



**CITY OF STURGEON BAY COMMON COUNCIL AGENDA
TUESDAY, MARCH 15, 2022
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 – \$362,391.56, Capital Fund - \$2,048.93, Cable TV - \$39.57, TID #2 - \$131,583.33, TID #3 - \$22,095.00, TID #4 - \$41,942.73, and Solid Waste Enterprise Fund - \$19,490.11 for a grand total of \$579,591.23. [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 3/1/22 regular Common Council minutes.
 - * b. Place the following minutes on file:
 - (1) Local Arts Board – 2/9/22
 - (2) Finance/Purchasing & Building Committee – 2/22/22
 - * c. Place the following report on file:
 - (1) Police Department Report – February 2022
 - * d. Consideration of: Approval of Beverage Operator licenses.
 - * e. Finance/Purchasing & Building Committee recommendation re: Approve the purchase of a new Bobcat S770 T4 skid steer from Bobcat Plus, DePere, WI in an amount not to exceed \$62,437.
8. Mayoral Appointments.
9. Public hearing re: Proposed amendments to Zoning Code, which is Chapter 20 of the Municipal Code – Sections 20.03, 20.08 through 20.24, and 20.27.
10. Finance/Purchasing & Building Committee recommendation re: Approve the financial incentive parameters as presented for the Duquaine Development Sawyer Drive apartment project.

11. **Finance/Purchasing & Building Committee recommendation re: Approve the offer of \$1.5 million in financial incentives to Premier Real Estate Management as a developer financed TID, subject to creation of the TID for an apartment project.**
12. **City Administrator report.**
13. **Mayor's report.**
14. **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: Financial Incentives for Duquaine Development Sawyer Drive apartment project and/or Premier Real Estate Management.

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

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Posted:

Date: 3-11-2022

Time: 12:00pm

By: JM

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

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

DATE
TIME
ID: ~~XXXXXXXX~~

INVOICES DUE ON/BEFORE 03/15/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
GENERAL FUND				
2017 CAPITAL PROJECTS & EQUIP				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 2017 CAPITAL	01-000-901-70001	11,870.63
TOTAL 2017 CAPITAL PROJECTS & EQUIP				11,870.63
2018 CAPITAL PROJ & EQ				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 2018 CAP PROJ/EQUIP	01-000-904-70001	14,765.63
TOTAL 2018 CAPITAL PROJ & EQ				14,765.63
2019 CAPITAL EQUIP & PROJ				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 219 CAPITAL PROJCTS	01-000-906-70001	20,850.00
TOTAL 2019 CAPITAL EQUIP & PROJ				20,850.00
2020 CAPITAL PROJ & EQUIPMENT				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 2020 CAPITAL	01-000-907-70001	28,525.00
TOTAL 2020 CAPITAL PROJ & EQUIPMENT				28,525.00
2021 CAPITAL PROJ & EQUIPMENT				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 2021 CAP PROJECTS	01-000-908-70001	15,540.52
TOTAL 2021 CAPITAL PROJ & EQUIPMENT				15,540.52
CITY HALL / FIRE & POLICE STN				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 REFND BONDS-GF BUILDING	01-000-920-70001	10,950.00
TOTAL CITY HALL / FIRE & POLICE STN				10,950.00
EGG HARBOR RD IMP/DES				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 EGG HARBOR RD	01-000-976-70001	6,103.75
TOTAL EGG HARBOR RD IMP/DES				6,103.75
BALLFIELD LIGHTING				
WPPI ENG	WPPI ENERGY	03/22 ATHLETIC FLD LIGHT PRJCT	01-000-981-70000	1,365.39
TOTAL BALLFIELD LIGHTING				1,365.39
TOTAL GENERAL FUND				109,970.92

LAW/LEGAL

03950	DAVIS KUELTHAU	01/22 GENERAL LEGAL MATTERS	01-110-000-55010	546.00
03950		01/22 RUENGER PROPERTY	01-110-000-55010	1,476.00
03950		01/22 D KRUEGER CLOSING	01-110-000-55010	624.00
16555	PINKERT LAW FIRM, LLP	01/22 TRAFFIC MATTERS	01-110-000-55010	1,755.00
TOTAL				4,401.00
TOTAL LAW/LEGAL				4,401.00

CITY CLERK-TREASURER

INVOICES DUE ON/BEFORE 03/15/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
13901	MTAW	SPRING CONF REG/CLARIZIO	01-115-000-55600	135.00
17700	QUILL CORPORATION	HP 414A BLACK TONER	01-115-000-51950	88.99
17700		POST ITS/HIGHLIGHTERS	01-115-000-51950	17.28
R0001732	ROBERT O'DEAN	SUBPOENA FEE/CS # 21F0389	01-115-000-56350	16.80
USBANK	US BANK	CONF REGISTRATION/CLARIZIO	01-115-000-55600	289.00
USBANK		GFOA RENEWAL FEES	01-115-000-55600	170.00
USBANK		SHRM REG/REINHARDT	01-115-000-55600	10.00
TOTAL				727.07
TOTAL CITY CLERK-TREASURER				727.07
ADMINISTRATION				
USBANK	US BANK	3 MEETING NOTEBOOKS	01-120-000-51950	36.99
USBANK		1ST QTR ROTARY DUES/VANLIESHT	01-120-000-56000	200.00
USBANK		PLATES/NAPKINS/WATER/CUPS	01-120-000-56650	11.29
USBANK		DESSERTS	01-120-000-56650	28.71
USBANK		CONF REGISTRATION/VANLIESHOUT	01-120-000-55600	289.00
TOTAL				565.99
TOTAL ADMINISTRATION				565.99
COMPUTER				
03101	CDW GOVERNMENT, INC.	3 DVI CABLES	01-125-000-54999	79.20
04696	DOOR COUNTY TREASURER	02/22 IS INTERNET	01-125-000-55550	100.00
04696		02/22 TECH SUPPORT	01-125-000-55550	4,166.67
04696		02/22 4G INTERNET	01-125-000-55550	275.00
USBANK	US BANK	ZOOM	01-125-000-55550	63.99
TOTAL				4,684.86
TOTAL COMPUTER				4,684.86
CITY ASSESSOR				
ASSO APP	ASSOCIATED APPRAISALS	03/22 CONTRACT	01-130-000-55010	4,916.67
TOTAL				4,916.67
TOTAL CITY ASSESSOR				4,916.67
BUILDING/ZONING CODE ENFORCEMENT				
DCI	DOOR COUNTY INSPECTIONS, LLC	02/22 BUILDING PERMITS	01-140-000-55010	4,252.12
USBANK	US BANK	21 STATE SEALS	01-140-000-52750	701.59
TOTAL				4,953.71
TOTAL BUILDING/ZONING CODE ENFORCEMENT				4,953.71

INVOICES DUE ON/BEFORE 03/15/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
MUNICIPAL SERVICES ADMIN.				
USBANK	US BANK	DSPS RENEWAL/SPETZ	01-145-000-56000	56.10
USBANK		PDH TRNING REG/SPETZ	01-145-000-55600	136.50
TOTAL				192.60
TOTAL MUNICIPAL SERVICES ADMIN.				192.60
PUBLIC WORKS ADMINISTRATION				
17700	QUILL CORPORATION	COPY PAPER	01-150-000-52800	63.98
17700		COPY PAPER	01-150-000-52800	36.99
TOTAL				100.97
TOTAL PUBLIC WORKS ADMINISTRATION				100.97
CITY HALL				
03159	SPECTRUM	02/22 FIRE CABLE SVC	01-160-000-58999	137.38
08280	HILL BUILDING MAINTENANCE INC	WATER LINE RUPTURE CLEAN UP	01-160-000-58999	1,142.13
23730	WPS	02/22 421 MICHIGAN STREET	01-160-000-56600	3,294.15
23730		02/22 1317 SHILOH RD	01-160-000-56600	380.09
VIKING	VIKING ELECTRIC SUPPLY, INC	LIGHT BULBS	01-160-000-55300	50.31
TOTAL				5,004.06
TOTAL CITY HALL				5,004.06
INSURANCE				
MCCLONE	MCCLONE AGENCY, INC	03/22 WORK COMP	01-165-000-58750	11,063.00
MCCLONE		03/22 GEN LIAB	01-165-000-58750	2,661.00
MCCLONE		03/22 POLICE LIAB	01-165-000-57150	1,424.00
MCCLONE		03/22 PUBLIC OFFICIAL LIAB	01-165-000-57400	2,263.00
MCCLONE		03/22 CYBER LIAB	01-165-000-55450	322.00
MCCLONE		03/22 AUTO PHYSICAL DAMAGE	01-165-000-55200	2,404.00
MCCLONE		03/22 AUTO LIAB	01-165-000-55200	1,564.00
TOTAL				21,701.00
TOTAL INSURANCE				21,701.00
GENERAL EXPENDITURES				
04696	DOOR COUNTY TREASURER	02/22 CITY HALL PHONE SVC	01-199-000-58200	37.34
04696		02/22 FIRE PHONE SVC	01-199-000-58200	10.17
04696		02/22 MUN SVC PHONE SVC	01-199-000-58200	13.09
04696		02/22 POLICE PHONE SVC	01-199-000-58200	18.60
DUMMAN	DUMMAN APPRAISAL GROUP, LLC	1/2 APPRAISAL FEE-GRANT AVE	01-199-000-58900	1,750.00
LILY BAY	LILY BAY SAND & GRAVEL LLC	EQUIP/LABOR DEMO BUTCHS BAR	01-199-000-51525	7,501.55
WIPFLI	WIPFLI LLP	PROGRESS BILLNG 12.31.21 AUDIT	01-199-000-55150	10,000.00
TOTAL				19,330.75

INVOICES DUE ON/BEFORE 03/15/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
TOTAL GENERAL EXPENDITURES				19,330.75
POLICE DEPARTMENT				
15890	PACK AND SHIP PLUS	EVIDENCE SHIP CRIME LAB	01-200-000-57250	13.55
USBANK	US BANK	CREDIT POLICE LEADRSHIP	01-200-000-55600	-225.00
USBANK		CREDIT KALAHARI	01-200-000-55600	-61.00
USBANK		MISC OFFICE SUPPLIES	01-200-000-51950	14.38
USBANK		WI CHIEF ASSC MEMBR RNW BRNKMN	01-200-000-56000	100.00
USBANK		USB EXTNDER/FORENSIC LAB	01-200-000-55500	16.85
USBANK		CREDIT	01-200-000-55500	-316.49
USBANK		2 PANTS/BRNKMN	01-200-000-52900	143.90
USBANK		FBINAA DUES/BRNKMAN	01-200-000-56000	110.00
TOTAL				-203.81
TOTAL POLICE DEPARTMENT				-203.81
POLICE DEPARTMENT/PATROL				
02960	C & W AUTO	TOW GRAND PRIX-BUTCHS	01-215-000-54999	100.00
02960		TOW JEEP-BUTCHS	01-215-000-54999	100.00
JIM FORD	JIM OLSON FORD-LINCOLN, LLC	SQUAD 40 MAINTENANCE	01-215-000-58600	105.00
JIM FORD		SQUAD 30 MAINTENANCE	01-215-000-58600	61.73
JIM FORD		SQUAD 50 MAINTENANCE	01-215-000-58600	51.23
JIM FORD		SQUAD 40 MAINTENANCE	01-215-000-58600	6.65
JIM FORD		SQUAD 60 MAINTENANCE	01-215-000-58600	51.23
JIM FORD		SQUAD 40 MAINTENANCE	01-215-000-58600	51.23
USBANK	US BANK	18 AR-15 CASES	01-215-000-51050	638.46
USBANK		LODGING/TRAINING SHEW	01-215-000-55600	206.00
USBANK		LODGING/CRABB TRAINING	01-215-000-55600	207.75
USBANK		COURSE REG/4 OFFICERS	01-215-000-55600	796.00
USBANK		WEBSITE HOSTING	01-215-000-58999	299.88
USBANK		WJOA CONF REG/JENNERJOHN	01-215-000-55600	200.00
USBANK		NWTC REG GRANT WRITE/ALBERTSON	01-215-000-55600	249.00
USBANK		BLUE LIFE SUPPRT REG/JAGIELSKI	01-215-000-55600	25.00
USBANK		BLUE LIFE SUPPRT REG/GORR	01-215-000-55600	25.00
USBANK		FLD TRNING OFFICR/SNOVER	01-215-000-55600	539.96
USBANK		WEBSITE HOSTING	01-215-000-58999	24.00
TOTAL				3,738.12
TOTAL POLICE DEPARTMENT/PATROL				3,738.12
POLICE DEPT. / INVESTIGATIONS				
ACCURINT	LEXISNEXIS RISK SOLUTIONS	02/22 CONTRACT FEE	01-225-000-57950	110.78
PRO	PRO HYDRO-TESTING,LLC	7 HYDRO TESTING SCUBA CYLNDERS	01-225-000-57950	249.80
USBANK	US BANK	EVIDENCE COLLECTION MATERIALS	01-225-000-51500	379.12
USBANK		5 RIFLE SIGHTS @ 404.00EA	01-225-000-57950	2,020.00
USBANK		8 STREAMLIGHT FLASHLIGHTS	01-225-000-57950	1,013.92
USBANK		RIFLE MAGAZINES	01-225-000-57950	277.79

INVOICES DUE ON/BEFORE 03/15/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
USBANK		DRY GAS TANK/PBTS	01-225-000-57950	140.00
		TOTAL		4,191.41
		TOTAL POLICE DEPT. / INVESTIGATIONS		4,191.41
FIRE DEPARTMENT				
FIRE DEPARTMENT				
02005	BAY ELECTRONICS, INC.	PAGER SHIPPING/REPAIR	01-250-000-57550	15.00
04575	DOOR COUNTY HARDWARE	ASSORTED SUPPLIES	01-250-000-54999	56.80
04575		ASSORTED SUPPLIES	01-250-000-54999	98.39
04575		MAP PRO GAS	01-250-000-54999	15.99
04575		FASTENERS	01-250-000-54999	2.80
04575		SUPPLIES	01-250-000-54999	43.56
04575		STRAP	01-250-000-54999	1.79
04575		ANGLE	01-250-000-54999	16.99
06012	FASTENAL COMPANY	SHRINK TUBING	01-250-000-54999	10.99
06650	GALLS, AN ARAMARK COMPANY	CLASS A JACKET ALTER	01-250-000-52950	27.02
15890	PACK AND SHIP PLUS	PARTS RETURN SHIPPING	01-250-000-53000	16.97
17250	QUALITY STATE OIL CO., INC.	OIL	01-250-000-53000	303.54
18448	RENNERTS FIRE EQUIP SER INC	E707 TROUBLE SHOOTING	01-250-000-53000	307.50
23730	WPS	02/22 656 S OXFORD AVE-WS FIRE	01-250-000-56600	452.61
23897	W.S. DARLEY & CO.	FLOW METER	01-250-000-51350	1,682.95
EMERTECH	EMERGENCY TECHNICAL DECON	TURN OUT GEAR CLEANING	01-250-000-56250	3,450.00
EMERTECH		TURN OUT GEAR CLEANING	01-250-000-56250	3,400.00
GEARGRID	GEAR GRID CORP	TURNOUT GEAR LOCKER SHELF	01-250-000-52700	538.00
LAKESHOR	LAKESHORE VACUUM	SEWING MACHINE	01-250-000-52700	649.00
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	BLUE DEF	01-250-000-53000	16.99
O'REILLY		DEF	01-250-000-53000	16.99
O'REILLY		WIRE/RING	01-250-000-53000	22.97
O'REILLY		BATTERY	01-250-000-53000	265.72
O'REILLY		ABSORBENT	01-250-000-53000	162.25
O'REILLY		CORE	01-250-000-53000	-20.00
O'REILLY		OIL FILTER/OIL	01-250-000-53000	74.18
O'REILLY		CREDIT	01-250-000-53000	-5.36
O'REILLY		DEF	01-250-000-53000	29.98
PAULCONW	PAUL CONWAY SHIELDS	UNIFORM BOOTS/HANSON	01-250-000-52900	245.00
PAULCONW		UNIFORM BOOTS/SAVENKO	01-250-000-52900	150.00
PAULCONW		UNIFORM BOOTS/MANN	01-250-000-52900	150.00
USBANK	US BANK	FUEL	01-250-000-51650	100.00
USBANK		FUEL	01-250-000-51650	114.15
USBANK		LABELS	01-250-000-51950	42.42
USBANK		LABEL MAKER	01-250-000-51950	34.99
USBANK		LODGING	01-250-000-55600	175.42
USBANK		HOSE ADAPTERS	01-250-000-54999	23.98
USBANK		MEALS-REHAB	01-250-000-54999	43.38
USBANK		DRONE REGISTRATION	01-250-000-56000	5.00
USBANK		SAW	01-250-000-51350	499.00
USBANK		TABLE	01-250-000-51350	219.00
USBANK		LIGHT	01-250-000-51350	198.00
USBANK		EMERGENCY LIGHTS U-727	01-250-000-53000	775.83
USBANK		PHONE CASE	01-250-000-54999	24.98
USBANK		DRY BAGS/CARBINERS/VAC SEAL BG	01-250-000-54999	51.77
USBANK		PANELS	01-250-000-54999	290.10
USBANK		CREDIT PANELS	01-250-000-54999	-290.10

