



**CITY OF STURGEON BAY COMMON COUNCIL AGENDA
TUESDAY, AUGUST 3, 2021
6:00 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 on agenda items only.**
6. **Consideration of the following bills: General Fund – \$71,389.33, Capital Fund - \$90,269.90, Cable TV - \$5,838.70, TID #4 - \$223.00, Solid Waste Enterprise Fund - \$464,661.45 and Compost Site Enterprise Fund - \$12,950.60 for a grand total of \$645,332.98. [roll call]**
7. **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 7/20/21 regular Common Council minutes.**
 - * b. **Place the following minutes on file:**
 - (1) **Ad Hoc NERR Advisory Committee – 7/9/21**
 - (2) **Bicycle & Pedestrian Advisory Board – 7/12/21**
 - (3) **Police & Fire Commission – 7/13/21**
 - (4) **Finance/Purchasing & Building Committee – 7/13/21**
 - (5) **Local Arts Board – 7/14/21**
 - (6) **Aesthetic Design & Site Plan Review Board – 7/12/21**
 - * c. **Place the following reports on file:**
 - (1) **Fire Department Report – June 2021**
 - * d. **Consideration of: Approval of Beverage Operator licenses.**
 - * e. **Consideration of: Approval Street Closure Application for Thrivent Community Opportunity Event.**
 - * f. **Finance/Purchasing & Building Committee recommendation re: Approve the request from Sturgeon Bay Lions Club to waive the park shelter reservation and public consumption permit fees for August 19, 2021.**
8. **Mayoral Appointments.**

9. Resolution Providing for the Sale of Approximately \$4,890,000 General Obligation Promissory Notes.
10. Resolution to Vacate Ackerman Street (Introduction Only).
11. Consideration of: Elimination of Various Easements for West Waterfront Redevelopment.
12. Consideration of: Creation of Various Easements for West Waterfront Redevelopment.
13. Consideration of: Approval of Certified Survey Map for West Waterfront.
14. City Administrator report.
15. Mayor's report.
16. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Posted:

Date: 7.30.21

Time: 12:00pm

By: VM

NOTE: COUNCIL CHAMBERS WILL BE OPEN TO THE PUBLIC TO OBSERVE AND RENDER PUBLIC COMMENT ON AGENDA ITEMS ONLY. THE MEETING WILL BE LIVESTREAMED AT <https://sbtv.viebit.com/> AND CABLE ACCESS CHANNEL 988.

CITY OF STURGEON BAY
GENERAL PROCEDURES FOR PUBLIC COMMENT AT COMMON COUNCIL MEETINGS

Any citizen requesting to address the Council during the public comment portion of the meeting:

- Must fill out a "Request to Comment" form and turn it in to the City Clerk or Mayor PRIOR to the start of the meeting. Name and address must be filled in. Indicate the agenda item number that you are planning to provide public comment on. Public Comment will be restricted to Agenda Items only.
- Individuals will have a maximum of three (3) minutes to address the Council. A total of 30 minutes will be allotted to Public Comment per meeting, unless the Council body agrees to extend the time. The extensions will be 15 minute additional increments.
- Priority will be given to City residents.
- The speaker shall not engage in personal attacks against the Mayor, Council members, City staff or its representatives and remain courteous and respectful. The Council/Committee requests that all comments and interactions between those present be conducted in a constructive and respectful manner. Anyone acting in a disruptive or disrespectful manner will be asked to leave the meeting by the person presiding at the meeting.
- The Mayor/Chair may ask questions of the speaker for clarification purposes.
- The Mayor/Chair may allow, at his discretion, Council/Committee members or staff to respond to the speaker's comment. However, dialogue will not ensue.
- The Mayor/Chair may refer the matter to a committee or to the City Administrator for further follow up as needed.

IF EVERYONE ABIDES BY THESE GUIDELINES, OUR MEETINGS WILL MOVE ALONG SMOOTHLY AND BUSINESS WILL BE CONDUCTED IN AN EFFICIENT AND TIMELY MANNER. YOUR COOPERATION WILL BE APPRECIATED BY ALL PRESENT AT THE MEETING.

PLEASE NOTE THAT LETTERS WILL NOT BE READ INTO THE RECORD AS PUBLIC COMMENT. ONLY LETTERS RECEIVED FOR A PUBLIC HEARING WILL BE READ INTO THE RECORD.

NOTE: IF TOPICS THAT WILL GENERATE SIGNIFICANT POTENTIAL FOR PUBLIC COMMENT APPEAR ON THE COUNCIL AGENDA, A PUBLIC HEARING WILL TAKE PLACE PRIOR TO THE COUNCIL MEETING.

RESPECTFULLY,
MAYOR DAVID J. WARD

REVISED: 6/2/20

INVOICES DUE ON/BEFORE 08/03/2021

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
GENERAL FUND				
LIABILITIES				
R0001698	JOHN WIESE	SIGN DEPOSIT REFND/WIESE	01-000-000-23168	50.00
R0001699	AMY ZACHARIASEN	5 LOADS COMPOST/MULCH REFND	01-000-000-48110	71.43
R0001699		5 LOADS COMPOST/MULCH REFND	01-000-000-24214	3.21
R0001699		5 LOADS COMPOST/MULCH REFND	01-000-000-24215	0.36
R0001700	LINDA BERNS	TREE DEPOSIT REFUND/L BERNS	01-000-000-23163	800.00
TOTAL LIABILITIES				925.00
TOTAL GENERAL FUND				925.00
LAW/LEGAL				
03950	DAVIS KUELTHAU	06/21 GENERAL LEGAL MATTERS	01-110-000-55010	1,508.00
03950		06/21 CONTRACTS/DEV AGREEMENTS	01-110-000-55010	1,054.50
03950		06/21 BOARD OF REVIEW MATTERS	01-110-000-55010	2,648.72
16555	PINKERT LAW FIRM, LLP	06/21 TRAFFIC MATTERS	01-110-000-55010	1,530.00
TOTAL				6,741.22
TOTAL LAW/LEGAL				6,741.22
CITY CLERK-TREASURER				
17700	QUILL CORPORATION	ASSORTED OFFICE SUPPLIES	01-115-000-51950	98.04
17700		BLACK TONER	01-115-000-51950	91.99
17700		YELLOW TONER	01-115-000-51950	131.99
17700		MAGENTA TONER	01-115-000-51950	131.99
17700		COLOR PAPER -PAYROLL	01-115-000-51950	132.52
17700		BLUE POCKET FOLDERS	01-115-000-51950	35.97
USBANK	US BANK	WMCA CONF REG/REINHARDT	01-115-000-55600	210.00
TOTAL				832.50
TOTAL CITY CLERK-TREASURER				832.50
ADMINISTRATION				
23830	WOLTER ENGRAVING	ALUMINUM SIGN	01-120-000-54999	20.00
23830		296 LETTERS @ .35	01-120-000-54999	103.60
USBANK	US BANK	PRINT NOTE CARDS/FOOD TRAYS	01-120-000-56650	43.89
USBANK		BEACHBALLS & PRINTING	01-120-000-56650	176.73
USBANK		ICMA MEMBERSHIP RENEWAL	01-120-000-55600	824.00
USBANK		PENNANTS	01-120-000-56650	58.05
TOTAL				1,226.27
TOTAL ADMINISTRATION				1,226.27
COMPUTER				
03101	CDW GOVERNMENT, INC.	CASH REGISTER PRINTER PAPER	01-125-000-51950	23.15
USBANK	US BANK	1 BOX CR PAPER	01-125-000-54999	81.88

INVOICES DUE ON/BEFORE 08/03/2021

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
USBANK		SLIM WIRELESS MOUSE/MARTY	01-125-000-55550	26.23
USBANK		2 SSD CARDS/TRICIA & LAURIE	01-125-000-55550	179.98
USBANK		WIRELESS MOUSE/LAURIE	01-125-000-55550	17.74
USBANK		ZOOM	01-125-000-55550	63.99
		TOTAL		392.97
		TOTAL COMPUTER		392.97
BUILDING/ZONING CODE ENFORCEMT				
EPLAN	EPLEX, LLC	PLAN REVIEW-1449 GREEN BAY RD	01-140-000-55010	297.50
EPLAN		PLAN REVIEW-1019 EGG HARBOR RD	01-140-000-55010	722.50
EPLAN		PLAN REVIEW-1023 EGG HARBOR RD	01-140-000-55010	510.00
		TOTAL		1,530.00
		TOTAL BUILDING/ZONING CODE ENFORCEMT		1,530.00
MUNICIPAL SERVICES ADMIN.				
USBANK	US BANK	BUSINESS CARDS/C SHEFCHIK	01-145-000-52800	31.51
		TOTAL		31.51
		TOTAL MUNICIPAL SERVICES ADMIN.		31.51
PUBLIC WORKS ADMINISTRATION				
17700	QUILL CORPORATION	BLUE PENS	01-150-000-51950	2.68
17700		ASSORTED OFFICE SUPPLIES	01-150-000-51950	203.50
17700		OFFICE SUPPLIES	01-150-000-51950	46.41
BUBRICKS	BUBRICK'S COMPLETE OFFICE, INC	OFFICE SUPPLIES	01-150-000-51950	45.54
		TOTAL		298.13
		TOTAL PUBLIC WORKS ADMINISTRATION		298.13
CITY HALL				
03159	SPECTRUM	06/21 FIRE CABLE SVC	01-160-000-58999	142.25
04575	DOOR COUNTY HARDWARE	BATTERIES	01-160-000-51850	31.98
04575		WINDOW CLEANING MATERIALS	01-160-000-51850	33.98
04575		ANGLE MEASURE CUP	01-160-000-51400	12.99
04966	EAGLE MECHANICAL INC	AC REPAIRS	01-160-000-58999	233.42
04966		REPAIR KIT	01-160-000-55300	24.34
10750	PREMIER CONCRETE INC	CONCRETE SEALER	01-160-000-55300	142.60
10750		CONCRETE SEALER	01-160-000-55300	285.20
10750		SPRAY NOZZLE	01-160-000-55300	10.70
10750		WAND	01-160-000-55300	18.10
19275	SHERWIN WILLIAMS	5 G PAINT-FIRE DEPT	01-160-000-55300	189.35
19275		PAINT	01-160-000-55300	63.99

INVOICES DUE ON/BEFORE 08/03/2021

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
19275		PAINT BRUSH	01-160-000-55300	10.89
19275		DISCOUNT	01-160-000-55300	-1.63
19880	STURGEON BAY UTILITIES	1227 EGG HARBOR RD-FINAL	01-160-000-56150	18.17
19880		1227 EGG HARBOR RD-FINAL	01-160-000-58650	2.95
23730	WPS	07/21 421 MICHIGAN STREET	01-160-000-56600	1,115.90
USBANK	US BANK	FIRE DEPT FLOOR MATS	01-160-000-55300	1,141.99
VIKING	VIKING ELECTRIC SUPPLY, INC	BREAKERS	01-160-000-55300	73.08
VIKING		BULBS	01-160-000-55300	9.86
VIKING		BULBS	01-160-000-55300	34.51
TOTAL				3,594.62
TOTAL CITY HALL				3,594.62
GENERAL EXPENDITURES				
US BANK	US BANK EQUIPMENT FINANCE	07/21 FIRE COPIER	01-199-000-55650	97.00
US BANK		07/21 COPY OVERAGE	01-199-000-55650	5.74
TOTAL				102.74
TOTAL GENERAL EXPENDITURES				102.74
POLICE DEPARTMENT				
02005	BAY ELECTRONICS, INC.	POWER ISSUE W/SQUAD MDS COMPTR	01-200-000-55500	210.00
USBANK	US BANK	FLAG POLES	01-200-000-51950	84.29
USBANK		ACROBAT PRO SUBSCRIPTION	01-200-000-51950	15.81
USBANK		NEWSPAPER.COM RENEWAL/BAUDHUIN	01-200-000-56000	74.90
TOTAL				385.00
TOTAL POLICE DEPARTMENT				385.00
PATROL BOAT				
PATROL BOAT				
02206	BAY MARINE	PATROL BOAT RADAR CHECK	01-205-000-58600	125.00
02206		PATROL BOAT FUEL	01-205-000-51650	353.32
TOTAL PATROL BOAT				478.32
TOTAL PATROL BOAT				478.32
POLICE DEPARTMENT/PATROL				
04696	DOOR COUNTY TREASURER	06/21 FUEL CHARGES	01-215-000-51650	3,846.48
23640	WISCONSIN DEPT OF JUSTICE	3 TIME ACCESS CHARGE	01-215-000-58999	180.00
23640		20 OFFICER SUPPORT CHARGE	01-215-000-58999	255.00
AMERDIVE	AMERICAN DIVING SUPPLY, LLC	16LB WEIGHT POUCHES	01-215-000-54999	60.30
JIM FORD	JIM OLSON FORD-LINCOLN, LLC	FORD ESCAPE MAINTENANCE	01-215-000-58600	357.60
JIM FORD		SQUAD 30 MAINTENANCE	01-215-000-58600	21.00
JIM FORD		SQUAD 60 MAINTENANCE	01-215-000-58600	21.00

INVOICES DUE ON/BEFORE 08/03/2021

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
NELSON	NELSON TACTICAL	UNIFORM PANTS & BOOTS/JNNERJHN	01-215-000-52900	251.08
PSYCH	PSYCHEMEDICS CORPORATION	LABS/CSO TEBON	01-215-000-57100	11.00
TWEAK	TWEAK SOCIAL MEDIA & MARKETIN	SBPD WEBSITE MAINTENANCE	01-215-000-58999	93.60
TWEAK		SBPD WEBSITE MAINTENANCE	01-215-000-58999	42.12
USBANK	US BANK	MEAL EXPENSE TRAINING/HOUGAARD	01-215-000-55600	14.98
USBANK		MEAL EXPENSE TRAINING/HOUGAARD	01-215-000-55600	6.89
USBANK		MEAL EXPENSE TRAINING/HOUGAARD	01-215-000-55600	12.76
USBANK		MEAL EXPENSE TRAINING/HOUGAARD	01-215-000-55600	24.15
USBANK		MEAL EXPENSE TRAINING/HOUGAARD	01-215-000-55600	5.83
USBANK		MEAL EXPENSE TRAINING/HOUGAARD	01-215-000-55600	18.29
USBANK		MEAL EXPENSE TRAINING/HOUGAARD	01-215-000-55600	8.00
USBANK		FUEL EXPENSE TRAINING/HOUGAARD	01-215-000-51650	44.00
USBANK		MEAL EXPENSE TRAINING/HOUGAARD	01-215-000-55600	9.44
USBANK		MEAL EXPENSE TRAINING/HOUGAARD	01-215-000-55600	5.50
USBANK		LODGING EXPENSE /HOUGAARD	01-215-000-55600	270.00
USBANK		UNIFORM HAT BADGES	01-215-000-52900	692.00
USBANK		NOTARY RENEWAL/OLSON	01-215-000-58999	99.48
USBANK		ARMORER COURSE REG/ENGEBOSE	01-215-000-55600	250.00
USBANK		VEHICLE REGISTRATION ADH5286	01-215-000-54999	86.70
USBANK		VEHICLE REGISTRATION ADH5285	01-215-000-54999	86.70
USBANK		VEHICLE REGISTRATION ADH5284	01-215-000-54999	86.70
USBANK		TOW VEHICLE FROM GREEN BAY	01-215-000-54999	244.75
TOTAL				7,105.35
TOTAL POLICE DEPARTMENT/PATROL				7,105.35
FIRE DEPARTMENT				
04575	DOOR COUNTY HARDWARE	ASSORTED SUPPLIES	01-250-000-54999	48.54
04575		HARD SURFACE CLEANER/SPONGE	01-250-000-54999	14.20
04575		PAINT SUPPLIES/FASTENERS	01-250-000-54999	44.07
04575		CAULK/PAINTBRUSH	01-250-000-54999	4.78
04575		VINYL ARMORED PLUG	01-250-000-54999	5.99
04575		FASTENERS/C-PAK	01-250-000-54999	44.55
04575		FASTENERS/SOCKET ADAPTER	01-250-000-54999	12.59
04575		CAULK/WALLPLATE SCREWS	01-250-000-54999	9.18
04575		COUPLER	01-250-000-54999	1.58
04575		CABLE TIE/BULB/SURGE PROTECT	01-250-000-54999	36.97
04575		ASSORTED SUPPLIES	01-250-000-54999	77.35
04575		MOUNTING TAPE/FASTENERS	01-250-000-54999	27.58
04575		VACUUM/CABLES/SURGE PROTECT	01-250-000-54999	283.96
04575		CUTTING BOARD/CORD	01-250-000-54999	37.98
04696	DOOR COUNTY TREASURER	FUEL	01-250-000-51650	2,087.55
19880	STURGEON BAY UTILITIES	1227 EGG HARBOR RD-FINAL	01-250-000-56675	1.87
MONTICEL	MONTICELLO FIRE DISTRICT	RADIOS/CHARGES/MICS	01-250-000-57550	1,200.00
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	LIGHT SOCKET	01-250-000-53000	3.99
O'REILLY		DEF	01-250-000-53000	23.98
PREVEA	PREVEA HEALTH OCCUPTNL HEALTH	PT TESTING-PULMONARY/PIERRE	01-250-000-57100	35.00
USBANK	US BANK	DATA	01-250-000-58250	546.95
USBANK		MED GLOVES	01-250-000-52350	639.06
USBANK		CREDIT	01-250-000-52350	-71.80
USBANK		UNIFORM DRESS SHOES	01-250-000-52900	111.92
USBANK		PUMPS	01-250-000-51350	704.97
USBANK		SUCTION LINES	01-250-000-51350	323.53

INVOICES DUE ON/BEFORE 08/03/2021

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
USBANK		ID HOLDERS/LANYARDS	01-250-000-54999	435.65
USBANK		HOSE REELS	01-250-000-54999	205.70
		TOTAL		6,897.69
		TOTAL FIRE DEPARTMENT		6,897.69
STORM SEWERS				
04575	DOOR COUNTY HARDWARE	FASTENERS	01-300-000-56250	11.16
10750	PREMIER CONCRETE INC	CONCRETE ON 7/23	01-300-000-51150	643.50
10750		REBAR	01-300-000-51150	56.00
10750		CONCRETE ON 7/16	01-300-000-51150	702.00
		TOTAL		1,412.66
		TOTAL STORM SEWERS		1,412.66
SOLID WASTE MGMT/SPRING/FALL				
GFLENVIR	GFL ENVIRONMENTAL, INC	.27 TON MSW, 2 FREON UNITS,5TV	01-311-000-58400	335.00
		TOTAL		335.00
		TOTAL SOLID WASTE MGMT/SPRING/FALL		335.00
ROADWAYS/STREETS				
04575	DOOR COUNTY HARDWARE	NAILON PIECES	01-400-000-54999	4.78
04575		CHAIN LINK/FASTENERS	01-400-000-51400	12.31
04575		WELDTEC SHIP AUGER	01-400-000-51400	32.99
		TOTAL		50.08
		TOTAL ROADWAYS/STREETS		50.08
STREET SIGNS AND MARKINGS				
04575	DOOR COUNTY HARDWARE	SCREWDRIVER SET	01-420-000-52550	19.99
04575		CAUTION BARICADE TAPE	01-420-000-52550	19.98
DICKIE	DICKIE TOOL COMPANY	ROAD WORK SIGNS	01-420-000-52600	165.00
DICKIE		STANDS	01-420-000-52600	175.10
		TOTAL		380.07
		TOTAL STREET SIGNS AND MARKINGS		380.07
CURB/GUTTER/SIDEWALK				
04575	DOOR COUNTY HARDWARE	GARDEN SPRAYER	01-440-000-54999	15.99
04575		MORTAR/CONCRETE MIX	01-440-000-51200	38.36

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
10750	PREMIER CONCRETE INC	REBAR	01-440-000-51200	40.00
10750		4 YD CONCRETE	01-440-000-51200	468.00
12100	LAMPERT YARDS INC	NAIL HEAD/SEALANT	01-440-000-54999	19.98
12100		WOOD FORMS	01-440-000-54999	105.09
			TOTAL	687.42
			TOTAL CURB/GUTTER/SIDEWALK	687.42
STREET MACHINERY				
04545	DOOR COUNTY COOPERATIVE/NAPA	FILTER	01-450-000-53000	15.06
04545		BRAKE PARTS	01-450-000-53000	232.41
04575	DOOR COUNTY HARDWARE	FOLDING EARMUFF	01-450-000-52700	19.99
04575		CHAIN PROOF	01-450-000-54999	7.18
04575		KEY KWIKSET	01-450-000-54999	7.17
04575		PIPE JOINT COMPOUND	01-450-000-53000	9.99
04603	HALRON LUBRICANTS INC	USED OIL PICK UP FEE 450 GAL	01-450-000-51650	67.50
04696	DOOR COUNTY TREASURER	06/21 FUEL 508.78 G	01-450-000-51650	1,431.71
04696		06/21 DSL FUEL 679.10 G	01-450-000-51650	1,974.82
06005	JFTCO, INC	FUEL FILTER ELEMENT	01-450-000-53000	37.50
06005		FUEL FILTER ELEMENT	01-450-000-53000	40.82
JIM FORD	JIM OLSON FORD-LINCOLN, LLC	OIL	01-450-000-53000	83.75
JIM FORD		OIL	01-450-000-53000	75.87
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	AIR FILTER	01-450-000-53000	28.36
O'REILLY		OIL	01-450-000-53000	5.99
QUALITY	QUALITY TRUCK CARE CENTER INC	LIGHTS	01-450-000-52150	68.50
QUALITY		BINDERS	01-450-000-52150	49.00
			TOTAL	4,155.62
			TOTAL STREET MACHINERY	4,155.62
CITY GARAGE				
18950	SAFETY-KLEEN SYSTEMS, INC	PARTS WASHER SERVICE	01-460-000-58999	256.18
19310	GALETON GLOVES INC	GLOVES	01-460-000-54999	132.86
19959	SUPERIOR CHEMICAL CORP	CLEANING SUPPLIES	01-460-000-54999	203.79
19959		FREIGHT	01-460-000-54999	52.34
23709	WISCONSIN LIFT TRUCK CORP.	TRUCK LIFT INSPECTION	01-460-000-58999	126.48
			TOTAL	771.65
			TOTAL CITY GARAGE	771.65
PARK & RECREATION ADMIN				
23200	WDOR	ADVERTISING-FARM MARKET	01-500-000-57450	96.00
23200		ADVERTISING-HARMONY	01-500-000-57450	120.00
USBANK	US BANK	BUSINESS CARDS/P QUINN	01-500-000-51950	26.72
			TOTAL	242.72
			TOTAL PARK & RECREATION ADMIN	242.72

