



**CITY OF STURGEON BAY COMMON COUNCIL AGENDA
TUESDAY, SEPTEMBER 19, 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. Presentation re: Granary Update.
7. Consideration of the following bills: General Fund – \$132,415.06, Capital Fund - \$17,508.77, Cable TV - \$38.27, TID #6 - \$7,160.94, TID #4 - \$15,393.07, Solid Waste Enterprise Fund - \$2,392.49 and Compost Site Enterprise Fund - \$104.41 for a grand total of \$175,013.01. [roll call]
8. **CONSENT AGENDA**
 - * All items listed with an asterisk (*) are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests before the Adoption of the Agenda, in which event the item will be removed from the Consent Agenda and considered immediately following the consent agenda.
 - * a. Approval of 9/5/23 regular Common Council minutes.
 - * b. Place the following minutes on file:
 - (1) Community Protection & Services Committee – 8/2/23
 - (2) Joint Parks & Recreation Committee/Board – 8/23/23
 - (3) Aesthetic Design & Site Plan Review Board – 8/28/23
 - (4) Local Transportation Board – 8/28/23
 - (5) City Plan Commission – 8/30/23
 - (6) Finance/Purchasing & Building Committee – 9/5/23
 - * c. Place the following reports on file:
 - (1) Fire Department Report – July 2023
 - (2) Police Department Report – August 2023
 - (3) Fire Department Report – August 2023
 - * d. Consideration of: Approval of beverage operator licenses.
9. Mayoral Appointments.
10. Second reading of ordinance re: Rezone property located at 26 W Pine Street (281-46-65021700) from C-2 to R-4.

11. Second reading of ordinance re: Rezone property described as #281-43-32000000, located at 1361 N 14th Avenue, from R-4 and C-1 to Planned Unit Development subject to site plan, requirements, and conditions.
12. Community Protection & Services Committee recommendation re: Approve the changes as presented in Section 6.19 – Fueling of Watercraft.
13. First reading of ordinance re: Repeal and recreate Section 6.19 of the Municipal Code – Fueling of Watercraft.
14. Joint Parks & Recreation Committee & Board recommendation re: Acceptance of Nathan Hatch's residence sculpture at location recommended by Local Arts Board.
15. Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 10, City of Sturgeon Bay, Door County, Wisconsin.
16. City Administrator report.
17. Mayor's report.
18. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Posted:

Date: 9-15-23

Time: 12:00 pm

By: 

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.

STURGEON BAY Historical Society Foundation, INC

P.O. Box 827 | Sturgeon Bay, WI 54235

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DC Granary - Project Manager

Door County Granary project update – September 14, 2023

Door County Granary mission statement

The Door County Granary is an authentic, immersive experience celebrating Door County's agricultural history and inspiring our future. Listed on the National Register of Historic Places, this iconic, port grain elevator encourages education, research and creativity, cultivates community, and illuminates a social history and economic impact that ripples throughout the Great Lakes and beyond.

USDA CDS Funding

SBHSF's Floodplain Evaluation review received concurrence from the USDA and final documentation was submitted on August 11. On August 14, the USDA informed SBHSF that a Section 106 State Historic Preservation Office (SHPO) review would be required before funding would be accessible. Since the Granary is listed on the National and State Register of Historic Places, a SHPO review is required when federal funding has the potential to affect historic property. This past April, SBHSF submitted documentation to the USDA describing efforts to adhere to the Secretary

of Interior's Guidelines for Historic Rehabilitation and inquired if a Section 106 review would be required, expecting this would be an important part of the application process. At the time, the USDA staff did not indicate a formal review would be necessary. We are now agreeably working to receive SHPO concurrence. Last week, SBHSF and LA DALLMAN Architects met with the USDA and SHPO to discuss what additional documentation would be needed. Design plans and project history were submitted to SHPO on September 8. SHPO is given a 30-day review period. Please see the attached newsletter detailing this process and our historic archiving progress.

Construction

Construction documents are nearly finalized, delayed slightly due to the architect's mechanical consultant needing to complete their work. As soon as documents are complete, Greenfire Management Services will advertise the project for bid and design changes to Phase II will go to the state and local building inspectors for permitting. The majority of Phase II is already permitted but changes to the addition's roof line and HVAC will need to be reviewed and permitted again. **Thomas Heinrich, Vice President of Operations and Joseph Kolavo, Project Development Manager from Greenfire Management Services will present to Council at the Tuesday, September 19 meeting.**

Respectfully submitted by:

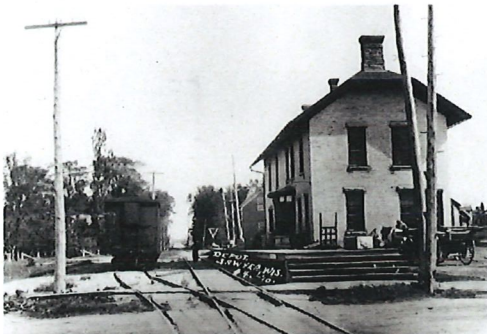
Nicole Matson, Granary project manager, nicole@doorcountygranary.org, 920-241-6819

Laurel Hauser, SBHSF board president, lduffinhauser@gmail.com, 920-493-0572

[View this email in your browser](#)

STURGEON BAY Historical Society Foundation, INC

P.O. Box 827 | Sturgeon Bay, WI 54235



PRESERVING STURGEON BAY'S HISTORY. TELLING
STURGEON BAY'S STORY, ONE BUILDING AT A TIME

Seeds of Change: Summer Project Advances Mission of the Door County Granary Rehabilitation

by Beth Renstrom and Kim Krueger

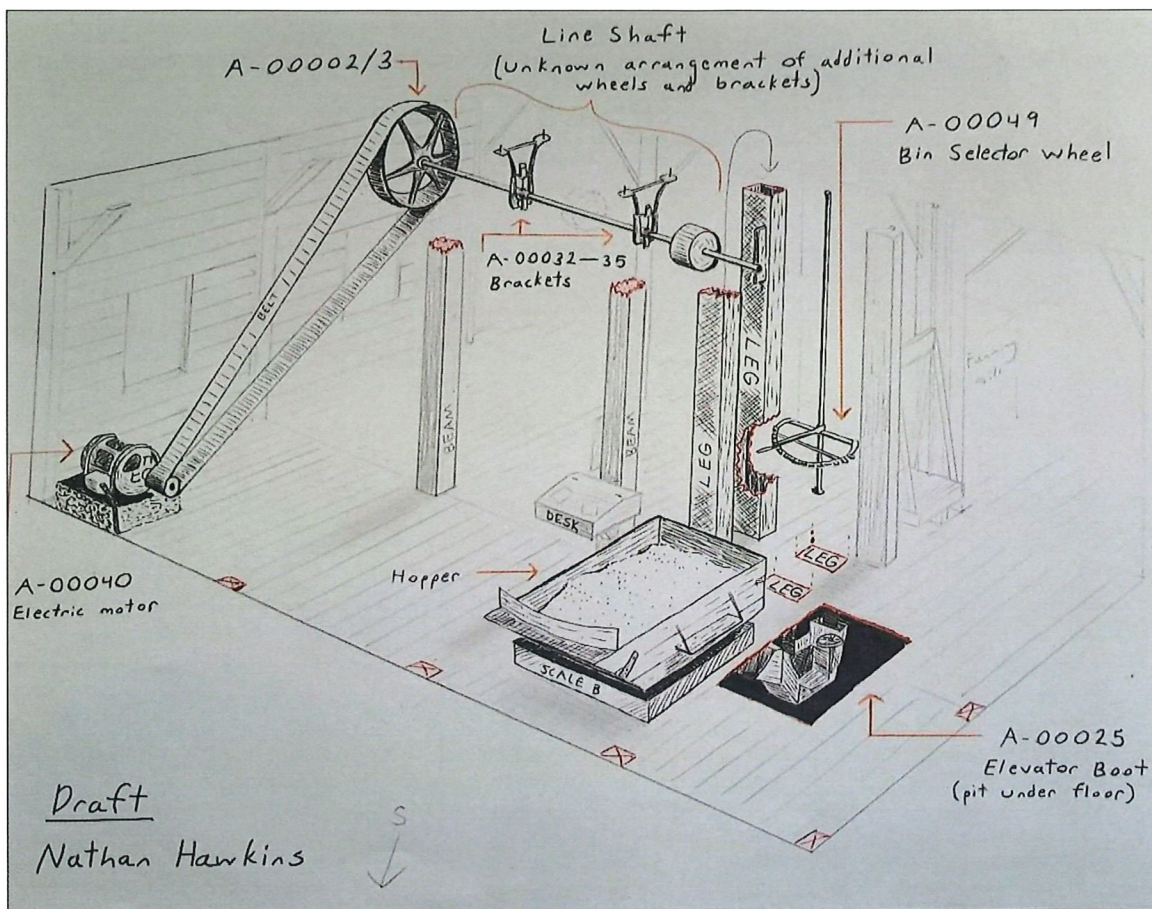


What IS a grain elevator, anyway? Essentially, it's a giant machine that processes and houses dry grains like corn and wheat. Grain unloaded at ground level is raised mechanically through the building, then stored in huge bins, using the power of gravity to pour the bulk grain into the bins. Gravity reduces the amount of power and manual labor required. Elevators emerged in the United States in the late 1800s, as agriculture expanded from subsistence farming to a cash-market economy. Grain elevators were - and still are - an essential part of life in rural America. Their preservation is vital to understanding the history of the American Midwest and food production. Door County Granary summer project associate Nathan Hawkins of Terre Haute, IN, stands amid the many artifacts saved from the Teweles and Brandeis Grain Elevator.



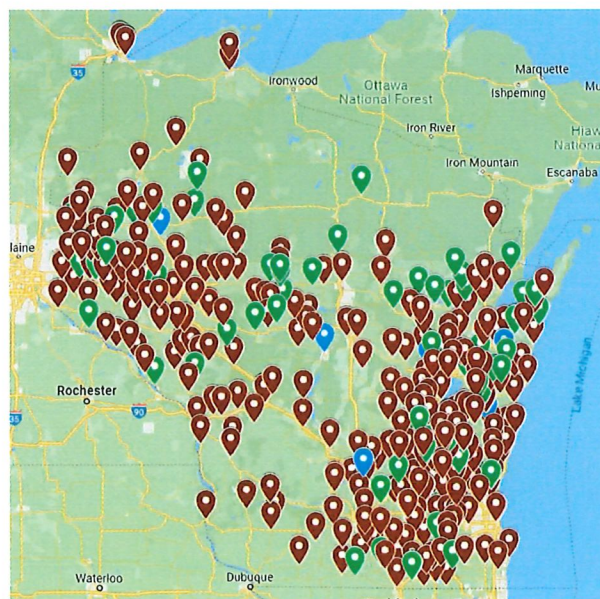
Hawkins, a rising freshman at Carleton College in Northfield, MN, assisted SBHSF Board Member Beth Renstrom in cataloging over 60 objects that were once part of this massive machine. Each item was tagged and photographed, and then its physical description, location in storage, and purpose (if known) was entered into a master spreadsheet. Ultimately this information will be used to decide which objects will be physically displayed in the repurposed granary, and which will be digitally preserved.

Hawkins created this schematic drawing illustrating how key mechanical artifacts were used in the operation of the Teweles and Brandeis Grain Elevator.



His research enables us to envision previously unidentified objects as essential elements in the Granary's function as a useful tool for the agricultural community of bygone Sturgeon Bay.

The map shown depicts the locations of over 450 extant and lost wooden grain elevators throughout the state of Wisconsin, documented by Hawkins.



This data is valuable historical information showing the growth and decline of grain elevators in Great Lakes port and other rural towns.

The creation of grain elevators enabled farmers to take advantage of economies of scale, leading to greater food production and growth in communities throughout the state.

One Last Hurdle: Door County Granary Project Works to Access Federal Funds

The Sturgeon Bay Historical Society Foundation has been diligently working with the USDA Rural Development to secure the \$3.3M in congressionally directed spending earmarked for the Door County Granary in January of 2023. This summer was spent fulfilling USDA requirements, such as completing a Floodplain Evaluation. The Granary, once located at the end of a dock, sits on filled lakebed within a flood hazard zone. Fortunately, when new pilings were sunk and a new foundation poured in 2022, the Granary was raised well out of the floodplain. Project Manager Nicole Matson worked closely with USDA environmental coordinator and hydrogeologists to complete the 8-step process which included a detailed technical report and the publishing of several notices giving the public the opportunity to comment on the proposed project's impact. The evaluation was completed and received concurrence on August 11.

Just when we thought all requirements had been fulfilled, SBHSF received notice that a State Historic Preservation Office (SHPO) review, called a Section 106, was also required to access the funding.

Historian Larry Desotell, in a lecture last spring, called the Door County Granary “the Little Granary that Could.” At 122 years old, the Teweles and Brandies Grain Elevator (aka the Door County Granary) has survived much. Many grain elevators, because of the combustible nature of grain and their nearness to train tracks, succumb to fire. (The outer steel cladding serves the purpose of protecting the underlying wood from railway sparks.) Our granary has survived the threats and ravages of time along with a more recent raze order and two moves across the bridge. During this time, the Granary has not only survived, but thrived as the community learns more about how elevators work and the historical significance of our particular elevator.

Section 106 of the National Historic Preservation Act requires that when federal funds are used on a project, a review is necessary to “take into account” the potential impacts on historic properties. Listed on the National Register of Historic Places, the Teweles and

Brandeis Grain Elevator is considered a historic resource for its significant contribution to commerce and the economy. Above, SBHSF receives designation from SHPO for the Teweles and Brandeis Grain Elevator to be added to the Wisconsin State Historic Registry in Madison, WI, August 2017.



SBHSF and LA DALLMAN Architects will be working with SHPO to fulfill its review. We expect this to take one to two months. Once the Section 106 review is complete and we receive SHPO concurrence, the USDA will release funding and construction on the next phase of the Granary will begin. We'll keep you posted!

Photo credit: www.centerlineforum.org/shpo-lists-grain-elevator



State Hires Wood Expert to Stabilize Potawatomi Tower

by Debra Fitzgerald

Originally published in the September 1, 2023 issue of the [Peninsula Pulse](#)

"The state hired the same company to do the job that assessed the tower four years ago for the Sturgeon Bay Historical Society Foundation (SBHSF): Dan Tingley with Timber Restoration Services (TRS) in Oregon, also known as Wood Research and Development. The SBHSF had hired the company in 2019 to assess the tower, and in May of this year, the state hired the company to update that

first inspection."

"A copy of the Aug. 23 letter from the State Department of Administration to TRS delivered a fully executed contract to the firm to do the work for \$467,371 beginning on or after Aug. 24, with completion required by Nov. 30."

Photo: Potawatomi Recreation Tower postcard circa 1956

[Read the Full Article HERE](#)

The Sturgeon Bay Historical Society Foundation, Inc., founded in 2016, is a 501(c)3 organization of volunteers dedicated to preserving Sturgeon Bay's living history, which defines our community character and cultural evolution, for future generations through advocacy, preservation and education. We do this by saving, restoring, repurposing, and sharing the story of Sturgeon Bay's authentic historic structures.

CONNECT WITH SBHSF

www.sturgeonbayhistoricalsociety.org

www.doorcountygranary.org

Email: sturgeonbayhistoricalsociety@gmail.com

Contact Nicole, Granary project manager:

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STURGEON BAY
Historical Society Foundation, INC



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CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 09/19/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
GENERAL FUND				
REVENUE				
R0001803	DENNIS SKAHEN	BRUSH FEE REFUND/SKAHEN	01-000-000-48120	35.00
R0001804	JACQUELINE KOHLER	DUPLICATE DOG LIC PYMNT/KOHLER	01-000-000-24335	2.75
R0001804		DUPLICATE DOG LIC PYMNT/KOHLER	01-000-000-44260	5.25
TOTAL REVENUE				43.00
GRADER				
R0000620	ROBERT W BAIRD & CO	BAIRD GF FA FEE	01-000-910-70002	19,994.05
R0000620		BAIRD GF OS FEE	01-000-910-70002	3,845.01
TOTAL GRADER				23,839.06
BALLFIELD LIGHTING				
WPPI ENG	WPPI ENERGY	09/23 ATHLETIC FLD LIGHT PROJ	01-000-981-70000	1,365.59
TOTAL BALLFIELD LIGHTING				1,365.59
TOTAL GENERAL FUND				25,247.65
LAW/LEGAL				
AMUNDSEN	AMUNDSEN DAVIS, LLC	07/23 RIGHT OF WAY-RUENGER	01-110-000-55010	984.00
AMUNDSEN		07/23 GENERAL LEGAL MATTERS	01-110-000-55010	1,612.00
AMUNDSEN		07/23 CONTRACTS/DEV AGREEMENTS	01-110-000-55010	1,404.00
TOTAL				4,000.00
TOTAL LAW/LEGAL				4,000.00
CITY CLERK-TREASURER				
04650	DOOR COUNTY REGISTER OF DEEDS	MINUTES	01-115-000-56350	11.00
17700	QUILL CORPORATION	DYMO LABELS	01-115-000-51950	92.97
TOTAL				103.97
TOTAL CITY CLERK-TREASURER				103.97
COMPUTER				
04696	DOOR COUNTY TREASURER	08/23 IS INTERNET USAGE	01-125-000-55550	100.00
04696		08/23 TECH SUPPORT	01-125-000-55550	2,083.34
04696		08/23 4G INTERNET	01-125-000-55550	375.00
TOTAL				2,558.34
TOTAL COMPUTER				2,558.34
CITY ASSESSOR				
ASSO APP	ASSOCIATED APPRAISALS	09/23 CONTRACT	01-130-000-55010	4,916.67
TOTAL				4,916.67
TOTAL CITY ASSESSOR				4,916.67
BUILDING/ZONING CODE ENFORCEMENT				
DCI	DOOR COUNTY INSPECTIONS, LLC	INSPECTIONS-AUG 2023	01-140-000-55010	12,162.84
TOTAL				12,162.84
TOTAL BUILDING/ZONING CODE ENFORCEMENT				12,162.84

