

**AGENDA**  
**CITY OF STURGEON BAY**  
**PLAN COMMISSION**  
Wednesday, April 27, 2022  
7:00 p.m.  
City Council Chambers  
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 30, 2022.
4. Public comment on non-agenda Plan Commission related items.
5. Project plan and boundaries for Tax Incremental District No. 7:
  - a. Presentation
  - b. Public Hearing
  - c. Consideration
6. Consideration of: Development proposals for property owned by the City of Sturgeon Bay on the west side of S. Hudson Avenue (parcel #281-68-18000607B).
7. Consideration of: Initial presentation of zoning map amendment to change the zoning classifications of property owned by the City of Sturgeon Bay on the west side of S. Hudson Avenue (parcel #281-68-18000607B) from Agricultural (A) to Two-Family Residential (R-3).
8. Adjourn.

*NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.*

Notice is hereby given that a majority of the Common Council may be present at this meeting to gather information about a subject over which they have decision-making responsibility. If a quorum of the Common Council does attend, this may constitute a meeting of the Common Council and is noticed as such, although the Common Council will not take any formal action at this meeting.

4/22/22  
2:30 p.m.  
SM

Plan Commission Members

Mayor David Ward  
Ald. Kirsten Reeths  
Ald. Helen Bacon  
Ald. Dennis Statz  
Mark Holey  
Debbie Kiedrowski  
Jeff Norland

## CITY PLAN COMMISSION MINUTES

### March 30, 2022

A meeting of the City Plan Commission was called to order at 6:00p.m. on March 30th, 2022, by Chairperson David J. Ward in the Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

**Roll Call (#1):** Members present: David Ward, Helen Bacon, Dennis Statz, Mark Holey, Debbie Kiedrowski, and Kirsten Reeths were present. Jeff Norland was excused. Staff present were Community Development Director Marty Olejniczak, Zoning and Planning Administrator Christopher Sullivan-Robinson, and Administrative Assistant Suzanne Miller.

**Agenda (#2):** Motion by Bacon and second by Holey to accept the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 16, 2022.
4. Public comment on non-agenda Plan Commission related items.
5. Zoning map amendment from Commercial/Light manufacturing (C-3) to General Commercial (C-1) for the following parcels:
  - 281-12-06010001, 217 Green Bay Rd, Midwest Wire Products Inc.
  - 281-62-10000102A, 1121-1125 Egg Harbor Rd, Eric Hoogland Ltd Partnership
  - 281-62-10000102B, 1201 Egg Harbor Rd, River Valley One LLC
  - 281-62-11000113 (Portion of), 916 N 14<sup>th</sup> Ave, County of Door
  - 281-62-15000104A, 1023 Egg Harbor Rd, 1023 Egg Harbor Rd LLC
  - 281-62-15000104B, 1033 Egg Harbor Rd, PT Tower LLC
  - 281-62-15000105, 911 N 14<sup>th</sup> Ave, City of Sturgeon Bay
  - 281-62-15000106, 835 N 14<sup>th</sup> Ave, City of Sturgeon Bay
  - 281-62-15000111A, 1019 Egg Harbor Rd, 1023 Egg Harbor Rd LLC
  - 281-62-15000113, 514 N 12<sup>th</sup> Ave, Premier Sturgeon Bay LLC
  - 281-62-15000116, 664 N 12<sup>th</sup> Ave, Steven C Ehlers
  - 281-62-15000117, 606 N 12<sup>th</sup> Ave, Cornerstone Solutions Inc.
  - 281-62-15000123, 636 N 12<sup>th</sup> Ave, S&B Green Bay Investments LLP
  - 281-62-15000124, 620 N 12<sup>th</sup> Ave, Sturgeon Bay Community Church Inc.
  - 281-64-59000117A, Midwest Wire Products Inc.
  - 281-64-77000300A, 245 E Vine St, Skipper Properties LLC
  - 281-66-13000109 (Portion of), 941-951 S Duluth Ave, Phill Mart of Sturgeon Bay
  - 281-66-13000110 (Portion of), 919 S Duluth Ave, Randal L Sahs
    - a. Presentation
    - b. Public Hearing
    - c. Consideration/Recommendation (*Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and passed by  $\frac{3}{4}$  of the members present to act on the request at this meeting.*)
6. Zoning map amendment from Commercial/Light manufacturing (C-3) to Light Industrial (I-1) for parcel 281-64-59000124C, 615 S. Lansing Ave owned by Midwest Wire Products Inc.:
  - a. Presentation
  - b. Public Hearing
  - c. Consideration/Recommendation (*Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and passed by  $\frac{3}{4}$  of the members present to act on the request at this meeting.*)
7. Project plan and boundaries for Tax Incremental District No. 6:
  - a. Presentation
  - b. Public Hearing
  - c. Consideration



8. Consideration of: Combined Preliminary/Final Planned Unit Development for a 68-unit multiple-family residential development proposed by Cherry Point Investments, LLC for property located at 1048 Egg Harbor Road and the rear portion of 1116 Egg Harbor Road.
9. Consideration of: Final Planned Unit Development for a 26-unit multiple-family residential development proposed by S.C. Swiderski for the former Sunset School property located at 827 N. 8<sup>th</sup> Avenue.
10. Consideration of: Conceptual Planned Unit Development for Premier Real Estate (Pre-3) for a 96-unit apartment complex located off S. Duluth Ave immediately east of Target; Parcel #281-66-12001605.
11. Adjourn.

**Approval of minutes from February 16, 2022 (#3):** Motion by Kiedrowski and second by Reeths to approve the minutes from February 16, 2022. All ayes. Motion carried.

**Public Comment on non-agenda Plan Commission related items (#4):** No citizens presented for public comment.

**Zoning map amendment from Commercial/Light manufacturing (C-3) to General Commercial (C-1) for the 18 parcels described in the fifth item of the agenda included on page 1 of this document (#5):**

**Presentation:** List of parcels read aloud by Ward. Olejniczak stated this is the 3<sup>rd</sup> presentation of this information to the Commission. The amendment would eliminate the redundant Commercial/Light Manufacturing (C-3) district as it is identical to General Commercial (C-1). Current C-3 properties must be rezoned or they will be part of a district that no longer exists. Sullivan-Robinson reported all calls fielded on this issue were in support.

**Public Hearing:** No citizens presented to speak.

**Consideration:** Motion by Statz and second by Kiedrowski to act on this request. No discussion. All ayes. Motion carried.

Motion by Holey and second by Bacon to make a recommendation to the Common Council to amend the zoning map from Commercial/Light manufacturing (C-3) to General Commercial (C-1) for all 18 parcels listed in the public hearing notice. All ayes. Motion carried.

**Zoning map amendment from Commercial/Light manufacturing (C-3) to Light Industrial (I-1) for parcel 281-64-59000124C, 615 S. Lansing Ave owned by Midwest Wire Products Inc.: (#6):**

**Presentation:** Olejniczak described a proposed zoning map amendment addressing a manufacturing facility, currently zoned Commercial/Light manufacturing (C-3), that requires Light Industrial (I-1) zoning for an expansion plan that will allow the manufacturer to grow.

**Public Hearing:** No citizens presented to speak.

**Consideration/Recommendation:** Motion by Holey and second by Bacon to act on this request. No discussion. All ayes. Motion carried.

Motion by Reeths and second by Kiedrowski to make a recommendation to the Common Council to amend the zoning map from Commercial/Light manufacturing (C-3) to Light Industrial (I-1) for parcel 281-64-59000124C, 615 S. Lansing Ave owned by Midwest Wire Products Inc. All ayes. Motion carried.

**Project plan and boundaries for Tax Incremental District (TID) No. 6 (#7):**

**Presentation:** Olejniczak explained the City hired Robert W. Baird & Co. to prepare a Project Plan for the proposed Tax Incremental District No. 6 and the Commission is asked to act upon a formal resolution to create the TID to promote new and redevelopment within the Egg Harbor Rd. region. Public hearing and adoption of separate resolutions by City Plan Commission, Common Council, and Joint Review Board are

required. The proposed resolution for the Plan Commission was included in the agenda materials. He stated the Joint Review Board met on March 29, 2022 and response was favorable, though the Board may wish to add street improvements. The City is not required to complete the projects listed in the current project plan, which can be amended.

Brian Reuchel of R.W. Baird described the Project Plan as including a financial cash proforma that shows a 20-year plan for a mixed-use district projected to be successful and close within the planned 20 years or earlier. Individual projects in the District and the dollar amounts are listed in the Plan. Boundary amendments to the District are limited to four, but specific projects can be added over time through Plan amendments.

Commission concerns were: 1) A beautification project to make Egg Harbor Road more closely resemble downtown in landscaping and signage be included. Olejniczak stated that could be incorporated into the Plan prior to its presentation at Common Council on April 19, 2022 and stated improvements within a ½ mile of the District can be added to the Plan if the improvement is related to the District. 2) Incentives for homeowners for exterior improvements be included. Ward stated such incentives were not right for Egg Harbor Rd., though staff could recommend incentives for improvements for existing businesses in this TID to be presented to the Joint Review Board.

#### **Public Hearing:**

Nissa Norton of 945 Bonnie View Drive stated the family was not able to develop the Colorado Place lots they own jointly due to the expense of development (sewer/water) and they are in favor of the project.

Miller read a letter from Collin Jeanquart of Doco Loco, LLC who stated he owns properties within the proposed TID and is in favor of the project.

**Consideration:** Motion by Bacon and second by Holey approving TID No. 6 as presented. All ayes. Motion carried.

#### **Consideration of: Combined Preliminary/Final Planned Unit Development for a 68-unit multiple-family residential development proposed by Cherry Point Investments, LLC for property located at 1048 Egg Harbor Road and the rear portion of 1116 Egg Harbor Road (#8):**

Sullivan-Robinson presented the changes requested by the Commission on February 16, 2022 and now included in the project designs: 1.) No agreement was reached between Cherry Point Investments and the owners of neighboring Tall Pines Estates regarding shared driveway. Proposed plan now shows a separate driveway. 2.) Access is divided into two sections. South section connects to Egg Harbor Rd. and serves Cherry Tree Terrace (48 units). North section connects to Alabama and 12th Pl. and serves Apple Tree Terrace (20 units). City Engineer and Fire Chief approved this plan. 3.) No green space was added as site is 50% green space, but playground is added next to gazebo area. 4.) Total number of units is 68 rather than 70. 5.) Final engineering regarding run off by the new road is not complete, but is under review by Baudhuin, Inc. Approval of the project is contingent upon approval of water flow analysis and final storm water management plan by City Engineer. 6.) Alabama St. extension has 15ft. separation from neighboring homes and will be sunken to create a berm where trees will be planted. 7.) SBU provided an alternative plan for sewer and water at the request of Fire Chief to allow improved access to hydrants and water meter closets. 8.) A strip of evergreens is shown along the west side of the site. Landscape plan must be approved by Aesthetic Design and Site Plan Review Board.

Developers presented a new blue and white color scheme. Commissioners questioned whether there will be a sidewalk along the west of the site to connect Alabama Pl. to Egg Harbor Rd. and responded positively to the color scheme and the step-down placement of the buildings to match the elevation changes from west to east on the site.

Staff recommends approval of the PUD contingent upon approval of water flow analysis and final storm water management, approval by Aesthetic Design Board and provision of a certified survey map.



Letter received from City resident Chesla Anschutz dated March 4, 2022 was included in agenda packet and discussed. Anschutz requests the Commission consider: 1.) Pedestrian access points to the development aside from the driveways and access to the west property line of Cherry Point Mall. 2.) Provision of electric vehicle charging stations in this and future developments. 3.) Shared driveway and cul de sac as entrance to both the proposed development and Tall Pines Estates for use by school bus. Olejniczak stated the property between the proposed development and Cherry Point Mall is private and contains a berm and utilities. Staff is unable to address access to private property. Ward requested staff discuss the issue with the owners of Cherry Point Mall.

**Consideration:** Motion by Bacon to make a recommendation to Common Council to approve the Combined Preliminary/Final Planned Unit Development for a 68-unit multiple-family residential development proposed by Cherry Point Investments, LLC for property located at 1048 Egg Harbor Road and the rear portion of 1116 Egg Harbor Road with the following conditions: 1.) Underlying zoning district shall be R-4 Multiple-Family Residential. 2.) the development shall be consistent with the final site plan approved by the Plan Commission. 3.) Final approval by the City Engineer of the stormwater management plan including accommodating water flow from the Alabama St. extension. 4.) Dedication of the necessary public right-of-way to complete the Alabama Pl./12<sup>th</sup> Pl. road connection, with exact location/dimension as determined by the City. 5.) Approval of the final utility layout and providing the necessary easements for Sturgeon Bay Utilities for any public sanitary sewer or water mains, and the electrical services. 6.) Approval of final project designs by the Aesthetic Design & Site Plan Review Board. 7.) Record a certified survey map for the required property division. 8.) Provide two separate names for the north and south group of apartments.

**Consideration of: Final Planned Unit Development for a 26-unit multiple-family residential development proposed by S.C. Swiderski for the former Sunset School property located at 827 N. 8th Avenue (#9):**

The PUD project includes 26 apartments in two 8-unit buildings, a 6-unit building and a 4-unit building, all with attached garages and was previously reviewed by the Commission for the Development Agreement. Sullivan-Robinson reported the City requested the driveways be redrawn and the visitor parking area be removed/revised and possibly converted to a patio space. Sturgeon Bay Utilities requests revision of the sewer and water service plan. Fire Chief determined an on-site fire hydrant is not needed. Staff recommends approval of the final PUD with contingencies: 1.) A revised utility plan meeting the requirements of SBU and SBFD is provided. 2.) Approval by Aesthetic Design and Site Plan Review Board. 3.) Approval of final stormwater management plan by City Engineer.

Jacqui McElroy and Madelyn Check of S.C. Swiderski presented updated civil plans which include: 1.) Separated driveways at Bedford buildings will have buffers and landscaping between the units. 2.) Patio space for gathering/grilling will be installed where the visitor parking was eliminated. 3.) Facade of Bedford garages is enhanced. 4.) Cedar privacy fencing added. 5.) Enhanced back of Huntington units. 6.) Raised garden beds added.

The Commissioners raised the following concerns: 1.) Communal patio is too close to 8th Ave. and might be moved back toward the center of the development. McElroy stated relocation would require revision of the civil plan. 2.) Timeline. McElroy responded demolition is planned at the end of May, but demolition work must go out for bid due to City involvement in the project. 3.) Cedar trees shown in landscape plan will get very large. Deciduous trees were recommended.

Olejniczak stated the zoning district is currently Single-Family (R-2). The change to Multi-Family (R-4) makes sense given the shape of the parcel. Though staff recommends R-4, the underlying district is determined by Common Council.

**Consideration:** Motion by Holey and second by Statz to recommend the Common Council approve the final Planned Unit Development for a 26-unit multiple-family residential development proposed by S.C. Swiderski for the former Sunset School property located at 827 N. 8<sup>th</sup> Avenue subject to 1.) Underlying



zoning district shall be R-4 Multiple-Family Residential. 2.) The development shall be consistent with the final site plan approved by the Plan Commission. 3.) Final approval by the City Engineer of the stormwater management plan. 4.) Final approval by Sturgeon Bay Utilities of the utility plans. 5.) Approval by the Aesthetic Design & Site Plan Review Board. All Ayes. Motion Carried.

**Consideration of: Conceptual Planned Unit Development (PUD) for Premier Real Estate (Pre-3) for a 96-unit apartment complex located off S. Duluth Ave immediately east of Target; Parcel #281-66-12001605 (#10):**

Olejniczak introduced a conceptual PUD for 26 apartments on a 12.6-acre parcel off S. Duluth Ave. for which the Common Council previously approved some development incentives. Applicant is requesting a combined approval process.

Chris Slater of Pre-3 described 26 2-bedroom apartments with living space above the attached single-car garages that include private entrances and in-unit laundries. The units will rent for ~\$1,200/mo. A primary driveway on the east side of the parcel is planned as well as north and south entries off the two existing driveways that lead to Target on the west of the parcel.

