



**CITY OF STURGEON BAY COMMON COUNCIL AGENDA
TUESDAY, AUGUST 1, 2023
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 – \$88,691.20, Capital Fund - \$619,373.65, ARPA - \$5,350.00, TID #8 - \$1,284.00 TID #4 - \$4,323.00, Solid Waste Enterprise Fund - \$4,432.09, Cable TV - \$5,442.42 and Compost Site Enterprise Fund -\$440.66 for a grand total of \$729,337.02. [roll call]
7. **CONSENT AGENDA**
 - * All items listed with an asterisk (*) are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests before the Adoption of the Agenda, in which event the item will be removed from the Consent Agenda and considered immediately following the consent agenda.
 - * a. Approval of 7/18/23 regular Common Council minutes.
 - * b. Place the following minutes on file:
 - (1) Police & Fire Commission – 2/23/23
 - (2) Finance/Purchasing & Building Committee – 7/11/23
 - (3) Local Arts Board – 7/12/23
 - (4) Waterfront Redevelopment Authority – 7/12/23
 - * c. Place the following reports on file:
 - (1) Bank Reconciliation – June 2023
 - (2) Revenue & Expense Report – June 2023
 - * d. Consideration of: Approval of beverage operator licenses.
 - * e. Consideration of: Approval of Class A Beer and Class A Liquor licenses.
 - * f. Consideration of: Approval of Exception to Noise Ordinance from Door County Fair.
8. Mayoral Appointments.
9. Resolution Awarding the Sale of \$3,100,000 General Obligation Promissory Notes.
10. Public Hearing re: Proposed amendment to Sturgeon Bay Zoning Code – Chapter 20 – Front Lot line.

11. First reading of ordinance re: Amend Section 20.03 to the Municipal Code of the City of Sturgeon Bay – Lot line, front.
12. Public Hearing re: Proposed amendments to the Sturgeon Bay Zoning Code – Chapter 20 – amending various references.
13. First reading of ordinance re: Amend Section 20.03 of the Municipal Code of the City of Sturgeon Bay – various references.
14. Finance/Purchasing & Building Committee recommendation re: Approve the development incentives for 1023 Egg Harbor Road, LLC as shown with parameters.
15. Consideration of: Certified Survey Map for South Hudson Avenue Lots.
16. City Administrator report.
17. Mayor's report.
18. 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: Development Incentives for 1023 Egg Harbor Road, LLC.

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.

19. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Posted:

Date: 7-28-2023

Time: 12:00pm

By: UM

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.

INVOICES DUE ON/BEFORE 08/01/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
GENERAL FUND				
LIABILITIES				
02216	BAY VIEW LUTHERAN CHURCH	SIGN DEP REFUND/BAY VIEW CHRCH	01-000-000-23168	50.00
19880	STURGEON BAY UTILITIES	2021.2022 SBU EXTRA INTEREST	01-000-000-24340	61.57
19880		2021.2022 SBU TAX ROLL	01-000-000-24340	212.32
R0001788	CALE BAKKE	CITY LAUNCH PASS REFUND/BAKKE	01-000-000-46210	39.69
R0001788		CITY LAUNCH PASS REFUND/BAKKE	01-000-000-24214	2.10
R0001788		CITY LAUNCH PASS REFUND/BAKKE	01-000-000-24215	0.21
TOTAL LIABILITIES				365.89
RUBBER TIRE LOADER				
01761	ASSOCIATED TRUST COMPANY	GO PROM NOTE 6.5.22	01-000-909-70002	475.00
TOTAL RUBBER TIRE LOADER				475.00
TOTAL GENERAL FUND				840.89
LAW/LEGAL				
16555	PINKERT LAW FIRM, LLP	06/23 TRAFFIC MATTERS	01-110-000-55010	2,025.00
AMUNDSEN	AMUNDSEN DAVIS, LLC	06/23 DUQUAINE ANNEXATION	01-110-000-55010	572.00
TOTAL				2,597.00
TOTAL LAW/LEGAL				2,597.00
CITY CLERK-TREASURER				
9535	IIMC	ANNL MMBRSHIP/REINHARDT	01-115-000-56000	185.00
TOTAL				185.00
TOTAL CITY CLERK-TREASURER				185.00
COMPUTER				
04696	DOOR COUNTY TREASURER	01/23 TECH SUPPORT	01-125-000-55550	2,083.33
04696		02/23 TECH SUPPORT	01-125-000-55550	2,083.33
04696		03/23 TECH SUPPORT	01-125-000-55550	2,083.34
04696		04/23 TECH SUPPORT	01-125-000-55550	2,083.34
04696		05/23 TECH SUPPORT	01-125-000-55550	2,083.34
04696		06/23 TECH SUPPORT	01-125-000-55550	2,083.34
HEARTBUS	HEARTLAND BUSINESS SYSTEMS, LLC	ADOBE 2020 PRO LIC-B CURTIS	01-125-000-55550	494.52
HEARTBUS		ADOBE 2020 PRO LIC-C SOMMER	01-125-000-55550	494.52
TOTAL				13,489.06
TOTAL COMPUTER				13,489.06
CITY HALL				
04575	DOOR COUNTY HARDWARE	PIPE/ELBOWS/PVC/COUPLE	01-160-000-51850	25.12
04575		TEE/ADAPTER	01-160-000-51850	6.17
04575		ELBOW	01-160-000-55300	1.39
04575		CREDIT RETURN	01-160-000-51850	-7.98
04575		BATTERIES	01-160-000-51850	6.99
04575		BOIL DRAIN/PTFE THRD	01-160-000-51850	16.58
04575		BATTERIES	01-160-000-51400	6.99
04575		TRAY LINERS/ROLLER	01-160-000-55300	19.58
04966	EAGLE MECHANICAL INC	REPAIR KITS	01-160-000-55300	335.36
08225	HERLACHE SMALL ENGINE	SUPPLIES	01-160-000-51850	6.50
19880	STURGEON BAY UTILITIES	421 MICHIGAN ST	01-160-000-56150	4,025.04
19880		421 MICHIGAN ST	01-160-000-58650	268.91
23730	WPS	07/23 421 MICHIGAN STREET	01-160-000-56600	576.00
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	FUEL FILTER	01-160-000-51850	11.52
WARNER	WARNER-WEXEL LLC	PAPER PRODUCTS	01-160-000-51400	106.45

INVOICES DUE ON/BEFORE 08/01/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
CITY HALL				
WARNER		CLEANING SUPPLIES	01-160-000-51850	26.22
		TOTAL		5,430.84
		TOTAL CITY HALL		5,430.84
GENERAL EXPENDITURES				
PULSE	PENINSULA PULSE	LEGAL PUBLICATION-ORDINANCE	01-199-000-57450	310.00
PULSE		LEGAL PUBLICATION-BOR	01-199-000-57450	310.00
QUADIENT	QUADIENT LEASING USA, INC	POSTAGE METER LEASE	01-199-000-57250	422.79
US BANK	US BANK EQUIPMENT FINANCE	07/23 FIRE COPIER	01-199-000-55650	102.25
US BANK		07/23 FIRE COLOR COPY OVERGE	01-199-000-55650	24.29
US BANK		07/23 ADMIN COPIER	01-199-000-55650	118.50
		TOTAL		1,287.83
		TOTAL GENERAL EXPENDITURES		1,287.83
POLICE DEPARTMENT				
15890	PACK AND SHIP PLUS	PACKAGE MAILING/HENRY	01-200-000-57250	12.45
US BANK	US BANK EQUIPMENT FINANCE	07/23 POLICE COPIER	01-200-000-55650	218.24
US BANK		07/23 POLICE COLOR COPY OVERGE	01-200-000-55650	61.24
		TOTAL		291.93
		TOTAL POLICE DEPARTMENT		291.93
PATROL BOAT				
02206	PATROL BOAT BAY MARINE	PATROL BOAT FUEL	01-205-000-51650	415.05
		TOTAL PATROL BOAT		415.05
		TOTAL PATROL BOAT		415.05
POLICE DEPARTMENT/PATROL				
02005	BAY ELECTRONICS, INC.	3 NOISE CANCELLING SPEAKER MIC	01-215-000-57550	306.00
03133	CELLCOM WISCONSIN RSA 10	06/23 CRADELPOINT PORT SEC CAM	01-215-000-58999	53.67
04696	DOOR COUNTY TREASURER	06/23 FUEL	01-215-000-51650	4,617.13
19880	STURGEON BAY UTILITIES	SUNSET PRK BT LAUNCH	01-215-000-56150	18.35
19880		110 S NEENAH AVE CAMERA	01-215-000-56150	14.32
19880		SHORECREST RD CAMERA WWTP	01-215-000-56150	15.80
20725	T R COCHART TIRE CENTER	FLAT TIRE REPAIR/CSO VEHICLE	01-215-000-58600	30.00
23640	WISCONSIN DEPT OF JUSTICE	3 TIME ACCESS	01-215-000-58999	180.00
23640		22 OFFICER SUPPORT	01-215-000-58999	280.50
PATRIOT	PATRIOT MOTOR STURGEON BAY LLC	SQUAD 50 MAINTENANCE	01-215-000-58600	59.36
PATRIOT		SQUAD 30 MAINTENANCE	01-215-000-58600	110.86
PATRIOT		SQUAD 50 MAINTENANCE	01-215-000-58600	59.96
PATRIOT		SQUAD 60 MAINTENANCE	01-215-000-58600	31.45
		TOTAL		5,777.40
		TOTAL POLICE DEPARTMENT/PATROL		5,777.40
FIRE DEPARTMENT				
FIRE DEPARTMENT				
02005	BAY ELECTRONICS, INC.	RADIO SERVICE	01-250-000-57550	150.00
04696	DOOR COUNTY TREASURER	FUEL	01-250-000-51650	92.03
16570	PIONEER FIRE COMPANY	UNIFORM CLOTHING	01-250-000-52900	403.90
19880	STURGEON BAY UTILITIES	MARTIN PARK RESTROOM	01-250-000-56675	6.22
19880		421 MICHIGAN ST	01-250-000-56675	133.25

INVOICES DUE ON/BEFORE 08/01/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
FIRE DEPARTMENT				
FIRE DEPARTMENT				
19880		TRUCK FILL	01-250-000-56675	169.48
19880		MEM FLD WARMING HOUSE	01-250-000-56675	49.73
19880		CITY GARAGE	01-250-000-56675	49.73
19880		GARLAND PARK	01-250-000-56675	6.22
19880		SUNSET CONSN CENTER	01-250-000-56675	49.73
19880		FRANK GRASSE MEM SHELTER	01-250-000-56675	15.54
19880		OTUMBA PARK	01-250-000-56675	6.22
19880		W SIDE WARMING HOUSE	01-250-000-56675	6.22
19880		W SIDE FIRE STATION	01-250-000-56675	49.73
19880		W SIDE FIRE STATION	01-250-000-56150	134.09
19880		W SIDE FIRE STATION	01-250-000-58650	86.07
19880		38 S NEENAH AVE PAVILLION	01-250-000-56675	6.22
19880		38 S NEENAH AVE RESTROOM	01-250-000-56675	31.08
19880		W SIDE BALLFLD LITES	01-250-000-56675	31.08
19880		GIRLS LITTLE LEAGUE	01-250-000-56675	49.73
19880		FIRE TRAINING SITE	01-250-000-56675	6.22
19880		FIRE TRAINING SITE	01-250-000-56150	13.39
19880		QUINCY ST BALLFLD	01-250-000-56675	49.73
19880		PENNSYLVANIA ST DOCK	01-250-000-56675	15.54
19880		92 E MAPLE ST DOCK	01-250-000-56675	6.22
19880		1ST AVE MARINA/RESTROOM	01-250-000-56675	49.73
19880		KENTUCKY ST CITY PK RAMP	01-250-000-56675	6.22
19880		KENTUCKY ST CITY MARINA	01-250-000-56675	49.73
19880		SIGN SHED	01-250-000-56675	6.22
19880		CHERRY BLOSSOM PARK	01-250-000-56675	15.54
19880		56 VACANT LOTS-QTRLY BILL	01-250-000-56675	1,026.30
20725	T R COCHART TIRE CENTER	TIRE CHANGE #707	01-250-000-53000	80.00
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	12 OZ ULTMTBLK	01-250-000-53000	21.98
O'REILLY		BATTERY TERM/CBL LUG	01-250-000-53000	22.54
O'REILLY		BATTEERY CABLE	01-250-000-53000	251.50
O'REILLY		WIPER BLADE	01-250-000-53000	40.78
O'REILLY		BAT TERMNAL/CBL LUG/FUSE HOLDR	01-250-000-53000	27.02
O'REILLY		WIRE LOOM	01-250-000-53000	52.00
O'REILLY		BAT CBL LUG	01-250-000-53000	12.72
PORT	WEST MARINE PRODUCTS INC	POWER POST	01-250-000-53000	16.80
PORT		BATTERY SWITCH	01-250-000-53000	27.98
WARNER	WARNER-WEXEL LLC	WINDOW CLEANER	01-250-000-54999	65.28
		TOTAL FIRE DEPARTMENT		3,389.71
		TOTAL FIRE DEPARTMENT		3,389.71
STORM SEWERS				
04545	DOOR COUNTY COOPERATIVE/NAPA	NUTS/BOLTS	01-300-000-54999	2.52
04545		100LBS GRASS SEED	01-300-000-54999	395.00
		TOTAL		397.52
		TOTAL STORM SEWERS		397.52
STREET SIGNS AND MARKINGS				
SIGNART	SIGNART COMPANY INC	REPLCEMNT PRKING LOT SIGN	01-420-000-52600	2,072.00
		TOTAL		2,072.00
		TOTAL STREET SIGNS AND MARKINGS		2,072.00
STREET MACHINERY				
04545	DOOR COUNTY COOPERATIVE/NAPA	STARTING FLUID	01-450-000-52150	12.08
04575	DOOR COUNTY HARDWARE	FASTENERS/DRILL BIT/SCREW BOLT	01-450-000-51400	97.91
04575		BRASS HOSE SHUTOFF	01-450-000-52150	12.99
04575		TUBE HEAT SHRINK	01-450-000-52150	7.98
04696	DOOR COUNTY TREASURER	06/23 FUEL 542.67 G	01-450-000-51650	1,756.62

INVOICES DUE ON/BEFORE 08/01/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
STREET MACHINERY				
04696		06/23 DSL FUEL 1032.44 G	01-450-000-51650	3,418.41
06012	FASTENAL COMPANY	SOCKET	01-450-000-52700	28.56
06012		HARDWARE	01-450-000-54999	41.55
06012		HARDWARE	01-450-000-54999	93.97
20725	T R COCHART TIRE CENTER	TUBE/INSTALLED	01-450-000-53000	30.00
20725		SVC CALL	01-450-000-53000	75.00
20725		TIRE CHANGE	01-450-000-53000	50.00
20725		ORING	01-450-000-53000	15.00
20725		DISPOSAL	01-450-000-53000	20.00
20725		FLATS/O RINGS	01-450-000-53000	110.00
20725		4 LOADER TIRES	01-450-000-53000	8,440.00
ADVAUTO	GENERAL PARTS DISTRIBTION LLC	VEHICLE PARTS	01-450-000-53000	191.28
ADVAUTO		MAXI BLADE	01-450-000-53000	3.43
ADVAUTO		CREDIT	01-450-000-53000	-3.43
ADVAUTO		FLUIDS/FUNNEL	01-450-000-53000	168.49
JX ENT	JX ENTERPRISES, INC.	DEF TANK CAP	01-450-000-53000	53.54
TRIPURA	TRIPURA PETROLEUM	FUEL	01-450-000-51650	153.37
TRIPURA		FUEL	01-450-000-51650	21.61
TOTAL				14,798.36
TOTAL STREET MACHINERY				14,798.36

CITY GARAGE

01766	AURORA MEDICAL GROUP	DRUG SCREEN/DAVIS	01-460-000-57100	52.00
01766		DRUG SCREEN/SURFUS	01-460-000-57100	30.00
04966	EAGLE MECHANICAL INC	PRESSURE RELIEF VALVE	01-460-000-55300	36.37
19880	STURGEON BAY UTILITIES	SALT SHED	01-460-000-56150	13.39
19880		SALT SHED	01-460-000-56150	13.39
19880		CITY GARAGE	01-460-000-56150	863.00
19880		CITY GARAGE	01-460-000-58650	82.40
TOTAL				1,090.55
TOTAL CITY GARAGE				1,090.55

HIGHWAYS - GENERAL

19880	STURGEON BAY UTILITIES	808 S DULUTH AVE	01-499-000-58000	15.81
19880		1536 EGG HRBR RD TRFFC LITE	01-499-000-58000	28.49
19880		N 14TH & EGG HRBR TRFFC LITE	01-499-000-58000	35.40
19880		2 TRFC WARNING LITES	01-499-000-58000	8.25
19880		MADISON AVE TRFFC LIGHTS	01-499-000-58000	138.21
19880		342 ORNAMENTAL ST LIGHTS	01-499-000-58000	5,115.90
19880		593 OVERHEAD ST LIGHTS	01-499-000-58000	6,720.18
19880		S LANSING & W WALNUT SIGN	01-499-000-58000	9.66
19880		EAST SIDE DOCK	01-499-000-58000	152.02
19880		OLD HWY RD SIGN	01-499-000-58000	15.81
DELFOSSSE	KYLE DELFOSSSE	SAFETY EQUIP-DELFOSSSE	01-499-000-56800	250.00
TOTAL				12,489.73
TOTAL HIGHWAYS - GENERAL				12,489.73

PARK & RECREATION ADMIN

17700	QUILL CORPORATION	QUILL MEMBERSHIP	01-500-000-51950	69.99
TOTAL				69.99
TOTAL PARK & RECREATION ADMIN				69.99

PARKS AND PLAYGROUNDS

INVOICES DUE ON/BEFORE 08/01/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
PARKS AND PLAYGROUNDS				
02206	BAY MARINE	WEED HARVESTER FUEL	01-510-000-51650	251.14
02206		WEED HARVESTER FUEL	01-510-000-51650	491.63
04575	DOOR COUNTY HARDWARE	BRUSH/PAINT	01-510-000-52100	157.96
04575		TAP CARDED	01-510-000-51400	7.99
04575		DUCT TAPE/ROPE	01-510-000-51550	15.98
04575		BLADES/KNIFE	01-510-000-51400	2.18
04575		MARKING PAINT	01-510-000-52100	9.99
04575		SUN SHADE SEED	01-510-000-51750	34.99
04575		SCRW SM PAN	01-510-000-51850	8.49
04575		ASSORTED SUPPLIES	01-510-000-51850	36.73
04575		GREASE FAUCET/VALVE	01-510-000-51850	2.99
04575		THREADLOCKER GEL	01-510-000-52100	9.59
04575		ADHESIVE	01-510-000-52100	19.96
04575		HOOK TOOL	01-510-000-51900	3.98
04575		FASTENERS	01-510-000-51900	12.96
04575		HOSE BARB TEE	01-510-000-51900	9.59
04575		BASKETBALL NET/SHOWER CURTAIN	01-510-000-51350	30.96
04696	DOOR COUNTY TREASURER	06/23 FUEL 761.96G	01-510-000-51650	2,466.46
04696		06/23 FUEL 85.08G	01-510-000-51650	281.70
19880	STURGEON BAY UTILITIES	MICHIGAN ST CHARGING STATION	01-510-000-56150	96.73
19880		349 MICHIGAN ST CHARGE STATION	01-510-000-56150	100.60
19880		MARTIN PARK PAVILLION	01-510-000-56150	71.17
19880		MARTIN PARK RESTROOM	01-510-000-58650	44.98
19880		MEM FLD WARMING HOUSE	01-510-000-56150	94.44
19880		MEM FLD WARMING HOUSE	01-510-000-58650	570.13
19880		GARLAND PARK	01-510-000-56150	14.08
19880		GARLAND PARK	01-510-000-58650	19.27
19880		SUNSET CONSN CENTER	01-510-000-56150	57.07
19880		SUNSET CONSN CENTER	01-510-000-58650	73.32
19880		FRANK GRASSE MEM SHELTER	01-510-000-56150	94.68
19880		FRANK GRASSE MEM SHELTER	01-510-000-58650	71.15
19880		OTUMBA PARK	01-510-000-56150	45.08
19880		OTUMBA PARK	01-510-000-58650	75.22
19880		W SIDE WARMING HOUSE	01-510-000-56150	481.99
19880		W SIDE WARMING HOUSE	01-510-000-58650	26.08
19880		MADISON AVE CHARGING STATION	01-510-000-56150	22.62
19880		JAYCEE BALLFLD STND	01-510-000-56150	13.39
19880		POWER PANEL	01-510-000-56150	13.39
19880		MICHIGAN ST FLAG LIGHT	01-510-000-56150	31.36
19880		MEM FLD PKG LOT	01-510-000-56150	13.39
19880		W SIDE BALLFLD LITES	01-510-000-58650	27.90
19880		MEM FLD COMPLEX	01-510-000-56150	1,060.60
19880		GIRLS LITTLE LEAGUE	01-510-000-58650	109.61
19880		OTUMBA PRK WALKWAY	01-510-000-56150	15.70
19880		QUINCY ST BALLFLD	01-510-000-58650	27.00
19880		1ST AVE CHARGING STATION	01-510-000-56150	70.39
19880		SIGN SHED	01-510-000-56150	18.68
19880		SIGN SHED	01-510-000-58650	26.08
19880		CHERRY BLOSSOM PARK	01-510-000-56150	35.29
19880		CHERRY BLOSSOM PARK	01-510-000-58650	36.38
20725	T R COCHART TIRE CENTER	TIRE CHANGE	01-510-000-53000	20.00
20725		FLAT/TUBE	01-510-000-51900	20.00
20725		TIRE/DISPOSAL	01-510-000-53000	104.00
20725		FLAT TIRE REPAIR	01-510-000-53000	30.00
20725		TUBE	01-510-000-51900	20.00
LUX	LUXEMBURG IMPLEMENT COMPANY	FUEL VALVE	01-510-000-51900	44.04
LUX		BLADES	01-510-000-51900	379.89
LUX		BLADE	01-510-000-51900	94.50
PULSE	PENINSULA PULSE	CALL FOR ART ADVERTISEMENT	01-510-000-58999	179.55
WARNER	WARNER-WEXEL LLC	9" TISSUE	01-510-000-51850	546.56
WARNER		HARDWOUND TOWELING	01-510-000-51850	425.04
WARNER		TIDY FOAM	01-510-000-51850	312.78
WARNER		65 GAL TRASH BAGS	01-510-000-51850	177.82
WARNER		NITRILE GLOVES	01-510-000-51850	43.72
TOTAL				9,710.94
TOTAL PARKS AND PLAYGROUNDS				9,710.94