INVOICES DUE ON/BEFORE 08/03/2021

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
PARKS AND PLAYGROUNDS				
04575	DOOR COUNTY HARDWARE	ASSORTED SUPPLIES	01-510-000-51760	73.97
04575		PAINT/PRIMER	01-510-000-51760	51.98
04575		PUSH BROOM/GAL MOLD & MILDEW	01-510-000-52700	139.93
04575		GALV ADAPTER	01-510-000-51550	3.99
04575		MARKING PNT WHITE	01-510-000-52100	6.99
04575		SOCKET SETS	01-510-000-52700	179.98
04575		DRILL BIT/FASTENERS	01-510-000-52700	15.75
04575		GASKET/WASHERS	01-510-000-51900	2.97
04575		FASTENERS	01-510-000-56250	7.16
04575		FUNNEL	01-510-000-52700	9.98
04575		TANK SPRAYER	01-510-000-56250	24.99
04575		SEAL/FASTENERS/ELECT BOX/COVER	01-510-000-56250	16.12
04575		TANK SPARYER	01-510-000-56250	24.99
04575		PUSHBROOM/BROOM	01-510-000-52700	76.96
04575		CREDIT RETURN	01-510-000-52700	-76.96
04575		GRAIN SCOOPS	01-510-000-52700	60.98
04575		PLUNGER/FLUSH LEVER	01-510-000-51850	17.97
04575		BACKPACK SPRAYER/BEDDING FORK	01-510-000-52700	167.97
04575		CLOGBUSTER	01-510-000-51850	13.99
04575		BROOM/DUSTPAN	01-510-000-51350	35.96
04575		CREDIT	01-510-000-51850	-1.00
04575		KEY BLANK PADDOCK	01-510-000-51850	10.77
04696	DOOR COUNTY TREASURER	06/21 FUEL 927.23 G	01-510-000-51650	2,609.23
04696		06/21 DSL FUEL 194.07 G	01-510-000-51650	564.36
12100	LAMPERT YARDS INC	CHALK	01-510-000-51850	6.99
20725	T R COCHART TIRE CENTER	FLAT TIRE REPAIR	01-510-000-53000	20.00
ANT JENN	ANTHONY JENNERJOHN	WORK BOOT REIMB/A JENNERJOHN	01-510-000-56800	62.50
BENZINGE	ADDISON BENZINGER	WORK BOOT REIMBURSE/BENZINGER	01-510-000-56800	52.57
DEGRAVET	TANNER DEGRAVE	SAFETY BOOT REIMB/T DEGRAVE	01-510-000-56800	62.50
DELFOSSSE	KYLE DELFOSSSE	SAFETY BOOT REIMB/DELFOSSSE	01-510-000-56800	250.00
JANDU	JANDU PETROLEUM	FUEL	01-510-000-51650	60.19
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	COPPER PLUGS	01-510-000-51900	5.98
PREVEA	PREVEA HEALTH OCCUPTNL HEALTH	DRUG SCREEN/T DEGRAVE	01-510-000-57100	39.85
PREVEA		SEASONAL EMPLY DRUG SCREEN	01-510-000-57100	153.20
SEPTIC	SEPTIC MAINTENANCE OF DOOR CTY	OTUMBA PRK DRAIN SVC	01-510-000-58999	85.00
SEPTIC		OTUMBA PRK DRAIN/JETTER-CAMERA	01-510-000-58999	135.00
USBANK	US BANK	ROPE	01-510-000-54999	189.96
USBANK		CARD	01-510-000-54999	36.65
USBANK		LUMBER	01-510-000-51800	221.49
USBANK		WATER PUMP	01-510-000-58450	669.00
USBANK		ENDOSCOPE	01-510-000-52700	64.99
WARNER	WARNER-WEXEL LLC	CLEANING SUPPLIES	01-510-000-51850	600.72
TOTAL				6,755.62
TOTAL PARKS AND PLAYGROUNDS				6,755.62
BALLFIELDS				
BALLFIELDS				
04575	DOOR COUNTY HARDWARE	ENTRY LOCK/FOAM TAPE/HITCH PIN	01-520-000-54999	110.13
04575		BOX FAN/CLOTHS	01-520-000-54999	36.98
04575		FLEXOGEN HOSE	01-520-000-54999	39.98
04575		COUPLER	01-520-000-56500	14.99
04575		ASSORTED ELECTRICAL SUPPLIES	01-520-000-54999	49.91
04575		FASTENERS	01-520-000-54999	2.20

INVOICES DUE ON/BEFORE 08/03/2021

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
BALLFIELDS				
BALLFIELDS				
20900	TRUGREEN LIMITED PARTNERSHIP	FERTILIZE MEM FLD	01-520-000-58999	334.77
USBANK	US BANK	12" EXHAUST FAN	01-520-000-54999	124.99
TOTAL BALLFIELDS				713.95
TOTAL BALLFIELDS				713.95
MUNICIPAL DOCKS				
04966	EAGLE MECHANICAL INC	MIXING VALVE REPAIRS	01-550-000-58999	232.00
17700	QUILL CORPORATION	NITRILE GLOVES	01-550-000-54999	39.98
17700		NITRILE GLOVES	01-550-000-54999	19.99
USBANK	US BANK	QUICK COUPLER	01-550-000-54999	4.99
VIKING	VIKING ELECTRIC SUPPLY, INC	SWITCH	01-550-000-54999	22.40
VIKING		SWITCH	01-550-000-54999	44.80
TOTAL				364.16
TOTAL MUNICIPAL DOCKS				364.16
WATER WEED MANAGEMENT				
04575	DOOR COUNTY HARDWARE	STIHL SPO PART	01-560-000-51400	23.99
TOTAL				23.99
TOTAL WATER WEED MANAGEMENT				23.99
WATERFRONT PARKS & WALKWAYS				
04575	DOOR COUNTY HARDWARE	35 G MOP BUCKET	01-570-000-54999	69.99
04575		SHOWER LINERS/WSTBSKT/SUPPLIES	01-570-000-54999	56.67
DAWNS	DAWN'S LAWN CARE	GRUB SPRAYING	01-570-000-58999	750.00
TOTAL				876.66
TOTAL WATERFRONT PARKS & WALKWAYS				876.66
EMPLOYEE BENEFITS				
ERC	ERC INC	QUARTERLY EAP SERVICES	01-600-000-56553	712.50
TOTAL				712.50
TOTAL EMPLOYEE BENEFITS				712.50
PUBLIC FACILITIES				
04696	DOOR COUNTY TREASURER	2ND QTR MAINTENANCE COSTS	01-700-000-56850	15,155.31
TOTAL				15,155.31

INVOICES DUE ON/BEFORE 08/03/2021

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
			TOTAL PUBLIC FACILITIES	15,155.31
			TOTAL GENERAL FUND	63,178.73
CAPITAL FUND				
CITY HALL				
EXPENSE				
04966	EAGLE MECHANICAL INC	RUN DRAIN & WATER LINES	10-160-000-59015	997.50
04966		MATERIALS	10-160-000-59015	250.59
05500	ENERGY CONTROL AND DESIGN INC	FAN MOTOR	10-160-000-59999	1,606.98
05500		CONTACTOR	10-160-000-59999	335.04
05500		FREIGHT	10-160-000-59999	133.31
05500		LABOR	10-160-000-59999	777.00
05500		MILEAGE	10-160-000-59999	74.16
CTI INC	WISCONSIN CTI, INC	FIRE DEPT FLOOR FINISHING	10-160-000-59015	23,374.00
USBANK	US BANK	ELECTRICAL SUPPLIES	10-160-000-59015	216.47
USBANK		CREDIT ELECTRICAL SUPPLIES	10-160-000-59015	-133.05
			TOTAL EXPENSE	27,632.00
			TOTAL CITY HALL	27,632.00
GENERAL EXPENDITURES				
FERGUSON	FERGUSON WATERWORKS #1476	ADDL TAPE LAD TECH RINGS/SBU	10-199-000-51525	486.00
			TOTAL	486.00
			TOTAL GENERAL EXPENDITURES	486.00
PATROL				
PATROL				
BELCO	BELCO VEHICLE SOLUTIONS,LLC	SQUAD 30 CHANGEOVER	10-215-000-59035	8,580.35
			TOTAL PATROL	8,580.35
			TOTAL PATROL	8,580.35
STORM SEWERS				
EXPENSE				
03650	CONCRETE INDUSTRIES, INC	STORM COVER E MAPLE ST/NEENAH	10-300-000-59115	321.00
FERGUSON	FERGUSON WATERWORKS #1476	ADDL TAPE LAD TECH RINGS/CITY	10-300-000-59115	162.00
PETERS	PETERS CONCRETE CO	S NEENAH AVE STORM SEWER REPRS	10-300-000-59115	9,145.05
			TOTAL EXPENSE	9,628.05
			TOTAL STORM SEWERS	9,628.05
ROADWAYS/STREETS				
ANNUAL RESURFACING & BASE REP.				

INVOICES DUE ON/BEFORE 08/03/2021

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
CAPITAL FUND				
ANNUAL RESURFACING & BASE REP.				
ANNUAL RESURFACING & BASE REP.				
02435	BISSEN ASPHALT LLC	PAVING 18TH PL & MEM STORM	10-400-110-59095	15,842.00
GABES	GABE'S CONSTRUCTION CO., INC	REPAVE PRK LOT 1ST & NEBRASKA	10-400-110-59095	5,000.00
TOTAL ANNUAL RESURFACING & BASE REP.				20,842.00
TOTAL ROADWAYS/STREETS				20,842.00
PARKS AND PLAYGROUNDS				
PARKS AND PLAYGROUNDS				
02130	BAUDHUIN INC	CONSTRUCTION ADMIN-OTUMBA	10-510-000-59025	596.00
02130		STAKING-OTUMBA	10-510-000-59025	822.00
02130		INSPECTION-OTUMBA	10-510-000-59025	1,040.50
TOTAL PARKS AND PLAYGROUNDS				2,458.50
TOTAL PARKS AND PLAYGROUNDS				2,458.50
WATERFRONT PARKS & WALKWAYS				
14826	NORTHEAST ASPHALT, INC.	RAILROAD SPUR PAVING	10-570-000-59075	15,525.00
GERBER	GERBER LEISURE PRODUCTS, INC	5 BENCHES @ 938.00	10-570-000-59075	4,690.00
GERBER		FREIGHT	10-570-000-59075	428.00
TOTAL				20,643.00
TOTAL WATERFRONT PARKS & WALKWAYS				20,643.00
TOTAL CAPITAL FUND				90,269.90
CABLE TV				
CABLE TV / GENERAL				
CABLE TV / GENERAL				
MANN	MANN COMMUNICATIONS, LLC	8.3.21 CONTRACT	21-000-000-55015	5,205.83
USBANK	US BANK	ADOBE SOFTWARE	21-000-000-51100	632.87
TOTAL CABLE TV / GENERAL				5,838.70
TOTAL CABLE TV / GENERAL				5,838.70
TOTAL CABLE TV				5,838.70
TID #4 DISTRICT				
TID #4 DISTRICT				
03950	DAVIS KUELTHAU	06/21 GRANARY LEGAL MATERS	28-340-000-55001	223.00
TOTAL TID #4 DISTRICT				223.00
TOTAL TID #4 DISTRICT				223.00
TOTAL TID #4 DISTRICT				223.00

INVOICES DUE ON/BEFORE 08/03/2021

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

SOLID WASTE ENTERPRISE				
SOLID WASTE ENTERPRISE FUND				
SOLID WASTE ENTERPRISE FUND				
04545	DOOR COUNTY COOPERATIVE/NAPA	GREASE	60-000-000-52050	39.98
04696	DOOR COUNTY TREASURER	06/21 DSL FUEL	60-000-000-51650	2,872.29
06012	FASTENAL COMPANY	CABLE TIES	60-000-000-54999	32.79
18500	R N O W INC	PETERBUILT CHASSIS	60-000-000-59060	143,986.00
18500		PETERBUILT CHASSIS	60-000-000-59060	143,986.00
ENVIROTE	BOGIE ENTERPRISE, INC	20 YR COBRA REFUSE TRUCK	60-000-000-59060	149,782.40
GFLENVIR	GFL ENVIRONMENTAL, INC	293.67 TON GARBAGE	60-000-000-58300	18,932.88
GFLENVIR		76.19 TON RECYCLING	60-000-000-58350	1,136.02
JX ENT	JX ENTERPRISES, INC.	SWITCH	60-000-000-53000	78.06
JX ENT		TRUCK #39 REPAIRS/PARTS	60-000-000-53000	2,641.89
JX ENT		TROUBLESHOOTING/LABOR	60-000-000-53000	101.99
R0000655	TRANSMOTION, LLC	FITTING	60-000-000-53000	61.42
R0000655		HOSE	60-000-000-53000	10.72
USBANK	US BANK	SNAP ON SCANNER UPDATE	60-000-000-54999	999.01
TOTAL SOLID WASTE ENTERPRISE FUND				464,661.45
TOTAL SOLID WASTE ENTERPRISE FUND				464,661.45
TOTAL SOLID WASTE ENTERPRISE				464,661.45
COMPOST SITE ENTERPRISE FUND				
COMPOST SITE ENTERPRISE FUND				
COMPOST SITE ENTERPRISE FUND				
19880	STURGEON BAY UTILITIES	1227 EGG HARBOR RD-FINAL	64-000-000-58999	0.60
RENEW	RENEWABLE FOREST PRODUCTS, INC	GRINDING SERVICES	64-000-000-57700	9,000.00
RENEW		EXCAVATON SERVICES	64-000-000-57700	1,500.00
RENEW		MOBILIZATION	64-000-000-57700	2,450.00
TOTAL COMPOST SITE ENTERPRISE FUND				12,950.60
TOTAL COMPOST SITE ENTERPRISE FUND				12,950.60
TOTAL COMPOST SITE ENTERPRISE FUND				12,950.60
TOTAL ALL FUNDS				637,122.38

MANUAL CHECKS

SECURIAN FINACIAL GROUP, INC \$ 2,458.58
07/14/2021
Check # 88959
August 2021 Life Insurance
01-600-000-50552

SOUTHERN DOOR SCHOOL DISTRICT \$ 618.03
07/22/21
Check # 89019
04/21, 05/21 & 06/21 Mobile Home Tax Payment
01-000-000-41300

STURGEON BAY SCHOOL DISTRICT \$ 2,037.49
07/22/21
Check # 89020
04/21,05/21 & 06/21 Mobile Home Tax Payment
01-000-000-41300

EBC CORP \$ 242.00
07/22/21
Check # 89021
HRA/FSA/COBRA
01-600-000-50510

SUN LIFE FINANCIAL \$1,992.91
07/22/21
Check # 89022
08/21 Short/Long Term Disability
01-000-000-21545

SUPERIOR VISION \$861.59
07/22/21
Check # 89023
08/21 Vision Insurance
01-000-000-21540

TOTAL MANUAL CHECKS \$8,210.60

INVOICES DUE ON/BEFORE 08/03/2021

VENDOR # NAME ITEM DESCRIPTION ACCOUNT # AMOUNT DUE

SUMMARY OF FUNDS:

GENERAL FUND	63,178.73	71,389.33
CAPITAL FUND	90,269.90	
CABLE TV	5,838.70	
TID #4 DISTRICT	223.00	
SOLID WASTE ENTERPRISE	464,661.45	
COMPOST SITE ENTERPRISE FUND	12,950.60	
TOTAL --- ALL FUNDS	637,122.38	645,332.98

Heleen Bacon July 27, 2021
SP14 W... 7/27/21
Jan Allen 7/27/21

COMMON COUNCIL
July 20, 2021

A meeting of the Common Council was called to order at 6:00 p.m. by Mayor Ward. The Pledge of Allegiance was recited. Roll call: Bacon, Statz, Williams, Gustafson, Nault, Wiederanders and Reeths were present.

Williams/Gustafson to approve the agenda. Carried.

No one spoke during public comment.

Bacon/Wiederanders to approve following bills: General Fund - \$265,034.66, Capital Fund - \$739.80, Cable TV - \$650.49, TID #4 - \$304,752.67 and Solid Waste Enterprise Fund - \$1,275.10 and Compost Site Enterprise Fund - \$911.84 for a grand total of \$573,364.56. Roll call: All voted aye. Carried.

Reeths/Nault to approve consent agenda:

- a. Approval of 7/6/21 regular Common Council minutes.
- b. Place the following minutes on file:
 - (1) Community Protection & Services Committee – 6/7/21
 - (2) Sturgeon Bay Utility Commission – 6/8/21
 - (3) Ad Hoc NERR Advisory Committee – 6/25/21
 - (4) Police & Fire Commission – 6/29/21
 - (5) Finance/Purchasing & Building Committee – 6/29/21
 - (6) City Plan Commission – 6/30/21
- c. Place the following reports on file:
 - (1) Police Department Report – June 2021
 - (2) Bank Reconciliation – June 2021
 - (3) Revenue & Expense Report – June 2021
- d. Consideration of: Approval of Beverage Operator licenses.
- e. Consideration of: Approval of Temporary Class B Beer & Wine licenses.

Carried.

There were no mayoral appointments.

Bacon/Williams to read in title only and adopt the second reading of the ordinance re: Rezone property located at 537 N 8th Avenue from General Commercial (C-1) to Mixed Commercial-Residential (C-5). Carried.

City Administrator VanLieshout gave his report.

The Mayor gave his report.

After Mayor Ward announced the statutory basis, Nault/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 public business, whenever competitive or bargaining reasons require a closed session. Wis. Stats. 19.85(1)(e) Consideration of: WWP Development, LLC Development Agreement. Roll call: Carried. The meeting moved to closed session at 6:18 pm and reconvened in open session at 7:09 pm.

Gustafson/Statz to approve the WWP Development, LLC Development Agreement with the condition of adding a license for food vendors in the Development Agreement. Carried.

Wiederanders/Statz to adjourn. Carried. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Stephanie L. Reinhardt
City Clerk/HR Director

**Ad Hoc NERR Advisory Committee
July 9, 2021**

A meeting of the Ad Hoc NERR Advisory Committee was called to order at 9:00 a.m. by Co-Chairperson Oleson at Crossroads at Big Creek.

Roll call: Members Mark Holey, Caitlin Oleson, Laurel Hauser and Gregg Meissner were present. Members Charlie Henriksen and Matthew Peter were excused. Ex Officio members Steve Jenkins and David Ward were present. Ex Officio members Josh VanLieshout, Marty Olejniczak and Chris Sullivan-Robinson arrived at 9.04 a.m. Ex Officio member Pam Seiler was excused. Also present were Alderperson Gustafson, Bill Hoag and Deputy Clerk/Treasurer Spittlemeister.

Adoption of agenda: Moved by Mr. Meissner, seconded by Ms. Hauser to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Public Comment.
4. Consideration of: UWGB NERR Update.
5. Consideration of: Prospectus and Video Update.
6. Consideration of: Outreach Strategy Update.
7. Adjourn.

Carried.

No one spoke during public comment.

Consideration of: UWGB NERR Update:

Mr. Holey mentioned UWGB NERR Site Development has updated the release of the final criteria for site selection to be the middle to end of August. The Site Evaluation Committee is working on developing a point system for scoring applicants.

Consideration of: Prospectus and Video Update:

Once final criteria for site selection is released, the video can be updated. One possible point for the next update is that Sturgeon Bay has access to both Lake Michigan and Bay of Green Bay. Mr. Holey contacted Bill Schuster asking for his support in compiling the prospectus and what is unique in Door County, in which he is eager to help.

Mayor Ward has a meeting with Ken Pabich, County Administrator and Erin Hanson, County Conservationist to see if the County will give support and resources in compiling the prospectus. Mr. Ward would also like to suggest potential NERR sites.

Consideration of: Outreach Strategy Update:

The City of Sturgeon Bay will be releasing a press release showing their support for Sturgeon Bay to be selected as the site for the UWGB NERR. Ms. Oleson asked for the City of Sturgeon Bay to share their support of the NERR press release on their Facebook page, send to the 18 entities the NERR has requested support, such as Crossroads of Big Creek and Door County Land Trust, and Door County business owners.

Emily Tyner, Director of Freshwater Strategy at University of Wisconsin-Green Bay, will be giving a presentation in Sturgeon Bay at the Door County Maritime Museum on Tuesday, July 27. The presentation highlights UW-Green Bay as a coastal university which will establish a research area within the NERR Relevant Coastal Geography. This presentation is sponsored by Door County Environmental Council. After which, Mr. Hoag from DCEC would like to have Ms. Tyner view Sturgeon Bay at the top of the Door County Maritime Museum tower.

Mayor Ward has also contacted Bret Bicoy, President and CEO of the Door County Community Foundation, to ask for their assistance in fund raising. The Community Foundation will give their endorsement and material that can be used to raise funding for the NERR.

Moved by Mr. Meissner, seconded Ms. Hauser to adjourn. Carried. The meeting adjourned at 9:49 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Laurie Spittlemeister".

Laurie Spittlemeister,
Deputy Clerk/Treasurer

Bicycle and Pedestrian Advisory Board Meeting Minutes
Monday, July 12, 2021

The Bicycle and Pedestrian Advisory Board meeting was called to order at 1:04 p.m. by Chairperson Kirsten Reeths in 1st Floor Community Room, City Hall, 421 Michigan Street.

Roll Call: Members Chairperson Kirsten Reeths, Vice-Chairperson Chris Sullivan Robinson, Matt Marit, and Mark Smullen were present. Excused were Becky Kerwin and Matt Young. Also present was Police Assistant Candy Jeanquart.

Adoption of agenda: Moved by Mr. Sullivan-Robinson, Seconded by Mr. Smullen to adopt the following agenda:

1. Roll call.
 2. Approval of agenda.
 3. Approval of minutes from August 3, 2020.
 4. Public comment
 5. Discussion of: Skate Park Safety
 6. Discussion of: Bike Rodeo 2022 – Possible Coordinate with Sturgeon Bay Elementary Schools and Sturgeon Bay Police Department
 7. Discussion of: 2022 Bike Calendar – City Website/City Facebook page
 8. Discussion of: Public Bike Racks within City of Sturgeon Bay
 9. Future agenda items
 10. Adjourn
- All in favor. Carried.

Approval of minutes from August 3, 2020: Moved by Mr. Sullivan-Robinson, Seconded by Mr. Smullen to approve the minutes from August 3, 2020. **All in favor. Carried.**

Public comment on non-agenda items: Christine Kellems, 120 Alabama St; Dave Allen, 3540 N Duluth Unit 19; Paul Anschutz, 221 N 6th Ave; Margaret LeBrun, 3541 N Duluth Ave Unit 19.

Discussion of: Skate Park Safety: Ms. Reeths explained kids have formed a trail by the apartment complex on Madison Ave and cross the street in the wooded area which is dangerous. Ms. Reeths spoke with the Police Chief and other Alderpersons for suggestions. There is a crosswalk located at Redwood and Madison. Friends of Skatepark are doing a fundraiser for lighting of \$75,000. Ms. Reeths contacted Sturgeon Bay Utilities to see what assistance they could provide for the lighting, which an option is a WPPI loan for 0% for 8 years. Mr. Smullen questioned thoughts on how to handle the traffic in that area. Ms. Reeths stated the Sturgeon Bay Police Department would have extra patrol in the area at this time. Mr. Marit suggesting educating where to cross and proper crossing. Ms. Reeths requested more discussion on this topic as the apartments are completed.

Discussion of: Bike Rodeo 2022 – Possible Coordinate with Sturgeon Bay Elementary Schools and Sturgeon Bay Police Department: Ms. Reeths informed the committee the Bike Rodeo is scheduled for May 7, 2022 with at rain date of May 14, 2022 at this time. Suggested contacting the school about coordinating along with Sturgeon Bay Police Department with discussion of help from the Community Service Officers. Alderperson Spencer Gustafson is working on getting helmets donated. The location of the Bike Rodeo will be Market Square.

Discussion of: 2022 Bike Calendar – City Website / City Facebook page: Mr. Sullivan-Robinson updated the committee stating no recent Bicycle and Pedestrian posts. He recommended any members forwarding him suggestions/ideas and he will post more frequently. Ms. Reeths gave examples for such as; posting where the bike racks are located in Sturgeon Bay, the Bike Rodeo, new city ordinances, Graham Park update, etc.

