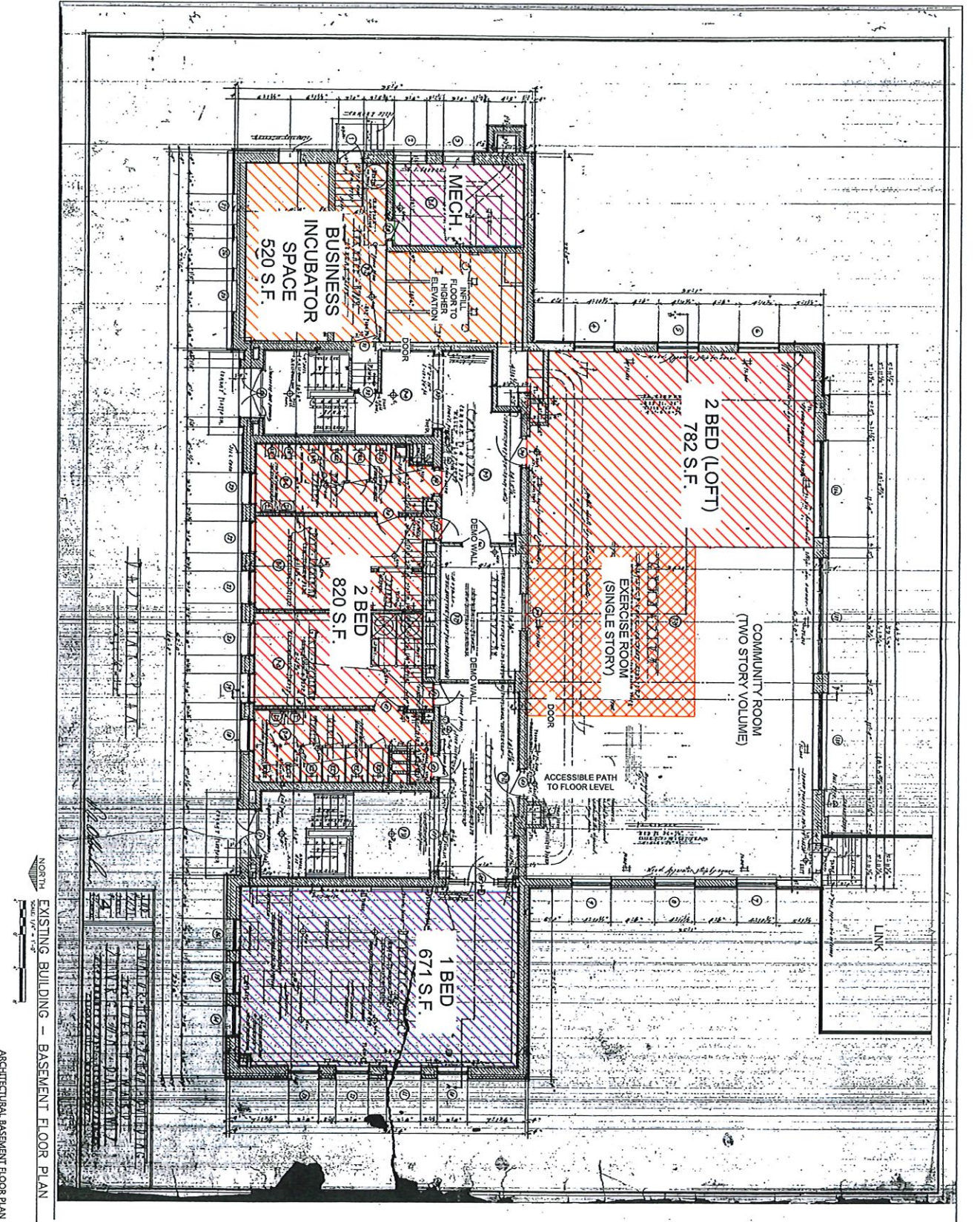
EMERGENCY EGRESS DETAIL
NO SCALE



CURB STRUCTURE DETAIL
NO SCALE

| QUESTION | ANSWER | MARKS | STATUS | DATE | TIME |
|--|---------------|-------|---------|------------|-------|
| 1. Which of the following is not a part of the cell wall of a plant cell? | Cell membrane | 1 | Correct | 2023-10-10 | 10:00 |
| 2. Which of the following is not a part of the cell wall of a plant cell? | Cell membrane | 1 | Correct | 2023-10-10 | 10:00 |
| 3. Which of the following is not a part of the cell wall of a plant cell? | Cell membrane | 1 | Correct | 2023-10-10 | 10:00 |
| 4. Which of the following is not a part of the cell wall of a plant cell? | Cell membrane | 1 | Correct | 2023-10-10 | 10:00 |
| 5. Which of the following is not a part of the cell wall of a plant cell? | Cell membrane | 1 | Correct | 2023-10-10 | 10:00 |
| 6. Which of the following is not a part of the cell wall of a plant cell? | Cell membrane | 1 | Correct | 2023-10-10 | 10:00 |
| 7. Which of the following is not a part of the cell wall of a plant cell? | Cell membrane | 1 | Correct | 2023-10-10 | 10:00 |
| 8. Which of the following is not a part of the cell wall of a plant cell? | Cell membrane | 1 | Correct | 2023-10-10 | 10:00 |
| 9. Which of the following is not a part of the cell wall of a plant cell? | Cell membrane | 1 | Correct | 2023-10-10 | 10:00 |
| 10. Which of the following is not a part of the cell wall of a plant cell? | Cell membrane | 1 | Correct | 2023-10-10 | 10:00 |





EXISTING BUILDING - BASEMENT FLOOR PLAN

ARCHITECTURAL BASEMENT FLOOR PLAN

A1.0

NORTHPOINTE DEVELOPMENT

SAWYER SCHOOL LOFTS

W. PINE & S. MADISON • STURGEON BAY, WI 54235

EXCEL

ARCHITECTURAL & ENGINEERING

1914020

NOT FOR CONSTRUCTION

REVISIONS

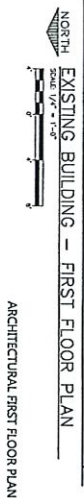
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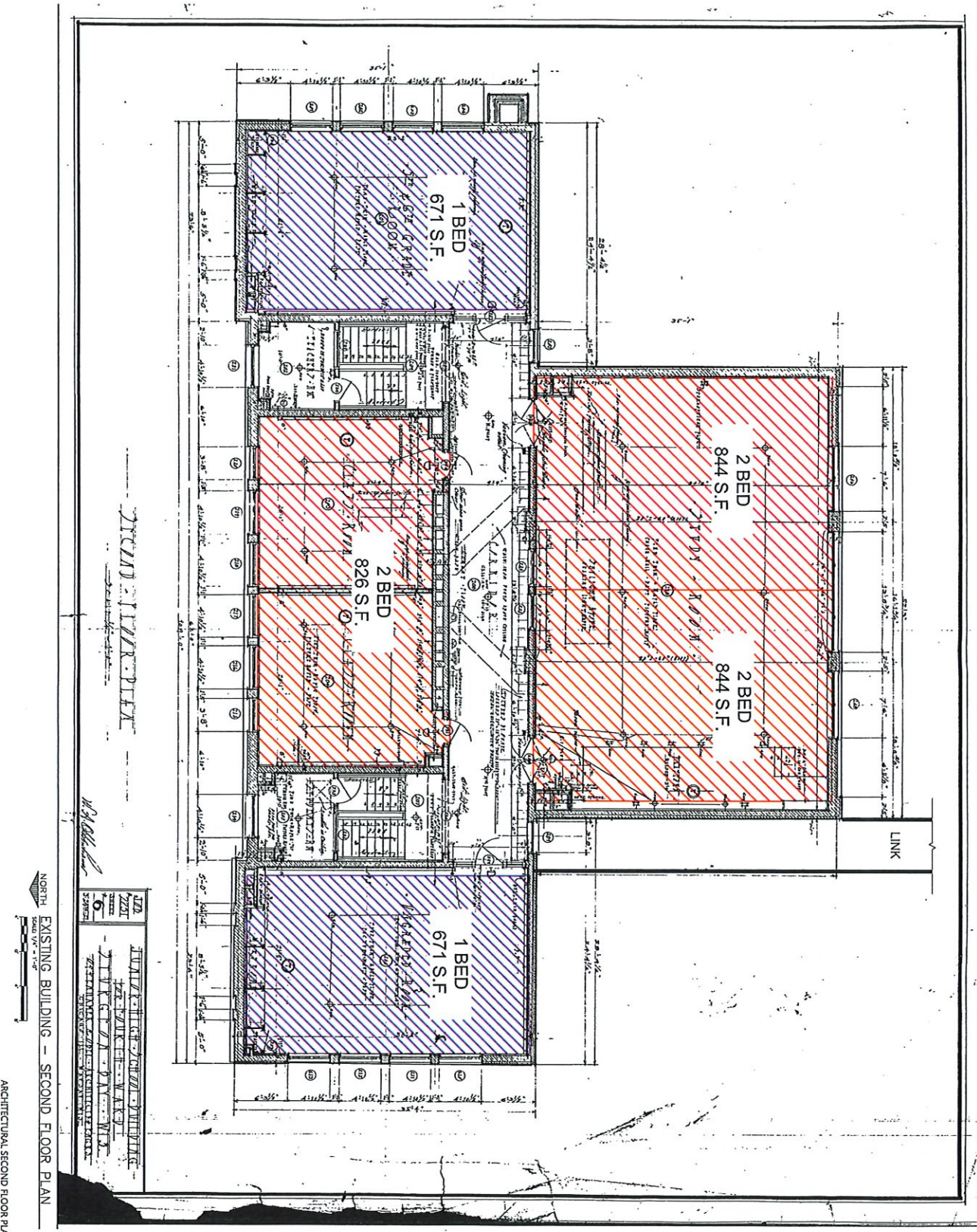
BY: [Signature]

1914020

PROJECT INFORMATION

1914020





NORTH
 EXISTING BUILDING - SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"
 ARCHITECTURAL SECOND FLOOR PLAN

A1.2

NORTHPOINTE DEVELOPMENT
SAWYER SCHOOL LOFTS
 W. PINE & S. MADISON • STURGEON BAY, WI 54235

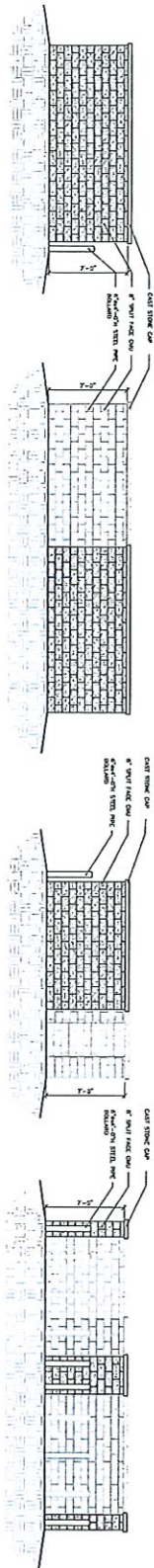
EXCEL

EXCEL CONSTRUCTION MANAGEMENT, INC.
 1000 W. PINE STREET, SUITE 200
 STURGEON BAY, WI 54235
 TEL: 920.866.1234
 FAX: 920.866.1235
 WWW.EXCELCONSTRUCTIONMGT.COM