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CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 09/19/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
Engineering				
BLUEPRIN	BLUE PRINT SERVICE CO. INC	PLOTTER PAPER	01-145-000-51300	117.38
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	SPARK PLUG/BOOT	01-145-000-56250	10.57
		TOTAL		127.95
		TOTAL Engineering		127.95
PUBLIC WORKS ADMINISTRATION				
17700	QUILL CORPORATION	ASSORTED OFFICE SUPPLIES	01-150-000-51950	161.91
		TOTAL		161.91
		TOTAL PUBLIC WORKS ADMINISTRATION		161.91
CITY HALL				
03159	SPECTRUM	08/23 FIRE CABLE SERVICE	01-160-000-58999	143.71
04575	DOOR COUNTY HARDWARE	KEYS/FASTENERS/TAGS	01-160-000-51850	18.55
04575		FASTENERS	01-160-000-51850	4.00
04575		GCI OUTLET	01-160-000-51850	26.99
04575		INFRARED THERMOMETER	01-160-000-51850	38.99
04575		NAILS	01-160-000-51850	23.97
04575		PLIERS	01-160-000-52700	23.99
08225	HERLACHE SMALL ENGINE	CUTTER BLADE	01-160-000-54999	6.00
19880	STURGEON BAY UTILITIES	421 MICHIGAN STREET	01-160-000-56150	5,216.13
19880		421 MICHIGAN STREET	01-160-000-58650	217.03
KONE	KONE INC.	ELEVATOR REPAIRS	01-160-000-58999	1,350.00
R0000509	BUREAU VERITAS NATIONAL	ELEVATOR INSPECTIONS	01-160-000-58999	164.00
WARNER	WARNER-WEXEL LLC	PAPER TOWELS/TOILET PAPER	01-160-000-51850	194.42
		TOTAL		7,427.78
		TOTAL CITY HALL		7,427.78
INSURANCE				
MCCLONE	MCCLONE AGENCY, INC	10/23 WORK COMP	01-165-000-58750	12,661.00
MCCLONE		10/23 GEN LIABILITY	01-165-000-56400	2,818.00
MCCLONE		10/23 POLICE LIABILITY	01-165-000-57150	1,452.00
MCCLONE		10/23 CYBER LIABILITY	01-165-000-55450	293.00
MCCLONE		10/23 AUTO LIABILITY	01-165-000-55200	1,506.00
MCCLONE		10/23 AUTO PHYSICAL DAMAGE	01-165-000-55200	2,338.00
MCCLONE		10/23 PUBLIC OFFL LIABILITY	01-165-000-57400	2,407.00
		TOTAL		23,475.00
		TOTAL INSURANCE		23,475.00
GENERAL EXPENDITURES				
04696	DOOR COUNTY TREASURER	08/23 FIRE PHONE SVC	01-199-000-58200	16.87
04696		08/23 MUN SVC PHONE SVC	01-199-000-58200	18.30
04696		08/23 POLICE PHONE SVC	01-199-000-58200	19.21
04696		08/23 CITY HALL PHONE SVC	01-199-000-58200	46.09
14826	NORTHEAST ASPHALT, INC.	PATCHING/SBU PORTION	01-199-000-51525	749.00
CEDARCO	CEDAR CORPORATION	PROF SVC-INDUSTRIAL PARK	01-199-000-57000	3,000.00
PULSE	PENINSULA PULSE	08/23 LEGAL NOTICE PUBLICATION	01-199-000-57450	951.67
		TOTAL		4,801.14
		TOTAL GENERAL EXPENDITURES		4,801.14
POLICE DEPARTMENT				

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INVOICES DUE ON/BEFORE 09/19/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
POLICE DEPARTMENT				
15890	PACK AND SHIP PLUS	SHIPPING TO AM DIVE SUPPLY	01-200-000-57250	13.21
		TOTAL		13.21
		TOTAL POLICE DEPARTMENT		13.21
POLICE DEPARTMENT/PATROL				
11545	MAPLE STREET SIGN CO.	DECAL REPLACEMENT SQ 80	01-215-000-58600	124.78
19880	STURGEON BAY UTILITIES	SUNSET PRK BT LAUNCH	01-215-000-56150	19.00
19880		NEENAH AVE CAMERA	01-215-000-56150	14.41
19880		SHORECREST CAMERA	01-215-000-56150	16.33
		TOTAL		174.52
		TOTAL POLICE DEPARTMENT/PATROL		174.52
FIRE DEPARTMENT				
FIRE DEPARTMENT				
02960	C & W AUTO	VEHICLE DELIVERY TO TRAIN SITE	01-250-000-55600	300.00
04545	DOOR COUNTY COOPERATIVE/NAPA	COUPLINGS	01-250-000-53000	47.92
04575	DOOR COUNTY HARDWARE	BATTERY	01-250-000-54999	9.99
04575		ASSORTED SUPPLIES	01-250-000-54999	63.13
04575		SPARK PLUG	01-250-000-54999	8.59
16570	PIONEER FIRE COMPANY	UNIFORMS CLOTHING	01-250-000-52900	318.00
18448	RENNERTS FIRE EQUIP SER INC	PUMP TEST TRK 707	01-250-000-56250	615.20
18448		PUMP TEST TRK 711	01-250-000-56250	767.70
18448		PUMP TEST TRK 712	01-250-000-56250	565.20
18448		PUMP TEST TRK 724	01-250-000-56250	636.55
18448		VALVE	01-250-000-53000	82.15
18448		SHIPPING	01-250-000-53000	17.35
19880	STURGEON BAY UTILITIES	MARTIN PARK RESTROOM	01-250-000-56675	6.22
19880		421 MICHIGAN STREET	01-250-000-56675	133.25
19880		TRUCK FILL	01-250-000-56675	72.02
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 CNTR	01-250-000-56675	49.73
19880		FRANK GRASSE MEM SHELTER	01-250-000-56675	15.54
19880		OTUMBA PARK	01-250-000-56675	6.22
19880		WS WARMING HOUSE	01-250-000-56675	6.22
19880		WS FIRE STATION	01-250-000-56675	49.73
19880		WS FIRE STATION	01-250-000-56150	159.34
19880		WS FIRE STATION	01-250-000-58650	89.09
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		WS BALLFLD LGHTS	01-250-000-56675	31.08
19880		MADISON AVE WS TRFFC LGHTS	01-250-000-56675	158.99
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		KENTUCKY ST CITY MARINA	01-250-000-56675	49.73
19880		10 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 PKG RAMP	01-250-000-56675	6.22
19880		SIGN SHED	01-250-000-56675	6.22
19880		CHERRY BLOSSOM PARK	01-250-000-56675	15.54
20725	T R COCHART TIRE CENTER	E707 REAR TIRES	01-250-000-53000	2,679.48
20725		T712 TIRES	01-250-000-53000	4,472.00
20725		TIRES SQUAD 721	01-250-000-53000	2,880.00
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	BATTERIES	01-250-000-53000	272.90
PAULCONW	CONWAY SHIELD	6 NAME PLATES	01-250-000-52950	72.00
PAULCONW		SHIPPING	01-250-000-52950	12.50
PREVEA	PREVEA HEALTH OCCUPTNL HEALTH	NEW HIRE PHYSICALS	01-250-000-57100	1,176.10
QUALITY	QUALITY TRUCK CARE CENTER INC	BRAKE PARTS	01-250-000-53000	940.27

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CITY OF STURGEON BAY
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INVOICES DUE ON/BEFORE 09/19/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
FIRE DEPARTMENT				
FIRE DEPARTMENT				
TRUCK CO	TRUCK COUNTRY OF WISCONSIN	UNIT E707 MAINTENANCE	01-250-000-53000	1,365.14
WOLTERIN	WOLTER INC	STEVE MCNEIL PLAQUE	01-250-000-52250	40.00
TOTAL FIRE DEPARTMENT				18,530.85
TOTAL FIRE DEPARTMENT				18,530.85
ROADWAYS/STREETS				
14826	NORTHEAST ASPHALT, INC.	CONCRETE/CITY PORTION	01-400-000-52200	2,098.23
TOTAL				2,098.23
TOTAL ROADWAYS/STREETS				2,098.23
CURB/GUTTER/SIDEWALK				
10750	PREMIER CONCRETE INC	CONCRETE	01-440-000-51200	1,132.00
TOTAL				1,132.00
TOTAL CURB/GUTTER/SIDEWALK				1,132.00
STREET MACHINERY				
04545	DOOR COUNTY COOPERATIVE/NAPA	8QT PITCHER	01-450-000-53000	83.50
04545		CASE GREASE	01-450-000-53000	74.75
04575	DOOR COUNTY HARDWARE	ANCHOR SHACKLE	01-450-000-52150	9.98
04575		LAG SCREW	01-450-000-52150	27.99
04575		BOLT/WASHER	01-450-000-52150	19.28
04575		LEAF RAKE HANDLE	01-450-000-52150	59.94
04575		POWER BIT & SLV	01-450-000-52700	11.99
08225	HERLACHE SMALL ENGINE	WEED TRIMMER LINE	01-450-000-52850	10.97
20725	T R COCHART TIRE CENTER	TIRES/MOUNT-DISMOUNT/DISPOSAL	01-450-000-53000	299.84
20725		TIRE DISPOSALS	01-450-000-53000	42.00
20725		FLAT/ORING	01-450-000-53000	65.00
BOBCAT	BOB CAT PLUS	OIL/OIL FILTER	01-450-000-53000	243.54
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	FILTERS	01-450-000-53000	17.60
TOTAL				966.38
TOTAL STREET MACHINERY				966.38
CITY GARAGE				
19880	STURGEON BAY UTILITIES	SALT SHED	01-460-000-56150	13.39
19880		CITY GARAGE	01-460-000-56150	1,021.78
19880		CITY GARAGE	01-460-000-58650	90.71
AMERWELD	AMERICAN WELDING & GAS, INC	MONTHLY GAS BOTTLE RENTAL	01-460-000-58999	163.01
TOTAL				1,288.89
TOTAL CITY GARAGE				1,288.89
HIGHWAYS - GENERAL				
19880	STURGEON BAY UTILITIES	808 S DULUTH AVE SIGN	01-499-000-58000	16.58
19880		EGG HARBR RD TRFFC LITE	01-499-000-58000	30.74
19880		EGG HRBR RD TRFFC LITE	01-499-000-58000	39.02
19880		TRAFIC WARNING LGTS/SPEED SIGN	01-499-000-58000	8.25
19880		342 ORNAMENTAL ST LIGHTS	01-499-000-58000	5,263.59
19880		593 OVERHEAD ST LIGHTS	01-499-000-58000	6,915.32
19880		S LANSING & W WALNUT SIGN	01-499-000-58000	10.37
19880		EAST SIDE DOCK	01-499-000-58000	111.64

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GENERAL FUND				
HIGHWAYS - GENERAL				
19880		OLD HWY RD SIGN	01-499-000-58000	16.71
		TOTAL		12,412.22
		TOTAL HIGHWAYS - GENERAL		12,412.22
PARK & RECREATION ADMIN				
23200	WDOR	HARMONY ADVERTISING	01-500-000-57450	50.00
23200		HARMONY ADVERTISING	01-500-000-57450	50.00
23200		HARMONY ADVERTISING	01-500-000-57450	50.00
23200		HARMONY ADVERTISING	01-500-000-57450	50.00
		TOTAL		200.00
		TOTAL PARK & RECREATION ADMIN		200.00
PARKS AND PLAYGROUNDS				
03025	CAPTAIN COMMODES INC	PORT A POTTI RENTAL/DOG PARK	01-510-000-58999	110.00
03025		PORT A POTTI RENTAL/COMPOST	01-510-000-58999	110.00
03025		PORT A POTTI RENTAL/BAYVIEW	01-510-000-58999	110.00
03025		PORT A POTTI RENTAL/VINE ST	01-510-000-58999	110.00
04545	DOOR COUNTY COOPERATIVE/NAPA	DRILL BIT	01-510-000-56250	12.99
04575	DOOR COUNTY HARDWARE	WHITE MARKING PNT PL	01-510-000-52100	29.97
04575		SHOWERHEAD	01-510-000-51850	7.99
04575		PAINT	01-510-000-51850	43.99
04575		ANT KILLER	01-510-000-51850	12.99
04575		BRUSH SET	01-510-000-51400	6.59
04575		UNIVERSAL JOINT	01-510-000-52700	17.99
04575		CREVICE TOOL	01-510-000-52700	14.99
04575		TUBE PATCH KIT	01-510-000-51400	2.79
04575		HEATSHRINK TUBING	01-510-000-56250	3.99
04575		FASTENERS	01-510-000-56250	1.98
04575		DUCT TAPE	01-510-000-52100	8.99
04575		STRAP/STRUT CONDUIT	01-510-000-56250	17.52
04575		FASTENERS	01-510-000-51850	5.37
04575		CORD GRIP	01-510-000-51850	9.98
04575		LED BULB	01-510-000-51850	17.99
04575		ADHESIVE/UNIVERSAL JOINT	01-510-000-52100	27.98
04575		FASTENERS/TAP PLUG	01-510-000-51350	6.91
04575		SILCOCK KEY	01-510-000-51350	3.99
04575		SCOOP/BEDDING FORK HANDLE	01-510-000-51850	68.98
04575		TOILET SEAT/SHOWER CURTAIN	01-510-000-51850	34.98
04575		EZ LOCK CUTTING KIT	01-510-000-51350	26.99
08225	HERLACHE SMALL ENGINE	TRIM LINE	01-510-000-51900	63.00
19880	STURGEON BAY UTILITIES	MICHIGAN ST CHARGING STATION	01-510-000-56150	142.63
19880		MARTIN PARK	01-510-000-56150	74.55
19880		MARTIN PARK RESTROOM	01-510-000-58650	92.60
19880		MEM FLD WARMING HOUSE	01-510-000-56150	118.37
19880		MEM FLD WARMING HOUSE	01-510-000-58650	497.94
19880		GARLAND PARK	01-510-000-56150	14.29
19880		GARLAND PARK	01-510-000-58650	18.52
19880		SUNSET CONSN CNTR	01-510-000-56150	46.56
19880		SUNSET CONSN CNTR	01-510-000-58650	52.16
19880		FRANK GRASSE MEM SHELTER	01-510-000-56150	138.56
19880		FRANK GRASSE MEM SHELTER	01-510-000-58650	69.64
19880		OTUMBA PARK	01-510-000-56150	65.28
19880		OTUMBA PARK	01-510-000-58650	54.80
19880		WS WARMING HOUSE	01-510-000-56150	526.50
19880		WS WARMING HOUSE	01-510-000-58650	97.78
19880		MADISON AVE CHARGING STATION	01-510-000-56150	13.39
19880		JAYCEES BALLFLD STAND	01-510-000-56150	13.39
19880		3RD AVE POWER PANEL	01-510-000-56150	13.39
19880		MICHIGAN ST FLAG LIGHT	01-510-000-56150	33.03
19880		MEM FLD PKG LOT	01-510-000-56150	13.39
19880		WS BALLFLD LGHTS	01-510-000-58650	25.92

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GENERAL FUND				
PARKS AND PLAYGROUNDS				
19880		MEM FLD COMPLEX	01-510-000-56150	981.25
19880		GIRLS LITTLE LEAGUE	01-510-000-58650	76.35
19880		OTUMBA PRK WALKWAY	01-510-000-56150	17.35
19880		QUINCY ST BALLFLD	01-510-000-58650	27.00
19880		1ST AVE CHARGING STATION	01-510-000-56150	143.13
19880		SIGN SHED	01-510-000-56150	19.13
19880		SIGN SHED	01-510-000-58650	17.76
19880		CHERRY BLOSSOM PARK	01-510-000-56150	37.48
19880		CHERRY BLOSSOM PARK	01-510-000-58650	33.35
19880		WALKWAY LIGHT	01-510-000-51750	1,282.26
20725	T R COCHART TIRE CENTER	TIRE/DISPOSAL	01-510-000-53000	120.00
20725		TUBE	01-510-000-53000	20.00
FASTSIGN	FASTSIGNS	BLUE/GREEN ALGAE SIGNS	01-510-000-52550	330.00
O'REILLY	O'REILLY AUTO PARTS-FIRST CALL	MOWERS	01-510-000-51900	85.98
SALZ	SALZSIEDER LANDSCAPE & NURSERY	FLOWERING CRAB REPLCE/SKATEPRK	01-510-000-58450	750.00
TOTAL				6,952.67
TOTAL PARKS AND PLAYGROUNDS				6,952.67
BALLFIELDS				
BALLFIELDS				
04575	DOOR COUNTY HARDWARE	RECEP/PLIERS/GFCI COVER	01-520-000-54999	50.97
TOTAL BALLFIELDS				50.97
TOTAL BALLFIELDS				50.97
MUNICIPAL DOCKS				
04575	DOOR COUNTY HARDWARE	HOOK/CLEANER	01-550-000-51850	37.76
19317	STONE HARBOR RESORT &	2023 DOCK WALL	01-550-000-58999	550.00
19880	STURGEON BAY UTILITIES	36 S NEENAH PKG LOT LTS	01-550-000-56150	209.67
19880		38 S NEENAH AVE PAVILLION	01-550-000-56150	54.58
19880		38 S NEENAH AVE PAVILLION	01-550-000-58650	21.54
19880		38 S NEENAH AVE RESTROOM	01-550-000-56150	206.72
19880		38 S NEENAH AVE RESTROOM	01-550-000-58650	741.03
TOTAL				1,821.30
TOTAL MUNICIPAL DOCKS				1,821.30
WATER WEED MANAGEMENT				
04575	DOOR COUNTY HARDWARE	FASTENERS	01-560-000-51400	46.77
04575		SAND DISC/SCRAPER/CRIMP WIRE	01-560-000-51400	74.54
04575		GARDEN SPRAYER	01-560-000-51400	23.99
TOTAL				145.30
TOTAL WATER WEED MANAGEMENT				145.30
WATERFRONT PARKS & WALKWAYS				
04575	DOOR COUNTY HARDWARE	BACKPACK SPRAYER	01-570-000-54999	119.99
19880	STURGEON BAY UTILITIES	92 E MAPLE ST DOCK/LTS	01-570-000-56150	21.63
19880		S MUSEUM WALKWAY	01-570-000-56150	48.99
19880		DC MUSEUM PKG LOT	01-570-000-56150	71.18
19880		KENTYCKY ST CITY MARINA	01-570-000-58650	31.62
19880		JUNIPER ST WALKWAY LGHTS	01-570-000-56150	30.46
19880		JUNIPER ST PRKING LOT	01-570-000-56150	24.85
19880		10 PENNSYLVANIA ST DOCK	01-570-000-58650	193.82
19880		KENTUCKY ST WTRFRONT	01-570-000-56150	127.64
19880		92 E MAPLE ST DOCK	01-570-000-58650	8.33
19880		1ST AVE MARINA/RESTROOM	01-570-000-56150	388.83

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GENERAL FUND				
WATERFRONT PARKS & WALKWAYS				
19880		1ST AVE MARINA/RESTROOM	01-570-000-58650	98.27
19880		KENTUCKY ST CITY PKG RAMP	01-570-000-56150	84.66
TOTAL				1,250.27
TOTAL WATERFRONT PARKS & WALKWAYS				1,250.27
COMMUNITY & ECONOMIC DEVLPMT				
INSIGHT	INSIGHT PUBLICATIONS, LLC	HALF PAGE ADVERTISEMENT	01-900-000-58999	395.00
TOTAL				395.00
TOTAL COMMUNITY & ECONOMIC DEVLPMT				395.00
TOTAL GENERAL FUND				132,415.06
CAPITAL FUND				
ROADWAYS/STREETS				
ROADWAYS/STREETS				
13133	MARTELL CONSTRUCTION INC	JEFFERSON ST SAW CUTTING	10-400-000-59095	1,400.00
19880	STURGEON BAY UTILITIES	OAK ST PARKING LOT LIGHTING	10-400-000-59100	4,849.72
TOTAL ROADWAYS/STREETS				6,249.72
TOTAL ROADWAYS/STREETS				6,249.72
WATER WEED MANAGEMENT				
EXPENSE				
ONTERRA	ONTERRA, LLC	AQUATIC WEED MGNMT PLAN	10-560-000-59999	1,307.00
ONTERRA		AQUATIC WEED MGNMT PLAN	10-560-000-59999	9,952.05
TOTAL EXPENSE				11,259.05
TOTAL WATER WEED MANAGEMENT				11,259.05
TOTAL CAPITAL FUND				17,508.77
CABLE TV				
CABLE TV / GENERAL				
CABLE TV / GENERAL				
03159	SPECTRUM	08/23 CB MUSIC SERVICE	21-000-000-58999	38.27
TOTAL CABLE TV / GENERAL				38.27
TOTAL CABLE TV / GENERAL				38.27
TOTAL CABLE TV				38.27
TID #6 DISTRICT				
TID #6 DISTRICT				
T#6 DBT \$720K PR NOTES 8/22/23				
R0000620	ROBERT W BAIRD & CO	BAIRD T6 FA FEE	22-360-910-70002	6,005.95
R0000620		BAIRD T6 OS FEE	22-360-910-70002	1,154.99
TOTAL T#6 DBT \$720K PR NOTES 8/22/23				7,160.94
TOTAL TID #6 DISTRICT				7,160.94
TOTAL TID #6 DISTRICT				7,160.94
TID #4 DISTRICT				
TID #4 DISTRICT				