In regards to the Bike Friendly status, Mr. Sullivan-Robinson explained it's the same process as four years ago and the application does not need to be sent to Council for approval. The Bicycle and Pedestrian Committee can process/approve the application. Mr. Marit questioned if the application can be duplicated from last year to speed up the process, which Mr. Sullivan-Robison confirmed.

Discussion of Public Bike Racks within City of Sturgeon Bay: Ms. Reeths questioned if more bike racks are needed in the city limits and what education is out there about location of current bike racks. Mr. Smullen suggested researching where more would be needed. Mr. Marit expressed there are more bike racks on 3rd Avenue than he realized. Mr. Reeths would like a count and location of the bike racks in the city of the next meeting. Mr. Sullivan-Robinson will talk with Mr. Barker at Municipal Services for that information. Last time he researched this information, there was no set maps or locations for the bike racks.

Future agenda items:

- **Review of: Bike Friendly Application**
- **Discussion of: Public Bike Racks within City of Sturgeon Bay**

Move to adjourn. All in favor. Carried. Meeting adjourned at 2:07 p.m.

Respectfully submitted,

Candy Jeanquart

Candy Jeanquart
Police Assistant

POLICE AND FIRE COMMISSION

July 13, 2021

A meeting of the Police and Fire Commission was called to order at 1:00 p.m. by Commission President Wayne Spritka in the Community Room at the Sturgeon Bay Municipal Building. **Roll Call:** Commissioner Poulton, Commissioner VanDyke, Commissioner Hurley, Commissioner Herdina and Commissioner Spritka were present. Also present from City Hall was Chief Henry.

Moved by Commissioner Poulton, seconded by Commissioner VanDyke to adopt the following agenda:

1. Call to Order
2. Roll Call
3. Adoption of Agenda
4. Approval of Minutes from June 29, 2021 Meeting
5. Convene in Closed Session in accordance with the following exemption:

Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility. Wis. Stats. 19.85(1)(c)

Consideration of: Interviews for the Assistant Chief of Police position.

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.

6. Reconvene in open session.
7. Approve hiring of the Assistant Chief of Police.
8. Establish an eligibility list on subsequent open Captain/Assistant Chief positions.
9. Adjourn.

All ayes. Carried.

Approval of Minutes:

Moved by Commissioner Hurley, seconded by Commissioner Herdina to approve the minutes from the June 29, 2021 meeting. All ayes. Carried.

Convene in Closed Session:

Moved by Commissioner Hurley, seconded by Commissioner Herdina to convene in closed session. All ayes. Carried. Roll Call: Dave Poulton, Sandy Hurley, Michael VanDyke, Barb Herdina and Wayne Spritka were present.

Reconvene in Open Session:

Moved by Commissioner Poulton, seconded by Commissioner VanDyke to reconvene in open session. All ayes. Carried. Roll Call: Dave Poulton, Sandy Hurley, Michael VanDyke, Barb Herdina and Wayne Spritka were present.

Establish an Eligibility List

Moved by Commissioner Poulton, seconded by Commissioner Herdina to place, in no particular order, Jason Albertson, Dan Brinkman and Chad Hougaard on an eligibility list for the Assistant Chief of Police for one year with the possibility of an extension. All ayes. Carried.

Adjourn: *Moved by Commissioner Hurley, seconded by Commissioner Poulton to adjourn. All ayes. Carried. Time of 5:57 p.m.*

Respectfully submitted,



Sarah Spude-Olson
Office Manager

FINANCE/PURCHASING & BUILDING COMMITTEE
July 13, 2021

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 VanLieshout, City Treasurer/Finance Director Clarizio, and Office Accounting Assistant II 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: Request from Sturgeon Bay Lions Club to waive the park shelter reservation and alcohol public consumption permit fees.
5. Review bills.
6. Adjourn.

Carried.

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

Consideration of: Request from Sturgeon Bay Lions Club to waive the park shelter reservation and alcohol public consumption permit fees.

Theresa and Stewart Fett, 1324 N 11th Place informed the Committee that the Sturgeon Bay Lions Club is a service organization that works events to generate funds that are distributed to non-profit organizations such as HELP of Door County, Boys and Girls Club and Feed My People. The Club also supports a camp for individuals with autism, diabetes, that are intellectually impaired, blind or visually impaired. In addition, they donate to local youth baseball teams, mission trips, provide vision and hearing screening for schools throughout Door County and providing assistance for those in need of eye care. Mr. Fett stated the Club holds an annual social gathering for members as a kick off for their upcoming year and therefore the Club is requesting a waiver of the park shelter fee and alcohol permit fee for their August 19, 2021 picnic.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the request from the Sturgeon Bay Lions Club to waive the park shelter reservation and alcohol public consumption permit fees for August 19, 2021. Carried.

Review bills

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

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to adjourn. Carried. The meeting 4:05pm.

Respectfully submitted,



Tricia Metzger

CITY OF STURGEON BAY
 LOCAL ARTS BOARD MEETING
 Wednesday, July 14, 2021
 Council Chambers, City Hall, 421 Michigan Street
 9:00 A.M.

A meeting of the Local Arts Board was called to order at 9:02 A.M., by Chairperson/Ald. Helen Bacon in Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members present were Ald. Helen Bacon, Stephanie Trenchard, Claire Morkin, Margaret Lockwood, and melaniejane. Also present – Municipal Services Secretary, Patty Quinn, and City Administrative Assistant, Suzanne Miller.

Adoption of the Agenda: Moved by Ms. melaniejane and seconded by Ms. Morkin to adopt the agenda.

1. Roll Call
2. Adoption of the agenda
3. Review of Minutes from June 9, 2021
4. Chair's report
5. Public comment on agenda items
6. Discussion on he "Celestial Sailor" metal sculpture created by artist Dan Bresnahan
7. Discussion on the development of a cultural matrix/roadmap for art acquisition
8. Consideration to approve the final revision of the Local Arts Board's organizational document to better address the current structure of the committee, and its direction/duties
9. Adjourn

All in favor. Carried.

Review of Minutes from June 9, 2021: No comments.

It was suggested that the minutes from the Local Arts Board meetings be reviewed by the members of this board prior to submission to Common Council for their acceptance. Ald. Bacon approved this new procedure which will begin with the minutes of this meeting as long as input back happens quickly.

Chair's report: Chairperson/Ald. Bacon provided details on a recent trip of hers to New York and to the Green Bay Botanical Garden and described various art sculptures that she viewed during those trips. She reported that donations for the Woolly Mammoth metal art sculpture are almost at the needed amount and the next step would be the design/prep of the base for the sculpture. Ald. Bacon gave an update on the Fincantieri beautification project and advised the board that slides are available on the City's website. She spoke of a project that others are working on regarding a 3rd Avenue historical review that would speak of the history of 3rd Avenue businesses.

Public comment on agenda items: No comments.

Discussion on the "Celestial Sailor" metal art sculpture created by artist Dan Bresnahan: Ald. Bacon advised the board that Ms. Miller is working on a "transfer of ownership" contract that would be used in transferring art from a not-for-profit since the Maritime Museum is that type of entity. This agreement will be going to the City Attorney the following week for review. Two spots at Sunset Park are being viewed as possible installation sites for Celestial Sailor: by the old fountain near Little Lake and another spot further into the park past the ballfields. Questions were asked by the board if the sculpture

can once, again, become a water fountain. Ald. Bacon suggested that the members visit Sunset Park and choose a site for installation or make suggestions on where it could be installed if not at Sunset Park.

Discussion on the development of a cultural matrix/roadmap for art acquisition: Members discussed City's website and how it could be updated to better reflect the board and its accomplishments. Ms. Miller distributed draft of various matrixes that could be used for art acquisition. Ald. Bacon went through each category on the matrix and members made suggestions for revisions/additions such as promoting the "creative district" in the City, and celebrations on completed projects, and where both should be listed within the matrix. A discussion was had about a possible celebration on the recent installation of the Crosswind Approach/Pelican metal art sculpture at Stone Harbor and what would it take to arrange it. Ms. melaniejane would like to see a press release written before the next meeting for review by all and Ms. Miller will help with the distribution of that draft. Members chose August 24th, 25th or 26th at around 6 PM as good dates for a gathering at the Stone Harbor installation site and Ms. Lockwood will contact the artist to see if he can attend the "meet the artist". Ald. Bacon asked that the board study the matrix on their own time and come up with what's needed to complete it. Ms. Trenchard would like to see a "New Idea(s) Strategy" added to the matrix. What's needed to build the creative district? Other ideas were discussed such as words on sidewalks, more signage, and colored walkways for a walking tour. Members, also, discussed meeting monthly around a table versus Council Chambers. Ms. Miller will research that possibility prior to the next meeting.

Consideration to approve the final revision of the Local Arts Board's organizational document to better address the current structure of the committee, and its direction/duties: Motion to approve by Ms. Trenchard and seconded by Ms. melaniejane. All in favor. Carried.

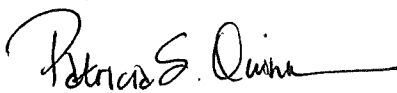
Items for next month's agenda:

- Discussion to continue on the development of a cultural matrix/roadmap for art acquisition
- Discussion on words on City sidewalks, and colored sidewalks

Next Meeting Date: Wednesday, August 11, 2021 @ 9 A.M. – Council Chambers, City Hall.

Motion to adjourn by Ms. Trenchard and seconded by Ms. Morkin. All in favor. Carried. Meeting adjourned at 10:01 A.M.

Respectfully submitted,



Patricia S. Quinn
Municipal Services Secretary

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, July 12, 2021

The Aesthetic Design and Site Plan Review Board meeting was called to order at 6:00 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Rick Wiesner, Jon Burk, Mark Struck, Dave Augustson, Kelsey Fox and Pam Jorns were present. Excused: Member Cheryl Frank. Also present were City Administrator VanLieshout, Community Development Director Olejniczak, Planner/Zoning Administrator Christopher Sullivan-Robinson and Office Accounting Assistant II Tricia Metzger.

Adoption of Agenda: Moved by Mr. Augustson, seconded by Mr. Burk to adopt the following amended agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from June 14, 2021
4. ~~Consideration of: DC Arts Center for Stuart Champeau located at 917 N. 14th Ave.~~
5. Consideration of: Addition to Capital Credit Union located at 1449 Green Bay Rd.
6. Consideration of: Addition to DC Highway Shop located at 1001 S Duluth Ave.
7. Consideration of: Patio and tiki bar for The Lodge at Leathem Smith located at 1640 Memorial Dr.
8. Consideration of: Door County Granary Project for SBHS located at 92 W Maple Street.
9. Adjourn.

All ayes. Carried.

Approval of Minutes from June 14, 2021: Moved by Mr. Burk seconded by Mr. Augustson to approve the minutes from June 14, 2021. All ayes. Carried.

Consideration of: Addition to Capital Credit Union located at 1449 Green Bay Rd. Mr. Sullivan-Robinson explained that Capital Credit Union is requesting approval of a 6 X 11 entryway addition to the front of the building located on Green Bay Rd. The addition will be constructed of glass and metal extending into the existing sidewalk so no parking will be lost. The colors will match the existing structure. The existing façade and signage will not be affected. There are no zoning issues or conflicts with the Aesthetic Design Board criteria.

Mr. Augustson confirmed that the color of the aluminum frame and commercial windows will be silver.

Mr. Wiesner questioned whether this was a heated structure and whether the existing sidewalk would be removed or if they are building on top of the sidewalk. Mr. Sullivan-Robinson confirmed would not be building on top of the sidewalk.

After discussions it was moved by Mr. Struck, seconded by Mr. Burk to grant a certificate of appropriateness as presented. All ayes. Carried.

Consideration of: Addition to DC Highway Shop located at 1001 S Duluth Ave. Mr. Sullivan-Robinson explained this the County of Door is requesting approval for a 400 sq. foot addition to the primary highway shop. The exterior is expected to match the existing structure. The addition will be metal with a 4 ft. knee wall and will include a new overhead door, service door, additional concrete replacement and protective bollards. Staff has no issues with zoning or conflicts with the Aesthetic Design Board criteria.

Wayne Spritka, representative for the County of Door, when questioned by Mr. Augustson confirmed that the lighting on the new addition will be the same down lighting as on the existing building.

After a short discussion it was moved by Mr. Struck, seconded by Ms. Jorns to grant a certificate of appropriateness as presented. All ayes. Carried.

Consideration of: Patio and tiki bar for The Lodge at Leathem Smith located at 1640 Memorial Dr.

Mr. Sullivan -Robinson stated that a patio and tiki bar addition has already been completed at The Lodge at Leathem Smith but is still subject to this Committees review and any guidelines or changes stipulated to the project would have to be met. The application submitted by Paul Meleen provided for an approximate 30x60 pad, 16x16 frame construction building with pavers as the platform.

Mr. Wiesner questioned whether this is a permanent or temporary structure. Mr. Sullivan-Robinson responded its considered temporary because it can be moved.

Mr. Burk questioned the lighting. A representative from The Lodge stated the hours of operation are for 10 am until dusk. The tiki will have hanging lights after dusk.

Mr. Struck continued to question how the building is considered temporary it looks heavy to move. Mr. Olejniczak responded that for zoning purposes the structure is being treated as permanent, it can be moved with equipment but it falls under the guidelines as permanent building. Mr. Meleen took out an electrical permit thinking of the building as moveable and that a zoning permit wasn't required. It was explained to Mr. Meleen that the project does require a building permit in addition to approval from the Aesthetic Design Committee. Mr. Olejniczak stated the tiki bar is already completed therefore it is an after the fact permit; however, it does comply with zoning. Unless the Committee requests additional specifications such as landscaping or lighting it can be approved.

Chris Kellems, 120 Alabama Street expressed her concern over the safety and fire code issues that work being completed prior to obtaining the appropriate permits. Mr. Sullivan-Robinson stated the Fire Chief and Building Inspector are aware of the project and working to resolve the issues.

Moved by Mr. Augustson, seconded by Mr. Burk to grant a certificate of appropriateness for the tiki bar, patio and landscaping as presented and that any lighting would have to be approved by the Chairperson or brought back to the Committee. All ayes. Carried.

Consideration of: Door County Granary Project for SBHS located at 92 W Maple St.

Sturgeon Bay Historical Society Executive Director Beth Renstrom and Architect James Dallman presented plans for the Door County Granary Project. Mr. Dallman stated the project includes moving the building back to its original location on new foundations, adding a modern fire suppression system, windows and doors, new siding, landscaping and public restrooms. The head house will be sided in a translucent polycarbonate. Corrugated steel and charred contemporary siding will be used for the vertical siding. He stated the standard with rehabilitation of structures is to define what is old and new.

Mr. Struck questioned if the bottom floor will go back as original. Mr. Dallman stated it would but noted that the building will be put back slightly higher than the original by approximately 2 ft.

Mr. Struck questioned the intent for the building. Ms. Renstrom stated the plan is a public cultural center offering classes, art exhibits, concerts, educational history of the area, and rental space for public use.

Mr. Wiesner questioned whether the translucent head house is going to be lighted 24/7. Mr. Dallman stated the intention is to be but not brightly lit.

Mr. Augustson wondered whether the current roof will change. Mr. Dallman stated the current roof was a quick fix to keep the water out, the roof will be changed to a standing seam zinc material.

Ms. Fox questioned the exterior lighting with the small spot lights. Mr. Dallman said the lights would just wash the building.

Mr. Sullivan-Robinson commented that the sidewalk along the north side of the building is part of the promenade and has not been installed yet due to waiting for this project to happen this may change. In addition, the proposed signage will need permits and approval from this Committee. He continued, questioning how high the light fixtures were going to be located on the building and whether other options

were considered instead of swivel mount fixtures. Mr. Dallman commented the swivel mounts will hang approximately 15 ft under the awning.

Mr. Wiesner wondered what the timeframe of the project was. Mr. Dallman stated the foundation permits are being submitted in 2-3 weeks and hoping to be under construction by September 2021.

Mr. Augustson questioned whether the parking lot was shared or the granary's. Mr. Sullivan-Robinson stated the parking lot is conceptualized at this time but its shared between the City and 3 others as is the sidewalk. However, this is located below the O.H.W.M so it must remain a public parking lot.

Moved by Mr. Struck, seconded by Mr. Burk to grant a certificate of appropriateness as presented. All ayes. Carried.

Adjourn: Moved by Ms. Fox, seconded by Mr. Burk to adjourn. All ayes. Carried. The meeting adjourned at 7:00 p.m.

Respectfully submitted,



Tricia Metzger
Office Accounting Assistant II



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 JUNE 2021 FIRE REPORT

JUNE INCIDENTS: 142
2021 TOTAL INCIDENTS: 763

INCIDENTS BY JURISTICTION:

AVERAGE RESPONSE TIME:

CITY - East Side: 101 Year to Date: 495 EMERGENT: 4.14 Minutes NON-EMERGENT: 5.24 Minutes
 85 – Medical Incident 01 – Vehicle Accident 01 – Arcing/Shorted Electrical Equipment
 03 – Animal Problem/Rescue 01 – Confined Space Rescue 05 – Alarm/Detector Activation, No Fire
 01 – Cooking Fire 02 – Gas Leak 01 – Outside/Brush/Grass Fire
 01 – Oil/Combustible Liquid Spill

CITY - West Side: 27 Year to Date: 196 EMERGENT: 4.06 Minutes NON-EMERGENT: 4.51 Minutes
 18 – Medical Incident 02 – Vehicle Accident 03 – Alarm/Detector Activation, No Fire
 01 – Gas Leak 01 – Mobile Home Fire 01 – Assist Law Enforcement/Gvmt Agency
 01 – Water Related Rescue

Town of Sevastopol: 09 Year to Date: 34 EMERGENT: 9.34 Minutes NON-EMERGENT: 13.3 Minutes
 02 – Medical Incident 03 – Vehicle Accident 02 – Outside/Brush/Grass Fire
 01 – Water Related Rescue 01 – Power Line Down

Town of Sturgeon Bay: 03 Year to Date: 26 EMERGENT: 9.45 Minutes NON-EMERGENT: 12.03 Minutes
 02 – Medical Incident 01 – Vehicle Accident

MUTUAL AID/MABAS INCIDENTS

Southern Door: 0 Year to Date: 05

Brussels, Union, Gardner: 01 Year to Date: 03
 01 – Structure Fire

Gibraltar: 0 Year to Date: 01

Sister Bay/Liberty Grove: 0 Year to Date: 01

Jacksonport: 0 Year to Date: 01

Egg Harbor: 01 Year to Date: 01
 01 – Outside/Brush/Grass Fire

INPECTION REPORT:

	<u>Regular Inspections</u>	<u>Re Inspections</u>	<u>Occupancy Inspections</u>	<u>Hours</u>
Inspections – City of Sturgeon Bay:	<u>170</u>	<u>39</u>	<u>02</u>	<u>234.39</u>
Inspections – Town of Sevastopol:	<u>07</u>	<u>0</u>	<u>01</u>	<u>2.20</u>
Inspections – Town of Sturgeon Bay:	<u>03</u>	<u>0</u>	<u>0</u>	<u>1.03</u>
Inspections – Town of Jacksonport:	<u>0</u>	<u>02</u>	<u>0</u>	<u>1.07</u>

Sevastopol Burn Permit:

Permits Issued for Month: 12

Year to Date Permits Issued: 56

SPECIAL REPORTS, TRAINING AND MAINTENANCE

MAINTENANCE:

Firefighters conducted maintenance and repair on SCBA units; repaired/replaced door handles on bedrooms at the Westside Station; cleaned and painted areas of Eastside Station for the floor refinish job; repaired holes where weather warning sirens were removed; configured and installed new railing under stairs at Eastside Station; installed a fan in confined space confidence course; began fabricating stairs at the Training Site; and adjusted the brakes on Engine 4.

TRAINING:

321.7 hours of training were conducted in June. Firefighters trained with driver/operator procedures; search and rescue procedures; self-rescue techniques; Marine 1 operations; confined space/ SCBA confidence course; scene size up; vehicle extrication; RTF/Active shooter procedures; toured the LCS at Bay Ship and AC Montevideo attended two webinars for preparation of a Fire Investigation training in August.

OTHER:

Fire Chief and AC attended City and other Town meetings; installed four (4) car seats; firefighters participated in the funeral for Deputy Tim Fuerst; presented fire safety/extinguisher demos for employees at Meissner Landscape, Boys & Girls Club and Animal Clinic of Sturgeon Bay.

BEVERAGE OPERATOR LICENSES

1. **Bowen, Richard H.**
2. **Lundahl, Megan K.**

**CITY OF STURGEON BAY
STREET CLOSURE APPLICATION**

Name of Applicant: Jennifer Van Drees / Thrivent Financial
Name of Event: Thrivent Community Opportunity Event / Food Truck
Contact Phone #: (920) 743.9143
Date(s) of Event: Aug. 18, Sept. 8, Oct. 6 Time: 10:00AM - 2:00PM
Estimated # of Attendees: 100
Specific Location: East Pine St. between Madison Ave
and S. Neenah Ave

- Attach map of requested street closure area including barricades location, tent/booth location, or any street obstruction. The map must be in final form.
- Attach Certificate of Insurance with the City listed as ADDITIONAL INSURED. Limits as follows: Commercial General Liability - \$1,000,000 each occurrence limit; Fire Damage Limit - \$50,000 any one fire; Medical Expense Limit - \$5,000 any one person; and Workers Compensation - As required by the State of Wisconsin.
- N/A Temporary Beer and/or Wine license has been applied for, approximately four weeks prior to the event date, by a qualified organization and fee paid. (If applicable.)
- Hold Harmless Agreement has been signed of Officer(s) of Event/Organization.
- Agreement for Reimbursement of Expenses has been signed by Officer(s) of Event/Organization.
- N/A If tents larger than 20 x 20 are used, must agree to contact the Fire Department for inspection, prior to event.

What arrangements are made for clean up? Thrivent Employees responsible for all clean up

Other comments or explanation:

Signature of Responsible Party:



Brian Hart

Address:

160 S. Madison Ave Sturgeon Bay

Date Submitted:

(Street Closure applications may not be submitted/approved more than 90 days in advance of event date.)

Approval:

Fire Chief:



Date:

7-22-21

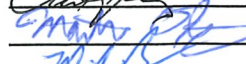
Police Chief:



Date:

7-23-21


Comm. Dev:



Date:

7-27-21

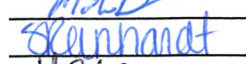
Streets/Parks:



Date:

7-27-21

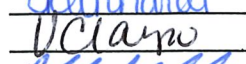
City Clerk:



Date:

7/28/21

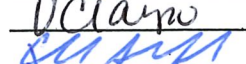
Finance Dir:



Date:

7/28/21

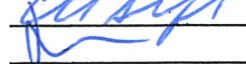
City Engineer:



Date:

7-28-21

City Admin:



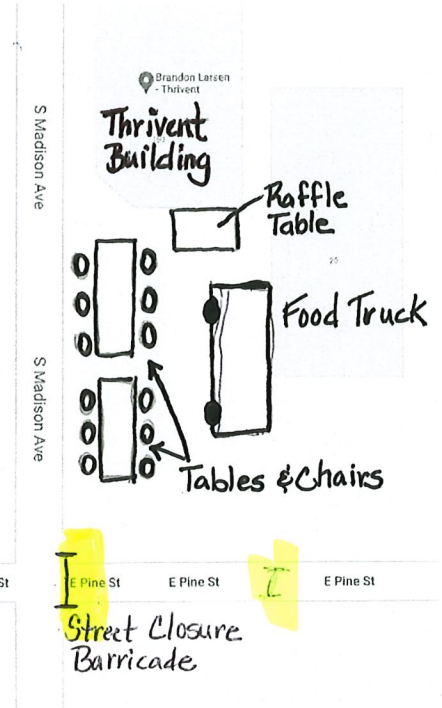
Date:

7/29/21

Common Council Approval Date: _____

- Copy of Approved Street Closure Application sent to EMS Director.