DATE: 10/16/2019
 DRAWN: J. W. WILSON
 CHECKED: J. W. WILSON
 APPROVED: J. W. WILSON

NOT FOR CONSTRUCTION

1914020



NORTH ELEVATION
Scale 1/8" = 1'-0"

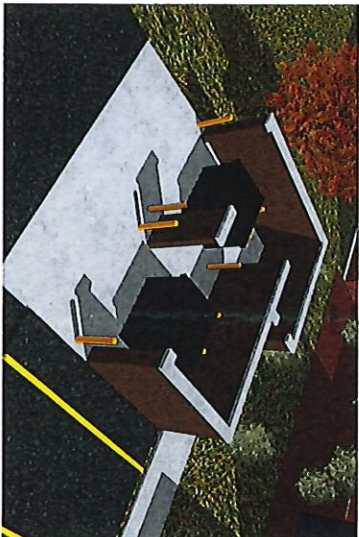
EAST ELEVATION
Scale 1/8" = 1'-0"

SOUTH ELEVATION
Scale 1/8" = 1'-0"

WEST ELEVATION
Scale 1/8" = 1'-0"



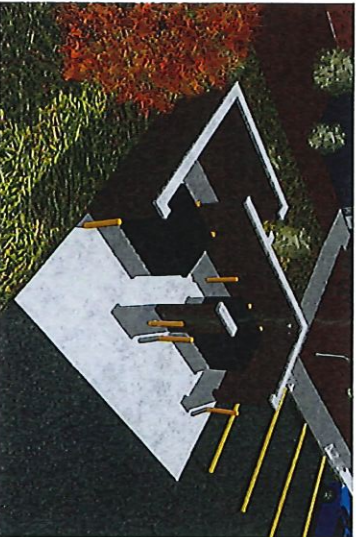
Perspective looking South West



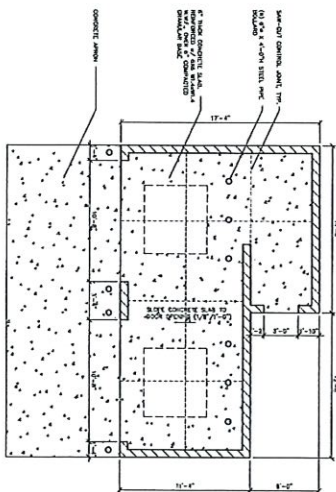
Perspective Looking North East



Perspective Looking North West



Perspective Looking South East



DUMPSTER PLAN
Scale 1/8" = 1'-0"

NORTHPOINTE DEVELOPMENT
SAWYER SCHOOL LOFTS
W. PINE & S. MADISON • STURGEON BAY, WI 54235



PRELIMINARY DRAFTS
AUG. 28, 2010

NOT FOR CONSTRUCTION

1914020

SHEET NUMBER

A0.0

DUMPSTER

NORTHPOINTE

DEVELOPMENT CORPORATION



EAST ELEVATION



NORTH ELEVATION



PERSPECTIVE



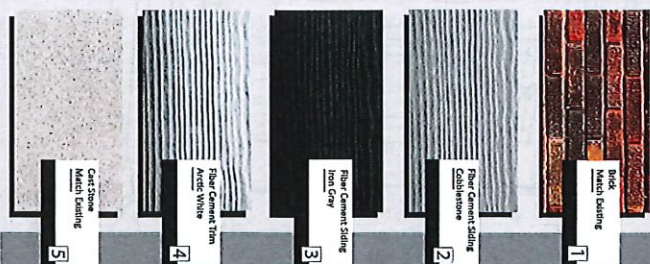
SOUTH ELEVATION

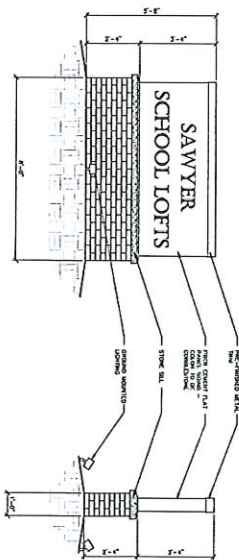
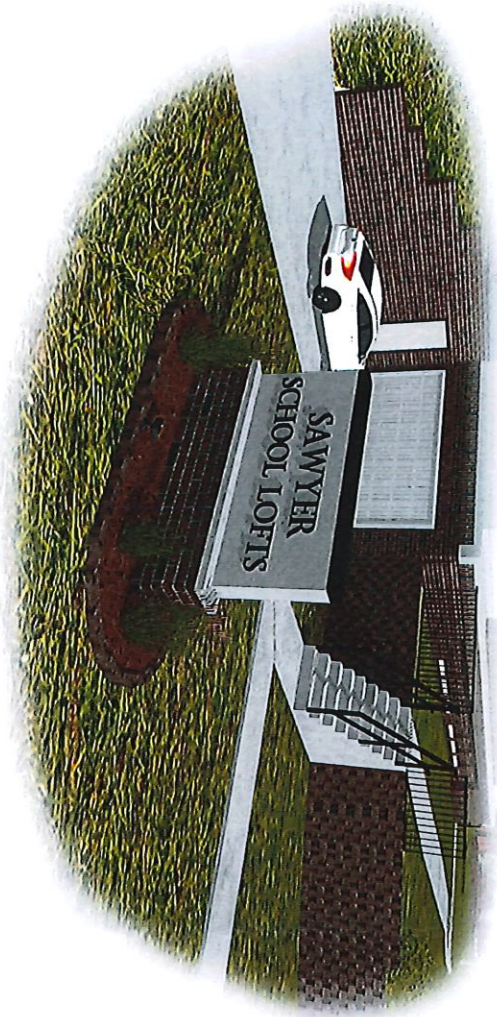


WEST ELEVATION



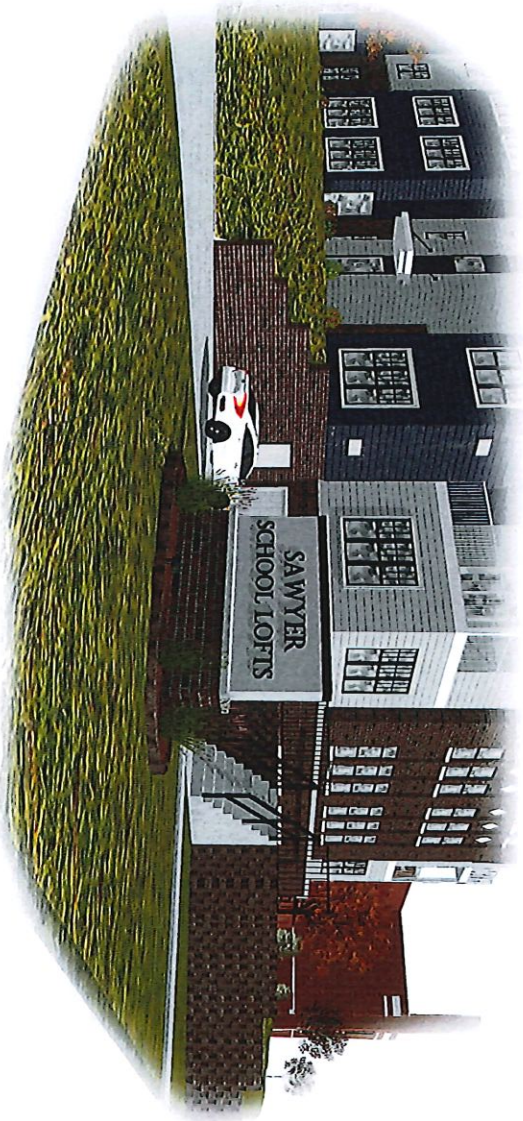
Color Chart





FRONT & REAR ELEVATION
SCALE 1/2" = 1'-0"

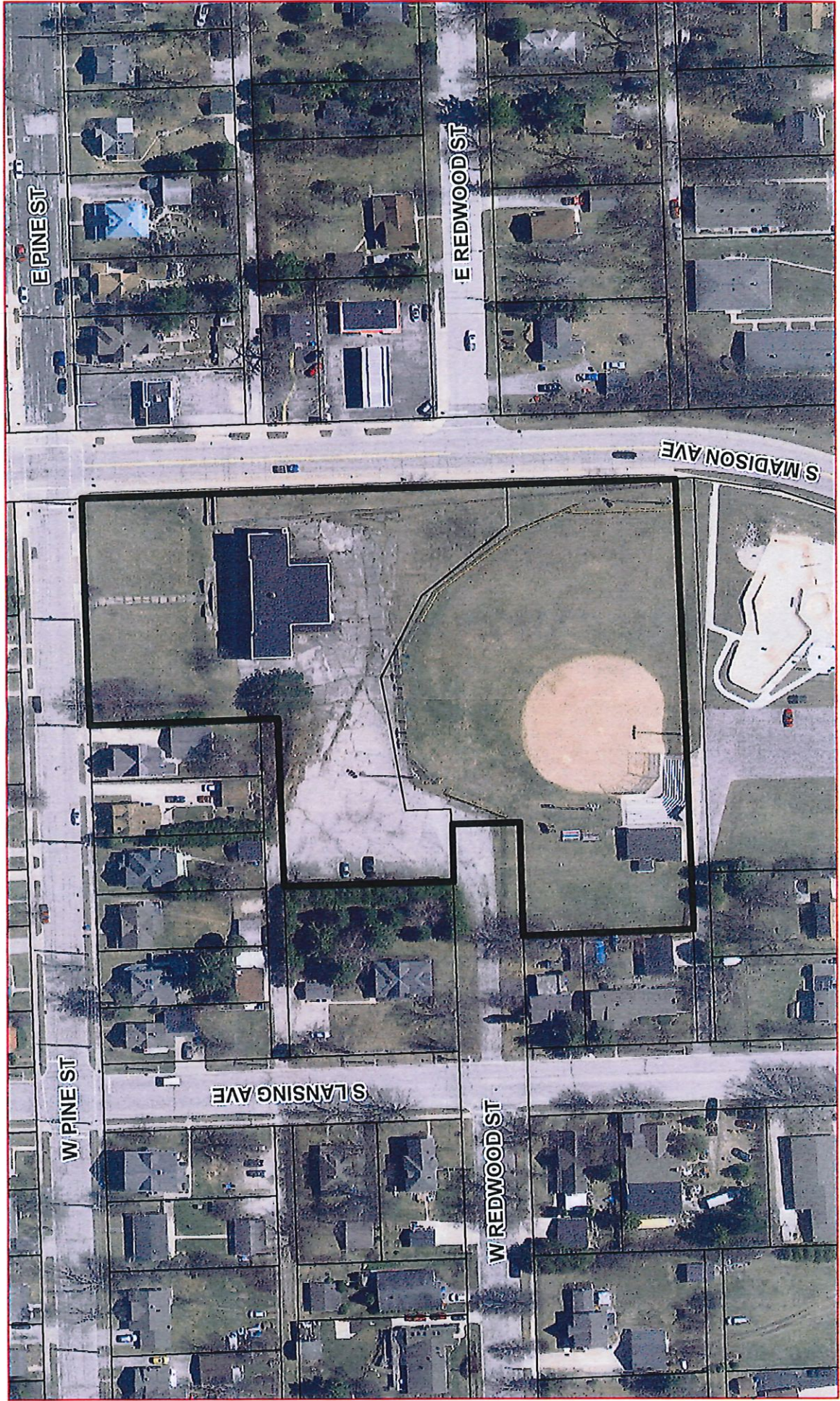
SIDE ELEVATION
SCALE 1/2" = 1'-0"