The Commission commented: 1.) Response regarding location and layout was positive. 2.) A playground and gathering space/gazebo were requested and Slater responded they would consider adding them. 3.) Proposed landscape plan showed highly invasive trees. Native trees were recommended. 4. Sidewalks to Duluth Ave. were suggested with the understanding that the City may have to participate financially.

Olejniczak stated a separate driveway, dumpster positions, storm sewer outfall location, and utility concerns on the part of SBU required evaluation. A trail around the property and a communal space built on a bump-out into the pond were suggested, but are not requirements.

**Next meeting:** Chair Ward stated the next meeting of the Commission is moved to Wednesday, April 27, 2022 at 7pm.

**Adjourn (#11)** Statz made the motion to adjourn, second by Holey. All ayes. The motion carried. The meeting adjourned at 7:40p.m.

Respectfully submitted,

Suzanne Miller  
Administrative Assistant

## EXECUTIVE SUMMARY

**Title:** Tax Increment District #7

**Background:** The Common Council approved development incentives for a proposed multiple-family residential development on the east side of the Target store. The council also directed staff to work with R. W. Baird to create a tax incremental district (TID) for the project. The TID #7 boundaries and project plan have been drafted.

The project plan identifies a number of municipal improvements that are proposed to be undertaken in and near the TID along with a developer-financed TIF loan to aid in the development of the proposed 96-unit apartment complex. The tax increments generated from the new development would be used to cover the costs of the projects.

TID #7 is being established as a mixed-use TID, which provides a 20-year timeframe to complete the projects and recover the expenditures. The financial proforma prepared by Baird shows that the TID's expenses would be recovered in the second to last year of the TID. In order to be conservative, staff asked Baird to prepare an alternative proforma to eliminate some of the proposed expenditures. The alternate proforma and project map are also included in the packet. The alternate proforma shows that the expenditures are recovered in the third to last year. It is also noted that the listed expenditures are not required to occur. The City could scale back projects or use other sources of funds such as grants and special assessments to further improve the financial strength of the TID.

The procedure for creation of Tax Incremental District #7 is a public hearing before the Plan Commission followed by adoption of a resolution. The Common Council will then have to approve its own resolution. The final step is approval of a resolution by the Joint Review Board, which is comprised of representatives from the taxing jurisdictions.

**Recommendation:** Approval of the resolution regarding the boundaries and project plan for TID #7.

Prepared by: Martin Olejniczak 4/22/22  
Martin Olejniczak Date  
Community Development Director

Reviewed by: Valerie Clarizio 4/22/22  
Valerie Clarizio Date  
Finance Director



## **PLANNING COMMISSION RESOLUTION #2022-02**

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax Incremental District No. 7

### **RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 7 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. 7 (“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. 7 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 project 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. 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 County School District, and Northeast Wisconsin Area Technical College which constitutes all of 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 April 27, 2022, 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.



**PLANNING COMMISSION RESOLUTION #2022-02**

**Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax  
Incremental District No. 7**

**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. 7, 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 April 11, 2022 and amended April 27, 2022, 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 27th day of April, 2022

**City of Sturgeon Bay**

By \_\_\_\_\_  
David J. Ward Ph. D., Plan Commission Chairman

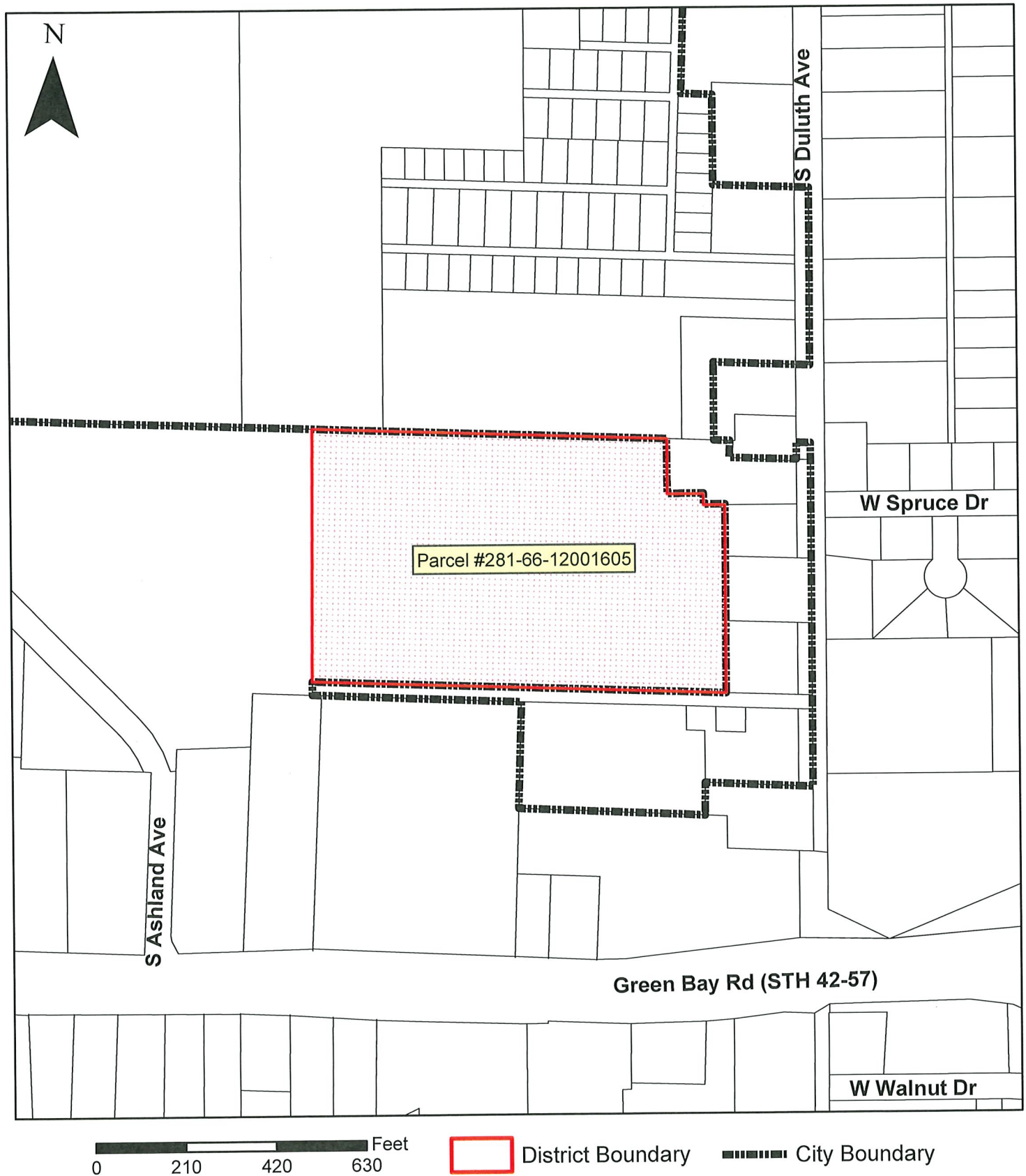
**CERTIFICATION**

I hereby certify that the foregoing Resolution was duly adopted by the Planning  
Commission of the City of Sturgeon Bay on the 27th day of April, 2022.

\_\_\_\_\_  
Stephanie L. Reinhardt,  
City of Sturgeon Bay  
City Clerk

# EXHIBIT A

## Boundaries of Tax Incremental District #7



# **DESCRIPTION: Tax Incremental District No. 7 Boundary**

A tract of land located in the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , of Section 12, Township 27 North, Range 25 East, City of Sturgeon Bay, Door County, Wisconsin, being all of Lot 1 and part of Lot 2 of Certified Survey No. 812 recorded in Volume 4 of Certified Survey Maps, Page 302-303, annexation to the City of Sturgeon Bay recorded in Volume 736 of deeds, Page 729 and described as follows.

Commencing at the East one-quarter corner of said Section 12, Township 27 North, Range 25 East, thence South along the east line of the Southeast one-quarter of said section 12 1467.17 feet to the northeast corner of said Lot 2 of CSM No. 812, thence S 89°56'21" W along the boundary of said CSM No. 812 199.88 feet to the point of beginning, thence South 436.59 feet to the southeast corner of said Lot 2 of CSM No. 812, thence along the boundary of said CSM No. 812 as follows; N 88°07'50" W 963.66 feet, N 00°24'36" E along the westerly line of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 12 588.26 feet, S 88°00'39" E along the northerly line of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of said Section 12 824.20 feet, S 00°09'05" E 128.58 feet, S 89°56'20" E 84.94 feet, S 00°26'08" E 25.86 feet, and N 89°56'21" E 49.76 feet to the point of beginning.



**Project Plan & District Boundary  
Tax Incremental District No. 7  
in the  
CITY OF STURGEON BAY, WISCONSIN**



**April 11, 2022**

(Approved Actions)

Organizational Joint Review Board Meeting Held.....April 26, 2022  
Public Hearing Held.....April 27, 2022  
Adopted by Planning Commission.....April 27, 2022  
Adopted by City Council.....May 17, 2022  
Approved by Joint Review Board.....May 24, 2022

Prepared in part by:



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

## **Table of Contents**

TABLE OF CONTENTS.....	2
CITY OF STURGEON BAY OFFICIALS.....	3
INTRODUCTION AND DESCRIPTION OF DISTRICT.....	4
SUMMARY OF FINDINGS.....	5
MAP OF PROPOSED DISTRICT BOUNDARY.....	8
MAP OF ONE-HALF MILE RADIUS OF PROPOSED DISTRICT BOUNDARY.....	9
MAPS SHOWING EXISTING USES AND CONDITIONS.....	10
PRELIMINARY PARCEL LIST & ANALYSIS.....	11
EQUALIZED VALUATION TEST.....	11
STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PROJECTS.....	11
MAPS SHOWING PROPOSED IMPROVEMENTS AND USES.....	14
DETAILED LIST OF PROJECT COSTS.....	15
ECONOMIC FEASIBILITY.....	16
METHOD OF FINANCING AND TIMING OF WHEN COSTS ARE TO BE INCURRED.....	16
ANNEXED PROPERTY.....	18
PROPOSED CHANGES IN ZONING ORDINANCES.....	18
PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY ORDINANCES.....	18
RELOCATION.....	18
ORDERLY DEVELOPMENT OF THE CITY.....	18
A LIST OF ESTIMATED NON-PROJECT COSTS.....	19
CITY ATTORNEY OPINION.....	19
Exhibit A: TID #7 CASH FLOW PROFORMA ANALYSIS.....	20
Exhibit B: CITY ATTORNEY OPINION.....	21
Exhibit C: TID #7 BOUNDARY LEGAL DESCRIPTION.....	22
DISCLAIMER.....	23

## **City of Sturgeon Bay Officials**

### **City Council**

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

### **City Staff**

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

### **Planning Commission**

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

### **Joint Review Board**

Josh Van Lieshout	City Representative
Ken Pabich	Door County
Bob Mathews	Northeast Wisconsin Area Technical College
Christopher Peterson	Southern Door County School District
Bill Chaudoir	Public Member



## **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.

The Tax Increment District ("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 a 12.6 acre single parcel site located between Duluth Avenue and the Target department store. The site is within the City limits. A developer is proposing to construct 96 total apartment units over two phases of construction. The units are proposed to be two-bedroom units with attached garages. The developer is requesting \$1,500,000 in the form of developer-financed tax incremental financing. The developer will need financial incentives to assist with the high construction costs of the project. The proposed and potential new development 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 development. 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 \$2,261,000 plus financing/interest costs during the TID's 15-year expenditure period. Proposed public project improvements may include, but not limited to developer incentives in the form of cash grants or TID loans, professional and organizational services, administrative costs, and finance costs.

As a result of the creation of this TID, the City projects a preliminary and conservative cash flow analysis indicating \$3,240,613 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 park improvements and street/sidewalk improvements within the vicinity of the district. The City projects land and improvement values (incremental value) of approximately \$8,880,000 will be created in the TID by the end of 2025.

**City of Sturgeon Bay**  
**TID #7 Project Plan & District Boundary**

This additional value will be a result of the improvements made and projects undertaken within the TID. If the project generates less in value than anticipated, any shortfall in paying of the loan incentive is borne by the developer.

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

**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.
  - In order 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 of the projects listed in the project plan and to maintain a rent structure that does not exceed the upper end of market levels. 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.



**City of Sturgeon Bay**  
**TID #7 Project Plan & District Boundary**

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 0% 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 less than 35 percent of the District is land proposed for newly platted residential development. Residential housing density is at least three units per acre.



**City of Sturgeon Bay**  
**TID #7 Project Plan & District Boundary**

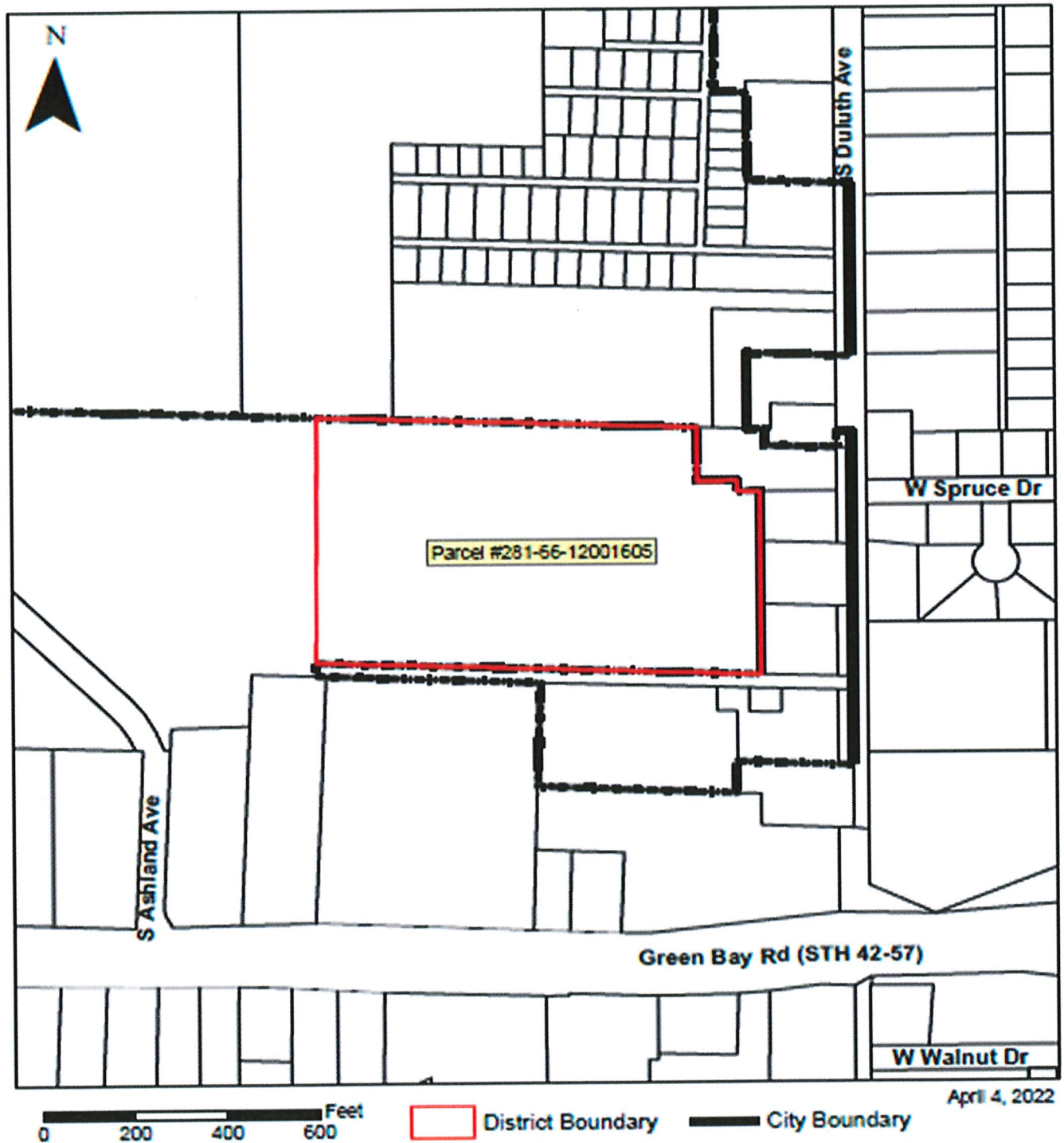
9. The TID is being created as a Mixed-Use District. This project plan has met the definition and requirements for a Mixed-Use District. Not less than 50% of the proposed district's area land is suitable for industrial, commercial, and residential use.