Google Maps Sturgeon Bay



Map data ©2021 20 ft

Google



August 18, 2021
 September 8, 2021
 October 6, 2021

Sturgeon Bay

Wisconsin 54235

Mostly sunny
 66°F
 2:16 PM



Directions



Save



Nearby



Send to your phone



Share

Quick facts



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/13/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER 1-414-443-0000 Hays Companies 1200 North Mayfair Road, Suite 100 Milwaukee, WI 53226		CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL ADDRESS: FAX (A/C, No):	
INSURED Thrivent Financial for Lutherans Attn: Dawn Denis 4321 N. Ballard Road Appleton, WI 54919		INSURER(S) AFFORDING COVERAGE INSURER A: SENTRY INS A MUT CO 24988 INSURER B: CONTINENTAL INS CO 35289 INSURER C: INSURER D: INSURER E: INSURER F:	

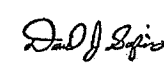
COVERAGES **CERTIFICATE NUMBER: 62209988** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	X		90-15566-03	01/01/21	01/01/22	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY <input type="checkbox"/> OTHER:			90-15566-04	01/01/21	01/01/22	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> EXCESS LIAB <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000 <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS-MADE			6023845965	01/01/21	01/01/22	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
A	<input checked="" type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			90-15566-02	01/01/21	01/01/22	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	<input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	90-15566-01	01/01/21	01/01/22	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: Thrivent Food Truck events - August 18, 2021, September 8, 2021 and October 6, 2021.

CERTIFICATE HOLDER City of Sturgeon Bay 421 Michigan St Sturgeon Bay, WI 54235 USA	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 
---	---


HOLD HARMLESS AND INDEMNIFICATION AGREEMENT

The undersigned certifies that he or she is a duly authorized agent of Thrivent Financial, and is duly empowered and authorized to execute this hold harmless and indemnification agreement on behalf of the above referenced party.

The undersigned in consideration of being allowed to use City property to host a Community Opportunity event, which shall encroach in the public right-of-way adjacent to property located at East Pine St. between Madison Ave & S. Neerah Ave., do hereby release, acquit, and forever discharge the City of Sturgeon Bay, its officers, agents, and employees (hereinafter known as City), from any and all actions, causes of action, claims, demands, costs, expenses and compensation related to property damages, personal injury or death arising out of any accident or occurrence while maintaining said encroachment in the public right-of-way. The undersigned further agrees to hold harmless and defend the City from any claims or actions arising from said Thrivent event as an encroachment in the public right-of-way.

The undersigned agrees that as a condition of the City approving the use as an encroachment in the public right-of-way, it will maintain usage, and continue to provide a minimum of six foot unobstructed area for public use and passage in said public right-of-way.

Dated this 16 day of June, 2021.

By: 
Brian Hartl

By: _____

**CITY OF STURGEON BAY
AGREEMENT FOR REIMBURSEMENT OF EXPENSES**


WHEREAS the City of Sturgeon Bay has created Section 3.035 of the Municipal Code authorizing the City Clerk - Treasurer to charge for reimbursement of legal, consulting, incidental, and special events expenses incurred on behalf of and/or for the benefit of third parties for services rendered by the City of Sturgeon Bay;

AND WHEREAS the undersigned has requested services and/or authorizations of the City of Sturgeon Bay which will result in the necessity to incur legal, consulting, incidental, or special event expenses on behalf of the undersigned or in consideration of the request submitted by the undersigned;

NOW, THEREFORE, IT IS AGREED that the undersigned will reimburse the City of Sturgeon Bay by providing payment to the City Clerk - Treasurer within fourteen (14) days of receiving an invoice, for all legal, consulting, incidental, and special event expenses incurred by the City of Sturgeon Bay for the benefit of the undersigned or for the consideration of the request submitted by the undersigned. These expenses are likely to include the following: Planning and engineering review, legal review and document preparation, recording, publication, special events, and miscellaneous expenses.

This Agreement must be signed prior to the initiation of any action by the City of Sturgeon Bay.

Dated: 6/16/21



Brian Hartl

Dated: _____

Company Name (if applicable): Thrivent Financial

Billing Address: 160 S. Madison Ave

Sturgeon Bay WI 54235

Telephone: (920) 743-9143

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the request from the Sturgeon Bay Lions Club to waive the park shelter reservation and alcohol public consumption permit fees for August 19, 2021.

Respectfully submitted,

FINANCE/PURCHASING & BUILDING
COMMITTEE

By: Helen Bacon, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: July 13, 2021

Introduced by _____.

Moved by Alderperson _____ seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2021.

July 7, 2021

City of Sturgeon Bay Finance Committee,

The Sturgeon Bay Lions Club gathers every year in August for a picnic as a kick off for our upcoming year. Our club likes to host the picnic at Sawyer Park and use the pavilion in case of rain or cool weather.

The Sturgeon Bay Lions Club is a service organization that works at events and sells roses to generate money that the club distributes to not-for-profit organizations, youth baseball teams, people in need of eye care and other needs in the community.

Our club is asking the City of Sturgeon Bay Finance Committee to waive the Park Shelter Reservation Fee and the Alcohol Public Consumption Permit Fee. Our organization is not charging a fee to the picnic attendees to raise funds. It is simply a social gathering for our members and their spouses.

Please add our requests to waive the Park Shelter Reservation Fee and the Alcohol Public Consumption Permit Fee for our August 19th social at Sawyer Park to the Finance Committee's July 13, 2021 meeting. Representatives from the Sturgeon Bay Lions Club will gladly attend the Finance Committee meeting next week to ask for the waiver of fees in person.

Thank you,

Theresa Fett—Sturgeon Bay Lion's Club President

Stewart Fett- Sturgeon Bay Lion's Club Board Member

MAYORAL APPOINTMENTS**8/3/21****AD HOC NERR ADVISORY COMMITTEE**

Bill Hoag

50 year part time resident of Ephraim.

BSCe and MBA from University of Denver.

40 year career as a general partner in several Chicago commercial real estate firms, serving brokerage and development functions. Dealt with over 50 Midwestern communities in handling development procedures.

Serving on the boards of Ephraim Yacht Club (EYC) as Commodore and major fund raiser; Ephraim Historic Foundation; Ephraim Men's Club (raising scholarship money for local students; and DCEC.

Avid kayaker, hiker, and cyclist.

Father of three and grandfather of seven.

EXECUTIVE SUMMARY

TITLE: Resolution Providing for the Sale of Approximately \$4,890,000 General Obligation Promissory Notes.

Debt Issuance of general obligation promissory notes for Capital Projects and Purchases Including street and park and shoreline improvement projects, improvements to public buildings, sites and facilities, the acquisition of vehicles and equipment, TID #4 projects including the promenade and parking lot development and reconstruction, and refunding obligations of the City, specifically, the General Obligation Refunding Bonds, dated September 5, 2012 (TID #2).

BACKGROUND: The proposed \$4,890,000 general obligation promissory notes will be issued to provide financing for the following capital items as detailed in the 2021 budget, TID #4 projects, and to refinance the July 5, 2012 TID #2 bonds:

- Capital - \$1,870,000:
- Cameras for Bridge (4)
- East Side Fire Station Floor Refinish
- Safety and Service Building Improvements
- Spillman Module Flex Cad Delivery Svc
- Squad Cars (2)
- Refuse Trucks (2)
- Road Improvements
- Wayfinding Signage
- Steam Generator
- Park and Shoreline Improvements
- Library Building Improvements

- TID #4 - \$1,000,000:
- Promenade
- Parking Lot Development and Reconstruction

Refund 7/1/2012 General Obligation Refunding Bonds (TID #2) - \$2,020,000

FISCAL IMPACT: See attached financing plan for the estimated debt payment schedule.

RECOMMENDATION: Approve the Resolution Providing for the Sale of Approximately \$4,890,000 General Obligation Promissory Notes and forward to the Common Council for approval.

PREPARED BY: Valerie J. Clarizio (signature) 7/21/21 Date Finance Director/City Treasurer

APPROVED BY: Joshua VanLieshout (signature) 7/21/21 Date City Administrator

Resolution No. _____

RESOLUTION PROVIDING FOR THE SALE OF APPROXIMATELY
\$4,890,000 GENERAL OBLIGATION PROMISSORY NOTES

WHEREAS, the City of Sturgeon Bay, Door County, Wisconsin (the "City") is presently in need of approximately \$4,890,000 for public purposes, including paying the cost of street and park and shoreline improvement projects, improvements to public buildings, sites and facilities, the acquisition of vehicles and equipment and refunding obligations of the City, specifically the General Obligation Refunding Bonds, dated July 5, 2012; and

WHEREAS, it is desirable to borrow said funds through the issuance of general obligation promissory notes pursuant to Section 67.12(12), Wisconsin Statutes.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City that:

Section 1. Issuance of the Notes. The City shall issue its General Obligation Promissory Notes (the "Notes") in an amount of approximately \$4,890,000 for the purposes above specified.

Section 2. Sale of the Notes. The Common Council hereby authorizes and directs the officers of the City to take all actions necessary to negotiate the sale of the Notes with Robert W. Baird & Co. Incorporated ("Baird"). At a subsequent meeting, the Common Council shall take further action to approve the details of the Notes and authorize the sale of the Notes.

Section 3. Official Statement. The City Clerk (in consultation with Baird) shall cause an Official Statement concerning this issue to be prepared and distributed by Baird. The appropriate City officials shall determine when the Official Statement is final for purposes of Securities and Exchange Commission Rule 15c2-12 and shall certify said Official Statement, such certification to constitute full authorization of such Official Statement under this resolution.

Section 4. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded August 3, 2021.

David J. Ward
Mayor

ATTEST:

Stephanie L. Reinhardt
City Clerk

(SEAL)

BAIRD

City of Sturgeon Bay

Finance Committee Meeting

July 27, 2021

Bradley D. Viegut, Managing Director

bviegut@rwbaird.com

777 East Wisconsin Avenue

Milwaukee, WI 53202

Phone 414.765.3827

Fax 414.298.7354



City of Sturgeon Bay

Finance Committee Meeting

July 27, 2021

Timeline

- Finance Committee considers plan of financeJuly 27, 2021
- Common Council considers Set Sale Resolution for General Obligation Promissory Notes (the "Notes") August 3, 2021
 - Preparations are made for issuance of the Notes
 - ✓ Official Statement
 - ✓ Note Rating
 - ✓ Marketing
- Common Council considers Award Resolution for the Notes (finalizes terms and interest rates).....August 17, 2021
- Note Closing (funds available to pay project costs and refinance 2012 Bonds).....September 7, 2021

City of Sturgeon Bay

Finance Committee Meeting

July 27, 2021

Borrowing Amount / Structure / Purpose

Amount:	\$4,890,000		
Issue:	General Obligation Promissory Notes		
Dated/Settlement Date:	September 7, 2021		
Maturity Dates:	October 1, 2022-2030		
First Interest:	April 1, 2022		
Callable:	2029 & 2030 callable on 10/1/2028 or any date thereafter		
Purpose - Refunding:	\$2,020,000 Refinancing of General Obligation Refunding Bonds, Dated July 1, 2012 (maturities 10/1/2022-10/1/2023)		
Purpose - TID:	\$1,000,000 TID #4 Projects, Amortized 10 years		
Purpose - CIP:	CIP - 10 Years -- \$950,000 East Side Fire Station Floor Refinish Safety & Service Building Improvements Annual Road Improvements Steam Generator Park & Shoreline Improvements Library (Facia, Tuck Pointing, ADA Imp.)	CIP - 5 Years -- \$760,000 Refuse Trucks (2) Wayfinding Signage Erosion Control	CIP - 3 Years -- \$160,000 Bridge Cameras (4) Spillman Module Flex Cad Delivery Svc. Spillman Statelink Software & Maint. Squad Cars (2) Body Cameras
Estimated Interest Rate:	1.25%		
Purchaser:	Baird		



City of Sturgeon Bay

Finance Committee Meeting

July 27, 2021

Refinancing

Calendar Year	BEFORE REFINANCING				AFTER REFINANCING				TOTAL DEBT SERVICE	TOTAL NEW DEBT SERVICE	POTENTIAL DEBT SERVICE SAVINGS
	PRINCIPAL (10/1)	RATE	INTEREST (4/1 & 10/1)	TOTAL DEBT SERVICE	PRINCIPAL (10/1)	INTEREST (4/1 & 10/1)	G.O. Refunding Bonds (CR) Dated July 5, 2012	G.O. Promissory Notes (CR) Dated September 7, 2021 ¹			
2021	\$95,000	2.100%	\$53,745	\$148,745	\$95,000	\$53,745	\$2,815,000	\$2,020,000	\$1,057,333	\$148,745	\$0
2022	\$1,020,000	2.500%	\$51,750	\$1,071,750	***	***	***	\$990,000	\$67,333	\$1,057,333	\$14,417
2023	\$1,050,000	2.500%	\$26,250	\$1,076,250	***	***	***	\$1,030,000	\$32,188	\$1,062,188	\$14,063
	\$2,165,000		\$131,745	\$2,296,745	\$95,000	\$53,745	\$2,815,000	\$2,020,000	\$99,521	\$2,119,521	\$28,479

City & TID #2 Supported

City & TID #2 Supported

TID #2 Supported

Maturities callable 10/1/21 or any date thereafter.

CALLABLE MATURITIES

REFINANCED WITH 2021 ISSUE.

(1) This illustration represents a mathematical calculation of potential interest cost savings (cost), assuming hypothetical rates based on current rates for municipal bonds as of 7/14/21. Actual rates may vary. If actual rates are higher than those assumed, the interest cost savings would be lower. This illustration provides information and is not intended to be a recommendation, proposal or suggestion for a refinancing or otherwise to be considered as advice.

ROUNDING AMOUNT	\$1,258
POTENTIAL GROSS SAVINGS	\$29,738
POTENTIAL PRESENT VALUE SAVINGS \$	\$28,992
POTENTIAL PRESENT VALUE SAVINGS %	1.401%

(2) Present value calculated using the All Inclusive Cost (AIC) of 1.49% as the discount rate. Inclusive of estimated investment earnings calculated using an estimated investment rate of 0.05%.

Interest Rate Sensitivity		
Change in Rates	Est. PV % Savings	Est. PV \$ Savings
-0.30%	1.878%	\$38,865
-0.20%	1.718%	\$35,563
-0.10%	1.559%	\$32,279
+0.10%	1.242%	\$25,712
+0.20%	1.084%	\$22,439
+0.30%	0.927%	\$19,184

City of Sturgeon Bay

Finance Committee Meeting

July 27, 2021

TID #4 – Financing Plan

		TID #4 Supported					
		\$1,000,000					
		G.O. PROMISSORY NOTES					
		<i>Dated September 7, 2021</i>					
		<i>(First interest 4/1/2022)</i>					
YEAR DUE	EXISTING DEBT SERVICE	PRINCIPAL (10/1)	INTEREST (4/1 & 10/1) TIC= 1.39%	LESS: HYPOTHETICAL BID PREMIUM	TOTAL	COMBINED DEBT SERVICE	YEAR DUE
	TID #4 Supported					TID #4 Supported	
2021	\$210,188		\$28,907		\$0	\$210,188	2021
2022	\$208,613		\$27,100	(\$28,907)	\$0	\$208,613	2022
2023	\$206,963		\$27,100	(\$27,100)		\$206,963	2023
2024	\$210,238		\$27,100	(\$16,705)	\$10,395	\$220,632	2024
2025	\$208,300		\$27,100		\$27,100	\$235,400	2025
2026	\$206,285	\$190,000	\$27,100		\$217,100	\$423,385	2026
2027	\$208,960	\$195,000	\$21,163		\$216,163	\$425,123	2027
2028	\$206,400	\$200,000	\$15,069		\$215,069	\$421,469	2028
2029	\$223,600	\$205,000	\$8,819		\$213,819	\$437,419	2029
2030	\$220,000	\$210,000	\$4,463		\$214,463	\$434,463	2030
2031	\$221,400					\$221,400	2031
2032	\$222,700					\$222,700	2032
2033	\$223,900					\$223,900	2033
2034	\$225,000					\$225,000	2034
2035	\$221,000					\$221,000	2035
2036	\$222,000					\$222,000	2036
2037	\$222,900					\$222,900	2037
2038	\$223,700					\$223,700	2038
2039	\$224,400					\$224,400	2039
	\$4,116,545	\$1,000,000	\$186,819	(\$72,712)	\$1,114,107	\$5,230,652	

City of Sturgeon Bay

Finance Committee Meeting

July 27, 2021

CIP – Financing Plan -- Breakdown

East Side Fire Station Floor Refinish
 Safety & Service Building Improvements
 Annual Road Improvements
 Steam Generator
 Park & Shoreline Improvements
 Library (Facade, Tuck Pointing, ADA Imp.)

Refuse Trucks (2)
 Wayfinding Signage
 Erosion Control

Bridge Cameras (4)
 Spillman Module Flex Cad Delivery Svc
 Spillman Statelink Software & Maint.
 Squad Cars (2)
 Body Cameras

YEAR DUE	10 Year Allocation			5 Year Allocation			3 Year Allocation			YEAR DUE		
	PRINCIPAL (10/1)	INTEREST (4/1 & 10/1) TIC= 1.39%	LESS: HYPOTHETICAL BID PREMIUM	TOTAL	PRINCIPAL (10/1)	INTEREST (4/1 & 10/1) TIC= 0.95%	LESS: HYPOTHETICAL BID PREMIUM	TOTAL	PRINCIPAL (10/1)		INTEREST (4/1 & 10/1) TIC= 0.82%	LESS: HYPOTHETICAL BID PREMIUM
2021		\$27,453	(\$27,453)	\$0				\$0				\$0
2022		\$25,738	(\$25,738)	\$0				\$0				\$0
2023		\$25,738	(\$13,031)	\$12,706				\$23,750				\$5,333
2024		\$25,738		\$25,738	\$105,000	\$23,750	(\$25,333)	\$122,369	\$160,000	\$5,000	(\$5,000)	\$160,000
2025		\$25,738		\$205,738	\$655,000	\$20,469	(\$6,381)	\$675,469				
2026	\$180,000	\$25,738		\$205,738								
2027	\$185,000	\$20,113		\$205,113								
2028	\$190,000	\$14,331		\$204,331								
2029	\$195,000	\$8,394		\$203,394								
2030	\$200,000	\$4,250		\$204,250								
2031												
2032												
2033												
2034												
2035												
2036												
2037												
2038												
2039												
	\$950,000	\$177,491	(\$66,222)	\$1,061,269	\$760,000	\$93,302	(\$55,464)	\$797,838	\$160,000	\$10,333	(\$10,333)	\$160,000

City of Sturgeon Bay

Finance Committee Meeting

July 27, 2021

CIP – Financing Plan



		Levy Supported						
		\$1,870,000						
		G.O. PROMISSORY NOTES						
		Dated September 7, 2021						
		(First interest 4/1/2022)						
YEAR DUE	EXISTING DEBT SERVICE (A) (B)	EXISTING DEBT SERVICE (A) (B)	PRINCIPAL (10/1)	INTEREST (4/1 & 10/1) TIC= 1.24%	LESS: HYPOTHETICAL BID PREMIUM	TOTAL	COMBINED DEBT SERVICE	YEAR DUE
							Levy Supported	
2021	\$3,523,564	\$1,299,632		\$58,120	(\$58,120)	\$0	\$1,299,632	2021
2022	\$4,134,006	\$1,495,465		\$54,488	(\$54,488)	\$160,000	\$1,495,465	2022
2023	\$3,260,684	\$1,495,693	\$160,000	\$49,488	(\$19,412)	\$135,075	\$1,655,693	2023
2024	\$3,246,222	\$1,460,674	\$105,000	\$46,206		\$701,206	\$1,595,749	2024
2025	\$2,680,017	\$894,568	\$655,000	\$25,738		\$205,738	\$1,595,774	2025
2026	\$2,354,046	\$566,916	\$180,000	\$20,113		\$205,113	\$772,654	2026
2027	\$2,369,114	\$573,016	\$185,000	\$14,331		\$204,331	\$778,129	2027
2028	\$2,376,055	\$573,460	\$190,000	\$8,394		\$203,394	\$777,791	2028
2029	\$1,376,435	\$328,485	\$195,000	\$4,250		\$204,250	\$531,879	2029
2030	\$1,116,398	\$69,385	\$200,000				\$273,635	2030
2031	\$1,118,298	\$67,735					\$67,735	2031
2032	\$409,191	\$66,085					\$66,085	2032
2033	\$408,654	\$64,435					\$64,435	2033
2034	\$292,785	\$67,785					\$67,785	2034
2035	\$286,985	\$65,985					\$65,985	2035
2036	\$291,095	\$69,095					\$69,095	2036
2037	\$289,948	\$67,048					\$67,048	2037
2038	\$223,700							2038
2039	\$224,400							2039
	\$29,981,597	\$9,225,462	\$1,870,000	\$281,126	(\$132,020)	\$2,019,106	\$11,244,568	

(A) Net of bid premium from the 2019 and 2020 G.O. Promissory Notes.
 (B) Net of hypothetical savings related to the current refunding of the 2012 G.O. Refunding Bonds.

EXECUTIVE SUMMARY

Title: Resolution to Vacate Ackerman Street (Introduction only)

Background: The City has received a petition to vacate an unimproved street right-of-way known as Ackerman Street. The subject right-of-way is a 60-foot wide unimproved street that extends easterly from Cove Road, near the southerly end of Cove Road. The right-of-way runs east for about 150 feet before dead-ending at the city limits. (see map). This street right-of-way was established in 1928 by the Plat of Emma Morck's Addition to Sturgeon Bay. The right-of-way has never been improved and is not being used by anyone for access. However, there is a short gravel driveway that is used for a turnaround for garbage trucks, snow plows, school buses and other vehicles since there is no formal turnaround bulb at the end of Cove Road.

The petition was signed by Collin & Kristen Jeanquart, the owners of the parcels on either side of Ackerman Street. It was also signed by Port Haven Executive Homes, LLC, one of the owners of duplex condominium at the end of the street in the Town of Sturgeon Bay. The Jeanquarts intend to demolish the existing home on the south side of Ackerman Street and build a new home. Due in part to the required street yard (setback) from Ackerman Street, the parcel is not buildable. If the street is vacated, the land reverts to the abutting property owner and the street setback is eliminated, thereby making a new home possible.

The two abutting parcels on the south and north do not need Ackerman Street for access. The condominium parcel in the town already has access from Cove Road. Due to wetlands at the end of the right-of-way, it is very unlikely that this street could ever be extended to serve other lands. Therefore, it appears the street could be vacated without detriment to the development and transportation needs of the region. But an easement for the turnaround should be retained to ensure that vehicles still have a convenient means of turning around.

If the Council agrees to eliminate the right-of-way, a resolution has to be adopted. The draft resolution has been prepared the City Attorney. The statutory steps are to introduce the resolution and refer to the Plan commission. After a recommendation from the Plan Commission and a Class 3 notice, the issue will come back to the Common Council for a public hearing and formal action on the resolution.

Recommended Action: Introduce the resolution and refer to the Plan commission.