NORTHPOINTE DEVELOPMENT
SAWYER SCHOOL LOFTS
W. PINE & S. MADISON • STURGEON BAY, WI 54235

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ALWAYS A BETTER PLAN
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1000 N. KANAWHA BLVD., SUITE 200
FORT LAUDERDALE, FL 33304
(954) 576-1100
WWW.EXCELARCHITECTURE.COM

| | |
|----------------|----------------------|
| PROJECT NUMBER | 1914020 |
| DATE | 08.28.2019 |
| DESIGNER | EXCEL ARCHITECTURE |
| CLIENT | SAWYER SCHOOL LOFTS |
| LOCATION | STURGEON BAY, WI |
| STATUS | NOT FOR CONSTRUCTION |



Please note: This documents is not to be used for legal purposes and may not be to scale.



Legend

-  Subject_Property
-  Parcels







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04/25/2015



© 2015 Pictometry

04/25/2015

PUBLIC HEARING - WESTSIDE SCHOOL

Virge Temme, 9098 Lime Kiln Rd., stated that she is an architect with emphasis on sustainability. Affordable and sustainable housing is needed.

Carl Bridenhagen, 1028 W Maple St., stated that he is the head of the Aloha Softball Tournament. He started an on-line petition that had over 800 signatures for saving the ballfield. The field has been part of the community for over 75 years. The field was built through dedication of volunteers in this community, not the City. The bleachers were built with private donations. The scoreboard, booth, coolers, shed, popcorn popper, water heater, sound system, etc. were obtained by the Aloha Softball Committee and supporters. The only thing the City owns is the shell of the building and the ground. In the last 4 years, the Aloha Tournament and the league had given back over \$300,000 to the community through charities. Several other groups use the field, such as the YMCA T-ball league, the church, and even the Coast Guard has used it for a tournament. The PBI field has drainage issues. They plan on expanding to playing two nights a week next year. Adult softball will die if they lose the field. He believes in having West Side School renovated. The City should not rush into the development just to get something done.

Chris Kellems, 120 Alabama St., said she supports the project. There is a lot of empty green space on the front side of the school that should be developed into patio/recreational space. She would also like to see an electric vehicle charging station. There is also potential for solar. They could include an awning type feature.

Richard Soukup, 819 N 4th Ave., supports retaining the West Side Field. In the housing study that was recently completed, it states that there are approximately 1040 rental units and 26 multi-family apartment buildings in Door County. After speaking with Door County Economic Development Executive Director Jim Schuessler, anything smaller than a 16 unit was not included in the study. He drove around and counted the apartment complexes that were 8 or more units. Currently, there are 885 apartments built or currently being built. There are also 4-unit buildings that contain 133 apartments. He felt that there should have been a more comprehensive study done. The proposed building does not fit our community. By giving away or selling the West Side Field the City would be giving away the leisure and recreational opportunities of the citizens.

Bryan Wodack, 5907 Cedar Creek Pl., supports the West Side Field. He asked several questions and offered comments, such as:

What is the value of the field?

How much will the developer pay for it?

Why all the changes with rent going up and down?

Will this hurt existing apartments?

The field was built through donations.

Is this really low income housing?

Are the owners of the school and the developer related in any way?

Will the design change over time?

What is the incubator space?

Veterans are included?

The City should have learned their lesson with the granary.

He asked for a referendum.

What condition is the building in? It was built with tarriseo floors and railings. The building will not fall down.

He would like a study or walk-through of the building.

The rules keep changing.

What will be done with the field when told it will be equal to or better?

Scott Moore, 947 Pennsylvania St., stated that there is nothing available for replacement of that field. There has to be a field on the West Side. There is a lot of vacant land to the north and west of the school that would not infringe on the historic field. We can use more affordable housing.

Tom Strong, 5033 Shady Lane, Egg Harbor, said he supports the project.

Erich Pfeifer, 608 E Walnut Pl, is the president and CEO of Marine Travelift. They need a skilled workforce base, attainable and quality housing. That is needed to become competitive. The City should be welcoming developers.

Joy Sequoia, 59 W Pine St., is the next door neighbor to the proposed development. She stated that she has so many objections. The addition should match the school. She enjoys watching the baseball field. Her house is on the alley and the backyard abuts the parking lot. She wondered what would happen with garbage pick-up and snow plowing if the alley is closed off. She added that she is not looking forward to 80-90 cars going by every day.

Sarah Evenson, 403 W Pine St., stated that change is most of the time unwelcomed and heartbreaking. This is smart development. Building something new with what was. The project will bring new life.

Pat Blizel, 69 W Pine St., said that this is the West Side recreational area. That is why the skate park is there, sledding, etc. He can support the development, but this is not the right place. There is no other space available. He wondered what will happen to the value of his house. This area is not just for baseball.

Richard Price, 46 S Madison Ave., supports the West Side Field. He likes the idea of restoring the school, but the development is not the right location.

Mr. Olejniczak responded to a question of Ms. Sequoia regarding the alley. Some pavement would need to be left for the garage. The alley itself will stay. The development would not connect to the alley.

Kelsey Fox, 2462 Canal Lane, stated that the City needs to think about the future. We need a sustainable workforce and community.

Kelly Avenson, 46 E Pine St., thought it would help to explain how a PUD works. There are a lot of apartments, but they are not truly affordable with wages people are being paid.

Carla Mickey, 9 E Redwood St., didn't feel that this is what we want to present to the people coming into Sturgeon Bay. Why not use the Krueger Implement property on Egg Harbor Rd.?

Ms. Nault read five letters of correspondence in regard to the development as follows:

Jerry Worrick, 5122 Bay Shore Dr., offered his support for the proposed housing project.

Jim Schuessler, Executive Director of DCEDC, offered full support for the Planned Unit Development. The letter discussed the Door County Housing Analysis; an inventory of available rentals/rates, compared to HUD's Fair Market Rent; the long-term population trend; the number of ALICE (Asset Limited, Income Restrained, Employed) citizens; and news articles concerning the Millennials.

Dave Schanock, had written to say that Sturgeon Bay needs additional housing. He is in favor of the West Side development.

Deborah Rosenthal, 52 W Pine St., had several concerns such as the small size of the apartments; the development will dramatically change the density of the neighborhood; the massive building is out of scale for residences; and the building would be an overlarge, unwelcome presence.

Ken Mac Donald, Cedar Creek Carpets, did not like the look of the development as you enter Sturgeon Bay. Tax money is paying for the destruction of a property we are trying to protect.

Paul Englebert, 9 E Redwood St., spoke after the written correspondence was read and thought that the Bay Lofts was proposed as affordable housing.

The public hearing was declared closed at 7:44 pm.

Consideration of: Chairperson Ward explained that the Commission has the ability to decide to act on this PUD with a unanimous vote. He expressed his view and objected to any vote at this meeting. A lot of information was presented and there are questions to be answered. Also, two commissioners were absent. The consideration will occur on October 16th.

Mr. Olejniczak clarified that a unanimous vote was not needed to make a recommendation to Council to approve the project or deny it. A unanimous vote is needed to act on the item at this meeting.

No action was taken.

Consideration of: Zoning Code sec. 20.31(4)(b) – Surfacing of parking lots: Mr. Sullivan-Robinson stated that at the last Plan Commission meeting staff was directed to prepare a new ordinance that combined several of the options that were presented at that meeting, such as allowing bricks, pavers and other permeable pavements in addition to concrete and asphalt; stipulating a minimum 4,000 pound wheel load capacity; and create a subsection to include an exemption for seasonal uses and privately used commercial storage areas.

After a short discussion, it was moved by Mr. Norland, seconded by Mr. Statz to recommend to Council to repeal and recreate section 20.31(4)(b) – Surfacing of parking lots, as presented. All ayes. Carried.

Public comment on non-agenda Plan Commission related items: Scott Moore, 947 Pennsylvania Street, stated that he did not want the Plan Commission to encourage buying houses to take off rental property or houses to own. Housing units should stay housing units.

Adjourn: Moved by Mr. Norland, seconded by Mr. Statz to adjourn. All ayes. Carried. Meeting adjourned at 7:08 p.m.

Respectfully Submitted,



Cheryl Nault
Community Development Secretary

September 30, 2019

Sturgeon Bay Planning Commission
Sturgeon Bay, Wisconsin

Dear Commission members,

As a resident of Sturgeon Bay I appreciate the opportunity to review potential plans proposed by the Northpointe Development for the Westside School property and the adjoining ball field. I am unable to attend the scheduled September 30 public meeting so would herein present my thoughts about the plans as proposed.

Northpointe Development Corp. states on their website that they specialize in affordable housing. As is well documented, Sturgeon Bay is in need of such rental properties and I voice here an appreciation of investors wishing to provide such housing for our community. No details of rental prices for the proposed development were provided, however, so it is not possible to evaluate what "affordable" actually means to this developer or how applicable it is to Sturgeon Bay.