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VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
TID #4 DISTRICT				
TID #4 DISTRICT				
TID #4 DISTRICT				
AMUNDSEN	AMUNDSEN DAVIS, LLC	07/23 GRANARY MATTERS	28-340-000-55001	52.00
AUDIO	AUDIO ELECTRONICS	CORRECT LIGHT ISSUES WTRFRNT	28-340-000-59082	800.18
PETERS	PETERS CONCRETE CO	WEST WATERFRONT PMT-#11 FINAL	28-340-000-59082	14,540.89
TOTAL TID #4 DISTRICT				15,393.07
TOTAL TID #4 DISTRICT				15,393.07
TOTAL TID #4 DISTRICT				15,393.07
SOLID WASTE ENTERPRISE				
SOLID WASTE ENTERPRISE FUND				
SOLID WASTE ENTERPRISE FUND				
20725	T R COCHART TIRE CENTER	4 RECAPS/4 CASINGS	60-000-000-52850	1,196.00
20725		TIRE CHANGES	60-000-000-52850	160.00
20725		RECAP/DISPOSAL	60-000-000-52850	679.00
20725		RECAP/CASING	60-000-000-52850	299.00
ONESOURC	ONESOURCE PARTS	JOYSTICK BUTTONS	60-000-000-53000	45.06
ONESOURC		FREIGHT	60-000-000-53000	13.43
TOTAL SOLID WASTE ENTERPRISE FUND				2,392.49
TOTAL SOLID WASTE ENTERPRISE FUND				2,392.49
TOTAL SOLID WASTE ENTERPRISE				2,392.49
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 STREET	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 CNTR	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		WS WARMING HOUSE	64-000-000-58999	2.00
19880		WS 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		WS BALLFLD LGHTS	64-000-000-58999	4.00
19880		GIRLS LITTLE LEAGUE	64-000-000-58999	6.00
19880		COMPOST SITE	64-000-000-56150	14.41
19880		FIRE TRAINING SITE	64-000-000-58999	2.00
19880		QUINCY ST BALLFLD	64-000-000-58999	6.00
19880		KENTYCKY ST CITY MARINA	64-000-000-58999	6.00
19880		10 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 PKG RAMP	64-000-000-58999	2.00
19880		SIGN SHED	64-000-000-58999	2.00
19880		CHERRY BLOSSOM PARK	64-000-000-58999	2.00
TOTAL COMPOST SITE ENTERPRISE FUND				104.41
TOTAL COMPOST SITE ENTERPRISE FUND				104.41
TOTAL COMPOST SITE ENTERPRISE FUND				104.41
TOTAL ALL FUNDS				175,013.01

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INVOICES DUE ON/BEFORE 09/19/2023

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

SUMMARY OF FUNDS:				
	GENERAL FUND		132,415.06	
	CAPITAL FUND		17,508.77	
	CABLE TV		38.27	
	TID #6 DISTRICT		7,160.94	
	TID #4 DISTRICT		15,393.07	
	SOLID WASTE ENTERPRISE		2,392.49	
	COMPOST SITE ENTERPRISE FUND		104.41	

	TOTAL --- ALL FUNDS		175,013.01	

Helene Bacon Sept 12, 2023
Seth Wendenburg 9/12/23

COMMON COUNCIL
September 5, 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/Wiederanders to adopt the agenda changing the misspelled word for item #12 from United to Unit. Carried.

Chesla Anschutz, 221 N 6th Ave spoke during public comment.

Bacon/Wiederanders to approve following bills: General Fund – \$1,782,234.44, Capital Fund - \$93,994.09, ARPA - \$161,900.00, Cable TV - \$5,222.21, TID #6 - \$285,462.17, TID #2 - \$1,283,975.00, TID #3 - \$90,992.50, TID #4 - \$188,481.25, Solid Waste Enterprise Fund - \$50,109.66, and Compost Site Enterprise Fund - \$104.89 for a grand total of \$3,942,476.21. Roll call: All voted aye. Carried.

Statz/Williams to approve consent agenda:

- a. Approval of 8/15/23 regular Common Council minutes.
- b. Place the following minutes on file:
 - (1) Personnel Committee – 7/24/23
 - (2) Finance/Purchasing & Building Committee – 8/8/23
 - (3) Joint Review Board – 8/10/23
 - (4) Personnel Committee – 8/10/23
 - (5) Aesthetic Design & Site Plan Review Board – 8/14/23
 - (6) City Plan Commission – 8/16/23
 - (7) Joint Review Board – 8/24/23
- c. Place the following reports on file:
 - (1) Bank Reconciliation – July 2023
 - (2) Revenue & Expense Report – July 2023
- d. Consideration of: Approval of beverage operator licenses.
- e. Consideration of: Approval of Temporary Class B Beer and Class C Wine Licenses.
- f. Finance/Purchasing & Building Committee recommendation re: Approve the purchase of a metal roof and installation from Metal Roofs Direct in the amount of \$42,000 and transfer \$2,000 from line 10-510-000-59065.

Carried.

There were no mayoral appointments.

RECOMMENDATION

We, the City Plan Commission, hereby recommend to approve a zoning map amendment from Central Business District (C-2) to Multiple-Family Residential (R-4) for parcel #281-46-65021700 located at 26 W. Pine Street owned by Lane H. Kendig Trust.

CITY PLAN COMMISSION

By: David Ward, Chr.

Statz/Gustafson to approve. Carried.

Williams/Reeths to read in title only the first reading of ordinance re: Rezone property located at 26 W. Pine Street (281-46-65021700) from C-2 to R-4. Carried.

RECOMMENDATION

We, the City Plan Commission, hereby recommend to approve the combined Preliminary/Final Planned Unit Development for Estes Storage Condo, for tax parcel #281-43-32000000, located at 1361 N. 14th Avenue, subject to:

1. The condominium bylaws shall require a minimum 30-day rental period.
2. The north property line shall be sodded as a temporary measure until final landscaping is completed.

CITY PLAN COMMISSION

By: David Ward, Chr.

Bacon/Nault to approve. Community Development Director Olejniczak explained the former apple/cherry processing plant will not be entirely storage units. There will be a 22-unit condo building with garage in front of the parcel, and an 8-unit condo building without a garage and 4 storage unit buildings at the back of the parcel. Density is a little over what is allowed. City Plan Commission permitted as majority of the units are one bedroom. Carried.

Williams/Gustafson to read in title only the first reading of ordinance re: Rezone property described as #281-43-32000000, located at 1361 N. 14th Avenue, from R-4 and C-1 to Planned Unit Development subject to site plan, requirements, and conditions. Carried.

Williams introduced resolution for the Green Tier Legacy Community Program. Previously, there was unknown benefits/costs to this program. Sturgeon Bay Utilities General Manager, Jim Stawicki, stated that they now have wastewater projects that would benefit. Williams/Wiederanders to adopt resolution approving participation in the Green Tier Legacy Community Program. Carried.

City Administrator VanLieshout report was not given.

Mayor Ward gave his report.

Nault/Reeths to adjourn. Carried. The meeting adjourned at 6:26 p.m.

Respectfully submitted,



Laurie A. Spittlemeister
Deputy Clerk/Treasurer

COMMUNITY PROTECTION & SERVICES COMMITTEE
August 2, 2023

A meeting of the Community Protection & Services Committee was called to order at 4:45 pm by Chairperson Williams in the Council Chambers, City Hall. **Roll Call:** Ald. Williams, Ald. Reeths and Ald. Wiederanders were present. Also present from City Departments were Josh VanLieshout, Mike Barker, Chief Henry, Chief Dietman, Jim Stawicki, Ald. Gustafson and Jason Mann.

Moved by Ald. Wiederanders, seconded by Ald. Reeths to adopt the following amended agenda:

1. Roll Call
2. Adoption of Agenda
3. Approval of Minutes from June 8, 2023
4. Public Comment on Agenda Items
5. Consideration of: Agreement between Sturgeon Bay Fire Department and Donjon-SMIT LLC, Consent Agreement to be listed as a Firefighting Resource Provider
6. Consideration of: Ordinance 6.19 Modification
7. Consideration of: 2024 Cable TV Budget
8. Consideration of: Mann Communication Contract
9. 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: Mann Communication ContractMove 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.
10. Consideration of: Green Tier Community
11. Discussion of: Streetlights
12. **Discussion of: City Ordinance Code 10.09 – Unreasonable Noise**
13. Adjourn

All Ayes. Carried.

Approval of Meeting Minutes

Moved by Ald. Wiederanders, seconded by Ald. Reeths to approve the June 8, 2023 minutes.
All Ayes. Carried.

Public Comment

None

Firefighter Resource Provider Agreement

Chief Dietman presented a consent agreement for the City of Sturgeon Bay Fire Department to be listed as a firefighting resource provider through Donjon-SMIT, LLC. This is a similar agreement to the one presented last year with T&T Salvage. The advantage of an agreement would allow for reimbursement if SBFD is ever requested to respond to any issue with marine vessels.

Moved by Ald Wiederanders, seconded by Ald. Reeths to hereby recommend the Common Council approve the consent agreement between Sturgeon Bay Fire Department and Donjon-SMIT, LLC, to be listed as a Firefighting Resource Provider. All ayes. Carried.

Ordinance 6.19 – Fueling of Watercraft

Chief Dietman explained the existing ordinance no longer fits and interpretation was not very clear. Chief Dietman is working with the City Attorney to finalize the modified ordinance; it will be brought back to the next meeting for approval.

2024 Cable TV Budget

The budget was addressed at the prior meeting of the Cable Communication Advisory Council, witnessed by Ald. Reeths and Ald Wiederanders.

Moved by Ald. Wiederanders, seconded by Ald. Reeths to approve the 2024 Cable TV budget as presented. All ayes. Carried.

Mann Communication Contract

This item will be brought back for consideration at the next meeting.

Green Tier Community

Background on this project was given by Jim Stawicki from Sturgeon Bay Utilities. Back in 2020 the city was considering whether or not to create a committee to decide if this was an option the city would like to proceed; ultimately it was passed on because there was not enough value to doing it at the time as there were no apparent benefits seen.

Mr. Stawicki explained that moving towards becoming a Green Tier community makes more sense because of the changes that have happened; examples being climate change and drought trends. In addition, there is now bi-partisan support for moving forward with attempts to combat climate change by establishing resiliency monies which secure sustainability efforts.

Much of the Green Tier Legacy Program information has not changed, but the number of participants in the program has grown. The effort is to make communities better places to live. Communities that participate are entitled to a 10% principal forgiveness in borrowings through the clean waterfront and safe drinking water programs.

One reason to consider this is the city's wastewater treatment facility needs upgrades that have been approved and will start this year; but more need improvements will need to be made in the future. With that in mind, 10% would be a significant amount saved by the city.

Mr. Stawicki stated that Sturgeon Bay Utilities is willing to take a lead role in working on and completing the checklist and developing efforts to take the program in a direction benefitting the city. He would like for CPS to recommend this to Council for approval and get a resolution in place.

There is a time element as the close for the first Clean Water Fund loan being sought for 1.3 million dollars is September 30, 2023. A resolution needs to be in place before then.

Mr. VanLieshout stated there might be a crossover of other areas the council is working on and suggested creating an informal committee to discuss this matter be considered carefully. He would like to see this moved forward for discussion with council; but would first like to meet with Mr. Stawicki and partner to talk through details and advise council at the September 5, 2023 meeting.

Moved by Ald. Wiederanders, seconded by Ald. Reeths to move the Green Tier Legacy Program forward to Council for recommendation at the September 5, 2023 meeting. All ayes. Carried.

Streetlights

Citizen concerns about dark areas in the city were previously addressed. Chief Henry reviewed his department evaluated areas mentioned, with no hazards being listed. One area that was questionable was off Alabama Street by Kwik Trip. Mr. Stawicki offered suggestions that if there is a concern in the area, look at other lighting options before putting up a new pole.

Moved by Ald. Reeths, seconded by Ald. Wiederanders to have Chief Henry and a representative from Sturgeon Bay Utilities to determine if an additional light needs to be place on Alabama Street by Kwik Trip. A report will be brought back to committee next meeting. All ayes. Carried.

Unreasonable Noise

City of Sturgeon Bay resident, Melanie Jane, requested ordinance 10.09-Unreasonable Noise be considered for change. It was stated the current ordinance only measures decibels; Ms. Jane would like to have frequencies/pitch measurements included.

Ald. Gustafson agrees more information should be gathered; pitch measurements can be unreasonable and unhealthy.

The Committee will gather information and consider changes to this ordinance. Will be brought back for discussion at a further meeting.

Moved by Ald. Wiederanders, seconded by Ald. Reeths to adjourn the meeting of the Community Protection & Services Committee. All ayes. Carried. The meeting was adjourned at 5:43 pm.

Respectfully submitted,



Sarah Spude-Olson
Police Department Office Manager

CITY OF STURGEON BAY
JOINT PARKS AND RECREATION COMMITTEE / BOARD MEETING MINUTES
Wednesday, August 23, 2023
Council Chambers, City Hall, 421 Michigan Street
5:00 P.M.

A meeting of the Joint parks and Recreation Committee / Board was called to order at 5:00 P.M. by Chairperson/Ald. Bacon in Council Chambers, City Hall, 421 Michigan Street.

Roll Call [1]: Members present were Chair/Ald. Helen Bacon, Ald. Kerry Reeths, Tom Hemminger, Debbie Kiedrowski, Jay Renstrom, and Municipal Services Director Mike Barker. Ald. Gary Nault and Randy Morrow were excused. Also in attendance, was City Administrator Josh VanLieshout.

Adoption of the Agenda [2]: Motion was made by Reeths and seconded by Hemminger to adopt the following agenda:

1. Roll Call
2. Adoption of Agenda
3. Review of Minutes from May 24, 2023
4. Public Comment on Agenda Items
5. Presentation by Ceara Brockman, Door County Department of Health and Human Services, discussion of potential communication board at Otumba Park
6. Consideration of approval of Nathan Hatch's *Horizon* sculpture
6. Chair's report
7. Director's report
8. Adjourn

Review of Minutes from May 24, 2023 [3]: No comments or changes.

Public Comment on Agenda Items [4]: No comments.

Presentation by Ceara Brockman, Door County Department of Health and Human Services, discussion of potential communication board at Otumba Park [5]: Ceara Brockman, Door County Department of Health and Human Services presented a non-verbal communication board for Otumba Park. Brockman is a case manager for Children's Door County Long-Term Support. She worked previously at Fox Valley Autism Treatment Program which is looking to donate a communication board to Otumba Park. She listed the following benefits of having a communication board at Otumba Park:

- Provides all children, as well as adults with disabilities, the opportunity to express themselves. Takes away a barrier to interaction.
- Raises awareness about special education.
- Promotes inclusion.
- Helps children to feel connected to those around them.
- Reduces the stress of verbal communication.

The board is utilized by kids pointing to whatever they are feeling/want. The boards are made by Tobii Dynavox who make personal communication devices, so many of the symbols are universally recognizable. The board is divided into sections. The board brought before the Parks and Recreation Board and Committee was divided into the following sections:

- Yellow represents pronouns.

- Green represents verbs.
- Blue represents adjectives.
- Purple represents "wh" questions.
- Orange represents nouns.
- Red represents flex verbs.

Brockman passed along some pictures of boards at parks along with visuals of the type of fasteners they used. She noted the board would need to be in a functional space, close to the playground. Municipal Services Director Barker recommended putting the board on the edge of the playground in the younger children area.

Renstrom asked if there was any way we could make the board specific to Otumba. Brockman replied that she could check with Stacie Ferg, Program Director at Fox Valley Autism Treatment Program, to see if they could add a picture of the Otumba Beach to the board.

The boards themselves would have no cost; the cost involved would be the installation of the boards. Barker estimated approximately \$100 to install the board. Brockman did not have a standard height recommendation for installation. She said she would prefer to have it at a height that it could be accessed by those in wheelchairs.

Consideration of approval of Nathan Hatch's *Horizon* sculpture [6]: Nathan Hatch, local sculptor, selected the west waterfront site as his first choice. The location is between the grain elevator and the water. This selection was approved by the Local Arts Board. Hatch chose the site because he believes it will have good visibility. Ald. Bacon did mention to Hatch that there will be a lot of construction going on in that location within the next two years. Hatch was willing to increase the time it would be there at no additional cost. Bacon said there is a clause in the contract that would make it renewable annually.

Renstrom moved to approve the acceptance of Nathan Hatch's sculpture at the location recommended by the Local Arts Board, seconded by Reeths. A vote was called, 5 members in favor, 1 opposed.

Chair's Report [7]: Ald./Chr. Bacon noted that Otumba was looking nice and asked Barker if there was any vandalism there. Barker said no, not at Otumba. Vandalism was then discussed. Kiedrowski asked if cameras could be installed in locations prone to vandalism. Renstrom followed up by saying that just the sight of cameras would deter people. Barker asked who would review the footage as the parks department is already shorthanded. Bacon mentioned potential confidentiality issues with installing cameras.

Renstrom suggested putting on our agenda for next month the consideration of installing cameras at Sunset and Otumba.

Director's Report [8]: Barker reported that college and high school age seasonals are all gone now.

Barker received a grant for Sunset Pavilion for \$50,000 for 2024. That will include covering the pavilion with stone, redoing the flooring in the restrooms and under the pavilion itself, installing a patio area with a firepit/grill, and trying to get at least a foot rinsing area if not a shower. Barker mentioned that there is additional funding from Destination Door County for around \$16,000 through lodging tax dollars. This will be used for waterfront landscaping.

Adjourn [9]: Motion to adjourn by Renstrom and seconded by Reeths. All in favor. Motion carried. The meeting was adjourned at 6:00 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Katie DeKeyser".