INVOICES DUE ON/BEFORE 03/15/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
FIRE DEPARTMENT				
FIRE DEPARTMENT				
USBANK		CREDIT RETURN SAW	01-250-000-51350	-499.00
USBANK		SAW	01-250-000-51350	349.00
USBANK		UNIFORM PANTS	01-250-000-52900	59.91
USBANK		UNIFORM BOOTS	01-250-000-52900	324.73
USBANK		WARMING PATCHES	01-250-000-54999	29.80
USBANK		REHAB-SQWINCHER	01-250-000-54999	200.50
USBANK		UNIFORM PANTS-GALLS	01-250-000-52900	123.91
USBANK		REPLACEMENT CLOCKS	01-250-000-51350	116.97
USBANK		UNIFORM/FLAG	01-250-000-52950	111.78
USBANK		WATEROUS PUMP TRN/GULLY NELL	01-250-000-55600	600.00
USBANK		MOUNTING SCREWS	01-250-000-54999	30.95
USBANK		OFFICE SUPPLIES	01-250-000-51950	32.95
USBANK		LABEL TAPE	01-250-000-51950	32.87
USBANK		NEW EMPLOYEE JACKET	01-250-000-51950	338.64
USBANK		MEALS	01-250-000-55600	16.95
USBANK		PIPE CLAMPS	01-250-000-56250	43.96
USBANK		FENCE PANELS	01-250-000-56250	274.98
TOTAL FIRE DEPARTMENT				16,695.44
TOTAL FIRE DEPARTMENT				16,695.44
LARGE ITEM PICKUP / LEAF COLL				
GFLENVIR	GFL ENVIRONMENTAL, INC	80 LBS BATTERIES	01-311-000-58400	320.00
TOTAL				320.00
TOTAL LARGE ITEM PICKUP / LEAF COLL				320.00
SNOW REMOVAL				
SNOW REMOVAL				
04696	DOOR COUNTY TREASURER	SALT BRINE	01-410-000-52400	150.51
06012	FASTENAL COMPANY	HARDWARE	01-410-000-51400	326.05
13825	MORTON SALT	388,600 LBS SALT	01-410-000-52400	14,263.56
TOTAL SNOW REMOVAL				14,740.12
TOTAL SNOW REMOVAL				14,740.12
STREET SIGNS AND MARKINGS				
20070	TAPCO	BARRICADE LIGHTS	01-420-000-52550	582.27
TOTAL				582.27
TOTAL STREET SIGNS AND MARKINGS				582.27
STREET MACHINERY				
02005	BAY ELECTRONICS, INC.	KENWOOD RADIOS	01-450-000-57550	2,091.00
02005		SPEAKERS	01-450-000-57550	149.40

INVOICES DUE ON/BEFORE 03/15/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
02005		MOUNTS	01-450-000-57550	67.50
02005		ANTENNAS	01-450-000-57550	126.00
02005		MICROPHONES	01-450-000-57550	30.00
02005		TRUNK MOUNTS	01-450-000-57550	41.10
02005		CONNECTOR INSTALLATION	01-450-000-57550	76.00
06005	JFTCO, INC	SENSOR	01-450-000-53000	184.00
06005		O-RING	01-450-000-53000	3.80
06005		PARTS/LABOR/MILEAGE GRADR REPR	01-450-000-53000	5,168.32
06012	FASTENAL COMPANY	BOLTS	01-450-000-53000	15.54
06012		BOLTS	01-450-000-53000	31.09
KBCUSTOM	KB CUSTOMWORKS	20' 3/4" ROUND BAR	01-450-000-53000	45.00
QUALITY	QUALITY TRUCK CARE CENTER INC	CREDIT CORE CHARGE	01-450-000-53000	-67.50
QUALITY		BATTERIES/CORE CHARGE	01-450-000-53000	227.40
USBANK	US BANK	PRIMARY FILTERS	01-450-000-51400	93.88
USBANK		FILTERS	01-450-000-51400	173.28
USBANK		FUEL	01-450-000-51650	78.35
USBANK		FUEL	01-450-000-51650	48.31
USBANK		LIGHT	01-450-000-53000	89.99
USBANK		LIGHT	01-450-000-53000	89.99
TOTAL				8,762.45
TOTAL STREET MACHINERY				8,762.45
CITY GARAGE				
01469	AIRGAS NORTH CENTRAL	CREDIT GAS CYLINDER RENTAL	01-460-000-58999	-261.00
01469		GAS CYLINDER RENTAL	01-460-000-58999	261.00
23730	WPS	02/22 835 N 14TH AVE-GARAGE	01-460-000-56600	4,585.31
TOTAL				4,585.31
TOTAL CITY GARAGE				4,585.31
HIGHWAYS - GENERAL				
LONDO	RYAN LONDO	SAFTEY GLASSES/LONDO	01-499-000-56800	102.75
ROBILLAR	STEVE ROBILLARD	SAFETY CLOTHING/ROBILLARD	01-499-000-56800	89.66
TOTAL				192.41
TOTAL HIGHWAYS - GENERAL				192.41
PARK & RECREATION ADMIN				
17700	QUILL CORPORATION	DESK TRAY	01-500-000-51950	7.22
17700		OFFICE SUPPLIES	01-500-000-51950	79.51
17700		OFFICE SUPPLIES	01-500-000-51950	14.80
17700		WALL CLOCK	01-500-000-51950	32.99
17700		GARBAGE CAN	01-500-000-51950	13.58
USBANK	US BANK	BIRD CITY RENEWAL	01-500-000-56000	175.00
USBANK		BREWER TICKETS	01-500-000-52250	557.00
TOTAL				880.10

INVOICES DUE ON/BEFORE 03/15/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
TOTAL PARK & RECREATION ADMIN				880.10
PARKS AND PLAYGROUNDS				
03025	CAPTAIN COMMODES INC	PORT A POTTI-DOG PARK	01-510-000-58999	100.00
23730	WPS	02/22 335 S 14TH AVE-MEM FLD	01-510-000-56600	466.47
GREEN BA	GREEN BAY REBUILDERS, LLC	MOWER STARTED REBUILD	01-510-000-51900	75.00
USBANK	US BANK	TORCH KIT	01-510-000-52700	329.00
TOTAL				970.47
TOTAL PARKS AND PLAYGROUNDS				970.47
ICE RINKS				
USBANK	US BANK	ICE SKATES	01-530-000-54999	119.98
USBANK		LACES	01-530-000-54999	25.16
USBANK		LACES	01-530-000-54999	51.14
USBANK		SKATE LACES	01-530-000-54999	25.57
USBANK		SKATE LACES	01-530-000-54999	55.42
USBANK		4 PAIRS SKATES	01-530-000-54999	219.96
USBANK		SKATING TRAINER	01-530-000-54999	59.98
TOTAL				557.21
TOTAL ICE RINKS				557.21
MUNICIPAL DOCKS				
20070	TAPCO	MONTHLY HOST FEE/DOCK STATION	01-550-000-58999	50.00
23730	WPS	02/22 36 S NEENAH AVE RESTROOM	01-550-000-56600	17.90
TOTAL				67.90
TOTAL MUNICIPAL DOCKS				67.90
WATER WEED MANAGEMENT				
USBANK	US BANK	20V IMPACT WRENCH	01-560-000-51400	279.99
TOTAL				279.99
TOTAL WATER WEED MANAGEMENT				279.99
TOTAL GENERAL FUND				232,908.99
CAPITAL FUND				
FIRE DEPARTMENT				
EXPENSE				
PAULCONW	PAUL CONWAY SHIELDS	UNIFORM BOOTS/HANSON	10-250-000-59050	170.00

INVOICES DUE ON/BEFORE 03/15/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
CAPITAL FUND				
EXPENSE				
EXPENSE				
PAULCONW		UNIFORM BOOTS/SAVENKO	10-250-000-59050	170.00
PAULCONW		TURNOUT GEAR ACCESSORIES/MOORE	10-250-000-59050	55.50
USBANK	US BANK	HELMET PARTS	10-250-000-59050	174.80
USBANK		HELMET ACCOUNTABILITY TAGS	10-250-000-59050	136.87
USBANK		SCBA/TURN OUT GEAR ID TAGS	10-250-000-59050	1,161.76
TOTAL EXPENSE				1,868.93
TOTAL FIRE DEPARTMENT				1,868.93
ROADWAYS/STREETS				
ROADWAYS/STREETS				
23617	DATCP	GRANT AVE AG IMPACT REVIEW FEE	10-400-000-59096	180.00
TOTAL ROADWAYS/STREETS				180.00
TOTAL ROADWAYS/STREETS				180.00
TOTAL CAPITAL FUND				2,048.93
CABLE TV				
CABLE TV / GENERAL				
03159	SPECTRUM	02/22 CB MUSIC SVC	21-000-000-58999	39.57
TOTAL CABLE TV / GENERAL				39.57
TOTAL CABLE TV / GENERAL				39.57
TOTAL CABLE TV				39.57
TID #2 DISTRICT				
TID DISTRICT #2				
TID #2 A AREA BONDS - CITY				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 9.1.20 REFI T2	25-320-930-70001	88.65
01764		04/22 CITY AMEND AREA	25-320-930-70001	139.40
TOTAL TID #2 A AREA BONDS - CITY				228.05
TID #2 A AREA BONDS - DVL				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 9.1.20 REFI T2	25-320-931-70001	1,122.89
01764		04/22 T2 SPLLC	25-320-931-70001	1,765.74
TOTAL TID #2 A AREA BONDS - DVL				2,888.63
T2 ROAD PROJECTS				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 9.1.20 REFI T2	25-320-932-70001	1,965.08
01764		04/22 T2 BRIDGE & RD	25-320-932-70001	3,090.03
TOTAL T2 ROAD PROJECTS				5,055.11
T2 SERIES 2006A				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 RESTRUCTURE T2 10.1.14	25-320-933-70001	15,787.50

INVOICES DUE ON/BEFORE 03/15/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

TID #2 DISTRICT				
T2 SERIES 2006A				
T2 SERIES 2006A				
01764		04/22 DEBT RESTRUCT 10.1.15	25-320-933-70001	14,087.50
01764		04/22 GO REFND BOND 9.7.16	25-320-933-70001	63,700.00
01764		04/22 9.1.20 REFI T2	25-320-933-70001	11,598.38
01764		04/22 T2	25-320-933-70001	18,238.16
TOTAL T2 SERIES 2006A				123,411.54
TOTAL TID DISTRICT #2				131,583.33
TOTAL TID #2 DISTRICT				131,583.33
TID #3 DISTRICT				
TID #3 DISTRICT				
\$1.685 NOTES				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 TID #3	27-330-937-70000	22,095.00
TOTAL \$1.685 NOTES				22,095.00
TOTAL TID #3 DISTRICT				22,095.00
TOTAL TID #3 DISTRICT				22,095.00
TID #4 DISTRICT				
TID #4 DISTRICT				
TID #4 DISTRICT				
03950	DAVIS KUELTHAU	01/22 GRANARY MATTERS	28-340-000-55001	1,066.00
USBANK	US BANK	LODGING/SHEFCHIK	28-340-000-59082	236.15
USBANK		KALAHARI CHARGE	28-340-000-59082	26.99
USBANK		KALAHARI CHARGE	28-340-000-59082	1.00
USBANK		KALAHARI CHARGE CREDIT	28-340-000-59082	-26.99
TOTAL TID #4 DISTRICT				1,303.15
PROMISSORY NOTES				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 TID 4 PROJCT-9.7.21	28-340-986-70001	11,333.33
TOTAL PROMISSORY NOTES				11,333.33
T4 \$3.12 NOTES				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 TAXBLE GO REFND BOND T 4	28-340-987-70001	7,506.25
TOTAL T4 \$3.12 NOTES				7,506.25
T4 BONDS				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 GO REFND BOND TID 4	28-340-988-70001	21,800.00
TOTAL T4 BONDS				21,800.00
TOTAL TID #4 DISTRICT				41,942.73
TOTAL TID #4 DISTRICT				41,942.73

DATE: 03/08/1922
TIME: 14:42:30
ID: AP443ST0.WOW

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

PAGE: 11

INVOICES DUE ON/BEFORE 03/15/2022

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

SOLID WASTE ENTERPRISE				
SOLID WASTE ENTERPRISE FUND				
SOLID WASTE ENTERPRISE FUND				
EZPACK	EZPACK BRIDGEPORT, LLC	MUDEFLAPS	60-000-000-53000	90.90
EZPACK		SHIPPING	60-000-000-53000	30.72
GLENVIR	GFL ENVIRONMENTAL, INC	CARDBOARD RECYCLING	60-000-000-58350	617.92
GLENVIR		181.04 TN GARBAGE	60-000-000-58300	12,174.99
GLENVIR		58.70 TN RECYCLING	60-000-000-58350	922.76
TOTAL SOLID WASTE ENTERPRISE FUND				13,837.29
REFUSE EQUIPMENT				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 2021 REFUSE TRUCKS	60-000-918-70001	2,826.41
TOTAL REFUSE EQUIPMENT				2,826.41
REFUSE EQUIPMENT				
01764	ASSOCIATED WEALTH MANAGEMENT	04/22 2021 REFUSE TRUCKS	60-000-919-70001	2,826.41
TOTAL REFUSE EQUIPMENT				2,826.41
TOTAL SOLID WASTE ENTERPRISE FUND				19,490.11
TOTAL SOLID WASTE ENTERPRISE				19,490.11
TOTAL ALL FUNDS				450,108.66

MANUAL CHECKS

WAL-MART-CAPITAL ONE 03/01/2022 Check # 89954 02/22 Statement Charges 01-510-000-54999	\$16.47
DELTA DENTAL 03/01/2022 Check # 89955 03/22 Dental Insurance Various Departmental Accounts	\$6,116.82
EFT GROUP INSURANCE 03/01/2022 Check # 89955 03/22 Health Insurance Various Departmental Accounts	\$113,682.62
MARK THIEDE-SOUND FARMER 03/02/2022 Check # 90001 2022 1 st Harmony Concert Installment 01-480-000-58999	\$9,666.66
TOTAL MANUAL CHECKS	\$ 129,482.57

INVOICES DUE ON/BEFORE 03/15/2022

VENDOR # NAME ITEM DESCRIPTION ACCOUNT # AMOUNT DUE

SUMMARY OF FUNDS:

GENERAL FUND	232,908.99	362,391.56
CAPITAL FUND	2,048.93	
CABLE TV	39.57	
TID #2 DISTRICT	131,583.33	
TID #3 DISTRICT	22,095.00	
TID #4 DISTRICT	41,942.73	
SOLID WASTE ENTERPRISE	19,490.11	
TOTAL --- ALL FUNDS	450,108.66	579,591.23

Debra Bacon March 8, 2022
JTH Wilmont 3/8/22
Janell 3/8/22

COMMON COUNCIL
March 1, 2022

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

Reeths/Nault to adopt the agenda. Carried.

The following people spoke during public comment: Cathy Grier, 153 S 3rd Ave and Tony Scimeca, 242 Michigan Street.

Bacon/Wiederanders to approve following bills: General Fund - \$6,054,778.84, Capital Fund - \$3,160.26, Cable TV - \$5,361.25, Solid Waste Enterprise Fund - \$2,906.19 and Compost Site Enterprise Fund - \$108.38 for a grand total of \$6,066,314.92. Roll call: All voted aye. Carried.

Nault/Gustafson to approve consent agenda:

- a. Approval of 2/1/22 regular Common Council minutes.
- b. Place the following minutes on file:
 - (1) Finance/Purchasing & Building Committee – 2/8/22
 - (2) Local Arts Board – 2/9/22
 - (3) Waterfront Redevelopment Authority – 2/9/22
 - (4) Harbor Commission – 2/10/22
 - (5) Ad Hoc NERR Advisory Committee – 2/11/22
 - (6) City Plan Commission – 2/16/22
- c. Place the following report on file:
 - (1) Police Department Report – January 2022
- d. Consideration of: Approval of Temporary Class B Beer and Temporary Class B Wine licenses.
- e. Consideration of: Approval of Class B Beer and Class C Wine licenses.
- f. Consideration of: Approval of Commercial Quadricycle License Application for Foxy Pedaler.
- g. Finance/Purchasing & Building Committee recommendation re: Approve proposed amendments to the Sturgeon Bay Door County Economic Development Revolving Loan Fund Manual.
- h. Finance/Purchasing & Building Committee recommendation re: Approve the purchase of two 60" mowers, one 72" mower and three bagger systems from Luxemburg Implement in the amount of \$53,714.

Carried.

There were no mayoral appointments.

Discussion took place regarding the St. Patrick's Day Parade Route for March 12, 2022. Reeths/Gustafson to approve the Destination Sturgeon Bay parade routes for March 12, 2022 contingent on staff approval. Carried.

RECOMMENDATION

We, the Joint Parks & Recreation Committee/Board, hereby recommend to move the Farm & Craft Market to Destination Sturgeon Bay's management.

JOINT PARKS & RECRATION COMMITTEE/BOARD

By: Helen Bacon, Chr.

Bacon/Statz to approve. Discussion took place regarding the proposal to take over the management of the Farm & Craft Market, the communication with the current vendors, and the potential plans for location and the future of the market. Carried.

RECOMMENDATION

We, the City Plan Commission, hereby recommend to approve the preliminary S.C. Sunset Estates Planned Unit Development for S.C. Swiderski, LLC subject to the following conditions:

1. The developer eliminating or modifying the layout of off-street visitor parking.
2. All proposed driveways for the Bedford building must provide a landscape island or strips closer to the street to provide separation and curb appeal.
3. The developer must utilize an alternative garage door for the Bedford buildings that contains windows and is a non-traditional style of door.
4. The developer must provide additional green space for public gathering and grilling.

CITY PLAN COMMISSION

By: David J. Ward, Chr.

Reeths/Statz to approve. Carried.

RECOMMENDATION

We, the Finance/Purchasing & Building Committee, hereby recommend to accept the offer from Lexington Homes to purchase approximately 6.84 acres located on S. Grant Avenue and Vibernum Street, in the amount of \$273,600, with the additional contingency of a buy back clause if development has not commenced after 2 years, confirming with the buyer that the removal/spreading of the soil pile is the buyer's obligation, and that the sidewalk construction or assessment could occur or be required in the future.