The proposed development retains the original façade and historic character of the present, historic school building. This is a very welcome approach as it maintains the character of the neighborhood which overall consists of original exteriors of turn of the 20th and early to mid-20th century residences, primarily for single families. One issue of concern, however, about the proposed plan to reuse the school building is the small size of the proposed apartments, including several smaller than 600 square feet. As no detailed floor plans are included in the public information other than to list some of them as "loft" apartments, it is difficult to see how a reasonable evaluation of these apartments can be made from the available information.

The development plan also includes new construction which will create 29 additional apartments on an adjoining property which has been in use for decades by the community as a ball field. Near the top of the hillside, this property is open space also used over time by the public not only for ball games but as a visual breathing space in a developed neighborhood. The proposed new structure is three stories in a neighborhood of two story dwellings. This population density is much greater than the surrounding housing. Not only will the building loom physically over a long established neighborhood. It will also dramatically change the population density of the neighborhood. This is reflected in the increased amount of car traffic anticipated by both the 30 plus underground spaces and the 40 plus paved parking spaces adjacent to the apartments.

Finally, while I appreciate the attempt to integrate the design of the new construction's exterior with that of the historic school building, I believe a misunderstanding of the original school's design is evident in the proposed new structure. The massive school building is a symbolic reflection of the significance of learning and education to the community, and the contribution it makes to the lives of people in the town. Elements such as matching brick on the façade of the new construction might be used. But there is no need to create the same massive structure for a residential building. A residence should consist of human proportions in which people comfortably spend their time with family, friends, and at leisure when not working. This massive building is out of scale for residences. It distorts and revises the whole neighborhood environment. For more than a century this neighborhood has successfully combined human scaled residences with surrounding commercial buildings of similar scale. This proposed new building will be an overlarge, unwelcome presence. A two story structure reflecting residential usage with an appropriately human scaled exterior would be an improvement.

Please consider the permanent impact such a large scale development in its currently proposed form would have on this neighborhood.

Sincerely,
Deborah Rosenthal
52 W. Pine Street
Sturgeon Bay WI 54235

Nault, Cheryl

From: David Schanock <schanock@roensalvage.com>
Sent: Monday, September 30, 2019 1:28 PM
To: Nault, Cheryl
Cc: Jim Schuessler
Subject: West School project

Cheryl –

I can't make tonight's meeting, but here is what I was going to say:

It is crystal clear that Sturgeon Bay NEEDS additional housing. This is the next step along the attainable road of adding more house to Sturgeon Bay, but this CANT stop here. There are even more areas, outside of housing, that Sturgeon Bay can better itself with redevelopment. This all NEEDS to happen. The Planning Commission, City Council, and citizens of Sturgeon Bay NEED to be willing to accept change. Citizens CANT have the mentality that all developers are making boatloads of money developing in Sturgeon Bay. That is not always correct. With the increase in labor costs and building materials, it is expensive to develop today. Pair that with the stagnant rent growth in Sturgeon Bay, developments aren't always pumping out high returns. Development isn't a charity, it is also a business and the developer is taking the financial risk.

We can't take a back seat to "change" or "new development". We can't have a "not in my backyard" mentality or only accept change if it benefits themselves. Without changing, adapting to "the times are living in", and moving forward, people lag in overall society. That can be said for cities as well. Sturgeon Bay is lagging. Sturgeon Bay is not keeping up with the progression of Door County.

I am in favor of the West Side School development. But lets not stop here.....

Dave

From: Jim Schuessler <jim@doorcountybusiness.com>
Sent: Monday, September 30, 2019 12:52 PM
To: David Schanock <schanock@roensalvage.com>
Subject: Re: West School project

Can you email that message on to Cheryl?

CNault@sturgeonbaywi.org

WEST SIDE FIELD, THE REAL STORY?

When the old city council was swept out of office and you new members elected and installed, we all hoped welcome change would be brought to Sturgeon Bay. That rather than special interest projects being championed with little support behind them, that the will of the people being impacted by these developments would be considered. Apparently we were all wrong.

With nearly 1000 signatures on petitions objecting to the destruction of a West Side Landmark, many of us have tried to understand why the West Side Ball Field and school are suddenly so important and so urgently being developed. Why not build on the land surrounding Sturgeon Bay? What is so crucial about the West Side Field? Other large apartment complexes were built on land that was purchased at fair market value and all are generating a nice profit for the owners. So why create anger in so many Sturgeon Bay residents by destroying this field? Why not re-hab the old school, leave the field and build the 30 units nearby? We don't even know what the end project will look like. I've seen drawings but all ready the school building usage has changed from high rent units to more rent controlled units. We all know from the hotel project that the entire look of a project can change after a drawing is submitted. These drawings are merely an idea of what it will look like. Take a look at the new units behind Dairy Queen. They look like Army barracks. Is THAT the look we will be graced with on the main entry to Sturgeon Bay?

I believe I have the answer, though strictly conjecture, as to why this disgraceful development is being propose at only this West Side Field site. By attaching the 30 apartments to the West Side School, Historic tax credits can be claimed for the entire project, not just the rehabilitation of the school. These credits, about 20%, of the entire project cost, are directly deductible from the developers taxable income. He will also gain WHEDA tax credits. To put that in perspective, if the project costs \$2,000,000.00 the developer can write off about \$500,000.00 from his income tax. He is being given the West Side property at no or little cost. A quarter million dollar gift, a gift whose quarter million dollar price tag would off set the cost of the legal fees from the Granary battle. Is there tax forgiveness also involved that will negate the income from the field? For destruction of this iconic landmark, how much will the city generate in taxes? No one from the city is has said how much tax money the project will generate. However, adding in the income from 40 units, the developer is generating a very nice profit. Our tax money is paying for the destruction A PROPERTY WE ARE TRYING TO PROTECT!

If not for the lawsuits the city was forced to fight over their waterfront development, the city wouldn't be in such dire need of money and the West Side project would not even exist. For as long as I've owned Cedar Creek Carpet, thirty three years, the city has zealously guarded that property. This is a short sighted, get rich quick scheme that sacrifices an iconic land mark for a quick buck. The rent controlled housing unit, at that location, will be permanent blister on the West Side's backside.

KEN MAC DONALD

Nault, Cheryl

From: firework1212 <firework1212@gmail.com>
Sent: Monday, September 30, 2019 8:22 AM
To: Nault, Cheryl
Subject: Attainable Housing Project

I would like to offer my support for the proposed housing project at the site of the old school. During my years as CEO of Door County Medical Center the issue of affordable housing became more of an issue as time went on. It was not unusual that the ability to recruit individuals often rested on their ability to find housing. This often involved young people in the various technical or professional areas early in their career. Finding affordable housing was often the remaining issue before making a final decision. This situation is not limited to only people moving into the area, but also those in the workforce having difficulty finding affordable, attainable housing.

As I stated in the beginning, I observed this as an ever increasing issue over time.

Jerry Worrick
5122 Bay Shore Dr.
Sturgeon Bay, WI.

Sent from my Samsung Galaxy smartphone.



September 27, 2019

City of Sturgeon Bay
Planning Commission
Transmitted via email: CNault@sturgeonbaywi.org

Dear Members of Sturgeon Bay's Planning Commission:

I am writing to offer full support for the Combined/Preliminary Planned Unit Development for Northpointe Development to develop 40 housing units, including converting the former West Side School, located at 17 West Pine Street and a new addition extending into the West Side Field property, located at 37 West Redwood Street.

For nearly 20 years, the West School building has stood empty on its site—unused and decaying. After 20 years, we have a well-qualified developer interested in restoring this building, and bringing to Sturgeon Bay that which is needed most—attainably priced apartments.

The Door County Housing Analysis that was released earlier this year revealed that Central Door County (namely the City of Sturgeon Bay, due to necessary infrastructure) had a structural deficit of 330 workforce apartments from 2010-2017. Additionally, the Analysis identified a need for an additional 45 apartments from 2018-2023, as demonstrated in **Attachment A**.

To date, less than half the structural deficit has been addressed by developments that are either recently completed or are in some stage of the construction phase. Even more important, although each of these new units is appreciated and vital to Central Door County, not one apartment unit achieves the metric of attainably-priced housing. An inventory of available rentals/rates, compared to HUD's Fair Market Rent can be found in **Attachment B**.

The addition of attainable housing is crucial for the retention and attraction to the labor force necessary to help Sturgeon Bay stop the population decline and hopefully, begin to restore population growth here. The long-term population trend can be found in **Attachment C**.

It is also noteworthy, that this population trend is impacting Sturgeon Bay's student population, which has declined 14% over the past 15 years. School funding is dependent upon student population. Loss of school funding typically triggers more referenda, placing a hardship on taxpayers.

The proposed Sawyer School Lofts development will bring 40 new rooftops to Sturgeon Bay. These attainably-priced apartments will help enhance the vibrancy of the community. It is reasonable to expect that some of these apartment units will be occupied by families. Their children will attend local schools and therefore enhance school funding.

Who qualifies for these Section 42 apartments? Veterans, for one; eight of the 40 units are required to be reserved for veterans. In addition, many waiter/waitresses, entry-level manufacturing employees, cooks, hotel/motel clerks, elementary teachers, retail workers, construction laborers, and entry level welders qualify for attainable housing.

By statute, Section 42 residents must be employed and pass both background and credit checks.

Many people employed in Door County are falling behind economically; much more than the state overall. As **Attachment D** demonstrates, Door County citizens considered to be "ALICE—Asset Limited, Income Restrained, Employed" increased by 22% from 2010 to 2016. Statewide, the number of ALICE residents grew, but by 4%. In fact, this graph demonstrates that nearly one-third of the county's population is being squeezed out economically.

Sturgeon Bay is in a position to benefit from favorable national trends that have started over the past year or so—while over the previous decade, where "Millennials" and "Gen X" cohorts left rural areas in droves for large cities, a reverse of that trend is occurring. I call your attention to **Attachment E** "Something Special Is Happening in Rural America," New York Times, September 17, 2019, and **Attachment F** "Millennials Continue Their Exodus From Big U.S. Cities," The Wall Street Journal, September 26, 2019.

Sturgeon Bay doesn't need a huge gain in population, but it does need to reverse the decline and achieve growth.

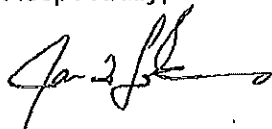
This proposed development, based on current median income, would result in one-bedroom apartments ranging from \$310 to \$635 (depending on income), two-bedroom \$350 to \$750, three-bedroom \$395 to \$850. This can help the city both retain and attract citizens.

Neither the city nor the county is in the housing development business, so for that reason solving our housing issues requires good developers.

For that reason, I express appreciation to Andy and Cal from Northpointe Development for considering making their substantial economic investment in Sturgeon Bay. Having seen the work they have achieved with adaptive reuse of historical buildings elsewhere, I know that they are up to the task of restoring and repurposing this building and site, which will no doubt become a development that many here will be proud of.