Katie DeKeyser
Recording Secretary

AESTHETIC DESIGN AND SITE PLAN REVIEW BOARD
Monday, August 28, 2023

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

Roll Call: Members Rick Wiesner, Nancy Schopf, Thad Birmingham, Jolene McMahon, and Dave Augustson were present. Pam Jorns and Matt Fox were excused. Staff present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Stephanie Servia and Community Development Administrative Assistant Cindy Sommer.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from August 14, 2023.
4. Consideration of: Commercial storage building located on the northwest corner of N 18th Avenue and Alabama Street owned by Jules Parmentier, parcel #281-70-33001113D.
5. Consideration of: Commercial storage building located at 180 E Redwood Street owned by Roen Properties, LLC, parcel #281-64-76000404.
6. Adjourn.

All ayes. Motion carried.

Approval of minutes from August 14, 2023: Moved by Mr. Augustson, seconded by Mr. Birmingham to approve the minutes. All ayes. Motion carried.

Consideration of: Commercial storage building located on the northwest corner of N 18th Avenue and Alabama Street owned by Jules Parmentier, parcel #281-70-33001113D: Ms. Servia introduced the application for a 40' x 56' commercial storage building at the NW corner of N 18th Avenue and Alabama Street, which is currently in the General Commercial (C-1) zoning district. This is a 1/3-acre heavily wooded vacant lot. The applicant is proposing to put the building 10 feet from the north lot line and keep the remainder of the property wooded. He is proposing to use barn red pro-rib steel siding with one large sliding door on the east side and an access door on the south side. The city engineer has reviewed the stormwater plan and has no concerns. One parking spot is required, which will be on the driveway coming in from 18th Avenue. No lighting or other landscaping is proposed.

The applicant, Jules Parmentier, stated the building will be for personal use and storage of personal property for friends.

Motion by Mr. Birmingham to approve the commercial storage building as presented. Motion seconded by Ms. Schopf. The members discussed the visibility of the red building from the street and through the wooded parcel. Mr. Birmingham, Ms. Schopf, Mr. Augustson and Ms. McMahon voted aye; Mr. Wiesner voted nay. Motion carried.

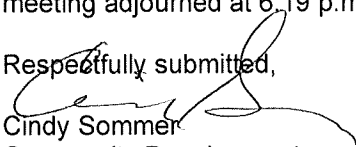
Consideration of: Commercial storage building located at 180 E Redwood Street owned by Roen Properties, LLC, parcel #281-64-76000404. Ms. Servia presented the application for a storage building for Roen Salvage, which has a 12.5-acre lot in the Central Business District (C-2). The 78' x 50' building will be located northwest of the existing office and east of the existing storage building. It will be visible from East Redwood Street but not very visible from other locations as it will sit behind the Quonset hut. The building will feature light gray metal siding with 4' charcoal gray metal wainscot and trim and will match other existing buildings on the property. There is no landscaping proposed and only one tree may be lost. An LED downward directed light above the garage dooring facing the parking lot is proposed.

David Schanock of Roen Salvage explained that the one tree to be removed is already half-dead and not very nice in appearance.

Mr. Birmingham motioned to approve the storage building as presented. Motion seconded by Ms. McMahon. All ayes, motion carried.

Adjourn: Moved by Mr. Augustson, seconded by Ms. Schopf to adjourn. All ayes. Motion carried. The meeting adjourned at 6:19 p.m.

Respectfully submitted,



Cindy Sommer
Community Development
Administrative Assistant

CITY OF STURGEON BAY
LOCAL TRANSPORTATION BOARD MINUTES
Monday, August 28, 2023
Council Chambers, City Hall, 421 Michigan Street
4:30 P.M.

A meeting of the Transportation Board was called to order at 4:30 p.m. by Ald./Chr. Reeths in Council Chambers, City Hall, 421 Michigan Street.

Roll Call [1]: Members Ald./Chr. Kirsten Reeths, Ald. Spencer Gustafson, Mark Smullen, and Brian Weiss were present. Gary Nault was excused. Also present: Mayor Dave Ward, Community Development Director Marty Olejniczak, and Municipal Services Director Mike Barker.

Adoption of Agenda [2]: Moved by Gustafson, seconded by Weiss to adopt the following agenda:

1. Roll call
2. Adoption of agenda
3. Approval of minutes from June 26, 2023
4. Public comment
5. Consideration of: Responsibilities of new Local Transportation Board
6. Consideration of: Change in date, time, and monthly meetings
7. Discussion of: 2023 review and 2024 Bike Rodeo dates
8. Consideration of: Additional parking north of Maple/Madison intersections
9. Adjourn

All in favor. Carried.

Approval of minutes from June 26, 2023 [3]: Moved by Reeths, seconded by Gustafson to approve the minutes from June 26, 2023. All in favor. Carried.

Public comment [4]: No Public Comment.

Consideration of Responsibilities of new Local Transportation Board [5]: Gustafson noted that the new Local Transportation Board would be run much like the Parking and Traffic Committee meetings. He believes some more community outreach opportunities would be nice. The Bike Rodeo was good, but what other ways can we bring safety awareness to the community.

Mayor Dave Ward looked at Green Bay's Traffic, Bicycle, and Pedestrian Committee to get an idea other cities comparable committees. He believes Ordinance Number 1428-0723 lays out the routine duties that the Parking and Traffic Committee and the Bicycle and Pedestrian Advisory Board handled. Ward brought up the potential for this group to have to deal with future issues such as artificial intelligence, electric bikes, self-driving cars, and a wheel tax. He believes this group will present things to the council much like the Parking and Traffic Committee did.

Barker brought up electric bikes. He believes that is something that needs attention. Electric bikes have been going down sidewalks at 20-25 mph and they should be on streets, not sidewalks. Low speed vehicles were then mentioned by Reeths and Gustafson as a topic/responsibility of the new board.

Olejniczak urged the board to think broadly, transportation means so many things trails and transit, not just streets.

Reeths motioned that the responsibilities of the new Local Transportation Board are listed in Ordinance Number 1428-0723, Section 1, (4) A through H. Weiss seconded the motion. All in favor. Carried

Consideration of Change in date, time, and monthly meetings [6]: Gustafson moved to change the Local Transportation Board's meeting date to the every month on the second Wednesday of the month at 4:30 p.m. Weiss seconded the motion.

Discussion of 2023 review and 2024 Bike Rodeo dates [7]: On May 6, 2023 we had a Bike Rodeo at the City Parking Lot at Market Square with about 30 kids. With the help of Smullen and Weiss and the participation of Door County Sports Alliance, Mr. and Mrs. Neville, and Officer Shew with the Sturgeon Bay Police Department it was successful. They had two groups in the 2023 Bike Rodeo.

Reeths would like to propose either May 4 or May 11 of 2024 for the 2024 Bike Rodeo. It would be before Farmer's Market would start and before the end of school. Everyone agreed that May 11 was a better date.

Consideration of Additional parking north of Maple/Madison intersections [8]: Gustafson said this additional parking was requested by a local business owner. The spots would be great for businesses there as well as people going out on Friday and Saturday evenings.

Reeths mentioned that the spots had previously been parking spots until a business, that is no longer there, used them for loading and unloading trucks. This prevented patrons from using the spots, so the parking was taken away. Some underground work needs to be done for the infrastructure of a new business that is moving in there. This work will occur in October.

Barker noted that any painting of spots would have to wait until next spring because we've used up the last of our paint.

Reeths made a motion to approve the parking spaces north of Maple Street on Madison Avenue (along parcel number 2811210080903 & 2811210080902) to be done upon next year's painting season. Gustafson seconded it. All in favor.

Adjourn [9]: Motion by Gustafson, seconded by Smullen to adjourn. Meeting adjourned at 4:57 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Katie DeKeyser".

Katie DeKeyser
Recording Secretary

CITY PLAN COMMISSION MINUTES
August 30, 2023

A meeting of the City Plan Commission was called to order at 6:00 p.m. on Wednesday, August 30, 2023, by Mayor Ward in Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call: Members David Ward, Dennis Statz, Helen Bacon, Spencer Gustafson, Amy Stephens and Jeff Norland were present. Member Mark Holej was excused. Staff present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Stephanie Servia, and Community Development Administrative Assistant Cindy Sommer.

Agenda: Motion by Ms. Bacon and seconded by Mr. Norland to accept the following agenda:

1. Roll call.
 2. Adoption of agenda.
 3. Approval of minutes from August 16, 2023.
 4. Public comment on non-agenda Plan Commission related items.
 5. Consideration of: Zoning map amendment by Lane Kendig from Central Business District (C-2) to Multiple-Family Residential (R-4) for property located at 26 W Pine Street, parcel #281-46-65021700.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration (*Note: The Plan Commission will not make a recommendation at this meeting unless a motion is made and passed by ¾ of the members present to act on the request at this meeting.*)
 6. Project plan and boundaries for Tax Incremental District #10 (Industrial Park).
 - a. Presentation
 - b. Public Hearing
 - c. Consideration
 7. Consideration of: Combined preliminary/final Planned Unit Development proposed by Estes Investments, LLP for multiple-family dwellings and commercial storage on property located at 1361 N 14th Avenue.
 8. Adjourn.
- All ayes. Motion carried.

Approval of minutes from August 16, 2023: Motion by Mr. Statz and seconded by Mr. Gustafson to approve the minutes from August 16, 2023. All ayes. Motion carried.

Public Comment on non-agenda Plan Commission related items: No members of the public presented for comment.

Consideration of: Zoning map amendment by Lane Kendig from Central Business District (C-2) to Multiple-Family Residential (R-4) for property located at 26 W Pine Street, parcel #281-46-65021700:

Presentation (a): Ms. Servia explained that the property is currently in the Central Business District (C-2), however the applicant is requesting a change to Multiple-Family Residential (R-4) to sell the property. The potential buyer is not able to obtain a loan unless the property is residential. Changing the zoning classification to R-4 would allow for residential use yet keep the option open for commercial use in the future with a conditional use permit. The properties surrounding the parcel are in the following zoning districts: to the west is R-2, to the south is R-4, to the east and north are C-2. The proposed zoning designation fits in the comprehensive plan and staff recommends approval of the amendment request.

Public Hearing (b): Mayor Ward opened the public hearing at 6:05 p.m. Lane Kendig, the applicant, explained that he would like to sell the property and is here to answer any questions. No other persons presented for comment. The mayor closed the public hearing at 6:06 p.m.

Consideration (c): Mr. Statz motioned to consider this matter at this meeting. Motion seconded by Ms. Stephens. All ayes, motion carried unanimously. Mr. Norland motioned to recommend the zoning map amendment as presented to council. Ms. Bacon seconded. All ayes, motion carried unanimously.

Project plan and boundaries for Tax Incremental District #10 (Industrial Park):

Presentation (a): Adam Ruechel explained the new proposed tax increment district (TID), which would be a mixed-use district consisting of 36 acres on the west side, with the main project being a workforce housing development on City-owned property along S Hudson, S Geneva and S Fulton Streets. The TID would have about \$1.785 million public improvement project costs during the 15-year expenditure period with an anticipated \$4.4 million increment throughout its life.

The plan has been updated since the last meeting and now shows 19.9% of newly platted residential areas, which is below the maximum 35% allowed under the Wisconsin Statutes.

Mr. Ruechel further added that the TID consists of 10 parcels with a valuation of \$1.4 million. The city currently has about 7.1% of its equalized value of taxable property within tax increment districts, which is well below the maximum 12%. Some of the projected improvement projects consist of street, sidewalk and infrastructure improvements for the 24-lot subdivision, improvements to S Duluth Avenue, other street improvements, and park and trail improvements for Cherry Blossom Park and the Ice Age Trail. No annexation is anticipated and two zoning changes from agricultural to commercial or residential are anticipated.

Mr. Norland indicated he would like to see the extension of S Ashland Avenue added to the plan if it makes sense to do so. Mr. Olejniczak explained that the extension of S Ashland Avenue is not clearly determined yet and will be dependent upon other developments near Target. Mr. Ruechel indicated that the plan could be amended to include the extension, however if it's not a fully formed plan at this time, then it might be better to wait and amend the plan later. Mayor Ward also noted that there are other streets that have a higher priority at this time.

Public Hearing (b): Mayor Ward opened the public hearing at 6:31 p.m. No members of the public presented. The public hearing was closed at 6:31 p.m.

Consideration (c): Mr. Statz motioned to recommend approval of the resolution for the creation of TID #10. Mr. Gustafson seconded motion. All ayes, motion carried unanimously.

Consideration of: Combined preliminary/final Planned Unit Development proposed by Estes Investments, LLP for multiple-family dwellings and commercial storage on property located at 1361 N 14th Avenue. Dave Phillips of Bayland Buildings explained that they made several changes to their plans since the last meeting to address the concerns of the neighbors and the Commission. The changes they made to the plans consist of:

1. The condominium bylaws will require a minimum rental period of 30 days.
2. The 8-unit condominium building's exterior will be much improved before going to the Aesthetic Board.
3. A gathering space surrounded by trees has been added between the storage buildings.
4. Some clean-up has taken place and an agreement has been reached with the Larsens to rectify the encroachment on the property.
5. The comments at the last meeting about the landscape not being completed is correct. However, they cannot finish the landscaping until the utility work is completed.
6. They will be planting more trees on the north side of the property.
7. Some of the trees have been moved to the west side and six trees have been added between the neighbors to the south to shield lights from cars coming out of the parking area.
8. The storage building servicing the 22-unit condos has been redesigned to have a lower roofline so the occupants will have views that look over the top of the structure.
9. The suggestion at the previous meeting about the shortage of parking spaces was clarified to note that they have five more spaces proposed than required.
10. A lighting plan has been added, which includes 4 post lights throughout the property, as well as a light above each entrance of the condominiums and each entrance of the storage buildings. All of the lighting will be downward directed and night sky friendly.

Ms. Bacon questioned the removal of some of the trees along the drainage pond and Mr. Phillips explained that the City Engineer doesn't want the trees located there in order to keep debris out the drainage ditch.

The members also discussed whether the single access driveway is sufficient for emergency vehicle access. Mr. Olejniczak indicated that the Fire Chief will review the plans prior to any building permits being issued. Mr. Norland questioned whether there would be difficulty selling the condominiums without garages.

Connie Larson of 1411 N 14th Avenue is an abutting property owner and stated that the original subject property really needed to be cleaned up, however this new project is not the answer. She indicated that the first request was for 15 storage units and only two have been built, and they aren't finished and have cracks, exposed Styrofoam and are missing pieces, nor do they have water or electric provisions. The second request was to rezone for the apartments with garages with a condition that a retaining wall be built, which hasn't been done. The rip rap that was recently placed there is not good. The third request is to have 30 condo units plus storage units, other buildings and a pond, which exceeds the 12.4% density per acre. Mrs. Larson stated this project is just too much and the density is too high.

Mr. Gustafson motioned to approve the PUD application with the eight conditions listed in the staff report from the August 16 meeting. Motion seconded by Mr. Statz. Mr. Olejniczak explained that several of the conditions have been met with the new plans and the motion need not include the conditions that have been met. Mr. Gustafson withdrew his motion and Mr. Statz withdrew his second.

Mr. Statz motioned to recommend approval of the resolution for the creation of the PUD as presented in the latest plans with the condition that condominium bylaws require a minimum 30-day rental period and that the temporary sodding of the Larson property be completed as agreed upon. Mr. Gustafson seconded the motion.

Ms. Stephens noted that the increased density makes sense when about 70% of the apartments are one bedroom. Ms. Bacon stated that the amount of green space seems to help soften the density when compared to other developments with less green space. Mr. Norland indicated he appreciates that the developer is adding apartments or condos rather than storage units, however he is not comfortable with the number of storage buildings on the property and suggested that the last two storage buildings be removed from the plan. Mr. Gustafson believes this is a positive project and people may want to downsize into these units and also pointed out other condominiums that do not have garages.

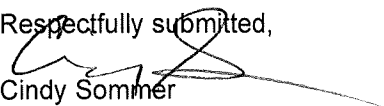
Mayor Ward asked Mr. Phillips about the exposed Styrofoam on the condo storage units and Mr. Phillips stated that the grading and grass have not been completed yet. The Styrofoam will be covered when that work is done. Mr. Phillips also indicated that he believes the rip rap looks nice and serves the purpose of keeping the soil in place and there is also rip rap planned for the west side of the development.

Ms. Stephens asked about sidewalks and Mr. Olejniczak explained that the curb and gutter ends at Bluebird Street but it may make sense to extend either sidewalks or at least a path further northward to the property.

Mayor Ward, Mr. Statz, Ms. Stephens, Mr. Gustafson and Ms. Bacon vote aye, Mr. Norland voted nay. Motion carried.

Adjourn: Motion by Mr. Gustafson to adjourn, seconded by Ms. Stephens. All ayes, motion carried. The meeting adjourned at 7:07 p.m.

Respectfully submitted,


Cindy Sommer
Community Development Administrative Assistant

FINANCE/PURCHASING & BUILDING COMMITTEE
September 5, 2023

A meeting of the Finance/Purchasing & Building Committee was called to order at 5:45 pm by Chairperson Bacon in the Council Chambers, City Hall. Roll call: Alderpersons Bacon, Wiederanders and Williams were present. Also present: Alderperson Gustafson, Alderperson Nault, City Treasurer/Finance Director Clarizio, Municipal Services Director Barker, and Deputy Clerk/Treasurer Spittlemeister.

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

1. Roll call.
2. Adoption of agenda.
3. Public comment on agenda items and other issues related to finance & purchasing.
4. Review bills.
5. Adjourn.

Carried.

No one spoke during public comment.

Review bills

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

Moved by Alderperson Williams, seconded by Alderperson Wiederanders to adjourn. Carried. The meeting adjourned at 5:47 pm.

Respectfully submitted,



Laurie Spittlemeister
Deputy Clerk/Treasurer

8c1.



8c1.