INVOICES DUE ON/BEFORE 08/01/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
MUNICIPAL DOCKS				
19880	STURGEON BAY UTILITIES	36 S NEENAH PKG LOT LTS	01-550-000-56150	152.21
19880		38 S NEENAH AVE PAVILLION	01-550-000-56150	67.22
19880		38 S NEENAH AVE PAVILLION	01-550-000-58650	23.05
19880		38 S NEENAH AVE RESTROOM	01-550-000-56150	234.83
19880		38 S NEENAH AVE RESTROOM	01-550-000-58650	920.61
20070	TRAFFIC & PARKING CONTROL INC	MONTHLY HOSTING FEE	01-550-000-58999	54.00
TOTAL				1,451.92
TOTAL MUNICIPAL DOCKS				1,451.92
WATER WEED MANAGEMENT				
01675	AQUARIUS SYSTEMS	IGNITION SWITCH	01-560-000-51400	247.38
01675		CHAIN COUPLER	01-560-000-51400	33.30
01675		SHIPPING	01-560-000-51400	12.32
04545	DOOR COUNTY COOPERATIVE/NAPA	BOLTS	01-560-000-51400	44.98
04575	DOOR COUNTY HARDWARE	CABLE/LOCK/ WIRE ROPE CLIP	01-560-000-51400	100.18
04575		NEEDLE INFLATOR/UTILITY BLADE	01-560-000-51400	5.18
04575		FASTENERS	01-560-000-51400	7.52
04575		FASTENERS	01-560-000-51400	7.44
04575		DISH SOAP	01-560-000-51400	13.77
04575		WASHERS/NUT LOCK/FASTENERS	01-560-000-51400	130.46
04575		FASTENERS	01-560-000-51400	0.50
TOTAL				603.03
TOTAL WATER WEED MANAGEMENT				603.03
WATERFRONT PARKS & WALKWAYS				
04575	DOOR COUNTY HARDWARE	SHUT OFF	01-570-000-56500	18.99
19880	STURGEON BAY UTILITIES	92 E MAPLE ST DOCK/LTS	01-570-000-56150	21.85
19880		DC MUSEUM WALKWAY	01-570-000-56150	40.06
19880		DC MUSEUM PKGLOT	01-570-000-56150	53.69
19880		JUNIPER ST WALKWAY LTS	01-570-000-56150	25.05
19880		JUNIPER ST PARKING LOT	01-570-000-56150	21.49
19880		PENNSYLVANIA ST DOCK	01-570-000-58650	809.79
19880		KENTUCKY ST WTRFRNT	01-570-000-56150	105.57
19880		92 E MAPLE ST DOCK	01-570-000-58650	10.97
19880		1ST AVE MARINA/RESTROOM	01-570-000-56150	396.53
19880		1ST AVE MARINA/RESTROOM	01-570-000-58650	81.64
19880		KENTUCKY ST CITY PK RAMP	01-570-000-56150	67.30
19880		KENTUCKY ST CITY MARINA	01-570-000-58650	42.18
TOTAL				1,695.11
TOTAL WATERFRONT PARKS & WALKWAYS				1,695.11
TOTAL GENERAL FUND				78,083.86
CAPITAL FUND				
CITY HALL				
CITY HALL EXPENSE				
NORTHERN	NORTHERN METAL & ROOFING CO	ROOF REPAIRS-CITY HALL	10-160-000-59999	582.46
TOTAL CITY HALL EXPENSE				582.46
TOTAL CITY HALL				582.46
GENERAL EXPENDITURES				
14826	NORTHEAST ASPHALT, INC.	PROJCT 2301B/SBU PORTION	10-199-000-51525	14,030.00
14826		PROJCT 2301B/AT&T PORTION	10-199-000-51525	1,830.00
TOTAL				15,860.00

INVOICES DUE ON/BEFORE 08/01/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
CAPITAL FUND				
GENERAL EXPENDITURES				
TOTAL GENERAL EXPENDITURES				15,860.00
PATROL				
PATROL				
11545	MAPLE STREET SIGN CO.	GRAPHICS/INSTALL-SQ 50	10-215-000-59035	598.54
11545		GRAPHICS/INSTALL-SQ 10	10-215-000-59035	598.54
TOTAL PATROL				1,197.08
TOTAL PATROL				1,197.08
ROADWAYS/STREETS				
ROADWAYS/STREETS				
14826	NORTHEAST ASPHALT, INC.	OAK ST PARKING LOT	10-400-000-59100	31,300.95
TOTAL ROADWAYS/STREETS				31,300.95
ANNUAL RESURFACING & BASE REP.				
14826	NORTHEAST ASPHALT, INC.	PROJCT 2301B/CITY PORTION	10-400-110-59095	545,862.76
TOTAL ANNUAL RESURFACING & BASE REP.				545,862.76
TOTAL ROADWAYS/STREETS				577,163.71
CURB/GUTTER/SIDEWALK EXPENSE				
BOBCAT	BOB CAT PLUS	STUMP GRINDER	10-440-000-59102	12,645.00
TOTAL EXPENSE				12,645.00
TOTAL CURB/GUTTER/SIDEWALK				12,645.00
WATER WEED MANAGEMENT EXPENSE				
ONTERRA	ONTERRA, LLC	APM PLAN UPDATE WORK	10-560-000-59999	8,952.40
ONTERRA		BRADLEY LAKE PLANT STUDY	10-560-000-59999	2,973.00
TOTAL EXPENSE				11,925.40
TOTAL WATER WEED MANAGEMENT				11,925.40
TOTAL CAPITAL FUND				619,373.65
ARPA -AMERICAN RESCUE PLAN ACT				
ARPA / GENERAL				
ARPA / GENERAL				
STANTEC	STANTEC CONSULTING SERVICE INC	SURVEY/ENGINEERING S HUDSON	20-000-000-59999	5,350.00
TOTAL ARPA / GENERAL				5,350.00
TOTAL ARPA / GENERAL				5,350.00
TOTAL ARPA -AMERICAN RESCUE PLAN ACT				5,350.00
CABLE TV				
CABLE TV / GENERAL				
CABLE TV / GENERAL				
MANN	MANN COMMUNICATIONS, LLC	08.01.23 CONTRACT	21-000-000-55015	5,442.42
TOTAL CABLE TV / GENERAL				5,442.42
TOTAL CABLE TV / GENERAL				5,442.42
TOTAL CABLE TV				5,442.42

INVOICES DUE ON/BEFORE 08/01/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
TID #8 DISTRICT				
TID #8 DISTRICT				
TID #8 DISTRICT				
AMUNDSEN	AMUNDSEN DAVIS, LLC	04/23 MUSE REDEVELOPMENT	24-380-000-55001	1,024.00
AMUNDSEN		06/23 CONTRACTS/DEV AGRMNTS	24-380-000-55001	260.00
TOTAL TID #8 DISTRICT				1,284.00
TOTAL TID #8 DISTRICT				1,284.00
TOTAL TID #8 DISTRICT				1,284.00
TID #4 DISTRICT				
TID #4 DISTRICT				
TID #4 DISTRICT				
AMUNDSEN	AMUNDSEN DAVIS, LLC	06/23 PLAZA DEVELOPMENT	28-340-000-55001	2,366.00
AMUNDSEN		06/23 GRANARY MATTERS	28-340-000-55001	1,957.00
TOTAL TID #4 DISTRICT				4,323.00
TOTAL TID #4 DISTRICT				4,323.00
TOTAL TID #4 DISTRICT				4,323.00
SOLID WASTE ENTERPRISE				
SOLID WASTE ENTERPRISE FUND				
SOLID WASTE ENTERPRISE FUND				
04545	DOOR COUNTY COOPERATIVE/NAPA	THREAD SEAL TAPE	60-000-000-53000	4.69
04545		CASE GREASE	60-000-000-53000	74.75
04545		GREASE	60-000-000-52050	74.75
04696	DOOR COUNTY TREASURER	06/23 DSL FUEL 893.37 G	60-000-000-51650	2,957.95
20725	T R COCHART TIRE CENTER	4 TIRE CHANGES	60-000-000-52850	160.00
JX ENT	JX ENTERPRISES, INC.	LIGHT FRAME	60-000-000-53000	105.99
ONESOURC	ONESOURCE PARTS	SHOCK ABSORBER LEAF & PLATE	60-000-000-53000	212.55
ONESOURC		LIFT CYLINDER	60-000-000-53000	841.41
TOTAL SOLID WASTE ENTERPRISE FUND				4,432.09
TOTAL SOLID WASTE ENTERPRISE FUND				4,432.09
TOTAL SOLID WASTE ENTERPRISE				4,432.09
COMPOST SITE ENTERPRISE FUND				
COMPOST SITE ENTERPRISE FUND				
COMPOST SITE ENTERPRISE FUND				
19880	STURGEON BAY UTILITIES	MARTIN PARK RESTROOM	64-000-000-58999	2.00
19880		421 MICHIGAN ST	64-000-000-58999	10.00
19880		MEM FLD WARMING HOUSE	64-000-000-58999	6.00
19880		CITY GARAGE	64-000-000-58999	6.00
19880		GARLAND PARK	64-000-000-58999	2.00
19880		SUNSET CONSN CENTER	64-000-000-58999	6.00
19880		FRANK GRASSE MEM SHELTER	64-000-000-58999	2.00
19880		OTUMBA PARK	64-000-000-58999	2.00
19880		W SIDE WARMING HOUSE	64-000-000-58999	2.00
19880		W SIDE FIRE STATION	64-000-000-58999	6.00
19880		38 S NEENAH AVE PAVILLION	64-000-000-58999	2.00
19880		38 S NEENAH AVE RESTROOM	64-000-000-58999	4.00
19880		W SIDE BALLFLD LITES	64-000-000-58999	4.00
19880		GIRLS LITTLE LEAGUE	64-000-000-58999	6.00
19880		COMPOST SITE	64-000-000-56150	14.66
19880		FIRE TRAINING SITE	64-000-000-58999	2.00
19880		QUINCY ST BALLFLD	64-000-000-58999	6.00
19880		PENNSYLVANIA ST DOCK	64-000-000-58999	2.00
19880		92 E MAPLE ST DOCK	64-000-000-58999	2.00
19880		1ST AVE MARINA/RESTROOM	64-000-000-58999	6.00
19880		KENTUCKY ST CITY PK RAMP	64-000-000-58999	2.00
19880		KENTUCKY ST CITY MARINA	64-000-000-58999	6.00
19880		SIGN SHED	64-000-000-58999	2.00

INVOICES DUE ON/BEFORE 08/01/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

	COMPOST SITE ENTERPRISE FUND			
	COMPOST SITE ENTERPRISE FUND			
	COMPOST SITE ENTERPRISE FUND			
19880		CHERRY BLOSSOM PARK	64-000-000-58999	2.00
19880		56 VACANT LOTS-QTRLY BILL	64-000-000-58999	336.00
		TOTAL COMPOST SITE ENTERPRISE FUND		440.66
		TOTAL COMPOST SITE ENTERPRISE FUND		440.66
		TOTAL COMPOST SITE ENTERPRISE FUND		440.66
		TOTAL ALL FUNDS		718,729.68

MANUAL CHECKS

SPECTRUM	\$147.00
07/20/23	
Check # 92224	
06/23 Cable Statement Charges	
01-160-000-58999	
SOUTHERN DOOR SCHOOL DISTRICT	\$195.07
07/20/23	
Check # 92225	
06/23 Mobile Home Tax Payment	
01-000-000-41300	
STURGEON BAY SCHOOL DISTRICT	\$3,835.45
07/20/23	
Check # 92226	
06/23 Mobile Home Tax Payment	
01-000-000-41300	
SECURIAN FINANCIAL GROUP	\$ 2,958.11
07/25/23	
Check # 92227	
08/23 Life Insurance	
01-600-000-50552	
EMPLOYEE BENEFITS CORP.	\$180.50
07/25/23	
Check # 92228	
FSA/COBRA/PEB	
01-600-000-50510	
SUN LIFE	\$2,381.71
07/25/23	
Check # 92229	
8/23 Short- & Long-Term Disability	
01-1000-000-21545	
SUPERIOR VISION INSURANCE	\$909.50
07/25/23	
Check # 92230	
08/23 Vision Insurance	
01-000-000-21540	
TOTAL MANUAL CHECKS	\$10,607.34

INVOICES DUE ON/BEFORE 08/01/2023

VENDOR # NAME ITEM DESCRIPTION ACCOUNT # AMOUNT DUE

SUMMARY OF FUNDS:

GENERAL FUND	78,083.86	88,691.20
CAPITAL FUND	619,373.65	
ARPA -AMERICAN RESCUE PLAN ACT	5,350.00	
CABLE TV	5,442.42	
TID #8 DISTRICT	1,284.00	
TID #4 DISTRICT	4,323.00	
SOLID WASTE ENTERPRISE	4,432.09	
COMPOST SITE ENTERPRISE FUND	440.66	
TOTAL --- ALL FUNDS	718,729.68	729,337.02

Heleen Bacon July 25, 2023
Jeth W. Johnson July 25, 2023
John White July 25, 2023

COMMON COUNCIL
July 18, 2023

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

Williams/Nault to adopt the amended agenda. Carried.

The following people spoke during public comment: Chris Kellems, 120 Alabama St.

Laurel Hauser, SBHSF Board President, and Reth Renstrom, Board member, presented a granary update.

Bacon/Wiederanders to approve following bills: General Fund – \$309,940.61, Capital Fund - \$58,256.96, ARPA - \$160,000.00, TID #4 \$651.25, Solid Waste Enterprise Fund - \$19,069.07, and Compost Enterprise Fund - \$92.40 for a grand total of \$548,010.29. Roll call: All voted aye. Carried.

Statz/Reeths to approve consent agenda:

- a. Approval of 6/29/23 special and 7/5/23 regular Common Council minutes.
- b. Place the following minutes on file:
 - (1) Zoning Board of Appeals – 7/11/23
 - (2) Aesthetic Design & Site Plan Review Board – 6/12/23
 - (3) Finance/Purchasing & Building Committee – 6/27/23
- c. Place the following reports on file:
 - (1) Police Department Report – June 2023
 - (2) Fire Department Report – June 2023
- d. Consideration of: Approval of beverage operator licenses.
- e. Consideration of: Approval of Temporary Class B Beer and Temporary Class B Wine license for Door County Farm Bureau.
- f. Consideration of: Approval of Request from Miller Art Museum to serve wine for private events.
- g. Consideration of: Approval of Street Closure Application for Destination Sturgeon Bay for Sail Thru the Avenue Sidewalk Sale.
- h. Finance/Purchasing & Building Committee recommendation re: Approve hiring R.W. Baird for consulting services for the creation of TID #10.
- i. Finance/Purchasing & Building Committee recommendation re: Approve the purchase of a Chevrolet 3500 from Ewald Chevrolet Buick in an amount not to exceed \$43,781 and purchase a new truck body, including stainless option from Monroe Truck Equipment in an amount not to exceed \$38,578, and trade in the 2006 Chevrolet valued at \$2,500.

Carried.

There were no mayoral appointments.

Williams/Gustafson to read in title only and adopt the second reading of ordinance re: Rezone Parcel 281-64-80000104 located at 1605 Shiloh Road from Agricultural (A) to Light Industrial (Industrial Park) (I-A). Carried.

Nault/Statz to read in title only and adopt the second reading of ordinance re: Repeal and Recreate the bicycle & Pedestrian Advisory Board and the Parking & Traffic Committee and create the Local Transportation Board. Carried.

Bacon/Wiederanders to adopt the resolution providing for the sale of approximately \$3,100,000 general obligation promissory notes. Brad Viegut, Managing Director from Robert W. Baird presented the resolution to the Council. Carried.

Nault/Gustafson to adopt the resolution declaring official intent to reimburse expenditures from proceeds of borrowing – Biosolids Storage Facility Project – Clean Water Fund Program Resolution. Jim Stawicki, SBU General Manager presented the resolution. Carried.

RECOMMENDATION

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the Development Agreement with J.&P. LLC subject to review by the City Attorney.

FINANCE/PURCHASING & BUILDING COMMITTEE

By: Helen Bacon, Chr.

Introduced by Community Development Director Olejniczak. Williams/Gustafson to approve. Carried.

Reeths/Wiederanders to approve the Intergovernmental Agreement between the City of Sturgeon Bay and the County of Door for the South Duluth Avenue STP-Urban Project. Carried.
City Administrator VanLieshout gave his report.

Mayor Ward gave his report.

The Council did not convene in closed session.

Nault/Gustafson to adjourn. Carried. The meeting adjourned at 7:06 p.m.

Respectfully submitted,



Stephanie L. Reinhardt
City Clerk/HR Director

POLICE AND FIRE COMMISSION

February 23, 2023

A meeting of the Police and Fire Commission was called to order at 1:12 p.m. by Commission President Wayne Spritka in the Closed Session Room at the Sturgeon Bay Municipal Building. **Roll Call:** Commissioner Spritka, Commissioner Hurley, Commissioner Kurschner, Commissioner Poulton and Commissioner VanDyke were present. Also present from City Hall was Chief Henry and Assistant Chief Brinkman.

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

1. Call to Order
2. Roll Call
3. Adoption of Agenda
4. Approval of Minutes from January 4, 2023 Meeting
5. Convene in Closed Session in accordance with the following exemption:

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

- a. Consideration of: Interviews for Police Officer eligibility list

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

6. Reconvene in open session.
7. Establish an eligibility list for Police Officer position
8. Adjourn.

All ayes. Carried.

Approval of Minutes:

Moved by Commissioner Hurley, seconded by Commissioner VanDyke to approve the minutes, with minor change, from the January 4, 2023 meeting. All ayes. Carried.

Convene in Closed Session:

Moved by Commissioner Poulton, seconded by Commissioner Hurley to convene in closed session. All ayes. Carried. Roll Call: Wayne Spritka, Sandy Hurley, Lois Kurschner, David Poulton and Micheal VanDyke.

Reconvene in Open Session:

Moved by Commissioner Poulton, seconded by Commissioner Hurley to reconvene in open session. All ayes. Carried. Roll Call: Wayne Spritka, Sandy Hurley, Lois Kurschner, David Poulton and Micheal VanDyke.

Police Officer Eligibility List:

Moved by Commissioner Hurley, seconded by Commissioner VanDyke to place Dylan Annoye, Zayla Mueller and Riley Glish on an eligibility list good for 3 months, with an opportunity to extend for another 60 days if decided. All ayes. Carried.

Adjourn:

Moved by Commissioner Poulton, seconded by Commissioner VanDyke to adjourn. All ayes. Carried. Time of 3:40 p.m.

Respectfully submitted,



Sarah Spude-Olson
Office Manager

FINANCE/PURCHASING & BUILDING COMMITTEE
July 11, 2023

A meeting of the Finance/Purchasing & Building Committee was called to order at 4:30 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 Van Lieshout, Finance Director/City Treasurer Clarizio, Community Development Director Olejniczak, and Office Accounting Assistant II Metzger.

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

1. Roll call.
2. Adoption of agenda.
3. Public comment on agenda items and other issues related to finance & purchasing.
4. Consideration of: Resolution providing for the Sale of Approximately \$3,100,000 General Obligation Promissory Notes.
5. Consideration of: Creation of TID #10.
6. Consideration of: Development Agreement with J & P, LLC for Single-Family Homes on City- Owned S. Hudson Avenue Property.
7. Consideration of: Development Incentives for 1023 Egg Harbor Road, LLC.
8. 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: Development Agreement with J & P, LLC for Single-Family Homes on City Owned S. Hudson Avenue Property.
- b. Consideration of: Development Incentives for 1023 Egg Harbor Road, LLC.

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.