Finally, I also appreciate that the City of Sturgeon Bay's staff is working to develop concepts and plans to enhance PBI field. These enhancements can help ensure that recreational softball will still have a home in Sturgeon Bay. These plans will also upgrade PBI for the betterment of the Sturgeon Bay School's girls' softball program. Sturgeon Bay doesn't have to make a binary choice. The community can gain needed attainable housing and provide a home for recreational softball.

Respectfully,



James G. Schuessler
Executive Director, DCEDC

ATTACHMENT A

Workforce Rental Apartments
"Needed" But Not Constructed,
2010-2017:

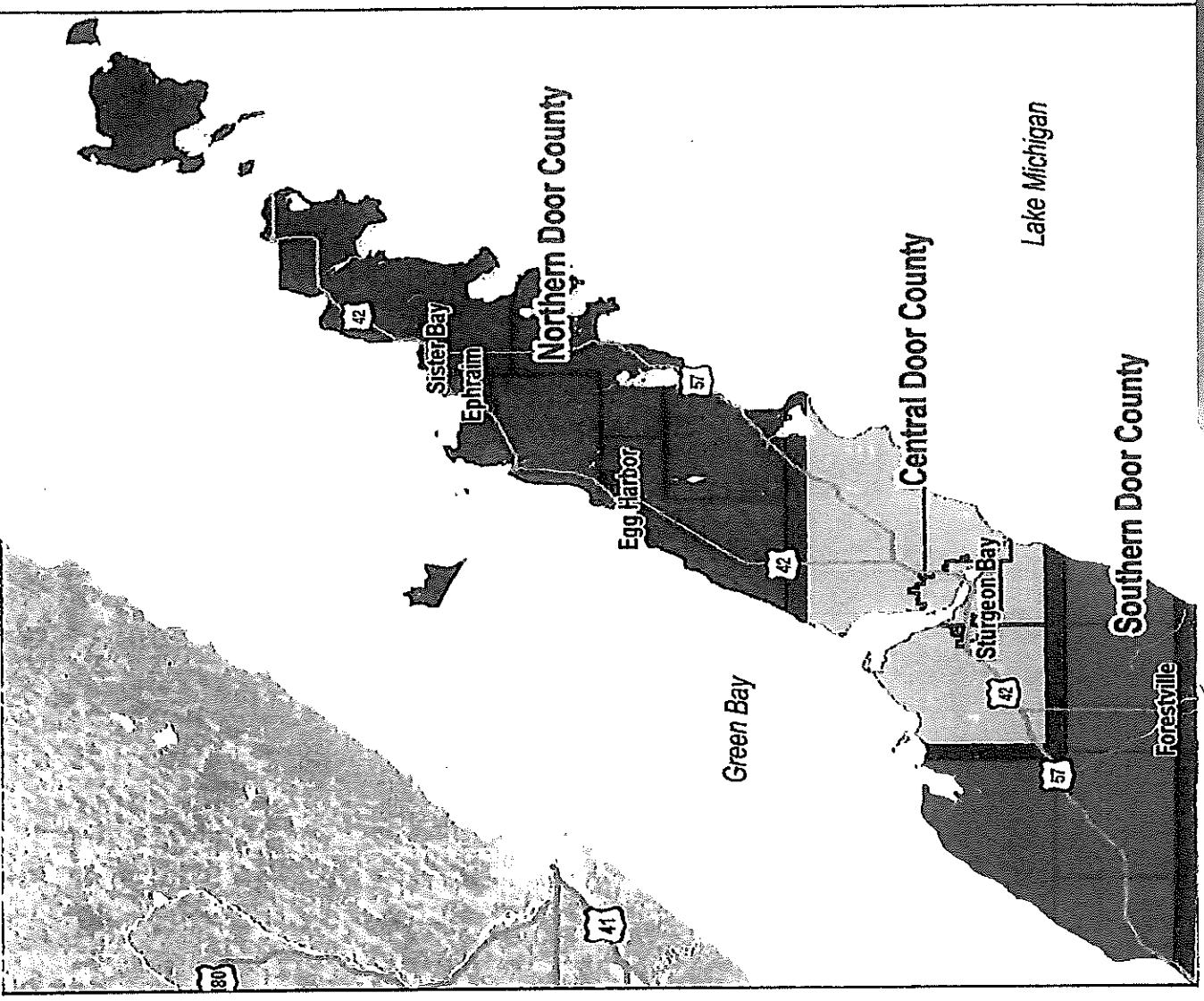
Northern Door: 140
Central Door: 330

Workforce Rental Apartments
Needed, 2018-2023:

Northern Door: 65
Central Door: 45

*Rents need to be generally
between \$500-\$1,000/month,
with more than half in the
\$500-\$799 range.*

*Southern Door was found to
not be lacking in apartments
now, nor projected to be in the
next five years.*



Available Rentals in Door County

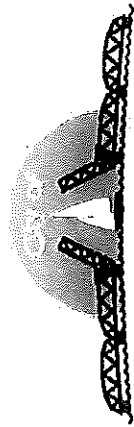
| | One- Efficiency Bedroom | Two-Bedroom | Three-Bedroom | Bedroom | Four- Bedroom |
|----------------|----------------------------|-------------|---------------|---------|------------------|
| HUD FMR 2018* | \$493 | \$588 | \$718 | \$974 | \$978 |
| Sister Bay** | | | \$1,160-1,185 | | |
| | | | \$1,275-1,325 | | |
| Sturgeon Bay** | | \$815 | \$1,025 | | |
| | | \$845 | \$975 | | \$1,145 |
| | | \$725 | \$1,125 | | |
| | | \$675 | \$870 | | |
| | | \$1,110 | \$1,545 | | \$1,800+ |
| | | \$693 | \$917 | | |
| | \$845-895 | \$975-1,025 | \$1,095-1,145 | | |

* U.S. Dept. of Housing & Urban Development Fair Market Rent

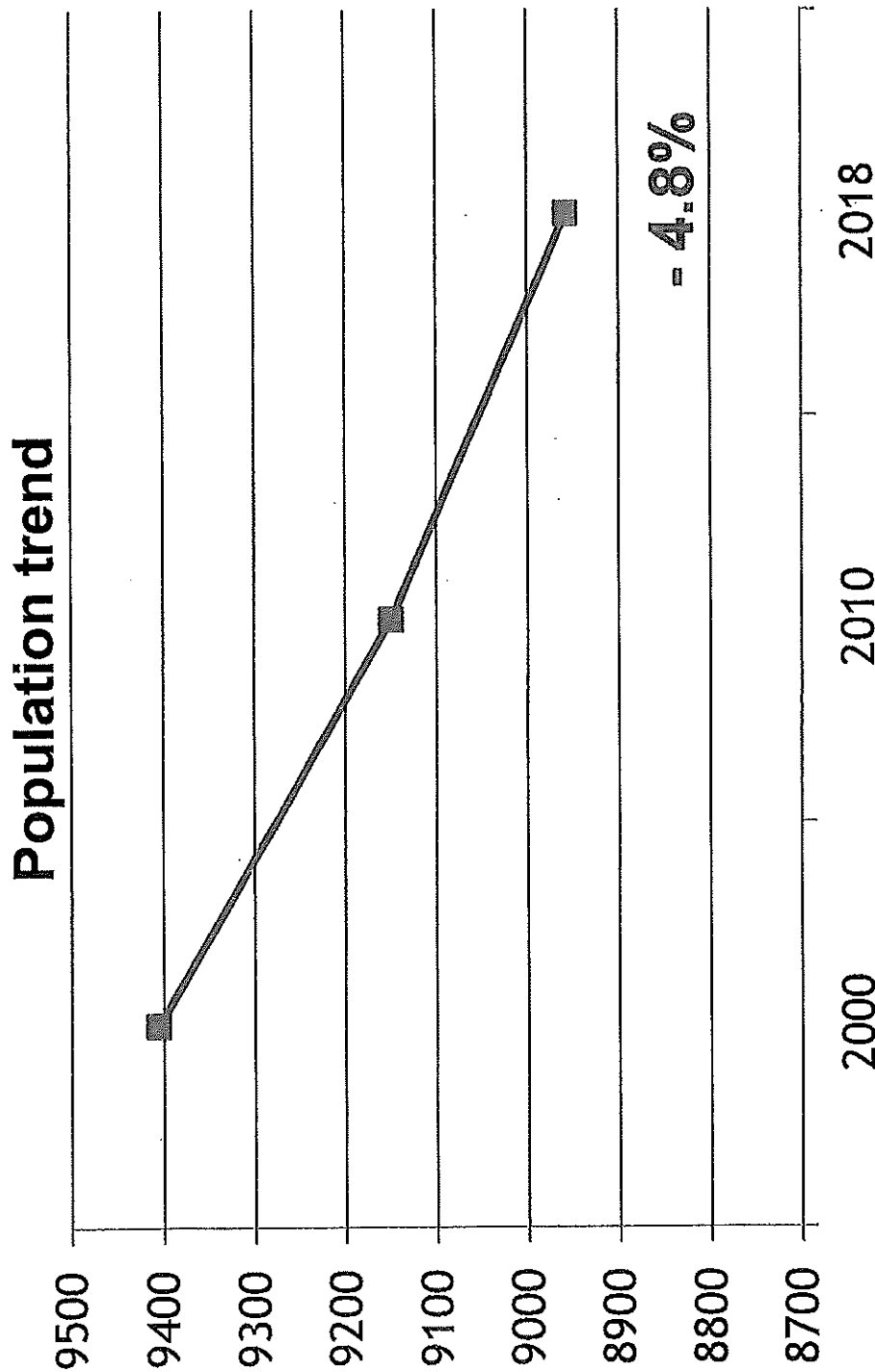
** Source = ApartmentFinder.com, April 11, 2019

Figures not included for the 21 of 30 listings showing no availability.

Door County typically has about a 2% vacancy rate.
Anything below 4% is considered low.