FINANCE/PURCHASING & BUILDING COMMITTEE

By: Helen Bacon, Chr.

Introduced by Community Development Director Olejniczak. Bacon/Wiederanders to approve. Carried.

Gustafson/Bacon to read in title only and adopt the second reading of ordinance re: repeal and recreate Section 4.01 and 4.02 of the Municipal Code – Emergency Management. Carried.

Wiederanders/Nault to read in title only and adopt the second reading of ordinance re: repeal and create Section 3.01(1) and (2) of the Municipal Code – Tax Roll and Receipts. Carried.

Reeths/Gustafson to read in title only and adopt the second reading of ordinance re: repeal and recreate Section 3.035(10 and (2)(a) of the Municipal Code – Reimbursement of Expenses. Carried.

Nault/Wiederanders to read in title only and adopt the second reading ordinance re: repeal and recreate Section 3.085(1) and (2) of the Municipal Code – Access to Public Records. Carried.

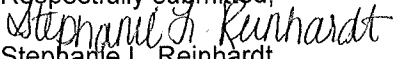
Reeths/Gustafson to read in title only and adopt the second reading of ordinance re: repeal and recreate Section 3.09(1) and (2) of the Municipal Code – Disposition of Municipal Property & Remittance of Funds. Carried.

The City Administrator gave his report.

There was no mayoral report.

After President Williams announced the statutory basis, Reeths/Wiederanders to convene in closed session in accordance with the following exemption: Conferring with legal counsel for the governmental body who is rendering oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it is or is likely to become involved in. Wis. Stats. 19.85(1)(g) Consideration of: Wal-Mart Tax Assessment (2021) litigation. Roll call: Carried. The meeting moved to closed session at 7:27 pm. The meeting adjourned at 8:09 p.m.

Respectfully submitted,


Stephanie L. Reinhardt
City Clerk/HR Director

CITY OF STURGEON BAY
 LOCAL ARTS BOARD MEETING
 Wednesday, February 9, 2022
 Council Chambers, City Hall, 421 Michigan Street
 8:30 A.M.

A meeting of the Local Arts Board was called to order at 8:36 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 were Destination Sturgeon Bay Executive Director Cameryn Ehlers-Kwaterski, Director of Municipal Services Mike Barker, Administrative Assistant Suzanne Miller and Municipal Services Secretary Patty Quinn.

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

1. Roll Call
2. Adoption of the agenda
3. Review of Minutes from December 8, 2021
4. Chair's report
5. Public comment on agenda items
6. Discussion and follow up on the cultural road map/matrix
7. Introduction to Destination Sturgeon Bay
8. Discussion on the Wisconsin Sea Grant mural
9. Discussion on a press release on a call for ideas
10. Adjourn

All in favor. Carried.

Review of Minutes from December 8, 2021: No comments.

Chair's report: Ald. Bacon asked to reschedule the April meeting to a different day. Agreed to meet the 20th of that month. Ms. Quinn to check on availability of Chambers.

Public comment on agenda items: No comments.

Discussion and follow up on the cultural road map/matrix: Ald. Bacon had distributed earlier an updated version of "Our Brand – What Is Guiding Us" and she highlighted the items that had been added since an earlier version. One key topic was the addition of audio/QR codes as another method of visualizing local art. She also spoke on the many partnerships right in the City where families and children can benefit.

Introduction to Destination Sturgeon Bay: Executive Director of Destination Sturgeon Bay, Cameryn Ehlers-Kwaterski, spoke on the goals and structure of DSB and how they are funded and how grants play an important part in their organization. She provided data on the success of events held in 2021 that shows an increase in visitors to the City and Door County. Ms. Ehlers-Kwaterski also talked about the focus of partnering with local entities such as the Miller Art Center and the Maritime Museum in celebrating the City's art community and working towards having it be an artistic hub.

Various questions were asked by the board and all spoke on ways that this board can help DSB in such areas as grants and partnerships.

Discussion on the Wisconsin Sea Grant mural: Ald. Bacon provided details on the Wisconsin Sea Grant and the opportunity that has been given to the City in getting funds for a mural to be placed on City property. Ald. Bacon and other City officials held a virtual meeting with the Sea Grant organization several weeks prior where the details and expectations were discussed. Sea Grant has a 50th anniversary this year so it's vital that the mural comes to fruition in 2022. Theme will be "coastal history" and will be open to all artists. Ald. Bacon answered questions from the board on what the Local Arts Board's involvement will be in choosing an artist, the City's current mural policy, and where the mural will be placed.

Discussion on a press release on a call for ideas: Ms. melaniejane asked questions related to preparing a press release on what the headline and content should be. She provided a deadline for its publication.

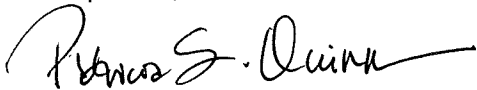
Possible Items for next month's agenda:

- Call for ideas and artists
- Update on the Wisconsin Sea Grant project
- Discussion on paying stipends to artists
- Discussion with Miller Art Center

Next Meeting Date: Wednesday, March 9, 2022 @ 8:30 A.M. – Council Chambers, City Hall.

Motion to adjourn by Ms. Trenchard and seconded by Ms. melaniejane. All in favor. Carried. Meeting adjourned at 9:49 A.M.

Respectfully submitted,



Patricia S. Quinn
Municipal Services Secretary

**FINANCE/PURCHASING & BUILDING COMMITTEE
February 22, 2022**

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: Mayor Ward, City Administrator VanLieshout, City Treasurer/Finance Director Clarizio, Municipal Services Director Barker, Community Development Director Olejniczak appeared by zoom, 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: Award Bid for a Skid Steer with Fork.
6. Consideration of: Financial Incentives Duquaine Development-Sawyer Drive Apartment Project.
7. Convene in closed session in accordance with the following exemptions:
 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)
 - a. Consideration of: Financial Incentives Duquaine Development-Sawyer Drive Apartment Project.
 Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Committee may adjourn in closed session.
8. Review bills.
9. Adjourn.

Carried.

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

Consideration of: Award Bid for a Skid Steer with Forks:

Municipal Service Director Barker presented the following three bids for the purchase of a 2022 skid steer with forks. The 2022 capital budget allocated \$70,000 for this purchase. Bobcat Plus was the lowest bid at \$62,437.

Bobcat Plus, DePere, WI	
(1) New Bobcat MDL S770 T4	
Skid Steer Price	\$62,437.00
Forks Price	Included with model
Total Price	\$62,437.00

Service Motor Co., New Franken, WI	
(1) New Case MDL SV340	
Skid Steer Price	\$62,821.00
Forks Price	\$1,025.00
Total Price	\$63,846.00

Fabick CAT, Green Bay, WI	
(1) New CAT MDL 272 D3 XE	
Skid Steer Price	\$79,137.21
Forks Price	\$1,504.79
Total Price	\$80,642.00

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the purchase of a new Bobcat S770 T4 skid steer from Bobcat Plus, DePere WI in an amount not to exceed \$62,437. Carried.

Consideration of: Financial Incentives Duquaine Development-Sawyer Drive Apartment Project:

Community Development Director Olejniczak stated the Council previously approved an annexation agreement with Duquaine Development for property located in the Town of Nasewaupsee for a housing development. The construction costs proved to high putting the project on hold. The City and Duquaine have discussed financial incentives to help move the project forward. The City's incentive offer for the first phase of development is \$750,000 through a combination of American Rescue Plan Act (ARPA) funds and affordable housing TID 1 funds. Mr. Olejniczak commented that TID 1 funds are contingent upon Council approval of a resolution on April 19th to close TID 1 and exercise the option to keep it one year. Matt Musba of Duquaine Development explained this phase of the project will consist of 64-unit with variations of one-and two-bedroom apartments with detached garages. Rent will range from upper \$800-\$1,200.

Alderperson Wiederanders questioned how extending the TID worked. Mr. Olejniczak explained that under Wisconsin law, the state has allowed the municipalities to keep the TID open for one year. The tax increment paid in that last year will apply to a separate fund that has to be used for housing. There is a percentage that applies toward affordable housing and a percentage towards any type of housing. The City is looking to use the affordable housing funds towards the Duquaine project. The City expects the fund to hold \$850,000. City Administrator VanLieshout noted the strategic reasons to develop the projects and provide incentives including the flow of sanitary sewer and extension of water, growth opportunity for the City in the west and continue to connect a network of street and utilities.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the financial incentive parameters as presented for the Duquaine Development Sawyer Drive apartment project. Carried.

The Committee did not enter into closed session.

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 4:16pm.

Respectfully submitted,



Tricia Metzger



STURGEON BAY POLICE DEPARTMENT



The mission of the Sturgeon Bay Police Department is to serve, protect, and work in partnership with the community to ensure a safe, nurturing environment.

To: The Honorable Mayor
 Members of the Common Council
 Members of the Police and Fire Commission
 City Administrator Josh VanLieshout

From: Assistant Chief Daniel J. Brinkman

Subject: Monthly Report for February, 2022

Date: March 04, 2022

The following is a summary of the Police Department’s activities for the month of February that includes crimes investigated, traffic accidents investigated, training completed, and public education provided by department members.

Crimes Investigated

The Department, during the month, investigated a total of 26 crimes.

These crimes can be broken down and classified as follows.

Bail Jumping.....	01
Theft.....	05
Fraud / Forgery.....	03
Threats to Injure.....	02
Death Investigation.....	02
Domestic Abuse.....	05
Disorderly Conduct.....	06
Identity Theft.....	01
Possess Controlled Substance.....	01
TOTAL 26	

Arrests

The Department completed a total of 86 arrests during the month. These arrests encompass violations from traffic to felony, and are listed below by type of violations and number of arrests for each category.

A. Felony Crime Arrests

Bail Jumping.....	03
Threats to Law Enforcement Officer.....	01
Strangulation / Suffocation.....	01
Possess Controlled Substance.....	01
Fraud.....	01
Second Degree Reckless Homicide.....	02
Second Degree Recklessly Endangering Safety.....	05
TOTAL 14	

B. Misdemeanor Crime Arrests	
Disorderly Conduct.....	06
Bail Jump.....	03
Negligent Handling of Burning Material.....	01
Possess Drug Paraphernalia.....	02
Criminal Damage to Property.....	03
Resist / Obstruct Officer.....	02
Battery.....	02
	TOTAL 19
Wisconsin Probation & Parole Arrests / Warrant Arrests.....	02
	TOTAL 02
C. Ordinance Violation Arrests	
Disorderly Conduct.....	02
Disorderly Conduct w/Motor Vehicle.....	01
Underage Consumption / Possession of Alcohol.....	01
	TOTAL 04
D. Traffic Crime Arrests	
Operate while Intoxicated.....	01
Operate while Revoked.....	05
Ignition Interlock Tampering.....	02
No Valid Driver's License.....	01
	TOTAL 09
E. Traffic Violation Arrests	
Operate Motor Vehicle while Intoxicated.....	02
Operate Motor Vehicle while Suspended/Revoked.....	02
Speeding.....	11
No Valid Driver's License.....	06
Operate M/V without Insurance.....	01
Miscellaneous Violations.....	16
	TOTAL 38

In addition to the preceding arrests, the Department conducted a total of 156 traffic stops during the month and logged 78 violations for various motor vehicle defects and local ordinances and issued 54 written warnings for those violations. A total of 60 parking tickets were issued for violations throughout the city.

Traffic Accidents

The Department during the month investigated a total of 14 vehicle accidents. These accidents are categorized into four types.

A.	Motor Vehicle Accidents Involving Fatalities	00	
B.	Motor Vehicle Accidents Involving Injuries.....	02	
C.	Motor Vehicle Accidents Involving Property Damage	09	
	(greater than \$1,000.00)		
D.	Motor Vehicle Accidents Involving Property Damage	03	
	(less than \$1,000.00)		TOTAL 14

Police Service Calls

Department members handled 304 service calls during the month. These calls consist of both citizen requests for police service as described below (262), crimes investigated (26), traffic accidents investigated (14), and Wisconsin Probation and Parole Assists (02).

A.	Traffic and Road Incidents.....	57	
	This category consists of all assignments involving assists to stranded motorists, directing traffic, complaints of noisy or otherwise disorderly vehicles, removing obstructions from roadways, and all parking problem complaints.		
B.	Noise Complaints.....	07	
	These complaints involve private parties, licensed liquor establishments, and parties in public places.		
C.	Sick and Injured Persons.....	37	
	Assistance rendered to the Ambulance Service and sick or injured persons.		
D.	Alarms.....	15	
	Officers responded to activated burglar and hold-up alarms at area banks and other business establishments and residences as well as fire alarms.		
E.	Complaints Involving Animals.....	06	
	Investigations by officers of noisy animals, loose animals, animal bites, wild animals and sick, injured or dead animal complaints.		
F.	Civil Disputes.....	03	
	Arguments between neighbors, landlords and tenants, and family members where no crimes have been committed.		
G.	Escorts.....	03	
	Transporting citizens, money escorts for area financial institutions, funerals, and for area industry and farming.		

H. Citizen Assist35

This category is broad and involves such services as assistance in gas drive-off, emergency notifications, attempts to locate people, retrieval of personal property, and vehicle registration assistance.

I. Assistance Rendered to Other Agencies.....05

Includes assistance to other law enforcement and government agencies.

J. Suspicious Person / Vehicle / Circumstance14

Involves both citizen complaints and observations by officers on patrol who took investigative action in regard to the suspicious behavior of vehicles and people.

K. Self-Initiated Field Activity.....01

All initiated activity by the officer to include, but not limited to, routine security checks of area industries, businesses, city parks, residences, and compliance checks of local liquor establishments.

L. Juvenile Problems04

Requests for police service that strictly involve property calls and all unfounded calls for police service. The calls vary from mischief to family problems to runaway situations.

M. Miscellaneous Incidents50

Includes arrest warrants served, recovered property calls, unfounded calls for police service and minor calls for police service. This category includes 9-1-1 calls investigated by Department members during the month.

N. Welfare Checks25

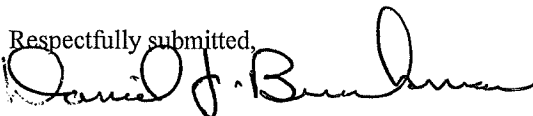
Includes calls to check on the well-being of a person who has not been heard from or seen for a period of time by family, friends, neighbors, or employers.

TOTAL 262

Department Training

The Joint SWAT Team and Dive Team completed their monthly training. Department members received a 3-hour Defense and Arrest Tactics update instructed by SBPD certified instructors. One officer completed a 24-hour course to become a Laser Operator / Instructor (speed detection), one officer completed an 8 hour course in Crisis Negotiations and five officers attended a course titled, "Legally Justified But Was it Avoidable."

Respectfully submitted,



Assistant Chief Daniel J. Brinkman

BEVERAGE OPERATOR LICENSES

- 1. Farber, Ashton Leigh**
- 2. Funkhouser, Paige Lynn**
- 3. Vandermause, Dustin Lee**

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the purchase of a new Bobcat S770 T4 skid steer from Bobcat Plus, DePere WI in an amount not to exceed \$62,437

Respectfully submitted,

FINANCE/PURCHASING & BUILDING
COMMITTEE

By: Helen Bacon, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: February 22, 2022

Introduced by _____.

Moved by Alderperson _____ seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2022.

Executive Summary

Date: February 11, 2022

Title: Award of Bid for a 2022 Skid Steer with Forks

Background: On February 11th 2022 the Municipal Services Department opened bids for a new 2022 skid steer with forks. In accordance with the City of Sturgeon Bay Purchasing & Property Accountability Policy, specifications were prepared and competitive sealed bidding was used to obtain pricing. Three bids were received:

Bobcat Plus, DePere, WI	Service Motor Co., New Franken, WI
(1) New Bobcat MDL S770 T4	(1) New Case MDL SV340
Skid Steer Price \$62,437.00	Skid Steer Price \$62,821.00
Forks Price Included with Model	Forks Price \$1,025.00
Final Cost \$62,437.00	Final Cost \$63,846.00


Fabick CAT, Green Bay, WI
(1) New CAT MDL 272 D3 XE
Skid Steer Price \$79,137.21
Forks Price \$1,504.79
Final Cost \$80,642.00

The 2022 capital budget line 10-400-000-59060 included \$70,000 for the purchase of a new skid steer.

Fiscal Impacts: \$62,437 for the purchase of one new Bobcat S770 T4 skid steer.

Recommendation: Staff recommends purchasing (1) New Bobcat S770 T4 skid steer from Bobcat Plus, DePere, WI at a price not to exceed \$62,437.

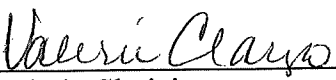
Prepared By:



Mike Barker
Municipal Services Director

Date: 11 FEB 2022

Reviewed By:



Valerie Clarizio
Finance Director

Date: 2/14/22

Reviewed By:

Josh VanLieshout
City Administrator

Date: _____

8.

8.

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MAYORAL APPOINTMENTS

3/15/22

STURGEON BAY DOOR COUNTY ECONOMIC DEVELOPMENT REVOLVING LOAN FUND

Roger Wood

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Common Council will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Tuesday, March 15, 2022 at 6:00 p.m. or shortly thereafter, regarding proposed amendments to the Sturgeon Bay Zoning Code, which is Chapter 20 of the Municipal Code. The amendments impact sections 20.03, 20.08 through 20.24, and 20.27. The amendments:

- Convert the current individual listing of permitted and conditional uses by zoning district into a table of permitted and conditional uses.
- Remove or add permitted or conditional uses within zoning districts
- Place the additional requirements that are applicable to specific types of uses into a separate section.
- Eliminate the C-3 General/Light manufacturing district altogether.
- Add, change or repeal certain definitions of uses.
- Modifies the circumstances when approval of a planned unit development is required.