**City of Sturgeon Bay  
TID #7 Project Plan & District Boundary**

**Map of Proposed District Boundary**

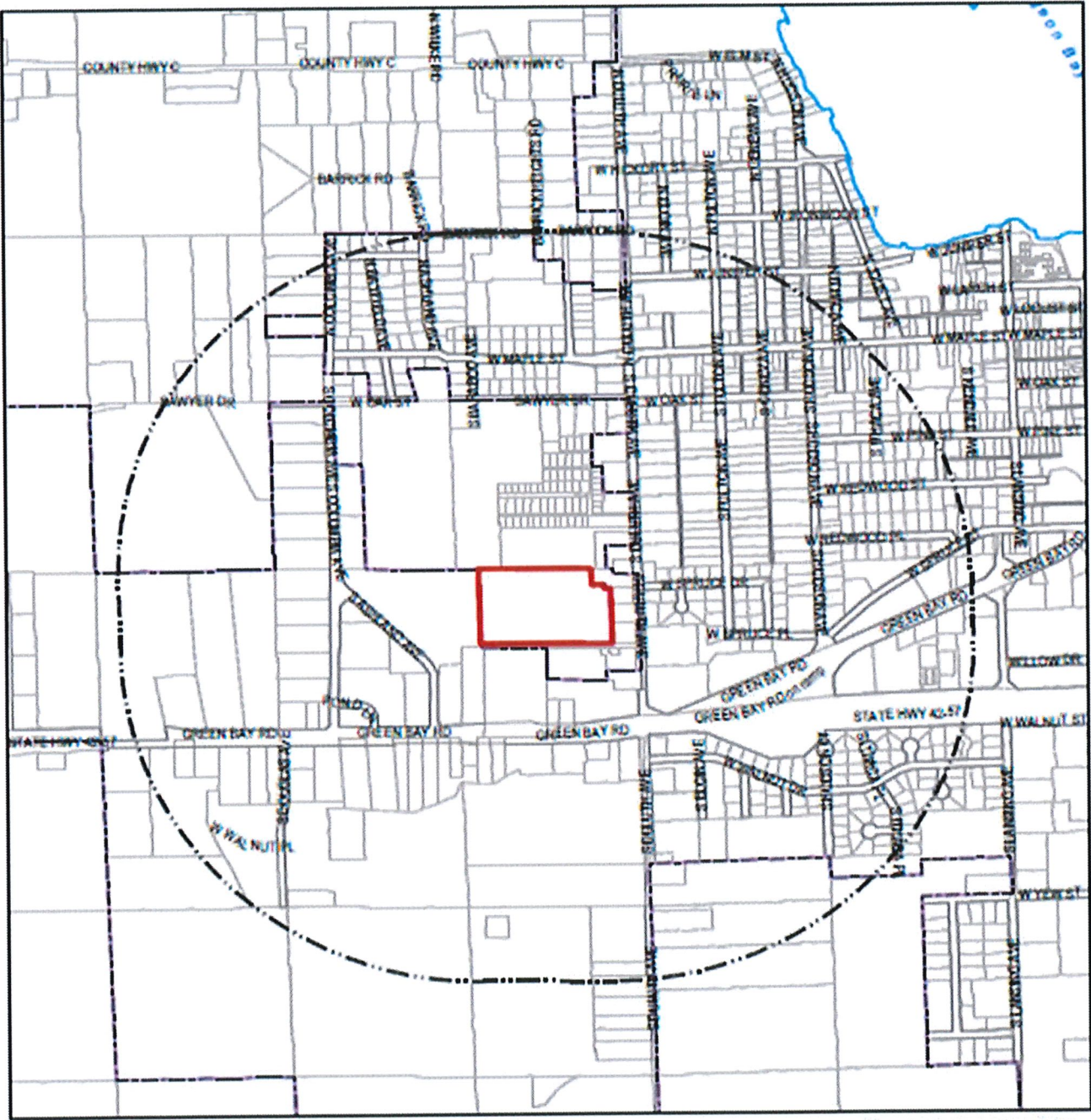
Current Map is reflective of the 01/01/2022 parcel list.

**Tax Increment District #7**





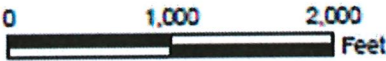
One Half Mile Radius Map of Proposed District Boundary

Tax Increment District #7



Map printed April 4, 2022

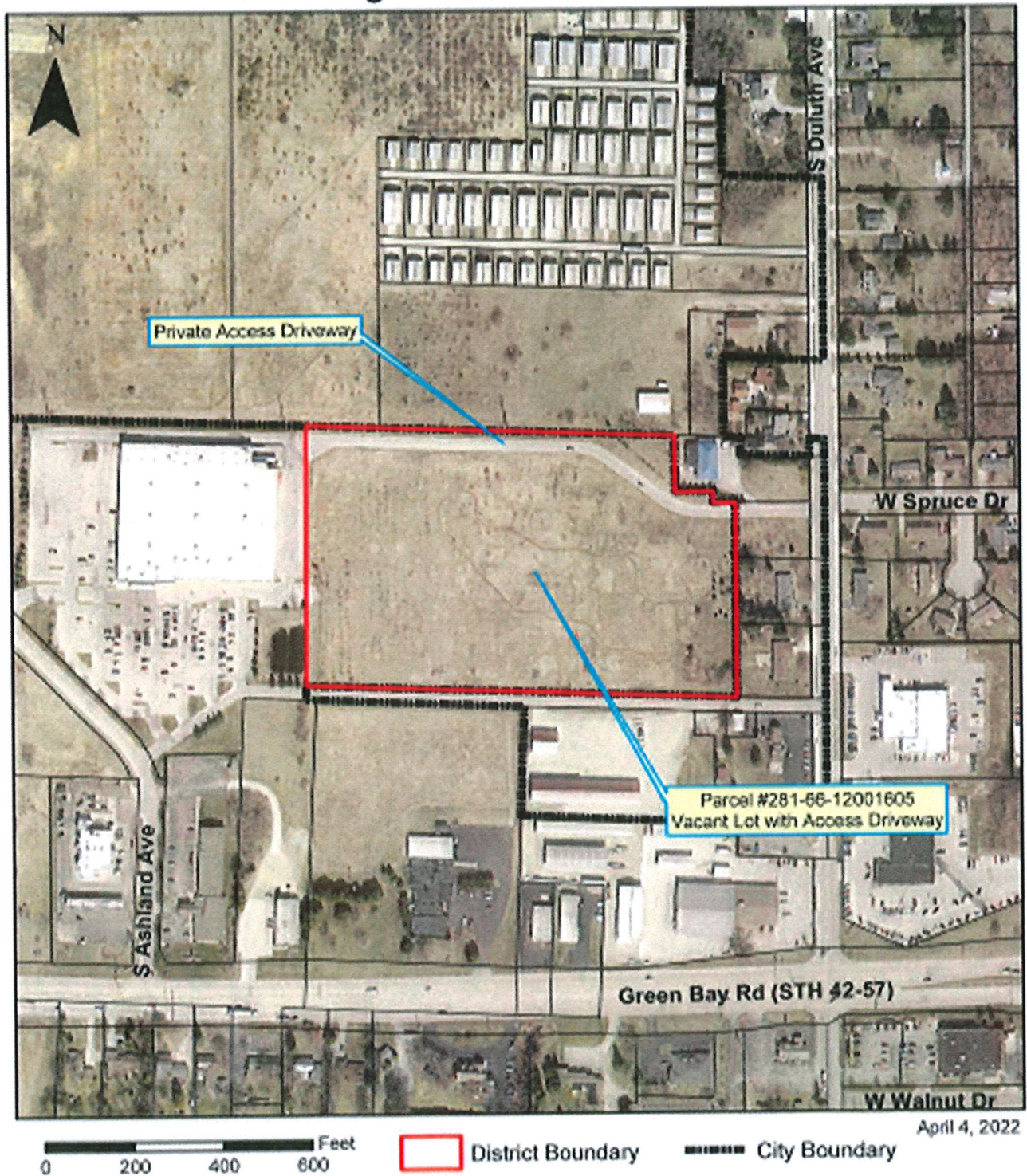
-  Tax Increment District #7
-  1/2 Mile Buffer





Map Showing Existing Uses and Conditions

Tax Increment District #7  
Existing Uses and Conditions





### **Preliminary Parcel List and Analysis**

As of the 01/01/2022 parcel list.

ID	Address	Parcel #	Valuation
1	N/A (vacant)	2816612001605	\$ <u>143,000</u>
<b>Total Valuation</b>			<b><u>\$ 143,000</u></b>

### **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 #7, the value increment of all existing Tax Increment Districts will be approximately 8.75%.

#### **Valuation Test Compliance Calculation**

2021 Equalized Valuation (TID IN)	\$ 1,029,653,800
Limit for 12% Test	\$ 123,558,456
Increment Value of Existing TIDs	\$ 89,932,800
Projected Base Value of New TID	\$ <u>143,000</u>
Total Value Subject to Test	\$ 90,075,800
Compliance (\$90,075,800 < \$123,558,456)	Meets Requirement

### **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.

**City of Sturgeon Bay**  
**TID #7 Project Plan & District Boundary**

1. DEVELOPER GRANT/LOAN INCENTIVE

LOCATION: ENTIRE TID

TOTAL: \$1,500,000

DESCRIPTION: Developer incentive loan to enable construction of 96 total apartment units. Tax increments generated from the apartment units will be used to pay off the loan. If the project generates less in value than anticipated, any shortfall in paying off the loan is borne by the developer.

2. FINANCING & INTEREST

LOCATION: Entire TID

TOTAL: \$673,660

DESCRIPTION: Cost of issuance and interest on borrowing needed for projects along with interest due to developer for the developer incentive loan.

3. ASHLAND AVENUE/HIGHWAY 42-57 INTERSECTION IMPROVEMENTS

LOCATION: Ashland Ave at Hwy 42-57

TOTAL: \$105,000

DESCRIPTION: Widening the turning radius for westbound Hwy 42-57 traffic turning north onto Ashland Avenue. This intersection will be a primary means of access to the proposed apartment complex within the TID.

4. PARK IMPROVEMENTS

LOCATION: Woods West Park

TOTAL: \$200,000

DESCRIPTION: Recreational facilities and amenities to be installed within Woods West Park. This park will serve as the neighborhood park for the future residents of the apartments and is within one-half mile of the TID.



5. SIDEWALK IMPROVEMENTS

LOCATION: S. Duluth Ave and west entrance to apartments

TOTAL: \$100,000

DESCRIPTION: Extending sidewalk along west side of S. Duluth Ave south to Highway 42-57 with crosswalk to south side of highway. In addition, sidewalk leading from S. Duluth Ave along the entrance driveway westerly toward the apartment complex is proposed.

6. TURNAROUND ON ENTRANCE DRIVEWAY (FUTURE STREET)

LOCATION: North edge of TID

TOTAL: \$100,000

DESCRIPTION: If a portion of the existing driveway along north edge of TID is converted to a public street, a turnaround (cul-de-sac) will be constructed at the point where the public portion ends.

7. STREET IMPROVEMENTS

LOCATION: Within one-half mile radius of the TID

TOTAL: \$226,000

DESCRIPTION: Repaving and other improvements to streets in the vicinity of the apartment project that are impacted by traffic from the new development.

8. ADMINISTRATIVE / ORGANIZATIONAL FEES

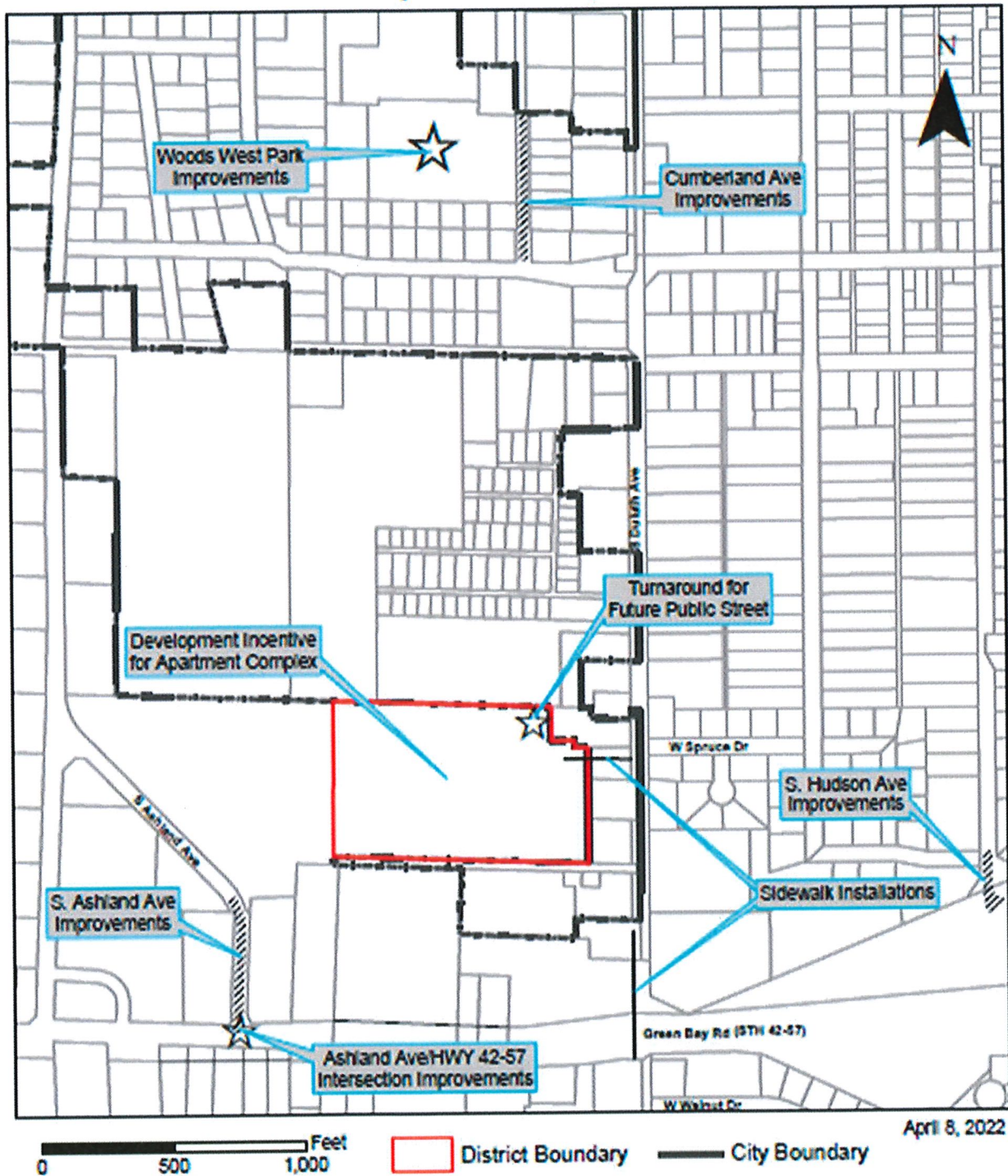
LOCATION: Entire TID

TOTAL: \$30,000

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

Maps Showing Proposed Improvements and Uses

## Tax Increment District #7 Proposed Projects





**Detailed List of Project Costs**

1. DEVELOPER GRANT/LOAN INCENTIVE	\$1,500,000
2. FINANCING AND INTEREST	\$673,660
3. ASHLAND AVE/HWY 42-57 INTERSECTION	\$105,000
4. WOODS WEST PARK IMPROVEMENTS	\$200,000
5. SIDEWALKS IMPROVEMENTS	\$100,000
6. TURNAROUND (CUL-DE-SAC) CONSTRUCTION	\$100,000
7. STREET IMPROVEMENTS	\$226,000
8. ADMINSTRATIVE / ORGANIZATIONAL FEES	\$30,000
<b>Total</b>	<b>\$2,934,660</b>

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.