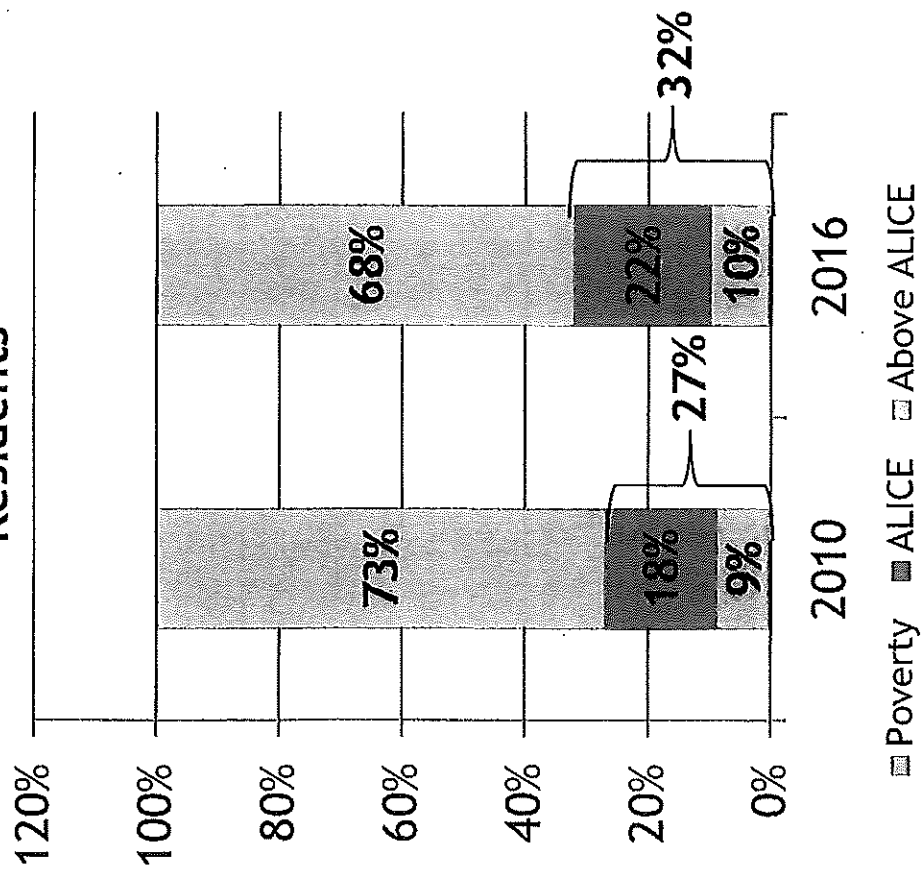
ATTACHMENT C



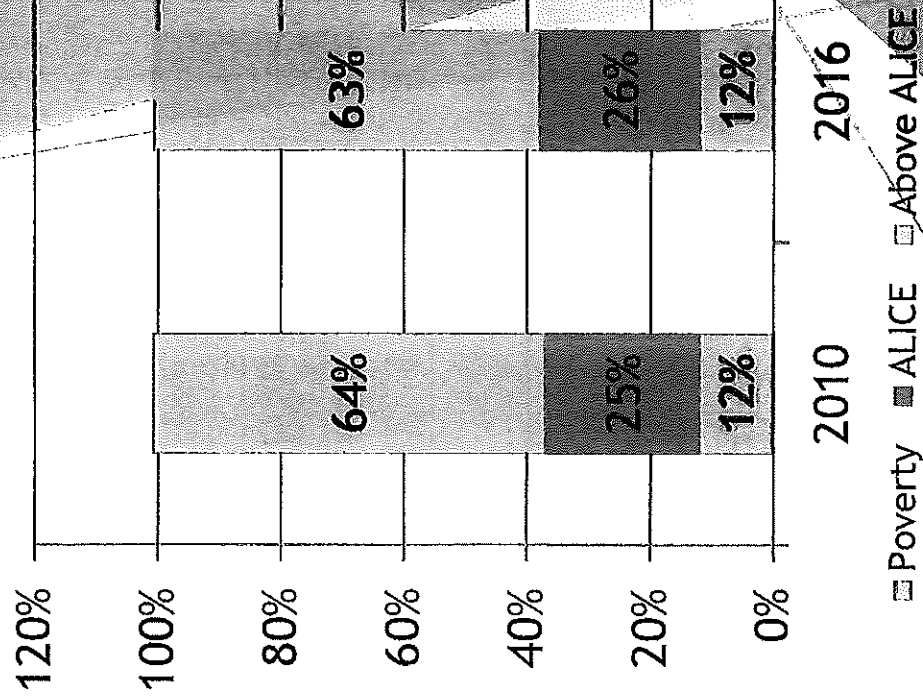
Source: US Census Bureau, 2000, 2010 Census Data,
2018 US Census Population estimate

ATTACHMENT D

Door County Residents



WI Residents



The New York Times

Something Special Is Happening in Rural America

ATTACHMENT E

There is a “brain gain” afoot that suggests a national homecoming to less bustling spaces.

By Sarah Smarsh

Ms. Smarsh is the host of the podcast “The Homecomers” and the author of the memoir “Heartland.”

Sept. 17, 2019

WICHITA, Kan. — For more than a century following the Industrial Revolution, rural and small-town people left home to pursue survival in commercial meccas. According to the American story, those who thrived in urban centers “made it” — a capitalist triumph for the individual, a damaging loss for the place he left. We often refer to this as “brain drain” from the hinterlands, implying that those who stay lack the merit or ability to “get out.”

But that old notion is getting dusty.

The nation’s most populous cities, the bicoastal pillars of aspiration — New York City and Los Angeles — are experiencing population declines, most likely driven by unaffordability. Other metros are experiencing growth, to be sure, especially in the South and West. But there is an exodus afoot that suggests a national homecoming, across generations, to less bustling spaces. Last year, Gallup found that while roughly 80 percent of us live in urban areas, rural life was the most wished for.

If happiness is what they seek, those folks are onto something. A 2018 study by NPR, the Robert Wood Johnson Foundation and the Harvard T.H. Chan School of Public Health reported that in spite of economic and health concerns, most rural Americans are pretty dang happy and hopeful. Forty percent of rural adults said their lives came out better than they expected. A majority said they were better off financially than their parents at the same age and thought their kids would likewise ascend. As for cultural woes, those among them under age 50, as well as people of color, showed notably higher acknowledgment of discrimination and commitment to social progress. All in all, it was a picture not of a dying place but one that is progressing.

The University of Minnesota Extension researcher Ben Winchester has cited a “brain gain” in rural America. Mr. Winchester found that from 2000 to 2010, most rural Minnesota counties gained early-career to midcareer residents with ample socioeconomic assets. A third of them are returning, while the rest are new recruits.

I grew up in and wrote a memoir about a place that by many measures during my Reagan-era childhood and Clinton-era adolescence was indeed “dying.” American readers love a tale of escape from such places, populated by characters who exemplify addiction, abuse, bad decision-making. My memoir instead seeks, through historical facts and cultural analysis, to reveal the immense public forces of policy and socioeconomics that shaped my family’s behaviors, opportunities and outcomes. I wrote affectionately yet unsparingly from that area, where I still choose to reside.

In the year since it was published, this less-common narrative has prompted thousands of people to find me at speaking events and book signings. They tell me this: *Our stories are different but the same. I know the world you wrote about — it’s deep in me, and I care about it.*

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From Seattle to Charlottesville, they come bearing homegrown tomatoes (that’s “maters” to us), fresh loaves of bread, small-town yearbooks, landscape photography, original paintings of big skies. They cry as they relate their own stories of departure, return, longing.

These aren’t just white people lamenting the loss of the family wheat farm. They are black women missing their families in the rural South, Muslim women organizing workers in meatpacking towns on the plains, young gay men hoping to return to their small-town roots. This is the rural America I know and love — a place rife with problems, yes, but containing diversity, vibrancy and cross-cultural camaraderie.

I explore this shift in the zeitgeist with a new podcast featuring rural and working-class advocates from the Black Belt of the Deep South, migrant camps of California’s Central Valley, the Iowa tribe of Kansas and Nebraska, the desert Southwest, Appalachia and the Midwest. I spoke with people who founded or help guide entities such as the Black Farmers’ Network, United Farm Workers Foundation, the Doris Duke Conservation Scholars Program, the Female Farmer Project, the Southern Documentary Fund and the Kansas Democratic Party.

From where I sit, they are heroes of the American odyssey — seeing value where others see lack, returning with the elixir of hard-won social capital to help solve the troubles of home. In one conversation, the political scientist Veronica Womack described the metaphorical significance of her black students at Georgia College considering work in agriculture.

“It’s kind of a circle,” Dr. Womack said. “When our ancestors were made free, land was their pursuit.” So when she says her students are coming home, she explained, she means that they have realized that farming is a “vehicle that I can use to be free.”

Last month, The Christian Science Monitor reported a prairie trend of young people, drawn by family ties and affordable entrepreneurship, returning to rural and small-town homes around college graduation. They’re opening restaurants or starting small, unconventional farming operations. One college senior founded a direct-to-consumer beef company in Otoe County, Neb., and sold \$52,000 worth of meat in the past nine months.

This return — or refusal to leave — is good news for Americans who will happily remain in cities. The future of rural is intertwined with suburban and urban outcomes by way of food production, natural resources, the economy, political movements and beyond.

We need policymakers who understand this (and care about it). Good news: Progressive Democratic presidential candidates have unveiled a spate of rural policy plans more robust than any in recent political memory. They suggest actions for which rural advocates have argued — investing in rural people and economies to lead a Green New Deal, cutting out oppressive middlemen in moving food from producers to eaters and much more.

Government agencies have made piecemeal efforts to attract professionals to rural America, offering loan forgiveness or other incentives to teachers, doctors, home buyers. To make the burgeoning rural return feasible, we need big structural fixes for a big problem, such as Poland’s recent scrapping of income tax for young workers in an effort to keep them in the country.

The concept of home is a subjective one unto the individual. But we have long interpreted it at the mercy of forces such as capitalism and industrialization. The resulting social imbalance is an objective crisis. Mobility is a virtue of freedom. Staying — or returning — is an equal virtue.

LIVING IN RURAL AMERICA

[Opinion | Samuel J. Abrams: Hey, College Graduates: Don’t Dismiss Rural America](#) July 21, 2019

[Opinion | Sarah Smarsh: Liberal Blind Spots Are Hiding the Truth About ‘Trump Country’](#) July 19, 2018

[Opinion | Robert Leonard And Matt Russell: ‘Our Small Towns Are Toppling Like Dominoes’: Why We Should Cut Some Farmers a Check](#) June 24, 2019

Sarah Smarsh (@Sarah_Smarsh) is the host of the podcast “The Homcomers” and the author of “Heartland: A Memoir of Working Hard and Being Broke in the Richest Country on Earth.”

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U.S. NEWS

Millennials Continue Their Exodus From Big U.S. Cities

BY JANET ADAMY
AND PAUL OVERBERG

Large U.S. cities lost tens of thousands of millennial and younger Gen X residents last year, according to Census figures released Thursday that offer fresh signs of cooling urban growth.

Cities with more than a half million people collectively lost almost 27,000 residents age 25 to 39 in 2018, according to a Wall Street Journal analysis of the figures. It was the fourth consecutive year that big cities saw this population of young adults shrink. New York, Chicago, Houston, San Francisco, Las Vegas, Washington and Portland, Ore., were among those that lost large numbers of residents in this age group.

