

AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION
Wednesday, July 19, 2023 at 6:00 p.m.
City Council Chambers
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from June 21, 2023.
4. Public comment on non-agenda Plan Commission related items.
5. Conditional Use Permit application by Richard Odea for manufacturing, production, processing, fabrication, packaging and assembly of goods in the General Commercial (C-1) zoning district located at 827 Egg Harbor Rd.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration
6. Conditional Use Permit application from Crossroads at Big Creek, LLC for a recreation and community center in the Single Family Residential (R-1) zoning district located at 2022 Utah Street.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration
7. Conceptual Planned Unit Development proposed by Estes Investments, LLP for multiple-family dwellings and commercial storage on property located at 1361 N 14th Avenue.
8. Consideration of: Draft project plan and boundaries for proposed tax increment district #9 for industrial development along S. Neenah Ave and Shiloh Road.
9. 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.

07/14/23
3:00 p.m.
cs

Plan Commission Members
Mayor David Ward
Ald. Helen Bacon
Ald. Dennis Statz
Ald. J. Spencer Gustafson
Mark Holey
Jeff Norland
Amy Stephens

CITY PLAN COMMISSION MINUTES
June 21, 2023

A meeting of the City Plan Commission was called to order at 6:00 p.m. on Wednesday, June 21, 2023, by Mayor Ward in Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call (#1): Members David Ward, Dennis Statz, Helen Bacon, Spencer Gustafson, Mark Holey, Jeff Norland, and Amy Stephens were present. Staff present were City Administrator Josh Van Lieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Stephanie Servia, and Community Development Administrative Assistant Cindy Sommer.

Agenda (#2): Motion by Mr. Statz and seconded by Mr. Norland to accept the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from May 17, 2023.
4. Public comment on non-agenda Plan Commission related items.
5. Consideration of: Zoning map amendment petition by Doug Mueller from Agriculture (A) to Light Industrial (I-1A) for parcel #281-64-80000104 located at 1605 Shiloh Road.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration/Recommendation
6. Consideration of: Zoning Text Amendment – definitions of rear yard and rear lot line.
7. Consideration of: Zoning Text Amendments relating to exceptions to yard requirements in the C-2 district and administration.

All ayes. Motion carried.

Approval of minutes from May 17, 2023: Motion by Mr. Statz and seconded by Ms. Stephens to approve the minutes from May 17, 2023. All ayes. Motion carried.

Public Comment on non-agenda Plan Commission related items: No one presented for comment.

Consideration of: Zoning map amendment petition by Doug Mueller from Agriculture (A) to Light Industrial (I-1A) for parcel #281-64-80000104 located at 1605 Shiloh Road:

Presentation (a): Ms. Servia presented an application from Doug Mueller to change the zoning classification of the parcel at 1605 Shiloh Road from Agricultural (A) to Light Industrial (I-1A) to allow for the construction of commercial storage buildings, which would require a conditional use under the Light Industrial zoning classification but is not allowed under the Agricultural classification. The applicant proposes to clean up the items currently being stored, use the existing building for either storage or an office, and build two commercial storage buildings. The properties to the north are mostly industrial. The properties to the south, east and west are a mix of agricultural and residential. If the rezoning application is recommended, it will go to council for two readings before approval, at which point a conditional use application would follow. The members may consider this petition at the next meeting or they may vote to move on the issue tonight if $\frac{3}{4}$ of the members agree. Staff recommends approval of the zoning map amendment.

Brian Peters of Bayland Buildings, Inc. explained that they plan to remove all items being stored on the property now and build one 11-unit post-frame storage building on a cement slab with a later plan to add an additional 16-unit post-frame building with footings and a foundation once they see how well the first set of storage units goes and whether or not the sizes of the units should be changed to accommodate storage of larger items, such as boats and recreational vehicles.

Doug Mueller of 4381 Nicolet Drive, Green Bay, stated he is planning to purchase the property from his sister-in-law if the zoning amendment and conditional use is approved. He further explained that the existing building will be updated to match the new storage building. He stated they will have the lot surveyed and make sure that their plans comply with required setbacks prior to construction, which may alter the placement of their buildings a bit.

Public Hearing (b): Mayor Ward opened the public hearing at 6:11 p.m. Samantha Casey of 265 Leeward Street, which borders the subject property, is opposed to the building of the storage units and is concerned about the lights. She indicated she wants the property cleaned up but feels more storage units in the area are unnecessary and will decrease the value of her property.

Brian Peters of N9625 Bay Shore Lane in Luxemburg explained there will be no pole lights, only downward directed lighting around the buildings for security.

One letter from the Department of Natural Resources was read into the record. The public hearing was closed at 6:16 p.m.

Consideration (c): The members discussed the conditional use process and approval of the buildings through the Industrial Park Development Review Team. Mr. Statz motioned to move forward with this petition at tonight's meeting. Motion seconded by Mr. Norland. Roll call vote, all ayes, motion carried.

The members further discussed the distance of the Casey home to the proposed buildings and ways to improve the screening in that area. They also discussed conditions that could be placed on the proposal at the time of the conditional use petition.

Mr. Statz motioned to recommend the zoning map amendment to council as presented. Motion seconded by Mr. Gustafson. All ayes, motion carried.

Consideration of: Zoning Text Amendment – definitions of rear yard and rear lot line. Mr. Olejniczak explained that there are many lots with multiple street frontages and odd shapes where the question often arises about which is the front lot line because the setbacks are different for front, rear and side yards. This often restricts use, which can require property owners to acquire variances. Staff recommends amending the zoning code to allow more flexibility. Other cities have made changes to their code allowing the zoning administrator to determine which lot line should be the front. The decision of the zoning administrator is always appealable to the zoning board of appeals. Allowing the zoning administrator to designate the front yard would permit the property owners to make better use of their lot without going through the variance process. The designation of the front yard would remain the same for the property and not change with new requests. If the Commission agrees to the amendments, this will move to council, where a public hearing will be scheduled if council chooses.

Mr. Holey motioned to recommend the zoning text amendments to council as presented. Ms. Bacon seconded the motion. All ayes, motion carried.

Consideration of: Zoning Text Amendments relating to exceptions to yard requirements in the C-2 district and administration. Mr. Olejniczak indicated there are a number of areas within the zoning code that designate the building inspector or community development director as the code enforcer, however the position of building inspector is now contracted out and staff recommends changing those references to zoning administrator. There is also a reference to the Waterfront Design Review Board, which is no longer in existence, and staff recommends this language be removed. Staff also recommends changing the reference in section 20.27(3)(C) from zero side yard to lessor side yard. If the Commission agrees to the amendments, this will move to council, where a public hearing will be scheduled if council chooses.

Mr. Norland motioned to recommend the zoning text amendments to council as presented. Mr. Statz seconded the motion. All ayes, motion carried.

Adjourn: Motion by Mr. Gustafson to adjourn, seconded by Mr. Holey. All ayes, motion carried. The meeting adjourned at 6:37 p.m.

Respectfully submitted,


Cindy Sommer
Community Development Administrative Assistant

5

5

Staff Report: Conditional Use Permit Application – Rick Odea

Background: Rick Odea, who is the owner of Cutting Boards and More, is requesting a conditional use to manufacture cutting boards and other wood products at 827 Egg Harbor Road, which is part of a multi-tenant building located in the general commercial (C-1) zoning district. This building is owned by La Vine's Inc. Under 20.09(3) of the zoning code Manufacturing, production, processing, fabrication, packaging, and assembly of goods is a conditional use in the C-1 district.

The particular requirements of this use in the C-1 district as per 20.10(16) include:

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

City staff believes all these requirements are met.

Existing Conditions: The building is a multi-tenant building with The Wine Cellar liquor store and the Touch of the World giftshop sharing the building. Odea plans to manufacture at this location and sell his cutting boards and more at a retail location located at 26 S. 3rd Avenue.

Surrounding Zoning and Uses:

North: C-1- various commercial uses

South: R-2 – single family homes
East: C-1- La Vine Ice property and Jimmy Johns
West: C-1- Vacant property (former Hardee's)

Comprehensive Plan: Under the 2040 Comprehensive Plan Future Land Use (Map 5b), this parcel is designated as "Neighborhood Mixed Use." Neighborhood Mixed Use is defined as *"intended to facilitate a carefully controlled mix of commercial and residential uses on public sewer, public water, and other urban services and infrastructure. This category advises a carefully designed blend of planned commercial, mixed residential, parks and open space, light industrial, and community facilities land uses."* The site adjoins the Regional Commercial land use category, which is used for most of the Egg Harbor Road corridor. Manufacturing isn't envisioned to be a significant part of the Neighborhood Mixed Use or Regional Commercial areas. The requirements and limitations of section 20.10(16) are intended to allow small scale manufacturing to blend into these commercial areas. The proposed manufacturing use also include retail sales at a different location, so it indirectly supports commercial retail use. Hence, staff believes the manufacturing use is not in conflict with the Comprehensive Plan.

Conditional Use Findings: Under s. 20.25(4) of the zoning code, a conditional use permit may only be issued by the plan commission upon making a finding that:

- (a) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (b) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the surrounding area.
- (c) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (d) Adequate utilities, access roads, drainage, and/or other necessary facilities will be provided to serve the conditional use.
- (e) Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public streets.
- (f) The conditional use shall in all other respects conform to the applicable regulations of the district in which it is located.

City staff believes that all conditions of a conditional use will be met once the applicant has satisfied any further requirements of the building inspection department and the fire department.

Plan Commission Options: The Plan Commission has the following options:

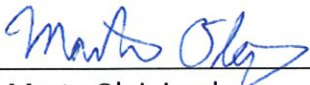
- 1) Approve the conditional use petition as presented
- 2) Approve the conditional use petition with conditions
- 3) Deny the conditional use petition

City Staff Recommendation: Staff is supportive of the conditional use petition, and recommends approval with the following conditions:

- Follow any requirements set forth by Fire Department and Building Inspection Departments. Both departments are already in contact with applicant.