## **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 as a result 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.

In order to evaluate the economic feasibility of TID #7 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 #7. The proforma analyzes expenses based on project plan costs of TID #7 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #7 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.

## **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 #7 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

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 #7 Project Plan & District Boundary**

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 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 \$2,261,000 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.**

### **Annexed Property**

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

### **Proposed Changes in Zoning Ordinances**

No change in zoning is proposed for the current property in the TID.

### **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.

### **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.

### **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.

### **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.

### **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.



EXHIBIT A  
CASH FLOW PROFORMA ANALYSIS  
TID #7

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

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

Developer Incentive -- Criteria	
New Construction	\$4,680,000
TIF Assistance	\$1,500,000
% of Increment to Developer	80%
Does TIF Cash Flow	YES
City Increment Required	NO

Year	Background Data					Revenues				Expenditures						TID Status			Year	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)		(s)
	TIF District	Inflation	Construction	TIF Increment	Tax	Tax	Investment	Total	Tax Revenues	Developer	Interest Due	Annual	Balance	Payment to	Other	Combined	Annual	Year End		Cost
	Valuation	Increment	Increment	Over Base	Rate	Revenue	Proceeds	Revenues	Available to Developer	Outlay	to Developer	(Shortfall)/ Surplus	Due to Developer	Developer	Project Expenses	Expenditures	Balance	Cumulative Balance		Recovery
	(January 1)	(1)														(December 31)				
	Base Value																			
	\$143,000																			
2022	\$143,000	\$0		\$0	\$19.83	\$0	\$0	\$0	\$0	\$1,500,000	\$0	\$0	\$0	\$0	\$253,667	\$253,667	\$0	\$0		2022
2023	\$143,000	\$0	\$3,330,000	\$3,330,000	\$19.83	\$0	\$0	\$0	\$0	\$0	\$0	(\$1,500,000)	(\$1,500,000)	\$0	\$253,667	\$253,667	(\$253,667)	(\$253,667)		2023
2024	\$3,473,000	\$0	\$3,330,000	\$6,660,000	\$19.83	\$0	\$0	\$0	\$0	\$60,000	(\$60,000)	(\$1,560,000)	\$0	\$253,667	\$253,667	\$253,667	(\$253,667)	(\$507,333)		2024
2025	\$6,603,000	\$0	\$2,220,000	\$8,880,000	\$19.83	\$66,034	\$0	\$66,034	\$52,827	\$62,400	(\$9,573)	(\$1,569,573)	\$52,827	\$253,667	\$306,494	(\$240,460)	(\$747,793)		2025	
2026	\$9,023,000	\$90,230		\$9,970,230	\$19.83	\$132,068	\$0	\$132,068	\$105,654	\$62,783	\$42,871	(\$1,526,702)	\$105,654		\$105,654	\$26,414	(\$721,300)		2026	
2027	\$9,113,230	\$91,132		\$9,061,362	\$19.83	\$176,090	\$0	\$176,090	\$140,872	\$61,068	\$79,804	(\$1,446,897)	\$140,872		\$140,872	\$35,218	(\$686,162)		2027	
2028	\$9,204,362	\$92,044		\$9,153,406	\$19.83	\$177,880	\$0	\$177,880	\$142,304	\$57,876	\$84,428	(\$1,362,469)	\$142,304		\$142,304	\$35,576	(\$650,586)		2028	
2029	\$9,296,406	\$92,964		\$9,246,370	\$19.83	\$179,687	\$0	\$179,687	\$143,749	\$54,499	\$89,251	(\$1,273,219)	\$143,749		\$143,749	\$35,937	(\$614,648)		2029	
2030	\$9,389,370	\$93,894		\$9,340,264	\$19.83	\$181,512	\$0	\$181,512	\$145,210	\$50,929	\$94,281	(\$1,178,938)	\$145,210		\$145,210	\$36,302	(\$578,346)		2030	
2031	\$9,483,264	\$94,833		\$9,435,096	\$19.83	\$183,356	\$0	\$183,356	\$146,684	\$47,158	\$99,527	(\$1,079,411)	\$146,684		\$146,684	\$36,671	(\$541,675)		2031	
2032	\$9,578,096	\$95,781		\$9,530,877	\$19.83	\$185,217	\$0	\$185,217	\$148,174	\$43,176	\$104,998	(\$974,414)	\$148,174		\$148,174	\$37,043	(\$504,631)		2032	
2033	\$9,673,877	\$96,739		\$9,627,616	\$19.83	\$187,098	\$0	\$187,098	\$149,678	\$38,977	\$110,702	(\$863,712)	\$149,678		\$149,678	\$37,420	(\$467,212)		2033	
2034	\$9,770,616	\$97,706		\$9,725,322	\$19.83	\$188,997	\$0	\$188,997	\$151,198	\$34,540	\$116,649	(\$747,062)	\$151,198		\$151,198	\$37,799	(\$429,412)		2034	
2035	\$9,868,322	\$98,683		\$9,824,005	\$19.83	\$190,916	\$0	\$190,916	\$152,733	\$29,882	\$122,650	(\$624,212)	\$152,733		\$152,733	\$38,183	(\$391,229)		2035	
2036	\$9,967,005	\$99,670		\$9,923,675	\$19.83	\$192,853	\$0	\$192,853	\$154,283	\$24,968	\$128,334	(\$494,898)	\$154,283		\$154,283	\$38,571	(\$352,658)		2036	
2037	\$10,066,675	\$100,667		\$10,024,342	\$19.83	\$194,810	\$0	\$194,810	\$155,848	\$19,796	\$136,052	(\$358,846)	\$155,848		\$155,848	\$38,962	(\$312,696)		2037	
2038	\$10,167,342	\$101,673		\$10,126,016	\$19.83	\$196,786	\$0	\$196,786	\$157,429	\$14,354	\$143,075	(\$215,771)	\$157,429		\$157,429	\$39,357	(\$274,339)		2038	
2039	\$10,269,016	\$102,690		\$10,229,706	\$19.83	\$198,783	\$0	\$198,783	\$159,026	\$8,631	\$150,395	(\$65,376)	\$159,026		\$159,026	\$39,757	(\$234,583)		2039	
2040	\$10,371,706	\$103,717		\$10,332,423	\$19.83	\$200,799	\$0	\$200,799	\$160,639	\$2,615	\$156,376	\$0	\$159,026		\$159,026	\$132,808	(\$101,774)		2040	
2041	\$10,475,423	\$104,754		\$10,437,177	\$19.83	\$202,835	\$0	\$202,835	\$162,268						\$0	\$202,835	\$101,061	Expenditures Recovered	2041	
2042	\$10,580,177	\$105,802		\$10,542,979	\$19.83	\$204,892	\$253	\$205,145	\$163,914						\$0	\$205,145	\$306,206	Expenditures Recovered	2042	
						\$3,240,615	\$253	\$3,240,868	\$2,592,490	\$1,500,000	\$673,660		\$2,173,660	\$761,000	\$3,934,660					
	\$1,662,979	\$0	\$0	\$0																

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

(1) Per City estimates.

**EXHIBIT B  
CITY ATTORNEY OPINION**



**EXHIBIT C**  
**TID #7 BOUNDARY LEGAL DESCRIPTION**

A tract of land located in the SE ¼ of the SE ¼, of Section 12, Township 27 North, Range 25 East, City of Sturgeon Bay, Door County, Wisconsin, being all of Lot 1 and part of Lot 2 of Certified Survey No. 812 recorded in Volume 4 of Certified Survey Maps, Page 302-303, annexation to the City of Sturgeon Bay recorded in Volume 736 of deeds, Page 729 and described as follows.

Commencing at the East one-quarter corner of said Section 12, Township 27 North, Range 25 East, thence South along the east line of the Southeast one-quarter of said section 12 1467.17 feet to the northeast corner of said Lot 2 of CSM No. 812, thence S 89°56'21" W along the boundary of said CSM No. 812 199.88 feet to the point of beginning, thence South 436.59 feet to the southeast corner of said Lot 2 of CSM No. 812, thence along the boundary of said CSM No. 812 as follows; N 88°07'50" W 963.66 feet, N 00°24'36" E along the westerly line of the SE ¼ of the SE ¼ of said Section 12 588.26 feet, S 88°00'39" E along the northerly line of the SE ¼ of the SE ¼ of said Section 12 824.20 feet, S 00°09'05" E 128.58 feet, S 89°56'20" E 84.94 feet, S 00°26'08" E 25.86 feet, and N 89°56'21" E 49.76 feet to the point of beginning.

**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.



# Alternate Proforma

Preliminary



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

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

Example Developer Grant	
\$1,500,000	
Developer Outlay / Repayment	
Beginning 2023	
Developer Outlay.....	\$1,500,000
Total Int. Due to Developer....	\$673,660
Total Payments to Developer.	\$2,173,660
Shortfall to Developer.....	\$0

Developer Incentive -- Criteria	
New Construction.....	\$8,880,000
TIF Assistance.....	\$1,500,000
% of Increment to Developer.	80%
Does TIF Cash Flow.....	YES
City Increment Required.....	NO

Background Data					Revenues				Expenditures						TID Status			Year	
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	(r)		(s)
TIF District	Inflation	Construction	TIF Increment	Tax	Tax	Investment	Total	Tax Revenues	Developer	Interest Due	Annual	Balance	Payment to	Other	Combined	Annual	Year End		
Valuation	Increment	Increment	Over Base	Rate	Revenue	Proceeds	Revenues	Available to Developer	Outlay	to Developer	(Shortfall)/	Due to	Developer	Project	Expenditures	Balance	Cumulative		Cost Recovery
(January 1)	(1)				80%				EST. RATE= 4.00%						(December 31)				
Base Value																			
	\$143,000	\$0		\$0	\$19.83	\$0	\$0	\$0	\$0		\$0	\$0	\$0		\$0	\$0			
2022	\$143,000	\$0	\$3,330,000	\$3,330,000	\$19.83	\$0	\$0	\$0	\$0	\$1,500,000	\$0	(\$1,500,000)	(\$1,500,000)	\$0	\$187,000	\$187,000	(\$187,000)	(\$187,000)	
2023	\$143,000	\$0	\$3,330,000	\$6,660,000	\$19.83	\$0	\$0	\$0	\$0		\$60,000	(\$60,000)	(\$1,560,000)	\$0	\$187,000	\$187,000	(\$187,000)	(\$374,000)	
2024	\$3,473,000	\$0	\$3,330,000	\$6,660,000	\$19.83	\$66,034	\$0	\$66,034	\$52,827		\$62,400	(\$9,573)	(\$1,569,573)	\$52,827	\$187,000	\$239,827	(\$173,793)	(\$547,793)	
2025	\$6,803,000	\$0	\$2,220,000	\$8,880,000	\$19.83	\$132,068	\$0	\$132,068	\$105,654		\$62,783	\$42,871	(\$1,526,702)	\$105,654		\$105,654	\$26,414	(\$521,380)	
2026	\$9,023,000	\$90,230		\$8,970,230	\$19.83	\$176,090	\$0	\$176,090	\$140,872		\$61,068	\$79,804	(\$1,446,897)	\$140,872		\$140,872	\$35,218	(\$486,162)	
2027	\$9,113,230	\$91,132		\$9,061,362	\$19.83	\$177,880	\$0	\$177,880	\$142,304		\$57,876	\$84,428	(\$1,362,469)	\$142,304		\$142,304	\$35,576	(\$450,586)	
2028	\$9,204,362	\$92,044		\$9,153,406	\$19.83	\$179,687	\$0	\$179,687	\$143,749		\$54,999	\$89,251	(\$1,273,219)	\$143,749		\$143,749	\$35,937	(\$414,648)	
2029	\$9,296,406	\$92,964		\$9,246,370	\$19.83	\$181,512	\$0	\$181,512	\$145,210		\$50,929	\$94,281	(\$1,178,938)	\$145,210		\$145,210	\$36,302	(\$378,346)	
2030	\$9,389,370	\$93,894		\$9,340,264	\$19.83	\$183,356	\$0	\$183,356	\$146,684		\$47,158	\$99,527	(\$1,079,411)	\$146,684		\$146,684	\$36,671	(\$341,675)	
2031	\$9,483,264	\$94,833		\$9,435,096	\$19.83	\$185,217	\$0	\$185,217	\$148,174		\$43,176	\$104,998	(\$974,414)	\$148,174		\$148,174	\$37,043	(\$304,631)	
2032	\$9,578,096	\$95,781		\$9,530,877	\$19.83	\$187,098	\$0	\$187,098	\$149,678		\$38,977	\$110,702	(\$863,712)	\$149,678		\$149,678	\$37,420	(\$267,212)	
2033	\$9,673,877	\$96,739		\$9,627,616	\$19.83	\$188,997	\$0	\$188,997	\$151,198		\$34,548	\$116,649	(\$747,062)	\$151,198		\$151,198	\$37,799	(\$229,412)	
2034	\$9,770,616	\$97,706		\$9,725,322	\$19.83	\$190,916	\$0	\$190,916	\$152,733		\$29,882	\$122,850	(\$624,212)	\$152,733		\$152,733	\$38,183	(\$191,229)	
2035	\$9,868,322	\$98,683		\$9,824,005	\$19.83	\$192,853	\$0	\$192,853	\$154,283		\$24,968	\$129,314	(\$494,898)	\$154,283		\$154,283	\$38,571	(\$152,658)	
2036	\$9,967,005	\$99,670		\$9,923,675	\$19.83	\$194,810	\$0	\$194,810	\$155,848		\$19,796	\$136,052	(\$358,846)	\$155,848		\$155,848	\$38,962	(\$113,696)	
2037	\$10,066,675	\$100,667		\$10,024,342	\$19.83	\$196,786	\$0	\$196,786	\$157,429		\$14,354	\$143,075	(\$215,771)	\$157,429		\$157,429	\$39,357	(\$74,339)	
2038	\$10,167,342	\$101,673		\$10,126,016	\$19.83	\$198,783	\$0	\$198,783	\$159,026		\$8,631	\$150,395	(\$65,376)	\$159,026		\$159,026	\$39,757	(\$34,583)	
2039	\$10,269,016	\$102,690		\$10,228,706	\$19.83	\$200,799	\$0	\$200,799	\$160,639		\$2,615	\$65,376	\$0	\$67,991		\$67,991	\$132,808	\$98,226	Expenditures Recovered
2040	\$10,371,706	\$103,717		\$10,332,423	\$19.83	\$202,835	\$246	\$203,081	\$162,268							\$0	\$203,081	\$301,307	Expenditures Recovered
2041	\$10,475,423	\$104,754		\$10,437,177	\$19.83	\$204,892	\$753	\$205,645	\$163,914							\$0	\$205,645	\$506,952	Expenditures Recovered
2042	\$10,580,177	\$105,802		\$10,542,979	\$19.83														
	\$1,662,979	\$8,880,000				\$3,240,613	\$999	\$3,241,612	\$2,592,490	\$1,500,000	\$673,660			\$2,173,660	\$561,000	\$2,734,660			