9. Review bills.
 10. Adjourn.
- Carried.

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

Consideration of: Resolution providing for the Sale of Approximately \$3,100,000 General Obligation Promissory Notes.

Brad Viegut, Managing Director of Robert W. Baird, outlined the annual financing plan for capital projects and TID #6. A general obligation promissory note in the amount of \$3,100,000 would be issued for the borrowing. The final payment due in 2032. He stated it's the City's practice to allocate financing to projects that match the usefulness of those projects creating separate repayment schedules, therefore of the capital borrowing \$2,235,000 will be repaid over 10 years, \$145,000 repaid over 3 years and \$720,000 for TID #6 infrastructure improvements repaid over 10 years. The estimated interest rate is 3.55% based on current market rates and callable on October 1, 2030. The initial approval of the resolution will be considered at the July 18,2023 Common Council meeting.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to approve and forward the resolution to Common Council providing for the sale of approximately \$3,100,000 in General Obligation Promissory Notes. Carried.

Consideration of: Consulting Services for Creation of TID #10.

Community Development Director Olejniczak stated the agenda includes the development agreement with J&P LLC for development into workforce single family housing on 5.5 acres of city owned land located on S. Hudson Ave. The project will require a number of development incentives to bring home prices to an affordable range and tax increment financing is a way to do this. He stated Kwik Trip is currently under construction, which will generate tax increment however to create a residential development with tax increment the development cannot exceed more than 35% of the area therefore the area will need to expand including commercial and industrial type development. The proposal is to include Kwik Trip, Starbucks and Schartner Implement in the TID to meet the statutory requirement. Kwik Trip will generate increment to help cover the cost of not only the development of the S. Hudson property but also the cities portion of costs associated with the S. Duluth Ave project that are not covered by the federal grant received by the City. Staff is requesting to hire R.W Baird to assist with the process to create the TID.

Moved by Alderperson Bacon, seconded by Alderperson Wiederanders to recommend to Common Council to approve hiring R.W. Baird for consulting services for the creation of TID #10. Carried.

Consideration of: Development Agreement with J & P, LLC for Single-Family Homes on City- Owned S. Hudson Avenue Property.

Community Development Director Olejniczak explained Joe and Paul Shefchik have proposed a plan to develop single family homes at an affordable price on city property located on S. Hudson Ave. If the City provides the infrastructure they can build homes ranging from \$260,000 to \$310,000. The development agreement presented has been reviewed by City Staff including the City Engineer, review is still needed from the City Attorney. City Administrator Van Lieshout commented this project is a good option for the city to create reasonably priced single- family homes. Deed restrictions have been considered to make the homes attractive to workforce buyers rather than speculative purchases or for use as short term rentals.

Mr. Olejniczak continued to explain that the project is similar to the Wiretech District. The City provided the infrastructure, held the lots, the developer builds the home and upon sale the property is transferred. The total infrastructure cost for this project is estimated at \$912,000 plus \$58,000 for survey and engineering. The cost of each lot is approximately \$40,000. He stated restrictions will apply including no short-term rentals, buyers are limited to Door County workers and the homes will not be marketed to retirees or for 2nd home purchases.

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to recommend to Common Council to approve the development agreement with J.&P. LLC subject to review by the City Attorney. Carried.

Consideration of: Development Incentives for 1023 Egg Harbor Road, LLC.

Community Development Director Olejniczak stated 1023 Egg Harbor Rd, formerly Pamida, was purchased by 1023 Egg Harbor Road LLC for redevelopment. The back portion of the building offers climate-controlled storage, and the front portion has plans as an activity center. Prior to beginning construction on the activity center, Cobblestone proposed plans for a hotel. The hotel plans changed the direction of the activity center, and a banquet/event facility was added to the project complimenting the proposed hotel. Mr. Olejniczak explained staff considers the project a good use for the property however it is hard to justify the project on a cash flow basis. The project located in TID #6 has a shortfall of \$457,480. The developers are requesting City assistance with parking and financial assistance.

Randy Nesbitt commented on behalf of the developers stating the parking request will address the issues for three projects in the area, Door County Hardware, Rogue Theater and the activity/banquet center. The project will be a multiuse facility and an enhancement to Cobblestone Hotel.

After Alderperson Bacon announced the statutory basis, it was moved by Alderperson Bacon, seconded by Alderperson Williams to convene in closed session. Roll call: Alderpersons Bacon, Wiederanders and Williams voted aye. Carried. The meeting moved into closed session at 5:09 pm. The meeting reconvened at 5:30 pm.

Review bills

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

Moved by Alderperson Wiederanders, seconded by Alderperson Williams to adjourn. Carried. The meeting 5:38pm.

Respectfully submitted,



Tricia Metzger



CITY OF STURGEON BAY
 LOCAL ARTS BOARD MEETING
 Wednesday, July 12, 2023, 9:00 A.M.
 Council Chambers, City Hall, 421 Michigan Street

A meeting of the Local Arts Board was called to order at 09:00 A.M., by Chairperson/Alder Helen Bacon in Council Chambers, City Hall, 421 Michigan Street.

Roll Call [1]: Members present were Alder/Chair Helen Bacon, Margaret Lockwood, Claire Morkin, and Stephanie Trenchard. City Administrative Assistant Suzanne Miller, and City Planning/Zoning Administrator Stephanie Servia were also in attendance. Board member melaniejane was absent.

9:02 Trenchard entered.

Adoption of the Agenda [2]: Moved by Morkin and seconded by Lockwood to adopt the following agenda.

1. Roll Call.
2. Adoption of the agenda.
3. Review of Minutes from June 14, 2023.
4. Chair's report.
5. Public comment on agenda items.
6. Discussion regarding Common Council's decision on the Local Art Board's proposal to add two board members to the Local Arts Board.
7. Discussion on possible recommendations for new members to the Local Arts Board.
8. Follow up with Nathan Hatch's *Horizon* sculpture.
9. Update on the Walkable Public Art Map.
10. Update on the Call for Artists.
11. Adjourn.

All in favor. Carried.

Review of Minutes from June 14, 2023 [3]: Motion to approve the minutes by Lockwood and seconded by Morkin. All in favor. Motion carried.

Chair's report [4]: Ald/Chair Bacon spoke with Cameryn Ehlers-Kwaterski, Executive Director of Destination Sturgeon Bay, and Michelle Zala Winter and Steven Haas. Steven is the sculptor of *Crosswinds Approach*. Destination Sturgeon Bay said they could accommodate another fundraiser. Michelle will write the fundraiser letter, send it to Destination Sturgeon Bay, and then start fundraising to purchase *Crosswinds Approach* with the goal of transferring ownership to the city of Sturgeon Bay.

Public comment on agenda items [5]: No public comments.

Discussion regarding Common Council's decision on the Local Art Board's proposal to add two board members to the Local Arts Board [6]: Common Council did approve adding two new members to the board.

Discussion on possible recommendations for new members to the Local Arts Board [7]: And Bacon asked what type of art the Local Arts Board wants members to be from. Written word/poetry and music were mentioned. Trenchard noted that she would like to see a new member from administration of another non-profit, in particular, the Miller Art Museum.

Multiple candidates were mentioned to bring to Mayor Ward. The first choice is someone from the Miller Art Museum, the second is someone known for their art of written word, the third is someone known for

their art in the form of music. Bacon will check with Mayor Ward to see how the process works for submitting recommendations.

Follow up with Nathan Hatch's *Horizon* sculpture [8]: Nathan Hatch, local sculptor, has picked out a location for his sculpture, *Horizon*, and it will go to the Joint Parks and Recreation Board/Committee meeting this month. He chose the west side promenade. City Administrative Assistant Miller and Ald Bacon will work out a contract that could include a clause to make it renewable.

Update on the Walkable Public Art Map [9]: Bacon noted that approximately 200 copies will be needed per year of the map. Bacon suggested using a slightly larger map (an 8.5" x 11" sheet) instead of a folded brochure. City Planning/Zoning Administrator Servia mentioned that *The Pit* (number 7 on the map) will be removed as the owners are selling the house. The new mural off 4th Avenue and Hatch's sculpture will need to be added to the map.

Update on the Call for Artists [10]: Nothing to report.

Possible Items for Next Meeting's Agenda:

1. Discussion regarding potential new members to the Local Arts Board.
2. Follow up on Steven Woodward's sculpture *Silent Laws*.
3. Follow up on QR codes on Walkable Art pieces.
4. Update on Nathan Hatch's sculpture, *Horizon*.

Motion to adjourn [11]: Motion made by Trenchard with second by Lockwood to adjourn the meeting. All in favor. Motion carried. Meeting adjourned at 9:55 A.M.

Next Meeting Date: Wednesday, September 13, 2023 @ 09:00 A.M. – Council Chambers, City Hall.

Respectfully submitted,



Katie DeKeyser

WATERFRONT REDEVELOPMENT AUTHORITY
Wednesday, July 12, 2023

A meeting of the Waterfront Redevelopment Authority ("WRA") was called to order at 3:00 p.m. by Chairperson Dan Williams in the Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call (#1): Members present were Dan Williams, Ryan Hoernke, Dennis Statz, and Carrie Tjernagel. Members John Hauser and Chris Jeanquart were excused. Member Barbara Pfeifer was absent. Staff present were WRA Secretary Marty Olejniczak, City Administrator Josh Van Lieshout, Planner / Zoning Administrator Stephanie Servia, and Community Development Administrative Assistant Cindy Sommer.

Adoption of agenda (#2): Motion made by Mr. Hoernke, seconded by Ms. Tjernagel to adopt the following agenda:

1. Roll call.
 2. Adoption of agenda.
 3. Approval of minutes from August 17, 2022.
 4. Public comment on agenda items.
 5. Update on current waterfront redevelopment activities.
 6. Update regarding potential sale of property located at 10 W. Larch Street (parking lot) - parcel no. 281-24-15090301A.
 7. 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. 19.85(1)(e).
 Consideration of: Sale of property located at 10 W. Larch Street (parking lot) – parcel no. 281-24-15090301A.
 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 Authority may adjourn in closed session.
 8. Consideration of: Assignment of Rights to Development Agreement – Will Estes, LLC (Sonny's Pizzeria)
 9. Adjourn.
- All ayes. Motion carried.

Approval of minutes from August 17, 2022 (#3): Motion made by Mr. Hoernke, seconded by Ms. Tjernagel to approve the minutes from August 17, 2022. All ayes, motion carried.

Public Comment on agenda items (#4): Chris Kellems of 120 Alabama Street stated she is against the sale of the parking lot. She also stated that this issue should be decided by the city council rather than the WRA.

Update on current waterfront redevelopment activities (#5): Mr. Olejniczak advised that the city attorney still has to draft the Assignment of Rights for Stone Harbor, Bridgeport and the Harbor Club Marina, which has been delayed due to changes of ownerships of the entities. The only remaining items for the WRA to dispose of are the development agreement with Sonny's Pizzeria and the WRA's ownership interest in the parking lot at 10 W Larch Street.

The American Transmission Company (ATC) settlement agreement has been approved with the new easement signed and recorded. The monies from the agreement should be coming to city soon. Mr. Gentry is ready to proceed with construction and hopes to start in the fall. Staff is working with the same developer that did the Bay Lofts to try to move forward with development of apartments on the other west waterfront development site. High construction costs and interest rates contributed to the previous developer pulling out. There are also others interested in the site, so it's hopeful that something will happen soon.

Update regarding potential sale of property located at 10 W. Larch Street (parking lot) - parcel no. 281-24-15090301A (#6): Mr. Olejniczak explained that this parcel is titled to the WRA but is almost exclusively used by Sonny's and Harbor Club Marina, except for four spaces reserved for the park. The city is considering selling the parcel to Sonny's with several conditions, including that Sonny's provide public restrooms and not block the view corridor. However, portions of the lot are impacted by a Land and Water Conservation grant that the City received in the late 1980's. Staff submitted a conversion request to swap parking lot area for other parkland, but there had been an 11-month delay in getting a response from the National Park Service. The issue appears to be close to being resolved.

Mr. Statz questioned why Sonny's would want to purchase the lot if they are already using it free of charge and with the city maintaining the lot. Mr. Olejniczak explained that once the development agreement with Sonny's expires in a few years, their right to exclusively use the lot would go away.

Convene in closed session in accordance with the following exemption:

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

Consideration of: Sale of property located at 10 W. Larch Street (parking lot) – parcel no. 281-24-15090301A.

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 Authority may adjourn in closed session. (#7):

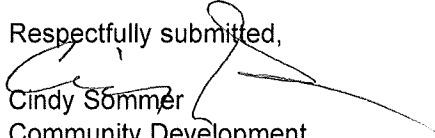
Motion by Mr. Statz to convene in closed session and seconded by Mr. Hoernke. Roll call vote. All ayes. Motion carried. The meeting convened in closed session at 3:18 p.m.

Motion by Mr. Statz to reconvene into open session. Motion seconded by Mr. Hoernke. All ayes, motion carried. Reconvened into open session at 3:53 p.m.

Consideration of: Assignment of Rights to Development Agreement – Will Estes, LLC (Sonny's Pizzeria) (#8): Motion by Mr. Hoernke to postpone this item to the next meeting. Motion seconded by Ms. Tjernagel. All ayes, motion carried.

Adjourn (#9): Motion to adjourn by Mr. Statz and seconded by Mr. Hoernke. All ayes. Motion carried. The meeting adjourned at 3:54 p.m.

Respectfully submitted,


Cindy Sommer
Community Development
Administrative Assistant

JUNE 2023 BANK RECONCILIATION

CHECKING ACCOUNTS

	GENERAL FUND NICOLET	ARPA NICOLET	GENERAL/CAPITAL FUND INVESTMENTS
PRIOR G/L BALANCE	5,084,065.56	662,558.11	1,723,137.59
REVENUE	861,510.39	244.41	2,929.16
DISBURSEMENTS	1,711,993.86	203,500.00	2,834.50
AMOUNT IN TRANSIT	3,129.00	0.00	0.00
ADJUSTMENTS	9,664.58	0.00	0.00
ENDING BALANCE	4,240,117.67	459,302.52	1,723,232.25

BANK BALANCE	4,274,390.32	459,302.52	1,723,232.25
LESS OUTS, CHECKS	34,272.65	0.00	0.00
	4,240,117.67	459,302.52	1,723,232.25

SAVINGS ACCOUNTS

	GENERAL FUND STATE - #2	CAPITAL PROJECTS STATE - #13	CAPITAL PROJECTS DEBT STATE - #15	TIF #3 CONSTRUCTION STATE - #14	TIF #3 DEBT STATE - #08	TID #5 DEBT SVC STATE - #4
PRIOR G/L BALANCE	3,871,535.80	1,009,399.95	81,444.14	5,372.76	801,648.53	7,127.52
REVENUE	22,158.18	4,220.59	340.54	22.47	3,351.92	29.80
DISBURSEMENTS	675.00	0.00	0.00	0.00	0.00	0.00
AMOUNT IN TRANSIT	0.00	0.00	0.00	0.00	0.00	0.00
ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00
ENDING BALANCE	3,893,018.98	1,013,620.54	81,784.68	5,395.23	805,000.45	7,157.32
BANK BALANCE	3,893,018.98	1,013,620.54	81,784.68	5,395.23	805,000.45	7,157.32

	AFFORDABLE HOUSING TID STATE - #11	TIF #2 STATE - #3	TIF #2 DEBT 98A&B STATE - #10	TIF #2 AMENDED AREA CONST. - STATE - #06	TIF #2 AMENDED AREA CAP INT. - STATE - #7	TIF #4 DEBT SVC STATE - #12	TID #4 CONSTRUCTION STATE - #01
PRIOR G/L BALANCE	626,743.77	12,017.27	4,683,826.15	56,750.84	97,139.75	60,346.40	719,559.24
REVENUE	2,620.59	50.25	19,584.41	237.29	406.17	252.33	3,680.61
DISBURSEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	3,125.50
AMOUNT IN TRANSIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ENDING BALANCE	629,364.36	12,067.52	4,703,410.56	56,988.13	97,545.92	60,598.73	720,114.35
BANK BALANCE	629,364.36	12,067.52	4,703,410.56	56,988.13	97,545.92	60,598.73	720,114.35

7/18/2023

7c2.

FOR FUND: GENERAL FUND
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE		VARI- ANCE	FISCAL		ANNUAL BUDGET	FISCAL	
	BUDGET	ACTUAL		YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL			
REVENUES	14,873,810.00	167,742.48	(98.8)	14,873,810.00	14,873,810.00	14,873,810.00	7,773,152.07	(47.7)
GENERAL FUND	14,873,810.00	167,742.48	(98.8)	14,873,810.00	14,873,810.00	14,873,810.00	7,773,152.07	(47.7)
TOTAL REVENUES	14,873,810.00	167,742.48	(98.8)	14,873,810.00	14,873,810.00	14,873,810.00	7,773,152.07	(47.7)
EXPENSES	1,125,772.50	1,365.39	99.8	1,412,084.88	1,755,660.00	1,755,660.00	147,184.05	91.6
GENERAL FUND	1,125,772.50	1,365.39	99.8	1,412,084.88	1,755,660.00	1,755,660.00	147,184.05	91.6
MAYOR	16,675.00	1,022.68	93.8	16,675.00	16,675.00	16,675.00	6,136.08	63.2
CITY COUNCIL	66,830.00	4,938.75	92.5	66,830.00	66,830.00	66,830.00	33,736.49	49.5
LAW/LEGAL	90,000.00	10,377.00	88.4	90,000.00	90,000.00	90,000.00	45,852.39	49.0
CITY CLERK-TREASURER	527,455.00	37,786.04	92.8	527,455.00	527,455.00	527,455.00	277,287.38	47.4
ADMINISTRATION	214,220.00	17,859.88	91.6	214,220.00	214,220.00	214,220.00	103,612.36	51.6
COMPUTER	201,450.00	39,691.69	80.2	201,450.00	201,450.00	201,450.00	119,265.52	40.7
CITY ASSESSOR	81,416.67	4,916.67	93.9	81,499.98	81,600.00	81,600.00	35,696.59	56.2
BOARD OF REVIEW	1,520.00	0.00	100.0	1,520.00	1,520.00	1,520.00	50.00	96.7
BUILDING/ZONING CODE ENFORCEM	113,580.00	10,848.12	90.4	113,580.00	113,580.00	113,580.00	68,497.37	39.6
Engineering	269,175.00	20,082.39	92.5	269,175.00	269,175.00	269,175.00	118,707.77	55.8
PUBLIC WORKS ADMINISTRATION	249,720.00	20,331.28	91.8	249,720.00	249,720.00	249,720.00	122,736.20	50.8
ELECTIONS DEPARTMENT	16,840.00	0.00	100.0	16,840.00	16,840.00	16,840.00	13,884.03	17.5
CITY HALL	215,400.00	15,227.84	92.9	215,400.00	215,400.00	215,400.00	97,185.43	54.8
INSURANCE	317,140.00	23,475.00	92.5	317,140.00	317,140.00	317,140.00	209,149.00	34.0
GENERAL EXPENDITURES	1,918,140.00	2,624.38	99.8	1,918,140.00	1,918,140.00	1,918,140.00	19,404.18	98.9
POLICE DEPARTMENT	657,430.00	48,775.75	92.5	657,430.00	657,430.00	657,430.00	297,089.46	54.8
PATROL BOAT	17,385.00	0.00	100.0	17,385.00	17,385.00	17,385.00	0.00	100.0
PARKING ENFORCEMENT	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0
POLICE DEPARTMENT/PATROL	2,368,590.00	179,095.03	92.4	2,368,590.00	2,368,590.00	2,368,590.00	977,406.07	58.7
POLICE DEPT. / INVESTIGATIONS	171,790.00	9,417.52	94.5	171,790.00	171,790.00	171,790.00	66,103.75	61.5
FIRE DEPARTMENT	2,215,760.00	185,917.73	91.6	2,215,760.00	2,215,760.00	2,215,760.00	1,067,912.11	51.8
STORM SEWERS	36,470.00	2,229.50	93.8	36,470.00	36,470.00	36,470.00	8,839.87	75.7
LARGE ITEM PICKUP / LEAF COLL	56,330.00	420.55	99.2	56,330.00	56,330.00	56,330.00	2,631.45	95.3
COMPOST/SOLID WASTE SITE	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0
STREET SWEEPING	44,280.00	5,633.56	87.2	44,280.00	44,280.00	44,280.00	20,288.55	54.1
WEED ABATEMENT	2,935.00	0.00	100.0	2,935.00	2,935.00	2,935.00	0.00	100.0
ROADWAYS/STREETS	290,415.00	27,564.79	90.5	290,415.00	290,415.00	290,415.00	147,791.54	49.1
SNOW REMOVAL	232,565.00	10,990.43	95.2	232,565.00	232,565.00	232,565.00	131,138.96	43.6
STREET SIGNS AND MARKINGS	32,400.00	1,198.36	96.3	32,400.00	32,400.00	32,400.00	6,671.22	79.4
CURB/GUTTER/SIDEWALK	37,505.00	6,884.19	81.6	37,505.00	37,505.00	37,505.00	14,915.51	60.2
STREET MACHINERY	231,150.00	24,029.74	89.6	231,150.00	231,150.00	231,150.00	99,463.18	56.9
CITY GARAGE	82,620.00	2,327.63	97.1	82,620.00	82,620.00	82,620.00	31,517.75	61.8
CELEBRATION & ENTERTAINMENT	40,950.00	1,008.60	97.5	40,950.00	40,950.00	40,950.00	20,942.33	48.8
HIGHWAYS - GENERAL	511,690.00	47,654.15	90.6	511,690.00	511,690.00	511,690.00	221,662.33	56.6
PARK & RECREATION ADMIN	119,880.00	8,720.32	92.7	119,880.00	119,880.00	119,880.00	48,579.14	59.4
PARKS AND PLAYGROUNDS	570,575.00	53,096.47	90.6	570,575.00	570,575.00	570,575.00	202,616.71	64.4
BALLFIELDS	21,275.00	1,482.28	93.0	21,275.00	21,275.00	21,275.00	2,400.46	88.7

7c2.