Prepared by: 
Stephanie Servia
Planner / Zoning Administrator

7-14-2023
Date

Reviewed by: 
Marty Olejniczak
Community Development Director

7-14-2023
Date

C230606-3

CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

STAFF USE:

Date Received:

Fee Paid:

Received By:

6/6/2023
\$ 550.00
S. Servia

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Richard Odea	Joseph "DAN" LAVINE
Company	R & R Companies, LLC	Lavine, Inc.
Street Address	827 EGG Harbor Rd	825 EGG Harbor Rd.
City/State/Zip	Sturgeon Bay WI 54235	Sturgeon, Bay WI, 54235
Daytime Telephone #	920-629-6844	
Email	odrj3@yahoo.com	
<p>Mailing Address - 26 S. 3rd Ave</p> <p>STREET ADDRESS OF SUBJECT PROPERTY: <u>827 EGG Harbor Rd</u></p> <p>Location if not assigned a common address: _____</p>		
TAX PARCEL NUMBER: <u>2816216000112</u>		
CURRENT ZONING CLASSIFICATION: <u>C-1</u>		
CURRENT USE AND IMPROVEMENTS: <u>Commercial</u>		
<p>IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEMS BEING REQUESTED FOR REVIEW: <u>20.10 (16)</u> <u>Manufacturing in</u></p> <p><u>commercially zoned parcel/building</u></p>		
<p>ZONING AND USES OF ADJACEMENT SURROUNDING PROPERTIES:</p> <p>North: <u>C-1</u></p> <p>South: <u>C-1</u></p> <p>East: <u>C-1</u></p> <p>West: <u>C-1</u></p>		

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: Regional Commercial
South: Neighborhood mixed use
East: Commercial Regional
West: Neighborhood mixed use

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? Yes or No IF YES, EXPLAIN: _____

Attach an 8-1/2"x 11" detailed site plan (if site plan is larger than 8-1/2"x 11", also include 15 large sized copies), full legal description (preferably digital), 8-1/2"x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

Property Owner

Date

Richard Odeh
Applicant/Agent

6/6/23
Date

I, Richard Odeh, 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.

6/6/2023
Date of review meeting

Richard Odeh
Applicant signature

[Signature]
Staff signature

Attachments:

Procedure & Check List

Agreement for Reimbursement of Expenses

STAFF USE ONLY

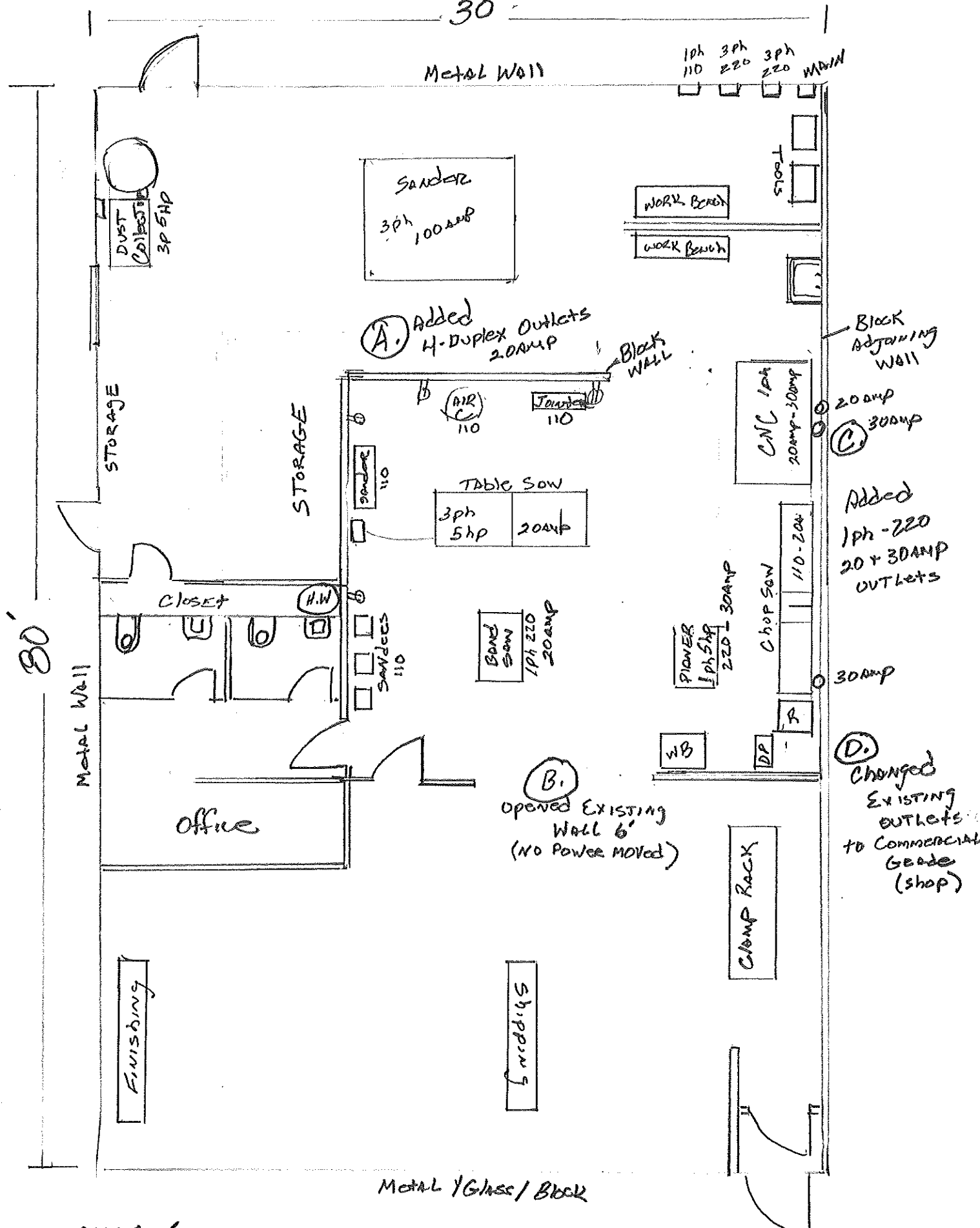
Application conditions of approval or denial:

Date

Community Development Director

BACK - NOT USED

30'



2400' (NOT SCALE)

FRONT

827 EGG HARBOR RD.

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, July 19, 2023, at 6:00 p.m. or shortly thereafter, regarding a petition from Richard Odea for approval of a conditional use under section 20.09(3) and 20.10(16) of the Sturgeon Bay Zoning Code, which requires conditional use approval for manufacturing to take place in the C-1 district. The subject property is parcel #281-62-16000112 located at 827 Egg Harbor Rd and owned by La Vine's, Inc. The proposal is to manufacture wood products. The application materials are on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in regard to the proposed conditional use request, either in person at the hearing or in writing.

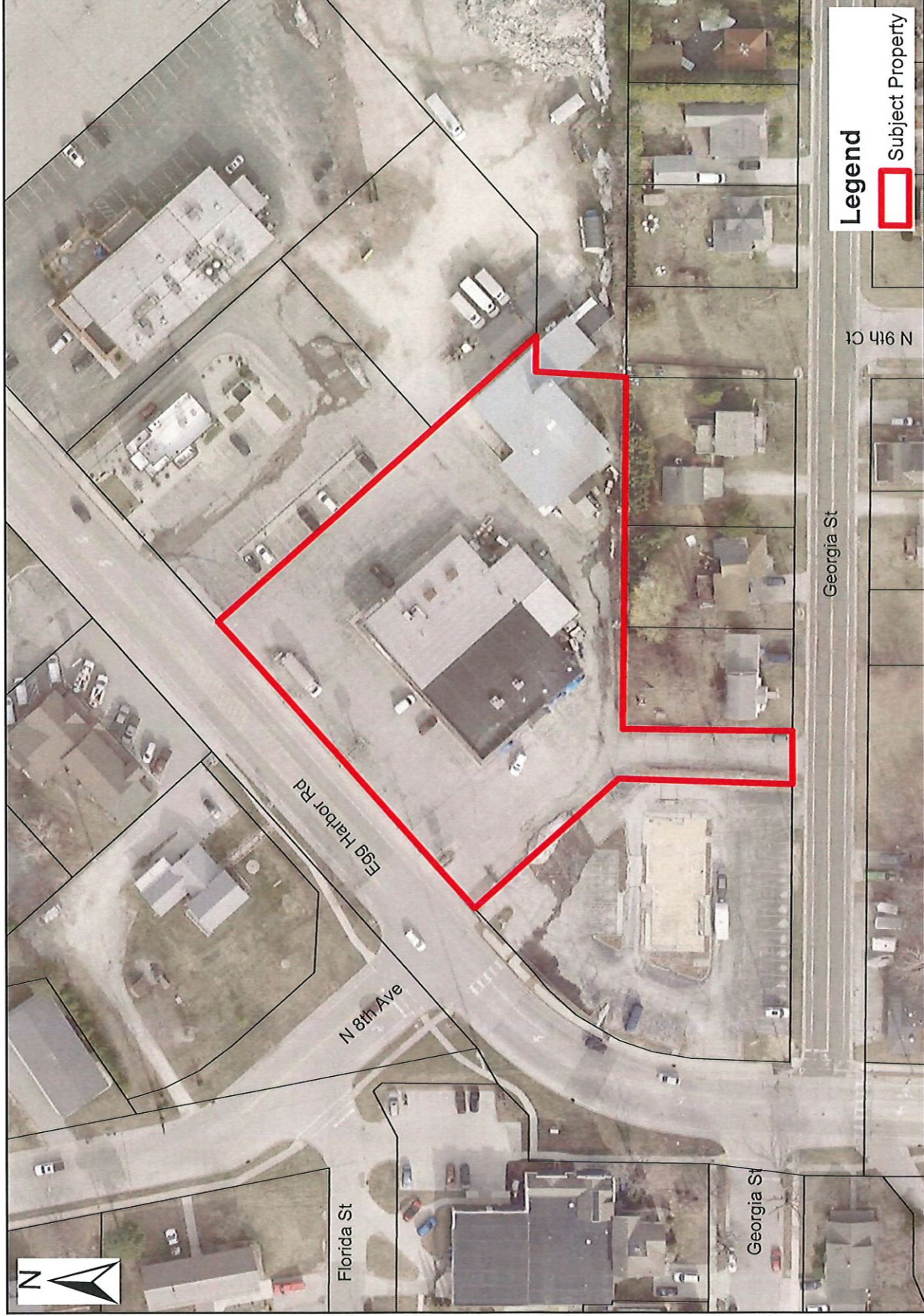
By order of:

City of Sturgeon Bay Plan Commission

**Richard Odea
Conditional Use
827 Egg Harbor Rd**



Subject Property
Conditional Use



827 Egg Harbor Road
Parcel #281-62-16000112

Staff Report: Conditional Use Permit Application – Crossroads at Big Creek

Background: Crossroads at Big Creek is working to convert a barn located at 2022 Utah Street parcel #281-6244000102 into a pavilion. Crossroads plans to use this pavilion as a “field station” that will provide an indoor and outdoor shelter for small classes. This property is zoned single-family residential (R-1). In the R-1 district recreation and community centers require a conditional use permit. City staff believes that this category best encompasses the intended use of the building.