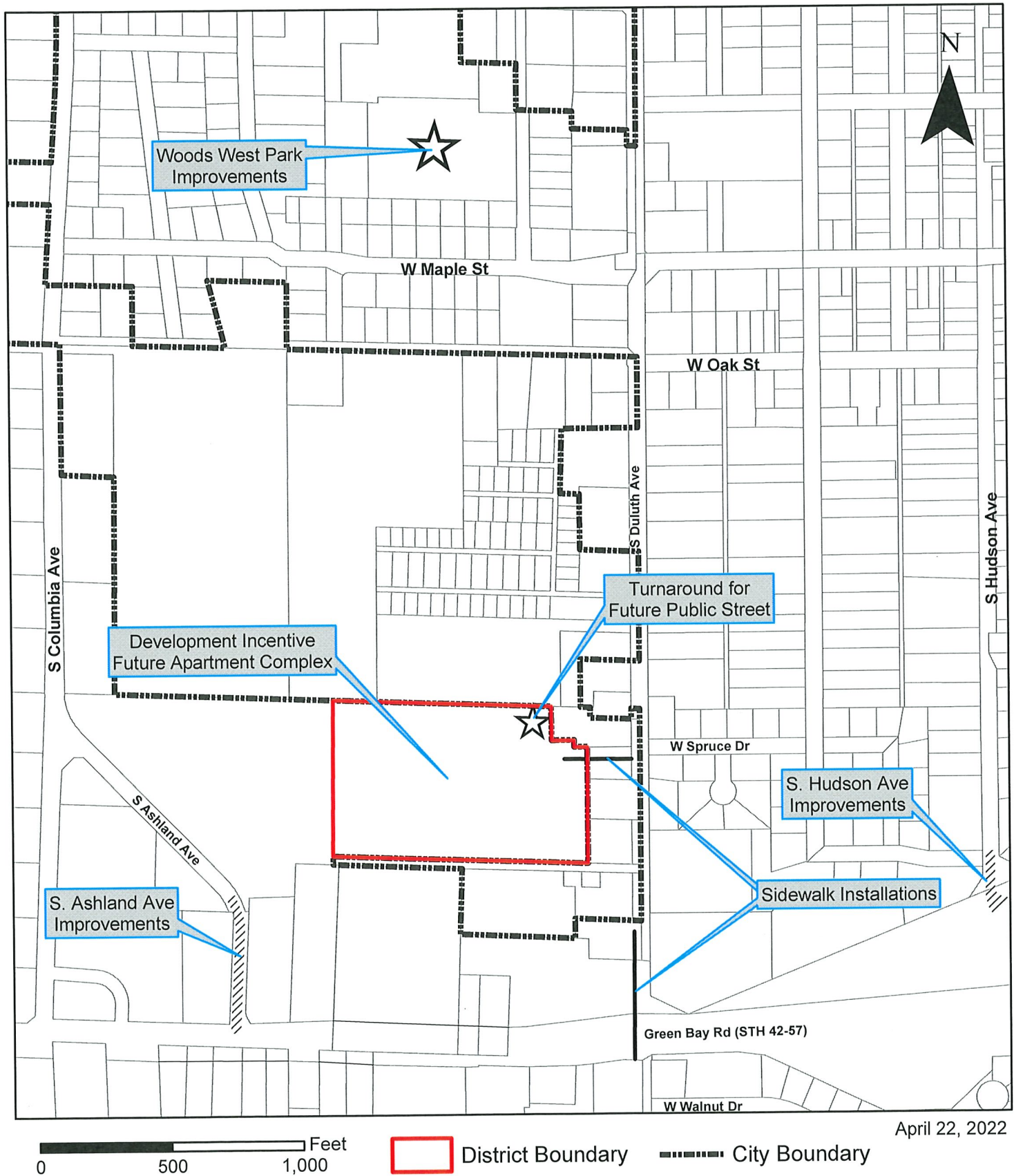
Type of TID: Mixed-Use  
2022 TID Inception  
2037 Final Year to Incur TIF Related Costs  
2042 Maximum Legal Life of TID (20 Years)

(1) Per City estimates.

Robert W. Baird & Co. Incorporated is providing this information to you for discussion purposes only. The information does 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. In providing this information, Baird is not acting as an advisor to you and does not owe you a fiduciary duty pursuant to Section 15B of the Securities Exchange Act of 1934. You should discuss the information contained herein with any and all internal or external advisors and experts you deem appropriate before acting on the information.

# Alternate Proposed Projects Map

## Tax Increment District #7 Proposed Projects and Uses





Ahnapee  
Trail Estates  
SINGLE FAMILY  
DEVELOPMENT  
PROPOSAL



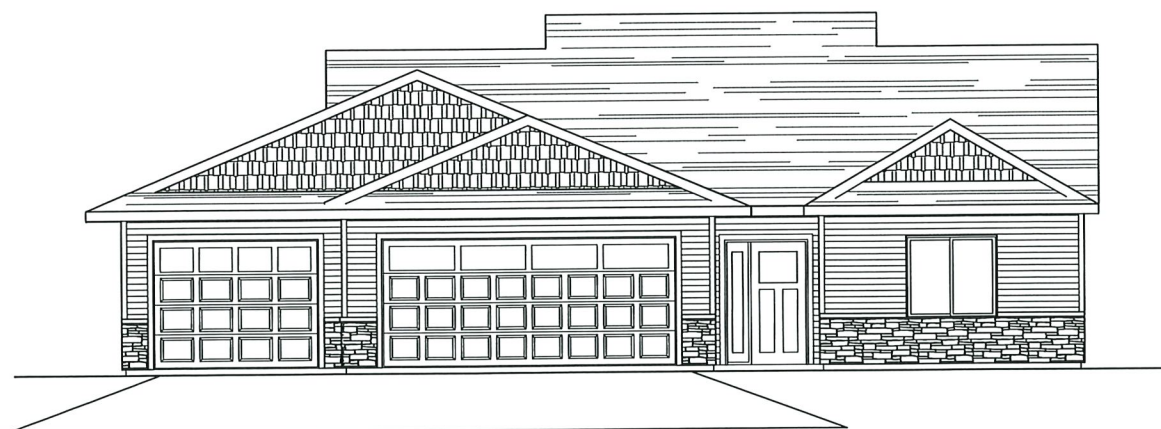


## INTRODUCTION

Based out of Green Bay WI. Duquaine Development (DDI) has been in business over 30 years primarily specializing in multifamily construction and development. Duquaine's goal in this project, as in all projects, is to help fulfill the housing needs of the local community with a quality product.

## PROPOSAL

Duquaine Development DDI proposes developing 5.47 acres currently owned by the City of Sturgeon Bay parcel 2816818000607B into 18 single family homes using a phased approach (more if storm water would permit), with the first phase of 3 lots to start development late spring 2022. This development will help assist with the need of single family homes in the area outlined by the Door County Housing Analysis done by AECOM in 2019. We would propose using this home below which is 3 bedroom, 2 bath, and 1,490 sq ft which at present time would cost around \$300,000 per home to construct (\$200.00 per square foot). Each home would use the same footprint but utilize differing facades and materials. Most of the homes would utilize a slab on grade construction as well as a third garage stall.



**FRONT ELEVATION**

1/4" = 1'-0"





## FINANCIAL STRATEGY

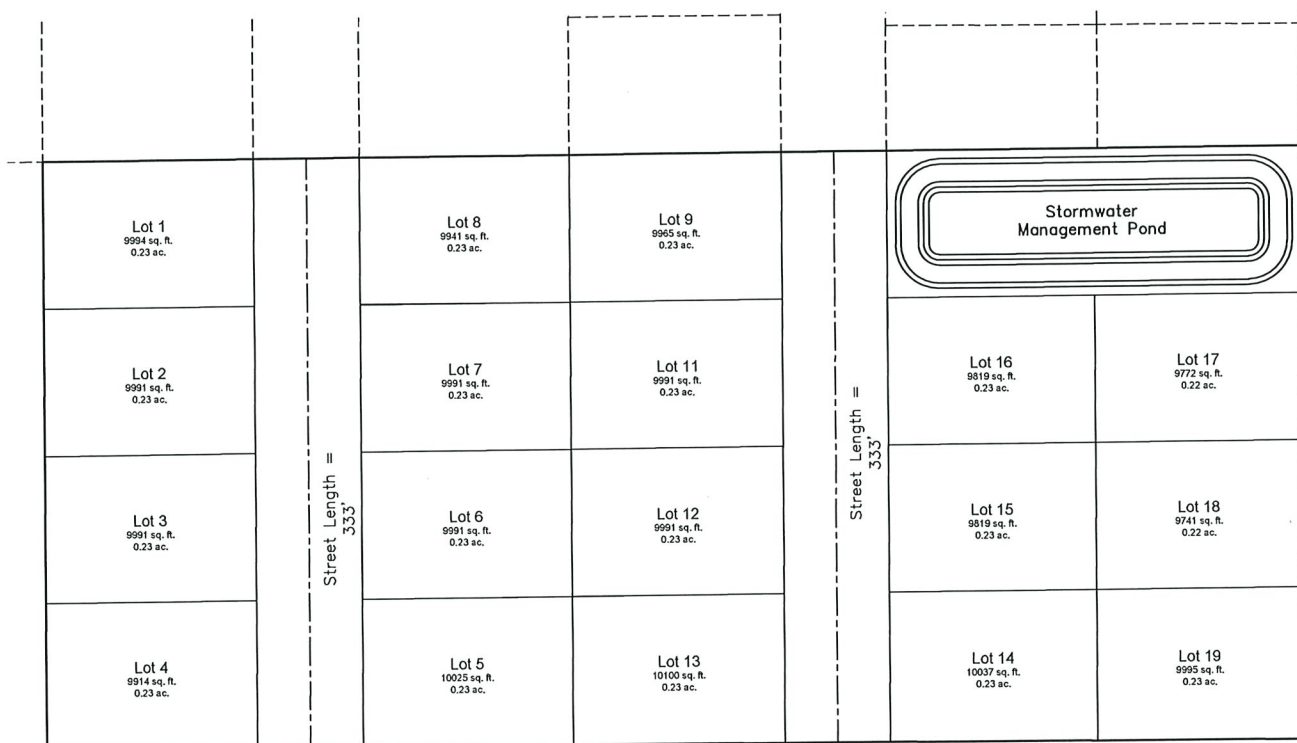
Construction costs will be funded by DDI along with partnership from one of the regional banks we regularly use. The project will be developed in 3 phases and in accordance with market absorption. In total we anticipate the 18 single family homes to cost \$6,500,000 over the course of 3 years and the infrastructure extensions to be around \$650,000 also over the course of 3 years. We would anticipate a sale price between 350,000 and 385,000 depending on the market at the given time. If one were to rent out the units we would estimate they would rent out for around \$2600 per month. Currently we are primarily pursuing the build to sell model.

## PAST DEVELOPMENTS

DDI has developed primarily multifamily properties and some single family properties in Wisconsin since 1992. In the past 2 years DDI has completed projects in Howard (2), Oostburg, Grand Chute, Manitowoc, and Sheboygan. Currently, DDI has projects under construction in Howard, Brillion, Sheboygan, and Bellevue (2). Projects in 2022 are set to include Sturgeon Bay, Ashwaubenon, Green Bay, Bellevue, Kaukauna and Howard (Over 500 units are slated for 2022). All the projects that were completed have been built out and stabilized successfully.

## FINANCIAL ASK

To ensure project feasibility DDI requests assistance in the form of 5.47 acres of land to be purchased for the sale price of \$1.00 and the City of Sturgeon bay to pay for the road infrastructure and sewer/water extensions. All engineering and fees will be paid by DDI and other approval soft cost to be paid for by DDI along with the individual lot sitework and hard costs.



## DEVELOPMENT ORGANIZATION

Duquaine Development was established in 1992 in the State of Wisconsin by President Keith Duquaine and is in strong financial and legal standing.

## SCHEDULE

DDI will start constructing 4 single family homes initially. Once the homes are sold or rented, the road extension of South Geneva Avenue will commence and homes will be constructed along it. Once those 8 homes are completed, the road extension of Fulton Avenue will commence and homes will be constructed. DDI would anticipate the buildout taking 2-3 years.



## DEVELOPMENT TEAM

### **Keith Duquaine, *President***

Keith is the original founder of DDI and has been in the industry since 1994. Keith has constructed thousands of apartments throughout his time in the industry. He has also served on many of the Brown County Building boards throughout the years and has been awarded Homebuilder of the year as well.

### **Jake Hofmann, *Project Manager***

Jake has over 13 years of project-management experience ranging from industrial applications at the Fosber Company to large scale multifamily developments. Jake excels in managing projects from the early stages of conceptual design through planning and construction. Jake efficiently manages the construction process from start to finish.

### **Matt Musbach, *Development Manager***

Matt started his career with DDI in 2016 and has been an integral part of building apartments around WI. Matt has worked extensively on the front end with communities and municipalities to bring housing project into fruition.

## REFERENCES

### **Paul Evert**

#### ***Village Administrator***

pfevert@villageofhoward.com

920.434.4640

### **Dave Weise**

#### ***Community Development Director of Howard***

dwiese@villageofhoward.com

920.434.4640

Various multifamily developments around Howard, WI

### **Allen Wrubbel**

#### ***President***

allen.wrubbel@oostburg.org

920.207.0255

20 unit apartment  
building in Oostburg, WI

### **Ryan Van Straten**

#### ***Alliance Management***

ryan.vanstraten@alliancewi.com

920.562.1481

Multiple apartment projects and 9 single  
family home rentals in Ashwaubenon, WI





# RFP Response

S. Hudson Avenue | Sturgeon Bay, WI

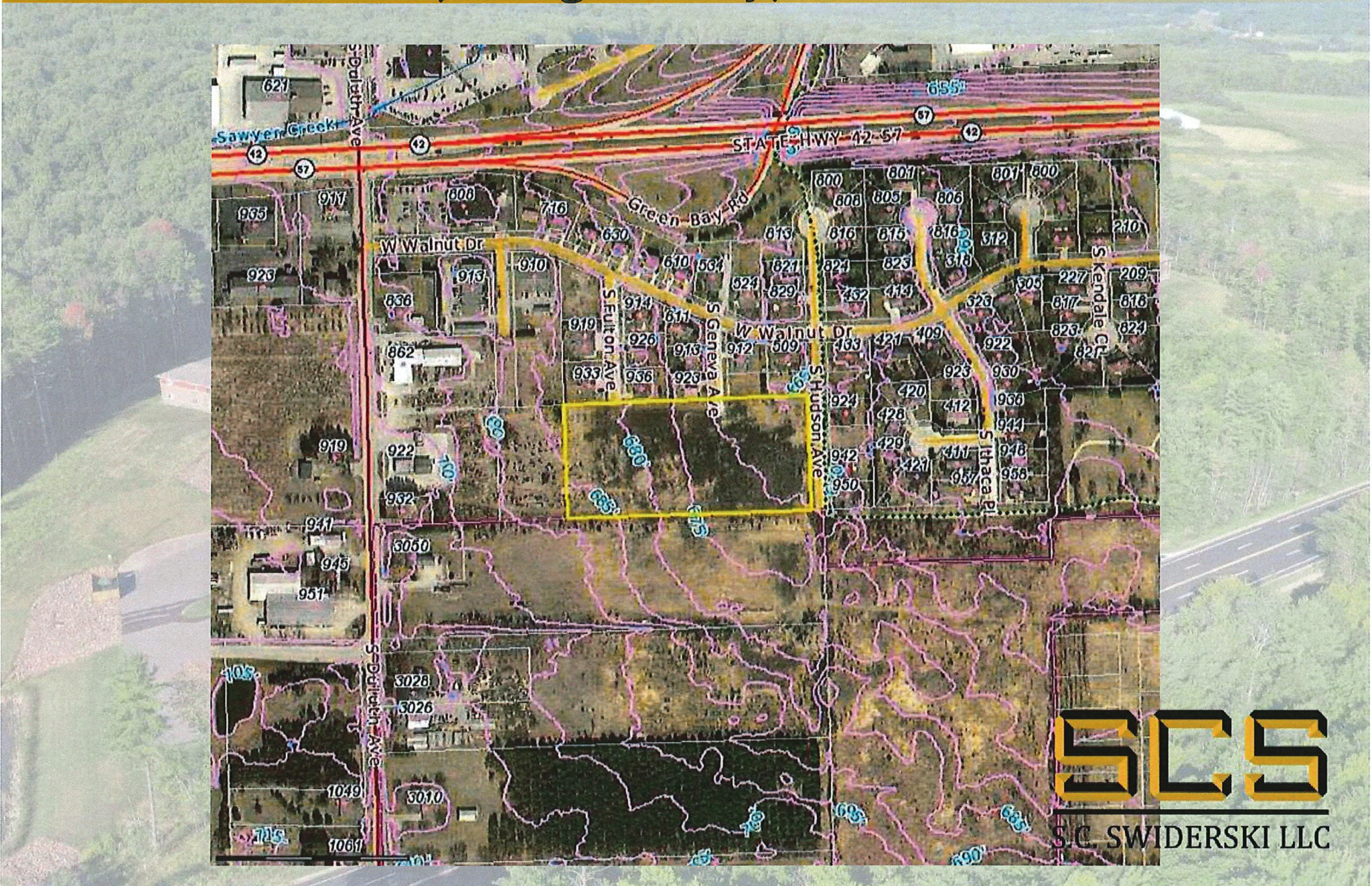
**SCS**

S.C. SWIDERSKI LLC



# Project Location:

S. Hudson Avenue, Sturgeon Bay, WI



**SCS**  
S.C. SWIDERSKI LLC



# Statement of Interest

S.C. Swiderski, LLC is interested in developing the 5.5-acre vacant property located along the west side of S. Hudson Avenue. in Sturgeon Bay, WI. S.C. Swiderski has the experience, capacity, and proven track record needed for the success of this project.