Prepared by: Martin Olejniczak 7-29-2021
Martin Olejniczak Date
Community Development Director

Reviewed by: _____
Chad Shefchik Date
City Engineer

Reviewed by: Josh Van Lieshout 7/29/21
Josh Van Lieshout Date
City Administrator

CITY OF STURGEON BAY RESOLUTION #
RESOLUTION DISCONTINUING ACKERMAN STREET

Sturgeon Bay, Wisconsin
September 21, 2021

BY THE COMMON COUNCIL OF THE CITY OF STURGEON BAY:

WHEREAS, the Common Council, pursuant to § 66.1003 (4) of the Wisconsin Statutes finds the public interest requires that Ackerman Street from its intersection with Cove Street easterly to the Sturgeon Bay corporate limits, as specifically depicted and described on the attached map marked Exhibit 1, be vacated, and discontinued subject to the reservation of a vehicular turnaround access easement (Easement); and

WHEREAS: pursuant to § 66.1003(4) of the Wisconsin Statutes, prior to action on this resolution:

the plan commission shall review the discontinuance and Easement ; and

a hearing shall be held on the abandonment, vacation, and discontinuance of the above described right of way on September 21, 2021 at 7:00 PM in the Council Chambers, City Hall, 421 South Michigan Street, Sturgeon Bay, Wisconsin; and

a notice of such hearing shall be served, in the same manner provided for the service or a civil summons on the owners of the frontage of the lots and lands abutting the portion of the above described right of way at least 30 days before such hearing; and

notice of such hearing shall be published in the official newspaper of the City of Sturgeon Bay as a Class 3 notice, once a week for three successive weeks before the date of hearing: and

the City Attorney shall cause a lis pendens to be prepared and filed with the Register of Deeds for Door County, Wisconsin, pursuant to Sec. 840.11, Wis. Stats.

NOW, THEREFORE, BE IT RESOLVED pursuant to § 62.1003(4) of the Wisconsin Statutes, the public interest requires that:

Ackerman Street from its intersection with Cove Street easterly to the Sturgeon Bay City corporate limits, as specifically depicted and described on the attached map marked Exhibit 1, be abandoned, vacated, and discontinued subject to the Easement; and

the discontinuance of such right of way is hereby ordered; and

the real estate underlying the right of way shall revert to the adjacent property owners to the extent and in the manner provided by law; and

the City Attorney is directed to file a certified copy of this resolution with the Register of Deeds of Door County and to release the lis pendens.

Adopted _____

Approved _____

Mayor

Clerk

Attachment

Petition to Vacate Unimproved Street

We, the undersigned persons, representing owners of abutting land, hereby petition the City of Sturgeon Bay Common Council to vacate (discontinue) Ackerman St., a street right-of-way running easterly from near the south end of Cove Rd., pursuant to section 66.1003(2) of the Wisconsin Statutes. The street right-of-way was created by a resolution of the City to accept the plat attached on January 3rd, 1928, but has never been opened. The legal description of the street to be vacated is as follows and shown on the additionally attached map:

DESCRIPTION:

Ackerman Street as depicted on the Plat of Emma Morck's Addition to Sturgeon Bay located in the fractional Northeast one-quarter of the Southeast one-quarter of Section 16, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin and more particularly described as follows:

Commencing at the East one-quarter corner of said Section 16, thence S 00°06'07" E along the east line of said Plat of Emma Morck's Addition to Sturgeon Bay a distance of 60.00 feet, thence West 115.12 feet to the intersection with the easterly right-of-way of Cove Road, thence N 46°09'10" W along said easterly right-of-way a distance of 86.61 feet to the intersection with the north line of said Plat of Emma Morck's Addition to Sturgeon Bay, thence East along said north line a distance of 177.48 feet to the point of commencement.

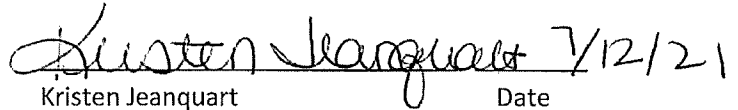
Said street right-of-way contains 0.202 acres of land.



Collin Jeanquart

7-12-21

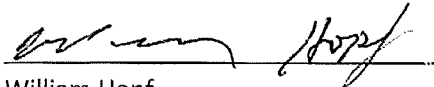
Date



Kristen Jeanquart

Date

Owners of 1642 Cove Rd. and Parcel 2816248000115



William Hopf

7-12-21

Date

for Port Haven Executive Homes, LLC

2929 Cove Rd., Sturgeon Bay, WI 54235

Site Sketch

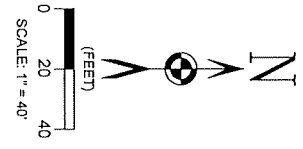
LOCATED IN:

THE PLAT OF EMMA MORCK'S ADDITION TO STURGEON BAY
 IN THE FRACTIONAL NE 1/4 OF THE SE 1/4, SECTION 16,
 T. 27 N., R. 26 E., CITY OF STURGEON BAY,
 DOOR COUNTY, WISCONSIN

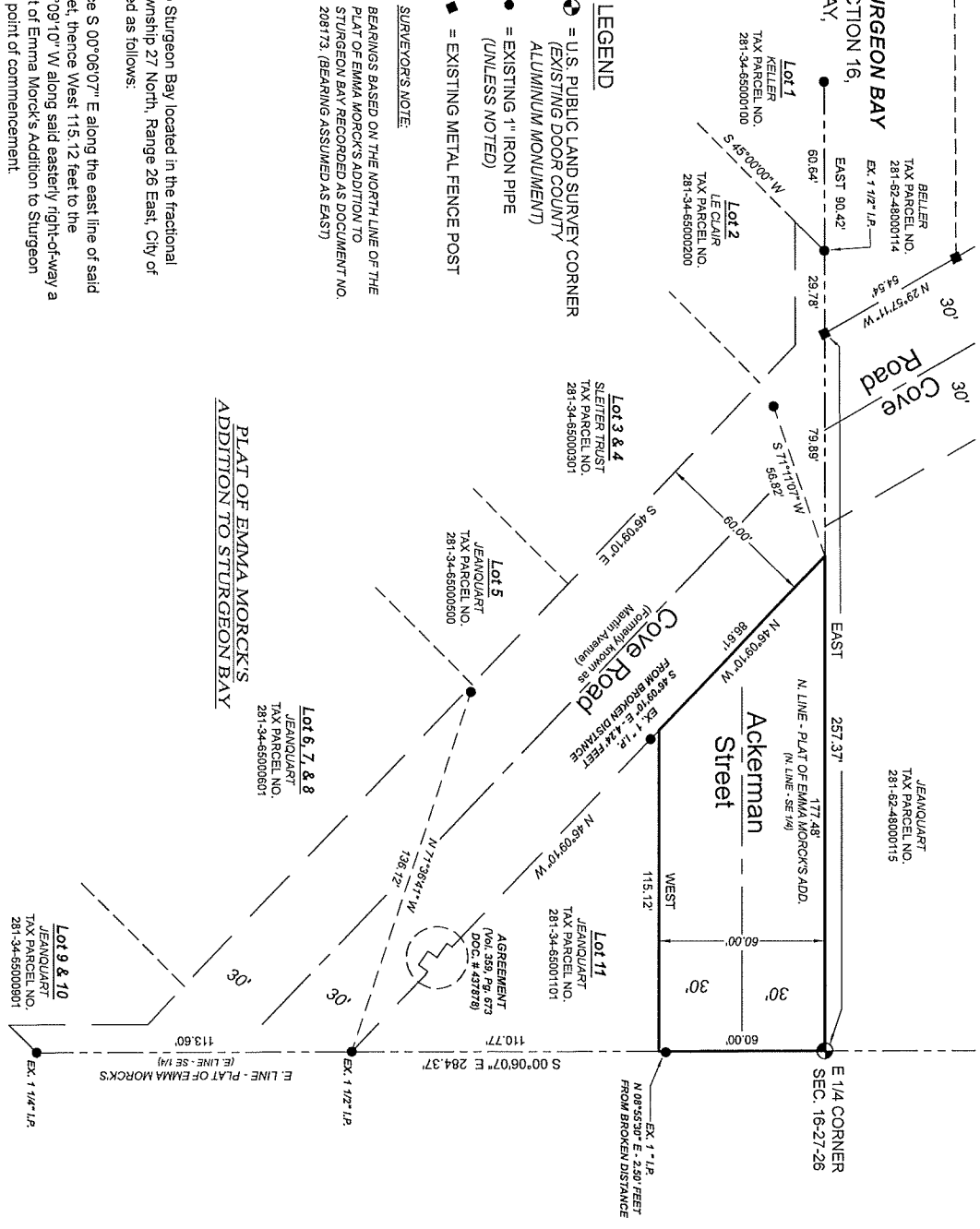
PREPARED FOR:
 COLLIN & KRISTEN JEANQUART
 1647 COVE ROAD
 STURGEON BAY, WI 54235

CURRENT OWNER:
 CITY OF STURGEON BAY
 421 MICHIGAN STREET
 STURGEON BAY, WI 54235

PREPARED BY:
 BRIAN FRISQUE SURVEYS INC.
 BRIAN D. FRISQUE
 PROFESSIONAL LAND SURVEYOR
 3121 MATHEY ROAD
 STURGEON BAY, WI 54235
 (920) 743-7183



- LEGEND**
- ☉ = U.S. PUBLIC LAND SURVEY CORNER (EXISTING DOOR COUNTY ALUMINUM MONUMENT)
 - = EXISTING 1" IRON PIPE (UNLESS NOTED)
 - ⚡ = EXISTING METAL FENCE POST
- SURVEYOR'S NOTE:**
 BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF EMMA MORCK'S ADDITION TO STURGEON BAY RECORDED AS DOCUMENT NO. 208173. (BEARING ASSUMED AS EAST)



**PLAT OF EMMA MORCK'S
 ADDITION TO STURGEON BAY**

DESCRIPTION:
 Ackerman Street as depicted on the Plat of Emma Morck's Addition to Sturgeon Bay located in the fractional Northeast one-quarter of the Southeast one-quarter of Section 16, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin and more particularly described as follows:

Commencing at the East one-quarter corner of said Section 16, thence S 00°06'07\"/>

Said street right-of-way contains 0.202 acres of land.

Location Map

Proposed Vacation of Ackerman St

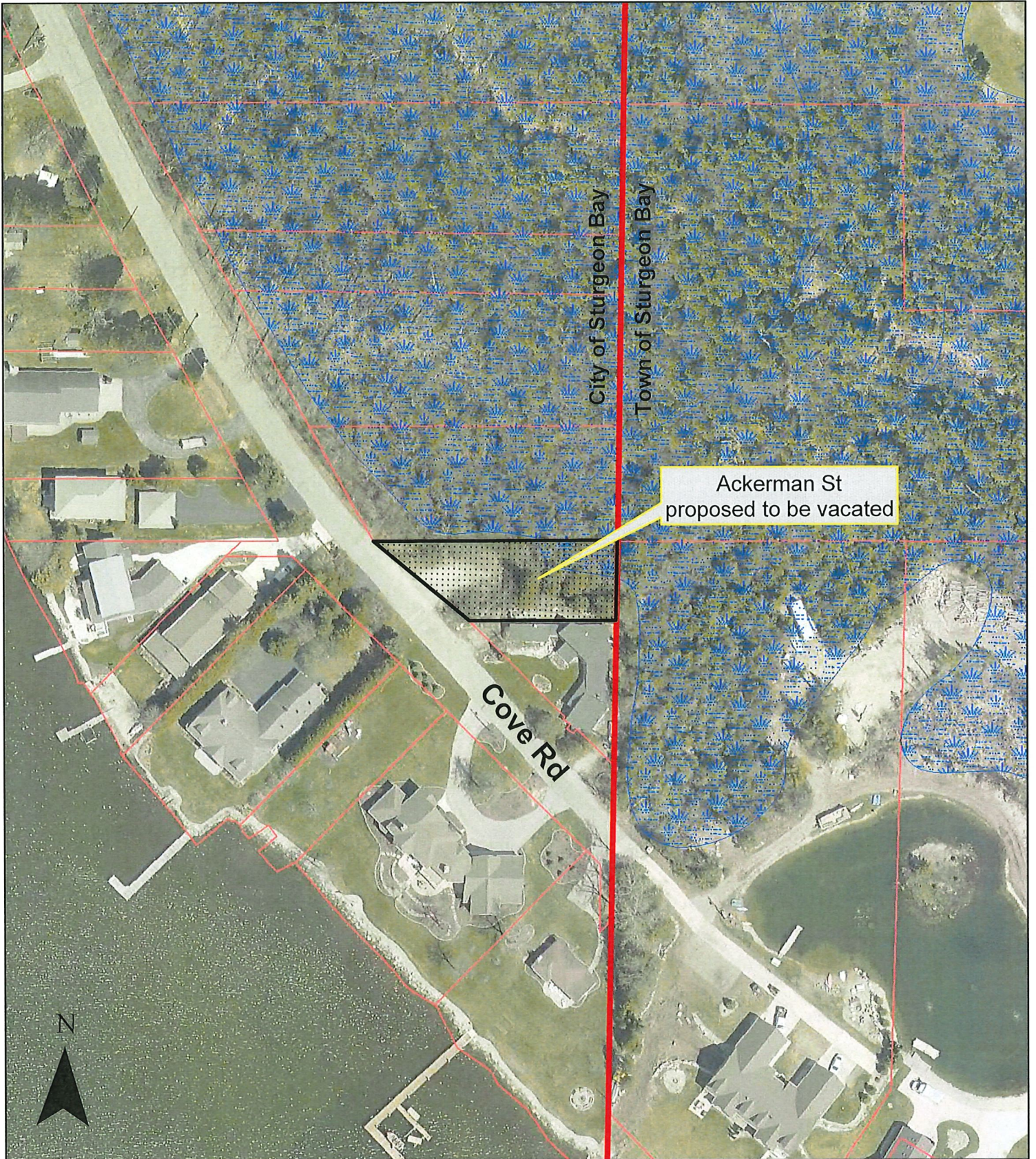




Figure 1- Gravel turnaround near end of Cove Road

EXECUTIVE SUMMARY

Title: Elimination of Various Easements for West Waterfront Redevelopment

Background: The City is working with developers on projects pertaining to the West Waterfront redevelopment area. The parcels for the redevelopment projects need to be created and various utility and access easements need to be created based upon the layout of the projects. But currently there are lots and easements were put in place for the previously proposed hotel project, which never happened. Therefore, in addition to recording new easements and lots, certain defunct unused easements need to be eliminated so as to not interfere with the new projects.

The City Attorney has drafted the resolution to vacate the unneeded easements. The easements being vacated include:

- Two "no build" easements
- Two access easements
- One storm and sanitary sewer easement (which is being replaced by a new easement)

The City needs to eliminate these existing easements prior to recording the new certified survey map.

Fiscal impact: None.

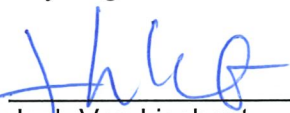
Recommendation: Approve the resolution to eliminate the unnecessary easements.

Prepared by: 
 Martin Olejniczak
 Community Development Director

7-29-2021
 Date

Reviewed by: _____
 Chad Shefchik
 City Engineer

 Date

Reviewed by: 
 Josh Van Lieshout
 City Administrator

7/29/21
 Date

TERMINATION OF NO BUILDING
EASEMENTS

Document Number

Recording Area

Name and Return Address

Attorney James M. Kalny
Davis & Kuelthau, s.c.
2800 E Enterprise Ave
Appleton, WI 54913

2811210080101B

Parcel Identification Number (PIN)

TERMINATION OF NO BUILDING EASEMENTS

THIS TERMINATION OF NO BUILDING EASEMENTS (the “Termination”) is made and entered into this 3rd day of August, 2021, by the City of Sturgeon Bay (the “City”).

RECITALS

WHEREAS, the City has title to the real estate and real property located in the City of Sturgeon Bay, County of Door, State of Wisconsin, described as Certified Survey Map Number 2952 as recorded with the Door County Register of Deeds as Document No. 788826 in Vol. 18, Page No. 57, as revised and amended (the “CSM”).

WHEREAS, pursuant to the CSM, the City created two No Building Easements on Lot 2 as identified on said CSM and illustrated in the attached Exhibit A (hereinafter referred to as the “No Building Easements”).

WHEREAS, the City has sole title to the real estate and real property and wishes to terminate all rights granted under the No Building Easements.

NOW, THEREFORE, based on the foregoing:

1. Recitals. The foregoing recitals are adopted by the City, incorporated herein by reference, and made a part of this Termination.
2. Termination and Relinquishment of Easement. The City hereby terminates, quit claims, and fully relinquishes any and all rights granted to it under the No Building Easements. Therefore, the No Building Easement are hereby revoked.
3. Successors, Heirs, and Transferees. This Termination of No Building Easement is absolute, perpetual, and is binding upon all of the City’s tenants, invitees, heirs, transferees, successors, and assigns.

[Signature page to follow]

[Signature page to Termination of No Building Easement]

IN WITNESS WHEREOF, this Termination of No Building Easement is executed as of the day and year first above written.

CITY OF STURGEON BAY

By: _____

Name: Josh Van Lieshout

Title: City Administrator

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2021, the above named Josh Van Lieshout to me known to be the person who executed the foregoing instrument.

Name: _____

Notary Public, State of Wisconsin

My commission expires: _____

This instrument was drafted by:



Attorney James M. Kalny
2800 E. Enterprise Avenue
Appleton, WI 54913
920-996-0000 (ph.)
920-996-0001 (fax)

EXHIBIT A

2952

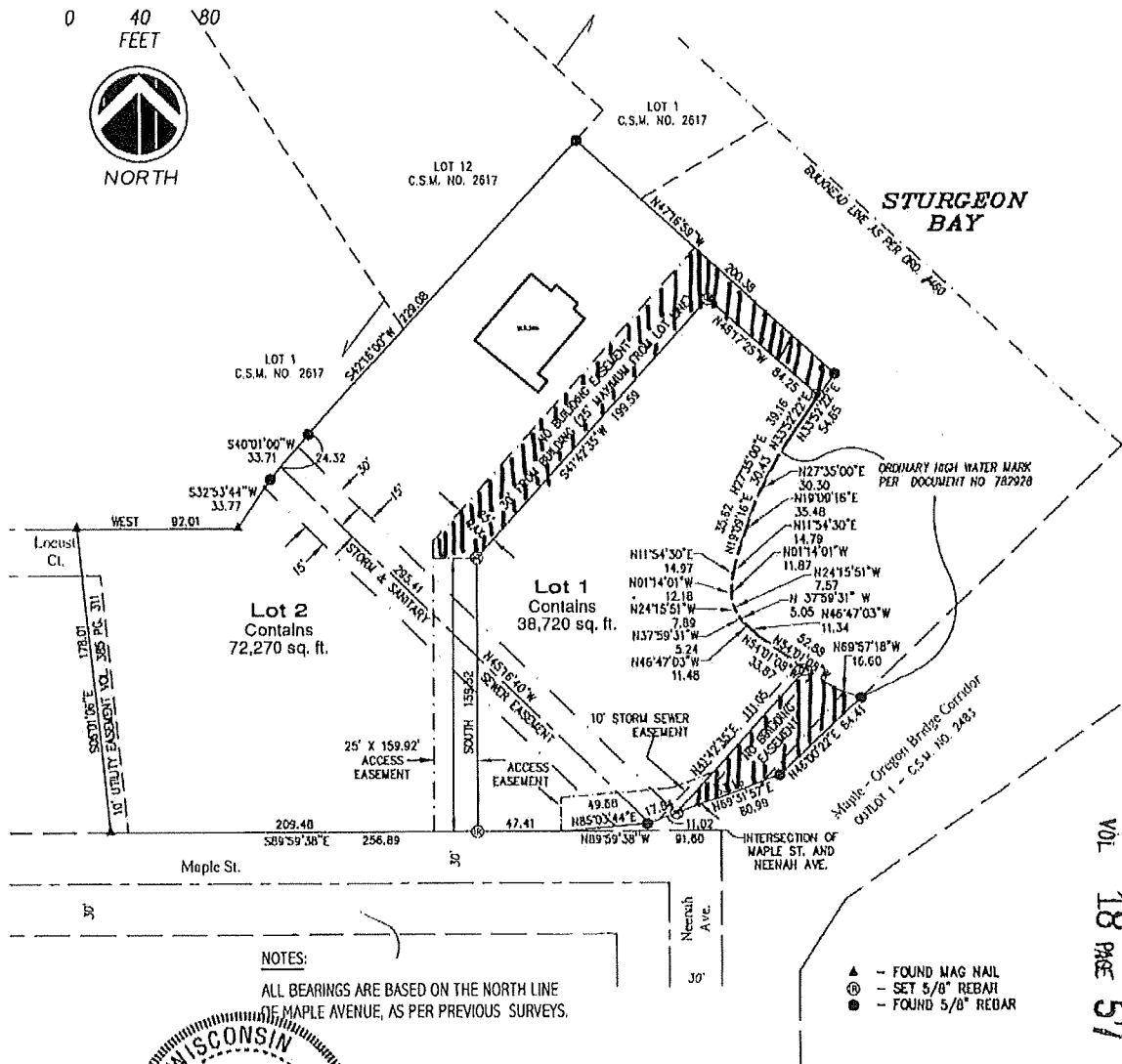
CERTIFIED SURVEY MAP

BEING:
 PART OF LOT 1, BLOCK 9 OF HARRIS FIRST ADDITION AND
 ALSO A PART OF LOTS 1,6 AND 7, BLOCK 8 OF BAYVIEW
 PLAT AND ALL OF LOTS 2,3,4 AND 5, BLOCK 8 OF BAYVIEW
 PLAT AND ALSO PART OF SUBDIVISION 76
 AND BEING LOCATED IN:
 THE NE 1/4 OF SECTION 7, T. 27 N., R. 26 E.,
 CITY OF STURGEON BAY, DOOR COUNTY,
 WISCONSIN.

SCALE



NORTH



NOTES:
 ALL BEARINGS ARE BASED ON THE NORTH LINE
 OF MAPLE AVENUE, AS PER PREVIOUS SURVEYS.