The proposed amendments and related information are on file with the Community Development Department and can be viewed at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m. Or, visit the city website at www.sturgeonbaywi.org. The public is invited to attend the hearing and give testimony in favor or against the proposed text amendments either in person at the hearing or in writing.

By order of:
City of Sturgeon Bay Common Council

Executive Summary

Zoning Code Text Amendment for Restructuring Permitted and Conditional Uses

Introduction: Previously, the Common Council approved a recommendation from the Plan Commission to make changes to the zoning code (Chapter 20 of the municipal code). The changes primarily impact the permitted and conditional uses within the various zoning districts. Under state statutes a public hearing and adoption of an ordinance is required to effectuate the changes. The ordinance was then drafted, but the public hearing was delayed. This delay was due to the fact the proposed changes included the elimination of the C-3 Commercial/Light Industrial district. A zoning map amendment was therefore required to change the zoning classification for all of the current C-3 properties in order to prevent them from having a zoning district without any permitted uses. The plan commission has been moving forward on the rezoning action and the public hearing for the rezonings is scheduled for March 30th. The text amendments and map amendments are planned to be effective at the same time.

Below is the executive summary from the Council approval of the Plan Commission recommendation:

Background: One of the tasks that Vandewalle & Associates completed during the update of the Sturgeon Bay Comprehensive Plan was a review of the existing zoning code and suggestions for improving it. The consultant found that the Sturgeon Bay Zoning Code's list of permitted and conditional uses for each district had several problems. For many of the districts, the list of uses refers back to permitted uses in other zoning districts. This makes it difficult to readily understand what uses are permitted. Plus, there are terms that are outdated (e.g. rest homes) and inconsistencies of terminology between districts.

The consultant recommended that the City revamp its permitted and conditional uses by:

- Utilizing broader land use categories rather than very specific land uses in order to be more flexible and comprehensive as well as reduce the need for future amendments.
- Eliminate the current format of building off the permitted uses of the prior district and instead use a table of permitted land uses. This approach is more contemporary and it used by all or most of the other zoning codes in Door County.
- Increase the number of districts where mixed use development is allowed.
- Adopt the manufacturing performance standards of the C-3 district on a citywide basis.
- Consider adding zoning districts for high impact uses such as an Institutional District for the jail, hospitals, and other similar intensive uses or an Intensive Outdoor Activity District for the racetrack, campgrounds, etc. This approach provides more authority for the Council to approve or deny such uses via the rezoning process compared to the conditional use process.

The consultant also had other recommendations that are still being considered by the Plan Commission. The Plan Commission, in response to the above recommendations, worked with staff on a restructured list of permitted and conditional uses. In addition to listing the land uses in an easier to use chart of permitted land uses, the significant changes include:

1. Mixed-use (residential/commercial) is now permitted in the General Commercial C-1 district instead of conditional.
2. Manufacturing/warehousing added to the General Commercial C-1 and Central Business District C-2 districts as a conditional use subject to the performance standards. Since this use was the only distinction between the General Commercial C-1 and Commercial/Light Manufacturing C-3 districts, the C-3 district is no longer needed and is dropped. *Note: Existing properties that are zoned C-3 will need to be rezoned to C-1 if the recommendation is adopted.*
3. In the Multiple-Family Residential R-4 district, the number of dwelling units allowed by permitted use is increased to 24 units. Projects greater than 24 units will require a conditional use approval. A Planned Unit Development approval would no longer be required if all standards are met.
4. In the Multiple-Family Residential R-4 districts, single-family dwelling and two-family dwellings are switched from conditional uses to permitted uses for lots that are 20,000 sq. ft. or less. On large lots greater than 20,000 sq. ft. those uses will remain as conditional uses.
5. Bed and Breakfast Establishments switched from conditional to permitted in the residential districts to match tourist rooming houses. But the existing rules for B & B's (max number of rooms, etc.) still must be met.
6. Eliminated Art Galleries as a conditional use in the residential districts. They are still permitted in the commercial districts and also as home occupations subject to the home occupation rules.
7. Eliminated the requirement for a conditional use approval for drive-through facilities. The Aesthetic Design & Site Plan Review Board will review proposals for such facilities to ensure proper layout, stacking distance, etc.
8. Eliminated several of the more specific land uses. They would now fall under the more general categories such as Manufacturing, Retail Establishments, Professional Offices, and Customer Service Establishments that are already used in most districts.
9. Added Customer Service Establishments (e.g. barber/beauty shops, massage therapy, etc.) to the Multiple-Family Residential R-4 district.
10. Water Related Uses such as marinas and charter fishing is switched from conditional use to permitted use in the commercial districts.
11. Split up the broad category of Municipal Buildings into several types, including Public Safety Facilities, Courtrooms and Judicial Processing, Municipal Storage Buildings/Yards and Jails/Correctional Facilities. This was done to better reflect the impacts the specific types of municipal facilities have and put them in the proper zoning districts.
12. Split the Public Utilities into major and minor categories based upon 1,000 square feet of land area so that minor facilities such as lift stations and transformer boxes are permitted

but major facilities such as electric substations, water towers, and wastewater treatment facilities are conditional uses.

The Commission decided not to create a special Institutional District or Intensive Outdoor Use District for high impact uses at this time. The Agricultural A district currently acts as a de facto high impact district. The land uses chart continues to allow heavier uses such as the jail or fairgrounds in the Agricultural A district. The Plan Commission may consider adding a new district at a later date, but for now believes using the Agricultural A district will suffice, especially since there is very little active agricultural use within the City.

Options: The Council can:

- Approve the ordinance. Two readings are required for adoption.
- Modify the ordinance by making certain changes and approve it.
- Reject the ordinance. The matter would be dropped from consideration.
- Refer the matter back to the Plan Commission for further consideration.

Recommendation: Approve the ordinance as proposed.

Prepared By: 
Martin Olejniczak
Community Development Director

3-9-2022
Date

Reviewed By: _____
Christopher Sullivan-Robinson
Planner / Zoning Administrator

Date

Reviewed By: _____
Josh Van Lieshout
City Administrator

Date

ORDINANCE NO. _____

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

SECTION 1: Various terms within Section 20.03 – Definitions of the Sturgeon Bay Municipal Code are repealed, recreated, or amended as follows:

Boardinghouse is repealed.

Commercial building is repealed.

Garage, public is repealed.

General warehousing is recreated as *Warehousing*: The storage of materials unrelated to any on-site manufacturing activity.

Light manufacturing/high technology manufacturing is repealed.

Lodging house is recreated: A dwelling unit where lodging rooms are provided for compensation for five to 12 persons, pursuant to previous arrangements for definite periods, but not available to the public or transients.

Public Utilities (minor facilities) is amended: Any structure or equipment used or designed for the production, transmission, delivery, or furnishing of heat, light, water, power, sewerage, or communication services either directly or indirectly to or for the public, where the land area bounded by the location of such structure or equipment is 400 square feet or less.

Public Utilities (major facilities) is amended: Any structure or equipment used or designed for the production, transmission, delivery, or furnishing of heat, light, water, power, sewerage, or communication services either directly or indirectly to or for the public, where the land area bounded by the location of such structure or equipment is more than 400 square feet.

SECTION 2: Section 20.08(1) of the Sturgeon Bay Municipal Code (Zoning) is amended as follows:

- (1) *Districts enumerated.* Zoning districts are provided as follows:
 - (a) *Single-Family Residential (R-1).* The R-1 district is intended to provide a pleasant, safe and quiet neighborhood environment free from traffic hazards, incompatible land uses, or public annoyance for single-family residential development in the city.
 - (b) *Single-Family Residential (R-2).* The R-2 district is intended to provide a pleasant, safe, and quiet neighborhood environment free from traffic hazards, incompatible land uses, or public annoyance for primarily single-family residential development, but at slightly higher density than the R-1 district.

- (c) *Two-Family Residential (R-3)*. The R-3 district is intended to provide a pleasant, suitable location primarily for two-family residences, or for a mixture of single-family, two-family, and three-unit or four-unit multiple-family residences.
- (d) *Multiple-Family Residential (R-4)*. The R-4 district is intended to provide for higher density residential uses and compatible nonresidential uses.
- (e) *Manufactured Home Court Residential (R-M)*. The R-M district is intended to provide areas for manufactured home/mobile home courts as a development option.
- (f) *General Commercial (C-1)*. The C-1 district is intended to provide commercial areas outside of the central business district. Permitted uses shall be general commercial uses as well as those commercial uses which are oriented to the highway user or which require greater space.
- (g) *Central Business District (C-2)*. The C-2 district is intended for the central business district on both the east and west sides of the city. It is intended to provide development and redevelopment opportunities consistent with the historic development pattern of the areas. Targeted uses shall be those commercial uses which do not detract from this area because of noise, smoke, odors, or disruption of traffic patterns.
- (h) *Reserved*.
- (i) *Office/Business Park (C-4)*. The C-4 district is intended to provide limited areas within the commercial area of the city for office and business park development. The uses permitted are those uses which are compatible with office park development.
- (j) *Mixed Commercial-Residential (C-5)*. The C-5 district is intended for areas of the city where residential properties are converting to commercial uses or vice versa, especially areas where it is desired to maintain the existing buildings or architectural character of the neighborhood. It is also intended for areas of the city where a continued mixture of residential and commercial uses is desirable. The uses permitted are those uses which are generally compatible in areas with a combination of both residential and commercial properties.
- (k) *Light Industrial (I-1)*. The I-1 district is intended to provide space for industrial and manufacturing uses at appropriate locations in the city. Such property shall be occupied and used only for those uses that would not generate noise, smoke, odor, vibration, air, water or other environmental pollution that would create a public or private nuisance.
- (l) *Light Industrial (Industrial Park) (I-1A)*. The I-1A district is intended to provide space for the same industrial and manufacturing uses permitted in the I-1 district, but subject to the additional development standards contained in section 20.32 of this chapter. This district provides property owners additional protection by requiring specific landscape and building design criteria for new development. It is intended primarily for the Sturgeon Bay Industrial Park.
- (m) *Heavy Industrial (I-2)*. This district reserves land for all uses permitted in the I-1 district plus certain businesses that require the use of unlimited outdoor storage and production yards and involve the use of heavy outdoor equipment and machinery.

- (n) *Heavy Industrial (Industrial Park) (I-2A)*. The I-2A district is intended to provide space for the same industrial and manufacturing uses permitted in the I-2 district, but subject to the additional development standards contained in section 20.32 of this chapter. This district provides property owners additional protection by requiring specific landscape and building design criteria for new development. It is intended primarily for the Sturgeon Bay Industrial Park.
- (o) *Agricultural (A)*. The agricultural district is established to help conserve good farming areas and prevent uncontrolled, uneconomical spread of residential or commercial development, in accordance with the Sturgeon Bay comprehensive plan, since it results in excessive costs to the community for provision of essential public improvements and services (sewer and water lines, etc.).
- (p) *Conservancy (CON)*. The conservancy district is intended to provide parkland and open space, to preserve the natural state of scenic areas, to provide natural areas and buffer strips and to discourage intensive development of marginal lands so as to prevent potential hazards to public and private property.
- (q) *Planned Unit Development (PUD)*. The PUD district shall overlay on one or more of the zoning districts enumerated in this section. This district is intended to provide flexibility for development in a planned and coordinated manner, especially where a mixing of principal uses and development types is sought. This district is also intended for special development projects that do not neatly fit into one of the other enumerated zoning districts. The principal uses and other requirements for the PUD district shall be established for each individual planned unit development and are subject to the provisions of section 20.24.

SECTION 3: Section 20.09 of the Sturgeon Bay Municipal Code (Zoning) is repealed and recreated as follows:

20.09 – Principal Uses

- (1) The principal uses allowed in the PUD district shall be based upon the underlying zoning district or as established for each individual planned unit development in accordance with section 20.24. The principal uses allowed in the other zoning districts shall be as shown in sub. (3) – Table of Principal Uses, except that adult oriented entertainment uses shall be allowed as prescribed in section 20.40.

(2) How to use the table of principal uses.

Table of Principal Uses (portion)

TYPE OF USE	ZONING DISTRICTS					
	R-1	R-2	R-3	C-1	C-2	C-5
RESIDENTIAL USES						
Accessory Dwelling Units [20.10(2)]		C	C			C
Boarding houses			C	C	C	C
Multiple Family Dwellings [20.10(5)]			C	C	C	C
Single-Family Dwellings [20.10(7)]	P	P	P			P / C
Two-Family Dwellings [20.10(8)]		P / C	P			P / C
COMMERCIAL USES						
Automobile and Recreation Vehicle Sales and/or Repair Establishments				P	C	
Banks and Other Financial Institutions				P	P	P / C ¹

Bracketed section means there are requirements applicable to the specified use. Refer to the listed subsection.

P = Use is permitted .

Space without symbol means the use is not allowed that district.

C = Use requires conditional use approval.

Refer to footnote at end of table for special provision.

P/C = Use might be permitted or conditional use depending upon specific circumstances. Refer to subsection pertaining to that particular use.

(3) Table of Principal Uses.

TYPE OF USE	ZONING DISTRICTS												
	R-1	R-2	R-3	R-4	R-M	C-1	C-2	C-4	C-5	I-1/I-1A	I-2/I-2A	A	CON
RESIDENTIAL USES													
Accessory Dwelling Units [20.10(2)]		C	C	C					C				C
Commercial Housing Facility				C		C	C			C			C
Community Living Arrangements [20.10(3)]	P/C	P/C	P/C	P/C	P/C	P/C	P/C		P/C				
Lodging Houses			C	P		C	C						
Mobile / Manufactured Home Parks [20.10(4)]					P								
Multiple Family Dwellings [20.10(5)]			C	P/C		C	C		C				
Residential Use in a Mixed-Use Building / Parcel [20.10(6)]						P	P		P				
Single-Family Dwellings [20.10(7)]	P	P	P	P/C					P/C				P
Two-Family Dwellings [20.10(8)]		P/C	P	P/C					P/C				C
COMMERCIAL USES													
Automobile and Recreation Vehicle Sales and/or Repair						P	C						
Banks and Other Financial Institutions						P	P	P		C			
Bed & Breakfast Establishments	P	P	P	P	P	P	P		P/C ¹				P
Bus Depots						P	P						
Commercial Storage Facilities						P	P			C			
Conference Facilities						P	P		P/C ¹				
Customer Service Establishments [20.10(9)]				C		P	P		P/C ¹	C			C
Farm Implement Sales Lots						P							
Funeral Homes						P	P		P/C ¹				
Gasoline Stations						P	C						
Home Occupations [20.10(10)]	P/C	P/C	P/C	P/C	P/C	P/C	P/C		P/C				P/C
Hotels and Motels						P	P		C				
Kennels													C
Lumber and Building Supply Yards[20.10(12)]						P				C			
Medical, Dental, and Veterinarian Clinics				C		P	P	P	P/C ¹				
Parking Lots (principal use)				C		P	P	P	C				
Professional Offices [20.10(11)]				C		P	P	P	P/C ¹				
Radio and Television Stations						P	P	P					
Restaurants and Taverns						P	P		C				
Retail Establishments (Not Specifically Listed Elsewhere) [20.10(12)]						P	P		P/C ¹	C			
Tourist Information Centers						P	P	P	P/C ¹				
Tourist Rooming Houses [20.10(13)]	P	P	P	P	P	P	P		P/C ¹				P
INSTITUTIONAL & UTILITY USES													
Airports													C
Ambulance, Fire, Police, and Other Public-Safety Facilities						P	P	P		P			C
Animal Shelters and Pounds						C							
Charitable Institutions and Clubs or Lodges				P		P	P	P	P/C ¹				

TYPE OF USE	ZONING DISTRICTS															
	R-1	R-2	R-3	R-4	R-M	C-1	C-2	C-4	C-5	I-1/I-1A	I-2/I-2A	A	CON			
INSTITUTIONAL & UTILITY USES (continued)																
Child Day Care Facilities	C	C	C	C	C	P	P	C	P/C ¹	P	P	C				
Churches and Other Places of Worship	P	P	P	P	P	P	P	P	P/C ¹			P				
Colleges / Vocational Schools			C	C	C	C	C	C		P			P			
Courtsrooms and Other Judicial Processing Facilities						P	P	P				C				
Elementary, Middle, and Senior High Schools	P	P	P	P	P	P	P	P	P/C ¹			P				
Hospitals				C	C	C	C	C								
Jails and Correctional Institutions				C			P	P	P/C ¹				C			
Libraries / Museums				C		P	P	P	P/C ¹	P	P	P				
Municipal Storage Buildings and Storage Yards						P	P		C							
Nursing Homes				P		P	P									
Offices / Education Facilities for Nonprofit Conservation-Related Organizations				C		P	P	P	P/C ¹				C			
Post Offices						P	P	C	P/C ¹	P	P					
Public Utilities - minor facilities	P	P	P	P	P	P	P	P	P	P	P	P	P			
Public Utilities - major facilities	C	C	C	C	C	C	C	C	C	P	P	C	C			
Solid Waste Facilities												C	C			
RECREATIONAL USES																
Campgrounds																
County Fairgrounds and Related Facilities													P			
Indoor Entertainment / Recreation Facilities (e.g. Bowling Alleys, Theaters)						P	P		P/C ¹							
Outdoor Entertainment / Recreation Facilities - Not Specifically Listed Elsewhere (e.g. Golf Courses, Shooting Ranges, Theaters)						C						C	C			
Public Parks/Playgrounds	P	P	P	P	P	P	P	P	P			P	P			
Recreation and Community Centers	C	C	C	C	C	P	P	C	P/C ¹			C	C			
Travel Trailer Parks [20.10(14)]																
Water Related Uses such as Marinas, Launch Ramps, Charter Boating or Fishing and Ferry Terminals						P	P			C	C					
INDUSTRIAL USES																
Asphalt and Concrete Plants													P			
Business Incubators [20.10(15)]										P	P					
Commercial Fishing										C	C					
Feed/Grain Mills												P	P			
Laboratories / Research and Testing Facilities										P	P					
Laundries, Not Including Self-Service										P	P					
Manufacturing, Production, Processing, Fabrication, Packaging and Assembly of Goods [20.10(16)]						C	C			P	P		C			
Non-Metallic Mining Operations											P	P	C			

TYPE OF USE	ZONING DISTRICTS													
	R-1	R-2	R-3	R-4	R-M	C-1	C-2	C-4	C-5	I-1/I-1A	I-2/I-2A	A	CON	
INDUSTRIAL USES (continued)														
Outdoor Storage Areas for Materials, Supplies, Finished/Semi-Finished Products, Equipment, or Refuse Containers [20.10(17)]										P	P			
Printing and Publishing										P	P			
Salvage and Recycling Facilities											P			
Sawmills/Planing Mills											P			
Trade and Construction Contractors Establishments											P			
Truck Terminals / Freight Transfer Facilities											P			
Vocational Rehabilitation Centers (Not For Profit)											P			
Warehousing or Wholesale Distribution [20.10(18)]						C	C				P	P		
AGRICULTURAL USES														
Farming [20.10(19)]													P	
Roadside Stands for Sale of Products Produced on the Premises													P	
Greenhouses						P					C	C	P	

Notes/additional requirements:

1. In the C-5 district, the uses indicated with a "1" are permitted uses if they occupy an existing building or occupy a new building with a building footprint not exceeding 3,000 square feet. Such uses proposed to be located within a new building exceeding 3,000 square feet shall require conditional use approval.