The drop in young urban residents last year was smaller than in 2017, when big cities lost nearly 54,000 residents in this age group. But the sustained declines signal a sharp reversal from the beginning of the decade, when young adults flooded into cities and helped lead an urban revival.

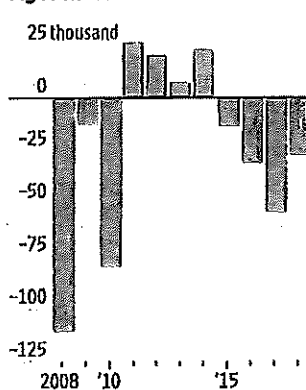
The 2018 drop was driven by a fall in the number of urban residents between 35 and 39 years old. While the num-

Ebb and Flow

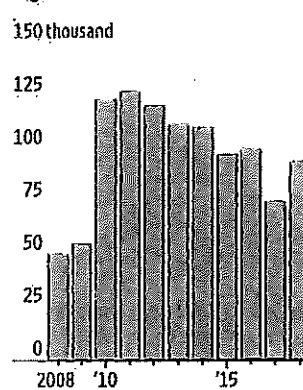
Millennials and younger Gen Xers are moving away from cities after boosting urban growth in the wake of the recession. Younger Millennials and recent college graduates are still moving to cities, though that pace has generally slowed in recent years.

Change in large city population from a year earlier

Ages 25 to 39



Ages 20 to 24



Note: Cities are those with populations of 500,000 or more
Source: Census Bureau

ber of adults younger than that rose in big cities, those gains have tapered off in recent years.

Separate Census figures show the majority of people in these age groups who leave cities move to nearby suburbs or the suburbs of other metro areas.

City officials say that high housing costs and poor schools are main reasons that people are leaving. Although millennials—the cohort born between 1981 and 1996—are marrying and having children at lower rates than previous generations, those who do are following in their footsteps

and often settling down in suburbs.

"They might prefer to stay in the city for lifestyle reasons but might end up leaving because of the quality of the public goods," said Katherine Levine Einstein, an assistant professor of political science at Boston University.

Prof. Einstein helped lead a 2017 study of U.S. mayors that found that only 13% said the housing stock fit the needs of their constituents "very well" or "extremely well," a sentiment that was true in rich and poor cities alike. "They see a really serious mismatch between what their city's current housing stock is and what their residents need," she said.

New York lost almost 38,000 people age 25 to 39 last year, a decline that was roughly twice the size that it experienced each of the previous three years. That drop coincided with the city's first overall population decline in more than a decade in 2018.

Among the big cities that gained large numbers of young adults were Los Angeles, Phoenix, San Antonio, San Diego, Austin, Seattle, Denver and Columbus.

Sturgeon Bay Plan Commission

Follow-up to testimony from the public hearing for Planned Unit Development for multiple-family dwelling on West Side School/West Side Field parcels

There was a lot of good testimony presented on Monday, September 30th from both supporters and opponents of the proposed project. Some of the people testifying asked questions or made statements that necessitate follow-up or clarification. This document is intended to answer the questions and provide additional information relevant to the PUD review. Please note this document does not address all testimony from the hearing. The Plan Commission will need to consider all testimony and give weight to the testimony as deemed proper.

- Ms. Kellems asked about creating a patio area on the north side of the school where the current main entrances are. This patio area would overlook the detention pond. I have asked the developer for his thoughts on the potential patio. He responded that they install one patio per project and the prior comments from the Commissioners indicated that they wanted it at the currently proposed location. The school doors will be exit only.
- Mr. Soukup referenced the Door County Housing Analysis that was commissioned by Door County Economic Development Corp and completed earlier this year. The speaker claimed the study didn't consider apartment projects smaller than 16 units. But the study actually makes no distinction regarding the size of the housing project. It simply breaks down the existing structural gap and the future demand into owner-occupied housing and renter-occupied housing. The rental housing demand could be met in a number of ways from single-family units to large apartment buildings. There is one section in the report that discusses the average rental price and square footage of 41 apartment listings. It is unclear if those listings only came from projects with at least 16 units. But that data was not used to generate the existing and expected housing demand.
- Mr. Wodack listed many questions that he felt needed to be answered. These included:

What is the value of the West Side Field? There hasn't been an appraisal completed for the field and no value has been established. Keep in mind, the value to the City may go beyond what the site is worth due to the existing recreational facilities and historical value of the field. Ultimately, the Common Council gets to answer this question.

How much will the developer pay for it? Formal negotiations have not commenced. If the PUD gets approved, the Council and developer will need to come to an agreed sale price and conditions. An agreement will be required since the sale won't happen unless the tax credits are awarded. This project is complicated due to the likely need to replace the softball facility, the limited income that the developer can get due to the affordable rents, the potential for a community development block grant from the County, and other factors.

Why all the changes to the project, including design changes and rent ranges? The Planned Unit Development is a process and changes are expected. That is one reason for the conceptual review – to allow changes to be made before the project gets too far along. Some of the changes reflect comments from the conceptual review such as the location of the patio,

providing underground parking, access to the parking, and shape of the building. Other changes were necessitated due to engineering and other code issues, such as the detention pond and ADA compliant entrances. And, some changes were driven by the developer, such as eliminating the market-rate units.

What is the impact on existing apartments? This is unknown, but there are two primary assumptions. (1) The housing study indicates that there is an existing deficit in renter-occupied housing units. There are many indicators that support this statement such as existing high occupancy rates within the City, gaps in the communities' long-term and seasonal employment, and existing cost gaps between prices and wages. That being the cases, there should be relatively no impacts on existing apartment developments. (2) The increase of affordable apartment units could decrease the demand for existing apartment units. The outcome would likely be that some existing apartments may decrease rent, or improve the quality of the apartment units. A short-term impact could be an increase in vacancies.

Is this really low-income housing? If the WHEDA affordable housing tax credits are used to finance the project, tenants are limited to those earning no more than 60% of the county median household income. Actual rents are based upon the incomes of the individual tenants. These projects are closely monitored and audited annually. So yes, this project would provide low-income housing.

Are owners of the West Side School and the developer related? The principals of Northpointe Development are Andy Dumke and Cal Schultz. The owner of the school is Virginia B. Pierce LLC. The managing member of the LLC is Peter Moede. He is not related in either a family sense or a business sense.

Will the design of the project change over time? Changes to the site design and building design can be made up to the point of formal approval by the City. At that point the uses and design are locked in. Any changes to the project will require approval of a modification to the PUD. The Plan Commission is authorized to approve minor modifications. But any changes that impact the character and standards of the PUD will require going back through the PUD review process.

What is the incubator? One room in the school portion of the proposed building is labeled as "business incubator space." It is 520 square feet in size. This space is intended as common co-working space that could be utilized by tenants of the building or by small start-up companies or entrepreneurs. The developer has not indicated what specific facilities will be provided, if any, or any policies regarding rents, etc. The Plan Commission has the authority to place limits on the incubator (or even disallow it) if it desires, such as restrictions on the type of business (office v. manufacturing v. retail).

What is the status of the West Side School building? Presumably, this question relates to the building's current condition and structural integrity. There has not been any City review of the building by the Building Inspection Department or Fire Department. The developer has investigated the building and believes it can be renovated for the residential use. The developer

also paid for repairs to the roof in order to protect the building from further deterioration. Any major work performed on the building will need to meet building code and require permits.

- Mr. Moore stated an opinion that there are ways to build an addition around the school without impeding the softball field and inquired whether the project has to go forward in its current fashion. Please know that the developer was advised to consider this, but they feel they cannot design a project without impacting the field. The Plan Commission has the authority to recommend changes to the project to protect the field, such as reducing the number of the units in the addition. The Commission could also reject the project outright, if it feels the negatives outweigh the benefits. Keep in mind, the developer will ultimately determine if design changes are worth pursuing. The project will need to work from both a functional and financial standpoints; so the developer could abandon the project if they cannot accept any changes/restrictions imposed by the City.
- Ms. Sequoia stated a concern about the alley behind her property. This public right-of-way is an existing dead end alley. The Planned Unit Development does not impact the alley. It will continue to be maintained by the City and will continue to provide access to the abutting properties. However, what will change is the ability to use the parking area for the school for access. The site plan shows that the pavement on the school property alongside the alley will be removed. So snow plows and garbage trucks will need to back out rather than swing through or turn around in the existing parking lot. Ms. Sequoia's garage sits right on the edge of the alley with very little setback. Hence, getting into/out of the garage with vehicles will be difficult if the vehicle cannot back onto the school parcel. The developer was made aware of the situation and advised to work with the property owner and with SB Municipal Services regarding this issue. But neither the current owner of the school parcel nor the developer is obligated to allow use of their land for access to the garage.
- In Mr. McDonald's letter, he wonders why the developer doesn't rehab the school building and build the other units elsewhere. He then surmises that the developer is attaching the 30 units to the school building in order to claim historic tax credits on the entire project, not just the school rehab. This is incorrect. The developer cannot claim historic tax credits on the newly built portion of the project, regardless of whether the new construction is attached or not. The historic tax credit program closely vets all projects and will only cover actual work on historic structures that retain the historic architecture.

Regarding the issue of building the new units elsewhere, the project would then be considered a multiple-site project and would be scored differently under the WHEDA affordable housing tax credit program. The developer believes this is not feasible and is only proposing the project as submitted. Ultimately, the Plan Commission and Council need to decide whether to approve this project or wait to see if another developer comes along with a plan to rehab the school without impacting the softball field.

- Mr. Englebert indicated that the Bay Lofts project was approved as affordable housing. This is incorrect. The Bay Lofts project was never purported to be affordable housing and there are no restrictions relating to affordability on that project.

* This Q+A info sheet was drafted by City staff and posted to the City's website after the project was submitted.

Affordable Housing Project Proposed for West Side School & West Side Field

An Oshkosh based developer has proposed a major housing project for the West Side School and West Side Field parcels. The project is 40 housing units that would be a combination of the renovated school and new construction. The conceptual site plan can be viewed at the following link - <https://www.sturgeonbaywi.org/wp-content/uploads/2019/07/Concept-Plan-for-West-Side-School.pdf>. Please note that the site plan is very preliminary and is likely to change as the project is reviewed.

Here are some questions and answers regarding this project.