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: GENERAL FUND
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE		%	FISCAL		FISCAL	
	BUDGET	ACTUAL		YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	ANCE	ANCE
EXPENSES							
ICE RINKS	18,605.00	0.00	100.0	18,605.00	7,047.49	62.1	
BEACHES	3,670.00	0.00	100.0	3,670.00	0.00	100.0	
MUNICIPAL DOCKS	47,780.00	3,736.47	92.1	47,780.00	11,289.60	76.3	
WATER WEED MANAGEMENT	154,405.00	12,641.24	91.8	154,405.00	79,181.64	48.7	
WATERFRONT PARKS & WALKWAYS	88,930.00	7,839.41	91.1	88,930.00	35,739.54	59.8	
EMPLOYEE BENEFITS	46,520.00	1,302.73	97.1	46,520.00	20,033.39	56.9	
PUBLIC FACILITIES	59,400.00	0.00	100.0	59,400.00	16,335.53	72.4	
BOARDS AND COMMISSIONS	1,220.00	0.00	100.0	1,220.00	107.70	91.1	
COMMUNITY & ECONOMIC DEVLPMNT	448,880.00	23,912.75	94.6	448,880.00	168,488.81	62.4	
TOTAL EXPENSES	14,036,739.17	876,486.31	93.7	14,323,134.86	5,124,578.93	65.0	
TOTAL FUND REVENUES	14,873,810.00	167,742.48	(98.8)	14,873,810.00	7,773,152.07	(47.7)	
TOTAL FUND EXPENSES	14,036,739.17	876,486.31	93.7	14,323,134.86	5,124,578.93	65.0	
SURPLUS (DEFICIT)	837,070.83	(708,743.83)	(184.6)	550,675.14	2,648,573.14	1179.5	

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: CAPITAL FUND
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE		VARI- ANCE	FISCAL		ANNUAL BUDGET	FISCAL		VARI- ANCE
	BUDGET	ACTUAL		YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL				
REVENUES	4,297,483.00	41,672.53	(99.0)	4,297,483.00	4,297,483.00	4,297,483.00	421,265.20	(90.1)	
PATROL									
TOTAL REVENUES	4,297,483.00	41,672.53	(99.0)	4,297,483.00	4,297,483.00	4,297,483.00	421,265.20	(90.1)	
EXPENSES									
CITY CLERK-TREASURER	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
ADMINISTRATION	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
COMPUTER	37,000.00	14,554.61	60.6	37,000.00	37,000.00	37,000.00	25,205.98	31.8	
CITY ASSESSOR	10,000.00	0.00	100.0	10,000.00	10,000.00	10,000.00	0.00	100.0	
ENGINEERING	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
ELECTIONS	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
CITY HALL	110,000.00	(14,554.61)	113.2	110,000.00	110,000.00	110,000.00	20,085.91	81.7	
GENERAL EXPENDITURES	174,250.00	100,461.36	42.3	174,250.00	174,250.00	174,250.00	250,456.39	(43.7)	
POLICE DEPARTMENT	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
PATROL BOAT	4,043.33	0.00	100.0	24,259.98	48,520.00	48,520.00	48,523.41	0.0	
PATROL	305,105.00	64,408.97	78.8	305,105.00	305,105.00	305,105.00	229,347.84	24.8	
POLICE DEPT. / INVESTIGATIONS	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
FIRE DEPARTMENT	611,210.00	788.60	99.8	611,210.00	611,210.00	611,210.00	332,067.81	45.6	
STORM SEWERS	150,000.00	0.00	100.0	150,000.00	150,000.00	150,000.00	2,586.00	98.2	
SOLID WASTE MGMT/REFUSE/RECYC	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
SOLID WASTE MGMT/SPRING/FALL	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
ROADWAYS/STREETS	1,893,698.00	4,198.99	99.7	1,893,698.00	1,893,698.00	1,893,698.00	11,022.18	99.4	
SNOW REMOVAL	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
CURB/GUTTER/SIDEWALK	0.00	281,883.46	100.0	0.00	0.00	0.00	282,336.46	100.0	
CITY GARAGE	45,000.00	0.00	100.0	45,000.00	45,000.00	45,000.00	0.00	100.0	
PARKS AND PLAYGROUNDS	275,000.00	59,269.70	78.4	275,000.00	275,000.00	275,000.00	142,914.87	48.0	
BALDFIELDS	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
ICE RINKS	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
BEACHES	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
MUNICIPAL DOCKS	130,000.00	0.00	100.0	130,000.00	130,000.00	130,000.00	0.00	100.0	
WATER WEED MANAGEMENT	505,500.00	60,734.00	87.9	505,500.00	505,500.00	505,500.00	64,297.00	87.2	
WATERFRONT PARKS & WALKWAYS	10,000.00	0.00	100.0	10,000.00	10,000.00	10,000.00	0.00	100.0	
SANITARY & WATER MAIN	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
PUBLIC FACILITIES	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
COMMUNITY & ECONOMIC DEVLPMT	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
TOTAL EXPENSES	4,260,806.33	571,745.08	86.5	4,281,022.98	4,305,283.00	4,305,283.00	1,408,843.85	67.2	
TOTAL FUND REVENUES	4,297,483.00	41,672.53	(99.0)	4,297,483.00	4,297,483.00	4,297,483.00	421,265.20	(90.1)	
TOTAL FUND EXPENSES	4,260,806.33	571,745.08	86.5	4,281,022.98	4,305,283.00	4,305,283.00	1,408,843.85	67.2	
SURPLUS (DEFICIT)	36,676.67	(530,072.55)	(1545.2)	16,460.02	(7,800.00)	(7,800.00)	(987,578.65)	2561.2	

FOR FUND: ARPA -AMERICAN RESCUE PLAN ACT
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE BUDGET	JUNE ACTUAL	VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	VARI- ANCE
REVENUES							
ARPA / GENERAL	66.67	244.41	266.5	399.98	800.00	1,622.26	102.7
TOTAL REVENUES	66.67	244.41	266.5	399.98	800.00	1,622.26	102.7
EXPENSES							
ARPA / GENERAL	78,064.75	0.00	100.0	468,388.50	936,777.00	203,500.00	78.2
TOTAL EXPENSES	78,064.75	0.00	100.0	468,388.50	936,777.00	203,500.00	78.2
TOTAL FUND REVENUES	66.67	244.41	266.5	399.98	800.00	1,622.26	102.7
TOTAL FUND EXPENSES	78,064.75	0.00	100.0	468,388.50	936,777.00	203,500.00	78.2
SURPLUS (DEFICIT)	(77,998.08)	244.41	(100.3)	(467,988.52)	(935,977.00)	(201,877.74)	(78.4)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: CABLE TV
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE		%	FISCAL	ANNUAL	FISCAL	
	BUDGET	ACTUAL				YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL
REVENUES							
CABLE TV / GENERAL	132,527.08	0.00	100.0	145,162.48	160,325.00	65,989.58	(58.8)
TOTAL REVENUES	132,527.08	0.00	100.0	145,162.48	160,325.00	65,989.58	(58.8)
EXPENSES							
CABLE TV / GENERAL	175,025.00	5,480.69	96.8	175,025.00	175,025.00	47,885.28	72.6
TOTAL EXPENSES	175,025.00	5,480.69	96.8	175,025.00	175,025.00	47,885.28	72.6
TOTAL FUND REVENUES	132,527.08	0.00	100.0	145,162.48	160,325.00	65,989.58	(58.8)
TOTAL FUND EXPENSES	175,025.00	5,480.69	96.8	175,025.00	175,025.00	47,885.28	72.6
SURPLUS (DEFICIT)	(42,497.92)	(5,480.69)	(87.1)	(29,862.52)	(14,700.00)	18,104.30	(223.1)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #6 DISTRICT
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE BUDGET	JUNE ACTUAL	% VARI-ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI-ANCE
REVENUES							
TID #6 DISTRICT	614,180.00	0.00	100.0	614,180.00	614,180.00	0.00	100.0
TOTAL REVENUES	614,180.00	0.00	100.0	614,180.00	614,180.00	0.00	100.0
EXPENSES							
TID #6 DISTRICT	545,895.83	0.00	100.0	550,375.02	555,750.00	6,674.78	98.7
TOTAL EXPENSES	545,895.83	0.00	100.0	550,375.02	555,750.00	6,674.78	98.7
TOTAL FUND REVENUES	614,180.00	0.00	100.0	614,180.00	614,180.00	0.00	100.0
TOTAL FUND EXPENSES	545,895.83	0.00	100.0	550,375.02	555,750.00	6,674.78	98.7
SURPLUS (DEFICIT)	68,284.17	0.00	100.0	63,804.98	58,430.00	(6,674.78)	(111.4)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #7 DISTRICT
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE		%	FISCAL		FISCAL	
	BUDGET	ACTUAL		YEAR-TO-DATE BUDGET	ANNUAL BUDGET	YEAR-TO-DATE ACTUAL	VARI-ANCE
REVENUES							
TID #7 DISTRICT	561,750.00	0.00	100.0	561,750.00	561,750.00	0.00	100.0
TOTAL REVENUES	561,750.00	0.00	100.0	561,750.00	561,750.00	0.00	100.0
EXPENSES							
TID #7 DISTRICT	533,416.67	527.00	99.9	541,750.02	551,750.00	677.00	99.8
TOTAL EXPENSES	533,416.67	527.00	99.9	541,750.02	551,750.00	677.00	99.8
TOTAL FUND REVENUES	561,750.00	0.00	100.0	561,750.00	561,750.00	0.00	100.0
TOTAL FUND EXPENSES	533,416.67	527.00	99.9	541,750.02	551,750.00	677.00	99.8
SURPLUS (DEFICIT)	28,333.33	(527.00)	(101.8)	19,999.98	10,000.00	(677.00)	(106.7)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #8 DISTRICT
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE BUDGET	JUNE ACTUAL	% VARI-ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI-ANCE
EXPENSES							
TID #8 DISTRICT	0.00	78.00	100.0	0.00	0.00	78.00	100.0
TOTAL EXPENSES	0.00	78.00	100.0	0.00	0.00	78.00	100.0

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #2 DISTRICT
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE		VARI- ANCE	FISCAL		FISCAL	
	BUDGET	ACTUAL		YEAR-TO-DATE BUDGET	ANNUAL BUDGET	YEAR-TO-DATE ACTUAL	VARI- ANCE
REVENUES							
TID DISTRICT #2	1,447,876.00	20,278.12	(98.5)	1,447,876.00	1,447,876.00	1,172,384.01	(19.0)
TOTAL REVENUES	1,447,876.00	20,278.12	(98.5)	1,447,876.00	1,447,876.00	1,172,384.01	(19.0)
EXPENSES							
TID DISTRICT #2	1,455,578.92	0.00	100.0	1,455,868.48	1,456,216.00	104,708.00	92.8
TOTAL EXPENSES	1,455,578.92	0.00	100.0	1,455,868.48	1,456,216.00	104,708.00	92.8
TOTAL FUND REVENUES	1,447,876.00	20,278.12	(98.5)	1,447,876.00	1,447,876.00	1,172,384.01	(19.0)
TOTAL FUND EXPENSES	1,455,578.92	0.00	100.0	1,455,868.48	1,456,216.00	104,708.00	92.8
SURPLUS (DEFICIT)	(7,702.92)	20,278.12	(363.2)	(7,992.48)	(8,340.00)	1,067,676.01	(2901.8)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: AFFORDABLE HOUSING TID
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE		VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL		VARI- ANCE
	BUDGET	ACTUAL				YEAR-TO-DATE ACTUAL	YEAR-TO-DATE ACTUAL	
REVENUES								
TID #1 DISTRICT	857,511.00	2,620.59	(99.6)	857,511.00	857,511.00	629,364.36	(26.6)	
TOTAL REVENUES	857,511.00	2,620.59	(99.6)	857,511.00	857,511.00	629,364.36	(26.6)	
EXPENSES								
TID #1 DISTRICT	857,511.00	0.00	100.0	857,511.00	857,511.00	0.00	100.0	
TOTAL EXPENSES	857,511.00	0.00	100.0	857,511.00	857,511.00	0.00	100.0	
TOTAL FUND REVENUES	857,511.00	2,620.59	(99.6)	857,511.00	857,511.00	629,364.36	(26.6)	
TOTAL FUND EXPENSES	857,511.00	0.00	100.0	857,511.00	857,511.00	0.00	100.0	
SURPLUS (DEFICIT)	0.00	2,620.59	100.0	0.00	0.00	629,364.36	100.0	

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #3 DISTRICT
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE		VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL	
	BUDGET	ACTUAL				YEAR-TO-DATE ACTUAL	VARI- ANCE
REVENUES							
TID #3 DISTRICT	82,884.00	3,374.39	(95.9)	82,884.00	82,884.00	73,837.60	(10.9)
TOTAL REVENUES	82,884.00	3,374.39	(95.9)	82,884.00	82,884.00	73,837.60	(10.9)
EXPENSES							
TID #3 DISTRICT	117,584.00	0.00	100.0	117,584.00	117,584.00	21,142.50	82.0
TOTAL EXPENSES	117,584.00	0.00	100.0	117,584.00	117,584.00	21,142.50	82.0
TOTAL FUND REVENUES	82,884.00	3,374.39	(95.9)	82,884.00	82,884.00	73,837.60	(10.9)
TOTAL FUND EXPENSES	117,584.00	0.00	100.0	117,584.00	117,584.00	21,142.50	82.0
SURPLUS (DEFICIT)	(34,700.00)	3,374.39	(109.7)	(34,700.00)	(34,700.00)	52,695.10	(251.8)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #4 DISTRICT
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE		%	FISCAL		ANNUAL		FISCAL	
	BUDGET	ACTUAL		YEAR-TO-DATE BUDGET	BUDGET	YEAR-TO-DATE ACTUAL	ANCE		
REVENUES									
TID #4 DISTRICT	420,592.00	6,824.87	(98.3)	506,842.00	610,342.00	118,439.90	118,439.90	(80.5)	
TOTAL REVENUES	420,592.00	6,824.87	(98.3)	506,842.00	610,342.00	118,439.90	118,439.90	(80.5)	
EXPENSES									
TID #4 DISTRICT	0.00	0.00	0.0	0.00	0.00	0.00	0.00	0.0	
TID #4 DISTRICT	1,098,484.58	3,125.50	99.7	1,125,182.44	1,157,220.00	142,424.45	142,424.45	87.6	
TOTAL EXPENSES	1,098,484.58	3,125.50	99.7	1,125,182.44	1,157,220.00	142,424.45	142,424.45	87.6	
TOTAL FUND REVENUES	420,592.00	6,824.87	(98.3)	506,842.00	610,342.00	118,439.90	118,439.90	(80.5)	
TOTAL FUND EXPENSES	1,098,484.58	3,125.50	99.7	1,125,182.44	1,157,220.00	142,424.45	142,424.45	87.6	
SURPLUS (DEFICIT)	(677,892.58)	3,699.37	(100.5)	(618,340.44)	(546,878.00)	(23,984.55)	(23,984.55)	(95.6)	

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #5 DISTRICT
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE BUDGET	JUNE ACTUAL	% VARI-ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI-ANCE
REVENUES							
TID #5 DISTRICT	850,408.00	29.80	(99.9)	850,408.00	850,408.00	7,157.32	(99.1)
TOTAL REVENUES	850,408.00	29.80	(99.9)	850,408.00	850,408.00	7,157.32	(99.1)
EXPENSES							
TID #5 DISTRICT	765,446.00	0.00	100.0	765,446.00	765,446.00	71,790.00	90.6
TOTAL EXPENSES	765,446.00	0.00	100.0	765,446.00	765,446.00	71,790.00	90.6
TOTAL FUND REVENUES	850,408.00	29.80	(99.9)	850,408.00	850,408.00	7,157.32	(99.1)
TOTAL FUND EXPENSES	765,446.00	0.00	100.0	765,446.00	765,446.00	71,790.00	90.6
SURPLUS (DEFICIT)	84,962.00	29.80	(99.9)	84,962.00	84,962.00	(64,632.68)	(176.0)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: SOLID WASTE ENTERPRISE
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE		%	FISCAL	ANNUAL	FISCAL	
	BUDGET	ACTUAL				YEAR-TO-DATE BUDGET	BUDGET
REVENUES							
SOLID WASTE ENTERPRISE FUND	615,276.25	80,823.99	(86.8)	619,182.50	623,870.00	321,660.82	(48.4)
TOTAL REVENUES	615,276.25	80,823.99	(86.8)	619,182.50	623,870.00	321,660.82	(48.4)
EXPENSES							
SOLID WASTE ENTERPRISE FUND	631,342.91	38,339.28	93.9	660,107.38	694,625.00	218,935.15	68.4
TOTAL EXPENSES	631,342.91	38,339.28	93.9	660,107.38	694,625.00	218,935.15	68.4
TOTAL FUND REVENUES	615,276.25	80,823.99	(86.8)	619,182.50	623,870.00	321,660.82	(48.4)
TOTAL FUND EXPENSES	631,342.91	38,339.28	93.9	660,107.38	694,625.00	218,935.15	68.4
SURPLUS (DEFICIT)	(16,066.66)	42,484.71	(364.4)	(40,924.88)	(70,755.00)	102,725.67	(245.1)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: COMPOST SITE ENTERPRISE FUND
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE BUDGET	JUNE ACTUAL	VARI- ANCE	FISCAL YEAR-TO-DATE BUDGET	ANNUAL BUDGET	FISCAL YEAR-TO-DATE ACTUAL	VARI- ANCE
REVENUES							
COMPOST SITE ENTERPRISE FUND	22,456.68	15,969.21	(28.8)	84,739.92	159,480.00	83,594.75	(47.5)
TOTAL REVENUES	22,456.68	15,969.21	(28.8)	84,739.92	159,480.00	83,594.75	(47.5)
EXPENSES							
COMPOST SITE ENTERPRISE FUND	8,670.44	7,705.17	11.1	52,022.24	104,045.00	22,456.60	78.4
TOTAL EXPENSES	8,670.44	7,705.17	11.1	52,022.24	104,045.00	22,456.60	78.4
TOTAL FUND REVENUES	22,456.68	15,969.21	(28.8)	84,739.92	159,480.00	83,594.75	(47.5)
TOTAL FUND EXPENSES	8,670.44	7,705.17	11.1	52,022.24	104,045.00	22,456.60	78.4
SURPLUS (DEFICIT)	13,786.24	8,264.04	(40.0)	32,717.68	55,435.00	61,138.15	10.2

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

MUNICIPAL REPORT TOTALS
 FOR 6 PERIODS ENDING JUNE 30, 2023

DEPARTMENT DESCRIPTION	JUNE BUDGET	JUNE ACTUAL	VARI- ANCE	FISCAL		FISCAL		VARI- ANCE
				YEAR-TO-DATE BUDGET	YEAR-TO-DATE ACTUAL	ANNUAL BUDGET	YEAR-TO-DATE ACTUAL	
TOTAL MUNICIPAL REVENUES	24,776,820.68	339,580.39	(98.6)	24,942,228.88	25,140,719.00	10,668,467.87	(57.5)	
TOTAL MUNICIPAL EXPENSES	24,564,565.60	1,503,487.03	93.8	25,373,417.92	26,344,042.00	7,373,694.54	72.0	
SURPLUS (DEFICIT)	212,255.08	(1,163,906.64)	(648.3)	(431,189.04)	(1,203,323.00)	3,294,773.33	(373.8)	

BEVERAGE OPERATOR LICENSES

1. Antholt, Kristalyn C.
2. Follick Cynthia J.
3. LaPlant, Holly L.
4. Moore, Kimberly J.



City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235

Phone 920-746-2900
Fax 920-746-2905

Visit our website at: www.sturgeonbaywi.org

July 12, 2023

Stephanie Reinhardt
City Clerk
421 Michigan Street
Sturgeon Bay, WI 54235

Ms. Reinhardt:


We, the undersigned, have received a request for certification of compliance for a Class A Beer and Class A Liquor:

SSS Wisconsin
DBA: SQRL Service Stations Store #714
1314 Green Bay Road
Sturgeon Bay, WI 54235
Agent: Dennis Pliska
Date: August 2, 2023 – June 30, 2024


This letter is to certify that the applicants and the premises comply with those regulations, ordinances and law. We observed no condition that would prevent issuance of the requested license.