- ▲ - FOUND MAG NAIL
- ⊙ - SET 5/8" REBAR
- - FOUND 5/8" REDAR

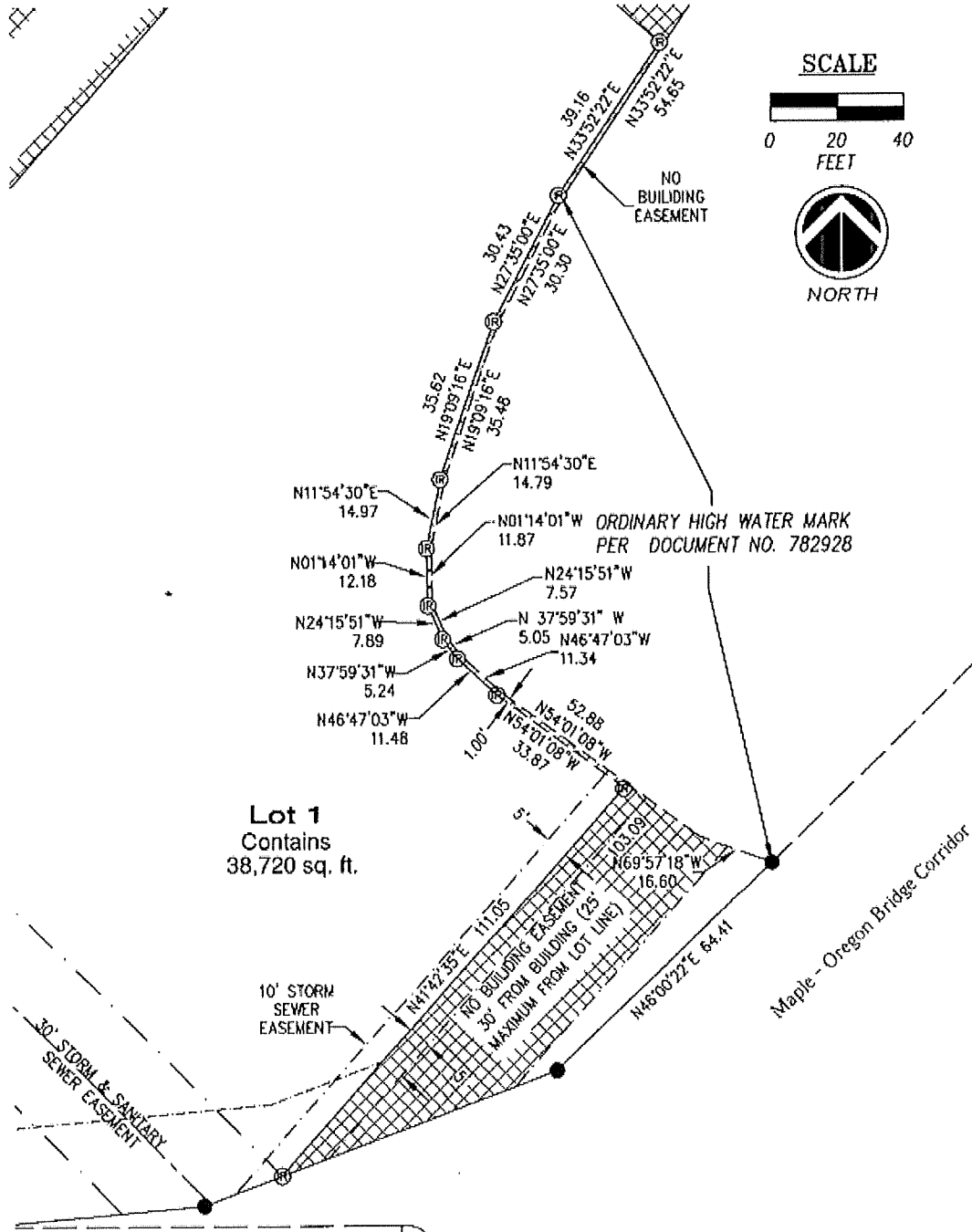
WISCONSIN
 MICHAEL G. McCARTY
 S-2298
 STURGEON BAY
 WI
 LAND SURVEYOR
 7-15-15
Michael McCarty



2952

CERTIFIED SURVEY MAP

BEING:
 PART OF LOT 1, BLOCK 9 OF HARRIS FIRST ADDITION AND
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 CITY OF STURGEON BAY, DOOR COUNTY,
 WISCONSIN.



VOL 18 PAGE 58

2952

CERTIFIED SURVEY MAP

BEING:
 PART OF LOT 1, BLOCK 9 OF HARRIS FIRST ADDITION AND
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 WISCONSIN.

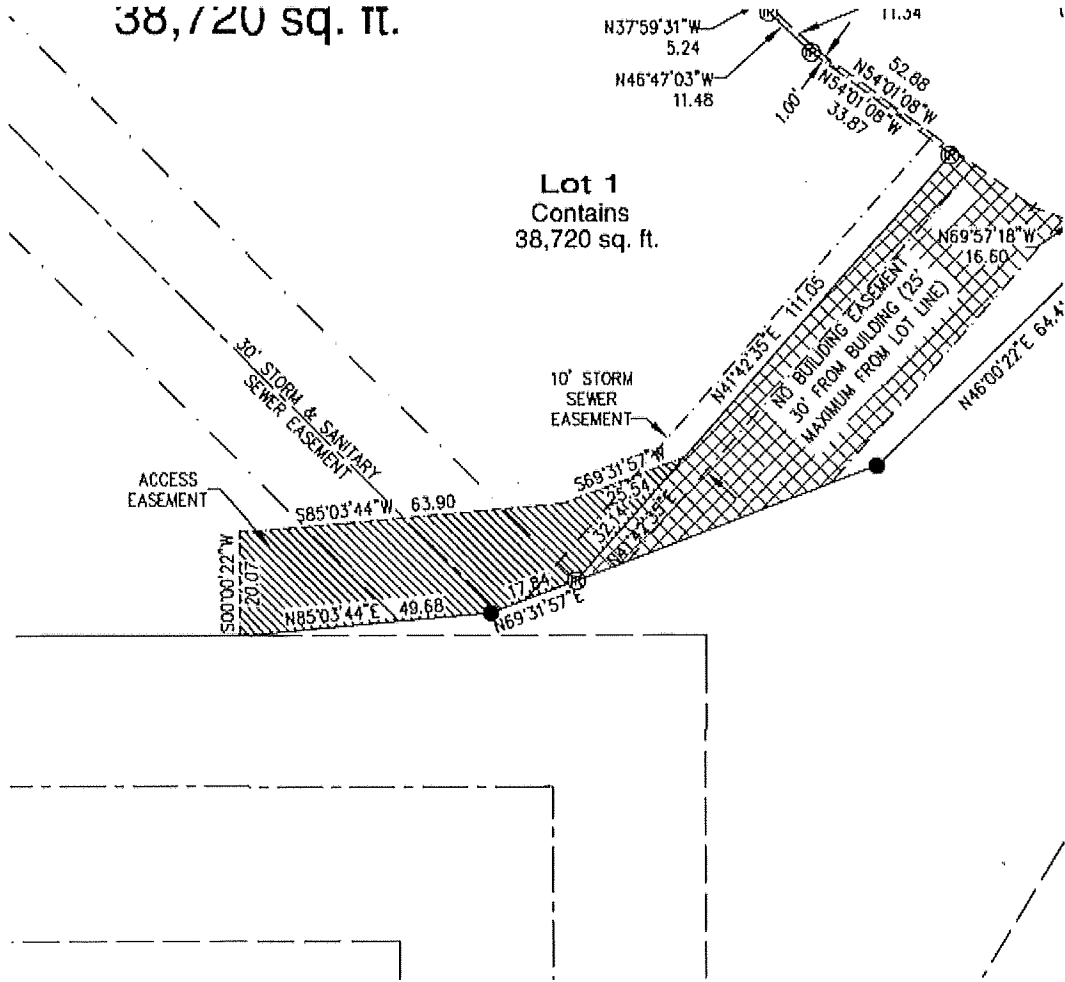
SCALE



NORTH

38,720 sq. ft.

Lot 1
 Contains
 38,720 sq. ft.



VOL 18 PAGE 59

V



2952

CERTIFIED SURVEY MAP

BEING:
 PART OF LOT 1, BLOCK 9 OF HARRIS FIRST ADDITION AND
 ALSO A PART OF LOTS 1,6 AND 7, BLOCK 8 OF BAYVIEW
 PLAT AND ALL OF LOTS 2,3,4 AND 5, BLOCK 8 OF BAYVIEW
 PLAT AND ALSO PART OF SUBDIVISION 76
 AND BEING LOCATED IN:
 THE NE 1/4 OF SECTION 7, T. 27 N., R. 26 E.,
 CITY OF STURGEON BAY, DOOR COUNTY,
 WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Michael G. McCarty, Registered Land Surveyor for Baudhuin Incorporated, do hereby certify that we have surveyed the following described parcel:

Being a part of Lot 1, Block 9 of Harris First Addition and also a part of Lots 1, 6 and 7, Block 8 of Bay View Plat and all of Lots 2, 3, 4 and 5, Block 8 of Bayview Plat and also part of Subdivision 76, all in the NE 1/4 of Section 7, T. 27 N., R. 26 E., City of Sturgeon Bay, Door County, Wisconsin, bounded and described as follows:

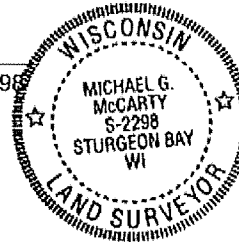
Commencing at the intersection point of the east line of Neenah Avenue and the north line of Maple Street, thence N. 89°59'38" W., 91.60 feet along the north line of Maple Street to the point of beginning of lands to be described; thence N85°03'44"E -- 49.68 feet; thence N69°31'57"E -- 80.99 feet; thence N46°00'22"E -- 64.41 feet to the approximate ordinary high water mark; thence along said ordinary high water mark as follows: N69°57'18"W -- 16.60 feet; thence N54°01'08"W -- 52.88 feet; thence N46°47'03"W -- 11.34 feet; thence N37°59'31"W -- 5.05 feet; thence N24°15'51"W -- 7.57 feet; thence N01°14'01"W -- 11.87 feet; thence N11°54'30"E -- 14.79 feet; thence N19°09'16"E -- 35.48; thence N27°35'00"E -- 30.30 feet; thence leaving said ordinary high water mark N33°52'22"E -- 54.65 feet; thence N47°16'59"W -- 200.38 feet; thence S42°16'00"W -- 229.08 feet; thence S40°01'00"W -- 33.71 feet; thence S32°53'44"W -- 33.77 feet; thence West, 92.01 feet; thence S06°01'06"E -- 178.01 feet to the north line of Maple Street; thence S89°59'38"E -- 256.89 feet along said north line to the point of beginning.

Said parcel contains 110,990 square feet.

Also, I have fully complied with the requirements of chapter 236.34 of the Wisconsin Statutes. I further certify that the attached map is a true representation of said property and correctly shows the exterior boundaries and correct measurements thereof.

Dated: 7-15-15

Michael G. McCarty
 Michael G. McCarty S-2298



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Stock No. 26273

788826

VOL 18 PAGE 61

2952

CERTIFIED SURVEY MAP

BEING:
PART OF LOT 1, BLOCK 9 OF HARRIS FIRST ADDITION AND
ALSO A PART OF LOTS 1, 6 AND 7, BLOCK 8 OF BAYVIEW
PLAT AND ALL OF LOTS 2, 3, 4 AND 5, BLOCK 8 OF BAYVIEW
PLAT AND ALSO PART OF SUBDIVISION 78
AND BEING LOCATED IN:
THE NE 1/4 OF SECTION 7, T. 27 N., R. 26 E.,
CITY OF STURGEON BAY, DOOR COUNTY,
WISCONSIN.

OWNER'S CERTIFICATE:

As owners, we, City of Sturgeon Bay and the Sturgeon Bay Waterfront Redevelopment Authority, do hereby certify that we have caused the land depicted on this certified survey map to be surveyed, mapped and dedicated as represented on this certified survey map.

Dated: 7/20/2015

Thad Birmingham
Thad Birmingham, Mayor

Dated: 7/20/2015

Stephanie Reinhardt
Stephanie Reinhardt, Clerk

Dated: 7/20/15

Thomas Herlache
Thomas Herlache, Chairman - Sturgeon Bay
Waterfront Redevelopment Authority

PLANNING COMMISSION CERTIFICATE:

This certified survey map has been submitted and approved in accordance with Chapter 21 of the Sturgeon Bay Municipal Code.

Dated: July 17, 2015

Martin Olejniczak
Martin Olejniczak
Community Development Director

RECORDED
Time 2:23 p.m.
JUL 20 2015
Carey Petersilka
Register of Deeds
Door County, WI
Tract Indexed 30th pd

VOL 18 PAGE 61

DOOR COUNTY REGISTER OF DEEDS

TERMINATION OF ACCESS
EASEMENTS

Document Number

Recording Area

Name and Return Address

Attorney James M. Kalny
Davis & Kuelthau, s.c.
2800 E Enterprise Ave
Appleton, WI 54913

2811210080101B; 2811210080101A
Parcel Identification Number (PIN)

TERMINATION OF ACCESS EASEMENTS

THIS TERMINATION OF ACCESS EASEMENTS (the "Termination") is made and entered into this 3rd day of August, 2021, by the City of Sturgeon Bay (the "City").

RECITALS

WHEREAS, the City has title to the real estate and real property located in the City of Sturgeon Bay, County of Door, State of Wisconsin, described as Certified Survey Map Number 2952 as recorded with the Door County Register of Deeds as Document No. 788826 in Vol. 18, Page No. 57, as revised and amended (the "CSM").

WHEREAS, pursuant to the CSM, the City created two Access Easements on Lot 1 and Lot 2 as identified on said CSM and illustrated in the attached Exhibit A (hereinafter referred to as the "Access Easements").

WHEREAS, the City has sole title to the real estate and real property and wishes to terminate all rights granted under the Access Easements.

NOW, THEREFORE, based on the foregoing:

1. Recitals. The foregoing recitals are adopted by the City, incorporated herein by reference, and made a part of this Termination.
2. Termination and Relinquishment of Easement. The City hereby terminates, quit claims, and fully relinquishes any and all rights granted to it under the Access Easements. Therefore, the Access Easements are hereby revoked.
3. Successors, Heirs, and Transferees. This Termination of Access Easement is absolute, perpetual, and is binding upon all of the City's tenants, invitees, heirs, transferees, successors, and assigns. No part of the Access Easements shall remain as part of or on the record as to any land.

[Signature page to follow]

[Signature page to Termination of Access Easement]

IN WITNESS WHEREOF, this Termination of Access Easement is executed as of the day and year first above written.

CITY OF STURGEON BAY

By: _____
Name: Josh Van Lieshout
Title: City Administrator

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this ___ day of _____, 2021, the above named
Josh Van Lieshout to me known to be the person who executed the foregoing instrument.

Name: _____

Notary Public, State of Wisconsin

My commission expires: _____

This instrument was drafted by:



Attorney James M. Kalny
2800 E. Enterprise Avenue
Appleton, WI 54913
920-996-0000 (ph.)
920-996-0001 (fax)

EXHIBIT A

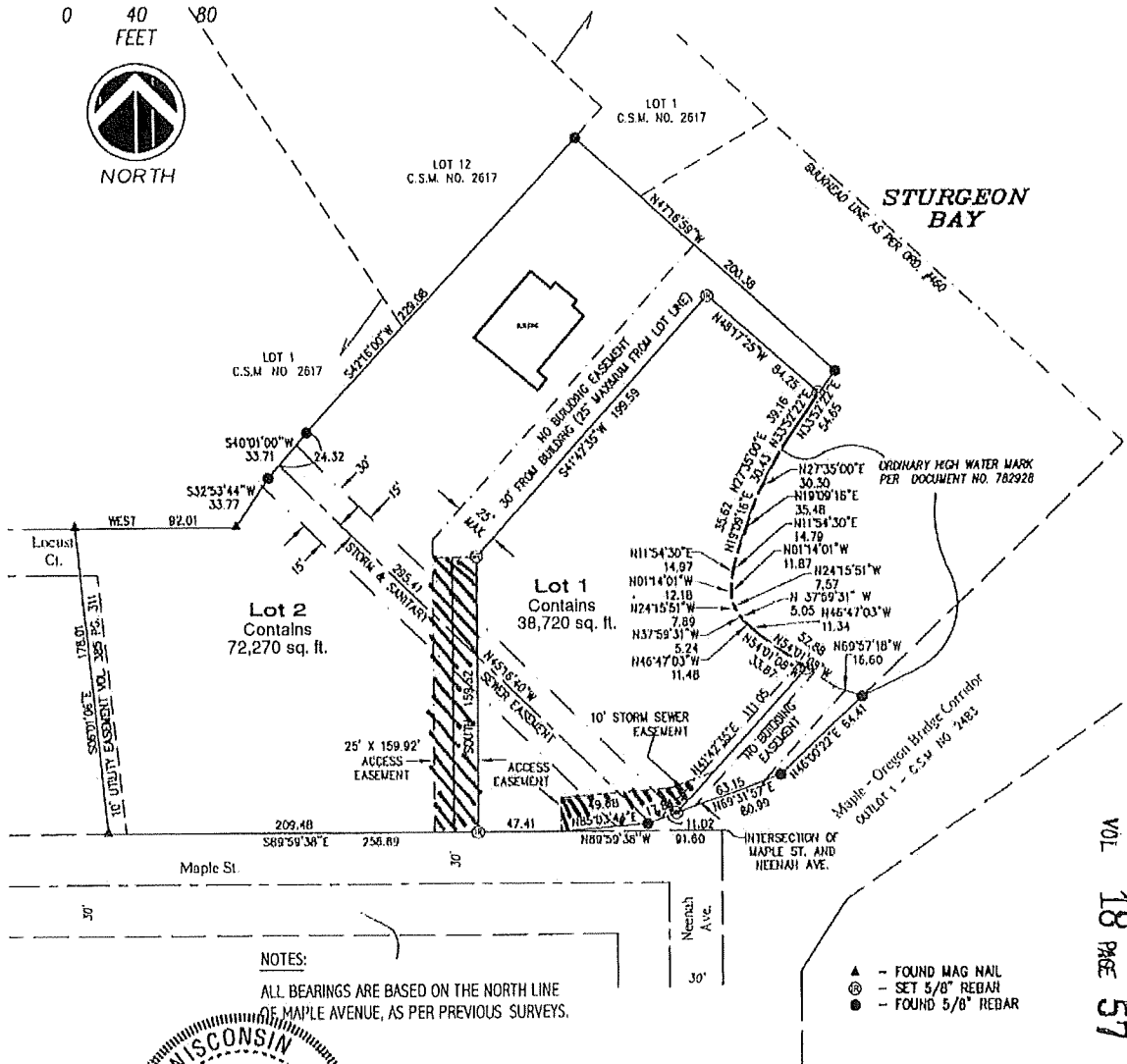


2952

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AND BEING LOCATED IN:
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CITY OF STURGEON BAY, DOOR COUNTY,
WISCONSIN.

SCALE



NOTES:

ALL BEARINGS ARE BASED ON THE NORTH LINE
OF MAPLE AVENUE, AS PER PREVIOUS SURVEYS.

- ▲ - FOUND MAG NAIL
- ⊗ - SET 5/8" REBAR
- - FOUND 5/8" REBAR

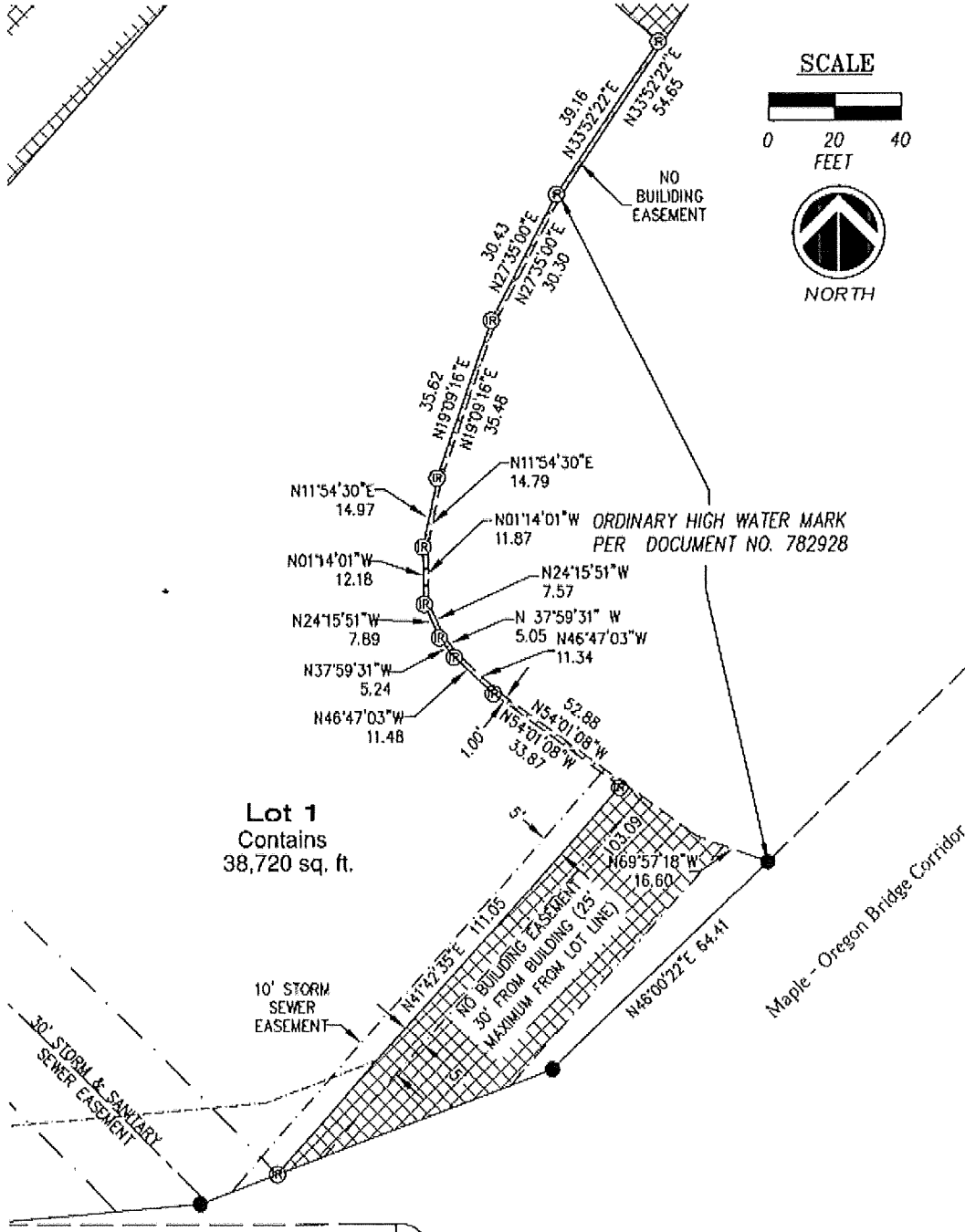


7-15-15
Michael McCarty

2952

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 WISCONSIN.



Lot 1
 Contains
 38,720 sq. ft.

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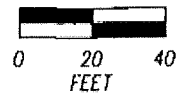


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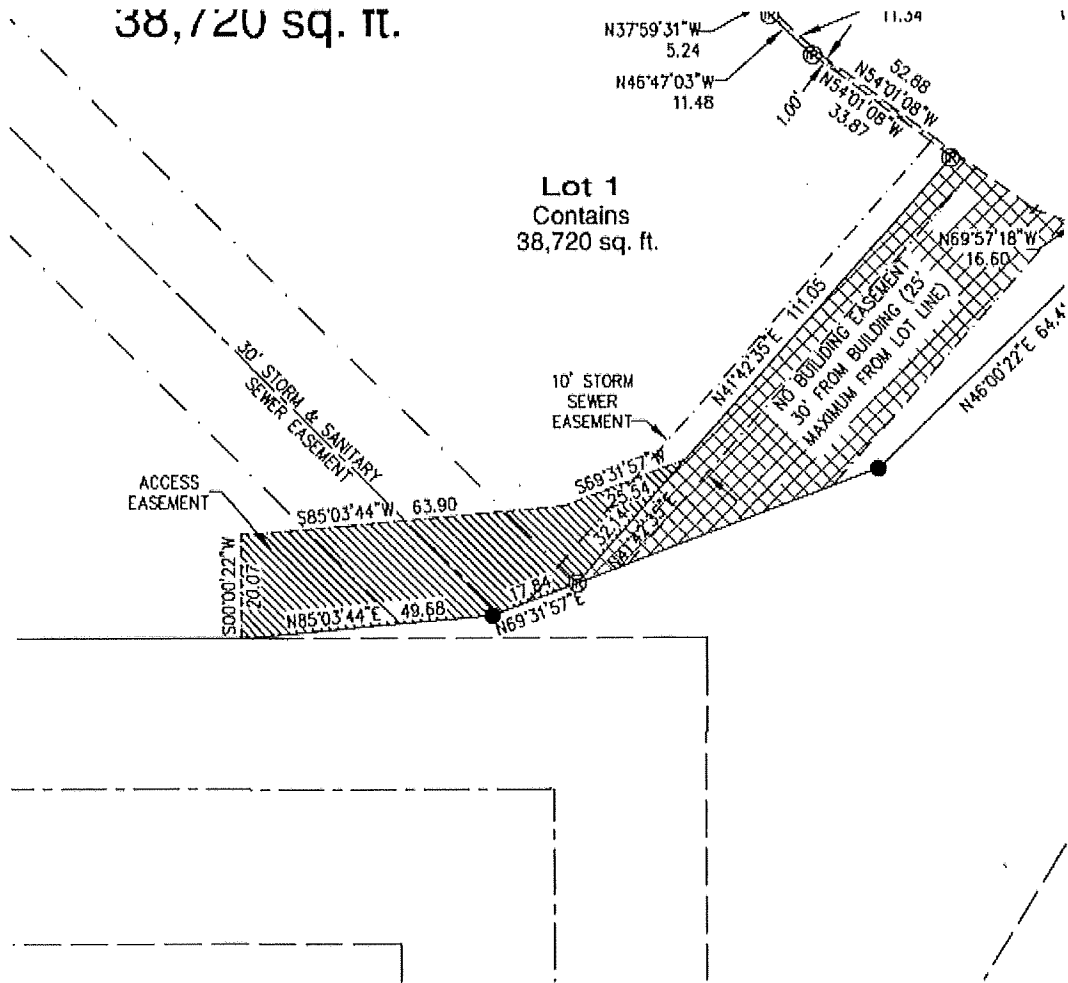
SCALE



NORTH

38,720 sq. ft.