CITY of STURGEON BAY FIRE DEPARTMENT

Kalin Montevideo
Assistant Fire Chief

421 Michigan St
Sturgeon Bay, WI 54235

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

STURGEON BAY FIRE DEPARTMENT JULY 2023 FIRE REPORT

JULY 2023 INCIDENTS: 164
2023 YTD TOTAL: 1,016

JULY 2022 INCIDENTS: 142
2022 YTD TOTAL: 1,010

INCIDENTS BY JURISDICTION:

CITY: 136 Year to Date: 920

105 – Medical Incident
01 – Gas Leak
01 – Smoke/Odor Removal
01 – Trash/Rubbish Fire
01 – Vehicle Accident

03 – Public Service Assist
07 – Dispatched & Cxl in Route
01 – Water/Steam Leak
02 – Carbon Monoxide Incident
02 – Watercraft Rescue

AVERAGE RESPONSE TIME:

EMERGENT: 3.6 Minutes NON-EMERGENT: 4.9 Minutes

01 – Search for Person on Land
07 – Alarm/Detector Activation, No Fire
01 – High-angle Rescue
01 – Assist Law Enforcement/Other Agency
02 – Smoke Scare/Odor of Smoke

Town of Sevastopol: 14 Year to Date: 46

EMERGENT: 11.4 Minutes

NON-EMERGENT: 14.7 Minutes

03 – Medical Incident
01 – Gas Leak
01 – Smoke Scare/Odor of Smoke

01 – Dispatched & Cxl in Route
01 – HazMat Incident
02 – Water Related Rescue

03 – Vehicle Accident
02 – Alarm/Detector Activation, No Fire

Town of Sturgeon Bay: 12 Year to Date: 32

EMERGENT: 7.2 Minutes

NON-EMERGENT: 9.8 Minutes

11 – Medical Incident

01 – Grass Fire

MUTUAL AID/MABAS INCIDENTS

Southern Door: 02 Year to Date: 04

02 – Structure Fire

Sister Bay: 0 Year to Date: 01

Egg Harbor: 0 Year to Date: 05

Jacksonport: 0 Year to Date: 02

Gibraltar: 0 Year to Date: 01

Brussels, Union, Gardner: 0 Year to Date: 04

Algoma: 0 Year to Date: 01

INSPECTION REPORT:

	<u>Regular Inspections</u>	<u>Re Inspections</u>	<u>Occupancy Inspections</u>	<u>Hours</u>
Inspections – City of Sturgeon Bay:	<u>65</u>	<u>39</u>	<u>05</u>	<u>85.7</u>
Inspections – Town of Sevastopol:	<u>26</u>	<u>0</u>	<u>0</u>	<u>24.8</u>
Inspections – Town of Sturgeon Bay:	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Inspections – Town of Jacksonport:	<u>0</u>	<u>01</u>	<u>0</u>	<u>.87</u>

Town of Sevastopol Burn Permits:

Permits Issued for Month: 03

Year to Date Permits Issued: 30

Town of Sturgeon Bay Burn Permits:

Permits Issued for Month: 0

Year to Date Permits Issued: 03

SPECIAL REPORTS, TRAINING, AND MAINTENANCE

MAINTENANCE:

Firefighters conducted maintenance and repairs on self-contained breathing apparatus (SCBA) units; conducted daily/weekly truck checks; cleaned turn out gear/hood rotations; general station cleaning; repaired life safety ropes; repaired cabinets in the trailer; created wheel sleeves for “out of service” vehicles; assisted with maintenance on port security cameras; cleaned and organized mezzanine; installed wifi cut off switch in E706; adjusted cabinet doors at Westside station; adjusted pump packing on fire apparatus; organized and cleaned the emergency response trailer.

TRAINING:

154.58 total hours of training were conducted in July. Firefighters trained with driver/operator procedures; extrication tools and procedures; ropes & repelling at the Training Site; sprinkler system operations; Apex safety training; decon tent and procedures; lithium ion battery safety; Chief Dietman & AC Montevideo participated in an NFIRS data webinar and Lt Austad & FF Nell participated in dive training.

OTHER:

Fire Chief and AC attended City and other Town meetings. AC Montevideo installed one car seat; on-duty firefighters participated in the FFA Farm Breakfast in Sevastopol and gave multiple station tours.



STURGEON BAY POLICE DEPARTMENT



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

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

From: Assistant Chief Daniel J. Brinkman

Subject: Monthly Report for August, 2023

Date: September 13, 2023

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

Crimes Investigated

The Department, during the month, investigated a total of 66 crimes.

These crimes can be broken down and classified as follows.

Theft.....	13
Fraud / Forgery.....	06
Domestic Abuse.....	03
Disorderly Conduct.....	14
Possess Controlled Substance.....	06
Criminal Damage to Property.....	11
Threats to Injure.....	04
Theft of Vehicle.....	02
Bail Jumping.....	01
Battery.....	02
Burglary.....	02
Sex Offenses.....	02
TOTAL	66

Arrests

The Department completed a total of 147 arrests during the month. These arrests encompass violations from traffic to felony, and are listed below by type of violations and number of arrests for each category.

A. Felony Crime Arrests

Bail Jumping.....	07
Vehicle Theft.....	02
Sexual Assault of a Child.....	01
Battery to Health Care Worker.....	01
TOTAL	11

B. Misdemeanor Crime Arrests

Disorderly Conduct.....	10
Bail Jump.....	04
Resist / Obstruct Officer.....	02
Criminal Damage to Property.....	02
Criminal Trespass to Dwelling.....	01
Unlawful Use of Telephone.....	01
Theft.....	01
TOTAL	21

Wisconsin Probation & Parole Arrests / Warrant Arrests	11
TOTAL	11

C. Ordinance Violation Arrests

Underage Consumption of Intoxicants	01
Disorderly Conduct	01
Retail Theft.....	01
Trespass to Land.....	01
Retail Theft.....	01
Misuse of 911 Non-Emergency	01
TOTAL	06

D. Traffic Crime Arrests

Operate while Intoxicated.....	02
No Valid Driver's License.....	01
Operate while Revoked.....	07
Fail to Install Ignition Interlock Device.....	05
Hit / Run Attended Vehicle.....	01
TOTAL	16

E. Traffic Violation Arrests

Speeding.....	42
No Valid Driver's License.....	03
Operate M/V without Insurance.....	06
Operate while Suspended / Revoked.....	02
Miscellaneous Violations.....	25
Operating While Intoxicated.....	04
TOTAL	82

In addition to the aforementioned arrests, the Department conducted a total of 325 traffic stops during the month and logged 179 violations for various motor vehicle defects and local ordinances and issued 154 written warnings for those violations. A total of 05 parking tickets were issued for violations throughout the city.

Traffic Accidents

The Department during the month investigated a total of 23 vehicle accidents. These accidents are categorized into four types.

A.	Motor Vehicle Accidents Involving Fatalities	00
B.	Motor Vehicle Accidents Involving Injuries.....	02
C.	Motor Vehicle Accidents Involving Property Damage	20
	(greater than \$1,000.00)	
D.	Motor Vehicle Accidents Involving Property Damage	01
	(less than \$1,000.00)	TOTAL 23

Police Service Calls

Department members handled 846 service calls during the month. These calls consist of both citizen requests for police service as described below (746), crimes investigated (66), traffic accidents investigated (23), and Wisconsin Probation and Parole Assists (11).

A.	Traffic and Road Incidents.....	90
	This category consists of all assignments involving assists to stranded motorists, directing traffic, complaints of noisy or otherwise disorderly vehicles, removing obstructions from roadways, and all parking problem complaints.	
B.	Noise Complaints.....	15
	These complaints involve private parties, licensed liquor establishments, and parties in public places.	
C.	Sick and Injured Persons.....	22
	Assistance rendered to the Ambulance Service and sick or injured persons.	
D.	Alarms.....	26
	Officers responded to activated burglar and hold-up alarms at area banks and other business establishments and residences as well as fire alarms.	
E.	Complaints Involving Animals.....	15
	Investigations by officers of noisy animals, loose animals, animal bites, wild animals and sick, injured or dead animal complaints.	
F.	Civil Disputes.....	15
	Arguments between neighbors, landlords and tenants, and family members where no crimes have been committed.	

G. Escorts.....	05
Transporting citizens, money escorts for area financial institutions, funerals, and for area industry and farming.	
H. Citizen Assist	84
This category is broad and involves such services as assistance in gas drive-off, emergency notifications, attempts to locate people, retrieval of personal property, and vehicle registration assistance.	
I. Assistance Rendered to Other Agencies.....	03
Includes assistance to other law enforcement and government agencies.	
J. Suspicious Person / Vehicle / Circumstance	39
Involves both citizen complaints and observations by officers on patrol who took investigative action in regard to the suspicious behavior of vehicles and people.	
K. Self-Initiated Field Activity.....	06
All initiated activity by the officer to include, but not limited to, routine security checks of area industries, businesses, city parks, residences, and compliance checks of local liquor establishments.	
L. Juvenile Problems	07
Requests for police service that strictly involve property calls and all unfounded calls for police service. The calls vary from mischief to family problems to runaway situations.	
M. Miscellaneous Incidents	396
Includes arrest warrants served, recovered property calls, unfounded calls for police service, minor calls for police service, and 9-1-1 calls investigated.	
N. Welfare Checks	23
Includes calls to check on the well-being of a person who has not been heard from or seen for a period of time by family, friends, neighbors, or employers.	

TOTAL 746

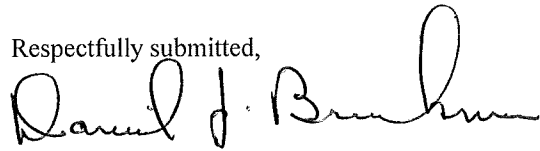
Department Training

The Joint SWAT Team and Dive Team completed their monthly training, training exercises. One officer attended Instructor Development, which is a pre-requisite to becoming a state certified instructor in law enforcement.

Notes:

Congratulations to Officers Dylan Annoye and Riley Glish who have successfully completed the Field Training Program and have been assigned to 3rd Shift Patrol (11:00 pm – 7:00 am). Dylan was hired April 4th and Riley was hired May 9th. Dylan was a Community Service Officer for Sturgeon Bay PD while he attended the Law Enforcement Academy, graduating in May. Riley comes to us from the Kewaunee Police Department where he was an officer for a little over a year. Riley was also a Community Service Office for the Sturgeon Bay PD prior to being hired by the City of Kewaunee.

Respectfully submitted,

A handwritten signature in black ink, reading "Daniel J. Brinkman". The signature is fluid and cursive, with the first name "Daniel" and last name "Brinkman" clearly legible.

Assistant Chief Daniel J. Brinkman



CITY of STURGEON BAY FIRE DEPARTMENT

421 Michigan St
Sturgeon Bay, WI 54235

Kalin Montevideo
Assistant Fire Chief

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

STURGEON BAY FIRE DEPARTMENT AUGUST 2023 FIRE REPORT

AUGUST 2023 INCIDENTS: 150
2023 YTD TOTAL: 1,166

AUGUST 2022 INCIDENTS: 174
2022 YTD TOTAL: 1,184

INCIDENTS BY JURISDICTION:

CITY: 134 Year to Date: 1,054

105 – Medical Incident
01 – Gas Leak
01 – Cooking Fire
05 – Vehicle Accident
01 – Authorized/Control Burning

01 – Public Service Assist
04 – Dispatched & Cxl in Route
02 – Power Line Down
01 – Watercraft Rescue
01 – Sprinkler Alarm, No Fire

AVERAGE RESPONSE TIME:

EMERGENT: 3.7 Minutes NON-EMERGENT: 4.8 Minutes

01 – Search for Person in Water
08 – Alarm/Detector Activation, No Fire
01 – Assist Law Enforcement/Other Agency
02 – Smoke Scare/Odor of Smoke

Town of Sevastopol: 06 Year to Date: 52

01 – Structure Fire
02 – Power Line Down

EMERGENT: 7.4 Minutes

01 – Dispatched & Cxl in Route
01 – Assist Law Enforcement/Other Agency

NON-EMERGENT: N/A

01 – Vehicle Accident

Town of Sturgeon Bay: 09 Year to Date: 41

06 – Medical Incident

EMERGENT: 7.2 Minutes

01 – Unauthorized Burning

NON-EMERGENT: 9.8 Minutes

02 – Vehicle Accident

MUTUAL AID/MABAS INCIDENTS

Southern Door: 0 Year to Date: 04

Egg Harbor: 0 Year to Date: 05

Jacksonport: 0 Year to Date: 02

Brussels, Union, Gardner: 0 Year to Date: 04

Sister Bay: 01 Year to Date: 02

01 – Search for Person on Land

Gibraltar: 0 Year to Date: 01

Algoma: 0 Year to Date: 01

INSPECTION REPORT:

	<u>Regular Inspections</u>	<u>Re Inspections</u>	<u>Occupancy Inspections</u>	<u>Hours</u>
Inspections – City of Sturgeon Bay:	<u>208</u>	<u>12</u>	<u>01</u>	<u>186.2</u>
Inspections – Town of Sevastopol:	<u>19</u>	<u>05</u>	<u>0</u>	<u>16.5</u>
Inspections – Town of Sturgeon Bay:	<u>01</u>	<u>0</u>	<u>0</u>	<u>0.5</u>
Inspections – Town of Jacksonport:	<u>14</u>	<u>0</u>	<u>0</u>	<u>16.0</u>

Town of Sevastopol Burn Permits:

Permits Issued for Month: 04

Year to Date Permits Issued: 34

Town of Sturgeon Bay Burn Permits:

Permits Issued for Month: 0

Year to Date Permits Issued: 03

SPECIAL REPORTS, TRAINING, AND MAINTENANCE

MAINTENANCE:

Firefighters conducted maintenance and repairs on self-contained breathing apparatus (SCBA) units; conducted daily/weekly truck checks; cleaned turn out gear/hood rotations; general station cleaning; replaced garage weather stripping; conducted maintenance on the trailered fire pump; replaced the air cooler lines, transmission filter, thermostat & differential fluids on Chief 701; inspected the steering on Engine 707 and annual pump testing was completed by Rennarts on fire apparatus.

TRAINING:

147.6 total hours of training were conducted in August. Firefighters trained with driver/operator procedures; extrication tools and procedures; marine fire pump (trailered pump) operations; vent, enter, isolate, search (VEIS) procedures; Marine 731 electronics and drafting water operations.

OTHER:

Fire Chief and AC attended City and other Town meetings. AC Montevideo presented a fire safety presentation for residents at Big Hill Regency and members of the Honor Guard presented colors at the DC Fair for "Coast Guard Week".

BEVERAGE OPERATOR LICENSES

1. Daoust, Vickie A.
2. Polsin, Joelle A
3. Rabach, Bennett M.
4. Tong, Nancy S.

ORDINANCE NO. _____

An Ordinance to Rezone Parcel #281-46-65021700 located at 26 W. Pine St.

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

SECTION 1: The following described property is hereby rezoned from Central Business
District (C-2) to Multiple-Family Residential (R-4):

Sorenson Addition, Lot 17, Blk 2, City of Sturgeon Bay, Door County,
Wisconsin.

Said parcel contains a total of 7,524 square feet.

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

Approved:

David Ward
Mayor

Attest:

Stephanie Reinhardt
City Clerk

ORDINANCE NO. ____

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

SECTION 1: The following described property is hereby rezoned from Multiple-Family Residential (R-4) and General Commercial (C-1) to Planned Unit Development (PUD) and shall be subject to the site plan and requirements incorporated herein:

Tract 1 of Certified Survey Map number 477, recorded at Volume 2, Page 379 of Certified Survey Maps as document number 545047.

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

A. Underlying Zoning: The underlying zoning district shall be Multiple-Family Residential (R-4) except that the underlying zoning district shall be General Commercial (C-1) for the westerly 190 feet of the subject property, more particularly described as follows:

Commencing at the northwest corner of Tract 1 of Certified Survey Map No. 477, thence S 00°00'45" W 263.00 feet to the southwest corner of said Tract 1, thence along the southerly line of said Tract 1 as follows, S 89°48'46" E 164.18 feet, N 00°11'14" E 32.00 feet, and S 89°48'46" E 25.72 feet, thence N 00°00'45" E 231.00 feet to the intersection with the northerly line of said Tract 1, thence N 89°48'46" W 190.00 feet to the point of commencement

If the PUD expires, the zoning classification of the property shall be the R-4 and C-1 districts as described above.

B. Permitted Uses. Multiple-family dwellings consisting of one 22-unit building and one 8-unit building for a total of 30 units are permitted, provided such dwellings are consistent with the approved final PUD plans. Not more than four commercial storage buildings are permitted. All other permitted, conditional, and accessory uses shall conform to the R-4 zoning district.

C. PUD Requirements: The location of the buildings, parking areas, landscaping, lighting, signage, grading, and other development aspects shall be in substantial conformance with the approved PUD plans.

SECTION 3: This ordinance shall take effect on the day after its publication, but not prior to the submission to the Community Development Department of adopted

condominium bylaws that include a minimum 30-day rental period for the multiple-family residential units.

Approved:

David J. Ward, Ph. D.
Mayor

Attest:

Stephanie Reinhardt
City Clerk

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Community Protection and Services Committee, hereby recommend the Common Council approve the changes as presented in Section 6.19 – Fueling of Watercraft, of the City of Sturgeon Bay Municipal Code.

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

RESOLVED, that the foregoing recommendation be adopted.

Dated: September 6, 2023

* * * * *

Introduced by _____.

Moved by Alderperson _____, seconded by

Alderperson _____ that said recommendation be adopted.

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

**AN ORDINANCE TO CREATE SECTION 6.19
OF THE CITY OF STURGEON BAY
CODE OF ORDINANCE.**

Upon the recommendation of the Community Protection and Services Committee, the Common Council of the City of Sturgeon Bay, Door County, Wisconsin, do ordain as follows:

SECTION 1: Chapter 6 Fire Protection is hereby amended by repealing and recreating Section 6.19 of the Sturgeon Bay Code of Ordinances dealing with Fueling of Watercraft, to read as follows:

6.19 – Fueling of watercraft

- (1) Purpose. This section is intended to prevent hazardous or dangerous conditions that are created by persons fueling their watercraft with portable cans or containers, as it exposes them to fumes and the public to potential pollution by the spillage into the water.
- (2) Storage Prohibited. No person shall store, or leave unattended, portable fuel cans or fueling containers on City-owned waterfront, piers, or docks, and all waterfront, piers, docks, or marinas open to the public.
- (3) Portable Container Fueling Prohibition. Except in emergencies, no person shall dispense from a portable can or container into the watercraft's fuel tank on City-owned waterfront, piers, or docks and on any waterfront, piers, docks, or marinas open to the public. Watercraft with onboard class I or class II fuel tanks must be removed from the water for fueling or be fueled at a commercial fueling facility unless a state and local variance has been approved.
- (4) Emergency. Emergency fueling of watercraft from a portable container is allowed only with an approved container not exceeding a six-gallon capacity.
- (5) Codes Adopted. The fueling of watercraft shall be in accordance with NFPA 30, 30A, 303 and WI ATCP 93 as revised, unless otherwise specified in this code.

SECTION 2:

All ordinances or resolutions in conflict with this ordinance are hereby repealed.

SECTION 3:

This Ordinance shall take effect upon passage by majority vote of the membership of the Common Council and publishing as provided by law.

PASSED AND ADOPTED by the Common Council of the City of Sturgeon Bay, Wisconsin this ____ day of September, 2023.

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SECTION 2:

All ordinances or resolutions in conflict with this ordinance are hereby repealed.

SECTION 3:

This Ordinance shall take effect upon passage by majority vote of the membership of the Common Council and publishing as provided by law.

PASSED AND ADOPTED by the Common Council of the City of Sturgeon Bay, Wisconsin this ____ day of September, 2023.

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

We, the Joint Parks and Recreation Committee and Board, hereby recommend the acceptance of Nathan Hatch's residence sculpture at the location recommended by the Local Arts Board.

Respectfully submitted,

JOINT PARKS AND RECREATION COMMITTEE AND BOARD
By: Helen Bacon, Chr.

RESOLVED, that the foregoing recommendation be adopted.

Dated: August 23, 2023.

* * * * *

Moved by Alderperson _____, seconded by Alderperson

_____ that the said recommendation be adopted.

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

First Choice:

Behind the grain elevator.



Second Choice:

At the corner of W. Juniper St. and N. Lansing Ave. There is a mound there that is not noticeable in the picture.



Third Choice:

North end of Sunset Park.



EXECUTIVE SUMMARY

Title: Tax Increment District #10

Background: Tax incremental financing (TIF) is being proposed for a region along S. Duluth Avenue and vicinity. TIF would be used for covering the cost of infrastructure needed for the proposed workforce single-family homes project, upgrading S. Duluth Avenue to an urban street, and other projects benefiting the proposed district. Within a tax increment district (TID) the property taxes generated from new development within the district (i.e., the tax increment) is used to cover the public costs necessary to spur the new development, including infrastructure improvements.