SECTION 4: Section 20.10 of the Sturgeon Bay Municipal Code (Zoning) is repealed and recreated as follows:

20.10 - Particular Use Requirements.

- (1) *Applicability.* As identified in section 20.09(3) Table of Principal Uses, certain uses shall be subject to the particular use requirements in this section. The requirements for particular uses in this section are in addition to other regulations established elsewhere in this Chapter. In any instance where these requirements conflict other regulations of the zoning code, the requirements of this section shall control.
- (2) *Accessory Dwelling Units.* Accessory dwelling units are subject to the following:
 - (a) *Number permitted.* Not more than one accessory dwelling unit shall be permitted on a lot.
 - (b) *Minimum lot size.* Accessory dwelling units shall be allowed only on a lot having at least 7,000 square feet.
 - (c) *Floor area requirements.* Accessory dwelling units shall not exceed 800 square feet in floor area and shall have a minimum floor area of 250 square feet.
 - (d) *Residency Required.* The property owner of record must reside in either the primary dwelling unit or the accessory dwelling unit as their permanent and legal address. A restrictive agreement shall be recorded to this effect.
 - (e) *Parking.* In addition to off-street parking spaces required for the primary dwelling unit, a minimum of one off-street parking space for an efficiency or one-bedroom accessory dwelling unit, or a minimum of two off-street parking spaces for a two or more-bedroom accessory dwelling unit, shall be provided.
 - (f) *Short-term rental restrictions.*
 1. The accessory dwelling unit shall not be rented for periods of less than seven consecutive days.
 2. If the accessory dwelling unit is rented for periods of more than six but fewer than 29 consecutive days, the total number of days within any consecutive 365-day period that the dwelling may be rented shall not exceed 180 days. The maximum 180 days shall run consecutively within each 365-day period. The owner of the accessory dwelling unit shall notify the city clerk in writing when the first rental within a 365-day period begins.
 3. A restrictive agreement shall be recorded to this effect.
 4. If the property owner of record resides in the accessory dwelling unit, then these short-term rental restrictions shall apply to the primary dwelling unit.
 - (g) *Separate ownership/conveyance restricted.* The accessory dwelling unit shall not be conveyed or separated in ownership from the primary dwelling unit.
 - (h) *Compliance with housing and building codes.* The accessory dwelling unit shall comply with the Sturgeon Bay Housing Code (Chapter 22 of the Municipal Code) and with all pertinent building codes.

- (i) Accessory dwelling units may be attached to or detached from the single-family residence.
- (j) *Additional requirements for attached accessory dwelling units.* Attached accessory dwelling units shall comply with the following:
 - 1. The accessory dwelling unit shall be clearly incidental to the principal dwelling unit and the building's exterior shall appear to be single-family.
 - 2. If the accessory dwelling unit is created from a portion of the principal dwelling unit, the floor area of the principal dwelling unit shall not be reduced below the minimum floor area required for the zoning district in which it is located.
 - 3. Location of entrances. Only one entrance may be located on the facade of the dwelling facing the street, unless the dwelling contained additional entrances before the accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks.
 - 4. Exterior stairs. Fire escapes or exterior stairs for access to an upper level accessory dwelling shall not be located on the front of the primary dwelling unit.
- (k) *Additional requirements for detached accessory dwelling units.* Detached accessory dwelling units shall comply with the following:
 - 1. The accessory dwelling unit shall be subject to the requirements of section 20.29 - *Accessory building height and area regulations*, except the minimum side and rear yards shall be ten feet for accessory buildings constructed after April 1, 2019.
 - 2. The accessory dwelling unit shall comply with all building code regulation relating to dwellings.
- (3) *Community Living Arrangements.* Community living arrangements as regulated in § 62.23(7)(i), Wis. Stats., are permitted uses. In addition, the 2,500-foot distance described in § 62.23(7)(i)2r.a., Wis. Stats., shall not apply. All other community living arrangements require conditional use approval.
- (4) *Manufactured Home Parks.* Manufactured home parks are subject to the requirements of section 9.07 of the municipal code.
- (5) *Multiple-Family Dwellings.*
 - (a) In the R-3 district, MF dwellings shall be limited to not more than 4 units per building.
 - (b) In the R-4 district, projects with 24 or fewer units on a lot are permitted. Projects containing 25 or more units on a lot shall require conditional use approval.
- (6) *Residential Use in a Mixed-Use Building/Parcel.*
 - (a) In the C-1 districts, the residential portion of the mixed-use building shall not exceed 50% of the available floor area of the building.

- (b) In the C-2 district the residential portion shall not exceed 50% of the combined floor area of all principal buildings within the lot.
- (7) *Single-Family Dwellings.*
- (a) In the R-4 district, single-family dwellings proposed on lots that exceed 20,000 square feet of area shall require a conditional use approval.
 - (b) In the C-5 district, single-family dwellings established within an existing building, including repairs/reconstruction of such dwellings and additions up to 50% of the original floor area are permitted. Newly constructed single-family dwellings and additions to existing dwellings that exceed 50% of the original floor area shall require conditional use approval.
- (8) *Two-Family Dwellings.*
- (a) In the R-2 district, two-family dwellings that specifically designated for such dwellings at the time of platting are permitted, subject to the following:
 - 1. The lot must be identified as intended for a two-family dwelling on the plat or certified survey map that created the lot.
 - 2. Such designation shall only be allowed if approved by the Plan Commission prior to the recording of the plat or certified survey map.
 - 3. The number of lots designated for two-family dwellings under this paragraph within any individual subdivision plat or certified survey map shall not exceed the greater of two lots or 25 percent of the total number of lots within the plat of certified survey map.
 - 4. These provisions apply to lots specifically designated for development of two-family dwellings. Other lots that meet the dimensional requirements for two-family dwellings may be developed as such provided a conditional use permit is approved by the Plan Commission.
 - (b) In the R-4 district, two-family dwellings proposed on lots that exceed 20,000 square feet of area shall require a conditional use approval.
 - (c) In the C-5 district, two-family dwellings established within an existing building, including repairs/reconstruction of such dwellings and additions up to 50% of the original floor area are permitted. Newly constructed two-family dwellings and additions to existing dwellings that exceed 50% of the original floor area shall require conditional use approval.
- (9) *Customer Service Establishments.* In the I-1/I-1A and I-2/I-2A districts, customer service establishments are limited to travel agencies, health clubs, and quick-printing/copy shops.
- (10) *Home Occupations.*
- (a) *Conditional Use.* Home occupations shall comply with the following restrictions and shall require conditional use approval, except for home occupations meeting the criteria of par. (b):

1. The home occupation shall be conducted only by residents of the dwelling unit and shall be conducted entirely within the dwelling unit.
 2. There shall be no outdoor storage or display of equipment, materials, or articles offered for sale.
 3. There shall be no articles offered for sale on the premises except such as is directly produced by the home occupation.
 4. There shall be no mechanical equipment used other than such as is permissible for purely domestic purposes.
 5. There shall be no signage associated with the home occupation, except for one wall sign not to exceed 4 square feet and not illuminated.
- (b) *Permitted Use.* A home occupation which meets the criteria listed in par. (b) above and, in addition, contains no signage, has no retail sales, has no stock in trade kept or sold, and in which the clients do not generally visit the premises, shall be permitted and shall not require conditional use approval.
- (11) *Professional Offices.* In the I-1/I-1A and I-2/I-2A districts, except for offices incidental to a principal use of the premises, professional offices shall have at least 10,000 square feet of floor area.
- (12) *Retail Establishments.* In the I-1/I-1A and I-2/I-2A districts, retail establishments shall comply with the following requirements:
- (a) *Building size.* The retail establishment shall be located within a building that contains at least 4,000 square feet of floor area.
 - (b) *Location.* The retail establishment shall be located within 600 feet of the right-of-way of State Highway 42/57.
 - (c) *Specific retail types allowed.* The retail use shall be limited to appliance dealers, carpet and floor covering dealers, electrical showrooms and shops, furniture stores, lawn and garden equipment and supply stores, lighting showrooms and shops, lumber and building materials sales centers, paint stores, plumbing showrooms and shops, stationary and office equipment/supply stores, retail sales associated with not for profit vocational rehabilitation programs, boat sales/showrooms, and similar types of retail that support the building and manufacturing industries.
- (13) *Tourist Rooming Houses.* Tourist rooming houses are subject to the requirements of section 9.05 of the municipal code.
- (14) *Travel Trailer Parks.* Travel trailer parks are subject to the requirements of section 9.075 of the municipal code.
- (15) *Business Incubators.* Business incubators shall be operated by the Door County Economic Development Corporation or other nonprofit organization approved by the City of Sturgeon Bay.

(16) *Manufacturing, Production, Processing, Fabrication, Packaging and Assembly of Goods.*

(a) In the C-1 and C-2 districts the manufacturing, production, processing, fabrication, packaging and assembly of goods shall be subject to the following requirements:

1. Such uses shall be entirely contained inside the building used for such activity.
2. There shall be no outside storage of any raw material, finished product, or waste material other than in a dumpster receptacle that is routinely used and regularly serviced in the normal course of business.
3. There shall be no prolonged noise above 85 decibels at any point further than 100 feet from any part of the building or the lot line, whichever is closer.
4. There shall be no release of smoke, fumes, or odors that may create a public or private nuisance, nor shall there be other activity conducted on the premises that may constitute a public or private nuisance.
5. The use shall be specifically limited to the particular manufacturing and/or storage activity indicated in the conditional use application and may not be changed to a different activity.
6. In the event that a particular activity, which received conditional use approval under this section, is discontinued for any reason, voluntary or involuntary, with no immediate intent to resume, the conditional use approval shall also be deemed automatically terminated with no further notice or hearing.
7. In the event that there is an existing building with an existing fire protection system installed at the time of the approval of the conditional use, that fire protection system must remain intact and must be maintained in an operating condition at all times, unless a special exemption is approved by the fire chief.
8. Additional conditions may be placed upon any conditional use approval in order for the proposed manufacturing use to not detract from the purposes of the C-1 and C-2 districts or the zoning code in general.

(b) In the I-1/I-1A districts, all manufacturing, processing, assembly, and testing activities shall occur inside a building, except for the occasional assembly, testing or shipping of components too large to fit in buildings.

(17) *Outdoor Storage.* In the I-1/I-1A districts, outdoor storage shall not exceed 200% of the building footprints of the principal buildings on the site.

(18) *Warehousing or Wholesale Distribution.* In the C-1 and C-2 districts, General warehousing or wholesale distribution shall be subject to the requirements of sub. (16)(a).

- (19) *Farming*. Buildings housing farm animals, barnyards, and feed lots shall be located at least 100 feet from a residential district and at least 100 feet from any waterway and located such that manure will not drain into any waterway.

SECTION 5: Sections 20.11 through 20.23 are repealed.

SECTION 6: Section 20.24(3)(d) regarding planned unit developments (PUD) is repealed and recreated as follows:

- (d) *When Required*. Approval of a PUD shall be required for any single-family residential or two-family residential development with two or more principal buildings on a lot.

SECTION 7: Section 20.27(1) is repealed and recreated to remove the reference to the C-3 district as follows:

- (1) *Maximum impervious surface*. For each lot in the R-4, C-1, C-4, and C-5 districts, the combined area of all roofed, paved, and other impervious surfaces shall not exceed 70 percent of the total area of the lot. Existing lots with impervious surfaces that exceeded 70 percent prior to adoption of this section shall be exempted from this provision provided that there shall be no further net increase of impervious surfaces on such lots.

SECTION 8: Section 20.27(2) [table of dimensional requirements] is repealed and recreated to remove the row containing the C-3 district from the table.

SECTION 9: This ordinance shall take effect on the day after its publication.

Approved:

Attest:

David J. Ward
Mayor

Stephanie Reinhardt
City Clerk

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the financial incentive parameters as presented for the Duquaine Development Sawyer Drive apartment project.

Respectfully submitted,

FINANCE/PURCHASING & BUILDING COMMITTEE

By: Helen Bacon, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: February 22, 2022

Introduced by _____.

Moved by Alderperson _____ seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2022.



MEMO

To: Finance/Purchasing & Building Committee
From: Marty Olejniczak, Community Development Director
Date: February 15, 2022
Subject: Financial Incentives Duquaine Development – Sawyer Drive Apartment Project

There are a number of housing projects being considered around the City of Sturgeon Bay. Many of these potential projects have floundered because they are not cost-effective due to a number of factors, including high construction costs. Last year the Finance Committee gave the City staff permission to discuss financial incentives with the developers in an effort to get stalled project moving forward.

One of the housing projects for which assistance is requested is the apartments proposed by Duquaine Development. This project is located between Sawyer Drive (Oak St) and Target. Duquaine and the City approved an annexation agreement for this site, which is located in the Town of Nasewaupée. The agreement allows sanitary sewer and water to be extended to the site for the first phase of the development and for construction of the first phase (approx. 60 units) to occur while the site is still in the town. The developer would then annex to the City for future phases. After the annexation agreement was approved, Duquaine purchased the property and completed detailed engineering and architectural plans. Unfortunately, the project proved too costly to construct based upon the intended rents.

City staff has met with the development team on multiple occasions to try to find a way for the project to proceed. With the blessing of Mayor Ward, we offered an incentive package of \$750,000 for the first phase of development, which is now planned as 64 units. \$275,000 is proposed to come from American Rescue Plan Act (ARPA) funds. This amount would be used for sewer, water, and other infrastructure work. The money would be used to reimburse Duquaine for the work as it is completed. This reimbursement set-up is what the City created for the Sunset School redevelopment project by S.C. Swiderski.

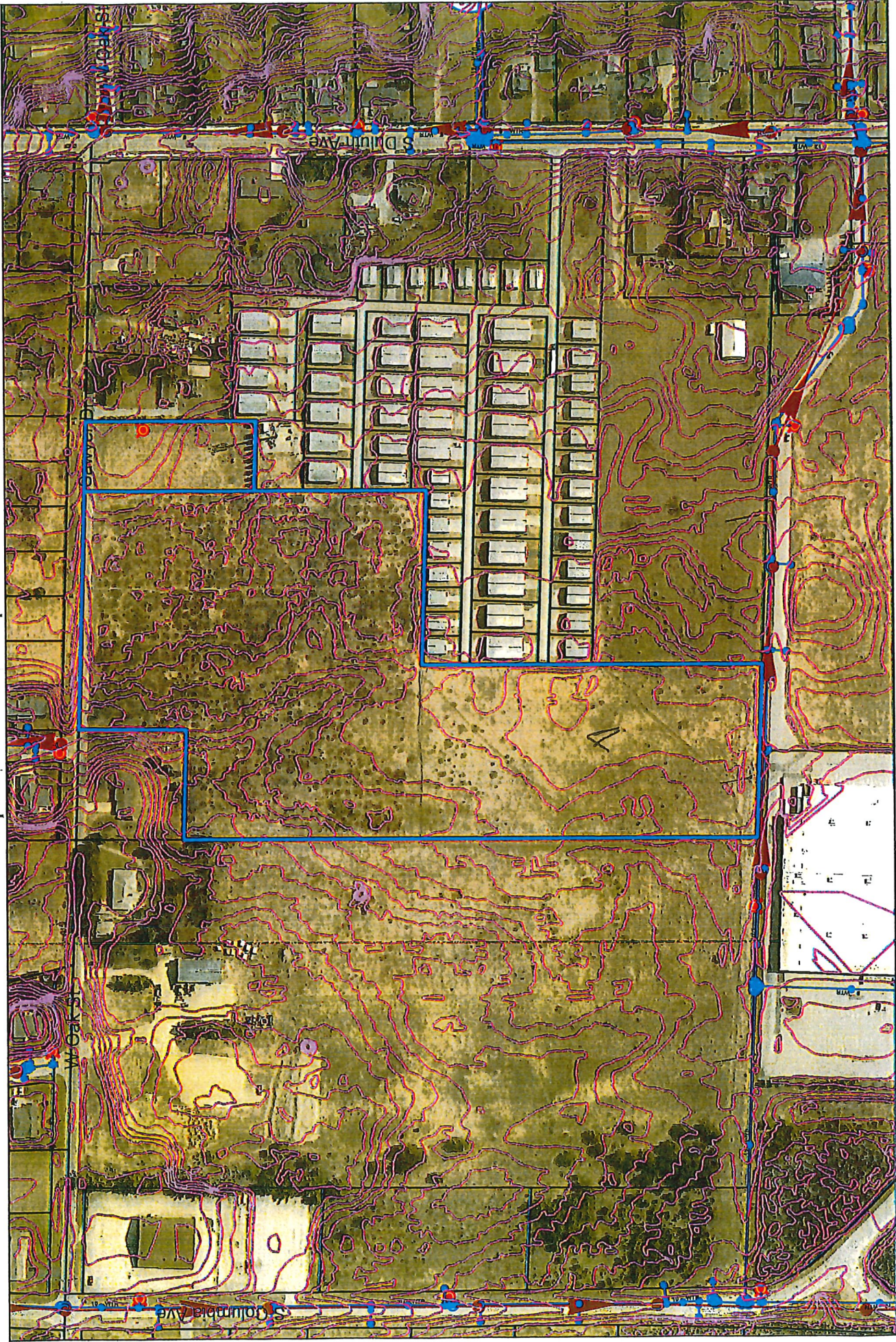
The other \$475,000 is planned for the construction of the housing units and is intended to come from the affordable housing fund being created by extending the life of TID #1 by one year. Similar to the Sunset School redevelopment agreement, the intent is pay a pro-rated portion upon an occupancy permit being issued for each building. This guarantees that the units are actually in existence when the payment is made, thereby reducing the risk to the City. Depending upon how quickly the units get built, there is a chance that payments will be needed before the TID #1 housing funds start accumulating. If this occurs the City can cover any shortfall out of the fund balance and repay the fund balance once the TID #1 funds are received throughout 2023.