Lot 1
 Contains
 38,720 sq. ft.



VOL 18 PAGE 59

VP



Stock No. 26273

788826

VOL 18 PAGE 60

2952

CERTIFIED SURVEY MAP

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 WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Michael G. McCarty, Registered Land Surveyor for Baudhuin Incorporated, do hereby certify that we have surveyed the following described parcel:

Being a part of Lot 1, Block 9 of Harris First Addition and also a part of Lots 1, 6 and 7, Block 8 of Bay View Plat and all of Lots 2, 3, 4 and 5, Block 8 of Bayview Plat and also part of Subdivision 76, all in the NE 1/4 of Section 7, T. 27 N., R. 26 E., City of Sturgeon Bay, Door County, Wisconsin, bounded and described as follows:

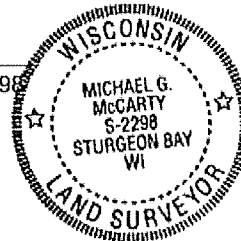
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Said parcel contains 110,990 square feet.

Also, I have fully complied with the requirements of chapter 236.34 of the Wisconsin Statutes. I further certify that the attached map is a true representation of said property and correctly shows the exterior boundaries and correct measurements thereof.

Dated: 7-15-15

Michael G. McCarty
 Michael G. McCarty S-2298



VOL 18 PAGE 60



2952

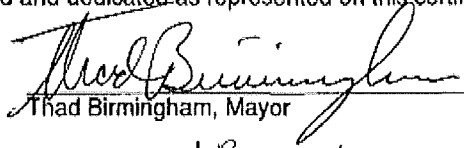
CERTIFIED SURVEY MAP

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 PLAT AND ALSO PART OF SUBDIVISION 78
 AND BEING LOCATED IN:
 THE NE 1/4 OF SECTION 7, T. 27 N., R. 26 E.,
 CITY OF STURGEON BAY, DOOR COUNTY,
 WISCONSIN.

OWNER'S CERTIFICATE:

As owners, we, City of Sturgeon Bay and the Sturgeon Bay Waterfront Redevelopment Authority, do hereby certify that we have caused the land depicted on this certified survey map to be surveyed, mapped and dedicated as represented on this certified survey map.

Dated: 7/20/2015


 Thad Birmingham, Mayor

Dated: 7/20/2015


 Stephanie Reinhardt, Clerk

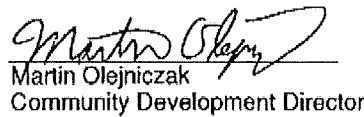
Dated: 7/20/15


 Thomas Herfache, Chairman - Sturgeon Bay
 Waterfront Redevelopment Authority

PLANNING COMMISSION CERTIFICATE:

This certified survey map has been submitted and approved in accordance with Chapter 21 of the Sturgeon Bay Municipal Code.

Dated: July 17, 2015


 Martin Olejniczak
 Community Development Director

RECORDED
 Time 2:23 pm.
 JUL 20 2015
 Carey Petersilka
 Register of Deeds
 Door County, WI
 Tract Indexed \$30⁰⁰ pd

VOL 18 PAGE 61

DOOR COUNTY REGISTER OF DEEDS

VP

AMENDMENT TO STORM AND
SANITARY EASEMENT

Document Number

Recording Area

Name and Return Address

Attorney James M. Kalny
Davis & Kuelthau, s.c.
2800 E Enterprise Ave
Appleton, WI 54913

2811210080101B;2811210080101A
Parcel Identification Number (PIN)

AMENDMENT TO UTILITY EASEMENT

THIS AMENDMENT TO STORM AND SANITARY EASEMENT (the “Amendment”) is made this 3rd day of August, 2021, by the City of Sturgeon Bay (the “City”).

RECITALS

WHEREAS, the City has sole title to the real estate and real property located in the City of Sturgeon Bay, County of Door, State of Wisconsin, described as Certified Survey Map Number 2952 as recorded with the Door County Register of Deeds as Document No. 788826 in Vol. 18, Page No. 57, as revised and amended (the “CSM”).

WHEREAS, pursuant to the CSM, the City created a 30’ Easement for Storm and Sanitary on Lot 1 as identified on said CSM and illustrated in the attached Exhibit A (hereinafter referred to as the (the Original Easement”).

WHEREAS, the City no longer requires a 30’ easement for storm and sanitary sewer purposes and wishes to reduce the width of the existing Storm and Sanitary Easement to 20’ and to otherwise create and extend a 20’ easement for utility purposes as illustrated in the attached Exhibits B and C.

NOW, THEREFORE, based on the foregoing:

1. Elimination of Original Easement. The Original Easement is hereby vacated and removed.
2. Creation of Utility Easement. The City hereby creates, grants and imposes a permanent Utility Easement in the location illustrated and described in the attached Exhibit B and C to be used for sanitary and storm sewer management purposes as determined necessary by the City.
3. Obstructions. No structure shall be erected or maintained with the Utility Easement without the prior consent of the City.

[Signature page to follow]

[Signature page to Amendment to Storm and Sanitary Easement]

IN WITNESS WHEREOF, this Amendment to Storm and Sanitary Easement is executed as of the day and year first above written.

CITY OF STURGEON BAY

By: _____
Name: _____
Title: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2021, the above named _____ to me known to be the person who executed the foregoing instrument.

Name: _____

Notary Public, State of Wisconsin

My commission expires: _____

This instrument was drafted by:



Attorney James M. Kalny
2800 E. Enterprise Avenue
Appleton, WI 54913
920-996-0000 (ph.)
920-996-0001 (fax)

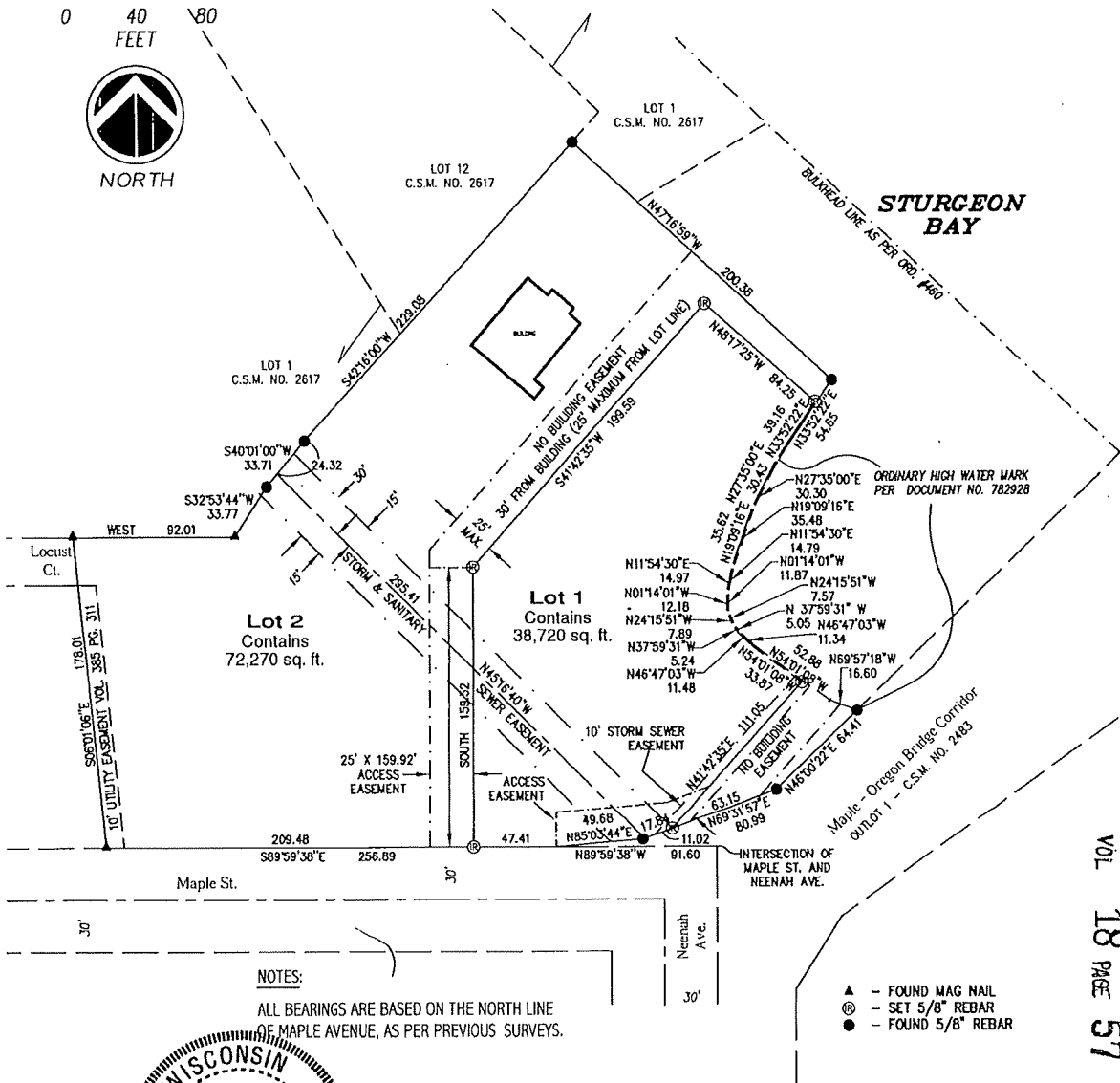
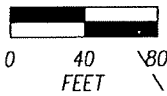
EXHIBIT A

2952

CERTIFIED SURVEY MAP

BEING:
 PART OF LOT 1, BLOCK 9 OF HARRIS FIRST ADDITION AND
 ALSO A PART OF LOTS 1,6 AND 7, BLOCK 8 OF BAYVIEW
 PLAT AND ALL OF LOTS 2,3,4 AND 5, BLOCK 8 OF BAYVIEW
 PLAT AND ALSO PART OF SUBDIVISION 76
 AND BEING LOCATED IN:
 THE NE 1/4 OF SECTION 7, T. 27 N., R. 26 E.,
 CITY OF STURGEON BAY, DOOR COUNTY,
 WISCONSIN.

SCALE



NOTES:
 ALL BEARINGS ARE BASED ON THE NORTH LINE
 OF MAPLE AVENUE, AS PER PREVIOUS SURVEYS.



7-15-15

Michael G. McCarty
 McCarty

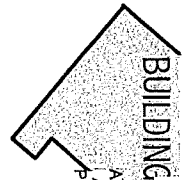
- ▲ - FOUND MAG NAIL
- ⊙ - SET 5/8" REBAR
- - FOUND 5/8" REBAR

VOL 18 PAGE 57

EXHIBIT 'B'

BEING A PART OF:
 C.S.M. NUMBER 2952, RECORDED AT VOLUME 18, PAGE 57
 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 788826.

ALSO:
 A PART OF LOT 1, BLOCK 9 OF HARRIS FIRST ADDITION AND
 ALSO A PART OF LOTS 1, 6 AND 7, BLOCK 8 OF BAYVIEW
 PLAT AND ALL OF LOTS 2, 3, 4 AND 5, BLOCK 8 OF BAYVIEW
 PLAT AND ALSO PART OF SUBDIVISION 76
 ALL LOCATED IN:
 THE NE 1/4 OF SECTION 7,
 TOWNSHIP 27 NORTH, RANGE 28 EAST,
 CITY OF STURGEON BAY,
 DOOR COUNTY,
 WISCONSIN.



LOT 1
 C.S.M. NO. 2617

N40°01'00"E
 20.07

Proposed C.S.M.
Lot 2
 Contains
 98,443 sq. ft. ±
 (9,547 sq. ft. above
 Ordinary Highwater Mark)

PROPOSED UTILITY EASEMENT
 14,882 SQ. FT. ±

Proposed C.S.M.
Lot 1
 Contains
 40,291 sq. ft.

ORDINARY HIGH WATER MARK
 PER DOCUMENT NO. 782928

Proposed C.S.M.
Lot 3
 Contains
 12,658 sq. ft.

ORDINARY HIGH WATER MARK
 PER DOCUMENT NO. 782928

Maple - Oregon Bridge Corridor
 OUTLOT 1 - C.S.M. NO. 2483

SW CORNER - LOT 2
 C.S.M. NO. 2952
 209.48
 S89°59'38"E
 256.89
 30'
 47.41
 N85°03'44"E
 30.02
 S85°03'44"W
 19.56
 N02°48'40"W
 17.41
 S89°31'57"W
 16.36

Maple St.

Neenah Ave.



EXHIBIT 'C'

Description – Proposed Utility Easement;

An easement for the construction and maintenance of underground utilities being a part of C.S.M. Number 2952 recorded at Volume 18, Page 57 of Certified Survey Maps as Document No. 788826, also a part of Lot 1, Block 9 of Harris First Addition and also a part of Lots 1, 6 and 7, Block 8 of Bayview Plat and all of Lots 2, 3, 4 and 5, Block 8 of Bayview Plat and also part of Subdivision 76, all located in the NE 1/4 of Section 7, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin. More particularly described as follows:

Commencing at the SW corner of Lot 2 of said C.S.M. Number 2952, said corner being on the northerly right of way line of Maple Street; thence S. 89°59'38" E., 256.89 along said northerly right of way line to the northerly line of the Maple - Oregon Bridge Corridor, said line being the northerly line of Outlot 1 of C.S.M. Number 2483, recorded at Volume 15, Page 13 of Certified Survey Maps as Document Number 725179; thence N. 85°03'44" E., 30.02 feet along said northerly line to the point of beginning of said easement; thence N. 02°48'40" W., 17.41 feet; thence N. 45°16'09" W., 268.93 feet to the southerly line of Lot 1 of C.S.M. Number 2617, recorded at Volume 15, Page 342 of Certified Survey Maps as Document Number 750029; thence N. 40°01'00" E., 20.07 feet along said southerly line; thence S. 45°16'09" E., 259.17 feet; thence N. 87°00'16" E., 24.82 feet; thence N. 45°16'10" E., 112.09 feet; thence N. 07°47'45" E., 79.64 feet; thence S. 47°05'34" W., 77.06 feet; thence N. 42°54'26" W., 20.00 feet; thence N. 47°05'34" E., 194.22 feet to a point on a meander line; thence continue N. 47°05'34" E., 15 feet +/- to a Bulkhead Line as per City Ordinance #460; thence Southeasterly, 20 feet +/- along said Bulkhead Line; thence S. 47°05'34" W., 15 feet +/- to a point on a meander line; said point being S. 46°53'11" E., 20.05 feet along said meander line from the aforementioned point on said meander line; thence continue S. 47°05'34" W., 86.98 feet; thence S. 07°47'44" W., 110.88 feet; thence S. 45°16'10" W., 111.76 feet to the aforementioned northerly line of the Maple - Oregon Bridge Corridor (Outlot 1 of C.S.M. No. 2483); thence along said northerly line as follows: S. 69°31'57" W., 46.36 feet; thence S. 85°03'44" W., 19.66 feet to the point of beginning.

Said easement contains 14,882 square feet +/-.

EXECUTIVE SUMMARY

Title: Creation of Various Easements for West Waterfront Redevelopment

Background: The City is working with developers on projects pertaining to the West Waterfront redevelopment area. The parcels for the redevelopment projects need to be created and various utility and access easements need to be created. The easements protect existing public utilities or provide public access through the proposed private development in order to get to the public parkland and dock wall area.

The legal descriptions were provided by Baudhuin Inc and the easement documents drafted by the City Attorney. The easements being established include:

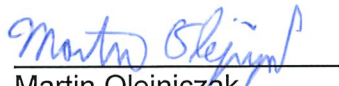
- Various utility easements for existing sanitary sewer and storm sewer infrastructure, and for needed electrical service serving the sites.
- A 30-foot access easement and utility easement, which is for the driveway leading to the proposed parking lot on the public parkland parcel and also for an existing underground stormwater tank that overlaps this access.
- An access easement of varying width that is for the recently installed driveway leading to the Sarter tugboats and the promenade.

The easement documents spell out the rights and responsibilities relating to these easements. The easements will also appear on the certified survey map creating the parcels for the new developments.

Fiscal impact: None (other than modest amount for attorney's fee and recording fee).

Recommendation: Approve the easements.

Prepared by:



 Martin Olejniczak
 Community Development Director

7-29-2021

 Date

Reviewed by:

 Chad Shefchik
 City Engineer

 Date

Reviewed by:



 Josh Van Lieshout
 City Administrator

7/29/21

 Date

ACCESS & UTILITY EASEMENT

Document Number

Recording Area

Name and Return Address

Attorney James M. Kalny
Davis & Kuelthau, s.c.
2800 E Enterprise Ave
Appleton, WI 54913

2811210080101B
Parcel Identification Number (PIN)

ACCESS & UTILITY EASEMENT

This ACCESS & UTILITY EASEMENT (the “Easement”) is created this 3rd day of August, 2021, by the City of Sturgeon Bay Common Council.

WHEREAS, The City of Sturgeon Bay (the “City”) is the owner of the parcels identified on the revised Certified Survey Map No. 2952, as recorded with the Door County Register of Deeds as Document No. 788826 in Vol. 18, Page No. 57 (the “Property”);

WHEREAS, the City desires to create this access and utility easement for the protection and future use of the underlying parcels;

NOW THEREFORE, the City hereby declares and grants a perpetual non-exclusive access and utility easement in, over, on, under, and/or across the Property as set forth below.

1. Access & Utility Easement.

- a. Grant of Access & Utility Easement. The City, for itself and its grantees, heirs, executors, administrators, successors and assigns, hereby creates a permanent non-exclusive access and utility easement created for the benefit of the Property as particularly illustrated and described in the attached and incorporated Exhibits A and B (“Access & Utility Easement”). The Access & Utility Easement shall be appurtenant to and shall pass with the title to the respective properties. Nothing in this Access and Utility easement shall prohibit the improvement of this Easement in a manner consistent with its purpose, by or with the prior consent of the City.
- b. Use of Access & Utility Easement.
 - i. The Access & Utility Easement shall be used for ingress and egress to the Property. The Access & Utility Easement may also be used by firefighting, emergency and other public vehicles and personnel for public services, emergencies, fires and similar events. It is intended that the Access & Utility Easement shall permit access for vehicular and pedestrian traffic to and from the Property.
 - ii. The Access and Utility Easement shall also be used for underground stormwater facilities. Any excavation of the Access and Utility Easement for storm sewer maintenance, extension or repair shall be carried out the City who shall act deliberately and upon completion return the Access and Utility Easement to the condition it was in before the excavation.
- c. Limitations to Use of Access & Utility Easement. Except as provided above, no vehicle shall be parked on or within the Access & Utility Easement, nor shall any impediment be placed, stored or maintained on or within the Access & Utility Easement. It is the intent of this document that the Access & Utility Easement shall remain free and clear to allow the City and its invitees, to have full, unimpeded access to the Property.

2. Reservation by Grantor/Non-Exclusive Use. All right, title and interest in and to any easement under this Easement which may be used and enjoyed without interfering with the rights conveyed by this Easement are reserved for the City, or its respective heirs, executors, administrators, successors and assigns. The City shall have the right to improve upon the Grantee Property, subject to Section 1(c).
3. Duration. Except as expressly provided herein, the easements and rights herein granted shall be of perpetual duration.
4. General Provisions.
 - a. Covenants Running with the Land/Assignment. The Access & Utility Easement and other rights conferred hereby are intended to, and do, constitute appurtenant easements and covenants that run with the land, and shall inure to the benefit of and be binding upon the parties and their respective grantees, heirs, successors and assigns. Without limiting the foregoing, the City acknowledges that the rights hereunder are assignable; that the City may enter into agreements to sell or otherwise may transfer its property, and that it hereby consents to the assignment of all of its rights, title and interest and its delegation of all of its obligations created under this Easement upon any such sale or transfer.
 - b. Effective Date. This Document shall be effective upon the date it is filed with the Door County Register of Deeds.
 - c. Non-Use. Non-use or limited use of the easement rights granted in this Easement shall not prevent the benefiting party from later use of the easement rights to the fullest extent authorized herein.
 - d. Governing Law. This easement is made expressly subject to each and every, all and singular, law, regulation, ordinance and statute of municipal, or other governmental authority, if any, applicable to, and enforceable against, the Property. This easement will be governed by and construed and enforced in accordance with the laws of the State of Wisconsin without regard to principles of conflicts of law.

[Signature page to follow]

[Signature page to Access & Utility Easement]

IN WITNESS WHEREOF, this Access & Utility Easement is executed as of the day and year first above written.

**CITY OF STURGEON BAY COMMON
COUNCIL**

By: _____
Name: Josh Van Lieshout
Title: City Administrator

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2021, the above named
Josh Van Lieshout to me known to be the person who executed the foregoing instrument.

Name: _____

Notary Public, State of Wisconsin

My commission expires: _____

This instrument was drafted by:



Attorney James M. Kalny
2800 E. Enterprise Avenue
Appleton, WI 54913
920-996-0000 (ph.)
920-996-0001 (fax)

EXHIBIT 'A'

BEING A PART OF:
 C.S.M. NUMBER 2952, RECORDED AT VOLUME 18, PAGE 57
 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 788626.

BUILDING
 A PART OF LOT 1, BLOCK 9 OF HARRIS FIRST ADDITION AND
 ALSO A PART OF LOTS 1, 6 AND 7, BLOCK 8 OF BAYVIEW
 PLAT AND ALL OF LOTS 2, 3, 4 AND 5, BLOCK 8 OF BAYVIEW
 PLAT AND ALSO PART OF SUBDIVISION 76
 ALL LOCATED IN:
 THE NE 1/4 OF SECTION 7,
 TOWNSHIP 27 NORTH, RANGE 26 EAST,
 CITY OF STURGEON BAY,
 DOOR COUNTY,
 WISCONSIN.

LOT 1
 C.S.M. NO. 2617

Proposed C.S.M.
Lot 2
 Contains
 98,443 sq. ft. ±
 (3,547 sq. ft. above
 Ordinary Highwater Mark)

Proposed C.S.M.
Lot 1
 Contains
 40,291 sq. ft.