Existing Conditions: Currently the parcel contains the historic Hanson Homestead which consists of a house and the barn in question. The barn over the years has become dilapidated. Crossroads hopes to restore the barn and replace the foundation, roof, and walls. This restoration along with the change of use will increase the utility of the structure for Crossroads.

Surrounding Zoning and Uses:

North: CON- Conservancy
South: R-1- Single Family Residential- vacant
East: A- Agricultural and residential
West: CON- Conservancy
Southeast: single family residential

All surrounding parcels are owned by Crossroads with exception of parcels to the southeast.

Comprehensive Plan: Under the 2040 Comprehensive Plan Future Land Use (Map 5b), this parcel is designated as “open space and recreation.” Open space and recreation is defined as *“generally includes land designated as open space or other recreational facilities. It also includes certain areas with little to no development potential due to the presence of limiting factors, especially wetlands. Some park and open spaces may also be accommodated within other land use categories. The land use category is expected to remain undeveloped during the period of the Comprehensive Plan, except for recreational uses.”* City Staff believes that this conditional use is consistent with the comprehensive plan designation for this property.

Conditional Use Findings: Under s. 20.25(4) of the zoning code, a conditional use permit may only be issued by the plan commission upon making a finding that:

- (a) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (b) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the surrounding area.
- (c) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

(d) Adequate utilities, access roads, drainage, and/or other necessary facilities will be provided to serve the conditional use.

(e) Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public streets.

(f) The conditional use shall in all other respects conform to the applicable regulations of the district in which it is located.

City staff believes that all conditions of a conditional use are met.

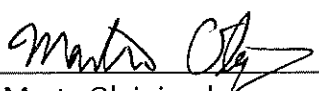
Plan Commission Options: The Plan Commission has the following options:

- 1) Approve the conditional use petition as presented
- 2) Approve the conditional use petition with conditions
- 3) Deny the conditional use petition

City Staff Recommendation: Staff is supportive of the conditional use petition, and recommends approval as presented.

Prepared by: 
Stephanie Servia
Planner / Zoning Administrator

7/13/2023
Date

Reviewed by: 
Marty Olejniczak
Community Development Director

7/13/2023
Date

C230627-5

CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

STAFF USE:	
Date Received:	<u>6/27/2023</u>
Fee Paid:	\$ <u>350.00</u>
Received By:	<u>S. Servia</u>

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	<u>Laurel Hauser</u>	
Company	<u>Crossroads at Big Creek</u>	
Street Address	<u>2041 Michigan St.</u>	
City/State/Zip	<u>Sturgeon Bay, WI 54235</u>	
Daytime Telephone #	<u>920-746-5895</u>	
Email	<u>laurel@crossroadsatbigcreek.org</u>	
STREET ADDRESS OF SUBJECT PROPERTY: <u>2022 Utah St.</u>		
Location if not assigned a common address: _____		
TAX PARCEL NUMBER: <u>2816244000102</u>		
CURRENT ZONING CLASSIFICATION: <u>R1</u>		
CURRENT USE AND IMPROVEMENTS: <u>vacant barn being converted to a pavilion-style indoor/outdoor classroom space</u>		
IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEMS BEING REQUESTED FOR REVIEW: <u>20.09(3) Change of Use from barn to recreation and community centers which requires a conditional use.</u>		
ZONING AND USES OF ADJACEMENT SURROUNDING PROPERTIES:		
North:	<u>Conservancy (CON)</u>	
South:	<u>Residential (R-1)</u>	
East:	<u>Agricultural (A)</u>	
West:	<u>Conservancy (CON)</u>	

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: Outdoor recreation
South: Vacant/Outdoor recreation
East: Outdoor recreation
West: Outdoor recreation

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? Yes or No IF YES, EXPLAIN: _____

Attach an 8-1/2"x 11" detailed site plan (if site plan is larger than 8-1/2"x 11", also include 15 large sized copies), full legal description (preferably digital), 8-1/2"x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

Laurel H
Property Owner

6/27/23
Date

Laurel H
Applicant/Agent

6/27/23
Date

I, Laurel H, 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.

6/27/23
Date of review meeting

Laurel H
Applicant signature

Staff
Staff signature

Attachments:

Procedure & Check List

Agreement for Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director



April 21, 2023

**BOARD OF
DIRECTORS**

President
Jim Stawicki

President-elect
Colleen Elliott

Secretary
Karen Urban-Dickson

Treasurer
Katie Maples

Lana Billeaud

Robert Desotelle

Jason Feldman

Brian Forest

Robert Gray

Tom Krueger

Matt Luders

Gretchen Schmelzer

Erick Schrier

To whom it may concern,

Crossroads at Big Creek, a 501(c)3 nature preserve and learning center, wishes to renovate a Depression-era or older barn located on the south end of our main campus at 2022 Utah Street.

The barn is part of the historic Hanson Homestead which currently consists of a house and the barn; additional outbuildings existed at one time but have been removed over the years.

While dilapidated, the barn has significance as an example of early 20th century agricultural practices. Outfitted with a new foundation, roof and walls, it will have utility for Crossroads going forward.

We intend to use the structure as a field station – and indoor/outdoor shelter for small classes to gather before a hike or as part of a class. Or, if a group is out hiking or planting and it starts to rain, they might duck in to wait out of the weather. We envision it as a glorified park shelter or covered pavilion. We will also use a part of it to store community science/water research equipment and will need the ability to lock the structure.

The maximum number of people we'd expect to use the building at one time would be somewhere in the 12 – 20 range.

Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Laurel".