The City of Sturgeon Bay entered into a development agreement with JPEJ, LLC (Paul Shefchik, Joe Shefchik) to subsidize the necessary infrastructure for a 24-lot subdivision known as Geneva Ridge located on S. Fulton, S. Geneva, and S. Hudson Avenue. The constructed homes would be limited to homebuyers that are Door County employees. There are several home designs ranging from 1,064 to 1,294 square feet with prices from \$269,900 to \$304,900. Proposed tax increment district #10 would be the preferred means to cover those costs.

TID #10 would also be a means to cover the City's share of costs to install curb/gutter, sidewalks, and other improvements along S. Duluth Avenue from Highway 42-57 south to the entrance to the Door County Justice Center. The City, in partnership with the County, received a federal grant to assist that project, but there would still be a required local match for that design and construction.

The City hired its financial consultant, R. W. Baird, to assist with the project plan and creation of the TID. The latest draft of the project boundaries and project plan is included in the packet for review by the Common Council. This plan could still be changed during the formal review of the plan by the Council and Joint Review Board (JRB).

A public hearing regarding the boundaries and project plan was held on August 30th before the Plan Commission. There were no public comments. Following the hearing, the Plan Commission passed a resolution recommending approval of TID #10. To create the TID the Common Council must pass an approval resolution followed by approval from the 5-member JRB, which is comprised of a member from each taxing jurisdiction and one public member.

Recommendation: Approval of the Council resolution approving the boundaries and project plan for TID #10.

Prepared by: Martin Olejniczak
Martin Olejniczak, Community Development Director

Sept. 13, 2023
Date

Reviewed by: Josh Van Lieshout
Josh Van Lieshout, City Administrator

9/15/23
Date

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 10

**ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT
PLAN FOR TAX INCREMENTAL DISTRICT NO. 10, CITY OF STURGEON
BAY, DOOR COUNTY, WISCONSIN**

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the City of Sturgeon Bay has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the city; and

WHEREAS, Tax Incremental District No. 10 (“the district”) is proposed to be created as a “mixed-use district” where not less than fifty percent (50%) by area, of the real property within the district is suitable for industrial, commercial, residential development. and

WHEREAS, a Project Plan for Tax Incremental District No. 10 has been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the city.
10. A list of estimated non-project costs.
11. A section for the eventual insertion of An Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 30, 2023, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district; and

WHEREAS, after said public hearing, the Plan Commission adopted a resolution, and recommended to the Common Council that it create the district.

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

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 10

1. The Recitals set forth above are incorporated herein and are made an enforceable part of this resolution.
2. The boundaries of the district are hereby approved and established as legally described in Exhibit A attached and incorporated herein by reference.
3. The district is created effective as of January 1, 2023.
4. The City Council finds and declares that:
 - a. Not less than fifty percent (50%), by area, of the real property within the district is suitable for industrial, commercial, residential development within the meaning of Section §66.1105(2)(cm) of the Wisconsin Statutes. Less than 35 percent (35%) of the district land is proposed for newly platted residential development and the residential housing density is at least three units per acre.
 - b. Based upon the findings, as stated in (a) above, the district is declared to be a mixed-use development district based on the identification and classification of the property included within the district.
 - c. The improvement of the area is likely to significantly enhance all the other real property's value in the district.
 - d. The private development activities projected in the Project Plan would not occur without tax incremental financing.
 - e. The equalized value of the taxable property in the district plus the value increment of all other existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
 - f. The City estimates that 50% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Section §66.1105 (5)(b) of the Wisconsin Statutes.
 - g. Confirms less than 35 percent (35%) of the district is land proposed for newly platted residential development. Residential housing density is a least three unit per acre.
 - h. The project costs relate directly to promoting mixed-use development in the district consistent with the purpose for which the district is created.
 - i. Confirms that the boundaries of the district do not include any annexed territory that was not within the boundaries of the City on January 1, 2004.
5. The Project Plan, prepared by Robert W. Baird & Co. dated September 19, 2023, which is incorporated herein in its entirety by reference, is approved and the City further finds that plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2023, pursuant to the provisions of Section §66.1105 (5) (b) of the Wisconsin Statutes.

BE IT FURTHER RESOLVED THAT the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under section §70.45 of the Wisconsin Statutes, those parcels of property which are within the District,

Resolution Formally Establishing the Boundaries of and Approving the Project Plan for
Tax Incremental District No. 10

specifying thereon the name of the District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section §70.65 of the Wisconsin Statutes, pursuant to Section §66.1105(5)(f) of the Wisconsin Statutes.

Adopted this 19th day of September 2023

City of Sturgeon Bay

By _____
David J. Ward, Ph.D., Mayor

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Common Council of the City of Sturgeon Bay on the 19th day of September 2023.

Stephanie L. Reinhardt,
City of Sturgeon Bay
City Clerk

EXHIBIT A

Legal Description of Proposed TID #10 Boundary

A tract of land partly in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 27 North, Range 25 East, and partly in the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin and described as follows.

Commencing at the Northeast corner of said Section 13, T27N, R25E, thence along the boundary of Certified Survey Map No. 3575 recorded in Document #853958 as follows; westerly along the southerly right-of-way line of S.T.H. '42-57' 73.34 feet, southwesterly along said right-of-way line along a 2038.18 foot radius curve to the right 114.67 feet, and southerly 325.88 feet to the southwest corner of Lot 2 of said CSM #3575, thence along the boundary of Certified Survey #1446 recorded in Document #625625 as follows; westerly 261.00 feet, northerly 162.25 feet, easterly 20.00 feet and northerly 150.06 feet to the northwest corner of Tract 1 of said CSM #1446 and the southerly right-of-way line of S.T.H. '42-57', thence westerly along said right-of-way line as follows; westerly 35.07 feet, westerly 157.57 feet, southerly 5 feet, and westerly 49.9 feet to the northeast corner of Lot 1 of Certified Survey #3208 recorded in Document #815005, thence along the boundary of said CSM #3208 as follows; southerly 239.67 feet, westerly 252.72 feet, northerly 46.52 feet, and southwesterly 112.11 feet to the southwest corner of said Lot 1 of CSM #3208, thence southwesterly 114 feet more or less, westerly 100 feet more or less, and northwesterly 100 feet more or less to the intersection with the westerly line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, thence southerly along said westerly line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 655' more or less to the intersection with the north line of the south 10 acres of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence easterly 1333.00 feet along said north line of the south 10 acres to the intersection with the easterly line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence northerly along said easterly line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 80 feet, thence easterly 175 feet, thence southerly 80 feet, thence easterly 200 feet to the southwest corner of Lot 1 of Certified Survey #2862 recorded in Document #780737, thence along the southerly line of said CSM #2862 916.11 feet to the southeast corner of Lot 2 of said CSM #2862 and the westerly right-of-way line of South Hudson Avenue, thence easterly 60 feet more or less to southwest corner of Lot 16, Block 3 of Parc du Chateau Subdivision No. 1 and the easterly right-of-way line of South Hudson Avenue, thence northerly along said easterly right-of-way line of South Hudson Avenue 332 feet more or less to the intersection with the northerly line of said CSM #2862 extended, thence westerly 60 feet more or less to the northeast corner of Lot 2 of said CSM #2862, thence westerly along the northerly line of said CSM #2862 860.52 feet to the southwest corner of Lot 2 of South Hill Subdivision and the easterly right-of-way line of South Elgin Avenue, thence northerly along said easterly right-of-way line of South Elgin Avenue 243 feet more or less to the intersection with the southerly line of Lot 1 of South Hill Subdivision extended, thence westerly 60 feet more or less to the southeast corner of said Lot 1 of South Hill Subdivision, thence westerly along said south line of Lot 1 166.00 feet, thence westerly 169' feet, thence northerly 26 feet, thence westerly 7' feet to the easterly right-of-way line of C.T.H. "S", thence along said easterly right-of-way line of C.T.H. "S" as follows; northerly 150 feet more or less, and northerly 49.35 feet to the northwest corner of Lot 1 of said South Hill Subdivision and southerly right-of-way line of West Walnut Drive, thence northerly 60 feet more or less to the southwest corner of Lot 1 of Certified Survey #1596 recorded in Document #641341 and the northerly right-of-way line of West Walnut Drive, thence northerly along the easterly right-of-way line of C.T.H. "S" as follows; northerly 146.23 feet to the intersection with the northerly line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 18, T. 27 N., R. 26 E., easterly along said northerly line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 2.22 feet, and northerly 21.22 feet to the northwest corner of said Lot 1 of CSM #1596 and the southerly right-of-way line of S.T.H. "42-57", thence southwesterly 40 feet more or less to the point of Commencement.

Project Plan & District Boundary
Tax Incremental District No. 10
in the
CITY OF STURGEON BAY, WISCONSIN



September 19, 2023

(Approved Actions)

Organizational Joint Review Board Meeting Held	August 24, 2023
Public Hearing Held	August 30, 2023
Adopted by Planning Commission	August 30, 2023
Adopted by City Council	September 19, 2023
Adopted by Joint Review Board	September 28, 2023

Prepared in part by:



Robert W. Baird & Co.
Public Finance
777 E. Wisconsin Ave.
Milwaukee, WI 53202
800.792.2473

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Section 1: City of Sturgeon Bay Officials

City Council

David J. Ward Ph. D	Mayor
Helen L. Bacon	Aldersperson District 1
Dennis Statz	Aldersperson District 2
Dan Williams	Aldersperson District 3
J. Spencer Gustafson	Aldersperson District 4
Gary Nault	Aldersperson District 5
Seth Wiederanders	Aldersperson District 6
Kirsten Reeths	Aldersperson District 7

City Staff

Josh Van Lieshout	City Administrator
Stephanie L. Reinhardt	City Clerk/Human Resources Director
Valerie J. Clarizio	Finance Director/City Treasurer
Martin J. Olejniczak	Community Development Director

Planning Commission

David J. Ward Ph. D, Chairperson	Helen L. Bacon
Kirsten Reeths	Mark Holey
Jeff Norland	Dennis Statz
Amy Stephens	

Joint Review Board

Josh Van Lieshout	City Representative- Chairperson
Ken Pabich	Door County
Daniel Mincheff	Northeast Wisconsin Area Technical College
Jason Melotte	Southern Door School District
Bill Chaudoir	Public Member

Section 2: Introduction and Description of District

The city plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote residential and commercial development. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase housing options within the city. The city works with developers and property owners to provide infrastructure improvements and incentives for development. Public infrastructure and property improvements will be financed by a combination of TIF increments and debt financing.

Tax Increment District ("TID") No. 10 contains approximately 36 acres on the west side of the city. The TID is being created as a "Mixed-Use District" based on the identification and classification of the property proposed to be included in the TID. The maximum life (absent extension) of the TID is 20 years from the date of adoption.

Tax incremental financing is being proposed for 5.5 acres located along South Hudson Avenue, and the planned extensions of South Geneva, and South Fulton Avenues. A developer is proposing to develop a workforce housing subdivision on the city owned 5.5-acre parcel fronting on S. Hudson Avenue. The city has agreed to provide an estimated \$1,020,000 funding to cover the cost of the infrastructure needed to serve the proposed single-family homes. The proposed and potential new developments will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new developments.

Public improvements within TID #10 also include the planned conversion of South Duluth Avenue (County Highway S) into a full urban street with curb/gutter, sidewalks, and other improvements. Additional street improvements are planned within the TID boundaries or adjacent thereto, including the potential extension of South Ashland Avenue to serve the western portion of TID # 10. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this project plan.

The city anticipates various public improvement project cost expenditures of approximately \$1,785,000 plus financing/interest costs during the TID's 15-year expenditure period. Proposed public project improvements may include but are not limited to developer incentives in the form of cash grants or TID loans, professional and organizational services, administrative costs, and finance costs.

**City of Sturgeon Bay
TID #10 Project Plan & District Boundary**

As a result of the creation of this TID, the city projects a preliminary and conservative cash flow analysis indicating \$4,441,081 in increments. The TID increment will primarily be used to pay the debt service costs of the TID, and project development incentives. The increment will also be used for improvements to streets and parks within the vicinity of the district, particularly upgrades to South Duluth Avenue. The city projects land and improvement values (incremental value) of approximately \$11,656,000 will be created in the TID by the end of 2027. This additional value will be a result of the improvements made and projects undertaken within the TID.

Maps depicting the boundaries and existing uses and conditions of the TID are found in the respective mapping sections of this project plan.

Section 3: Summary of Findings

As required by s.66.1105 Wis. Stats., and as documented in this Project Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this TID, the development projected as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the city. In making this determination, the city has considered the following information:
 - Development within the TID has not occurred at the pace anticipated by the city. Infrastructure and other development related expenses are not likely to be borne exclusively by private developers; therefore, the city has concluded that public investment will be required to fully achieve the city’s objectives for this area.
 - To achieve its objectives, the city has determined that it must take an active role in encouraging development by making appropriate public expenditures in the area. Without the availability of tax increment financing, these expenditures are unlikely to be made. Enhancement of this area will complement existing venues in the city, and benefit not only the city, but all overlapping taxing jurisdictions. Accordingly, the costs to implement the needed projects and programs are appropriately funded through tax increment financing.
 - To make the area included within the TID suitable for development, the city will need to make a substantial investment to pay costs of some or all the projects listed in the project plan and to maintain a rent structure that does not exceed the upper end of market levels.

City of Sturgeon Bay
TID #10 Project Plan & District Boundary

Due to the public investment that is required, the city has determined that development of the area will not occur at the pace or levels desired solely as a result of private investment.

2. The economic benefits of the Tax Incremental District, as measured by increased property values, are sufficient to compensate for the cost of the improvements. In making this determination, the city has considered the following information:

As demonstrated in the Economic Feasibility Section of this Project Plan, the tax increments projected to be collected and the debt issuance will be more than sufficient to pay for the proposed project costs. On this basis alone, the finding is supported.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the city reasonably concludes that the overall benefits of the TID outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would, in fact, be no foregone tax increments to be paid in the event the TID is not created.

4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the city surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the city.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the city.
7. The city estimates that 50% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).
8. The city confirms 19.9% percent of the district is land proposed for newly platted residential development adhering to the statute compliance

City of Sturgeon Bay
TID #10 Project Plan & District Boundary

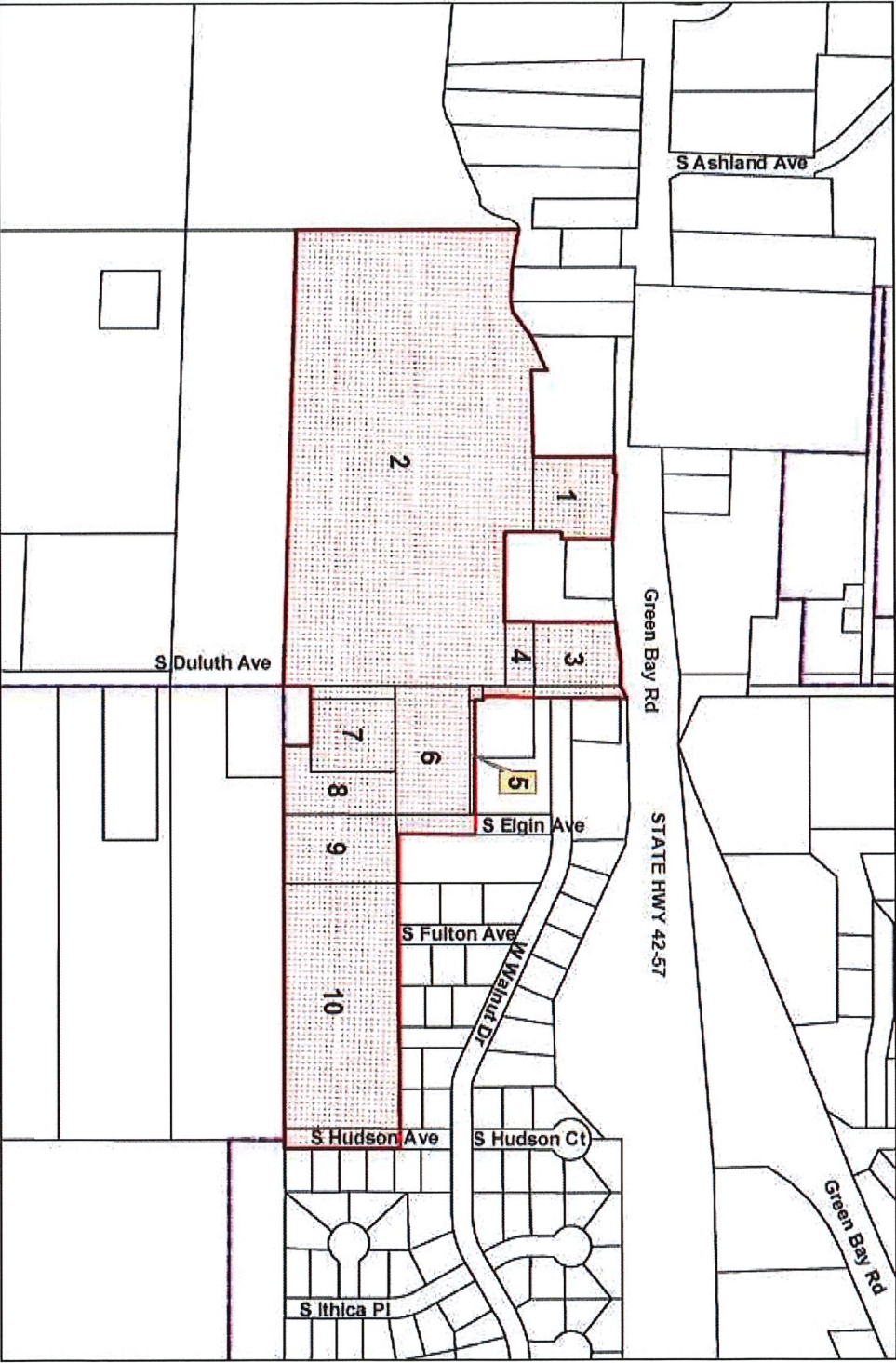
requirement of being less than 35%. Residential housing density is at least three units per acre.

9. The TID is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's area land is suitable for industrial, commercial, and residential use.

Section 4: Map of Proposed District Boundary

The current Map is reflective of the 08/09/2023 parcel list.