The creation of workforce housing has been an increasingly urgent issue for Sturgeon Bay and all of Door County. Most of the recent projects required local, state, or federal financial incentives or were located on land purchased through foreclosure or provided by the City or County. With the high cost of construction material and labor, it is increasingly clear that a partnership is needed between the local government and developers to get housing units built.

The Duquaine project is a good infill project that will eventually lead to annexation of an area that is nearly surrounded by City land. By using ARPA funds and TID #1 affordable housing funds, there will be no outlay from the general fund. Therefore, staff recommends that the Finance Committee recommend approval of the financial incentive parameters. A formal development agreement would then be created.

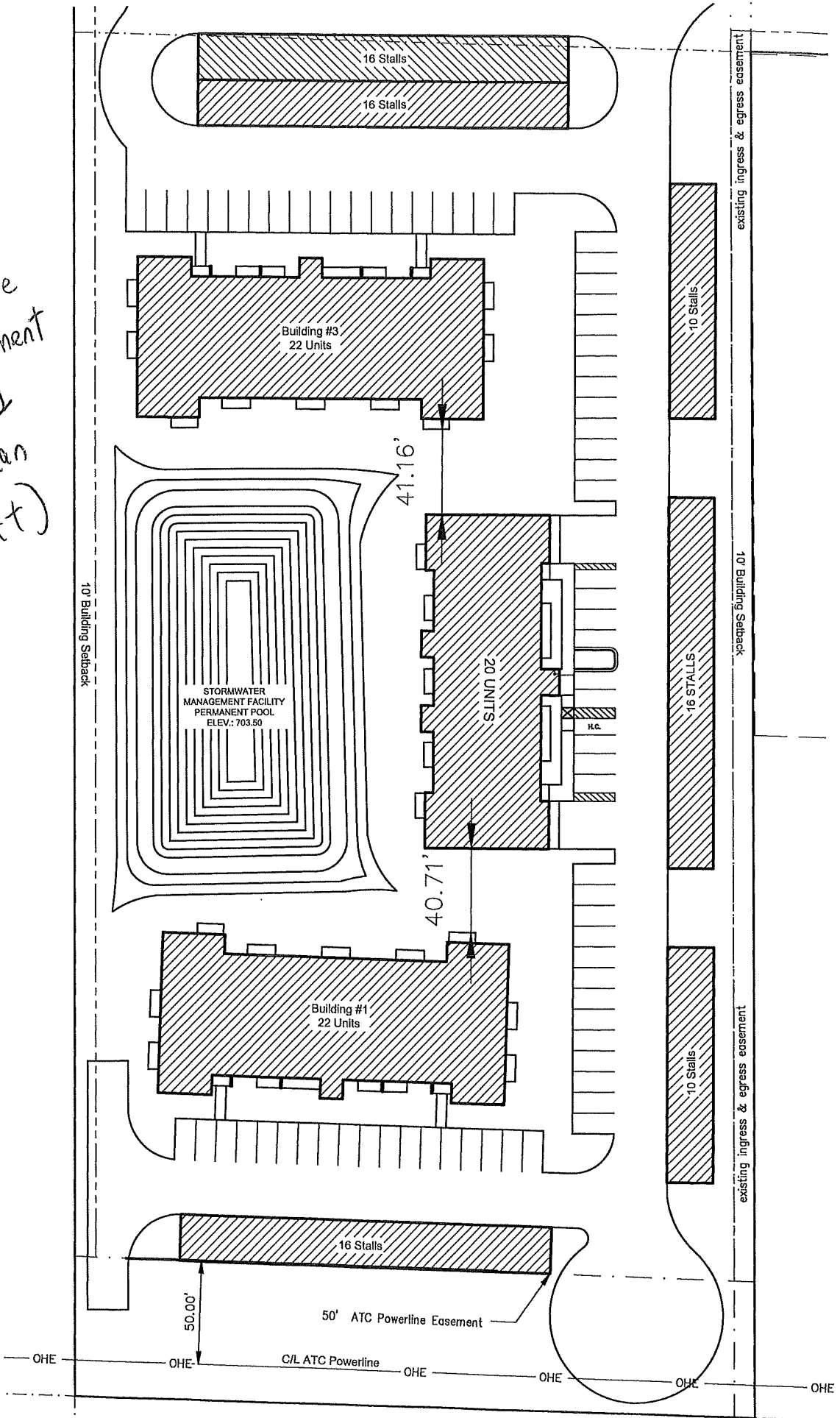
MO/

Duquaine Development Site



January 3, 2022

Duquaine
Development
Phase 1
site plan
(draft)



Note: This document was recorded in 2019. It is included in the agenda packet for reference purposes.

**City of Sturgeon Bay
Pre-Annexation Agreement**

Document Number

Document Title

**CITY OF STURGEON BAY
PRE-ANNEXATION AGREEMENT**

This agreement is made and entered into on this date by and between the City of Sturgeon Bay, Wisconsin, a municipal corporation duly created under the laws of the State of Wisconsin (hereinafter known as the "City") and Duquaine Development, Inc, the owner of property in the Town of Nasewaupsee, Door County, Wisconsin (hereinafter known as "Property Owner").

Recording Area

Name and Return Address

Attorney James M. Kalny
Davis & Kuelthau, s.c.
318 S. Washington St., Suite 300
Green Bay, WI 54301

0200112272541C1 and

0200112272541B

Parcel Identification Number (PIN)

RECITALS:

WHEREAS, Property Owner owns property lying adjacent to the City, more particularly described on Exhibit A attached hereto and incorporated herein (the "Property"); and

WHEREAS, the City operates and maintains municipal sanitary sewer and water systems within its corporate boundaries; and

WHEREAS, Property Owner desires to connect such Property to the City sewer and water systems now and to annex its Property to the City of Sturgeon Bay in the future; and

WHEREAS, the City and Property Owner are desirous of setting forth their understandings concerning future development of the Property and certain municipal services to be provided to the Property;

NOW, THEREFORE, in consideration of the premises and of the covenants and understandings herein expressed, the City and the Property Owner agree as follows:

1. Commitment to Annex Property. Property Owner agrees and commits, on behalf of themselves, heirs, successors and assigns, to take all such actions reasonably necessary to annex the Property as described in Exhibit A attached hereto and incorporated herein to the City of Sturgeon Bay (or portion of the Property) when and in the manner such annexation is requested by the City of Sturgeon Bay, provided the annexation is not requested by the City prior to September 1, 2019. The City of Sturgeon Bay may designate

the portion of the Property to be annexed to assure compliance with Section 66.0221 of the Wisconsin Statutes. By accepting utility connections and committing to annex such Property to the City of Sturgeon Bay, the Property Owner binds the Property and future owners thereof to such annexation under the terms set forth herein.

2. **Sanitary Sewer and Water Service.** The utility connection policy of the City of Sturgeon Bay presently states that connection of property outside of the corporate limits of the City of Sturgeon Bay to municipal sewer and water utilities may occur only when specifically authorized by the Common Council. Therefore, in consideration of the commitment of Property Owner to annex such Property to the City of Sturgeon Bay in the future, the City authorizes the current connection of the Property to municipal sewer and water services of the City of Sturgeon Bay prior to the annexation of the Property.

- A. **Sewer and Water Main Installation.** The Property Owner shall be responsible for the extension and installation of sanitary sewer and water mains to serve the intended development on the property. However, if any part of the Property is served by sanitary sewer and water mains that are extended along or into the property at City expense, the City may assess the Property Owner for the cost of installing such sewer or water main facilities according to its normal assessment policy and procedures upon annexation.
- B. **Requirement to Connect.** The Property Owner, their successors or assigns shall connect to the sewer and water system of the City of Sturgeon Bay for any buildings on the Property that Property Owner, their successors or assign desire to be served with sanitary sewer and water services. The connection shall be accomplished prior to occupancy of any habitable structures on the Property.
- C. **Connection Fees and Permits.** There shall be no connection fee charged to Property Owner for connecting to sewer and water service. However, Property Owner is responsible for and shall obtain any necessary permits, and pay any permit fees therefor, for the installation of mains and laterals that connect to the sewer and water system of the City of Sturgeon Bay. Property Owner shall allow for inspection of connections by the City.
- D. **Construction Costs for Laterals.** The construction costs for the installation of laterals serving the Property from the sewer and water mains shall be paid for in their entirety by the Property Owner. This shall include the cost of materials and installation including any associated excavating, blasting, or affiliated expenses. Property Owner shall be responsible to repair or replace any damage caused to the water or sewer mains, curb and gutter or street as a result of such construction.

3. **Additional Municipal Services.** It is agreed that the City of Sturgeon Bay is not committed to provide any additional municipal services to Property Owner, its heirs,

successors or assigns until such time as the Property is annexed into the City of Sturgeon Bay. Until such time as the Property is annexed into the City of Sturgeon Bay, the City has no responsibility to provide police protection, fire protection, trash or recyclable pickup, street repair, building inspection or any other municipal service other than the sewer and water service described above.

4. Zoning and Use of Property.

- A. **Zoning Classification.** Upon annexation, the City reserves the right to place any zoning district classification(s) upon the Property as deemed appropriate by the common council after recommendation by the plan commission. The City agrees to honor any valid non-expired building permits or approvals that were duly issued by the state, county, or Town of Nasewaupsee prior to annexation of the Property.
- B. **Comprehensive Plan.** The Future Land Use designation of the Property under the City of Sturgeon Bay Comprehensive Plan is Mixed Residential for the northern portion of the Property and Commercial or Mixed Residential for the southern portion. The City acknowledges that the development of multiple-family dwellings on the Property is consistent with such designation.
- C. **Review and Approval of Proposed Development.** If multiple-family dwellings are developed on the Property, the first phase of such development not to exceed 60 units shall not require formal review and approval under City of Sturgeon Bay codes, if the first phase is commenced prior to the effective date of the annexation. However, future phases of development shall require review and approval by the City during the term of this agreement.
- D. **Aesthetic Design & Site Plan Review Board.** Property Owner agrees to have any proposed development and design of buildings reviewed by Sturgeon Bay Aesthetic Design & Site Plan Review Board prior to commencement of construction. However, the Property Owner shall not be bound by any comments or recommendations of the Board for the first phase of development not to exceed 60 units. Future phases of development will be subject to the Board's jurisdiction.

5. Stormwater Management. Upon annexation, the stormwater management requirements of the City of Sturgeon Bay will apply to new development on the Property. Prior to annexation, Property Owner agrees to reduce the runoff rate of the ten-year post-development peak runoff discharge rates, to the maximum extent practicable, to the five-year pre-development peak runoff discharge rates for the 24-hour design storm events applicable to the site, unless a more stringent requirement is imposed by the Town of Nasewaupsee or State of Wisconsin.

6. **Building Inspection.** As long as the Property remains in the Town of Nasewaupsee, the Property Owner shall obtain all required permits from the Town and conform to the Town's building inspection protocols. Upon annexation, building inspection of any development under construction shall be performed by the City of Sturgeon Bay contracted building inspectors. After annexation the City agrees to pay for any additional inspection fees associated with any inspections of ongoing construction work performed under permits that were received from the state and/or Town of Nasewaupsee prior to the annexation.

7. **Taxes and Fees.**

- A. **Property Taxes.** As the Property will remain in the Town of Nasewaupsee until such time as it is annexed to the City of Sturgeon Bay, there shall be no property taxes due to the City of Sturgeon Bay by the Property Owner until such time as it is annexed into the City of Sturgeon Bay.
- B. **Monthly Utility Bills.** Fees for monthly usage of sanitary sewer and water services shall be paid directly to the Sturgeon Bay Utilities. Property Owner agrees that the City may levy a special charge for services under Wis. Stat. §66.0627 for delinquent user fees.
- C. **Park and Playground Fee.** The Property Owner agrees to pay the City's park & playground fee of \$150 per residential dwelling unit for any dwelling units for which occupancy has not been granted prior to the effective date of annexation.

8. **Miscellaneous Provisions.**

- A. **Term of Agreement.** The term of this agreement shall be twenty-five (25) years from the date executed by all parties hereto. This agreement shall only be effective upon execution by both parties hereto. If the annexation of the Property to the City of Sturgeon Bay occurs during the term of this agreement, then the obligations of this agreement to annex such property to the City of Sturgeon Bay shall be deemed satisfied. If the Property Owner, their heirs, successors or assigns have not been requested by the City of Sturgeon Bay to annex the Property to the City of Sturgeon Bay within the term of this agreement, then the obligation under this agreement shall terminate and this agreement shall be null and void.
- B. **Authority.** Each person executing this agreement on behalf of a party hereto warrants and represents that he or she has full power and authority to execute and deliver this agreement, and the provisions of this agreement will be binding upon and enforceable against the persons executing their signatures hereto and all trusts, corporations, LLCs, or other entities in which such person is an owner, officer or member.
- C. **Amendments.** No modification, alteration or amendment to this

agreement shall be binding upon either party hereto until such modification, alteration or amendment is reduced to writing and executed by both parties hereto.

- D. **Governing Law.** The terms, conditions and provisions of this agreement shall be governed by and construed in accordance with the laws of the State of Wisconsin.
- E. **Default.** If the Property Owner fails to take action to annex its property as is required herein, or if the City fails to allow for the connection to sewer and water services as provided herein, then the non-defaulting party shall provide written notice to the defaulting party of the nature of such default. If the default is not cured within thirty (30) days of receipt of such notice, then the non-defaulting party may, at its option, terminate this agreement and all obligations hereunder. If the sewer and water service has already been connected, it may then be disconnected by the City or its agent in the manner provided by law.
- F. **Costs of Enforcement.** Any party incurring expenses necessary to enforce the provisions of this agreement is entitled to recover such expense, including reasonable attorney fees, from the defaulting party.
- G. **Severability.** The invalidity or unenforceability of any covenant, condition, term or provision of this agreement shall not affect the validity or enforceability of any other covenant, condition, term or provision of this agreement.

IN WITNESS WHEREOF, the City of Sturgeon Bay by its authorized representatives and the Property Owner have each caused this agreement to be signed, sealed and attested on its behalf.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

This instrument drafted by:

Attorney James M. Kalny
Davis & Kuelthau, s.c.
318 S. Washington Street, Suite 300
Green Bay, WI 54301

EXHIBIT A

LEGAL DESCRIPTION

Part of the Northeast 1/4 of the Southeast 1/4, Section 12, T27N-R25E, Town of Nasewaupée, Door County, Wisconsin, more fully described as follows:

Commencing at the Southeast corner of Section 12, T27N-R25E; thence $N0^{\circ}08'44''E$, 2649.11 feet along the East line of the Southeast 1/4 of said Section; thence $N88^{\circ}10'21''W$, 528.40 feet along the North line of the Southeast 1/4 of said Section to the point of beginning; thence $S0^{\circ}17'58''W$, 329.97 feet; thence $N88^{\circ}10'21''W$, 132.00 feet along a North line of Duluth Avenue Storage Park Condominium (Hanger 24, Condo Plats, Page 9, Document number 506711, Door county Records); thence $S0^{\circ}17'50''W$, 330.45 feet along the West line of said condominium; thence $N88^{\circ}01'15''W$, 331.04 feet along the North line of said condominium; thence $S0^{\circ}22'36''W$, 659.52 feet along along the West line of said condominium; thence $N87^{\circ}51'51''W$, 332.03 feet along the South line of the Northeast 1/4 of the Southeast 1/4 of said Section; thence $N0^{\circ}26'55''E$, 1108.51 feet along the West line of the Northeast 1/4 of Southeast 1/4 of said Section; thence $S88^{\circ}10'12''E$, 208.71 feet; thence $N0^{\circ}27'14''E$, 208.71 feet; thence $S88^{\circ}10'21''E$, 583.69 feet along the North line of the Southeast 1/4 of said Section to the point of beginning. Excepting those portions used for road right of way.

Parcel contains 654,443 Sq. ft. / 15.02 Ac. more or less to the Section line.

Parcel contains 635,174 Sq. ft. / 14.58 Ac. more or less to the right of way.

Parcel subject to easements and restrictions of record.

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the offer of \$1.5 million in financial incentives to Premier Real Estate Management as a developer financed TID, subject to the created of the TID for an apartment project.