Clint Henry, Police Chief
City of Sturgeon Bay



Tim Dietman, Fire Chief
City of Sturgeon Bay



John Teichtler, Sanitarian
City of Sturgeon Bay/County of Door



Phone 920-746-2900
Fax 920-746-2905

City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235

Visit our website at: www.sturgeonbaywi.org

July 12, 2023

Stephanie Reinhardt
City Clerk
421 Michigan Street
Sturgeon Bay, WI 54235

Ms. Reinhardt:

We, the undersigned, have received a request for certification of compliance for a Class A Beer and Class A Liquor:

SSS Wisconsin
DBA: SQRL Service Stations Store #710
1255 Green Bay Road
Sturgeon Bay, WI 54235
Agent: Dennis Pliska
Date: August 2, 2023 – June 30, 2024


This letter is to certify that the applicants and the premises comply with those regulations, ordinances and law. We observed no condition that would prevent issuance of the requested license.



Clint Henry, Police Chief
City of Sturgeon Bay



Tim Dietman, Fire Chief
City of Sturgeon Bay



John Teichtler, Sanitarian
City of Sturgeon Bay/County of Door

DOOR COUNTY

FAIR
 ESTABLISHED 1871

TOM ASH, President
 AARON ASH, Vice President
 STEVE JENNERJOHN, Treasurer
 HILARY HEARD, Secretary
 LAURA VLIES & JOHN WHITE, Members at Large
 THAD ASH & JEREMY SCHOPF, Development Coordinators
 KRISTEN TASSOUL, Treasurer
 421 Nebraska St., Sturgeon Bay, WI 54235
www.doorcountyfair.com
dcfairinfo@gmail.com
 Aug. 9th - 13th, 2023

July 19, 2023

To: David Ward, Mayor
 City of Sturgeon Bay
 From: Door County Fair
 Re: 2023 Door County Fair; Aug 9-13, 2023

This letter is our request for an exception to the noise ordinance for the days that the Door County Fair is being setup, held, and taken down-namely Monday, August 7th through August 15th.

A check for the \$22.00 fee is attached. All events are listed on our fair website: www.doorcountyfair.gov.

Please let me know if we need to appear to present this request. If we do not have to appear, please notify Steve Jennerjohn, Assistant Treasurer at 495-9156, regarding the decision on this request.

Thank you.

Respectfully,



Steve Jennerjohn,
 Assistant Treasurer

ck # 31646 7/19/23

EXECUTIVE SUMMARY

TITLE: Debt Issuance of general obligation promissory notes for capital projects and purchases including street and parking lot projects, improvements to public buildings, sites and facilities, the acquisition of vehicles and equipment, and infrastructure improvements in Tax Incremental District No. 6.

BACKGROUND: The proposed \$3,100,000 general obligation promissory notes will be issued to provide financing for the following capital items as detailed in the 2023 budget.

- Axon Fleet Three Recording System
- Spillman Modules
- Squad Cars (2)
- Body Cameras
- Fire Truck – Brush Truck
- Annual Storm Sewer Outlay
- Annual Road Improvements
- Rubber Tire Loader
- Duluth Avenue Design
- Annual Expense Alley/Parking Lots
- Oak Street Parking Lot
- Garage Doors
- Door Replacement
- 40 HP Tractor
- Aquatic Water Weed Harvester
- Water Weed Truck
- Aquatic Plant Management Plan
- TID #6 (Land acquisition & Infrastructure)

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

RECOMMENDATION: Recommend to the Common Council that the City issue approximately \$3,100,000 in general obligation promissory notes for the purpose of funding street and parking lot projects, improvements to public buildings, sites and facilities, the acquisition of vehicles and equipment, and infrastructure improvements in Tax Incremental District No. 6.

PREPARED BY: Valerie J. Clarizio 7/6/23
 Valerie J. Clarizio Date
 Finance Director/City Treasurer

REVIEWED BY: Joshua VanLieshout 7/6/23
 Joshua VanLieshout Date
 City Administrator

RESOLUTION NO. _____

RESOLUTION AWARDDING THE SALE OF \$3,100,000
GENERAL OBLIGATION PROMISSORY NOTES

WHEREAS, on July 18, 2023, the Common Council of the City of Sturgeon Bay, Door County, Wisconsin (the "City") adopted a resolution (the "Set Sale Resolution"), providing for the sale of General Obligation Promissory Notes (the "Notes") for public purposes, including paying the cost of street and parking lot projects, improvements to public buildings, sites and facilities, the acquisition of vehicles and equipment, infrastructure improvements in Tax Incremental District No. 6 and an incentive payment to a developer in Tax Incremental District No. 6 (collectively, the "Project");

WHEREAS, the Common Council hereby finds and determines that the Project is within the City's power to undertake and therefore serves a "public purpose" as that term is defined in Section 67.04(1)(b), Wisconsin Statutes;

WHEREAS, the City is authorized by the provisions of Section 67.12(12), Wisconsin Statutes, to borrow money and issue general obligation promissory notes for such public purposes;

WHEREAS, pursuant to the Set Sale Resolution, the City has directed Robert W. Baird & Co. Incorporated ("Baird") to take the steps necessary to sell the Notes to pay the cost of the Project;

WHEREAS, Baird, in consultation with the officials of the City, prepared an Official Notice of Sale (a copy of which is attached hereto as Exhibit A and incorporated herein by this reference) setting forth the details of and the bid requirements for the Notes and indicating that the Notes would be offered for public sale on August 1, 2023;

WHEREAS, the City Clerk (in consultation with Baird) caused a form of notice of the sale to be published and/or announced and caused the Official Notice of Sale to be distributed to potential bidders offering the Notes for public sale on August 1, 2023;

WHEREAS, the City has duly received bids for the Notes as described on the Bid Tabulation attached hereto as Exhibit B and incorporated herein by this reference (the "Bid Tabulation"); and

WHEREAS, it has been determined that the bid proposal (the "Proposal") submitted by the financial institution listed first on the Bid Tabulation fully complies with the bid requirements set forth in the Official Notice of Sale and is deemed to be the most advantageous to the City. Baird has recommended that the City accept the Proposal. A copy of said Proposal submitted by such institution (the "Purchaser") is attached hereto as Exhibit C and incorporated herein by this reference.

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

Section 1. Ratification of the Official Notice of Sale and Offering Materials. The Common Council hereby ratifies and approves the details of the Notes set forth in Exhibit A attached hereto as and for the details of the Notes. The Official Notice of Sale and any other offering materials prepared and circulated by Baird are hereby ratified and approved in all respects. All actions taken by officers of the City and Baird in connection with the preparation and distribution of the Official Notice of Sale, and any other offering materials are hereby ratified and approved in all respects.

Section 1A. Authorization and Award of the Notes. For the purpose of paying the cost of the Project, there shall be borrowed pursuant to Section 67.12(12), Wisconsin Statutes, the principal sum of THREE MILLION ONE HUNDRED THOUSAND DOLLARS (\$3,100,000) from the Purchaser in accordance with the terms and conditions of the Proposal. The Proposal of the Purchaser offering to purchase the Notes for the sum set forth on the Proposal, plus accrued interest to the date of delivery, resulting in a true interest cost as set forth on the Proposal, is hereby accepted. The Mayor and City Clerk or other appropriate officers of the City are authorized and directed to execute an acceptance of the Proposal on behalf of the City. The good faith deposit of the Purchaser shall be applied in accordance with the Official Notice of Sale, and any good faith deposits submitted by unsuccessful bidders shall be promptly returned. The Notes shall bear interest at the rates set forth on the Proposal.

Section 2. Terms of the Notes. The Notes shall be designated "General Obligation Promissory Notes"; shall be issued in the aggregate principal amount of \$3,100,000; shall be dated August 22, 2023; shall be in the denomination of \$5,000 or any integral multiple thereof; shall be numbered R-1 and upward; and shall bear interest at the rates per annum and mature on October 1 of each year, in the years and principal amounts as set forth on the Pricing Summary attached hereto as Exhibit D-1 and incorporated herein by this reference. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2024. Interest shall be computed upon the basis of a 360-day year of twelve 30-day months and will be rounded pursuant to the rules of the Municipal Securities Rulemaking Board. The schedule of principal and interest payments due on the Notes is set forth on the Debt Service Schedule attached hereto as Exhibit D-2 and incorporated herein by this reference (the "Schedule").

Section 3. Redemption Provisions. The Notes maturing on October 1, 2031 and thereafter shall be subject to redemption prior to maturity, at the option of the City, on October 1, 2030 or on any date thereafter. Said Notes shall be redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot, at the principal amount thereof, plus accrued interest to the date of redemption.

[The Proposal specifies that **[some of]** the Notes shall be subject to mandatory redemption. The terms of such mandatory redemption are set forth on an attachment hereto as Exhibit MRP and incorporated herein by this reference. Upon the optional redemption of any of the Notes subject to mandatory redemption, the principal amount of such Notes so redeemed shall be credited against the mandatory redemption payments established in Exhibit MRP for such Notes in such manner as the City shall direct.**]**

Section 4. Form of the Notes. The Notes shall be issued in registered form and shall be executed and delivered in substantially the form attached hereto as Exhibit E and incorporated herein by this reference.

Section 5. Tax Provisions.

(A) Direct Annual Irrepealable Tax Levy. For the purpose of paying the principal of and interest on the Notes as the same becomes due, the full faith, credit and resources of the City are hereby irrevocably pledged, and there is hereby levied upon all of the taxable property of the City a direct annual irrepealable tax in the years 2023 through 2031 for the payments due in the years 2024 through 2032 in the amounts set forth on the Schedule.

(B) Tax Collection. So long as any part of the principal of or interest on the Notes remains unpaid, the City shall be and continue without power to repeal such levy or obstruct the collection of said tax until all such payments have been made or provided for. After the issuance of the Notes, said tax shall be, from year to year, carried onto the tax roll of the City and collected in addition to all other taxes and in the same manner and at the same time as other taxes of the City for said years are collected, except that the amount of tax carried onto the tax roll may be reduced in any year by the amount of any surplus money in the Debt Service Fund Account created below.

(C) Additional Funds. If at any time there shall be on hand insufficient funds from the aforesaid tax levy to meet principal and/or interest payments on said Notes when due, the requisite amounts shall be paid from other funds of the City then available, which sums shall be replaced upon the collection of the taxes herein levied.

Section 6. Segregated Debt Service Fund Account.

(A) Creation and Deposits. There shall be and there hereby is established in the treasury of the City, if one has not already been created, a debt service fund, separate and distinct from every other fund, which shall be maintained in accordance with generally accepted accounting principles. Debt service or sinking funds established for obligations previously issued by the City may be considered as separate and distinct accounts within the debt service fund.

Within the debt service fund, there hereby is established a separate and distinct account designated as the "Debt Service Fund Account for General Obligation Promissory Notes, dated August 22, 2023" (the "Debt Service Fund Account") and such account shall be maintained until the indebtedness evidenced by the Notes is fully paid or otherwise extinguished. There shall be deposited into the Debt Service Fund Account (i) all accrued interest received by the City at the time of delivery of and payment for the Notes; (ii) any premium which may be received by the City above the par value of the Notes and accrued interest thereon; (iii) all money raised by the taxes herein levied and any amounts appropriated for the specific purpose of meeting principal of and interest on the Notes when due; (iv) such other sums as may be necessary at any time to pay principal of and interest on the Notes when due; (v) surplus monies in the Borrowed Money Fund as specified below; and (vi) such further deposits as may be required by Section 67.11, Wisconsin Statutes.

(B) Use and Investment. No money shall be withdrawn from the Debt Service Fund Account and appropriated for any purpose other than the payment of principal of and interest on the Notes until all such principal and interest has been paid in full and the Notes canceled; provided (i) the funds to provide for each payment of principal of and interest on the Notes prior to the scheduled receipt of taxes from the next succeeding tax collection may be invested in direct obligations of the United States of America maturing in time to make such payments when they are due or in other investments permitted by law; and (ii) any funds over and above the amount of such principal and interest payments on the Notes may be used to reduce the next succeeding tax levy, or may, at the option of the City, be invested by purchasing the Notes as permitted by and subject to Section 67.11(2)(a), Wisconsin Statutes, or in permitted municipal investments under the pertinent provisions of the Wisconsin Statutes ("Permitted Investments"), which investments shall continue to be a part of the Debt Service Fund Account. Any investment of the Debt Service Fund Account shall at all times conform with the provisions of the Internal Revenue Code of 1986, as amended (the "Code") and any applicable Treasury Regulations (the "Regulations").

(C) Remaining Monies. When all of the Notes have been paid in full and canceled, and all Permitted Investments disposed of, any money remaining in the Debt Service Fund Account shall be transferred and deposited in the general fund of the City, unless the Common Council directs otherwise.

Section 7. Proceeds of the Notes; Segregated Borrowed Money Fund. The proceeds of the Notes (the "Note Proceeds") (other than any premium and accrued interest which must be paid at the time of the delivery of the Notes into the Debt Service Fund Account created above) shall be deposited into a special fund (the "Borrowed Money Fund") separate and distinct from all other funds of the City and disbursed solely for the purpose or purposes for which borrowed. Monies in the Borrowed Money Fund may be temporarily invested in Permitted Investments. Any monies, including any income from Permitted Investments, remaining in the Borrowed Money Fund after the purpose or purposes for which the Notes have been issued have been accomplished, and, at any time, any monies as are not needed and which obviously thereafter cannot be needed for such purpose(s) shall be deposited in the Debt Service Fund Account.

Section 8. No Arbitrage. All investments made pursuant to this Resolution shall be Permitted Investments, but no such investment shall be made in such a manner as would cause the Notes to be "arbitrage bonds" within the meaning of Section 148 of the Code or the Regulations and an officer of the City, charged with the responsibility for issuing the Notes, shall certify as to facts, estimates, circumstances and reasonable expectations in existence on the date of delivery of the Notes to the Purchaser which will permit the conclusion that the Notes are not "arbitrage bonds," within the meaning of the Code or Regulations.

Section 9. Compliance with Federal Tax Laws. (a) The City represents and covenants that the projects financed by the Notes and the ownership, management and use of the projects will not cause the Notes to be "private activity bonds" within the meaning of Section 141 of the Code. The City further covenants that it shall comply with the provisions of the Code to the extent necessary to maintain the tax-exempt status of the interest on the Notes including, if applicable, the rebate requirements of Section 148(f) of the Code. The City further covenants

that it will not take any action, omit to take any action or permit the taking or omission of any action within its control (including, without limitation, making or permitting any use of the proceeds of the Notes) if taking, permitting or omitting to take such action would cause any of the Notes to be an arbitrage bond or a private activity bond within the meaning of the Code or would otherwise cause interest on the Notes to be included in the gross income of the recipients thereof for federal income tax purposes. The City Clerk or other officer of the City charged with the responsibility of issuing the Notes shall provide an appropriate certificate of the City certifying that the City can and covenanting that it will comply with the provisions of the Code and Regulations.

(b) The City also covenants to use its best efforts to meet the requirements and restrictions of any different or additional federal legislation which may be made applicable to the Notes provided that in meeting such requirements the City will do so only to the extent consistent with the proceedings authorizing the Notes and the laws of the State of Wisconsin and to the extent that there is a reasonable period of time in which to comply.

Section 10. Designation as Qualified Tax-Exempt Obligations. The Notes are hereby designated as "qualified tax-exempt obligations" for purposes of Section 265 of the Code, relating to the ability of financial institutions to deduct from income for federal income tax purposes, interest expense that is allocable to carrying and acquiring tax-exempt obligations.

Section 11. Execution of the Notes; Closing; Professional Services. The Notes shall be issued in printed form, executed on behalf of the City by the manual or facsimile signatures of the Mayor and City Clerk, authenticated, if required, by the Fiscal Agent (defined below), sealed with its official or corporate seal, if any, or a facsimile thereof, and delivered to the Purchaser upon payment to the City of the purchase price thereof, plus accrued interest to the date of delivery (the "Closing"). The facsimile signature of either of the officers executing the Notes may be imprinted on the Notes in lieu of the manual signature of the officer but, unless the City has contracted with a fiscal agent to authenticate the Notes, at least one of the signatures appearing on each Note shall be a manual signature. In the event that either of the officers whose signatures appear on the Notes shall cease to be such officers before the Closing, such signatures shall, nevertheless, be valid and sufficient for all purposes to the same extent as if they had remained in office until the Closing. The aforesaid officers are hereby authorized and directed to do all acts and execute and deliver the Notes and all such documents, certificates and acknowledgements as may be necessary and convenient to effectuate the Closing. The City hereby authorizes the officers and agents of the City to enter into, on its behalf, agreements and contracts in conjunction with the Notes, including but not limited to agreements and contracts for legal, trust, fiscal agency, disclosure and continuing disclosure, and rebate calculation services. Any such contract heretofore entered into in conjunction with the issuance of the Notes is hereby ratified and approved in all respects.

Section 12. Payment of the Notes; Fiscal Agent. The principal of and interest on the Notes shall be paid by Associated Trust Company, National Association, Green Bay, Wisconsin, which is hereby appointed as the City's registrar and fiscal agent pursuant to the provisions of Section 67.10(2), Wisconsin Statutes (the "Fiscal Agent"). The City hereby authorizes the Mayor and City Clerk or other appropriate officers of the City to enter into a Fiscal Agency Agreement between the City and the Fiscal Agent. Such contract may provide, among other

things, for the performance by the Fiscal Agent of the functions listed in Wis. Stats. Sec. 67.10(2)(a) to (j), where applicable, with respect to the Notes.

Section 13. Persons Treated as Owners; Transfer of Notes. The City shall cause books for the registration and for the transfer of the Notes to be kept by the Fiscal Agent. The person in whose name any Note shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and payment of either principal or interest on any Note shall be made only to the registered owner thereof. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note to the extent of the sum or sums so paid.

Any Note may be transferred by the registered owner thereof by surrender of the Note at the office of the Fiscal Agent, duly endorsed for the transfer or accompanied by an assignment duly executed by the registered owner or his attorney duly authorized in writing. Upon such transfer, the Mayor and City Clerk shall execute and deliver in the name of the transferee or transferees a new Note or Notes of a like aggregate principal amount, series and maturity and the Fiscal Agent shall record the name of each transferee in the registration book. No registration shall be made to bearer. The Fiscal Agent shall cancel any Note surrendered for transfer.

The City shall cooperate in any such transfer, and the Mayor and City Clerk are authorized to execute any new Note or Notes necessary to effect any such transfer.

Section 14. Record Date. The 15th day of the calendar month next preceding each interest payment date shall be the record date for the Notes (the "Record Date"). Payment of interest on the Notes on any interest payment date shall be made to the registered owners of the Notes as they appear on the registration book of the City at the close of business on the Record Date.

Section 15. Utilization of The Depository Trust Company Book-Entry-Only System. In order to make the Notes eligible for the services provided by The Depository Trust Company, New York, New York ("DTC"), the City agrees to the applicable provisions set forth in the Blanket Issuer Letter of Representations, which the City Clerk or other authorized representative of the City is authorized and directed to execute and deliver to DTC on behalf of the City to the extent an effective Blanket Issuer Letter of Representations is not presently on file in the City Clerk's office.

Section 16. Official Statement. The Common Council hereby approves the Preliminary Official Statement with respect to the Notes and deems the Preliminary Official Statement as "final" as of its date for purposes of SEC Rule 15c2-12 promulgated by the Securities and Exchange Commission pursuant to the Securities and Exchange Act of 1934 (the "Rule"). All actions taken by officers of the City in connection with the preparation of such Preliminary Official Statement and any addenda to it or final Official Statement are hereby ratified and approved. In connection with the Closing, the appropriate City official shall certify the Preliminary Official Statement and any addenda or final Official Statement. The City Clerk shall cause copies of the Preliminary Official Statement and any addenda or final Official Statement to be distributed to the Purchaser.

Section 17. Undertaking to Provide Continuing Disclosure. The City hereby covenants and agrees, for the benefit of the owners of the Notes, to enter into a written undertaking (the "Undertaking") if required by the Rule to provide continuing disclosure of certain financial information and operating data and timely notices of the occurrence of certain events in accordance with the Rule. The Undertaking shall be enforceable by the owners of the Notes or by the Purchaser on behalf of such owners (provided that the rights of the owners and the Purchaser to enforce the Undertaking shall be limited to a right to obtain specific performance of the obligations thereunder and any failure by the City to comply with the provisions of the Undertaking shall not be an event of default with respect to the Notes).

To the extent required under the Rule, the Mayor and City Clerk, or other officer of the City charged with the responsibility for issuing the Notes, shall provide a Continuing Disclosure Certificate for inclusion in the transcript of proceedings, setting forth the details and terms of the City's Undertaking.

Section 18. Record Book. The City Clerk shall provide and keep the transcript of proceedings as a separate record book (the "Record Book") and shall record a full and correct statement of every step or proceeding had or taken in the course of authorizing and issuing the Notes in the Record Book.

Section 19. Bond Insurance. If the Purchaser determines to obtain municipal bond insurance with respect to the Notes, the officers of the City are authorized to take all actions necessary to obtain such municipal bond insurance. The Mayor and City Clerk are authorized to agree to such additional provisions as the bond insurer may reasonably request and which are acceptable to the Mayor and City Clerk including provisions regarding restrictions on investment of Note proceeds, the payment procedure under the municipal bond insurance policy, the rights of the bond insurer in the event of default and payment of the Notes by the bond insurer and notices to be given to the bond insurer. In addition, any reference required by the bond insurer to the municipal bond insurance policy shall be made in the form of Note provided herein.