Laurel Hauser
Executive Director
920-493-0572

laurel@crossroadsatbigcreek.org

STAFF

Laurel Hauser
Executive Director

Corey Batson
Program Director

Brian Baumgart
Office Manager

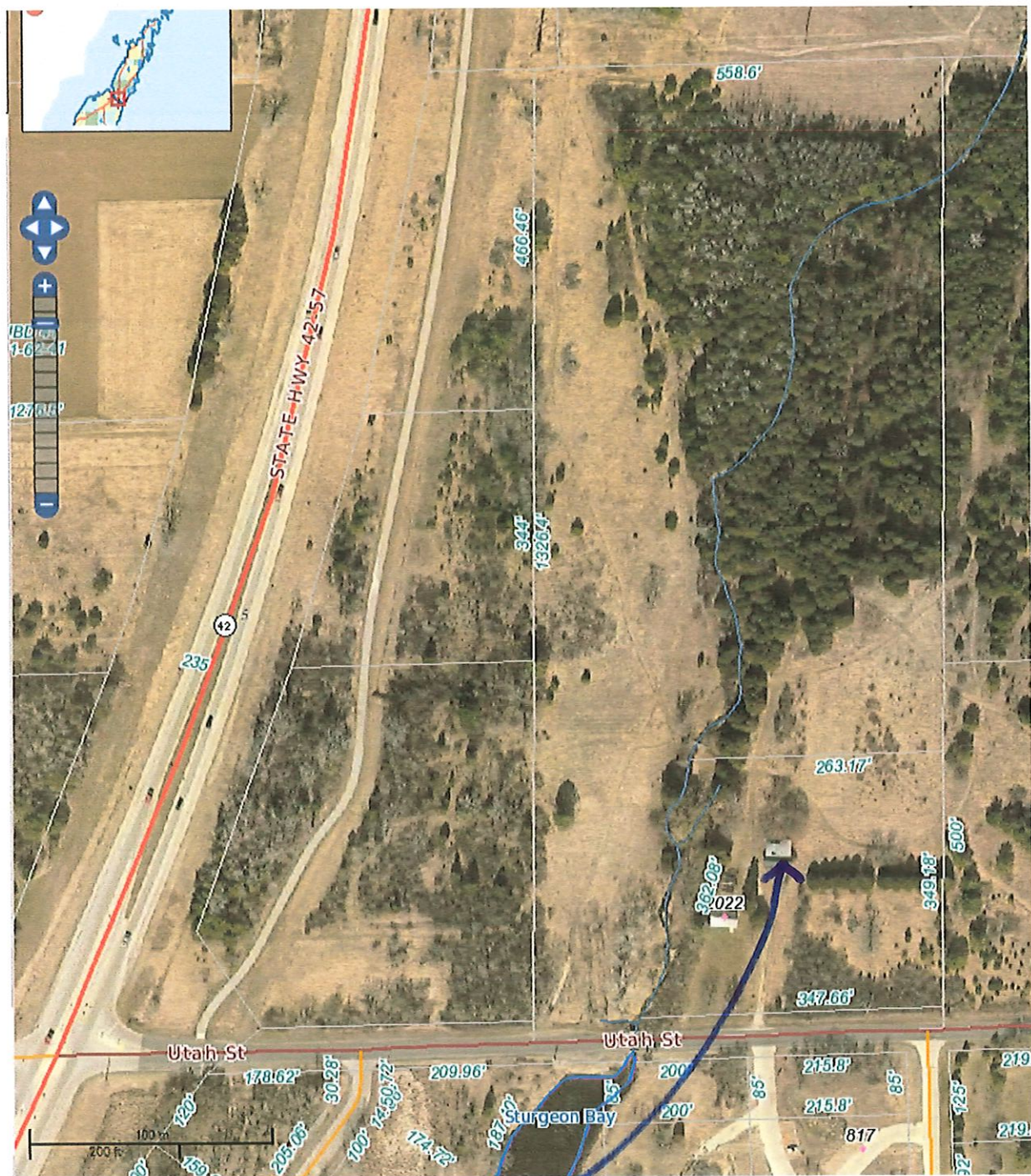
Coggin Heeringa
Interpretive Naturalist

Nick Lutzke
*Land and
Facilities Manager*

Lynn Michelsen
Office Administrator

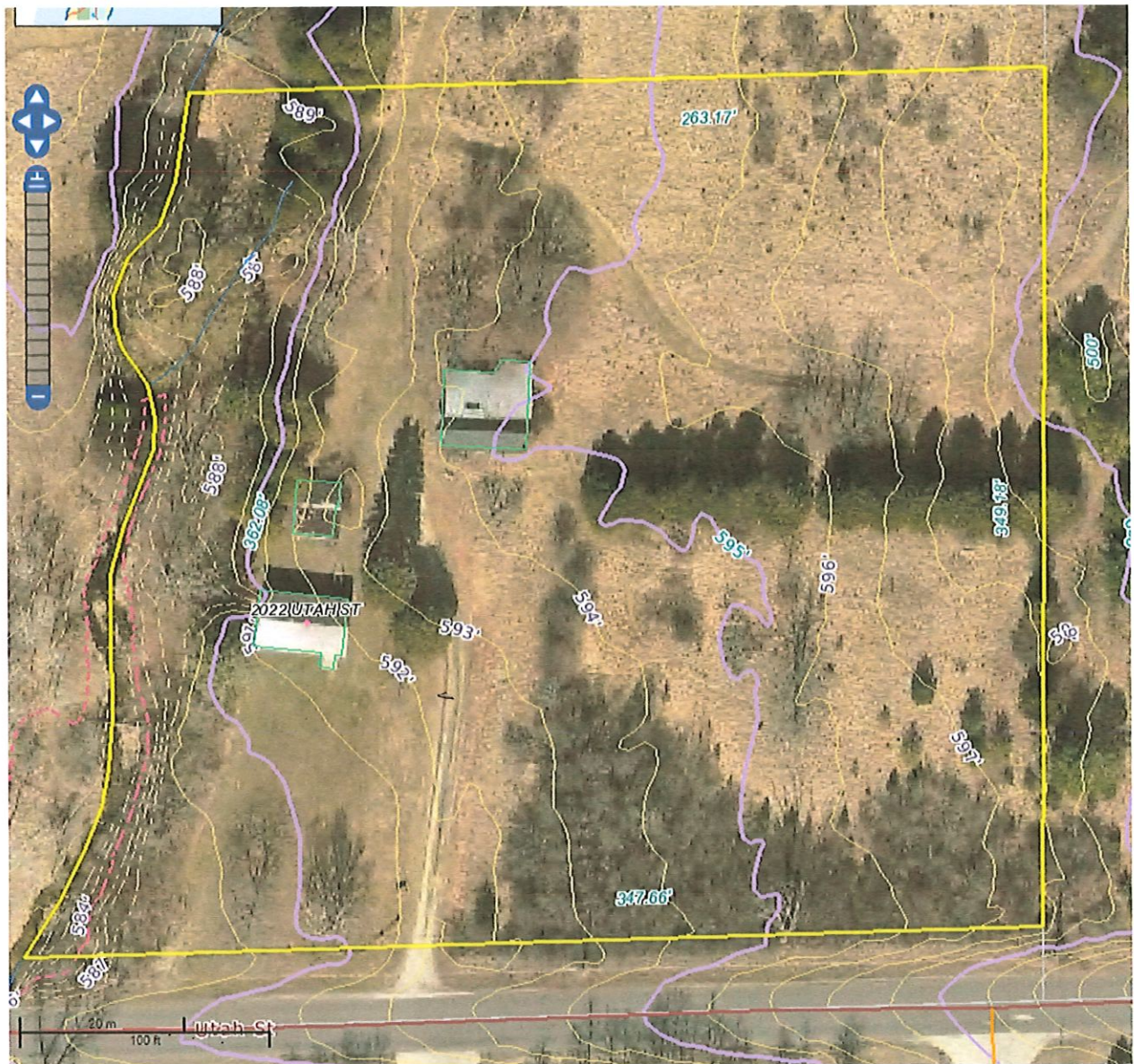
Corinne Rice
Grant Manager



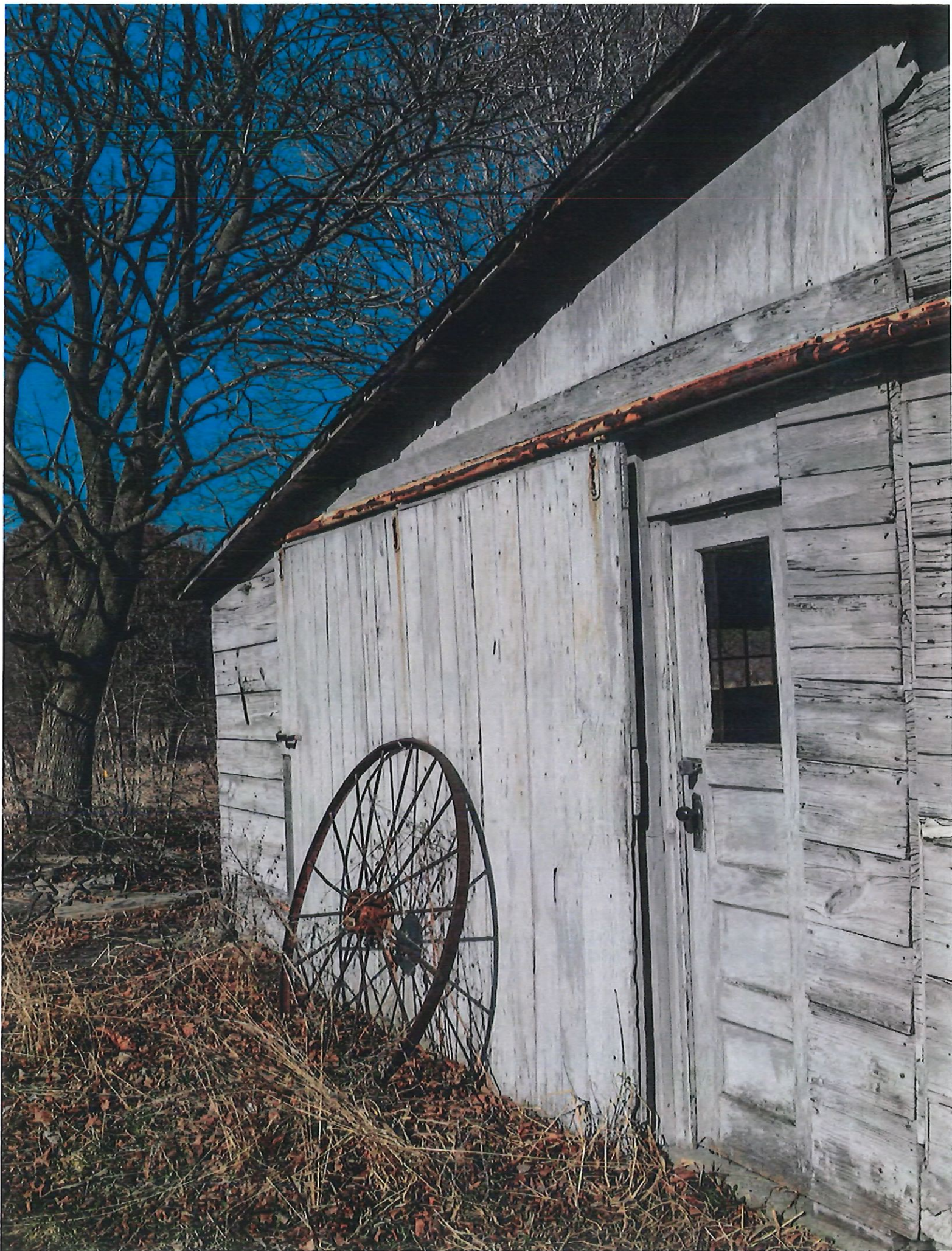


Barn Location

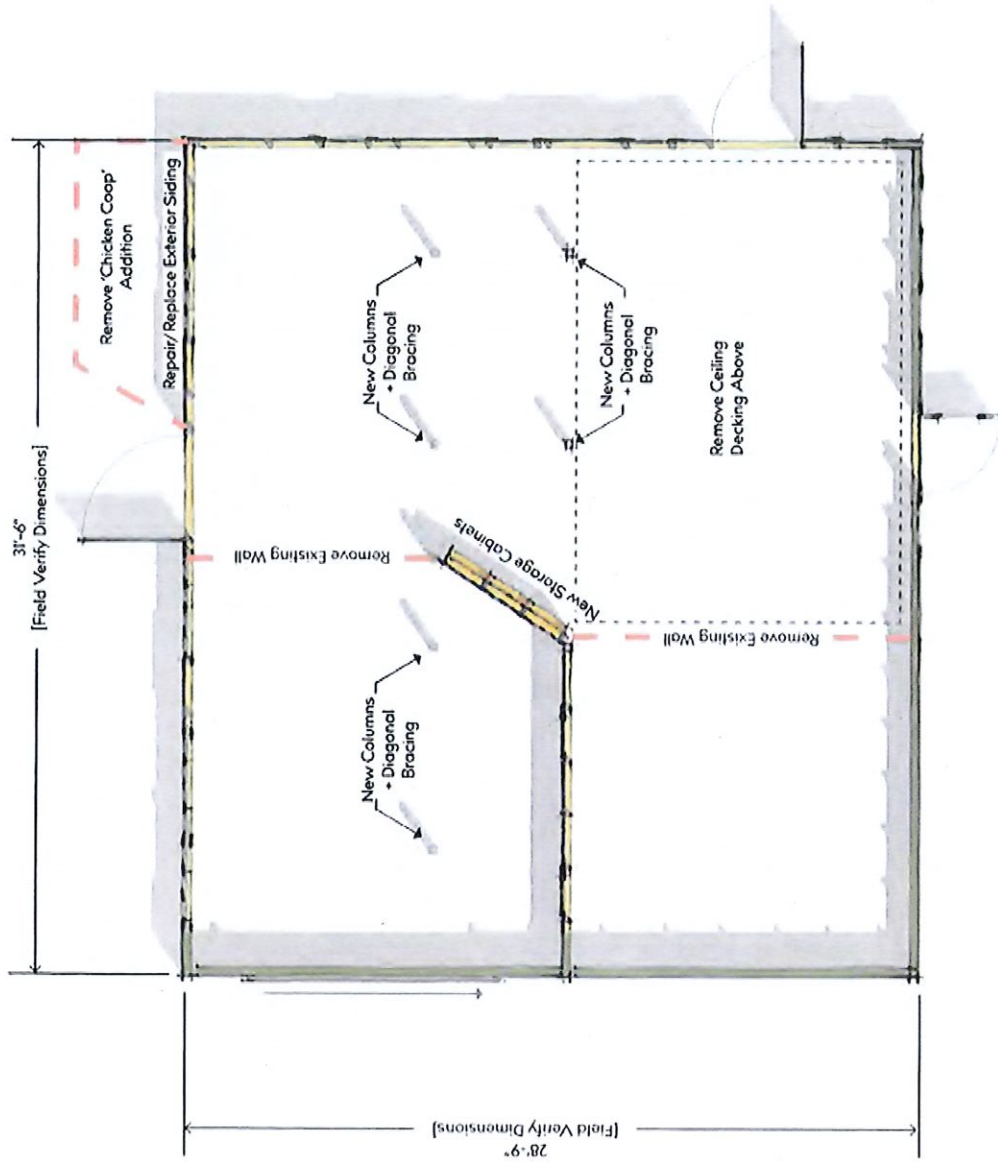
Crossroads Hansen Barn Site Plan







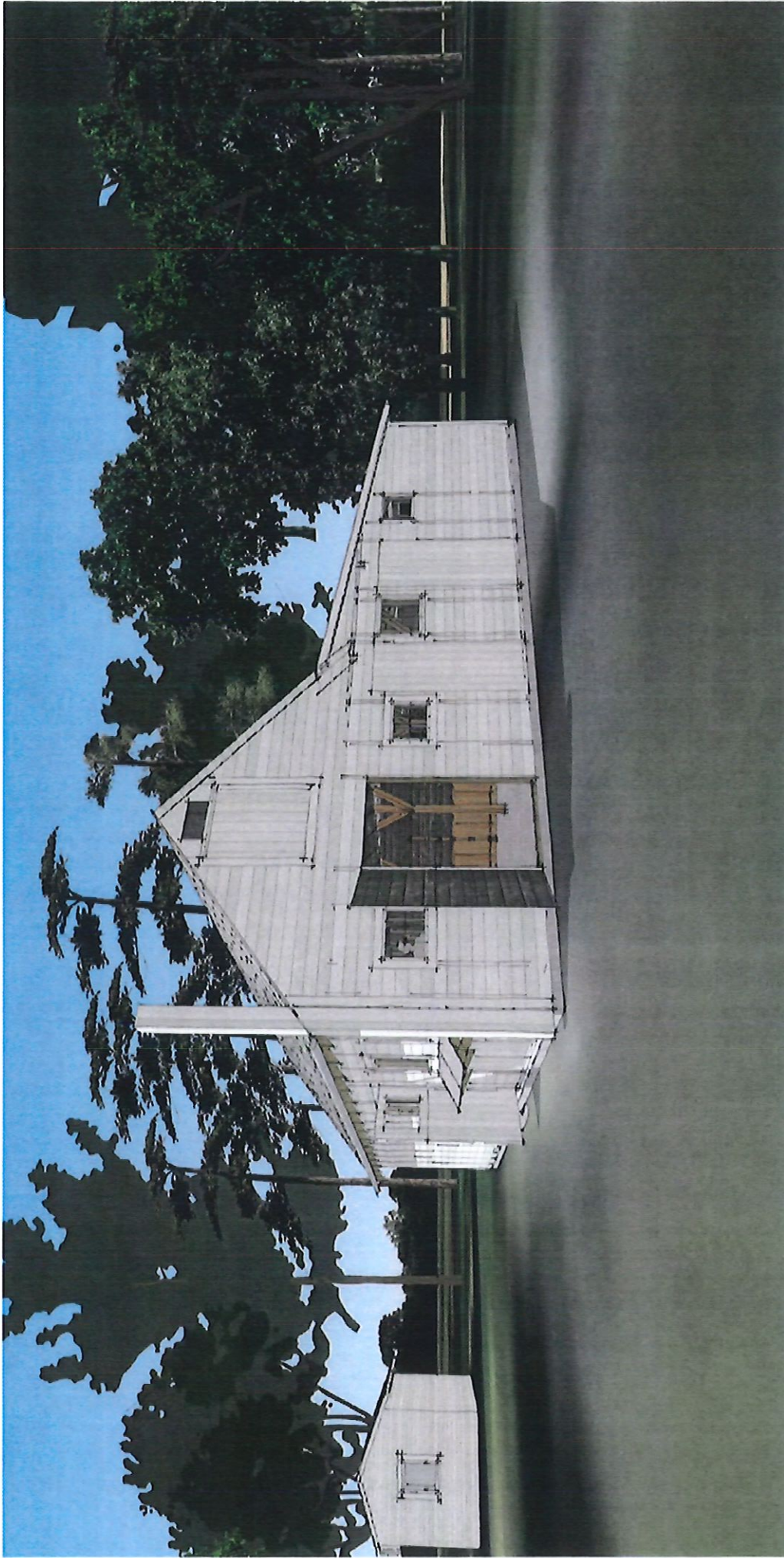




GENERAL NOTES:

- 1) Replace existing roof with galvanized corrugated metal roof.
- 2) Repair/replace existing siding as needed with reclaimed material if available.
- 3) Replace/reinforce existing framing as needed to reinforce and properly brace structural walls and roof structure.
- 4) Provide new 4" concrete slab on grade throughout interior of barn. Demolish existing flooring and excavate as necessary to install new floor while preserving any existing wall footings.
- 5) Provide new electrical service for basic lighting and outlet power only.
- 6) Remove existing interior fittings and equipment from barn. Salvage selected items as directed by Owner.