Tax Increment District #10



Legend

 Tax Increment District #10 Boundary

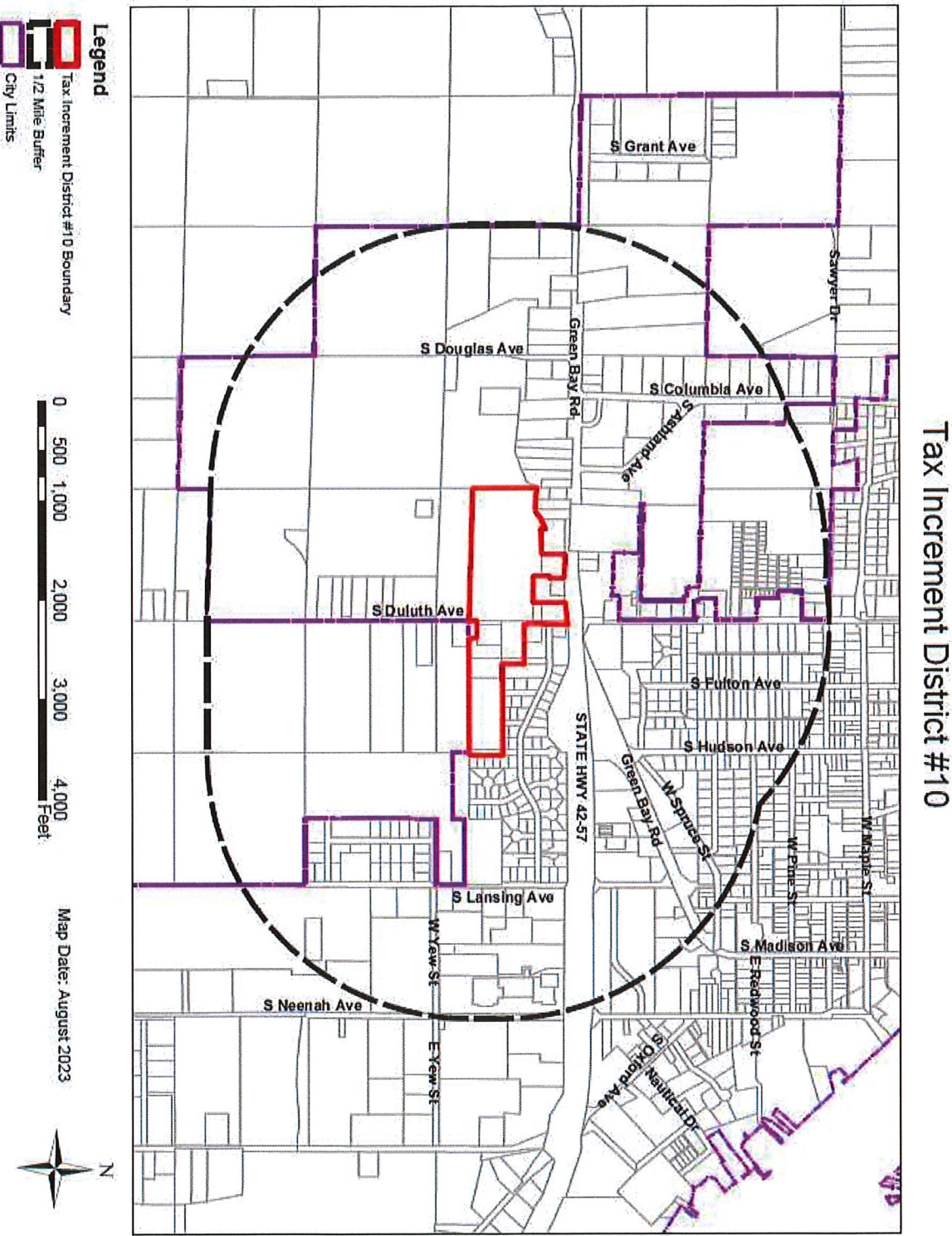
 City Limits

0 125 250 500 750 1,000 Feet

Map Date: August 2023

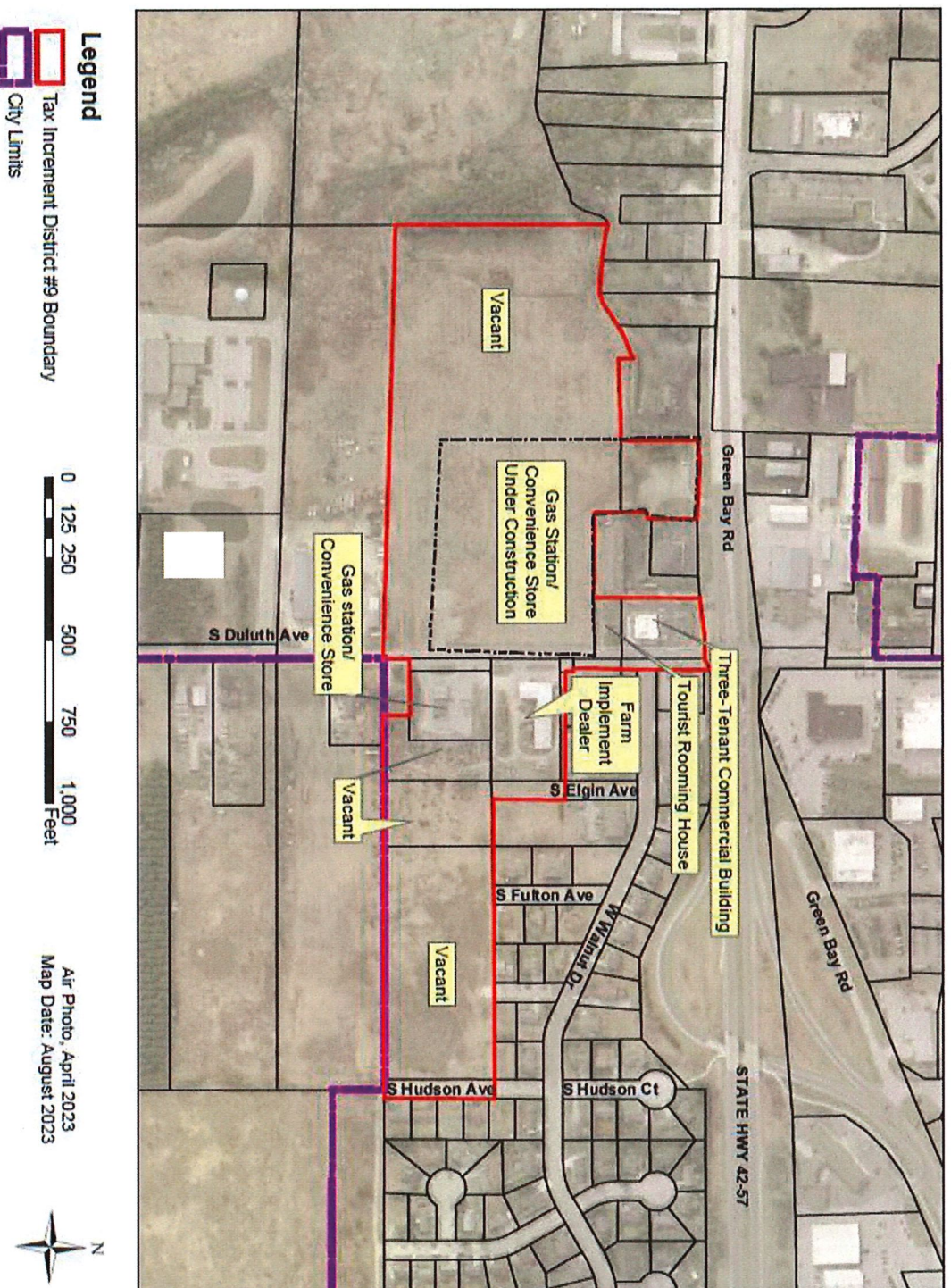


Section 5: One Half Mile Radius Map of Proposed District Boundary



Section 6: Map Showing Existing Uses and Conditions

Tax Increment District #10 Existing Conditions



City of Sturgeon Bay
TID #10 Project Plan & District Boundary

Section 7: Preliminary Parcels List and Analysis

As of the 08/09/2023 parcels list.

Map Parcel ID	Address	Parcel #	Property Owner	Acreage	Acreage %	Future Proposed Uses	Land	Improvements	Total Valuation
1	957 Green Bay Road	2816613000103	Kwik Trip Inc	1.29	3.7%	Commercial	\$ 98,000.00	\$ -	\$ 98,000.00
2	901 S. Duluth Road	2816613000110	Kwik Trip Inc	19.9	56.9%	Commercial	\$203,500.00	\$ -	\$ 203,500.00
3	911 Green Bay Road	2816613000101A	Joseph & Catherine Hartman	1.07	3.1%	Commercial	\$154,400.00	\$217,000.00	\$ 371,400.00
4	835 S Duluth Ave.	2816613000101B	The Simple Life Décor LLC	0.37	1.1%	Continued Residential Use	\$ 53,100.00	\$131,000.00	\$ 184,100.00
5	VACANT	2816818000602	Schartner Implement Inc	0.11	0.3%	Commercial	\$ 4,500.00	\$ -	\$ 4,500.00
6	862 S. Duluth Ave.	2816818000604	Schartner Implement Inc	1.65	4.7%	Commercial	\$111,500.00	\$128,000.00	\$ 239,500.00
7	922 S. Duluth Ave.	2816818000605A	RM Travel Plaza LLC	2.54	7.3%	Commercial	\$127,500.00	\$193,500.00	\$ 321,000.00
8	VACANT	2816818000605B	RM Travel Plaza LLC	1.09	3.1%	Commercial	\$ -	\$ -	\$ -
9	VACANT	2816818000607A	Schartner Implement Inc	1.5	4.3%	New Residential	\$ 36,500.00	\$ -	\$ 36,500.00
10	VACANT	2816818000607B	City of Sturgeon Bay	5.47	15.6%	New Residential	\$ -	\$ -	\$ -
				34.99	100.0%		\$789,000.00	\$669,500.00	\$1,458,500.00

Section 8: Equalized Valuation Test

The following calculations demonstrate that the city is in compliance with s.66.1105(4) (gm)4. c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the city. With TID #10, the value increment of all existing Tax Increment Districts will be approximately 7.19%.

Valuation Test Compliance Calculation

2023 Projected Equalized Valuation (TID IN)	\$ 1,456,712,100	
Limit for 12% Test	\$ 174,805,452	
Increment Value of Existing TIDs	\$ 103,331,900	
Projected Base Value of New TID	<u>\$ 1,458,500</u>	
Total Value Subject to Test	\$ 104,790,400	
Compliance ($\$104,790,400 < \$174,805,452$)		Meets Requirement

Section 9: Statement of Kind, Number and Location of Proposed Projects

The city expects to implement the following public project improvements. Any costs including eligible administrative costs necessary or convenient to the creation of the district or directly or indirectly related to the public works and other projects are considered "project costs" and eligible to be paid with tax increment revenues of the TID.

1. STREET/SIDEWALK/INFRASTRUCTURE IMPROVEMENTS

LOCATION: S. Hudson Avenue, S. Geneva Avenue, and S. Fulton Avenue

TOTAL: \$1,020,000

DESCRIPTION: The city has agreed to provide funding to cover the cost of the infrastructure needed to serve a proposed 24-lot subdivision for single-family homes. The cost of the utilities, street construction, and stormwater infrastructure is anticipated to be \$1,020,000.

City of Sturgeon Bay
TID #10 Project Plan & District Boundary

2. SOUTH DULUTH AVENUE STREET IMPROVEMENTS

LOCATION: S. Duluth Avenue from Highway 42-57 to the south city limits

TOTAL: \$335,000

DESCRIPTION: The city, with Door County as a partner, received a federal grant for the design and construction of S. Duluth Avenue into a full urbanized street. The work includes curb/gutter, sidewalk, resurfacing, and stormwater improvements. The grant will cover up to 80% of the cost, but the city needs to cover its share. The work is expected to take place in 2026.

3. OTHER STREET IMPROVEMENTS

LOCATION: Within and near the boundaries of the district

TOTAL: \$300,000

DESCRIPTION: This category includes resurfacing existing streets within the district and within a half-mile radius of the district along with potential sidewalk extensions. Funds could also be allocated to the planned southerly extension of S. Ashland Avenue in the western portion of the district.

4. PARK/TRAIL IMPROVEMENTS

LOCATION: Cherry Blossom Park and Ice Age Trail

TOTAL: \$100,000

DESCRIPTION: These funds are allocated to improve the recreational facilities at nearby Cherry Blossom Park, which serves as the neighborhood park for residents within the district. This category also includes potential improvements to the Ice Age Trail, which runs along the eastern border of the district.

5. ADMINISTRATIVE / ORGANIZATIONAL FEES

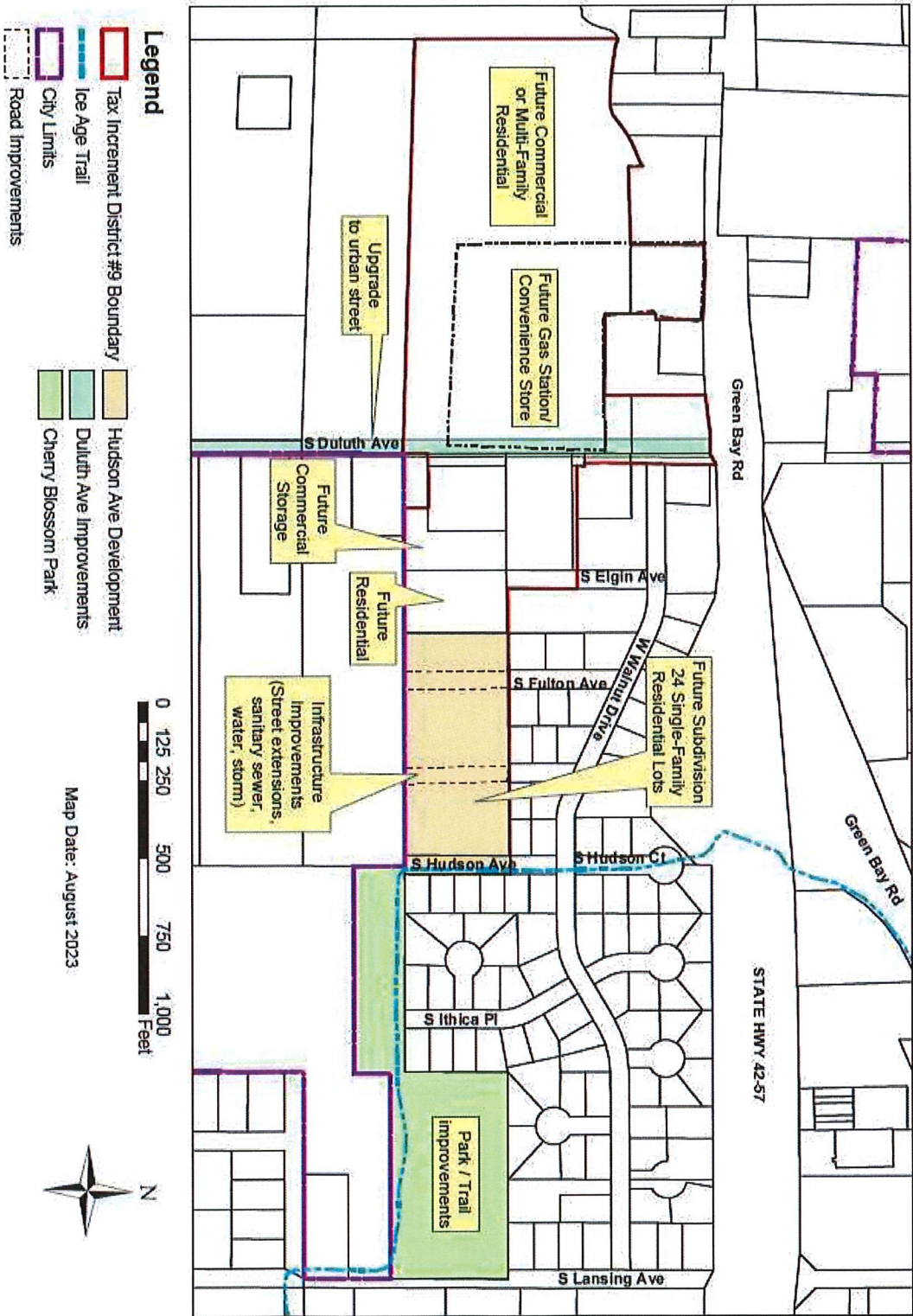
LOCATION: Entire TID

TOTAL: \$30,000

DESCRIPTION: Annual TID and city staff administration fees and professional fees for creation and organization, including legal fees.

Section 10: Maps Showing Proposed Improvements and Uses

Tax Increment District #10
Proposed Improvements and Uses



Section 11: Detailed List of Project Costs

1. STREET/SIDEWALK INFRASTRUCTURE IMPREVEMETNS	\$1,020,000
2. SOUTH DULUTH AVENUE STREET IMPROVEMENTS	\$335,000
3. OTHER STREET IMPROVEMENTS	\$300,000
4. PARK/TRAIL IMPROVEMENTS	\$100,000
5. ADMINSTRATIVE / ORGANIZATIONAL IMPROVEMENTS	\$30,000
ESTIMATED TOTAL	\$1,785,000

The project cost is based on current prices and preliminary estimates. The city reserves the right to increase this cost to reflect inflationary increases and other uncontrollable circumstances between the creation of the TID and the time of construction. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the Plan.

This Plan is not meant to be a budget nor an appropriation of funds for specific projects, but a framework within which to manage projects. All costs included in the Plan are estimates based on the best information available. The city retains the right to delete or pursue future projects listed in the prior paragraph, and shown on the map, or change the scope and/or timing of projects implemented as they are individually authorized by the Common Council, without amending the Plan.

The Plan authorizes the expenditure of funds for project costs within a 1/2-mile radius of the TID boundary.

Section 12: Economic Feasibility

The information and exhibits contained within this project plan demonstrate that the proposed TID is economically feasible insofar as:

- The city has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.
- The development anticipated to occur because of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

To evaluate the economic feasibility of TID #10 it is necessary to project the amount of tax revenue that can be reasonably generated over the legal life of the TID. Included in Exhibit A is a proforma analysis of TID #10. The proforma analyzes expenses based on project plan costs of TID #10 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #10 tax increments will be used to fund project costs and implementation of this Plan will also require that the city issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. In 2043, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

Section 13: Method of Financing and Timing of When Costs are to be Incurred.

The city plans to fund project costs with cash received from future TID #10 tax increments and to issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the city may choose to utilize.

General Obligation (G.O.) Bonds or Notes (BAN, NAN, TAN)

The City may issue G.O. Bonds or Notes to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of G.O. and State Trust Fund Loan debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

City of Sturgeon Bay
TID #10 Project Plan & District Boundary

Community Development Authority Lease Revenue Bonds:

Pursuant to Section 66.1335 Wisconsin Statutes (i.e., the "Community Development Authority Law") the City may issue Community Development Authority Lease Revenue Bonds to finance projects included within this Plan. Lease Revenue Bonds are not general obligations of the City and therefore do not count against the City's borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the city may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Tax Increment Revenue Bonds

The City has the authority to issue revenue bonds secured by the tax increments to be collected. These bonds may be issued directly by the City or as a Lease Revenue Bond by a Community Development Authority (CDA). Tax Increment Revenue Bonds and Lease Revenue Bonds are not general obligations of the city and therefore do not count against the cities' borrowing capacity. To the extent tax increments collected are insufficient to meet the annual debt service requirements of the revenue bonds, the Village may be subject to either a permissive or mandatory requirement to appropriate on an annual basis a sum equal to the actual or projected shortfall.