Section 20. Conflicting Resolutions; Severability; Effective Date. All prior resolutions, rules or other actions of the Common Council or any parts thereof in conflict with the provisions hereof shall be, and the same are, hereby rescinded insofar as the same may so conflict. In the event that any one or more provisions hereof shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provisions hereof. The foregoing shall take effect immediately upon adoption and approval in the manner provided by law.

Adopted, approved and recorded August 1, 2023.

David J. Ward
Mayor

ATTEST:

Stephanie L. Reinhardt
City Clerk

(SEAL)

EXHIBIT A

Official Notice of Sale

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT B

Bid Tabulation

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT C

Winning Bid

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-1

Pricing Summary

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Resolution.

(See Attached)

DRAFT

EXHIBIT D-2

Debt Service Schedule and Irrepealable Tax Levies

To be provided by Robert W. Baird & Co. Incorporated and incorporated into the Resolution.

(See Attached)

DRAFT

[EXHIBIT MRP

Mandatory Redemption Provision

The Notes due on October 1, _____, _____ and _____ (the "Term Bonds") are subject to mandatory redemption prior to maturity by lot (as selected by the Depository) at a redemption price equal to One Hundred Percent (100%) of the principal amount to be redeemed plus accrued interest to the date of redemption, from debt service fund deposits which are required to be made in amounts sufficient to redeem on October 1 of each year the respective amount of Term Bonds specified below:

For the Term Bonds Maturing on October 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____ (maturity)
_____	_____ (maturity)

For the Term Bonds Maturing on October 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____ (maturity)
_____	_____ (maturity)

For the Term Bonds Maturing on October 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____ (maturity)
_____	_____ (maturity)

For the Term Bonds Maturing on October 1, _____

<u>Redemption Date</u>	<u>Amount</u>
_____	\$ _____
_____	_____ (maturity)]
_____	_____ (maturity)]

EXHIBIT E

(Form of Note)

REGISTERED UNITED STATES OF AMERICA DOLLARS
STATE OF WISCONSIN
DOOR COUNTY
NO. R-____ CITY OF STURGEON BAY \$_____
GENERAL OBLIGATION PROMISSORY NOTE

MATURITY DATE: ORIGINAL DATE OF ISSUE: INTEREST RATE: CUSIP:
October 1, _____ August 22, 2023 _____% _____

DEPOSITORY OR ITS NOMINEE NAME: CEDE & CO.

PRINCIPAL AMOUNT: _____ THOUSAND DOLLARS
(\$ _____)

FOR VALUE RECEIVED, the City of Sturgeon Bay, Door County, Wisconsin (the "City"), hereby acknowledges itself to owe and promises to pay to the Depository or its Nominee Name (the "Depository") identified above (or to registered assigns), on the maturity date identified above, the principal amount identified above, and to pay interest thereon at the rate of interest per annum identified above, all subject to the provisions set forth herein regarding redemption prior to maturity. Interest shall be payable semi-annually on April 1 and October 1 of each year commencing on April 1, 2024 until the aforesaid principal amount is paid in full. Both the principal of and interest on this Note are payable to the registered owner in lawful money of the United States. Interest payable on any interest payment date shall be paid by wire transfer to the Depository in whose name this Note is registered on the Bond Register maintained by Associated Trust Company, National Association, Green Bay, Wisconsin (the "Fiscal Agent") or any successor thereto at the close of business on the 15th day of the calendar month next preceding each interest payment date (the "Record Date"). This Note is payable as to principal upon presentation and surrender hereof at the office of the Fiscal Agent.

For the prompt payment of this Note together with interest hereon as aforesaid and for the levy of taxes sufficient for that purpose, the full faith, credit and resources of the City are hereby irrevocably pledged.

This Note is one of an issue of Notes aggregating the principal amount of \$3,100,000, all of which are of like tenor, except as to denomination, interest rate, maturity date and redemption provision, issued by the City pursuant to the provisions of Section 67.12(12), Wisconsin Statutes, for public purposes, including paying the cost of street and parking lot projects, improvements to public buildings, sites and facilities, the acquisition of vehicles and equipment, infrastructure improvements in Tax Incremental District No. 6 and an incentive payment to a developer in Tax Incremental District No. 6, as authorized by a resolution adopted on August 1, 2023. Said resolution is recorded in the official minutes of the Common Council for said date.

The Notes maturing on October 1, 2031 and thereafter are subject to redemption prior to maturity, at the option of the City, on October 1, 2030 or on any date thereafter. Said Notes are redeemable as a whole or in part, and if in part, from maturities selected by the City, and within each maturity by lot (as selected by the Depository), at the principal amount thereof, plus accrued interest to the date of redemption.

[The Notes maturing in the years _____ are subject to mandatory redemption by lot as provided in the resolution referred to above, at the redemption price of par plus accrued interest to the date of redemption and without premium.]

In the event the Notes are redeemed prior to maturity, as long as the Notes are in book-entry-only form, official notice of the redemption will be given by mailing a notice by registered or certified mail, overnight express delivery, facsimile transmission, electronic transmission or in any other manner required by the Depository, to the Depository not less than thirty (30) days nor more than sixty (60) days prior to the redemption date. If less than all of the Notes of a maturity are to be called for redemption, the Notes of such maturity to be redeemed will be selected by lot. Such notice will include but not be limited to the following: the designation, date and maturities of the Notes called for redemption, CUSIP numbers, and the date of redemption. Any notice provided as described herein shall be conclusively presumed to have been duly given, whether or not the registered owner receives the notice. The Notes shall cease to bear interest on the specified redemption date provided that federal or other immediately available funds sufficient for such redemption are on deposit at the office of the Depository at that time. Upon such deposit of funds for redemption the Notes shall no longer be deemed to be outstanding.

It is hereby certified and recited that all conditions, things and acts required by law to exist or to be done prior to and in connection with the issuance of this Note have been done, have existed and have been performed in due form and time; that the aggregate indebtedness of the City, including this Note and others issued simultaneously herewith, does not exceed any limitation imposed by law or the Constitution of the State of Wisconsin; and that a direct annual irrevocable tax has been levied sufficient to pay this Note, together with the interest thereon, when and as payable.

This Note has been designated by the Common Council as a "qualified tax-exempt obligation" pursuant to the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

This Note is transferable only upon the books of the City kept for that purpose at the office of the Fiscal Agent, only in the event that the Depository does not continue to act as depository for the Notes, and the City appoints another depository, upon surrender of the Note to the Fiscal Agent, by the registered owner in person or his duly authorized attorney, together with a written instrument of transfer (which may be endorsed hereon) satisfactory to the Fiscal Agent duly executed by the registered owner or his duly authorized attorney. Thereupon a new fully registered Note in the same aggregate principal amount shall be issued to the new depository in exchange therefor and upon the payment of a charge sufficient to reimburse the City for any tax, fee or other governmental charge required to be paid with respect to such registration. The Fiscal Agent shall not be obliged to make any transfer of the Notes (i) after the Record Date, (ii) during the fifteen (15) calendar days preceding the date of any publication of notice of any

proposed redemption of the Notes, or (iii) with respect to any particular Note, after such Note has been called for redemption. The Fiscal Agent and City may treat and consider the Depository in whose name this Note is registered as the absolute owner hereof for the purpose of receiving payment of, or on account of, the principal or redemption price hereof and interest due hereon and for all other purposes whatsoever. The Notes are issuable solely as negotiable, fully-registered Notes without coupons in the denomination of \$5,000 or any integral multiple thereof.

This Note shall not be valid or obligatory for any purpose until the Certificate of Authentication hereon shall have been signed by the Fiscal Agent.

No delay or omission on the part of the owner hereof to exercise any right hereunder shall impair such right or be considered as a waiver thereof or as a waiver of or acquiescence in any default hereunder.

DRAFT

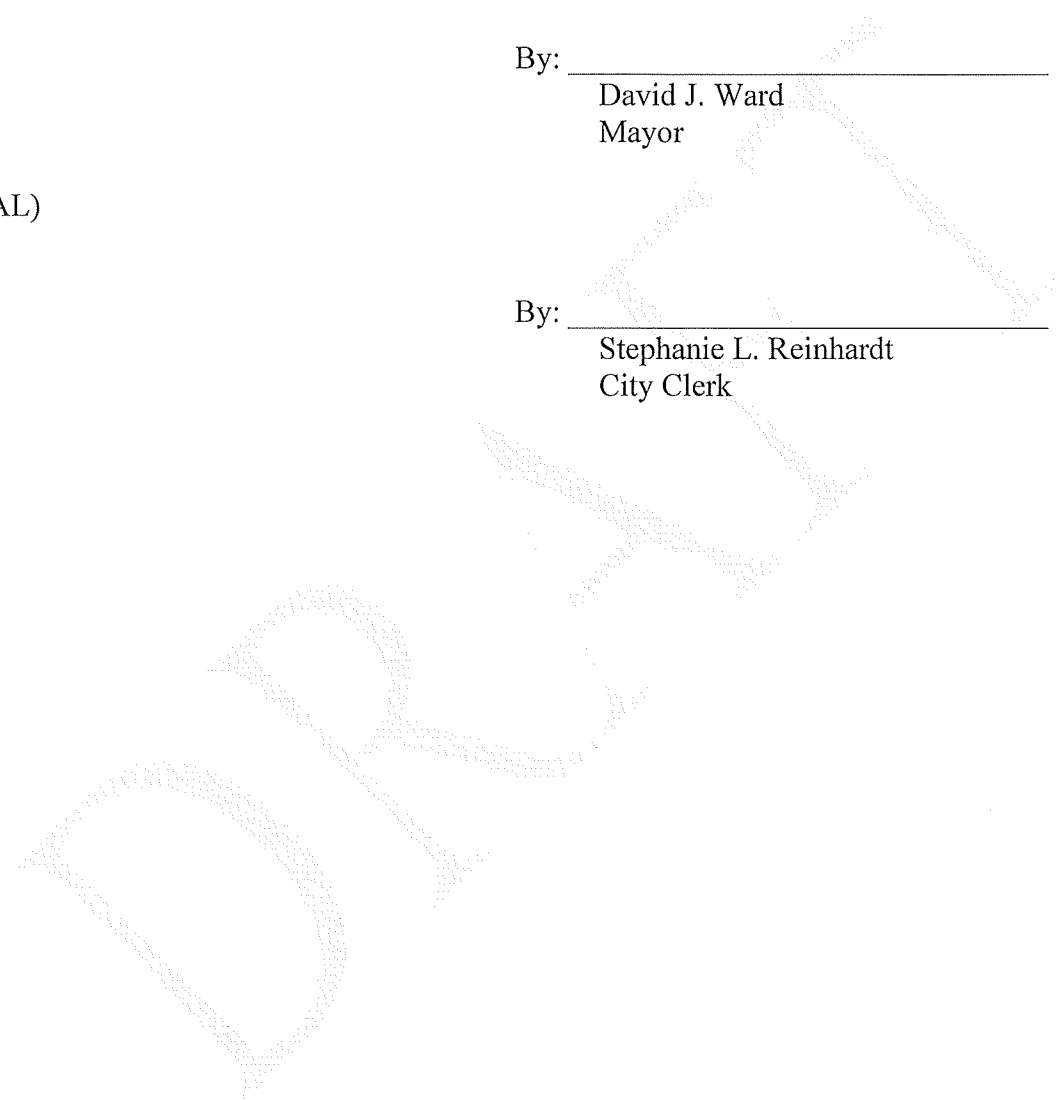
IN WITNESS WHEREOF, the City of Sturgeon Bay, Door County, Wisconsin, by its governing body, has caused this Note to be executed for it and in its name by the manual or facsimile signatures of its duly qualified Mayor and City Clerk; and to be sealed with its official or corporate seal, if any, all as of the original date of issue specified above.

CITY OF STURGEON BAY
DOOR COUNTY, WISCONSIN

By: _____
David J. Ward
Mayor

(SEAL)

By: _____
Stephanie L. Reinhardt
City Clerk



Date of Authentication: _____, _____

CERTIFICATE OF AUTHENTICATION

This Note is one of the Notes of the issue authorized by the within-mentioned resolution of the City of Sturgeon Bay, Door County, Wisconsin.

ASSOCIATED TRUST COMPANY,
NATIONAL ASSOCIATION,
GREEN BAY, WISCONSIN

By _____
Authorized Signatory

DRAFT

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto

(Name and Address of Assignee)

(Social Security or other Identifying Number of Assignee)

the within Note and all rights thereunder and hereby irrevocably constitutes and appoints _____, Legal Representative, to transfer said Note on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

(e.g. Bank, Trust Company
or Securities Firm)

(Depository or Nominee Name)

NOTICE: This signature must correspond with the name of the Depository or Nominee Name as it appears upon the face of the within Note in every particular, without alteration or enlargement or any change whatever.

(Authorized Officer)



City of Sturgeon Bay

Common Council Meeting

July 18, 2023

Bradley D. Viegut, Managing Director

bviegut@rwbaird.com

777 East Wisconsin Avenue
Milwaukee, WI 53202
Phone 414.765.3827

City of Sturgeon Bay

Common Council Meeting

July 18, 2023



Timeline

- Finance Committee considers plan of finance July 11, 2023
- Common Council considers Set Sale Resolution for General Obligation Promissory Notes (the "Notes") July 18, 2023
 - Preparations are made for issuance
 - ✓ Official Statement
 - ✓ Notes Rating
- Common Council considers Authorizing Resolution for the Notes (finalizes terms and interest rates) August 1, 2023
- Notes Closing (funds available to pay project costs) August 22, 2023

City of Sturgeon Bay

Common Council Meeting

July 18, 2023



Borrowing Amount / Structure / Purpose

Amount:	\$3,100,000		
Issue:	General Obligation Promissory Notes		
Dated/Settlement Date:	August 22, 2023		
Maturity Dates:	October 1, 2026-2032		
First Interest:	April 1, 2024		
Callable:	2031 & 2032 callable on 10/1/2030 or any date thereafter		
Purpose:	<p>CIP - 10 Years -- \$2,235,000</p> <ul style="list-style-type: none"> Unit 5 Replacement – Brush Truck Annual Storm Sewer Outlay Annual Road Improvements Single Axel Dump Truck Duluth Avenue Design Annual Expense Alley/Parking Lots Oak Street Parking Lot Garage Doors Door Replacement 40 HP Tractor Aquatic Plant Management Plan Aquatic Weed Harvester Water Weed Truck 	<p>CIP - 3 Years -- \$145,000</p> <ul style="list-style-type: none"> Axon Fleet Three Recording System Spillman Module Lic. & Permits EM & PIN Mp Squad Cars (2) Body Cameras 	<p>TID #6 - 10 Years -- \$720,000</p> <ul style="list-style-type: none"> Cherry Tree/Apple Tree Terrace Public Infrastructure
Estimated Interest Rate:	3.55%		
Purchaser:	TBD – Competitive Bid		

City of Sturgeon Bay

Common Council Meeting

July 18, 2023



CIP – Financing Plan -- Breakdown

- Unit 5 - Brush Truck
- Annual Storm Sewer Outlay
- Annual Road Improvements
- Single Axel Dump Truck
- Duluth Ave Design
- Annual Expense Alley/Parking Lots
- Oak Street Parking Lot
- Garage Doors
- Door Replacement
- 40 HP Tractor
- Aquatic Plant Management Plan
- Aquatic Weed Harvester
- Water Weed Truck
- Axon Fleet Three Recording System
- Spillman Module Lic. & Permits EM & PIN Mp
- Squad Cars (2)
- Body Cameras

YEAR DUE	10 Year Allocation				3 Year Allocation			
	PRINCIPAL (10/1)	INTEREST (4/1 & 10/1) TIC = 3.54%	LESS: HYPOTHETICAL BID PREMIUM	TOTAL	PRINCIPAL (10/1)	INTEREST (4/1 & 10/1) TIC = 3.73%	LESS: HYPOTHETICAL BID PREMIUM	TOTAL
2023		\$116,458	(\$116,458)	\$0				
2024		\$105,075		\$87,837		\$8,437	(\$8,437)	\$0
2025		\$105,075	(\$17,238)	\$210,075	\$145,000	\$7,613		\$7,613
2026	\$105,000	\$99,563		\$414,563		\$7,613		\$152,613
2027	\$330,000	\$83,025		\$413,025				
2028	\$345,000	\$65,700		\$410,700				
2029	\$365,000	\$48,450		\$413,450				
2030	\$380,000	\$32,938		\$412,938				
2031	\$395,000	\$16,788		\$411,788				
2032								
2033								
2034								
2035								
2036								
2037								
2038								
2039								
	\$2,235,000	\$673,071	(\$133,696)	\$2,774,375	\$145,000	\$23,662	(\$8,437)	\$160,225

City of Sturgeon Bay

Common Council Meeting

July 18, 2023

CIP – Financing Plan



Levy Supported Portion Only									
\$2,380,000 G.O. PROMISSORY NOTES Dated August 22, 2023 (First interest 4/1/2024)									
YEAR DUE	EXISTING DEBT SERVICE (A) (B)	EXISTING DEBT SERVICE (A)	PRINCIPAL (10/1)	INTEREST (4/1 & 10/1) TIC= 3.55%	LESS: HYPOTHETICAL BID PREMIUM	TOTAL	COMBINED DEBT SERVICE	YEAR DUE	
2023	\$3,419,296	\$1,655,693		\$124,895	(\$124,895)	\$0	\$1,655,693	2023	
2024	\$3,486,143	\$1,685,870		\$112,688	(\$17,238)	\$95,450	\$1,685,870	2024	
2025	\$3,519,336	\$1,684,568		\$112,688		\$362,688	\$1,780,017	2025	
2026	\$3,440,046	\$1,318,716	\$250,000	\$112,688		\$414,563	\$1,681,404	2026	
2027	\$3,354,889	\$1,223,116	\$315,000	\$99,563		\$413,025	\$1,637,679	2027	
2028	\$3,354,443	\$1,215,060	\$330,000	\$83,025		\$410,700	\$1,628,085	2028	
2029	\$2,361,673	\$981,185	\$345,000	\$65,700		\$413,450	\$1,391,885	2029	
2030	\$2,107,635	\$722,185	\$365,000	\$48,450		\$412,938	\$1,135,635	2030	
2031	\$1,685,060	\$514,935	\$380,000	\$32,938		\$411,788	\$927,873	2031	
2032	\$529,079	\$66,085	\$395,000	\$16,788			\$477,873	2032	
2033	\$408,654	\$64,435					\$64,435	2033	
2034	\$292,785	\$67,785					\$67,785	2034	
2035	\$286,985	\$65,985					\$65,985	2035	
2036	\$291,095	\$69,095					\$69,095	2036	
2037	\$289,948	\$67,048					\$67,048	2037	
2038	\$223,700							2038	
2039	\$224,400							2039	
	\$29,275,166	\$11,401,761	\$2,380,000	\$696,733	(\$142,133)	\$2,934,600	\$14,336,360		

(A) Net of bid premium from the 2020, 2021, & 2022 G.O. Promissory Notes.
 (B) Inclusive of TID #6 supported debt service from the 2023 G.O. Promissory Notes; net of bid premium.

City of Sturgeon Bay

Common Council Meeting

July 18, 2023



Tax Incremental District #6 – Proforma

Assumptions	
Annual Inflation During Life of TTD.....	1.00%
2022 Gross Tax Rate (per \$1000 Equalized Value).....	\$20.09
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.50%
Data above dashed line are actual	

Year	Background Data					Revenues			
	(a) TIF District Valuation	(b) Inflation Increment	(c) Construction Increment	(d) TIF Increment Over Base	(e) Tax Rate	(f) Tax Revenue	(g) Land Sales	(h) Investment Proceeds	(i) Total Revenues
2022	\$3,468,600		\$1,750,000	\$1,750,000	\$20.09	\$0		\$0	\$0
2023	\$5,218,600		\$2,490,000	\$4,240,000	\$20.09	\$35,154	\$85,000	\$0	\$120,154
2024	\$7,708,600		\$9,240,000	\$13,480,000	\$20.09	\$85,174	\$85,000	\$0	\$170,366
2025	\$16,948,600		\$3,900,000	\$17,380,000	\$20.09	\$270,789	\$85,000	\$192	\$356,486
2026	\$20,848,600		\$700,000	\$18,080,000	\$20.09	\$349,133	\$60,000	\$697	\$410,215
2027	\$21,548,600		\$700,000	\$18,780,000	\$20.09	\$363,195		\$1,091	\$364,286
2028	\$22,248,600		\$700,000	\$19,480,000	\$20.09	\$377,257		\$1,104	\$378,361
2029	\$22,948,600	\$229,486		\$19,709,486	\$20.09	\$391,319		\$1,116	\$392,435
2030	\$23,178,086	\$231,781		\$20,175,366	\$20.09	\$395,929		\$1,133	\$397,061
2031	\$23,409,867	\$234,099		\$20,411,805	\$20.09	\$400,585		\$1,158	\$401,742
2032	\$23,643,966	\$236,440		\$20,650,609	\$20.09	\$405,287		\$1,169	\$406,456
2033	\$23,880,405	\$238,804		\$20,891,801	\$20.09	\$410,037		\$1,371	\$411,408
2034	\$24,119,209	\$241,192		\$21,135,405	\$20.09	\$414,834		\$1,610	\$416,444
2035	\$24,360,401	\$243,604		\$21,381,445	\$20.09	\$419,679		\$2,313	\$421,992
2036	\$24,604,005	\$246,040		\$21,629,946	\$20.09	\$424,573		\$3,068	\$427,640
2037	\$24,850,045	\$248,500		\$21,880,931	\$20.09	\$429,515		\$3,851	\$433,366
2038	\$25,098,546	\$250,985		\$22,134,427	\$20.09	\$434,507		\$4,715	\$440,223
2039	\$25,349,531	\$253,495		\$22,390,457	\$20.09	\$439,549		\$5,560	\$447,176
2040	\$25,603,027	\$256,030		\$22,649,047	\$20.09	\$444,784		\$6,542	\$454,201
2041	\$25,859,057	\$258,591		\$22,910,224	\$20.09	\$454,979		\$7,542	\$461,327
2042	\$26,117,647	\$261,176							
2043									
						\$7,395,921	\$315,000	\$69,246	\$7,780,166

Base Value
\$3,468,600

Type of TTD: Mixed-Use
 2022 TTD Inception (4/26/2022)
 2037 Final Year to Incur TIF Related Costs
 2042 Maximum Legal Life of TTD (20 Years)
 2043 Final Tax Collection Year

(1) Per City estimates.