1. *Who is the developer?* Andy Dumke and Cal Schultz of Northpointe Development, from Oshkosh WI, are the developers. They are experienced housing developers and have completed numerous projects around Wisconsin, including both rehabs of historic buildings and new construction. They also have considerable experience working under the housing tax credit program and under the historic building tax credit program, both of which will be used as sources of financing for the development.
2. *What is being proposed?* The plan calls for 40 housing units. The school would be renovated into 10 residential units. A new building would be constructed that connects to the school at the southwest corner. This addition would have 30 additional housing units. Garages and parking areas would be located on the west side of the site with access to Lansing Avenue via the existing stub of Redwood Street and existing alley to the north of Redwood Street.
3. *Are these rental apartments or condos?* All of the units are rental apartments available for rent.
4. *What is the breakdown of units?* Of the 40 units, 5 are proposed to be one-bedroom units, 25 are two-bedroom units, and 10 are three-bedroom units.
5. *Will these apartments be affordable?* The 40 units will be a mixture of both market rate and affordable units under the federal housing tax credit program (HTC), governed by Section 42 of the Internal Revenue Code. HTCs are used by developers to achieve lower rents that are affordable for workforce housing. Tentatively, the rents for the affordable units will be \$635 for a 1BR unit, \$715 for a 2BR unit, and \$815 for a 3BR unit. The units would be available to households earning 60% or less of median county income. The HTCs are awarded and administered through the Wisconsin Housing and Economic Development Authority (WHEDA). The program is very competitive and not all projects are awarded tax credits. More information on the housing tax credits can be found at <https://www.wheda.com/LIHTC/>.
6. *How does this project affect the historic character of the West Side School?* The West Side School has been vacant since 2004. The property is privately owned, and Northpointe Development has an accepted offer to purchase the site pending approval of the plans and obtaining financing for the project. This portion of the project involves using federal and state historic tax credits. The building must retain its historical character. There are significant limits to changing the building, and the construction plans are reviewed by the state and federal governments prior to awarding the tax credits. Information about the historic tax credit program is available at <https://www.wisconsinhistory.org/Records/Article/CS3215>.

7. *What happens to the softball field?* If the project is ultimately constructed, the softball field would be lost. The City could then do one of three options: a) The City could upgrade an existing facility to accommodate adult softball. For instance the former Jaycee Field located at the corner of Michigan and S. 15th Avenue had been used for adult softball when there were more softball leagues, but currently is not used. This field could potentially be upgraded to once again have leagues play there; or b) The City could create a new adult softball facility elsewhere in the City. This could be constructed within one of the existing City parks or a new park could be obtained for the new softball field(s); or c) The City could decide not to replace the softball field. There is one softball league using the West Side Field that would need to find an alternative.
8. *Why not just renovate the school into housing and leave the softball field out of the project?* The West Side School has been eyed for a residential rehab project for some time. Over the last several years, numerous developers have looked at the property for both market-rate and affordable housing projects. The developers have consistently concluded that the school by itself is not large enough to get enough housing units to justify the costs of construction. They have consistently said more units need to be constructed adjacent to the site in order to make a project feasible. The City of Sturgeon Bay is under no obligation to sell the softball field, but using the field to make the housing project viable is the current request.
9. *What is the impact on the skate park?* The skate park is not impacted by this project. Only the adult softball facility would be lost by this proposed project.
10. *What happens to the remaining land owned by the City?* The project doesn't involve all of the West Side Field property. There would be some land still available for other park purposes, including the concessions/bleachers area. Potentially, the City could use this remaining area for other recreational facilities. While there is no obligation for the City to install additional recreational facilities, it could be good for the neighborhood to have alternative features.
11. *What municipal approvals are required for the project?* The project will be reviewed by the Plan Commission regarding development and zoning issues, by the Park & Recreation Board regarding potential replacement of the softball field and redevelopment of any leftover parkland at the site, by the Aesthetic Design & Site Plan Review Board regarding the layout and architecture of the new development; and by the Finance/Purchasing & Building Committee regarding the sale of the city-owned portion of the development site. But ultimately the Sturgeon Bay Common Council will be making final decisions on these matters.
12. *What is the timing for constructing the project?* If the City approves the project, the developer must submit the application for housing tax credits in December. The awarding of the credits by WHEDA is announced in April. Construction would probably begin in late 2020. Keep in mind the project is contingent on receiving the housing tax credits and historic tax credits.
13. *How can the public provide input?* All meetings of the Common Council and its committees/commission are open to the public (although any negotiations over the sale of city land could be conducted in closed session). A public hearing before the Plan Commission is required for zoning approval. A notice of that hearing will be published when the date is set (September 18 is tentative date). Members of the public can also contact the mayor and Common Council members. See the city website for contact info.

* This is a concept drawing that was previously completed showing a redesign of Memorial Sports Complex. This is included in the packet of materials merely to show an example of how softball facilities could potentially be improved in Sturgeon Bay.



SOUTH 15TH AVENUE

MICHIGAN STREET

OREGON ST

SOUTH 12TH AVENUE

RESIDENTIAL

RESIDENTIAL

RHODE ISLAND STREET

PENNSYLVANIA STREET

QUINCY STREET

SBHS SPORTS COMPLEX

SITE PLAN 1"=80'-0"

STURGEON BAY
DATE: 07/18/18
PROJECT NO: 17-007



SHEET NO: A1
SHEET SIZE: 24"X36"

| REV | DATE | DESCRIPTION | BY |
|--------------|------|-------------|----|
| DESIGNED BY: | | | |
| CHECKED BY: | | | |
| WISCONSIN | | | |

MARC ISAKSEN DESIGN, L.L.C.
1009 EGG HARBOR RD., SUITE 114
STURGEON BAY, WISCONSIN 54228
PHONE: 920-858-7089
FAX: 920-743-3813
EMAIL: m.isaksen@mid.com

ORDINANCE NO. _____

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO
ORDAIN AS FOLLOWS:

SECTION 1: The following described property is hereby rezoned from Single-Family Residential (R-2) to Planned Unit Development (PUD) and shall be subject to the site plan and requirements incorporated herein:

A tract of land consisting of Lots 1,2,3,4,14,15,16,17,18,19, and 20 of Block 4, Lots 1,2,3,4,5,6,7 and 8 of Block 7, the vacated right-of-way of West Redwood Street between Block 4 and Block 7, and the vacated alley between Lots 1-4, Block 4 and Lots 17-20, Block 4, all in Sorenson Addition, Section 7, Township 27 North, Range 26 East, City of Sturgeon Bay, Wisconsin, and more particularly described as follows.

Commencing at the northwest corner of Lot 10, Block 4 of Sorenson Addition, thence N 88°12'46" E along the southerly right-of-way line of West Pine Street 299.85 feet to the point of beginning, thence continue N 88°12'46" E along said southerly right-of-way line of West Pine Street 200.02 feet to the intersection with the westerly right-of-way line of South Madison Avenue, thence S 01°25'34" E along said westerly right-of-way line of South Madison Avenue 375.40 feet to the northeast corner of Lot 1, Block 7 of Sorenson Addition, thence continue southerly along the westerly right-of-way line of South Madison Avenue 150 feet more or less to the southeast corner of Lot 1, Block 7 of Sorenson Addition, thence westerly along northerly line of an alley 400 feet more or less to the southwest corner of Lot 8, Block 7 of Sorenson Addition, thence northerly along the westerly line of Lot 8, Block 7 of Sorenson Addition 150 feet more or less to the northwest corner of Lot 8, Block 7 of Sorenson Addition, thence easterly along said southerly right-of-way line of West Redwood Street 100 feet more or less to the northeast corner of Lot 7, Block 7 of Sorenson Addition, thence northerly 60 feet more or less to the southeast corner of Lot 14, Block 4 of Sorenson Addition, thence S 88°13'01" W along the northerly right-of-way line of West Redwood Street 50 feet more or less to the southwest corner of Lot 14, Block 4 of Sorenson Addition, thence N 01°19'32" W 149.63 feet to the northwest corner of Lot 14, Block 4 of Sorenson Addition, thence N 88°14'15" E along the southerly right-of-way line of an alley 149.97 feet to the northwest corner of Lot 17, Block 4 of Sorenson Addition, thence N 01°52'49" W 165.81 feet to the point of beginning, containing 3.7 acres of land more or less.

SECTION 2: The following requirements and conditions are placed upon the property described within the legal description:

A. **Underlying Zoning:** The underlying zoning district shall be Multiple-Family Residential District (R-4). The permitted uses and other zoning requirements of the underlying district shall apply, except as otherwise indicated under the PUD requirements shown below. If the PUD lapses under s. 20.24(9) of the zoning code, the zoning classification of the property will revert to the R-4 zoning district.

B. **Permitted Uses:** In addition to the permitted and conditional uses of the R-4 district, the following uses shall be specifically permitted:

1. Multiple-family dwellings provided such dwellings are consistent with the approved final PUD development plans.
2. Business incubator provided the extent of such use is consistent with the approved final PUD development plans and provided that there are no on-site retail sales.

C. **PUD Requirements:** The requirements of the underlying R-4 district shall apply except the following requirements shall apply:

1. Density. The minimum lot area per multiple-family dwelling unit shall be 2,720 square feet (approximately 16 units per acre).
2. Street Yard. The minimum street yard for new principal buildings shall be 20 feet along Madison Avenue and 25 feet along other streets.
3. Outdoor Lighting. Any exterior lighting shall be designed with cutoff fixtures to reflect light away from adjacent parcels and public streets, and away from the night sky.
4. Street Trees. The requirements of s. 8.07(10) of the municipal code shall apply, but the location of required street trees may be located outside of the street right-of-way, if approved by the City Forester.

SECTION 3: The ordinance shall take effect on the day after its publication.

Approved:

Attest:

David Ward
Mayor

Stephanie L. Reinhardt
City Clerk

REQUEST FOR PLACEMENT OF AGENDA ITEM

DATE OF REQUEST: 10/30/2019

FROM: Kelly Avenson
David Hayes

Please place the following item on the agenda:

Consideration of: Submitting a letter to Judge Huber requesting lifting the injunction placed on lots 92 and 100 during the Friends of Sturgeon Bay Public waterfront vs. the City of Sturgeon Bay court case.

Background Information:

Judge Huber had placed an injunction on lots 92/100 E Maple Street in his ruling: *Door County Case Number 2016CV000023 Friends of the Sturgeon Bay Public Waterfront et al vs. City of Sturgeon Bay et al.*

The injunction was to stay in place until an Ordinary High Watermark (OHWM) was determined. All open appeals have been dismissed and the time frame of additional appeals from parties involved in this case has passed.

It is our understanding that the City of Sturgeon Bay needs to request the above.

We request that Attorney Kalny is present to give background on this item and answer any questions or concerns the council may have.

Desired Action:

Submit a letter to Judge Huber requesting that he lift the injunction placed on 92/100 E Maple Street.