The company is interested in the planning and construction of 12 single-family homes and 12 twin home units for this site. All units will be available for purchase through SCS Real Estate.

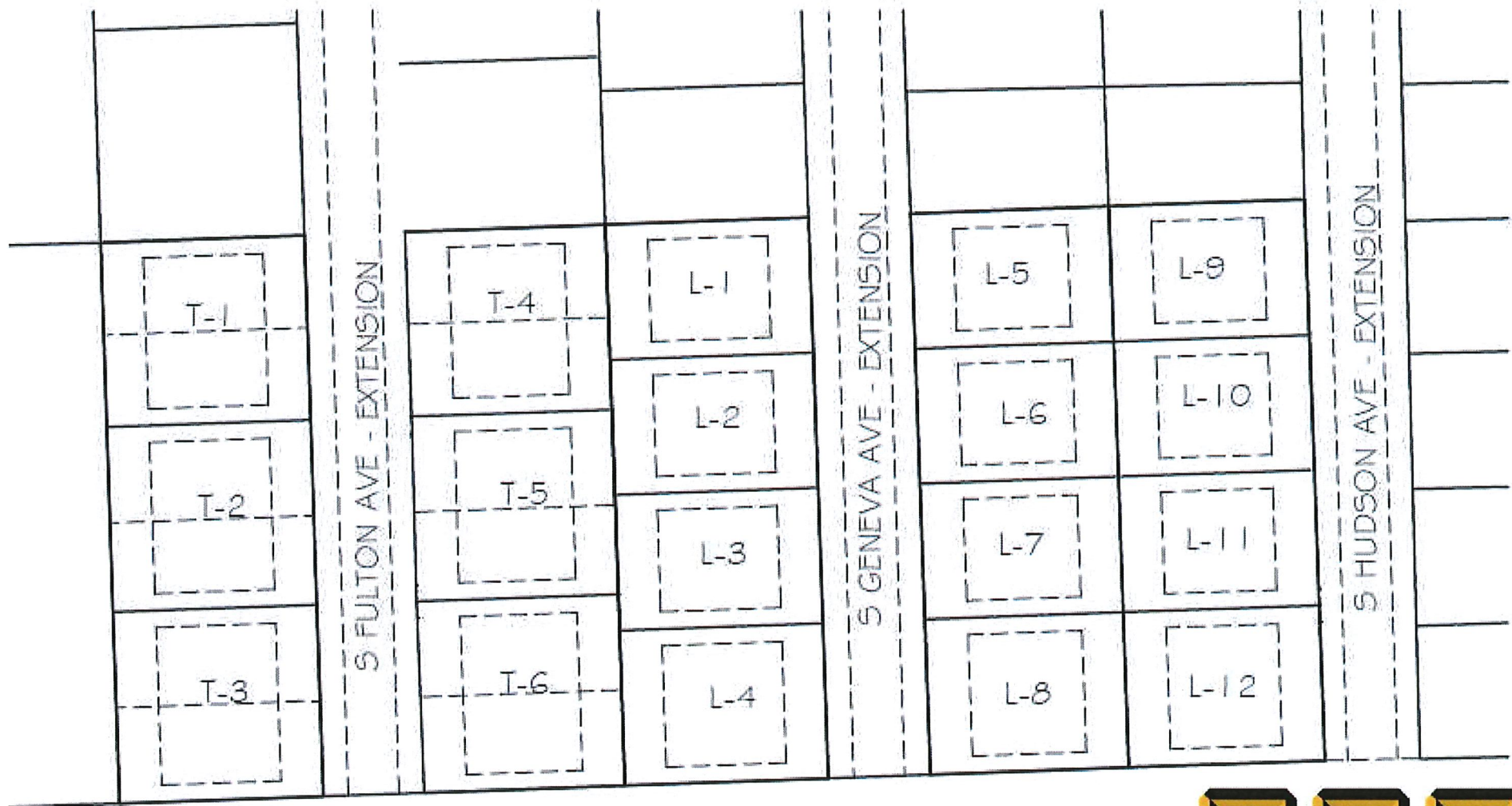
S.C. Swiderski has a thirty-year history of successful residential development:

- Financial capacity to fund construction of the project as the sole owner and developer
- Demonstrated experience in development of this nature
- Proven process for research and planning of unit mix and that has achieved 98% occupancy on current rental portfolio
- Dedicated development team to plan, design, and coordinate with the City
- In-house design team that is consistently improving floor plans and building designs while creating additional single family, twin home, and townhome designs to meet market demand
- Construction division to act as general contractor with experienced project management and site supervision
- Full service real estate brokerage to handle acquisitions and sales
- Highly trained and experienced property management division



# Conceptual Site Plan

T=Twins home  
L=SFH lots





# Full Project Summary

## LAND AND PARKING

- 5.5 Acres
- Zoning: Currently Zoned AG
- Request Rezone to R-3 Two-Family Residential
- S. Fulton and S. Geneva Avenue road extensions

## UNIT & BUILDING INFO

- 12 twin home units with 2-and-3 bedrooms
- Twin home lot size: 13,200 SF
- 12 single-family home lots with varying homes styles and floor plans
- Single-family lot sizes: 9,630 – 11,060 SF



# SCS Homes Summary

## Quentin - Ranch

1,790 Finished SF

3 Bed/ 2 Bath

Unfinished Basement

2-Car Garage

## Parker - Ranch

1,610 Finished SF

3 bed/ 2 Bath

Unfinished  
Basement

2-Car Garage

## Isabelle - Bi-Level

1,261 Finished SF

3 Bed/3 Bath

Unfinished  
Basement

3-Car Garage



# SCS Homes Summary

## Jackson – 2-Story

1,688 SF

3 Bed/2.5 Bath

Unfinished  
Basement

3-Car Garage

## Madeline – 2-Story

1,782 SF

3 Bed/2.5 Bath

Unfinished  
Basement

3-Car Garage

## Abigail - Ranch

1,352 SF

3 Bed/2 Bath

Unfinished  
Basement

3-Car Garage





Carson

## Proposed Building Styles



Jackson



Isabelle



Parker

## Single-Family



Abigail



## Twin Homes



Rockwell



Bedford



# Incentives & Values

Financial participation is requested from the City in the form of a subsidized land price; extension of sanitary sewer, water, or stormwater utilities as the plan dictates; roadway extensions; and assistance with rezoning. Due to the continuous cost increase of supplies and labor and the steady rise in interest rates, city financial participation is an integral part of making the project feasible for the developer to achieve construction financing and to allow pricing of the homes at market rate.

## **Developer Request for Incentives:**

Sale of land to Developer for \$1.00

City to rezone parcel to R-3 2-family

Financial participation with extension of sanitary sewer, water, or stormwater utilities

City participation in cost to extend S. Fulton and S. Geneva Avenues

## **Project Values:**

Each twin home building cost:  $\$319,000 \times 6 = \$1,914,000$

Average single-family home value:  $\$330,000 \times 12 = \$3,960,000$

\*Developer to provide building plans to City Assessor for calculation of tax assessed value\*





# Milestone Schedule

Sturgeon Bay-Hudson Proposed Schedule	
Spring 2022	Proposal Selection
Fall 2022	Due Diligence & Planning
Winter 2022/Early 2023	Site Engineering & Municipal Approvals
Summer 2023	Mass Excavation, Roads & Site Utilities
Fall 2023	Phase I Begins
Fall 2024	Phase II Begins
Fall 2025	Project Completion





# Organization & Financial Capacity

**SCS**  
S.C. SWIDERSKI LLC



# Developer Qualifications & Organizational Overview

S.C. Swiderski, LLC is a regional leader in providing quality housing with professional service. As a fully integrated company, all areas of the business work together to deliver the SCS Difference. The company designs, plans, constructs, owns and manages its real estate portfolio. The company attributes its success to their ability to listen to tenants, focus on continuous improvement, develop their team and operate with integrity.

S.C. Swiderski was formed in 1992 and is a privately held company with corporate headquarters in Mosinee, Wisconsin. The company has a sound business model and focuses on bringing quality market rate housing to communities throughout Wisconsin.

S.C. Swiderski has residential locations throughout the state and the company continues to expand by investing in its people, processes, and properties. S.C. Swiderski demonstrates innovation, quality, and pride that one can expect from a Made in Wisconsin certified company. The company embraces its Wisconsin roots and is committed to the communities and tenants that it serves.

The company has extensive experience in collaborating with cities and completing desirable residential projects.

Registered Corporations: The company consists of five LLCs under private ownership of Shane and Sheila Swiderski.

- S.C. Swiderski, LLC created on July 31, 1998

- S.C. Swiderski Management Corporation created on January 12, 2015

- S.C. Swiderski Construction, LLC created on January 12, 2015

- S.C. Swiderski Land Company, LLC created on January 12, 2015

- SCS Transportation LLC created on November 11, 2021

To date, there have been no debarments, suspensions, bankruptcies or loan defaults for any of the five entities.





# Developer's Financial Capacity

Initial projections indicate a project value of \$6 million. These numbers are subject to change as we work with the City through the design process to create the optimal project for the site.

S.C. Swiderski will fund the project through owner equity contribution and construction financing.

S.C. Swiderski will be the developer and sole owner of the project. They have fostered strong, long-standing relationships with local and national lenders throughout the last thirty years and have demonstrated the ability to secure financing for their projects. The company has successfully funded similar projects and this project would represent only a small portion of their funding capacity.

Financial statements and other documents presenting the financial condition of the company can be provided upon selection.







# Meet Our Team

**SCS**  
S.C. SWIDERSKI LLC



# Advisory Board of Directors



## Nathanael Popp COO

### **Education:**

Bachelor of Science in Industrial Management  
University of Wisconsin- Stout  
WI Real Estate Salesperson License

Nathanael oversees all divisions of the company and is responsible for implementing the vision of the owners. He has 17 years of construction and management experience. He works closely with the owners and the Development Team to bring new projects to fruition and secures project financing.



# Advisory Board of Directors



## Jacqui McElroy Director of Business Development

### **Education:**

Bachelor of Science in Marketing  
St. Cloud State University  
WI Real Estate Salesperson License

Jacqui has 23 years of experience in real estate and marketing. She began her career as a Realtor in the Twin Cities; she was named Top 30 Under 30 in the nation. She joined S.C. Swiderski in 2016. Jacqui oversees real estate acquisitions and dispositions, development, project planning, and approval along with the company's growth objectives and strategic marketing direction.



# Advisory Board of Directors



## **Tom Woller** **Director of Construction**

Tom manages the construction division. He has over 30 years of experience in construction and project management. Tom has filled the roles of superintendent, construction manager, and project manager at the company and has managed key projects such as Westwood Estates and Urban West in Wausau, WI. Tom's leadership style drives the division to new levels of success. He has a wealth of energy, enthusiasm, knowledge, and a drive for process improvement.



# Leadership Team

SCS has an experienced leadership team with diverse backgrounds covering different areas of the business.



**Samantha  
Cricks**

Managing Real  
Estate Broker



**Gail  
Zettler**

Accounting Manager



**Kari  
Kussow**

Leasing Manager



**Ryan  
Schultz**

IT Manager



**Jon  
Sawicky**

Maintenance & Grounds  
Manager



# Development Team

SCS has a dedicated and experienced development team to work through the planning and entitlement process, ensuring clear communication and efficiencies for the municipality.



**Kortni  
Wolf**

Business Development  
Manager



**Madeline  
Check**

Development Designer



**Kal  
McHugh**

Civil Project Engineer



**Sara  
Thomer**

Development Coordinator



**Nick  
Ockwig**

Design Coordinator



# SCS Homes Team

SCS has a dedicated and experienced SCS Homes Team to assist our customers through the new construction home selection & purchasing process



**Shayne  
Fellenz**

SCS Homes Coordinator



**Morgan  
Wardall**

SCS Homes Concierge



**Megan  
Boettcher**

Marketing Coordinator



**April  
Pankow**

Project Manager for  
SCS Homes



# Design Team

S.C. Swiderski has an architectural and structural design team that designs our buildings.



**Dawn  
Keel**

Production Design  
Manager



**Nate  
Heuss, AIA**

Architect



**Jeremy  
Kurkowski**

Structural Designer



**Hadleigh  
Baumann**

Architectural Drafter



**Bryce  
Miller**

Structural Designer



**Sierra  
Braun**

Architectural Drafter



# Construction Team

S.C. Swiderski Construction is the general contractor on SCS projects. They have an experienced team of project managers, on-site superintendents and skilled field staff.



**Rob  
Flegner**

Sr. Project Manager



**Jay  
Trowbridge**

Excavation Manager

*22 years in excavation*



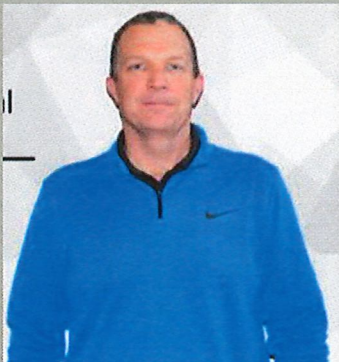
**Kelsey  
Beasland**

Project Manager



**Amber  
Keller**

Field Manager



**Kurt  
Rosenthal**

Project Manager



# Real Estate & Property Management Team

SCS operates a full-service real estate brokerage and property management division.



**Kari  
Kussow**

Leasing Manager

*20 years in management*



**Tim  
Mueller**

Area Leasing Manager

*20 years in sales  
& hospitality*



**Jon  
Sawicky**

Maintenance & Grounds  
Manager

*30 years in construction*



**Lori  
Minniham**

Leasing Administrator

*21 years in  
customer service*



**Samantha  
Cricks**

Real Estate Broker

*15 years in management*



## SCS Locations & Occupancy

As a fully integrated company, S.C. Swiderski, LLC owns and manages all of its apartment locations. S.C. Swiderski is steadily expanding throughout Wisconsin, with multi-family locations in 20 cities across the state. S.C. Swiderski manages a total of 2,273 individual apartment units throughout our multi-family locations.

S.C. Swiderski aims to provide a unique rental experience to our tenants by exceeding expectations with our professional on-site staff and dedicated maintenance team. In correlation with our exceptional customer services, the company holds an above-average occupancy rate of 98% in all of our stabilized properties.