City of Sturgeon Bay

Common Council Meeting

July 18, 2023

Tax Incremental District #6 – Proforma, continued



Example New Issue - TID #6 Portion		Example New Issue		Example New Issue		Example New Issue		Example New Issue		TID Status								
Year	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)	(s)	(t)	(u)	(v)	(w)	(x)	(y)	(z)	(aa)
	Principal (10/1)	Interest (4/1 & 10/1) TRC = 3.55%	LESS: Hypothetical Bid Premium	Debt Service	Interest (4/1 & 10/1) RATE = 6.00%	Principal (10/1)	Interest (4/1 & 10/1) AVG = 5.00%	Debt Service	Principal (10/1)	Interest (4/1 & 10/1) AVG = 4.00%	Debt Service	Principal (10/1)	Interest (4/1 & 10/1) AVG = 4.00%	Debt Service	Combined Expenditures	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery
2022	\$720,000	\$308,193	(\$42,785)	\$885,406	\$40,170	\$645,000	\$309,938	\$354,938	\$700,000	\$149,533	\$849,533	\$1,325,000	\$404,817	\$1,729,817	\$4,459,864	\$0	\$0	\$0
2023	\$90,000	\$37,905	(\$37,905)	\$0	\$0	\$25,000	\$34,938	\$59,938	\$65,000	\$30,333	\$95,333	\$70,000	\$57,417	\$127,417	\$0	\$120,154	\$120,154	\$0
2024	\$95,000	\$34,200	(\$4,881)	\$29,319	\$0	\$30,000	\$31,000	\$59,000	\$70,000	\$22,400	\$92,400	\$35,000	\$50,200	\$85,200	\$69,489	\$100,877	\$139,311	\$100,877
2025	\$100,000	\$29,475	\$0	\$124,200	\$40,170	\$30,000	\$28,500	\$58,500	\$75,000	\$19,800	\$94,800	\$50,000	\$48,800	\$103,600	\$89,292	\$177,015	\$216,326	\$177,015
2026	\$100,000	\$29,475	\$0	\$124,488	\$0	\$30,000	\$28,500	\$58,500	\$75,000	\$19,800	\$94,800	\$50,000	\$48,800	\$103,600	\$89,292	\$279,015	\$216,326	\$279,015
2027	\$100,000	\$29,475	\$0	\$124,488	\$0	\$30,000	\$28,500	\$58,500	\$75,000	\$19,800	\$94,800	\$50,000	\$48,800	\$103,600	\$89,292	\$1,923	\$218,249	\$1,923
2028	\$100,000	\$29,475	\$0	\$124,488	\$0	\$30,000	\$28,500	\$58,500	\$75,000	\$19,800	\$94,800	\$50,000	\$48,800	\$103,600	\$89,292	\$1,923	\$218,249	\$1,923
2029	\$100,000	\$29,475	\$0	\$124,488	\$0	\$30,000	\$28,500	\$58,500	\$75,000	\$19,800	\$94,800	\$50,000	\$48,800	\$103,600	\$89,292	\$2,459	\$220,748	\$2,459
2030	\$100,000	\$29,475	\$0	\$124,488	\$0	\$30,000	\$28,500	\$58,500	\$75,000	\$19,800	\$94,800	\$50,000	\$48,800	\$103,600	\$89,292	\$2,459	\$220,748	\$2,459
2031	\$110,000	\$14,238	\$0	\$124,238	\$0	\$35,000	\$24,750	\$59,750	\$85,000	\$13,600	\$98,600	\$75,000	\$44,200	\$119,200	\$392,113	\$2,446	\$223,517	\$2,446
2032	\$110,000	\$14,238	\$0	\$124,238	\$0	\$35,000	\$24,750	\$59,750	\$85,000	\$13,600	\$98,600	\$75,000	\$44,200	\$119,200	\$392,113	\$2,255	\$223,517	\$2,255
2033	\$115,000	\$4,889	\$0	\$119,888	\$0	\$40,000	\$23,000	\$63,000	\$85,000	\$11,400	\$96,400	\$85,000	\$37,800	\$126,800	\$399,488	\$40,406	\$224,178	\$40,406
2034						\$45,000	\$17,250	\$62,250	\$90,000	\$7,600	\$97,600	\$180,000	\$30,800	\$213,600	\$383,650	\$47,758	\$321,935	\$47,758
2035						\$45,000	\$17,250	\$62,250	\$90,000	\$7,600	\$97,600	\$180,000	\$30,800	\$213,600	\$383,650	\$140,594	\$462,529	\$140,594
2036						\$45,000	\$17,250	\$62,250	\$90,000	\$7,600	\$97,600	\$180,000	\$30,800	\$213,600	\$383,650	\$150,992	\$462,529	\$150,992
2037						\$45,000	\$17,250	\$62,250	\$90,000	\$7,600	\$97,600	\$180,000	\$30,800	\$213,600	\$383,650	\$150,992	\$462,529	\$150,992
2038						\$45,000	\$17,250	\$62,250	\$90,000	\$7,600	\$97,600	\$180,000	\$30,800	\$213,600	\$383,650	\$150,992	\$462,529	\$150,992
2039						\$45,000	\$17,250	\$62,250	\$90,000	\$7,600	\$97,600	\$180,000	\$30,800	\$213,600	\$383,650	\$150,992	\$462,529	\$150,992
2040						\$45,000	\$17,250	\$62,250	\$90,000	\$7,600	\$97,600	\$180,000	\$30,800	\$213,600	\$383,650	\$150,992	\$462,529	\$150,992
2041						\$45,000	\$17,250	\$62,250	\$90,000	\$7,600	\$97,600	\$180,000	\$30,800	\$213,600	\$383,650	\$150,992	\$462,529	\$150,992
2042						\$45,000	\$17,250	\$62,250	\$90,000	\$7,600	\$97,600	\$180,000	\$30,800	\$213,600	\$383,650	\$150,992	\$462,529	\$150,992
2043						\$45,000	\$17,250	\$62,250	\$90,000	\$7,600	\$97,600	\$180,000	\$30,800	\$213,600	\$383,650	\$150,992	\$462,529	\$150,992
	\$720,000	\$308,193	(\$42,785)	\$885,406	\$40,170	\$645,000	\$309,938	\$354,938	\$700,000	\$149,533	\$849,533	\$1,325,000	\$404,817	\$1,729,817	\$4,459,864	\$468,828	\$3,238,581	\$468,828

Assumes TID #6 revenues make interest payments through maturity. Taxable principal is refunded with Taxable Bonds in 2025.

(2) May be preceded by Note Anticipation Note (NAN).

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Common Council will hold a public hearing in Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Tuesday, August 1, 2023, at 6:00 p.m. or shortly thereafter, regarding a proposed amendment to the Sturgeon Bay Zoning Code, which is Chapter 20 of the Municipal Code. The amendment to section 20.03 would change the definition of the front lot line, authorizing the zoning administrator to determine which boundary is the front lot line on lots which abut more than one street.

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

By order of:
City of Sturgeon Bay Common Council

ORDINANCE NO. _____

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

SECTION 1: Section 20.03 of the Municipal Code of the City of Sturgeon Bay,
Wisconsin is hereby amended to read as follows:

20.03 Zoning Code Definitions.

Lot line, front: That boundary of a lot which abuts an existing or proposed public street, ~~and, in~~. In the case of a lot which abuts more than one street, ~~the lot line along the street which provides the street address for the lot~~ the zoning administrator is authorized to determine which boundary is the front lot line.

SECTION 2: The ordinance shall take effect on the day after its publication.

Approved:

David Ward
Mayor

Attest:

Stephanie L. Reinhardt
City Clerk

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Common Council will hold a public hearing in Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Tuesday, August 1, 2023, 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. This would amend various references in chapter 20 of the Municipal Code (Zoning Code) from building inspector and community development director to zoning administrator, eliminate the reference to Waterfront Design Review Board and change the reference from zero side yard to lesser side yard in section 20.27(3)(c).

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

By order of:
City of Sturgeon Bay Common Council

ORDINANCE NO. _____

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

SECTION 1: Section 20.03 of the Municipal Code of the City of Sturgeon Bay,
Wisconsin is hereby amended to read as follows:

Conditional use permit: A permit, authorized by the city plan commission and issued by the ~~building inspector~~ zoning administrator, stating that a conditional use may be established, expanded, or enlarged subject to any conditions placed on the authorization and the provisions of this chapter.

Dwelling, multiple-family: A building, or portion thereof, designed for and occupied by three or more families, including a structure manufactured after June 15, 1976 which is certified and labeled as a manufactured home under 42 U.S.C. § 5401-5426, as amended, which when placed on-site:

- (a) Has any wheels, axles and pulling apparatus removed and is fastened or attached to a completely enclosed foundation in accordance with subchs. III, IV and V of ch. ILHR 21, Wis. Adm. Code, as amended. The ~~city building inspector~~ zoning administrator may require a plan to be certified by a registered architect or engineer to insure proper support for the home; and
- (b) Is installed in accordance with the manufacturer's instructions; and
- (c) Is properly connected to utilities.

Dwelling, single-family: A detached building designed for or occupied exclusively by one family, including a structure manufactured after June 15, 1976 which is certified and labeled as a manufactured home under 42 U.S.C. § 5401-5426, as amended, which when placed on-site:

- (a) Has any wheels, axles and pulling apparatus removed and is fastened or attached to a completely enclosed foundation in accordance with subchs. III, IV and V of ch. ILHR 21, Wis. Adm. Code, as amended. The ~~city building inspector~~ zoning administrator shall require a plan to be certified by a registered architect or engineer to insure proper support for the home; and
- (b) Is installed in accordance with the manufacturer's instructions; and

- (c) Is properly connected to utilities.

Dwelling, two-family: A detached or semi-detached building used for residential occupancy by two families living independently of each other, including a structure manufactured after June 15, 1976 which is certified and labeled as a manufactured home under 42 U.S.C. § 5401-5426, as amended, which when placed on-site:

- (a) Has any wheels, axles and pulling apparatus removed and is fastened or attached to a completely enclosed foundation in accordance with subchs. III, IV and V of ch. ILHR 21, Wis. Adm. Code, as amended. ~~The city building inspector~~ zoning administrator shall require a plan to be certified by a registered architect or engineer to insure proper support for the home; and
- (b) Is installed in accordance with the manufacturer's instructions; and
- (c) Is properly connected to utilities.

SECTION 2: Section 20.07(7) of the Municipal Code of the City of Sturgeon Bay, Wisconsin is hereby amended to read as follows:

- (7) *Aesthetic requirements.* All dwellings located in the R-1, R-2, R-3, and R-4 residential districts shall comply with the following requirements:
 - (a) Be fastened or attached to a completely enclosed continuous foundation in accordance with subch. III, IV and V, ch. ILHR 21, Wis. Adm. Code, or set on a comparable enclosed continuous foundation system approved by the ~~building inspector~~ zoning administrator, who may require a plan for such foundation to be certified by a registered architect or engineer to ensure proper support;

SECTION 3: Section 20.27(3)(c) of the Municipal Code of the City of Sturgeon Bay, Wisconsin is hereby amended to read as follows:

- (c) ~~Within that portion of the C-2 district that is also within the Waterfront Redevelopment District, the city plan commission may, after review and recommendation by the Waterfront Design Review Board,~~ authorize a zero lesser side yard and/or a lesser street yard (setback) than required under subsection (2). The intent of this provision is to provide relief from the yard requirements in locations where it is

desirable to create, recreate, or maintain a traditional downtown development pattern and character.

SECTION 4: Section 20.31(2)(b) of the Municipal Code of the City of Sturgeon Bay, Wisconsin is hereby amended to read as follows:

- (b) *Unspecified uses.* In the case of a use not specifically mentioned in this section, the requirements for off-street parking facilities shall be the same as for the above mentioned uses which, in the opinion of the ~~building inspector~~ zoning administrator, shall be deemed most similar.

SECTION 5: Section 20.32(1) of the Municipal Code of the City of Sturgeon Bay, Wisconsin is hereby amended to read as follows:

- (1) *Plan approval required.* All new development within these districts is required to receive plan approval from the development review team. New developments include but are not limited to projects that involve new exterior building walls, fences, landscaping, parking lots, driveways, signs or other exterior improvements. The ~~building inspector~~ zoning administrator shall have the authority to give plan approval for minor improvements in accordance with the rules and regulations of the development review team and the development standards. Improvements existing on August 20, 1991, are not required to comply with these standards.

SECTION 6: Section 20.35(1)(a) of the Municipal Code of the City of Sturgeon Bay, Wisconsin is hereby amended to read as follows:

- (a) To hear and decide appeals where it is alleged that there is an error in any order, requirement, decision, or determination made by the ~~building inspector~~ zoning administrator or plan commission.

SECTION 7: Sections 20.36(1), (2), (5), and (6) of the Municipal Code of the City of Sturgeon Bay, Wisconsin are hereby amended to read as follows:

- (1) The city council hereby designates the ~~building inspector~~ zoning administrator to enforce this chapter by means of land use permits, the cost of which shall be established by the city council.
- (2) The ~~inspector~~ zoning administrator shall not issue a permit for a structure or a use that is not allowed by this chapter. No structure shall be built, moved or altered, and no land use shall be substantially altered, until a land use permit has been issued, except that no permit shall be required for farm structures that are not intended to shelter humans.

- (5) Under rules established by the city council, the inspector zoning administrator may issue temporary permits of up to one year's duration.
- (6) In any district where public right-of-way exists, but a travelable street has not been developed, no permits for building purposes shall be issued until written certification, signed by the city engineer, is filed with the building inspector zoning administrator stating that a travelable street to serve the property will be developed within 90 days of date of certification.

SECTION 8: Section 20.43(4)(b)3. of the Municipal Code of the City of Sturgeon Bay, Wisconsin is hereby amended to read as follows:

3. Uses or improvements that do not affect the exterior of buildings or site layout as determined by community development director zoning administrator and which are consistent with the purposes of this section.

SECTION 9: Section 20.43(5)(b) of the Municipal Code of the City of Sturgeon Bay, Wisconsin is hereby amended to read as follows:

- (a) *Staff review.* The community development director (or—designee) zoning administrator shall review the plans and accompanying material for conformance to the municipal code and shall coordinate additional review as may be appropriate by other city departments. The application shall then be referred to the aesthetic design and site plan review board for its consideration.

SECTION 10: Section 20.43(7) of the Municipal Code of the City of Sturgeon Bay, Wisconsin is hereby amended to read as follows:

- (7) *Compliance.* Upon the granting of a certificate of appropriateness the project plans and other materials upon which the certificate was granted shall be used by the community development director zoning administrator and/or building inspector to determine that the project is completed in compliance with the certificate of appropriateness and that there are no unauthorized deviations. Failure to correct any deficiency identified by the community development director zoning administrator or building inspector will constitute a violation of this section.

SECTION 11: The ordinance shall take effect on the day after its publication.

Approved:

David Ward
Mayor

Attest:

Stephanie L. Reinhardt
City Clerk

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the development incentives for 1023 Egg Harbor Road, LLC as shown on the attached parameters.

Respectfully submitted,

FINANCE/PURCHASING & BUILDING
COMMITTEE
By: Helen Bacon, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: July 25, 2023

Introduced by _____.

Moved by Alderperson _____ seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2023.

Development Agreement Parameters for Estes/Virlee Events Center

Recommended by Finance Committee - July 25, 2023

Developer agrees:

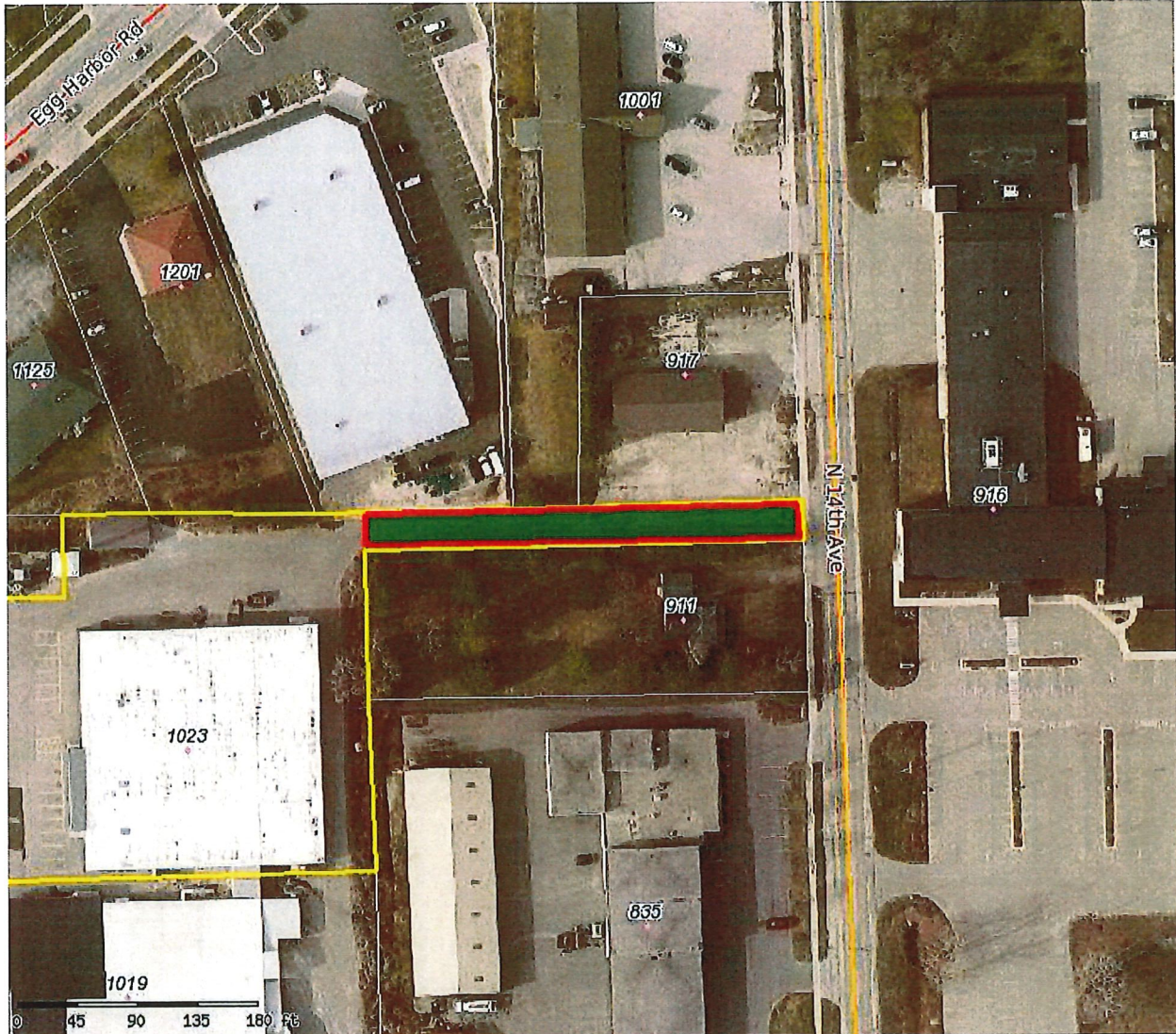
1. Start construction on or before September 1, 2023.
2. Substantial completion of project on or before July 31, 2024.
3. Beginning with 2025 tax year, developer/property owner will guarantee \$1.5 M of incremental value, i.e. the assessed value shall be at least \$1,986,000, which is \$1.5 M greater than the \$486,000 base value for the parcel. The guaranteed incremental value shall continue for the earlier of 15 years or the life of TID #6. If incremental value is below \$1.5 M in any given year, developer/property owner will make a Payment in Lieu of Taxes for the difference between \$1.5 M and the actual incremental value.
4. Event center to meet all building and zoning codes unless variances are granted.
5. The site for a future parking area to the rear of 911 N. 14th Avenue shall be cleared of all vegetation and stumps by November 30, 2023. Exact work to be fully described by City Engineer.
6. The Developer shall provide an access easement to the public or conveyance of land to the City for an approximately 30-foot wide by 331.44-foot long strip of property fronting on North 14th Avenue as shown in Exhibit A. This access easement or conveyance of land shall be at no cost to the City.