Utility Revenue Bonds

The City can issue revenue bonds to be repaid from revenues of the sewer and/or water systems, including revenues paid by the city that represent service of the system to the city. There is neither a statutory nor constitutional limitation on the amount of revenue bonds that can be issued, however, water rates are controlled by the Wisconsin Public Service Commission and the city must demonstrate to bond underwriters its ability to repay revenue debt with the assigned rates. To the extent the city utilizes utility revenues other than tax increments to repay a portion of the bonds, the city must reduce the total eligible Project Costs in an equal amount.

Board of Commissioners of Public Lands State Trust Fund Loans

The City may issue State Trust Fund Loans to finance the cost of Projects included within this Plan. Wisconsin Statutes limit the principal amount of State Trust Fund Loan and GO debt that a community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (including increment values).

Bonds Issued to Developers ("Pay as You Go" Financing)

The City may issue a bond to one or more developers who provide financing for projects included in this Plan. Repayment of the amounts due to the

City of Sturgeon Bay
TID #10 Project Plan & District Boundary

developer under the bonds are limited to an agreed percentage of the available annual tax increments collected that result from the improvements made by the developer. To the extent the tax increments collected are insufficient to make annual payments, or to repay the entire obligation over the life of the District, the City's obligation is limited to not more than the agreed percentage of the actual increments collected. Bonds issued to developers in this fashion are not general obligations of the City and therefore do not count against the City's borrowing capacity.

Federal/State Loan and Grant Programs

The State and Federal governments often sponsor grant and loan programs that municipalities may potentially use to supplement TID expenditures or provide financing for capital costs which positively impact the district. These programs include Wisconsin Community Development Block Grants, Rural Development Administration Community Facility Loan/Grants, Transportation Economic Assistance Grants, and Economic Development Administration Grants. These programs require local match funding to ensure State and Federal participation in the project.

The actual amount of debt issuance will be determined by the city at its convenience and as dictated by the nature of the projects as they are implemented.

Plan Implementation

Projects identified will provide the necessary anticipated governmental services to the area, and appropriate inducements to encourage development of the area. The city anticipates making total project expenditures of approximately \$1,785,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The city reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

If financing as outlined in this Plan proves unworkable, the City reserves the right to use alternate financing solutions for the projects as they are implemented.

Section 14: Annexed Property

There are no lands proposed for inclusion within the TID that were annexed by the city on or after January 1, 2004.

Section 15: Proposed Changes in Zoning Ordinances

There are two properties that are currently zoned Agricultural within TID # 10. It is expected that these properties will be rezoned to one of the Commercial or Residential districts at the time specific development is proposed on those properties. No other changes to the existing zoning district map or zoning ordinance are anticipated to impact this project plan. Any changes in zoning that may take place throughout the life of the TID will be consistent with the City's Comprehensive Plan – Future Land Use Map.

Section 16: Proposed Changes in Master Plan, Map, Building Codes, and Town Ordinances

The city does not anticipate that the TID will require any changes in the master plan, map, building codes, and city ordinances to implement this project plan. The proposed development and uses are consistent with the adopted Sturgeon Bay Comprehensive Plan.

Section 17: Relocation

The city does not anticipate the need to relocate persons or businesses in conjunction with this Plan. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable state statutes as required in Wisconsin Statutes Chapter 32.

Section 18: Orderly Development of the City

The creation of the TID will enable the city to undertake projects in furtherance of the stated objectives of its Comprehensive Plan and other planning documents. To this extent, the creation of the TID promotes the orderly development of the city.

Section 19: A List of Estimated Non-Project Costs

Non-Project costs are public works projects that only partly benefit the TID or are not eligible to be paid with tax increment, or costs not eligible to be paid with Tax Incremental Financing funds. The city does not anticipate any non-project costs for the TID.

Section 20: City Attorney Opinion

Exhibit B contains a signed opinion from the city attorney advising whether the project plan amendment is complete and complies with Section 66.1105(4)(f) of the Wisconsin Statutes.

SECTION 21: EXHIBIT A CASH FLOW PROFORMA ANALYSIS

Preliminary

City of Sturgeon Bay Tax Increment District No. 10 Cash Flow Proforma Analysis

Assumptions									
Annual Inflation During Life of TID					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									
Background Data									
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
Year	TID District	Initiation	Construction	TID Increment	Tax	Revenue	Investment	Total	
	Valuation	Increment	Increment	Over Base	Rate	Proceeds	Revenues		
(January 1)									
2022	\$1,459,500	\$0	\$5,421,000	\$20.09	\$0	\$0	\$0	\$0	
2023	\$6,079,500	\$0	\$7,391,000	\$20.09	\$108,908	\$0	\$108,908		
2024	\$8,839,500	\$0	\$8,860,000	\$20.09	\$4,992	\$0	\$4,992		
2025	\$16,564,500	\$0	\$10,221,000	\$20.09	\$17,919	\$306	\$17,919		
2026	\$11,689,500	\$0	\$11,655,000	\$20.09	\$6,934	\$306	\$6,934		
2027	\$13,114,500	\$13,146	\$11,787,146	\$20.09	\$20,542	\$306	\$20,542		
2028	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2029	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2030	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2031	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2032	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2033	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2034	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2035	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2036	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2037	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2038	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2039	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2040	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2041	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2042	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2043	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2044	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2045	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2046	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2047	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2048	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2049	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2050	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2051	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2052	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2053	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2054	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2055	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2056	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2057	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2058	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2059	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2060	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2061	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2062	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2063	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2064	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2065	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2066	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2067	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2068	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2069	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2070	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2071	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2072	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2073	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2074	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2075	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2076	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2077	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2078	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2079	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2080	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2081	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2082	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2083	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2084	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2085	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2086	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2087	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2088	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2089	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2090	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2091	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2092	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2093	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2094	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2095	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2096	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2097	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2098	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2099	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2100	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2101	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2102	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2103	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2104	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2105	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2106	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2107	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2108	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2109	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2110	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2111	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2112	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2113	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2114	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2115	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2116	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2117	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2118	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2119	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2120	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2121	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2122	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2123	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2124	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2125	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2126	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2127	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2128	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2129	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2130	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2131	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2132	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2133	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2134	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2135	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2136	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2137	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2138	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
2139	\$13,758,106	\$13,146	\$12,742,624	\$20.09	\$20,542	\$306	\$20,542		
214									

SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY

City of Sturgeon Bay - TID # 10						
Calculation of the Growth of Estimated Tax Increments by Taxing Entity						
Revenue	Projected Increment	County	City	School District	Technical College	
2023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ 108,907.89	\$ 18,051	\$ 41,387	\$ 45,612	\$ 3,858	\$ -
2026	\$ 148,284.29	\$ 24,578	\$ 56,351	\$ 62,103	\$ 5,253	\$ -
2027	\$ 176,912.54	\$ 29,323	\$ 67,230	\$ 74,093	\$ 6,267	\$ -
2028	\$ 205,540.79	\$ 34,068	\$ 78,109	\$ 86,083	\$ 7,281	\$ -
2029	\$ 234,169.04	\$ 38,813	\$ 88,988	\$ 98,073	\$ 8,295	\$ -
2030	\$ 236,802.84	\$ 39,250	\$ 89,989	\$ 99,176	\$ 8,388	\$ -
2031	\$ 239,462.98	\$ 39,691	\$ 91,000	\$ 100,290	\$ 8,483	\$ -
2032	\$ 242,149.71	\$ 40,136	\$ 92,021	\$ 101,415	\$ 8,578	\$ -
2033	\$ 244,863.32	\$ 40,586	\$ 93,052	\$ 102,552	\$ 8,674	\$ -
2034	\$ 247,604.06	\$ 41,040	\$ 94,094	\$ 103,699	\$ 8,771	\$ -
2035	\$ 250,372.21	\$ 41,499	\$ 95,146	\$ 104,859	\$ 8,869	\$ -
2036	\$ 253,168.04	\$ 41,962	\$ 96,208	\$ 106,030	\$ 8,968	\$ -
2037	\$ 255,991.83	\$ 42,430	\$ 97,281	\$ 107,212	\$ 9,068	\$ -
2038	\$ 258,843.86	\$ 42,903	\$ 98,365	\$ 108,407	\$ 9,169	\$ -
2039	\$ 261,724.40	\$ 43,380	\$ 99,460	\$ 109,613	\$ 9,271	\$ -
2040	\$ 264,633.76	\$ 43,863	\$ 100,565	\$ 110,832	\$ 9,374	\$ -
2041	\$ 267,572.20	\$ 44,350	\$ 101,682	\$ 112,062	\$ 9,478	\$ -
2042	\$ 270,540.03	\$ 44,842	\$ 102,810	\$ 113,305	\$ 9,584	\$ -
2043	\$ 273,537.54	\$ 45,338	\$ 103,949	\$ 114,561	\$ 9,690	\$ -
TOTALS	\$ 4,441,081	\$ 736,101	\$ 1,687,686	\$ 1,859,975	\$ 157,319	\$ -

SECTION 22: EXHIBIT B CITY ATTORNEY OPINION

INSERT ATTORNEY OPINION

SECTION 23: EXHIBIT C TID # 8 BOUNDARY LEGAL DESCRIPTION

DESCRIPTION: Proposed TID#10 Boundary

A tract of land partly in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 27 North, Range 25 East, and partly in the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin and described as follows.

Commencing at the Northeast corner of said Section 13, T27N, R25E, thence along the boundary of Certified Survey Map No. 3575 recorded in Document #853958 as follows; westerly along the southerly right-of-way line of S.T.H. '42-57' 73.34 feet, southwesterly along said right-of-way line along a 2038.18 foot radius curve to the right 114.67 feet, and southerly 325.88 feet to the southwest corner of Lot 2 of said CSM #3575, thence along the boundary of Certified Survey #1446 recorded in Document #625625 as follows; westerly 261.00 feet, northerly 162.25 feet, easterly 20.00 feet and northerly 150.06 feet to the northwest corner of Tract 1 of said CSM #1446 and the southerly right-of-way line of S.T.H. '42-57', thence westerly along said right-of-way line as follows; westerly 35.07 feet, westerly 157.57 feet, southerly 5 feet, and westerly 49.9 feet to the northeast corner of Lot 1 of Certified Survey #3208 recorded in Document #815005, thence along the boundary of said CSM #3208 as follows; southerly 239.67 feet, westerly 252.72 feet, northerly 46.52 feet, and southwesterly 112.11 feet to the southwest corner of said Lot 1 of CSM #3208, thence southwesterly 114 feet more or less, westerly 100 feet more or less, and northwesterly 100 feet more or less to the intersection with the westerly line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, thence southerly along said westerly line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 655' more or less to the intersection with the north line of the south 10 acres of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence easterly 1333.00 feet along said north line of the south 10 acres to the intersection with the easterly line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence northerly along said easterly line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 80 feet, thence easterly 175 feet, thence southerly 80 feet, thence easterly 200 feet to the southwest corner of Lot 1 of Certified Survey #2862 recorded in Document #780737, thence along the southerly line of said CSM #2862 916.11 feet to the southeast corner of Lot 2 of said CSM #2862 and the westerly right-of-way line of South Hudson Avenue, thence easterly 60 feet more or less to southwest corner of Lot 16, Block 3 of Parc du Chateau Subdivision No. 1 and the easterly right-of-way line of South Hudson Avenue, thence northerly along said easterly right-of-way line of South Hudson Avenue 332 feet more or less to the intersection with the northerly line of said CSM #2862 extended, thence westerly 60 feet more or less to the northeast corner of Lot 2 of said CSM #2862, thence westerly along the northerly line of said CSM #2862 860.52

City of Sturgeon Bay
TID #10 Project Plan & District Boundary

feet to the southwest corner of Lot 2 of South Hill Subdivision and the easterly right-of-way line of South Elgin Avenue, thence northerly along said easterly right-of-way line of South Elgin Avenue 243 feet more or less to the intersection with the southerly line of Lot 1 of South Hill Subdivision extended, thence westerly 60 feet more or less to the southeast corner of said Lot 1 of South Hill Subdivision, thence westerly along said south line of Lot 1 166.00 feet, thence westerly 169' feet, thence northerly 26 feet, thence westerly 7' feet to the easterly right-of-way line of C.T.H. "S", thence along said easterly right-of-way line of C.T.H. "S" as follows; northerly 150 feet more or less, and northerly 49.35 feet to the northwest corner of Lot 1 of said South Hill Subdivision and southerly right-of-way line of West Walnut Drive, thence northerly 60 feet more or less to the southwest corner of Lot 1 of Certified Survey #1596 recorded in Document #641341 and the northerly right-of-way line of West Walnut Drive, thence northerly along the easterly right-of-way line of C.T.H. "S" as follows; northerly 146.23 feet to the intersection with the northerly line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 18, T. 27 N., R. 26 E., easterly along said northerly line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 2.22 feet, and northerly 21.22 feet to the northwest corner of said Lot 1 of CSM #1596 and the southerly right-of-way line of S.T.H. "42-57", thence southwesterly 40 feet more or less to the point of Commencement.

SECTION 24: DISCLAIMER TEXT

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes. The materials do not contemplate or relate to a future issuance of municipal securities. Baird is not recommending that you take any action, and this information is not intended to be regarded as "advice" within the meaning of Section 15B of the Securities Exchange Act of 1934 or the rules thereunder.

PLAN COMMISSION RESOLUTION #2023-03

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax
Incremental District No. 10

RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 10 CITY OF STURGEON BAY, WISCONSIN

WHEREAS, pursuant to Wisconsin Statutes §66.1105 the City of Sturgeon Bay has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the city; and

WHEREAS, Tax Incremental District No. 10 (“the district”) is proposed to be created as a “Mixed-Use District” based on the identification and classification of the property proposed to be included in the tax increment district.

WHEREAS, a Project Plan for Tax Incremental District No. 10 has had been prepared that includes the following:

1. A statement listing the kind, number, and location of proposed public works or improvements within the district.
2. An economic feasibility study.
3. A detailed list of estimated projects costs.
4. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred.
5. A map showing existing uses and conditions of real property in the district.
6. A map showing proposed improvements and uses in the district.
7. Proposed changes of zoning ordinance, master plan, map, building codes, and City Ordinances.
8. A statement of the proposed method for relocation of any person to be displaced.
9. A statement indicating how creation of the district promotes the orderly development of the city.
10. A list of estimated non-projects costs.
11. A section for the eventual insertion of An Opinion of the City Attorney advising that the plan is complete and complies with Wis. Statute §66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of the public hearing by the Plan Commission was sent to the City of Sturgeon Bay, Door County, the Southern Door School District, and Northeast Wisconsin Area Technical College which constitutes all the local governmental entities having the power to levy taxes on property located within the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 30, 2023, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district.

PLAN COMMISSION RESOLUTION #2023-03

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax
Incremental District No. 10

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the City
of Sturgeon Bay that:

1. It recommends to the Common Council that Tax Incremental District No. 10, City of Sturgeon Bay, be created with boundaries as designated by Exhibit A, which is attached and incorporated herein by reference.
2. It approves the Project Plan as prepared by Robert W. Baird & Co, dated August 30, 2023, which is incorporated herein in its entirety by reference, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the city; and
4. That the City Clerk is hereby directed to provide the Common Council with a certified copy of this Resolution upon its adoption by the Plan Commission.

Adopted this 30th day of August, 2023.

City of Sturgeon Bay Plan Commission

By _____
David J. Ward Ph. D., Plan Commission Chairman

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Plan Commission
of the City of Sturgeon Bay on the 30th day of August, 2023.

Stephanie L. Reinhardt,
City of Sturgeon Bay
City Clerk

EXHIBIT A

Legal Description of Proposed TID #10 Boundary

A tract of land partly in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 13, Township 27 North, Range 25 East, and partly in the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 18, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin and described as follows.

Commencing at the Northeast corner of said Section 13, T27N, R25E, thence along the boundary of Certified Survey Map No. 3575 recorded in Document #853958 as follows; westerly along the southerly right-of-way line of S.T.H. '42-57' 73.34 feet, southwesterly along said right-of-way line along a 2038.18 foot radius curve to the right 114.67 feet, and southerly 325.88 feet to the southwest corner of Lot 2 of said CSM #3575, thence along the boundary of Certified Survey #1446 recorded in Document #625625 as follows; westerly 261.00 feet, northerly 162.25 feet, easterly 20.00 feet and northerly 150.06 feet to the northwest corner of Tract 1 of said CSM #1446 and the southerly right-of-way line of S.T.H. '42-57', thence westerly along said right-of-way line as follows; westerly 35.07 feet, westerly 157.57 feet, southerly 5 feet, and westerly 49.9 feet to the northeast corner of Lot 1 of Certified Survey #3208 recorded in Document #815005, thence along the boundary of said CSM #3208 as follows; southerly 239.67 feet, westerly 252.72 feet, northerly 46.52 feet, and southwesterly 112.11 feet to the southwest corner of said Lot 1 of CSM #3208, thence southwesterly 114 feet more or less, westerly 100 feet more or less, and northwesterly 100 feet more or less to the intersection with the westerly line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 13, thence southerly along said westerly line of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 655' more or less to the intersection with the north line of the south 10 acres of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence easterly 1333.00 feet along said north line of the south 10 acres to the intersection with the easterly line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence northerly along said easterly line of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ 80 feet, thence easterly 175 feet, thence southerly 80 feet, thence easterly 200 feet to the southwest corner of Lot 1 of Certified Survey #2862 recorded in Document #780737, thence along the southerly line of said CSM #2862 916.11 feet to the southeast corner of Lot 2 of said CSM #2862 and the westerly right-of-way line of South Hudson Avenue, thence easterly 60 feet more or less to southwest corner of Lot 16, Block 3 of Parc du Chateau Subdivision No. 1 and the easterly right-of-way line of South Hudson Avenue, thence northerly along said easterly right-of-way line of South Hudson Avenue 332 feet more or less to the intersection with the northerly line of said CSM #2862 extended, thence westerly 60 feet more or less to the northeast corner of Lot 2 of said CSM #2862, thence westerly along the northerly line of said CSM #2862 860.52 feet to the southwest corner of Lot 2 of South Hill Subdivision and the easterly right-of-way line of South Elgin Avenue, thence northerly along said easterly right-of-way line of South Elgin Avenue 243 feet more or less to the intersection with the southerly line of Lot 1 of South Hill Subdivision extended, thence westerly 60 feet more or less to the southeast corner of said Lot 1 of South Hill Subdivision, thence westerly along said south line of Lot 1 166.00 feet, thence westerly 169' feet, thence northerly 26 feet, thence westerly 7' feet to the easterly right-of-way line of C.T.H. "S", thence along said easterly right-of-way line of C.T.H. "S" as follows; northerly 150 feet more or less, and northerly 49.35 feet to the northwest corner of Lot 1 of said South Hill Subdivision and southerly right-of-way line of West Walnut Drive, thence northerly 60 feet more or less to the southwest corner of Lot 1 of Certified Survey #1596 recorded in Document #641341 and the northerly right-of-way line of West Walnut Drive, thence northerly along the easterly right-of-way line of C.T.H. "S" as follows; northerly 146.23 feet to the intersection with the northerly line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 18, T. 27 N., R. 26 E., easterly along said northerly line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ 2.22 feet, and northerly 21.22 feet to the northwest corner of said Lot 1 of CSM #1596 and the southerly right-of-way line of S.T.H. "42-57", thence southwesterly 40 feet more or less to the point of Commencement.