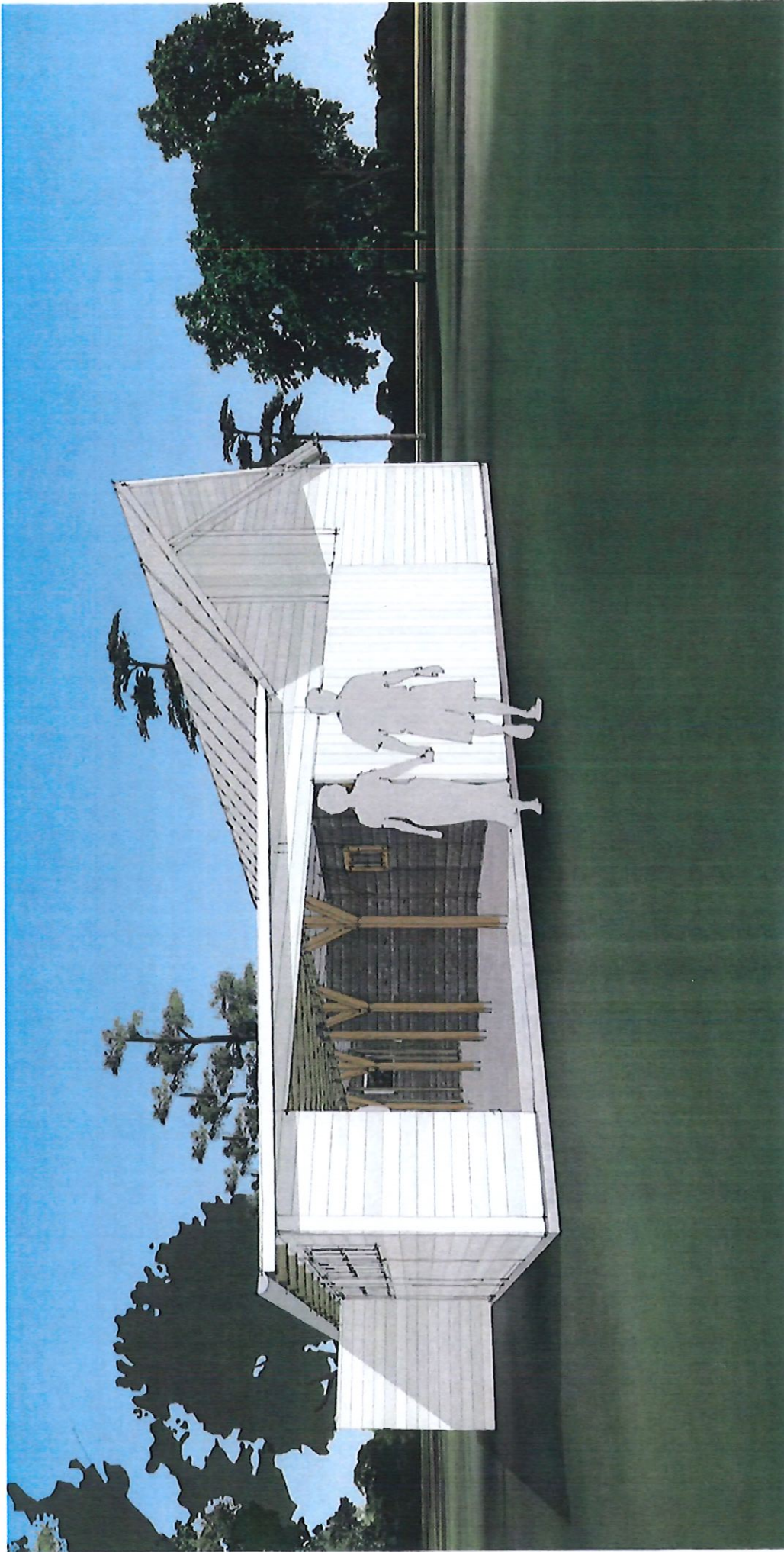




Crossroads at Big Creek - Hanson Homestead
Hanson Barn from East

2022.06.02

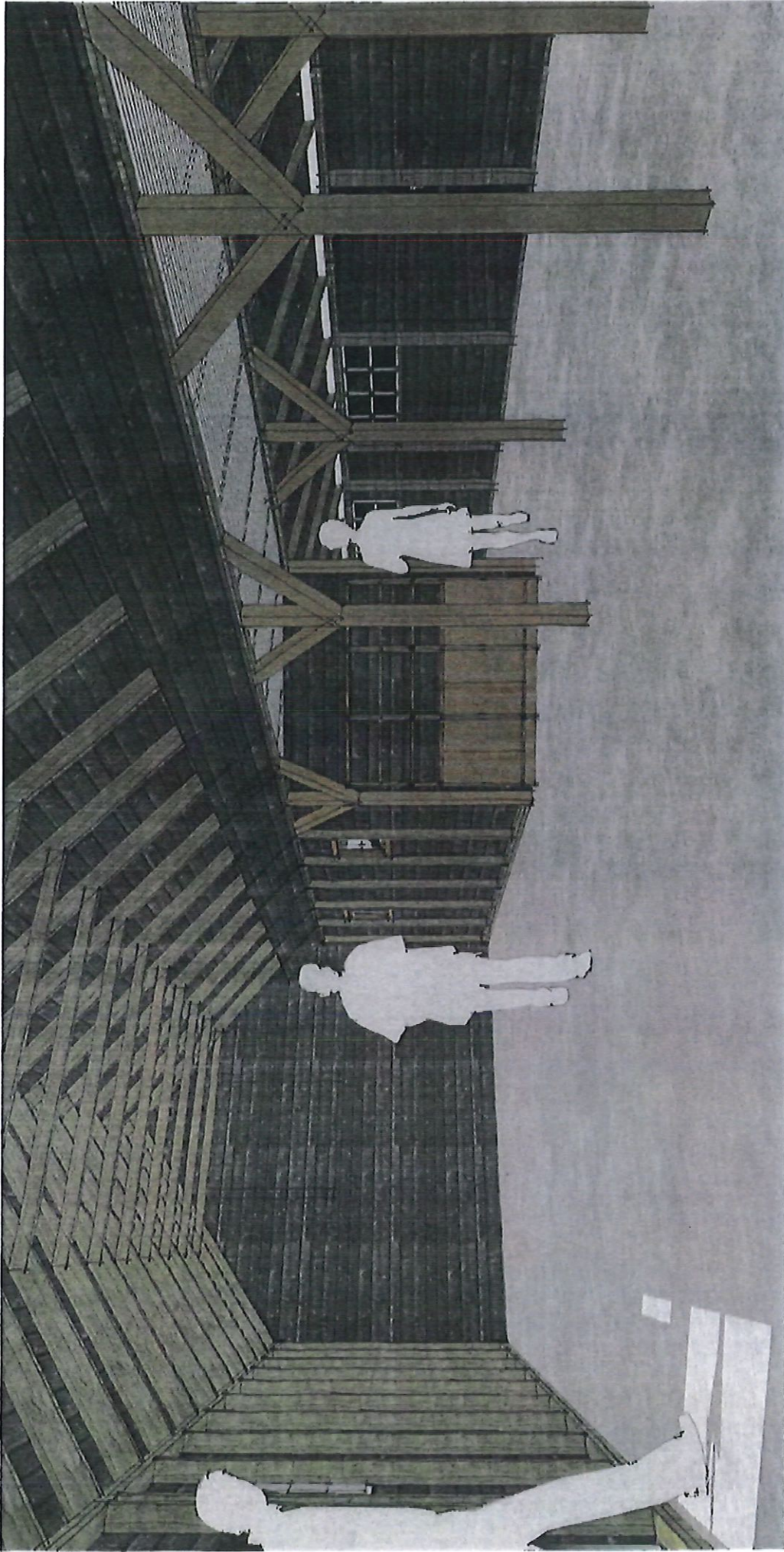
SCALE NTS



Crossroads at Big Creek - Hanson Homestead
Hanson Barn from West

2022.06.02

SCALE NTS



Crossroads at Big Creek - Hanson Homestead
Hanson Barn Interior
2022.06.02

SCALE NTS

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will conduct a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday, July 19, 2023, at 6:00 p.m. or shortly thereafter, regarding a petition from Crossroads at Big Creek, Inc for approval of a conditional use under section 20.09(3) of the Sturgeon Bay Zoning Code, which requires conditional use approval to allow a recreation/community center in the Single-Family Residential (R-1) zoning district. The subject property is parcel #281-62-44000102 located at 2022 Utah Street. The proposal is to change the use of an existing accessory building to a recreation/community center. The application materials are on file with the Community Development Department, located at 421 Michigan Street, and can be viewed weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to give testimony in regard to the proposed conditional use request, either in person at the hearing or in writing.

By order of:

City of Sturgeon Bay Plan Commission

Stephanie Servia
Planner/ Zoning Administrator
421 Michigan Street
Sturgeon Bay, WI 54235



Phone: 920-746-2907
Fax: 920-746-2905
E-mail: sservia@sturgeonbaywi.gov
Website: www.sturgeonbaywi.org

MEMO

To: Sturgeon Bay Plan Commission
From: Stephanie Servia, Planner/Zoning Administrator 
Date: July 10, 2023
Subject: Conceptual Planned Unit Development for E&I Investments

Estes Investments LLP is initiating a Planned Unit Development to facilitate an increased residential density on the property at 1361 N 14th Ave (parcel #281-43-32000000). They are approved to build a 22-unit multiple-family dwelling on the east side of the property, which is zoned R-4, with 12 commercial storage buildings on the west side, which is zoned C-1. The developer now wants to build an 8-unit condo building in place of the southerly 8 commercial storage units. With the proposed project there will be 30 total units on the lot which exceeds the maximum residential density for both zoning districts.

The first formal step in a PUD process is a conceptual review. The conceptual review allows for the applicant to provide an overview of the project and for Plan Commission members to provide feedback and direction to the petitioner prior to proceeding with the formal hearing and review/recommendation. Official action is not necessarily required during a conceptual review, but it allows any pertinent issues to be discussed. It allows for feedback on the general acceptability of the concept and on specific aspects that should be included, excluded, or otherwise addressed as the project moves along.

E&I Investments is also seeking permission to follow the combined preliminary/final PUD procedures for the next phase of the PUD process. This is an option within the zoning code, but it requires approval of the Plan Commission at the time of conceptual review. The combined procedures are usually used for projects with a single parcel and single buildings. Staff has no objection to using the combined preliminary/final procedures.

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

STAFF USE:	
Date Received:	_____
Fee Paid:	\$ _____
Received By:	_____

Application for: Conceptual ☒ Preliminary ☐ Final ☐ Combined Preliminary/Final ☐
 Note there are different requirements for each for the above processes. A separate application is required for each.

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: _____		
	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	DAVE PHILLIPS	JASON & STEVE ESTES
Company	BAYLAND BUILDINGS	ESTES INVESTMENTS LLC
Street Address	—	4606 BECHTEL RD
City/State/Zip	P.O. BOX 13571 GREEN BAY, WI 54305	STURGEON BAY, WI 54085
Daytime Telephone #	262-308-2580	920-493-8663
Email	D.PHILLIPS@BAYLANDBUILDINGS.COM	STEVE.TAMMY34@GMAIL.COM
STREET ADDRESS OF SUBJECT PROPERTY: <u>1361 N 14TH AVE</u>		
Location if not assigned a common address: _____		
TAX PARCEL NUMBER: <u>281-70-32001410C</u>		
CURRENT ZONING CLASSIFICATION: <u>R-4 / C-1</u>		
CURRENT USE AND IMPROVEMENTS: <u>BLIGHTED FORMER PROCESSING PLANT</u>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>HIGHER DENSITY RESIDENTIAL</u>		
WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? <u>Yes</u> or No IF YES, EXPLAIN: <u>Multi-Family Condos planned</u>		

PLEASE IDENTIFY SPECIFIC POPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. : Already Approved: 22-unit Multi-family dwelling and 12 commercial storage buildings. Developer is requesting building an 8-unit multi-family dwelling in place of 8 of the commercial storage buildings in the SW area of property.

CURRENT USE AND ZONING OF ADJACEMENT SURROUNDING PROPERTIES:

North: R-1 SINGLE FAMILY
South: AG SINGLE FAMILY
East: PUD C-1 WALMART
West: R-4 MULTIPLE FAMILY

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: HIGH DENSITY RESI
South: HIGHER DENSITY RESI
East: RESI / COMMERCIAL
West: C-1 COMMERCIAL

IS ANY VARIANCE FROM COMPREHENSIVE PLAN, SUBDIVISION ORDINANCE, OR ZONING ORDINANCE BEING REQUESTED? IF YES, DESCRIBE: Higher Residential Density requested.

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? Yes or No IF YES, EXPLAIN: Rezoning / Comprehensive plan amendments.

Attach an 8-1/2"x 11" detailed site plan (if site plan is larger than 8-1/2"x 11", also include 15 large sized copies), full legal description (preferably digital), 8-1/2"x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

[Signature]
Property Owner

6-29-23
Date

[Signature]
Applicant/Agent

6-29-23
Date

I, DAVE PHILLIPS, 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.