City agrees:

1. City will pay developer a lump sum of \$61,500 within 30 days of an occupancy permit being issued for the events and activity center.
2. City will provide annual payments of \$10,000 each to developer for 15 years (\$150,000 total) beginning with the first tax year following occupancy of the events and activity center. The payment shall be made within 30 days after the City is notified that the annual property taxes and PILOT, if applicable, are paid by the developer/property owner.
3. City will complete parking area of approx. 50 spaces on 911 N 14th Ave parcel by October 1, 2024. Parking area to be public parking open to all users.
4. City will issue a full liquor license for the events and activity center.

Exhibit A

Public Access Easement or Conveyance of Land



Approximate area for easement or conveyance is shown in green with red border.

Existing parcel owned by 1023 Egg Harbor Road, LLC is outlined in yellow.



MEMO

To: Financing/Purchasing & Building Committee
From: Marty Olejniczak, Community Development Director *MO*
Date: July 20, 2023
Subject: Financial Incentives for Activity and Events Center – 1023 Egg Harbor Road

At the previous meeting the Finance Committee considered financial assistance toward the renovation of the existing building at 1023 Egg Harbor Road into an activity and events center, including banquet hall, meeting space, and bar with golf simulators, axe throwing and other amenities. The developers are Steve Estes and Scott Virlee. The Committee authorized staff to negotiate incentives based upon certain parameters set by the Committee.

The City staff met with the developer and their attorney with an initial proposal and further refined it based upon additional cash flow proformas from R. W. Baird and input from the mayor. The attached parameters represent the current proposal. This proposal provides some upfront funding to the developer (payable upon completion), which was important to the developer. But, it also spreads out the remaining funding over a longer time period of 15 years, which helps the TID's cash flow.

The attached parameters are believed to be good for both the City and developer. Staff recommends approval. If the Committee agrees, a formal development agreement will be drafted for approval by the Common Council.

MO/cn

attachment



Scenario 1 - \$211,500 Developer Loan Over 10 Years

City of Sturgeon Bay Tax Increment District No. 6 Cash Flow Proforma Analysis

Assumptions	
Annual Inflation During Life of TID	0.00%
2022 Gross Tax Rate (per \$1000 Equalized Value)	\$20.09
Annual Adjustment to tax rate	0.00%
Investment rate	0.50%

Data above dashed line are actual

Background Data	
TIF District Valuation (January 1)	\$0
Construction Increment	\$1,500,000
TIF Increment Over Base	\$0

Example Developer Loan	
Developer Loan Repayment Beginning 2023	\$211,500
Example New Issue State Trust Fund Loan Dated September 1, 2023	\$88,500

Upfront Incentive - Criteria	
New Construction	\$1,500,000
TIF Assistance	\$500,000
Does TIF Cash Flow	YES
City Increment Required	NO

Year	Revenues				Expenditures				Year End Cumulative Balance (December 31)	TID Status (o)												
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)			(i)	(j)	(k)	(l)								
2023	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2023	
2024	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$0	\$0	\$0	\$23,500	\$436	\$7,821	\$8,257	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2024	
2025	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$0	\$30,132	\$23,500	\$3,493	\$5,064	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2025	
2026	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$0	\$30,132	\$23,500	\$3,377	\$4,880	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2026	
2027	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$0	\$30,132	\$23,500	\$3,558	\$4,699	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2027	
2028	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$0	\$30,132	\$23,500	\$3,776	\$4,481	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2028	
2029	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$0	\$30,132	\$23,500	\$3,993	\$4,264	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2029	
2030	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$0	\$30,132	\$23,500	\$4,222	\$4,035	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2030	
2031	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$0	\$30,132	\$23,500	\$4,455	\$3,802	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2031	
2032	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$0	\$30,132	\$23,500	\$4,721	\$3,536	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2032	
2033	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$0	\$30,132	\$23,500	\$4,993	\$3,264	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2033	
2034	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$0	\$30,132	\$23,500	\$5,280	\$2,977	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2034	
2035	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$36	\$30,169	\$23,500	\$5,576	\$2,681	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2035	
2036	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$146	\$30,278	\$23,500	\$5,804	\$2,353	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2036	
2037	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$256	\$30,388	\$23,500	\$6,044	\$2,013	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2037	
2038	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$367	\$30,499	\$23,500	\$6,244	\$1,654	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2038	
2039	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$478	\$30,610	\$23,500	\$6,403	\$1,278	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2039	
2040	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$590	\$30,722	\$23,500	\$6,579	\$874	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2040	
2041	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$702	\$30,834	\$23,500	\$6,738	\$449	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2041	
2042	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$815	\$30,947	\$23,500	\$6,947	\$0	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2042	
2043	\$1,500,000	\$1,500,000	\$1,500,000	\$20.09	\$30,132	\$928	\$31,061	\$23,500	\$7,161	\$0	\$8,557	\$31,757	\$31,757	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2043	
					\$572,514	\$4,317	\$576,831	\$211,500	\$88,500	\$60,126	\$148,626	\$360,126	\$360,126									

Year	Revenues		Expenditures		Year End Cumulative Balance (December 31)	TID Status (o)
	(e)	(f)	(g)	(h)		
2023	\$0	\$0	\$0	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$23,500	\$23,500	(\$1,625)
2025	\$30,132	\$0	\$30,132	\$23,500	\$31,757	(\$1,625)
2026	\$30,132	\$0	\$30,132	\$23,500	\$31,757	(\$1,625)
2027	\$30,132	\$0	\$30,132	\$23,500	\$31,757	(\$1,625)
2028	\$30,132	\$0	\$30,132	\$23,500	\$31,757	(\$1,625)
2029	\$30,132	\$0	\$30,132	\$23,500	\$31,757	(\$1,625)
2030	\$30,132	\$0	\$30,132	\$23,500	\$31,757	(\$1,625)
2031	\$30,132	\$0	\$30,132	\$23,500	\$31,757	(\$1,625)
2032	\$30,132	\$0	\$30,132	\$23,500	\$31,757	(\$1,625)
2033	\$30,132	\$0	\$30,132	\$23,500	\$31,757	(\$1,625)
2034	\$30,132	\$0	\$30,132	\$23,500	\$31,757	(\$1,625)
2035	\$30,132	\$36	\$30,169	\$23,500	\$31,757	(\$1,625)
2036	\$30,132	\$146	\$30,278	\$23,500	\$31,757	(\$1,625)
2037	\$30,132	\$256	\$30,388	\$23,500	\$31,757	(\$1,625)
2038	\$30,132	\$367	\$30,499	\$23,500	\$31,757	(\$1,625)
2039	\$30,132	\$478	\$30,610	\$23,500	\$31,757	(\$1,625)
2040	\$30,132	\$590	\$30,722	\$23,500	\$31,757	(\$1,625)
2041	\$30,132	\$702	\$30,834	\$23,500	\$31,757	(\$1,625)
2042	\$30,132	\$815	\$30,947	\$23,500	\$31,757	(\$1,625)
2043	\$30,132	\$928	\$31,061	\$23,500	\$31,757	(\$1,625)

Type of TID: Mixed-Use
 2022 TID Inception (4/19/2022)
 2037 Final Year to Incur TIF Related Costs
 2042 Maximum Legal Life of TID (20 Years)
 2043 Final Tax Collection Year

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Scenario 2 - \$90,000 Upfront to Developer

City of Sturgeon Bay Tax Increment District No. 6 Cash Flow Proforma Analysis



Assumptions

Annual Inflation During Life of TID..... 0.00%

2022 Gross Tax Rate (per \$1000 Equalized Value)..... \$20.09

Annual Adjustment to tax rate..... 0.00%

Investment rate..... 0.50%

Data above dashed line are actual

Background Data

Year	(a) TIF District Valuation (January 1)	(b) Construction Increment	(c) TIF Increment Over Base	(d) Tax Rate
2023	\$0	\$1,500,000	\$1,500,000	\$20.09
2024	\$1,500,000		\$1,500,000	\$20.09
2025	\$1,500,000		\$1,500,000	\$20.09
2026	\$1,500,000		\$1,500,000	\$20.09
2027	\$1,500,000		\$1,500,000	\$20.09
2028	\$1,500,000		\$1,500,000	\$20.09
2029	\$1,500,000		\$1,500,000	\$20.09
2030	\$1,500,000		\$1,500,000	\$20.09
2031	\$1,500,000		\$1,500,000	\$20.09
2032	\$1,500,000		\$1,500,000	\$20.09
2033	\$1,500,000		\$1,500,000	\$20.09
2034	\$1,500,000		\$1,500,000	\$20.09
2035	\$1,500,000		\$1,500,000	\$20.09
2036	\$1,500,000		\$1,500,000	\$20.09
2037	\$1,500,000		\$1,500,000	\$20.09
2038	\$1,500,000		\$1,500,000	\$20.09
2039	\$1,500,000		\$1,500,000	\$20.09
2040	\$1,500,000		\$1,500,000	\$20.09
2041	\$1,500,000		\$1,500,000	\$20.09
2042	\$1,500,000		\$1,500,000	\$20.09
2043	\$1,500,000		\$1,500,000	\$20.09

Revenues

Year	(e) Tax Revenue	(f) Investment Proceeds	(g) Total Revenues
2023	\$0	\$0	\$0
2024	\$0	\$0	\$0
2025	\$30,132	\$0	\$30,132
2026	\$30,132	\$0	\$30,132
2027	\$30,132	\$0	\$30,132
2028	\$30,132	\$0	\$30,132
2029	\$30,132	\$0	\$30,132
2030	\$30,132	\$0	\$30,132
2031	\$30,132	\$0	\$30,132
2032	\$30,132	\$0	\$30,132
2033	\$30,132	\$0	\$30,132
2034	\$30,132	\$0	\$30,132
2035	\$30,132	\$66	\$30,199
2036	\$30,132	\$134	\$30,266
2037	\$30,132	\$202	\$30,335
2038	\$30,132	\$271	\$30,403
2039	\$30,132	\$339	\$30,472
2040	\$30,132	\$408	\$30,541
2041	\$30,132	\$478	\$30,610
2042	\$30,132	\$548	\$30,680
2043	\$30,132	\$618	\$30,750
Total	\$572,514	\$3,065	\$575,579

Expenditures

Year	(h) Payment to Developer	(i) Principal (3/15)	(j) Interest (3/15) RATE= 5.75%	(k) Debt Service	(l) Combined Expenditures
2023	\$0	\$0	\$0	\$0	\$0
2024	\$13,500	\$879	\$15,775	\$16,654	\$30,154
2025	\$13,500	\$6,441	\$10,215	\$16,654	\$30,154
2026	\$13,500	\$6,811	\$9,843	\$16,654	\$30,154
2027	\$13,500	\$7,177	\$9,477	\$16,654	\$30,154
2028	\$13,500	\$7,615	\$9,039	\$16,654	\$30,154
2029	\$13,500	\$8,053	\$8,601	\$16,654	\$30,154
2030	\$13,500	\$8,516	\$8,138	\$16,654	\$30,154
2031	\$13,500	\$8,985	\$7,669	\$16,654	\$30,154
2032	\$13,500	\$9,523	\$7,131	\$16,654	\$30,154
2033	\$13,500	\$10,070	\$6,584	\$16,654	\$30,154
2034	\$13,500	\$10,649	\$6,005	\$16,654	\$30,154
2035	\$13,500	\$11,247	\$5,407	\$16,654	\$30,154
2036	\$13,500	\$11,908	\$4,746	\$16,654	\$30,154
2037	\$13,500	\$12,593	\$4,061	\$16,654	\$30,154
2038	\$13,500	\$13,317	\$3,337	\$16,654	\$30,154
2039	\$13,500	\$14,072	\$2,578	\$16,654	\$30,154
2040	\$13,500	\$14,892	\$1,762	\$16,654	\$30,154
2041	\$13,500	\$15,748	\$906	\$16,654	\$30,154
2042	\$13,500	\$16,654	\$0	\$16,654	\$30,154
2043	\$13,500	\$16,654	\$0	\$16,654	\$30,154
Total	\$121,500	\$178,500	\$121,271	\$299,771	\$421,271

Upfront Incentive - Criteria

New Construction..... \$1,500,000

TIF Assistance..... \$300,000

Does TIF Cash Flow..... YES

City Increment Required..... NO

TID Status

Year	(m) Annual Balance	(n) Year End Cumulative Balance (December 31)	(o) Cost Recovery
2023	\$0	\$0	
2024	\$0	\$0	
2025	(\$22)	(\$22)	
2026	(\$43)	(\$65)	
2027	(\$65)	(\$108)	
2028	(\$86)	(\$194)	
2029	(\$108)	(\$302)	
2030	(\$130)	(\$432)	
2031	(\$151)	(\$583)	
2032	(\$173)	(\$756)	
2033	(\$194)	(\$950)	
2034	\$13,478	\$836	
2035	\$13,545	\$1,981	
2036	\$13,613	\$3,394	
2037	\$13,681	\$5,075	
2038	\$13,749	\$7,024	Expenditures Recovered
2039	\$13,818	\$9,242	Expenditures Recovered
2040	\$13,887	\$11,829	Expenditures Recovered
2041	\$13,956	\$14,785	Expenditures Recovered
2042	\$14,026	\$18,011	Expenditures Recovered
2043	\$30,750	\$48,761	Expenditures Recovered

Type of TID: Mixed-Use

2022 TID Inception (4/19/2022)

2037 Final Year to Incur TIF Related Costs

2042 Maximum Legal Life of TID (20 Years)

2043 Final Tax Collection Year

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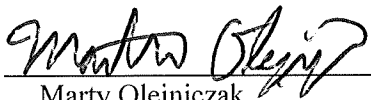
Executive Summary

Certified Survey Map for S. Hudson Ave Lots

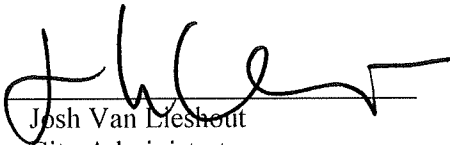
Background: The City approved a development agreement with JPEJ, LLC to construct homes within a subdivision that the City is creating on land that it owns along S. Hudson Avenue. A certified survey map has been commissioned in order to get the initial three lots created and the first few homes started. The rest of the proposed 24 lots in the development will be created by a subdivision plat, which requires plan commission and state reviews. That will be completed in the coming months.

City staff has reviewed the draft CSM and approved it subject to adding a 6-ft utility easement along the rear property lines since that is where the electrical service is proposed to be located.

Recommendation: Approve the CSM, with the addition of the 6-ft utility easement.

Drafted by: 
Marty Olejniczak
Community Development Director

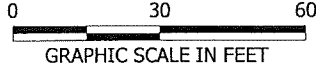
July 28, 2023
Date

Reviewed by: 
Josh Van Lieshout
City Administrator

7/28/2023
Date

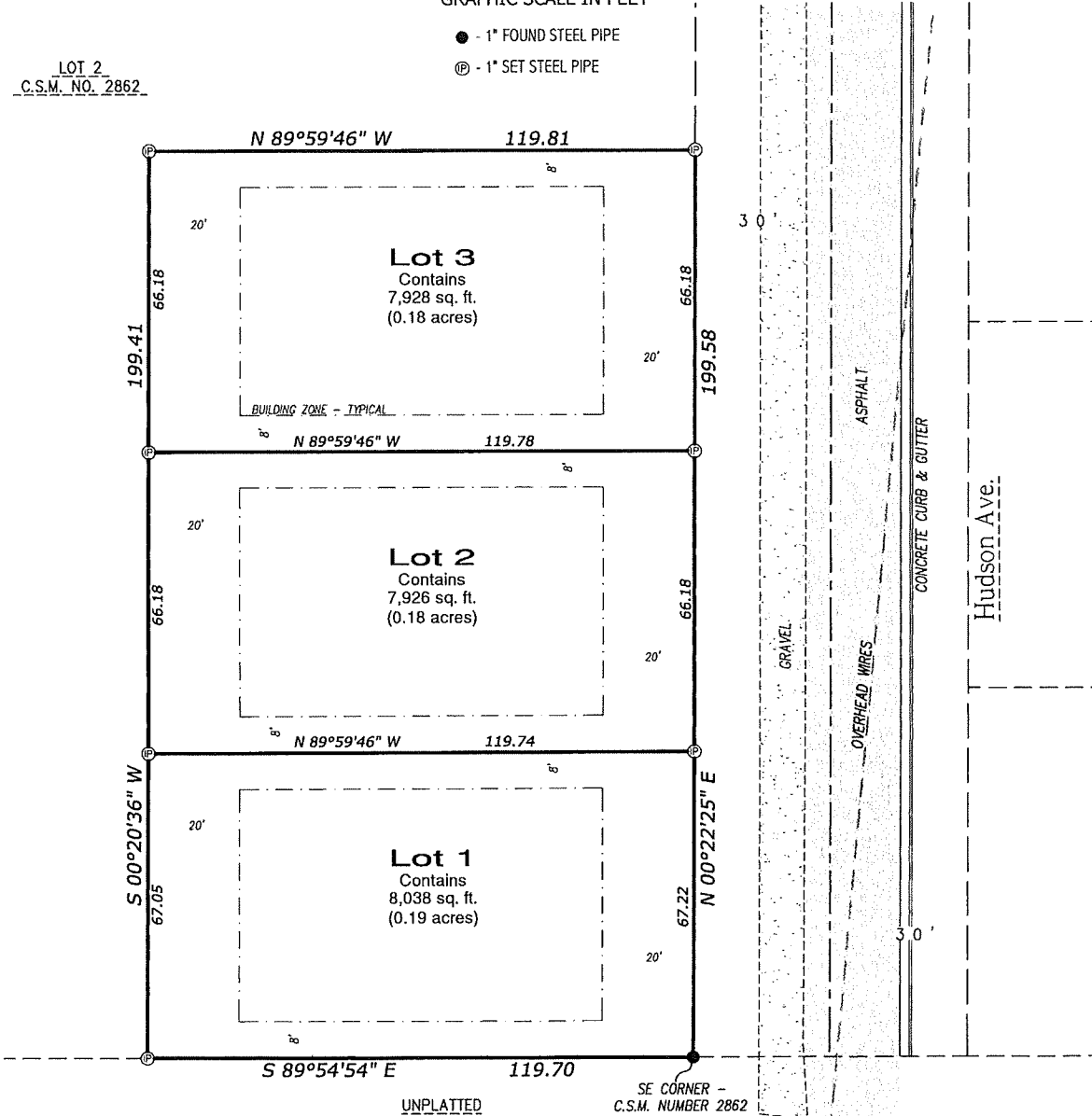
Certified Survey Map

BEING A DIVISION OF:
 LOT 2 OF C.S.M. NUMBER 2862,
 RECORDED AT VOLUME 17, PAGE 193
 OF CERTIFIED SURVEY MAPS
 AS DOCUMENT NUMBER 780737
 LOCATED IN:
 THE NW 1/4 OF THE NW 1/4 OF SECTION 18,
 TOWNSHIP 27 NORTH, RANGE 26 EAST,
 CITY OF STURGEON BAY,
 DOOR COUNTY,
 WISCONSIN



- - 1" FOUND STEEL PIPE
- ⊙ - 1" SET STEEL PIPE

LOT 2
C.S.M. NO. 2862



Certified Survey Map

BEING A DIVISION OF:
LOT 2 OF C.S.M. NUMBER 2862,
RECORDED AT VOLUME 17, PAGE 193
OF CERTIFIED SURVEY MAPS
AS DOCUMENT NUMBER 780737
LOCATED IN:
THE NW 1/4 OF THE NW 1/4 OF SECTION 18,
TOWNSHIP 27 NORTH, RANGE 26 EAST,
CITY OF STURGEON BAY,
DOOR COUNTY,
WISCONSIN

SURVEYOR'S CERTIFICATE:

I, Michael G. McCarty, Professional Land Surveyor for Stantec Consulting Services Inc., do hereby certify that, under the direction of The City of Sturgeon Bay, we have surveyed the following described parcel:

A parcel of land being a division of Lot 2 of C.S.M. Number 2862, recorded at Volume 17, Page 193 of Certified Survey Maps as Document Number 780737, located in the NW 1/4 of the NW 1/4 of Section 18, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin. More particularly described as follows:

Commencing at the SE corner of Lot 2 of said C.S.M. Number 2862, said corner being on the westerly right of way line of Hudson Avenue, and the point of beginning of lands to be described; thence N. 00°22'25" E., 199.58 feet along said westerly right of way line; thence N. 89°59'46" W., 119.81 feet; thence S. 00°20'36" W., 199.41 feet to the southerly line of Lot 2 of said C.S.M. Number 2862; thence S. 89°54' 54" E., 119.70 feet along said south line to the point of beginning.

Said parcel contains 23,892 sq. ft. (0.55 acres).

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

Dated: 7-18-23

Michael G. McCarty S-2298

PLANNING COMMISSION CERTIFICATE:

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

Dated: _____

Martin Olejniczak
Community Development Director