Respectfully submitted,

FINANCE/PURCHASING & BUILDING COMMITTEE

By: Helen Bacon, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: March 8, 2022

Introduced by _____.

Moved by Alderperson _____ seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2022.



MEMO

To: Finance/Purchasing & Building Committee
From: Marty Olejniczak, Community Development Director *M.O.*
Date: March 3, 2022
Subject: Financial Incentives for Pre-3 Development – Apartment Project on Wallace Parcel

There are a number of housing projects being considered around the City of Sturgeon Bay. Some of these potential projects have floundered because they are not cost-effective due to a number of factors, including high construction costs. Last year the Finance Committee gave the City staff permission to discuss financial incentives with the developers in an effort to get stalled project moving forward.

One of the housing projects for which assistance is requested is the apartments proposed by Premier Real Estate Management (aka Pre-3). This project is located between Duluth Ave and Target. Last April Pre-3 entered into an offer to purchase the 13.1-acre site from Wallace Enterprises for \$250,000. Pre-3 proposes to construct 96 total apartment units over two phases of construction. The units would be higher-end with attached garages. They have preliminary design completed, but according to the developer the construction cost is projecting to be \$2 Million over what they believe they can do.

City staff has met with the development team on multiple occasions to try to find a way for the project to proceed. After some back and forth, and with the blessing of Mayor Ward, we tentatively agreed upon an incentive package of \$1,500,000 in the form of developer-financed tax incremental financing. Since the majority of the site is within the City limits, a tax increment district can be created to cover the funding package. The developer would take the \$1.5 Million loan backed by the development agreement with the City. Then, the City would return a portion of the taxes paid into the TID to the developer in order to pay down the loan. This TIF reimbursement set-up is what the City created for The Bay Lofts in TID #4. No upfront funding is proposed and the loan is taken out by the developer (not City), which limits the risk to the City. If the project generates less in value than anticipated, any shortfall in paying off the loan is the borne by the developer, not City. The offer of financial assistance was contingent upon approval of the Common Council and the creation of the tax increment district.

By using the tax incremental financing approach, the City's ARPA funds and proposed affordable housing TIF funds from the extension of TID #1 can be used on other projects. It is noted, however, that this site is within the Southern Door School District and the City has never a created a TID in that school district. But, the SDSD has supported housing projects in that area in the past and, hopefully, would be willing to support the potential TID.

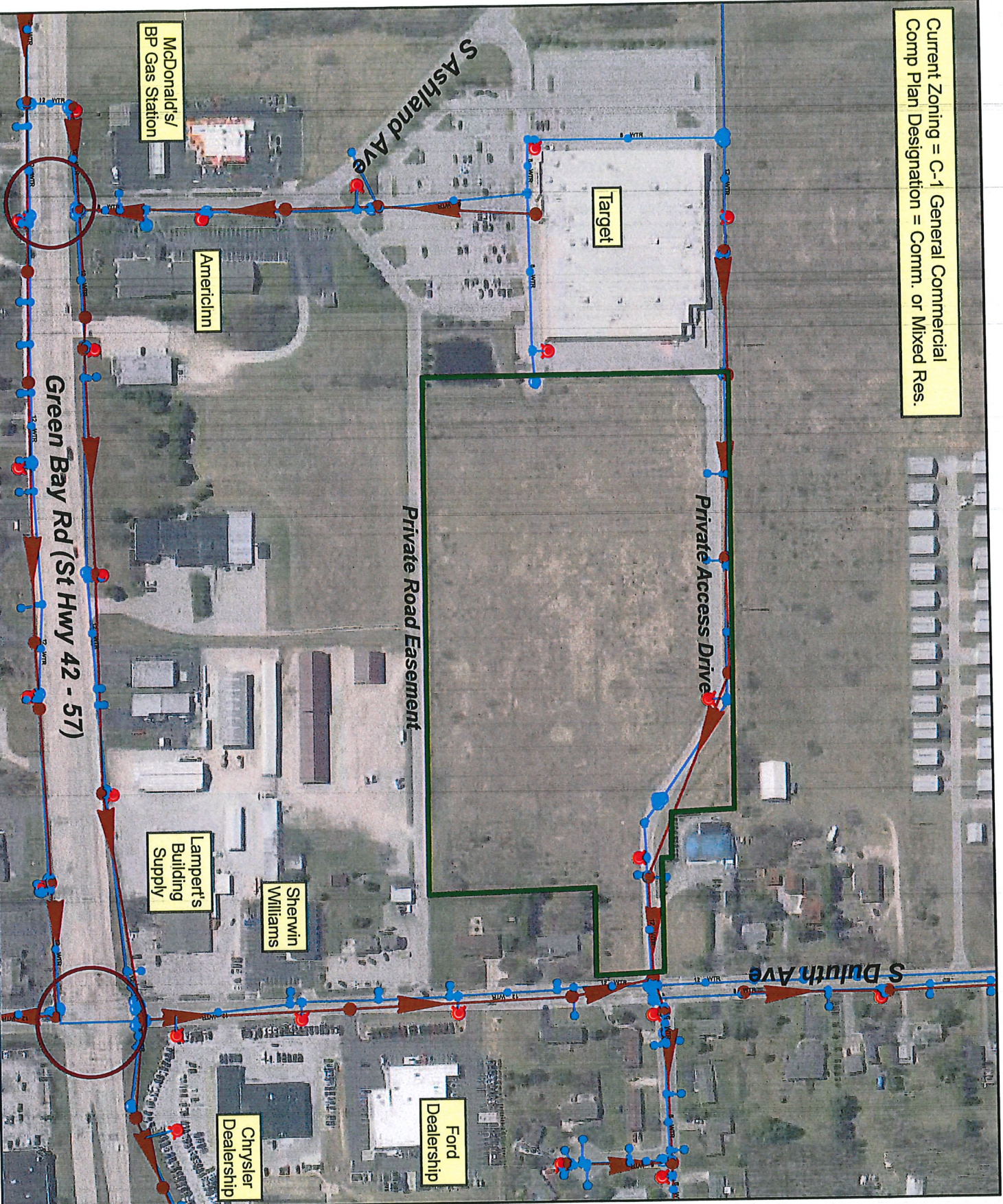
The creation of more housing, especially workforce housing, has been an increasingly urgent issue for Sturgeon Bay and all of Door County. This project will be on the higher end and likely won't directly lead to affordable units. But this type of housing is also needed and it could lead to affordable housing indirectly through increased number of units pushing rents downward.

The Pre-3 project is a good infill project on a site that has been eyed for development for some time. By using tax incremental financing, there will be no outlay from the general fund. Therefore, staff recommends that the Finance Committee recommend approval of the financial incentive of a \$1.5 Million developer-financed TIF loan. A formal development agreement would then be created.

MO/

Development Site - Wallace Enterprises, Inc

Current Zoning = C-1 General Commercial
 Comp Plan Designation = Comm. or Mixed Res.



City of Sturgeon Bay

Legend

- Subject Property
- Signalized Intersection
- Water Line
- Sewer Line

Contact:
 Wallace Enterprises, Inc
 5370 Oakdale Rd
 Smyrna, GA 30082
 Ph: (404) 799-9400
 13.1 Acres total



City of Sturgeon Bay
 Community Development
 421 Michigan Street
 Sturgeon Bay, WI 54235
 920-746-2910

Olejniczak, Marty

From: Jared G. Schmidt <jschmidt@releeinc.com>
Sent: Wednesday, October 20, 2021 9:08 AM
To: Olejniczak, Marty
Subject: RE: Residential development on the Wallace parcel - Sturgeon Bay
Attachments: PRE 3 - Sturgeon Bay - TIF Summary - Growth.pdf; PRE 3 - Sturgeon Bay - TIF Summary - Revenue.pdf; Underwriting - Sturgeon Bay 96.pdf

Good morning Marty ~ I have been working with the owner to develop the final document. Attached is a TIF proforma summary, noting anticipated development rate, projected project value, and then TIF revenue over the life of the TIF assuming a mixed use TIF, and a 20 year life span. The unknown at this point is the anticipated assessed value of the property post construction. We will need to work with your assessor and can refine the attached, but I am estimating a assessed value of \$90,000-\$95,000 per unit, which is substantially below construction cost, but seems to be consistent with recently completed multi-family projects in the City.

The third document is a breakdown summary of costs to develop the property. Based on an valuation analysis, and a cost analysis, we are looking at a shortfall on the magnitude of \$2M to make this development viable with current costings and rent projections. That is the number we would be looking to the City to help bridge. We are open to discussion on how to format the incentive, whether it be front loaded to help offset infrastructure installation costs, back end as a paygo incentive, or a mixture of the two. At a 70/30 (developer/City) split, we would be looking at a full pay back in about year 18. Not knowing what projects the City may have in their TIF plan we could adjust these percentages accordingly.

Can we set up a meeting/call early next week to run through things in more detail with the owner? I am also happy to talk with you in advance yet this week. Let me know your thoughts, thanks, Jared



Jared Schmidt, P.E. - VP - Robert E. Lee & Associates, Inc.
O:920-662-9641 M:920-883-1137 jschmidt@releeinc.com

From: Olejniczak, Marty <MOlejniczak@sturgeonbaywi.org>
Sent: Wednesday, October 20, 2021 8:31 AM
To: Jared G. Schmidt <jschmidt@releeinc.com>
Subject: Residential development on the Wallace parcel - Sturgeon Bay

Jared:

Can you provide an update on the development of the Wallace parcel next to Target? It was my understanding that REL was going to send over the updated cost estimates and then the City/developer could meet to discuss any available financial incentives or cost-sharing.

Thanks.

Marty Olejniczak
Community Development Director
City of Sturgeon Bay
(920) 746-6908

Table of Estimated TIF District Revenues - Wallace Property
Future TIF District - City of Sturgeon Bay
October 2021

Year	Life year	District Valuation	Inflation Increment	Construction Increment	Value Increment	Cummulative Value Increment	TIF Revenue	Cummulative TIF Revenue
2022	1	\$ -	\$ -	\$ 2,160,000	\$ -	\$ -	\$ -	\$ -
2023	2	\$ 2,160,000	\$ -	\$ 4,440,000	\$ 2,160,000	\$ 2,160,000	\$ -	\$ -
2024	3	\$ 6,600,000	\$ 21,600	\$ 2,280,000	\$ 4,440,000	\$ 6,600,000	\$ 43,257	\$ 43,257
2025	4	\$ 8,901,600	\$ 66,000	\$ -	\$ 2,301,600	\$ 8,901,600	\$ 132,175	\$ 175,432
2026	5	\$ 8,967,600	\$ 89,016	\$ -	\$ 66,000	\$ 8,967,600	\$ 178,269	\$ 353,701
2027	6	\$ 9,056,616	\$ 89,676	\$ -	\$ 89,016	\$ 9,056,616	\$ 179,590	\$ 533,291
2028	7	\$ 9,146,292	\$ 90,566	\$ -	\$ 89,676	\$ 9,146,292	\$ 181,373	\$ 714,664
2029	8	\$ 9,236,858	\$ 91,463	\$ -	\$ 90,566	\$ 9,236,858	\$ 183,169	\$ 897,833
2030	9	\$ 9,328,321	\$ 92,369	\$ -	\$ 91,463	\$ 9,328,321	\$ 184,983	\$ 1,082,816
2031	10	\$ 9,420,690	\$ 93,283	\$ -	\$ 92,369	\$ 9,420,690	\$ 186,814	\$ 1,269,630
2032	11	\$ 9,513,973	\$ 94,207	\$ -	\$ 93,283	\$ 9,513,973	\$ 188,664	\$ 1,458,294
2033	12	\$ 9,608,180	\$ 95,140	\$ -	\$ 94,207	\$ 9,608,180	\$ 190,532	\$ 1,648,826
2034	13	\$ 9,703,320	\$ 96,082	\$ -	\$ 95,140	\$ 9,703,320	\$ 192,419	\$ 1,841,245
2035	14	\$ 9,799,402	\$ 97,033	\$ -	\$ 96,082	\$ 9,799,402	\$ 194,324	\$ 2,035,569
2036	15	\$ 9,896,435	\$ 97,994	\$ -	\$ 97,033	\$ 9,896,435	\$ 196,248	\$ 2,231,817
2037	16	\$ 9,994,429	\$ 98,964	\$ -	\$ 97,994	\$ 9,994,429	\$ 198,192	\$ 2,430,009
2038	17	\$ 10,093,393	\$ 99,944	\$ -	\$ 98,964	\$ 10,093,393	\$ 200,154	\$ 2,630,163
2039	18	\$ 10,193,337	\$ 100,934	\$ -	\$ 99,944	\$ 10,193,337	\$ 202,136	\$ 2,832,299
2040	19	\$ 10,294,271	\$ 101,933	\$ -	\$ 100,934	\$ 10,294,271	\$ 204,138	\$ 3,036,437
2041	20	\$ 10,396,204	\$ 102,943	\$ -	\$ 101,933	\$ 10,396,204	\$ 206,159	\$ 3,242,596
2042	21	\$ 10,499,147	\$ 103,962	\$ -	\$ 102,943	\$ 10,499,147	\$ 208,200	\$ 3,450,796
Totals			\$ 1,723,109	\$ 8,880,000	\$ 10,499,147		\$ 3,450,796	

Net Present Value @ 4.5% (TIF life 20 yrs) = \$2,020,849.80

Table Assumptions:

- | | |
|--|---|
| 1) Base value of property \$22,300 | 4) Expenditure Period = 15 years |
| 2) Total Tax Rate = \$20.03/\$1,000.00 | 5) Maximum Life before extension = 20 years |
| 3) Yearly inflation rate of 1.0% | 6) 2042 through 2044 represent allowed extended years |

City of Sturgeon Bay Proposed Growth Table - Wallace Property

Year	Phase I 12 Unit Bldgs \$90,000/unit	Units (each)	Phase II 12 Unit Bldgs \$95,000/unit	Units (each)	Year Total
2022	1 \$ 2,160,000	24	\$ -		\$ 2,160,000
2023	2 \$ 2,160,000	24	\$ 2,280,000	24	\$ 4,440,000
2024	3 \$ -		\$ 2,280,000	24	\$ 2,280,000
2025	4 \$ -		\$ -		\$ -
2026	5 \$ -		\$ -		\$ -
2027	6 \$ -		\$ -		\$ -
2028	7 \$ -		\$ -		\$ -
2029	8 \$ -		\$ -		\$ -
2030	9 \$ -		\$ -		\$ -
2031	10 \$ -		\$ -		\$ -
2032	11 \$ -		\$ -		\$ -
2033	12 \$ -		\$ -		\$ -
2034	13 \$ -		\$ -		\$ -
2035	14 \$ -		\$ -		\$ -
Total	\$ 4,320,000	48	\$ 4,560,000	48	\$ 8,880,000

Wallace - Phase I 90,000
 Wallace - Phase II 95,000

PRE / 3TM

Property Name	Sturgeon Bay New Construction
Property Address	Sturgeon Bay, WI

Unit Description	Number of Units	Square Feet	Current Asking Rent	Current Rent/SF	Total Monthly Rent	Total Annual Rent
2 Bed / 2 Bath (Lower)	32	1,067	\$ 1,200	\$ 1.12	\$ 38,400	\$ 460,800
2 Bed / 2 Bath (Upper Split)	32	1,075	\$ 1,225	\$ 1.14	\$ 39,200	\$ 470,400
2 Bed / 2 Bath (Upper)	32	1,144	\$ 1,200	\$ 1.05	\$ 38,400	\$ 460,800
TOTAL / AVERAGES	96	1,095	\$ 1,208	\$ 1.10	\$ 116,000	\$ 1,392,000