Eagle River



Medford



Stanley



Edgar



Merrill



Stevens Point



Eau Claire



Mosinee



Sturgeon Bay



Kronenwetter



Oshkosh



Waupaca



Hortonville



Plover



Wausau



Marathon City



Rice Lake



Weston



Marshfield




Shawano



Wisconsin Rapids





# What Makes SCS Different

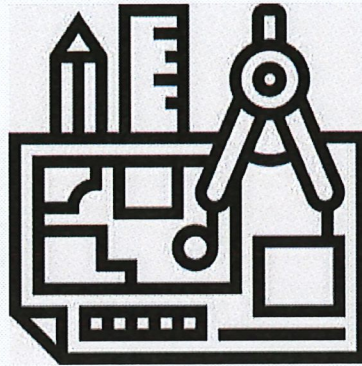
**SCS**  
S.C. SWIDERSKI LLC



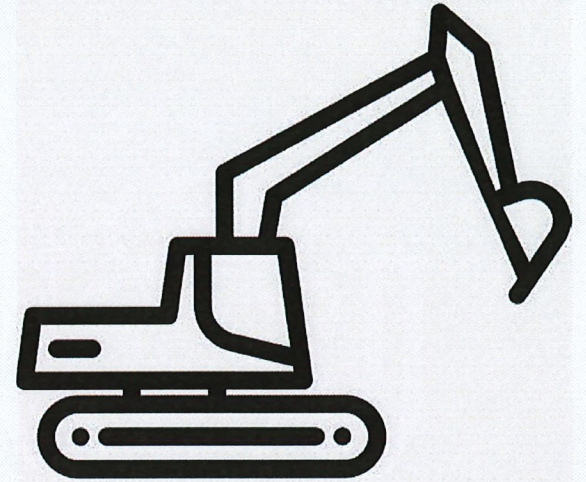
# THE SCS PROCESS



Acquisitions &  
Real Estate



Architecture &  
Design



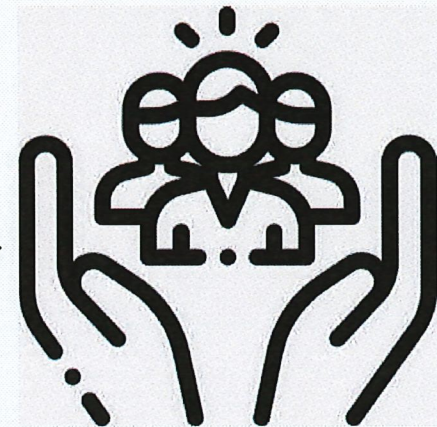
Construction  
& Excavation



Property  
Management



Dedicated  
Maintenance



Happy  
Customers



# The SCS Difference

At S.C. Swiderski we take pride in the ability to deliver great service to our employees, customers, partners, and communities. The SCS Difference provides a high level of service that is both proactive and inclusive throughout all areas of the company.

The SCS Difference aims to use integrity, experience, and proven approaches in construction and real estate investment to deliver quality developments while embracing our responsibility to our customers.



## EXPERTISE

We design, build, manage, and maintain our properties. From drawing the building concepts to construction, landscaping and responding to service calls, we know our properties inside and out.



## EXPERIENCE

We have 29 years of experience taking care of our tenants and our properties. Our Leasing, Maintenance and Grounds Departments are professional and responsive.



## INTEGRITY

We are a *Made in Wisconsin* Certified company that embraces our responsibility to our customers and communities we serve. We invest in our people, processes, and properties.



# SCS Leasing

- ✓ Professionally trained on-site staff.
- ✓ Highly experienced area manager and administrative support staff.
- ✓ Comprehensive applicant screening process:
  1. income guideline
  2. background check
  3. credit check
- ✓ Extensive rules and regulations enforced for all tenants.
- ✓ In compliance with all Equal Housing Opportunity criteria.
- ✓ Tenant portal for on-line payments and maintenance requests.
- ✓ Virtual tours and contactless transactions available.





# SCS Maintenance

To keep our sites secure and ensure peace of mind, SCS Maintenance and Grounds Crews operate SCS marked vehicles and wear SCS attire. This also assures tenants that any staff present is from SCS.

## REGULARLY SCHEDULED Maintenance

- Pressure washing of building.
- Annual dryer vent cleaning.
- Monthly building lighting and general building inspections.
- Regular landscape inspections.
- Annual inspection of asphalt parking and driveway areas.
- Filter changes per type of equipment specifications.
- Annual testing of fire alarms & fire suppression systems.

## AVERAGE RESPONSE TIME

1 days 20 hours and 2 minutes

## AVERAGE WORK ORDER COMPLETION

55 minutes







# Similar Completed Projects

**SCS**

S.C. SWIDERSKI LLC



# Lallapalooza Estates- Black River Falls 2022

## LALLAPALOOZA SITE MAP

SPRUCE ST

BARBARA AVENUE

#51

#52

#53

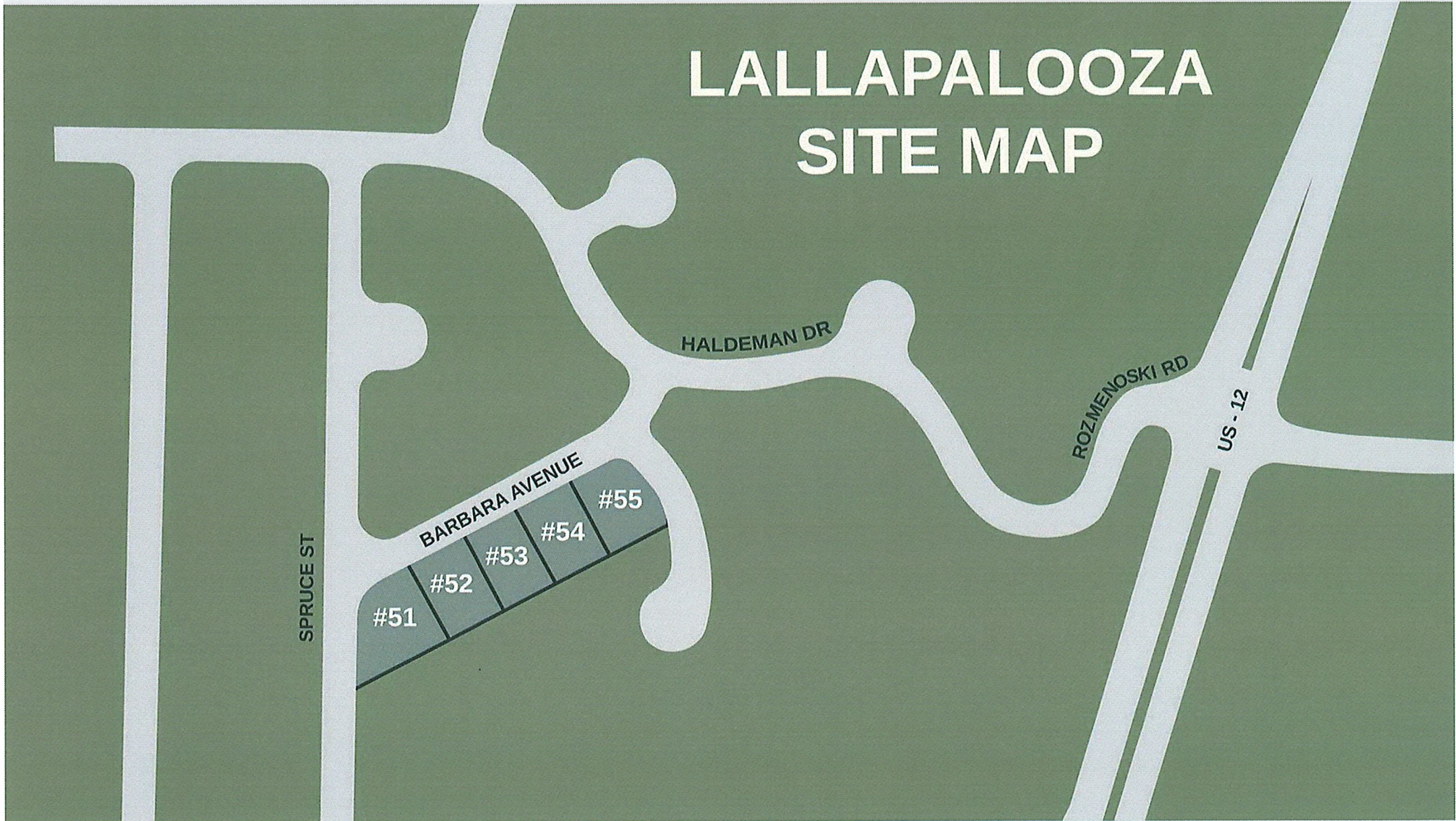
#54

#55

HALDEMAN DR

ROZMENOSKI RD

US - 12





# Lallapalooza Estates- Black River Falls 2022




**SCS**HOMES  
S.C. SWIDERSKI HOMES



**SCS**  
S.C. SWIDERSKI LLC



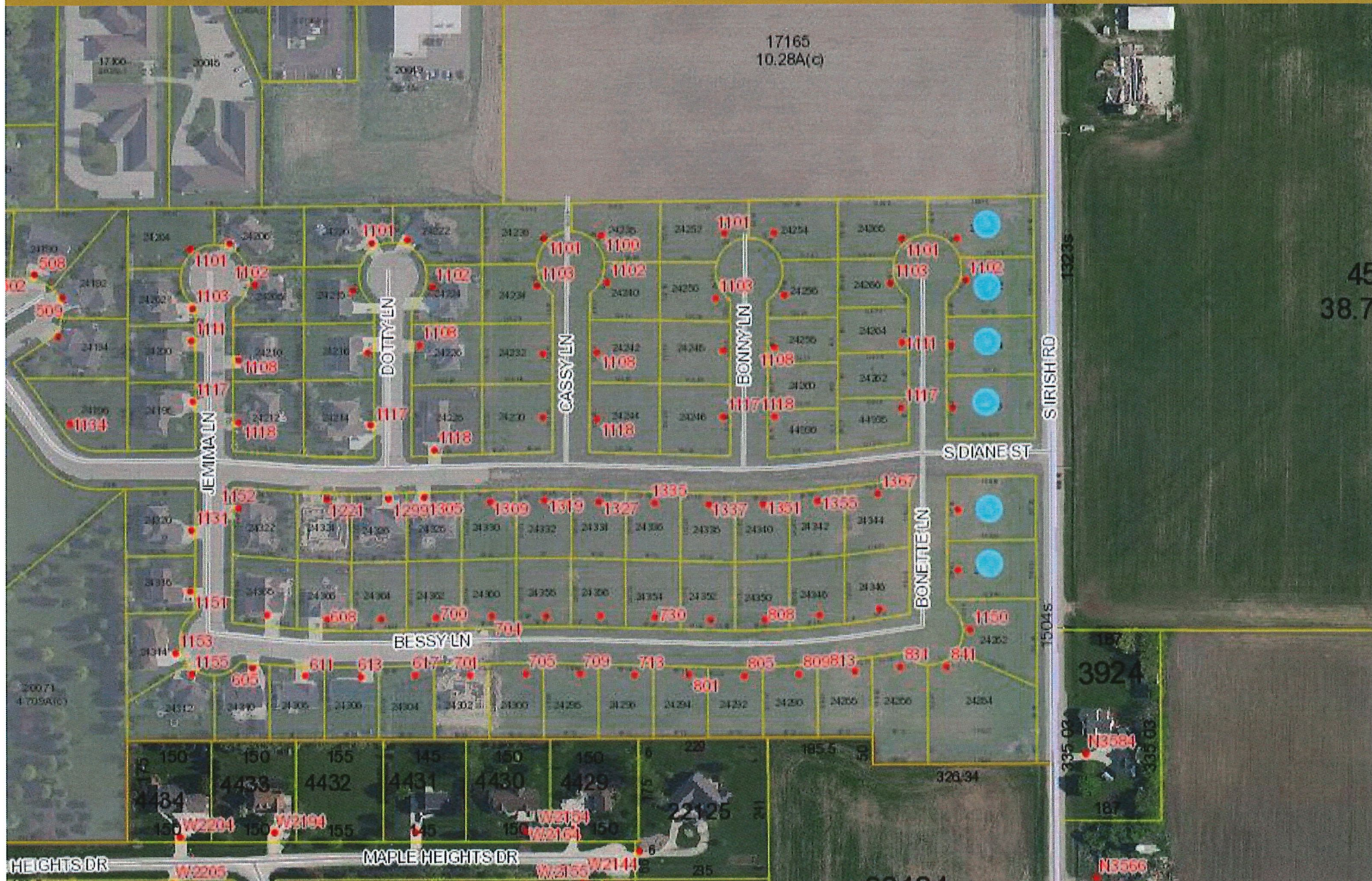


# Similar Projects in Construction

**SCS**  
S.C. SWIDERSKI LLC



# Dairyland Estates – Chilton 2022





# Dairyland Estates Homes



**SCS HOMES**  
S.C. SWIDERSKI HOMES



# Alexander Estates – Merrill 2022

## PRELIMINARY PLAT OF

## ALEXANDER ESTATES

A SUBDIVISION PLAT BEING ALL OF LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2886, RECORDED IN VOLUME 17, ON PAGE 77, AS DOCUMENT NUMBER 562477, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF ABSESSOR'S PLAT OF THE CITY OF MERRILL NUMBER 017, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

### SURVEYOR'S CERTIFICATE

I, JAMES W. REID, a Wisconsin Resident, do hereby certify to the best of my knowledge and belief that I have surveyed, mapped, and located a parcel of land being all of LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NUMBER 2886, RECORDED IN VOLUME 17, ON PAGE 77, AS DOCUMENT NUMBER 562477, FILED IN THE LINCOLN COUNTY REGISTER OF DEEDS OFFICE; BEING PART OF ABSESSOR'S PLAT OF THE CITY OF MERRILL NUMBER 017, LOCATED IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 16, TOWNSHIP 31 NORTH, RANGE 6 EAST, CITY OF MERRILL, LINCOLN COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCELS OF LAND CONTAIN 120,440 SQUARE FEET, 2.754 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, LOCATION AND MAP THEREOF AT THE REQUEST OF THE ABSESSOR, OWNER OF SAID PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, EASEMENTS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE BEEN COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE MAT, AND THE UNIFORM REGULATIONS OF THE CITY OF MERRILL AND THE WISCONSIN DEPARTMENT OF ADMINISTRATION.

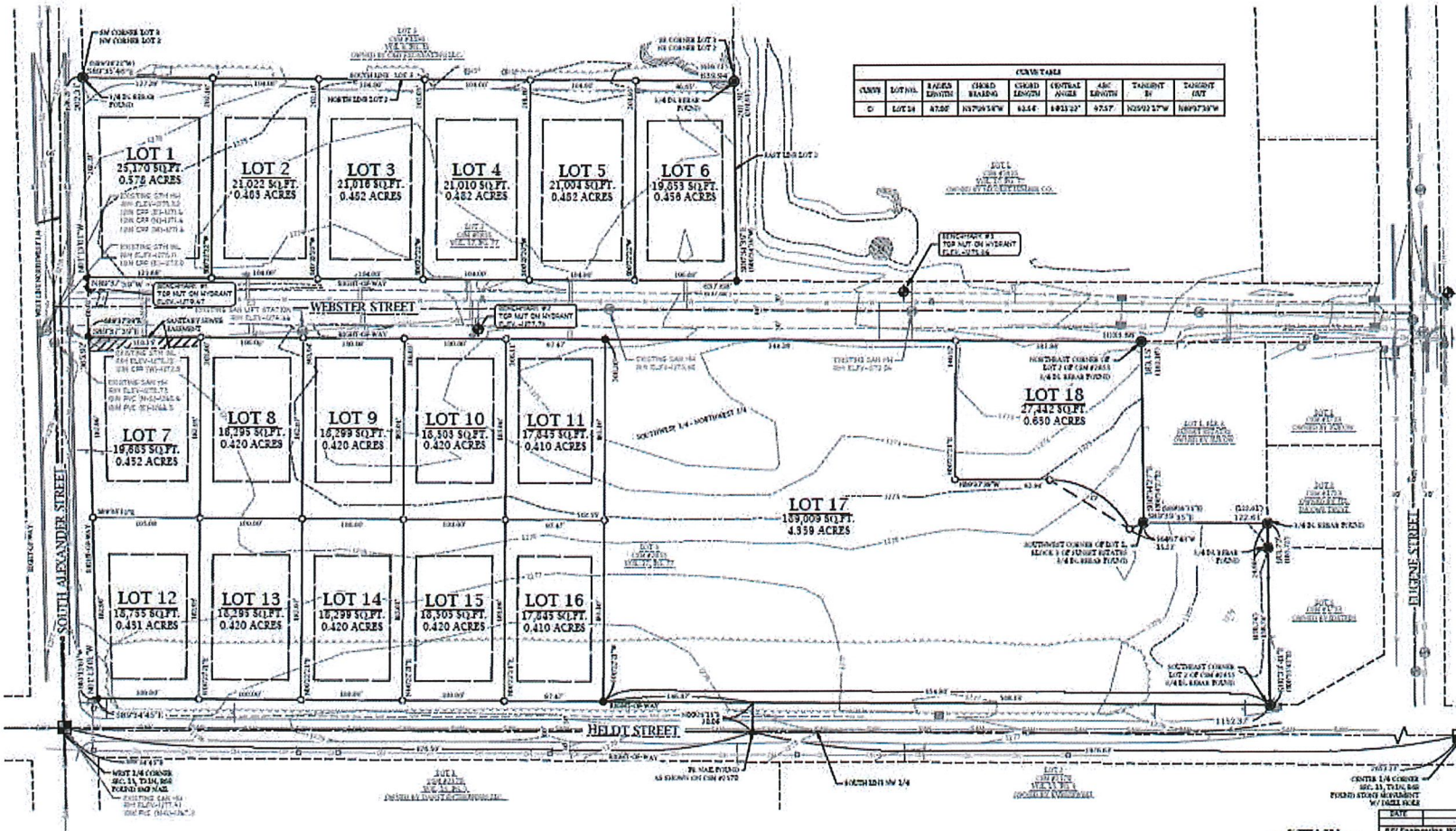
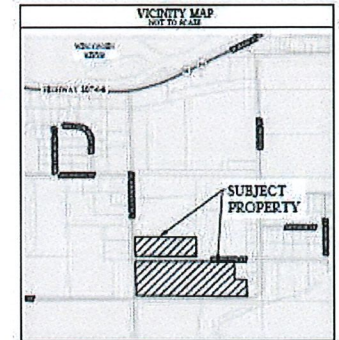
THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE ENTIRE RECORDS OF SAID PARCELS, AND OF THE TOWNSHIP THEREOF.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_