Date of review meeting

[Signature]
Applicant Signature

[Signature]
Staff signature

PROPOSED BUILDING FOR:
23-3182
CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
THIS PLAN MEASURES 1" ON GRAPHIC
EQUATES TO 20'-0" ON GROUND
ADJUST SCALE ACCORDINGLY

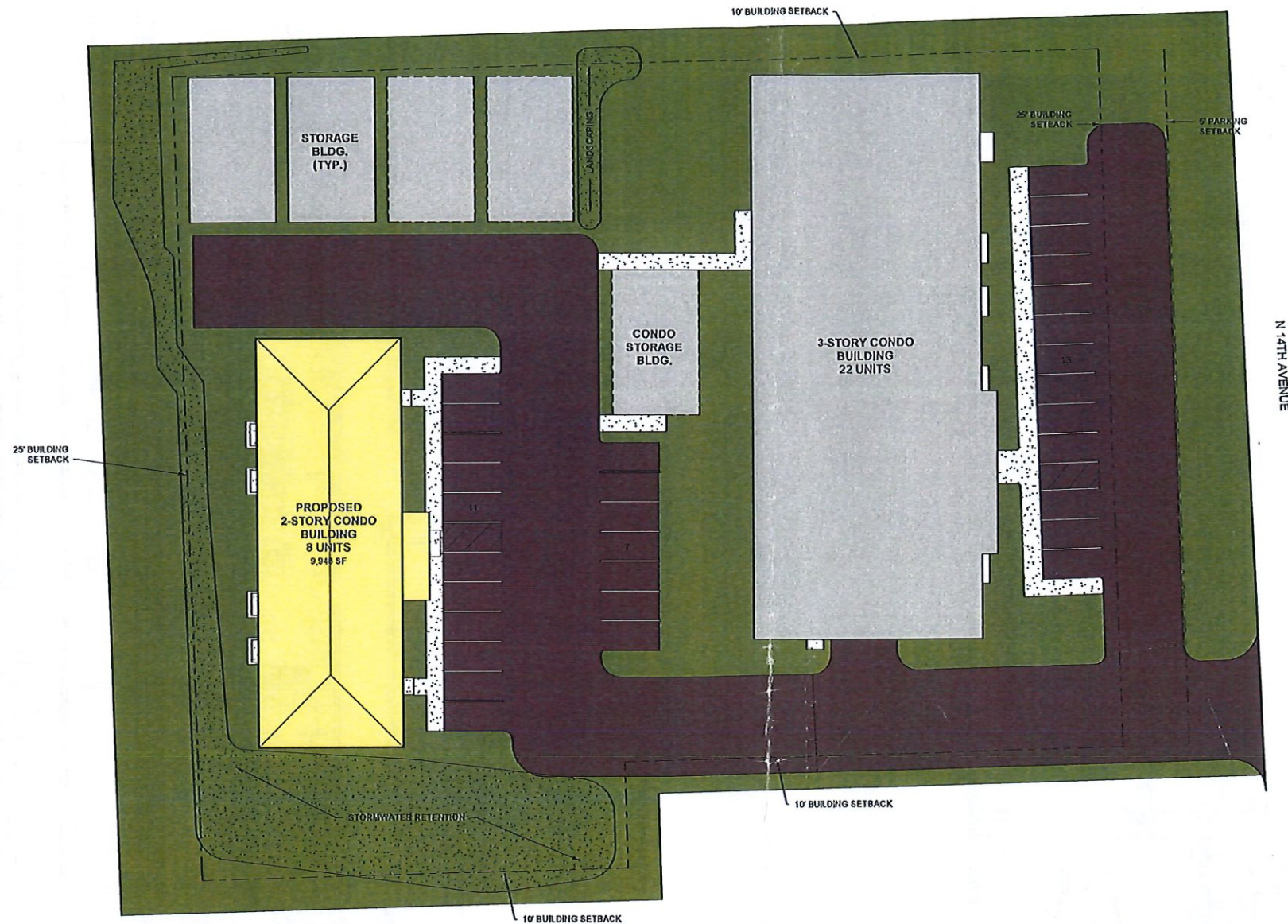
NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.C. AS AMENDED
RECEIVED 1990 AND UNDER ALL ARCHITECTURAL WORKS
COPYRIGHT PROTECTION ACT OF 1911. THE PROTECTION
INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL
AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND
ELEMENTS OF THE DESIGN UNDER SUCH PROTECTION.
UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
HEREON, CONSTITUTES VIOLATION OF THE COPYRIGHT OF
BAYLAND BUILDINGS, INC. AND MAY BE SUBJECT TO A
SUE FOR INJURY OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 23-3182
PROJECT
EXECUTIVE: DAVE PHILLIPS
DRAWN BY: CMP
DATE: 06/06/2023
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:
☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

SITE PLAN

C1.0



SITE PLAN - PROPOSED
1/C1.0 SCALE = 1" = 20'-0"



ZONING APPROVAL REQUIRED
3,500 SF PARCEL AREA REQUIRED PER DWELLING UNIT
1.668 ACRES = 81,283 SF/2,500 = 24 UNITS
PROPOSED 30 UNITS TOTAL

REQUIRED PARKING
(21) 1-BEDROOM UNITS X 1.5/UNIT = 32 PARKING STALLS
(9) 2-BEDROOM UNITS X 1.75/UNIT = 16 PARKING STALLS
TOTAL PARKING STALLS 48 PARKING STALLS

PARKING TABULATION
22 GARAGE PARKING STALLS (2 ADA)
31 EXTERIOR PARKING STALLS (2 ADA)
53 TOTAL PARKING STALLS

REQUIRED ACCESSIBLE UNITS
2 ADA UNITS WITH ROLL-IN SHOWER REQUIRED - BOTH
PROVIDED IN 22 UNIT BUILDING: (1) 1-BEDROOM ADA UNIT, (1)
2-BEDROOM UNIT.



BAYLAND BUILDINGS
P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-0300 FAX (920) 498-3033
www.baylandbuildings.com
DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

23-3182

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
FOR SEALED SETS 1" = 6" OR SMALLER
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION BY BAYLAND BUILDINGS, INC.
ALL RIGHTS ARE RESERVED. NO PART OF THESE PLANS
SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY
INFORMATION STORAGE AND RETRIEVAL SYSTEM,
WITHOUT PERMISSION IN WRITING FROM BAYLAND
BUILDINGS, INC. ANY VIOLATION OF THIS NOTICE
CONSTITUTES A VIOLATION OF THE COPYRIGHT LAWS
OF THE UNITED STATES OF AMERICA.

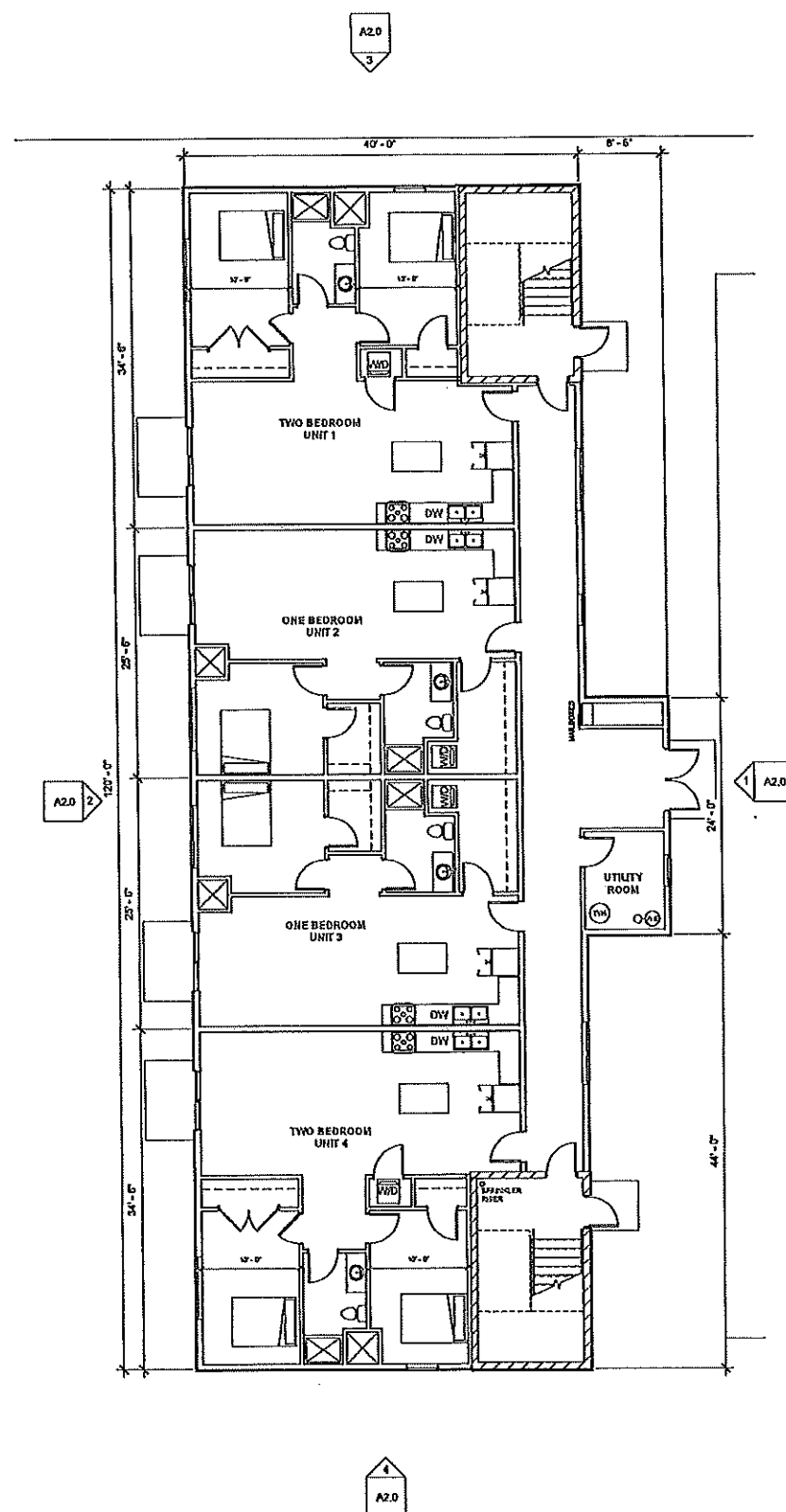
JOB NUMBER: 23-3182
PROJECT
EXECUTIVE: DAVE PHILLIPS
DRAWN BY: CMP
DATE: 06/06/2023
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