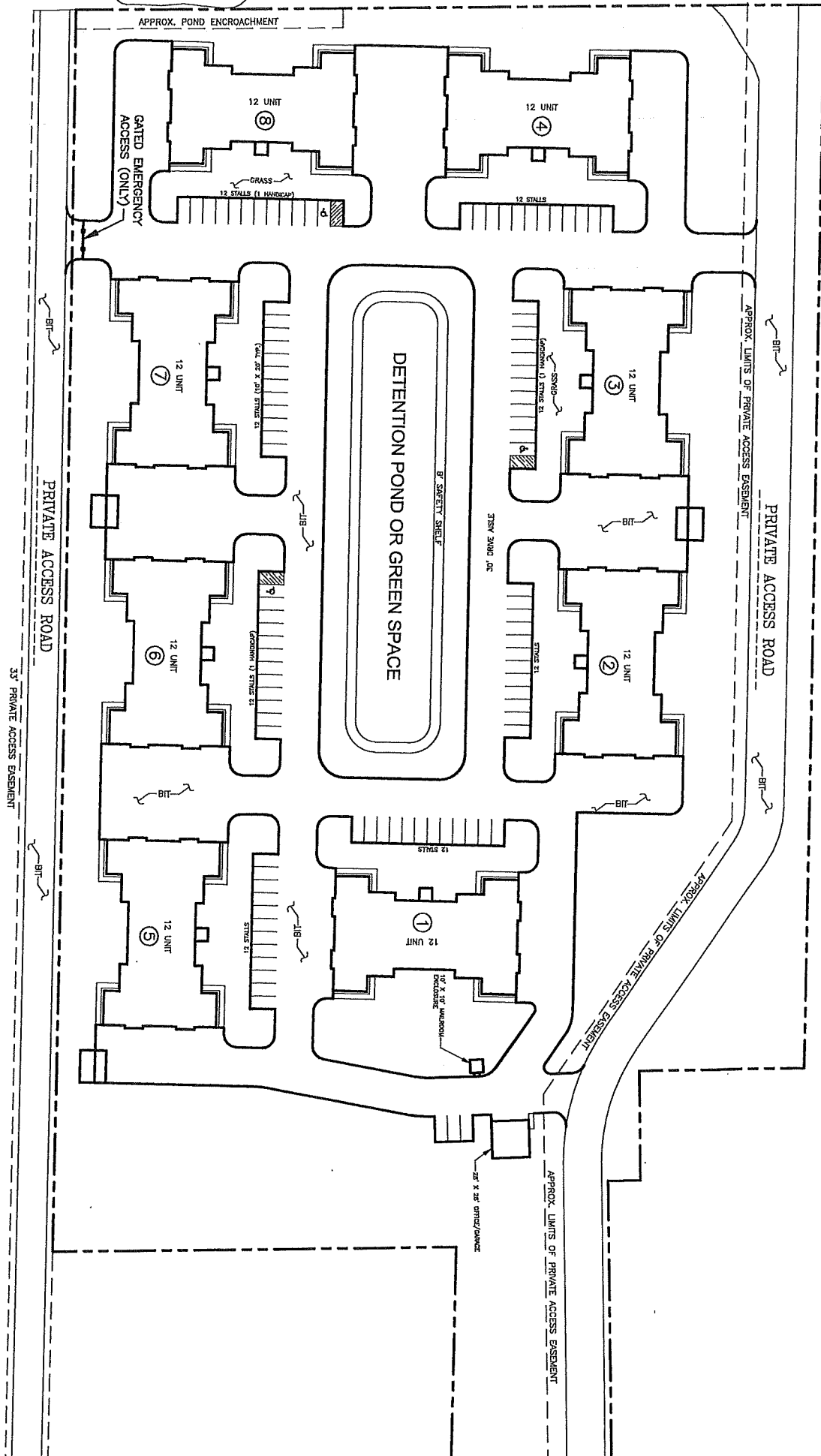
Income	Annual	Per Unit	% of Total Rent
Gross Annual Rent	\$ 1,392,000	\$ 14,500	99.3%
Other Income (Pet Fees, Late Fees, Misc.)	\$ 10,000	\$ 104	0.7%
Total Projected Gross Income	\$ 1,402,000	\$ 14,604	100.0%
Vacancy 5%	\$ (70,100)	\$ (730)	-5.0%
Effective Gross Income (EGI)	\$ 1,331,900	\$ 13,874	95.0%

Operating Expenses	Annual	Per Unit	% of EGI
Professional Management Fee 6%	\$ 79,914	\$ 832	6.0%
Caretaker/Maintenance Payroll	\$ 65,000	\$ 677	4.9%
Advertising	\$ 7,000	\$ 73	0.5%
Electric (Tenant Paid - Vacant/Common Only)	\$ 9,000	\$ 94	0.7%
Gas (Tenant Paid - Vacant/Common Only)	\$ 2,750	\$ 29	0.2%
Water/Sewer (Tenant Paid - Vacant/Common Only)	\$ 9,500	\$ 99	0.7%
Trash Removal	\$ 17,500	\$ 182	1.3%
Maintenance/Repairs	\$ 38,400	\$ 400	2.9%
Supplies/Admin	\$ 19,200	\$ 200	1.4%
Lawn/Snow Removal	\$ 35,000	\$ 365	2.6%
Taxes (Projected)	\$ 200,000	\$ 2,083	15.0%
Insurance	\$ 35,000	\$ 365	2.6%
Total Operating Expenses	\$ 518,264	\$ 5,399	38.9%
Projected Net Operating Income	\$ 813,636	\$ 8,475	61.1%

Valuation Analysis	
Cap Rate	6.00%
Estimated Value	\$ 13,560,600
Value/Unit	\$ 141,256

Cost Analysis	
Land	\$ 250,000
Soft Costs	\$ 3,152,500
Hard Costs	\$ 12,197,500
Total Cost	\$ 15,600,000
Cost/Unit	\$ 162,500

Valuation Shortfall	\$ (2,039,400)
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STURGEON BAY

96 RENTAL HOMES

Sturgeon Bay

Wisconsin



Chris Slater | 262-790-4560 | Chris@Pre-3.com

PRE / 3TM

3120 Gateway Road
Brookfield, WI 53045

www.pre-3.com



INTRODUCTION

Thank you for the opportunity to present a proposal for this multifamily development opportunity. Premier Real Estate Management, LLC has been in business for 40 years with an exclusive focus on multifamily projects. Our goal is always complete collaboration with neighbors and municipalities to ensure our projects provide value to all stakeholders.

PROJECT DESCRIPTION

Premier Real Estate plans to utilize the 13.85 acre parcel located at South Duluth Avenue to develop a 96 unit market rate apartment complex. PRE/3 has seen demonstrated demand for multi-family rentals in similarly sized communities, and this is a unique opportunity to bring an upscale rental project to Sturgeon Bay. Due to its best-in-class finish package, convenient location, and ample green space, PRE/3 anticipates robust demand for this development.

FINANCIAL BENEFIT

Construction costs will be funded with a construction loan and equity from PRE/3's Principal, Calvin Akin. The addition of this property to the City's tax base will add significant incremental annual tax revenue. The project will be constructed over 30 months and is anticipated to reach stabilization within 12 months of completion. Anticipated construction start is Summer 2022.

PAST PREMIER PROJECTS

PRE/3 has had great success with a number of other new developments in the Door County Area. The Glen Estates and Niagara Ridge Apartments, in Sister Bay were both multifamily projects originally developed by Premier Real Estate. We are committed to doing business in the area. The proposed development in Sturgeon Bay will be similar to these.



DIVERSE UNIT MIX

The proposed development will offer all 2 bedroom/2 bath apartments that are approximately 1150 SF in two different floor plans. All units will have attached garages, patios or balconies, upscale finishes, laundry in-unit, and adequate storage. Pricing will range from \$1,200 to \$1,225 per month. All units will include individual furnaces and central A/C. The community will provide residences with access to green space and the pricing appeals to a wide array of residents, from young adults to empty nesters.

CONSTRUCTION MATERIALS

There will be 8 buildings in total; two stories, slab-on-grade. Typical building exteriors include a combination of Acme King sized brick, .046 Vortex Variform vinyl siding, Foundry Shake siding, and 30 year architectural shingles will be used (exact materials to be determined at the time of municipal approval). On the interiors, we constantly strive to find durable, high quality, and fashion forward products for an upscale, timeless look.

MANAGEMENT

Premier Real Estate Management, LLC is a management, brokerage, and development firm based out of Brookfield, WI. Premier currently has 19,000 units under management across 16 states and is second to none in terms of operators and Sponsor financial support. Staff at the project would include an onsite management and maintenance staff that would be dedicated to the property. As proposed on the site plan, there will be a leasing office and maintenance garage onsite.





BIOGRAPHIES

Calvin Akin - Principal of PRE/3


With 40 years of real estate experience, Mr. Akin has created a successful comprehensive real estate brokerage, development, and property management company. Premier currently provides property management services for over 19,000 apartment units across 16 states. Premier continues to grow and currently employs over 600 full and part time professional employees to service the day to day needs of residents and owners.

Premier's active brokerage and development divisions, respectively, complete over 100 transactions in a typical year and have completed construction of nearly 2,000 multifamily units in the last 24 months. Mr. Akin has extensive experience in construction, having developed around 10,000 units in his career.

Casey Duffey, CPM —President of Premier Real Estate Management, LLC

Mr. Duffey has over 35 years of property management experience. With his practical business knowledge, he is responsible for supervising the day-to-day activities of the twelve Regional Property Managers and their onsite staff. He is responsible for marketing & lease-up of new developments, along with executing rehab strategies, and repositioning assets.

Mr. Duffey joined Premier in 1996 and was promoted to President in 2009. Prior to Premier, he was with Oakbrook Corporation of Madison, WI. He holds the prestigious Certified Property Manager, CPM®, and Accredited Residential Manager, ARM® designations from the Institute of Real Estate Management. He also holds the Certified Occupancy Specialist, COS®, and Certified Manager of Housing, CMH®, designations from the National Center for Housing Management, and the Housing Credit Certified Professional, HCCP®, from the National Association of Home Builders. Casey is a licensed Real Estate Broker from the State of Wisconsin.



Ron Schroeder - Vice President of Premier Real Estate Management, LLC

Mr. Schroeder has 25 years of property management experience and is responsible for overseeing 4000 units and managing over 250 employees. A Fair Housing guru, Ron's expertise with LIHTC (Section 42), Senior, and Market Rate property types provide for a well balanced approach to any management challenge. He excels at executing extensive renovation projects on time and on budget, making him a critical member of the Asset Management Team.

Ron has a Bachelor of Science degree in Economics from the University of Wisconsin Madison. Ron holds the Accredited Residential Manager (ARM) and is a Certified Property Manager (CPM) designations. Ron has been with Premier since 2006.

Dennis Hermans & Mark Hermans— Principals of Nicolet Lumber Co.; General Contractor

Mr. Dennis Hermans and Mr. Mark Hermans operate a full service general contracting firm; managing all construction related activities including budgeting, bid tabulation, awarding contracts, procurement of labor, materials, and equipment, and project completion/commissioning. Nicolet coordinates daily production communications between the owners, architect, and all job-related subcontractors. They efficiently manages the physical construction process, provides cost controls, and executes both quality control and safety programs

Nicolet has constructed approximately 8,500 multi-family units and over 100 single family homes since its inception. Dennis and Mark met Cal Akin shortly after purchasing Nicolet and have been working together ever since. Nicolet has constructed over 85 projects/6,000 units for Akin to date. All of the multi-family projects completed by Nicolet are of similar scope and complexity to the proposed development.

NLC was started in 1985 in Green Bay, WI. Dennis has a Bachelor's degree in accounting from UW-Green Bay and worked as a Business Manager and Safety Engineer for Fruin-Colnon Construction in St. Louis prior to purchasing Nicolet Lumber with his brother Mark. Mark also has a Bachelor's degree in accounting from UW-Whitewater and was Controller at a paper company prior to his involvement in Nicolet.

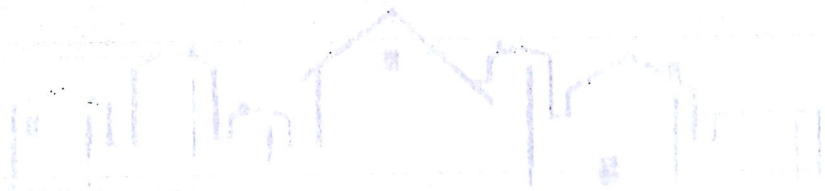


TYPICAL KITCHEN





TYPICAL BATHROOM



TYPICAL BEDROOM & LAUNDRY ROOM



City of Sturgeon Bay Hypothetical Tax Increment District Apartment Project Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID.....	1.00%
Gross Tax Rate (per \$1000 Equalized Value).....	\$19.83
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.25%

Data above dashed line are actual

Example Developer Grant	
Developer Outlay.....	\$1,500,000
Total Int. Due to Developer.....	\$673,660
Total Payments to Developer.....	\$2,173,660
Shortfall to Developer.....	\$0

Developer Incentive - Criteria	
New Construction.....	\$9,880,000
TIF Assistance.....	\$1,500,000
% of Increment to Developer.....	80%
Does TIF Cash Flow.....	YES
City Increment Required.....	NO

Year	Background Data				Revenues				Expenditures				TID Status					
	(a) TIF District Valuation (January 1)	(b) Inflation Increment	(c) Construction Increment	(d) TIF Increment Over Base Rate	(e) Tax Rate	(f) Tax Revenue	(g) Investment Proceeds	(h) Total Revenues	(i) Tax Revenues Available to Developer 80%	(j) Developer Outlay	(k) Interest Due to Developer EST. RATE= 4.00%	(l) Annual (Shortfall/ Surplus	(m) Balance Due to Developer	(n) Payment to Developer	(o) Combined Expenditures	(p) Annual Balance	(q) Year End Cumulative Balance (December 31)	(r) Cost Recovery
2022	\$143,000	\$0	\$0	\$0	\$19.83	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2022
2023	\$143,000	\$0	\$3,330,000	\$3,330,000	\$19.83	\$0	\$0	\$0	\$0	\$0	(\$1,500,000)	\$0	\$0	\$0	\$0	\$0	\$0	2023
2024	\$3,473,000	\$0	\$3,330,000	\$6,660,000	\$19.83	\$0	\$0	\$0	\$0	\$0	(\$60,000)	\$1,500,000	\$0	\$0	\$0	\$0	\$0	2024
2025	\$6,803,000	\$0	\$7,220,000	\$8,880,000	\$19.83	\$66,034	\$33	\$66,101	\$52,827	\$62,783	\$2,400	(\$59,573)	\$52,827	\$52,827	\$13,207	\$13,207	\$13,207	2025
2026	\$9,023,000	\$90,230	\$9,023,000	\$9,915,230	\$19.83	\$132,068	\$33	\$132,101	\$105,654	\$62,400	\$42,871	(\$1,569,573)	\$105,654	\$105,654	\$26,447	\$39,653	\$39,653	2026
2027	\$9,113,230	\$91,132	\$9,023,000	\$9,061,362	\$19.83	\$176,090	\$99	\$176,190	\$140,872	\$61,068	\$79,804	(\$1,446,702)	\$140,872	\$140,872	\$35,317	\$74,971	\$74,971	2027
2028	\$9,204,362	\$92,044	\$9,113,230	\$9,153,406	\$19.83	\$179,887	\$187	\$179,964	\$142,304	\$57,876	\$84,428	(\$1,362,469)	\$142,304	\$142,304	\$35,763	\$110,734	\$110,734	2028
2029	\$9,295,406	\$92,954	\$9,204,362	\$9,245,370	\$19.83	\$181,512	\$277	\$181,789	\$143,749	\$54,499	\$89,251	(\$1,273,219)	\$143,749	\$143,749	\$36,214	\$146,948	\$146,948	2029
2030	\$9,285,370	\$92,853	\$9,295,406	\$9,337,264	\$19.83	\$183,265	\$259	\$183,524	\$145,210	\$50,929	\$94,281	(\$1,178,938)	\$145,210	\$145,210	\$36,570	\$183,618	\$183,618	2030
2031	\$9,483,284	\$94,833	\$9,285,370	\$9,380,117	\$19.83	\$185,018	\$252	\$185,270	\$146,684	\$43,176	\$95,527	(\$1,079,414)	\$146,684	\$146,684	\$37,130	\$220,748	\$220,748	2031
2032	\$9,578,096	\$95,778	\$9,483,284	\$9,580,072	\$19.83	\$186,771	\$246	\$187,017	\$148,174	\$38,176	\$104,998	(\$974,414)	\$148,174	\$148,174	\$37,595	\$258,343	\$258,343	2032
2033	\$9,673,877	\$96,739	\$9,578,096	\$9,680,816	\$19.83	\$188,524	\$240	\$188,764	\$149,678	\$34,548	\$110,702	(\$863,712)	\$149,678	\$149,678	\$38,065	\$296,409	\$296,409	2033
2034	\$9,770,616	\$97,706	\$9,673,877	\$9,782,522	\$19.83	\$190,277	\$234	\$190,511	\$151,198	\$30,922	\$115,648	(\$747,062)	\$151,198	\$151,198	\$38,540	\$334,949	\$334,949	2034
2035	\$9,868,322	\$98,683	\$9,770,616	\$9,884,005	\$19.83	\$192,030	\$228	\$192,258	\$152,733	\$27,796	\$122,850	(\$624,212)	\$152,733	\$152,733	\$39,020	\$373,970	\$373,970	2035
2036	\$9,967,005	\$99,670	\$9,868,322	\$9,999,675	\$19.83	\$193,783	\$222	\$194,005	\$154,283	\$24,668	\$129,314	(\$494,898)	\$154,283	\$154,283	\$39,506	\$413,475	\$413,475	2036
2037	\$10,066,675	\$100,667	\$9,967,005	\$10,102,342	\$19.83	\$195,536	\$216	\$195,752	\$155,844	\$21,514	\$136,052	(\$358,846)	\$155,844	\$155,844	\$39,996	\$453,475	\$453,475	2037
2038	\$10,167,342	\$101,673	\$10,066,675	\$10,208,016	\$19.83	\$197,289	\$210	\$197,500	\$157,429	\$18,354	\$143,072	(\$215,771)	\$157,429	\$157,429	\$40,481	\$493,962	\$493,962	2038
2039	\$10,269,016	\$102,690	\$10,167,342	\$10,318,706	\$19.83	\$199,042	\$204	\$199,246	\$159,026	\$15,200	\$150,395	(\$69,376)	\$159,026	\$159,026	\$40,991	\$534,954	\$534,954	2039
2040	\$10,371,706	\$103,717	\$10,269,016	\$10,382,423	\$19.83	\$200,795	\$198	\$201,008	\$160,639	\$11,034	\$159,395	\$0	\$160,639	\$160,639	\$41,508	\$576,462	\$576,462	2040
2041	\$10,475,423	\$104,754	\$10,371,706	\$10,447,177	\$19.83	\$202,548	\$192	\$202,740	\$162,268	\$7,880	\$167,991	\$0	\$167,991	\$167,991	\$42,024	\$618,486	\$618,486	2041
2042	\$10,580,177	\$105,802	\$10,475,423	\$10,542,979	\$19.83	\$204,292	\$186	\$204,478	\$163,914	\$4,636	\$163,376	\$0	\$163,376	\$163,376	\$42,549	\$661,035	\$661,035	2042
			\$1,662,979	\$9,880,000		\$3,240,613	\$13,730	\$3,254,343	\$2,592,490	\$1,500,000	\$673,660	\$2,173,660	\$2,173,660	\$2,173,660	\$207,076	\$1,080,683	\$1,080,683	

Type of TID: Mixed-Use
 2022 TID Inception
 2037 Final Year to Incur TIF Related Costs
 2042 Maximum Legal Life of TID (20 Years)

(1) Per City estimates.

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