Proposed C.S.M.
Lot 3
 Contains
 12,658 sq. ft.

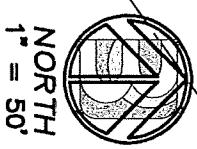
ORDINARY HIGH WATER MARK
 PER DOCUMENT NO. 782928

ORDINARY HIGH WATER MARK
 PER DOCUMENT NO. 782928

PROPOSED 30' WIDE
 ACCESS & UTILITY EASEMENT
 1,655 SQ. FT.

Maple St.

Neenah Ave.



Maple - Oregon Bridge Corridor
 OUTLOT 1 - C.S.M. NO. 2483

BURNED LINE AS PER ORD. #460

EXHIBIT 'B'

Description – Proposed 30' wide Access & Utility Easement;

A 30 foot wide easement for ingress, egress, and utilities being a part of C.S.M. Number 2952 recorded at Volume 18, Page 57 of Certified Survey Maps as Document No. 788826, also a part of Lot 1, Block 9 of Harris First Addition and also a part of Lots 1, 6 and 7, Block 8 of Bayview Plat and all of Lots 2, 3, 4 and 5, Block 8 of Bayview Plat and also part of Subdivision 76, all located in the NE 1/4 of Section 7, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin. More particularly described as follows:

Commencing at the SW corner of Lot 2 of said C.S.M. Number 2952, said corner being on the northerly right of way line of Maple Street; thence S. 89°59'38" E., 256.89 along said northerly right of way line to the northerly line of the Maple - Oregon Bridge Corridor, said line being the northerly line of Outlot 1 of C.S.M. Number 2483, recorded at Volume 15, Page 13 of Certified Survey Maps as Document Number 725179 and the point of beginning of said easement; thence N. 02°48'40" W., 18.51 feet; thence Northerly, 12.00 feet along the arc of a 67.00 foot radius curve to the right whose chord bears N. 02°19'06" E., 11.98 feet (incl. < = 10°15'32"); thence N. 07°26'52" E., 17.04 feet; thence Northerly, 7.49 feet along the arc of a 37.00 foot radius curve to the left whose chord bears N. 01°38'46" E., 7.48 feet (incl. < = 11°36'12"); thence S. 42°03'38" E., 13.71 feet; thence N. 33°52'22" E., 32.81 feet; thence S. 11°18'50" E., 6.73 feet; thence Southerly, 21.94 feet along the arc of a 67.00 foot radius curve to the right whose chord bears S. 01°55'59" E., 21.84 feet (incl. < = 01°55'59"); thence S. 07°26'52" W., 17.04 feet; thence 6.62 feet along the arc of a 37.00 foot radius curve to the left whose chord bears S. 02°19'06" W., 6.62 feet (incl. < = 10°15'32"); thence S. 02°48'40" E., 17.41 feet to the aforementioned northerly line of the Maple - Oregon Bridge Corridor (Outlot 1 of C.S.M. No. 2483); thence S. 85°03'44" W., 30.02 feet along said northerly line to the point of beginning.

Said easement contains 1,655 square feet +/-.

ACCESS EASEMENT

Document Number

Recording Area

Name and Return Address

Attorney James M. Kalny
Davis & Kuelthau, s.c.
2800 E Enterprise Ave
Appleton, WI 54913

2811210080101B; 2811210080101A
Parcel Identification Number (PIN)

ACCESS EASEMENT

This ACCESS EASEMENT (the “Easement”) is created this 3rd day of August 2021, by the City of Sturgeon Bay Common Council.

WHEREAS, The City of Sturgeon Bay (the “City”) is the owner of the parcels identified on the revised Certified Survey Map No. 2952, as recorded with the Door County Register of Deeds as Document No. 788826 in Vol. 18, Page No. 57 (the “Property”);

WHEREAS, the City desires to create this access easement for the protection and future use of the underlying parcels;

NOW THEREFORE, the City hereby declares and grants a perpetual non-exclusive access easement in, over, on, under, and/or across the Property as set forth below.

1. Access Easement.

- a. Grant of Access Easement. The City, for itself and its grantees, heirs, executors, administrators, successors and assigns, hereby conveys and creates a permanent access easement created for the benefit of the Grantee Property as particularly illustrated and described in the attached and incorporated Exhibits A and B (“Access Easement”). The Access Easement shall be appurtenant to and shall pass with the title to the respective properties.
- b. Use of Access Easement. The Access Easement shall be used for ingress and egress to the Property. The Access Easement may also be used by firefighting, emergency and other public vehicles and personnel for public services, emergencies, fires and similar events. It is intended that the Access Easement shall permit access for vehicular and pedestrian traffic to and from the Property as determined by City. Nothing in this Access Easement shall prohibit the improvement of this Easement in a manner consistent with its purpose, by or with the prior consent of the City.
- c. Limitations to Use of Access Easement. No vehicle shall be parked on or within the Access Easement, nor shall any impediment be placed, stored or maintained on or within the Access Easement. It is the intent of this document that the Access Easement shall remain free and clear to allow the City and its invitees, to have full, unimpeded access to the Property.

2. Reservation by Grantor/Non-Exclusive Use. All right, title and interest in and to any easement under this Easement which may be used and enjoyed without interfering with the rights conveyed by this Easement are reserved for the City, or its respective heirs, executors, administrators, successors and assigns. The City shall have the right to improve upon the Grantee Property, subject to Section 1(c).

3. Duration. Except as expressly provided herein, the easements and rights herein granted shall be of perpetual duration.

4. General Provisions.

- a. Covenants Running with the Land/Assignment. The Access Easement and other rights conferred hereby are intended to, and do, constitute appurtenant easements and covenants that run with the land, and shall inure to the benefit of and be binding upon the parties and their respective grantees, heirs, successors and assigns. Without limiting the foregoing, the City acknowledges that the rights hereunder are assignable; that the City may enter into agreements to sell or otherwise may transfer its property, and that it hereby consents to the assignment of all of its rights, title and interest and its delegation of all of its obligations created under this Easement upon any such sale or transfer.
- b. Effective Date. This Document shall be effective upon the date it is filed with the Door County Register of Deeds.
- c. Non-Use. Non-use or limited use of the easement rights granted in this Easement shall not prevent the benefiting party from later use of the easement rights to the fullest extent authorized herein.
- d. Governing Law. This easement is made expressly subject to each and every, all and singular, law, regulation, ordinance and statute of municipal, or other governmental authority, if any, applicable to, and enforceable against, the Property. This easement will be governed by and construed and enforced in accordance with the laws of the State of Wisconsin without regard to principles of conflicts of law.

[Signature pages to follow]

[Signature page to Access Easement]

IN WITNESS WHEREOF, this Access Easement is executed as of the day and year first above written.

**CITY OF STURGEON BAY COMMON
COUNCIL**

By: _____
Name: Josh Van Lieshout
Title: City Administrator

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me this ____ day of _____, 2021, the above named Josh Van Lieshout to me known to be the person who executed the foregoing instrument.

Name: _____
Notary Public, State of Wisconsin
My commission expires: _____

This instrument was drafted by:



Attorney James M. Kalny
2800 E. Enterprise Avenue
Appleton, WI 54913
920-996-0000 (ph.)
920-996-0001 (fax)

EXHIBIT 'A'

BEING A PART OF:

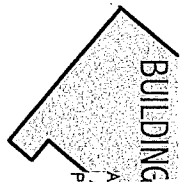
C.S.M. NUMBER 2952, RECORDED AT VOLUME 18, PAGE 57
OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 788826.

ALSO:

A PART OF LOT 1, BLOCK 9 OF HARRIS FIRST ADDITION AND
ALSO A PART OF LOTS 1, 6 AND 7, BLOCK 8 OF BAYVIEW
PLAT AND ALL OF LOTS 2, 3, 4 AND 5, BLOCK 8 OF BAYVIEW
PLAT AND ALSO PART OF SUBDIVISION 76

ALL LOCATED IN:

THE NE 1/4 OF SECTION 7,
TOWNSHIP 27 NORTH, RANGE 26 EAST,
CITY OF STURGEON BAY,
DOOR COUNTY,
WISCONSIN.



LOT 1
C.S.M. NO. 2617

Proposed C.S.M.
Lot 2
Contains
98,443 sq. ft. ±
(3,547 sq. ft. above
Ordinary Highwater Mark)

Proposed C.S.M.
Lot 1
Contains
40,291 sq. ft.

Proposed C.S.M.
Lot 3
Contains
12,658 sq. ft.

ORDINARY HIGH WATER MARK
PER DOCUMENT NO. 782928

ORDINARY HIGH WATER MARK
PER DOCUMENT NO. 782928

SW CORNER - LOT 2,
C.S.M. NO. 2952

209.48
---S89°59'38"E

256.89

30'

47.41

N85°03'44"E
49.88

Maple St.

Neenah
Ave.

PROPOSED
ACCESS EASEMENT
1,906 SQ. FT.

Maple - Oregon Bridge Corridor
OUTLOT 1 - C.S.M. NO. 2483

BULKHEAD LINE AS PER ORD. #450

CAD: 581-CSM21

SHEET 1 OF 1

JOB NO. 15581
7-20-21



DB

EXHIBIT 'B'

Description – Proposed Access Easement;

An easement for ingress and egress being a part of C.S.M. Number 2952 recorded at Volume 18, Page 57 of Certified Survey Maps as Document No. 788826, also a part of Lot 1, Block 9 of Harris First Addition and also a part of Lots 1, 6 and 7, Block 8 of Bayview Plat and all of Lots 2, 3, 4 and 5, Block 8 of Bayview Plat and also part of Subdivision 76, all located in the NE 1/4 of Section 7, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin. More particularly described as follows:

Commencing at the SW corner of Lot 2 of said C.S.M. Number 2952, said corner being on the northerly right of way line of Maple Street; thence S. 89°59'38" E., 256.89 along said northerly right of way line to the northerly line of the Maple - Oregon Bridge Corridor, said line being the northerly line of Outlot 1 of C.S.M. Number 2483, recorded at Volume 15, Page 13 of Certified Survey Maps as Document Number 725179; thence along said northerly line as follows: N. 85°03'44" E., 49.68 feet; thence N. 69°31'57" E., 62.09 feet to the point of beginning of said easement; thence continue N. 69°31'57" E., 18.90 feet; thence N. 46°00'22" E., 63.29 feet; thence leaving said northerly line, N. 69°57'18" W., 16.60 feet; thence N. 54°01'08" W., 52.88 feet; thence S. 46°00'23" W., 47.21 feet; thence S. 02°23'37" W., 32.56 feet to the point of beginning.

Said easement contains 1,906 square feet.

CITY OF STURGEON BAY RESOLUTION # _____
AUTHORIZING THE VACATION, CREATION AND AMENDMENT OF CERTAIN
EASEMENTS

BY THE COMMON COUNCIL OF THE CITY OF STURGEON BAY hereby resolves as follows:

WHEREAS, the City has purchased and is the current owner of the real estate described and illustrated in Certified Survey Map No. 2952, as recorded with the Door County Register of Deeds as Document No. 788826 in Vol. 18, Page No. 57 (the CSM) Door known as 92 E. Maple (the Property) for the purpose of developing the west side waterfront; and

WHEREAS, during its ownership of the Property the City created the CSM whereby it granted certain access, no build, and sanitary and storm sewer easements to facilitate certain development that did not occur; and

WHEREAS, alternative development is anticipated that would conflict with the easements in their current locations, requiring the elimination or modification of some easements, and the creation of others.

WHEREAS, to facilitate the development the City wishes to modify, eliminate certain easements encumbering the Property and to create new easements.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Sturgeon Bay as follows:

that the attached Termination of No Building Easements, Termination of Access Easements, Creation of Access Easements, Creation of Access and Utility Easements and Amendment to Utility Easement, copies of which are attached hereto and incorporated herein (collectively the Documents) are hereby authorized and approved.

BE IT FURTHER RESOLVED:

that all appropriate city staff are authorized and directed to take such actions as are necessary to duly and properly file the Documents with the Door County Register of Deeds and the City Administrator is authorized and directed to sign the Documents on behalf of the City.

Dated in Surgeon Bay Wisconsin this ____ day of August, 2021

David J. Ward, Mayor

Stephanie L. Reinhardt

Adopted _____

Approved _____

Attachments

Executive Summary

Certified Survey Map for West Waterfront

Background: The City is working with developers on projects pertaining to the West Waterfront redevelopment area. The parcels for the redevelopment projects need to be created and various utility and access easements need to be created. A draft certified survey map (CSM) has been created by Baudhuin, Inc. The CSM creates the two lots for The Breakwater Residences (Lot 1) and The Sturgeon Bay Plaza (Lot 3), while retaining the remainder of the site for the City (lot 2). The lot being retained by the City is mostly the land considered to be lakebed, but also includes a one-foot strip of “upland” in order to preserve the City’s riparian rights.

The CSM also shows the various easements that either already exist or are being created. The creation of the new easements is being considered via separate Council action.

Once the CSM is approved and recorded, the lots can be transferred to the developers upon signing of the development agreements and satisfaction of the remaining contingencies.

Recommendation: Approve the CSM.

Drafted by: Marty Olejniczak
Marty Olejniczak
Community Development Director

7-29-2021
Date

Reviewed by: _____
Chad Shefchik
City Engineer

Date

Reviewed by: Josh Van Lieshout
Josh Van Lieshout
City Administrator

7/29/21
Date

CERTIFIED SURVEY MAP

BEING A REVISION OF:
 C.S.M. NUMBER 2952, RECORDED AT VOLUME 18, PAGE 57
 OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 788826.

BEING PART OF:
 LOT 1, BLOCK 9 OF HARRIS FIRST ADDITION AND ALSO A
 PART OF LOTS 1,6 AND 7, BLOCK 8 OF BAYVIEW PLAT AND
 ALL OF LOTS 2,3,4 AND 5, BLOCK 8 OF BAYVIEW PLAT AND
 ALSO PART OF SUBDIVISION 76

ALL LOCATED IN:
 THE NE 1/4 OF SECTION 7,
 TOWNSHIP 27 NORTH, RANGE 26 EAST,
 CITY OF STURGEON BAY,
 DOOR COUNTY,
 WISCONSIN.

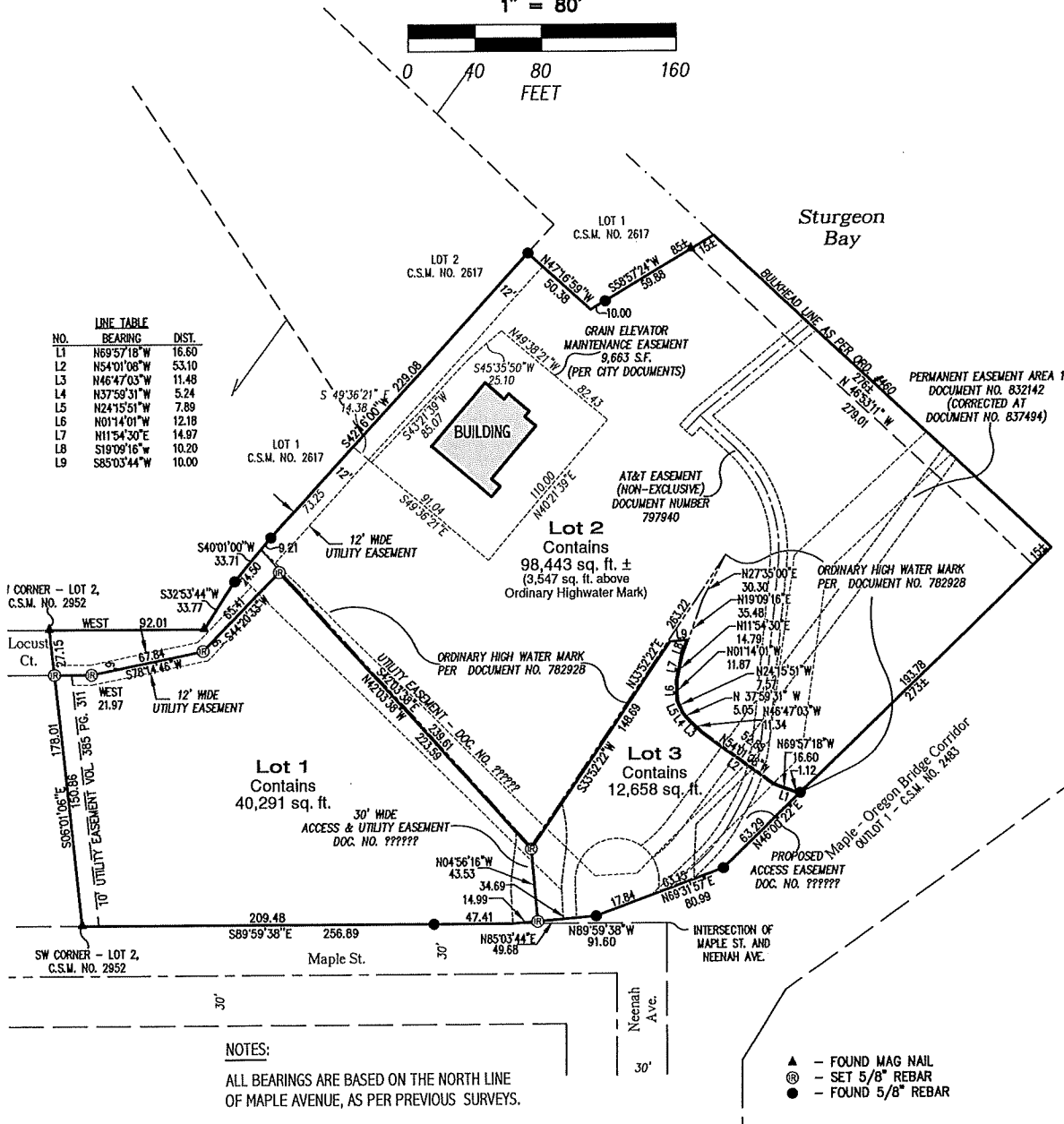


NORTH
 1" = 80'



FEET

NO.	BEARING	DIST.
L1	N69°57'18"W	16.60
L2	N54°01'08"W	53.10
L3	N46°47'03"W	11.48
L4	N37°58'31"W	5.24
L5	N24°15'51"W	7.89
L6	N01°14'01"W	12.18
L7	N11°54'30"E	14.97
L8	S19°09'16"W	10.20
L9	S85°03'44"W	10.00



NOTES:
 ALL BEARINGS ARE BASED ON THE NORTH LINE
 OF MAPLE AVENUE, AS PER PREVIOUS SURVEYS.

- ▲ - FOUND MAG NAIL
- ⊗ - SET 5/8" REBAR
- - FOUND 5/8" REBAR

CERTIFIED SURVEY MAP

BEING A REVISION OF:

C.S.M. NUMBER 2952, RECORDED AT VOLUME 18, PAGE 57
OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 788826.

BEING PART OF:

LOT 1, BLOCK 9 OF HARRIS FIRST ADDITION AND ALSO A
PART OF LOTS 1,6 AND 7, BLOCK 8 OF BAYVIEW PLAT AND
ALL OF LOTS 2,3,4 AND 5, BLOCK 8 OF BAYVIEW PLAT AND
ALSO PART OF SUBDIVISION 76

ALL LOCATED IN:

THE NE 1/4 OF SECTION 7,
TOWNSHIP 27 NORTH, RANGE 26 EAST,
CITY OF STURGEON BAY,
DOOR COUNTY,
WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Michael G. McCarty, Registered Land Surveyor for Baudhuin Incorporated, do hereby certify that under the direction of the City of Sturgeon Bay, we have surveyed the following described parcel:

A parcel of land being a revision of C.S.M. Number 2952 recorded at Volume 18, Page 57 of Certified Survey Maps as Document No. 788826, being a part of Lot 1, Block 9 of Harris First Addition and also a part of Lots 1, 6 and 7, Block 8 of Bayview Plat and all of Lots 2, 3, 4 and 5, Block 8 of Bayview Plat and also part of Subdivision 76, all located in the NE 1/4 of Section 7, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin. More particularly described as follows:

Commencing at the SW corner of Lot 2 of said C.S.M. Number 2952, said corner being on the northerly right of way line of Maple Street and the point of beginning of lands to be described; thence S. 89°59'38" E., 256.89 along said northerly right of way line to the northerly line of the Maple - Oregon Bridge Corridor, said line being the northerly line of Outlot 1 of C.S.M. Number 2483, recorded at Volume 15, Page 13 of Certified Survey Maps as Document Number 725179; thence along said northerly line as follows: N. 85°03'44" E., 49.68 feet; thence N. 69°31'57" E., 80.99 feet; thence N. 46°00'22" E., 258.19 feet to a point on a meander line; thence continue N. 46°00'22" E., 15 feet ± to a Bulkhead Line as per City Ordinance #460; thence leaving said northerly line, Northwesterly, 276 feet ± along said Bulkhead Line to the easterly line of C.S.M. Number 2617, recorded at Volume 15, Page 342 of Certified Survey Maps as Document Number 750029; thence along said easterly line as follows: S. 58°57'24" W., 15 feet ± to a found Mag nail on a meander line, said point being N. 46°53'11" W., 279.01 feet along said meander line from the aforementioned point on said meander line; thence continue S. 58°57'24" W., 69.88 feet; thence N. 47°16'59" W., 50.38 feet; thence S. 42°16'00" W., 229.08 feet; thence S. 40°01'00" W., 33.71 feet; thence S. 32°53'44" W., 33.77 feet to the southeasterly corner of Lot 1 of said C.S.M. Number 2617; thence leaving said easterly line, West, 92.01 feet to the NW corner of Lot 2 of said C.S.M. Number 2952; thence S. 06°01'06" E., 178.01 feet along the westerly line of Lot 2 of said C.S.M. Number 2952 to the point of beginning.

Said parcel contains 151,392 square feet ±, and is subject to and benefited by all easements of record.

Also, I have fully complied with the requirements of chapter 236.34 of the Wisconsin Statutes. I further certify that the attached map is a true representation of said property and correctly shows the exterior boundaries and correct measurements thereof.

Dated: _____

Michael G. McCarty S-2298

CERTIFIED SURVEY MAP

BEING A REVISION OF:

C.S.M. NUMBER 2952, RECORDED AT VOLUME 18, PAGE 57
OF CERTIFIED SURVEY MAPS AS DOCUMENT NO. 788826.

BEING PART OF:

LOT 1, BLOCK 9 OF HARRIS FIRST ADDITION AND ALSO A
PART OF LOTS 1,6 AND 7, BLOCK 8 OF BAYVIEW PLAT AND
ALL OF LOTS 2,3,4 AND 5, BLOCK 8 OF BAYVIEW PLAT AND
ALSO PART OF SUBDIVISION 76

ALL LOCATED IN:

THE NE 1/4 OF SECTION 7,
TOWNSHIP 27 NORTH, RANGE 26 EAST,
CITY OF STURGEON BAY,
DOOR COUNTY,
WISCONSIN.

OWNER'S CERTIFICATE:

As owners, we, City of Sturgeon Bay, do hereby certify that we have caused the land depicted on this certified survey map to be surveyed, mapped and dedicated as represented on this certified survey map.

Dated: _____

David Ward, Mayor

Dated: _____

Stephanie Reinhardt, Clerk

PLANNING COMMISSION CERTIFICATE:

This certified survey map has been submitted and approved in accordance with Chapter 21 of the Sturgeon Bay Municipal Code.

Dated: _____

Martin Olejniczak
Community Development Director