BY JAMES W. REID,  
Surveyor

### GENERAL NOTES

- ELEVATIONS ARE GIVEN IN FEET TO THE NAVY MEAN DATUM AND ESTABLISHED BY USING THE MERIDIAN NETWORK.
- THIS PLAT APPEARS TO BE A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED PROPERTY AT THE TIME OF SURVEY.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- RIGHT-OF-WAY = 10 FEET FROM PROPERTY LINE.
- SEALED TRACKS = 8 FEET FOR ONE SIDE AND NO LESS THAN 10 FEET FOR BOTH SIDES WITH SEALED YARDS FOR UP TO 1-1/2 STORY HOMES AND 10 FEET FOR ONE SIDE AND NO LESS THAN 15 FEET FOR BOTH SIDES FOR 2 STORY HOMES AND TALLER FROM SEALED TRACKS.
- SEALED YARDS = 10 FEET FROM THE NORTH OF VERT LOT, WITH THE PROVISION THAT YOU MUST HAVE A SEALED YARD IN WORDS THAT IS 10 FEET FROM THE SEALED PROPERTY LINE.
- SEALED YARDS = 10 FEET FROM THE NORTH OF VERT LOT, WITH THE PROVISION THAT YOU MUST HAVE A SEALED YARD IN WORDS THAT IS 10 FEET FROM THE SEALED PROPERTY LINE.
- SEALED YARDS = 10 FEET FROM THE NORTH OF VERT LOT, WITH THE PROVISION THAT YOU MUST HAVE A SEALED YARD IN WORDS THAT IS 10 FEET FROM THE SEALED PROPERTY LINE.
- SEALED YARDS = 10 FEET FROM THE NORTH OF VERT LOT, WITH THE PROVISION THAT YOU MUST HAVE A SEALED YARD IN WORDS THAT IS 10 FEET FROM THE SEALED PROPERTY LINE.
- SEALED YARDS = 10 FEET FROM THE NORTH OF VERT LOT, WITH THE PROVISION THAT YOU MUST HAVE A SEALED YARD IN WORDS THAT IS 10 FEET FROM THE SEALED PROPERTY LINE.
- SEALED YARDS = 10 FEET FROM THE NORTH OF VERT LOT, WITH THE PROVISION THAT YOU MUST HAVE A SEALED YARD IN WORDS THAT IS 10 FEET FROM THE SEALED PROPERTY LINE.
- SEALED YARDS = 10 FEET FROM THE NORTH OF VERT LOT, WITH THE PROVISION THAT YOU MUST HAVE A SEALED YARD IN WORDS THAT IS 10 FEET FROM THE SEALED PROPERTY LINE.
- SEALED YARDS = 10 FEET FROM THE NORTH OF VERT LOT, WITH THE PROVISION THAT YOU MUST HAVE A SEALED YARD IN WORDS THAT IS 10 FEET FROM THE SEALED PROPERTY LINE.
- SEALED YARDS = 10 FEET FROM THE NORTH OF VERT LOT, WITH THE PROVISION THAT YOU MUST HAVE A SEALED YARD IN WORDS THAT IS 10 FEET FROM THE SEALED PROPERTY LINE.
- SEALED YARDS = 10 FEET FROM THE NORTH OF VERT LOT, WITH THE PROVISION THAT YOU MUST HAVE A SEALED YARD IN WORDS THAT IS 10 FEET FROM THE SEALED PROPERTY LINE.



**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	REVISION	BY	CHKD.
1	01/10/22	ISSUED FOR PERMIT	JWR	JWR

**REVISIONS**

NO.	DATE	RE
-----	------	----



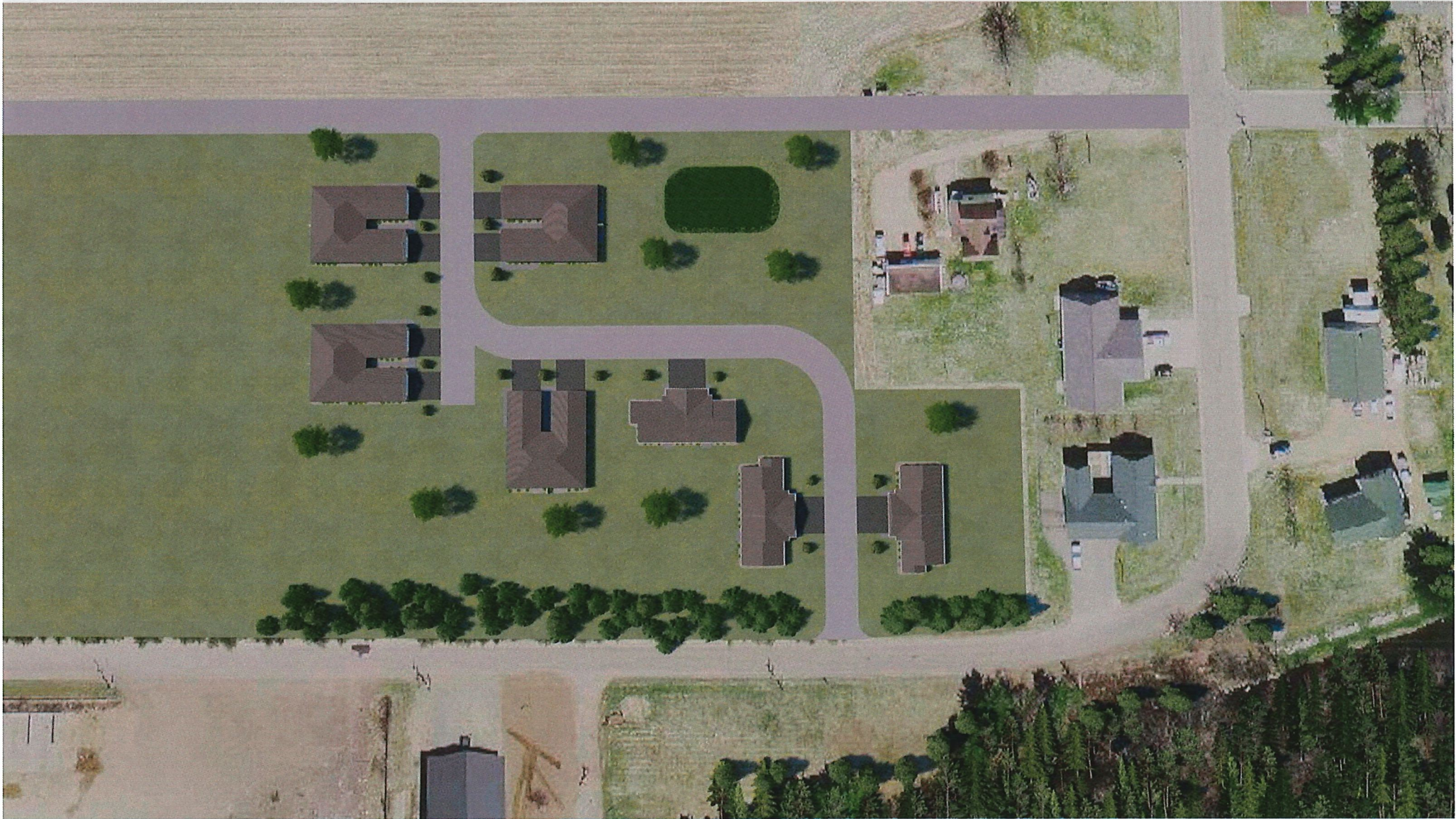
# Alexander Estates Homes



**SCS**HOMES  
S.C. SWIDERSKI HOMES



# Alexander Estates Duplexes





An aerial photograph of a resort complex nestled in a lush, green forest. The complex features several large, multi-story buildings with light-colored facades and dark roofs. There are several swimming pools, some of which are surrounded by paved areas and lounge chairs. The resort is bordered by a dense forest of tall trees. In the foreground, a paved road runs diagonally across the frame. The word "References" is overlaid in large, bold, black letters across the center of the image.

# References

**SCS**  
S.C. SWIDERSKI LLC



# Financial References

1. Associated Bank  
James Weix, Sr. Vice President  
715-848-4738, [James.Weix@AssociatedBank.com](mailto:James.Weix@AssociatedBank.com)
2. Nicolet National Bank  
Keith Baars, Sr. Vice President  
715-748-8414, [kbaars@nicoletbank.com](mailto:kbaars@nicoletbank.com)
3. Peoples State Bank  
Darren Parker, Vice President/Commercial Banking  
715-847-4019, [Darren.parker@bankpeoples.com](mailto:Darren.parker@bankpeoples.com)





# Municipal References

1. Village of Weston  
Jennifer Higgins, Planning & Development Director  
715-241-2638, [jhiggins@westonwi.gov](mailto:jhiggins@westonwi.gov)
2. City of Merrill  
David Johnson, City Administrator  
715-536-5594, [David.Johnson@ci.Merrill.wi.us](mailto:David.Johnson@ci.Merrill.wi.us)
3. City of Chilton  
Dave DeTroye, City Administrator  
920-849-2451, [chiltonclk@chiltonwi.com](mailto:chiltonclk@chiltonwi.com)
4. City of Niagara  
Audrey Fredrick, Administrator  
715-251-3245, [afrederick@cityofniagara.org](mailto:afrederick@cityofniagara.org)





# Thank You for your Consideration

Signed By: Nathanael Popp, COO

Mailing Address: 401 Ranger Street, Mosinee, WI 54455

Phone Number: 715-693-9522

Websites: [www.scswidenski.com](http://www.scswidenski.com) | [www.scswidenskihomes.com](http://www.scswidenskihomes.com) | [www.scsrealestate.com](http://www.scsrealestate.com)

Contact: Kortni Wolf | [kwolf@scswidenski.com](mailto:kwolf@scswidenski.com) | 715-693-7828

**SCS**  
S.C. SWIDERSKI LLC





# MEMO

**To:** Sturgeon Bay Plan Commission  
**From:** Marty Olejniczak, Community Development Director  
**Date:** April 22, 2022  
**Subject:** Initial Presentation - Rezoning of the City-Owned S. Hudson Ave Parcel

---

The City purchased 5.5 acres on the west side of S. Hudson Avenue and issued a Request for Proposals to develop the site into single-family and two-family dwellings. The City and Plan Commission still need to determine the exact type of development, the financing, and the timing of the development. If one of the proposals is selected, the City and developer will also need to complete a development agreement. In addition, the site will need to be rezoned from its current Agricultural classification. Even though the specific development has not been selected, staff recommends proceeding with a zoning map amendment in order to avoid any delays in the development project. Hence, a petition to rezone the property has been initiated on behalf of the Plan Commission.

The recommended new zoning classification is the Two-Family Residential (R-3) district. This district allows both single-family and two-family dwellings as a permitted use. This district would be consistent with both of the development proposals received for the parcel and is also consistent with the Future Land Use Map of the Comprehensive Plan. It also allows 3-unit and 4-unit dwellings as a conditional use. Although those residential types are not anticipated for this parcel, it could be a possibility in the future.

Other options include:

- Rezone the parcel to Single-Family Residential (R-2). This district allows duplexes as a conditional use or as a permitted for up to 25% of the lots if designated for duplexes at the time of platting.
- Rezone the eastern half R-2 and the western portion R-3, which is also consistent with the development proposals received.
- Only rezone the frontage along Hudson Ave at this time to either R-2 or R-3 with the remainder to be rezoned in the future once a final development plan is approved. The Hudson Ave frontage is the only portion that can be developed this year since the remainder needs streets and utilities to be installed.

The first step for a zoning map amendment is the initial presentation and review by the Plan Commission. For this particular situation, the Plan Commission is requested make an initial determination of what the new zoning classification(s) should be, either by confirming the R-3 recommended by staff or choosing alternative district(s). The specific district(s) chosen will be used for the public hearing at the next Plan Commission meeting. After the hearing the Plan Commission will make a recommendation to the Council. The Plan Commission also has the ability to delay any action on the proposed zoning map amendment.



Date Received: 4-22-22  
Fee Paid: \$ N/A  
Received By: CMO

## CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
<b>Name</b>	City of Sturgeon Bay	City of Sturgeon Bay
<b>Company</b>		
<b>Street Address</b>	421 Michigan St	421 Michigan St
<b>City/State/Zip</b>	Sturgeon Bay, WI 54235	Sturgeon Bay, WI 54235
<b>Daytime Telephone No.</b>	920-746-2910	920-746-2910
<b>Fax No.</b>		

**STREET ADDRESS OF SUBJECT PROPERTY:** 5.5-acre parcel along west side of S. Hudson Ave  
**Location if not assigned a common address:** \_\_\_\_\_

**TAX PARCEL NUMBER:** 281-68-18000607B

**CURRENT ZONING CLASSIFICATION:** Agricultural (A)

**CURRENT USE AND IMPROVEMENTS:** Vacant Land

**ZONING DISTRICT REQUESTED:** Two-Family Residential (R-3)

**COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY:** Medium Density Residential

**PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:**

**North:** ☐ Lower Density Residential & Medium Density Residential \_\_\_\_\_  
**South:** ☐ Medium Density Residential \_\_\_\_\_  
**East:** ☐ Lower Density Residential \_\_\_\_\_  
**West:** ☐ Medium Density Residential \_\_\_\_\_



**ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:****North:** R-3 & PUD / Single-family dwellings & Two-Family Dwellings**South:** MC & PA (County Zoning) / Vacant**East:** R-2 / Single-family dwellings**West:** Agricultural / storage area for farm implements**HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY?** No **IF YES, EXPLAIN:****Attach a full legal description (preferably on disk), 8-1/2" X 11" location map, and Agreement for Reimbursement of expenses.**City of Sturgeon Bay**Property Owner (Print Name)****Signature****Date**Martin Olejniczak**Applicant/Agent (Print Name)**Martin Olejniczak**Signature**4-22-22**Date**

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

N/A  
**Date of review meeting****Applicant Signature****Staff Signature****Attachments:**

Procedure &amp; Check List

Agreement For Reimbursement of Expenses

**STAFF USE ONLY**

Application conditions of approval or denial:

**Date****Community Development Director**



# Location Map

## Zoning Map Amendment

### City of Sturgeon Bay

### A to R-3



April 22, 2022



Subject Parcel - #281-68-18000607B - 5.5 acres