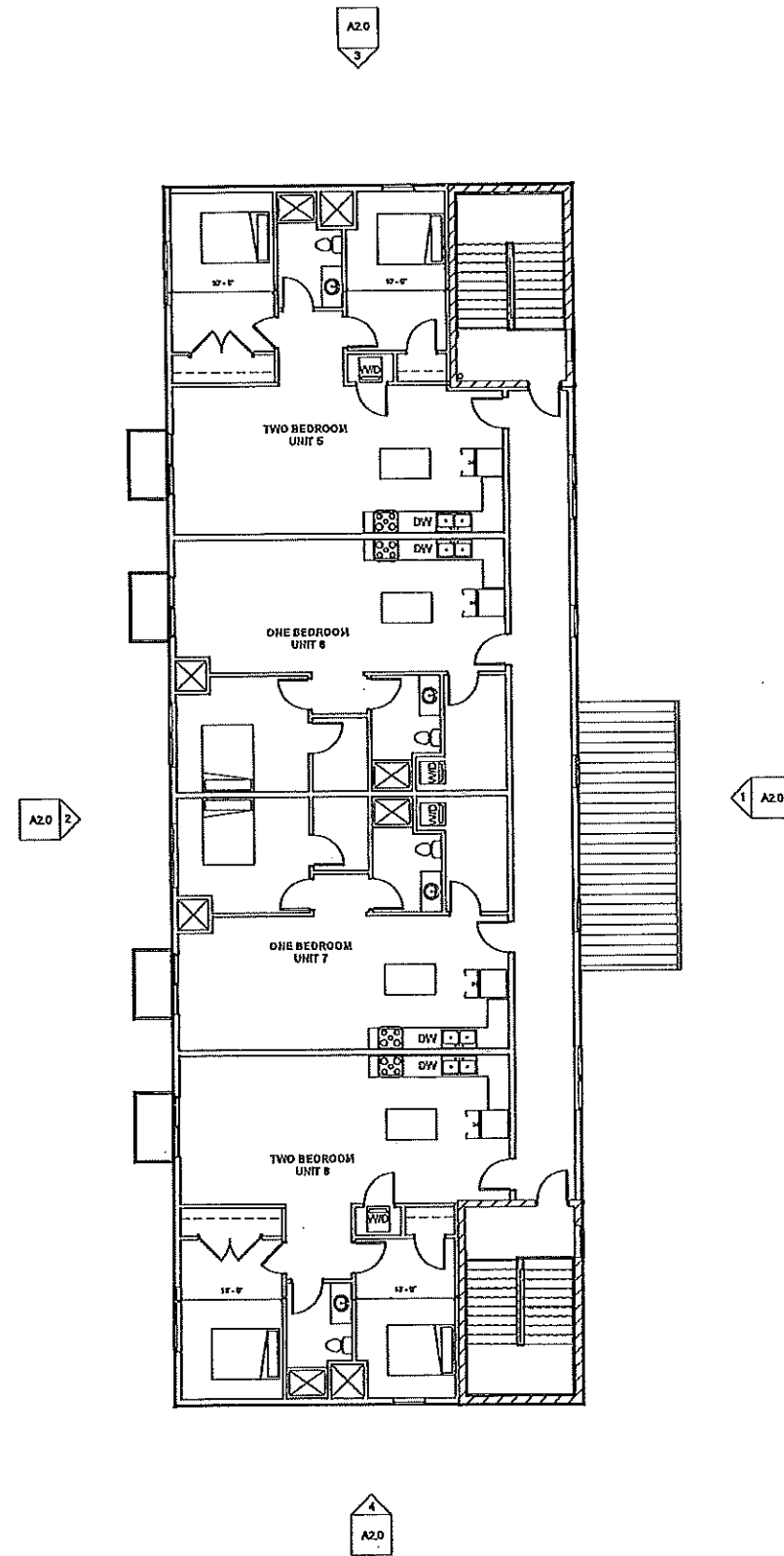
- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

FLOOR PLAN - PROPOSED

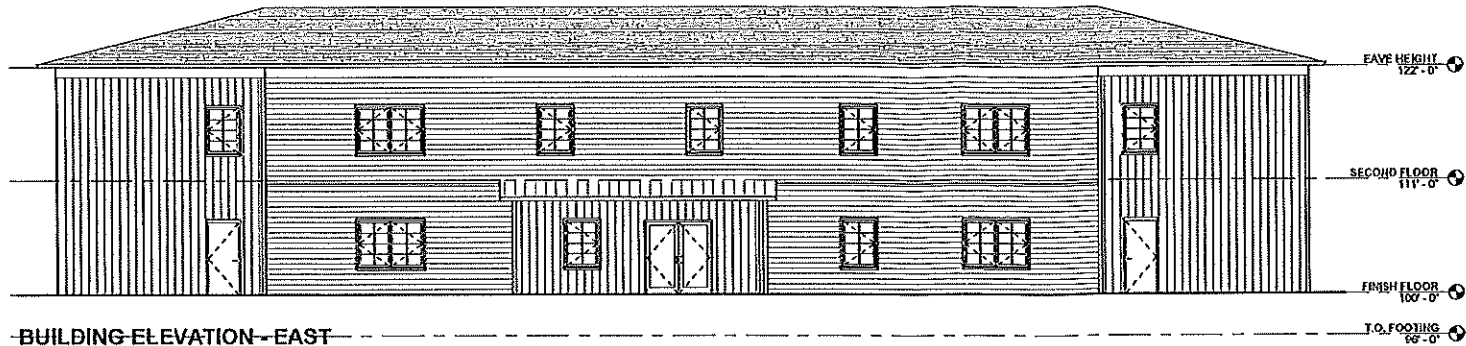
A1.0



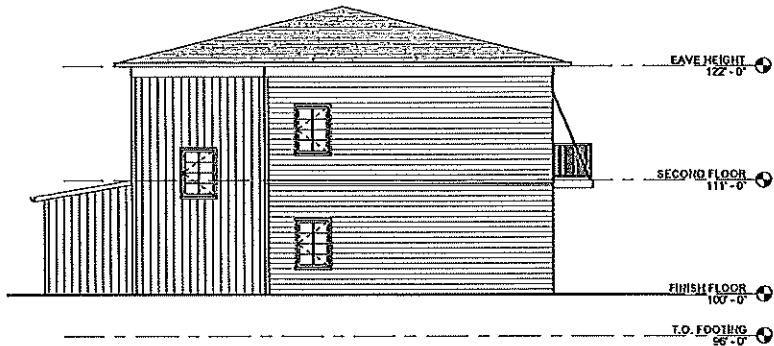
FIRST FLOOR PLAN
1/A1.0 SCALE = 1/8" = 1'-0"



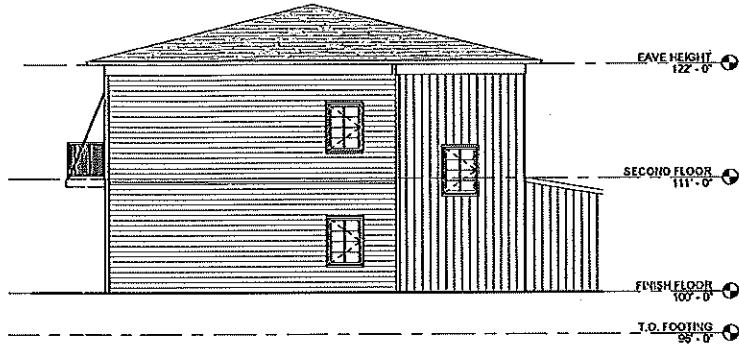
SECOND FLOOR PLAN
2/A1.0 SCALE = 1/8" = 1'-0"



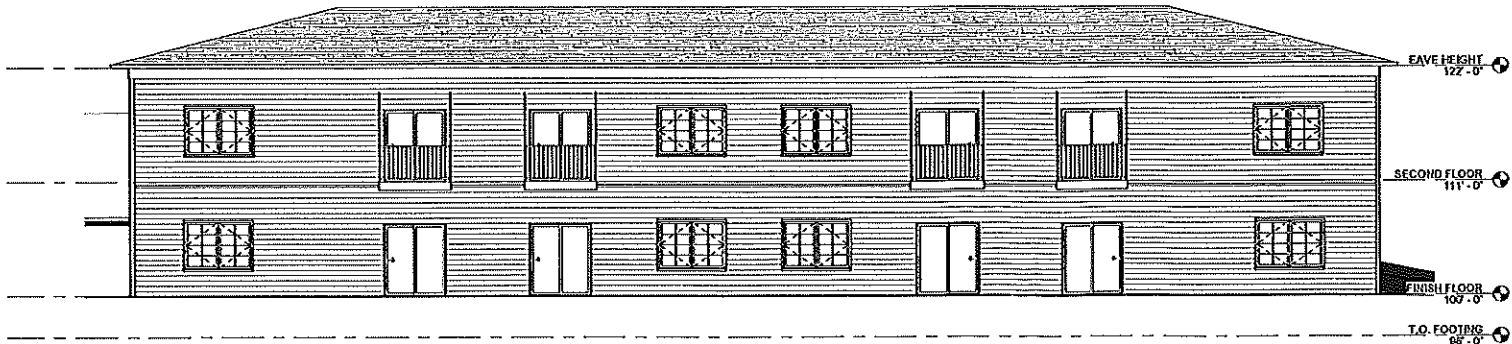
BUILDING ELEVATION - EAST
1/1A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - WEST
2/1A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH
4/1A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - NORTH
3/1A2.0 SCALE = 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDING COLOR: VERIFY COMMENTS:
CS-1	LOCATION: CEDAR SHAKES SIDING MATERIAL: 6" CEDAR SHAKE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
SV-1	LOCATION: STONE VENEER MATERIAL: NATURAL CUT STONE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
RS-1	LOCATION: ROOF SHINGLES MATERIAL: ASPHALT SHINGLE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MB-1	LOCATION: WALL PANEL MATERIAL: 26GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 24GA GSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-0300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

23-3182

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS DRAWING COMPLIES WITH THE FOLLOWING SCALE VERIFICATION

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER
SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C. AND ARE
REGISTERED WITH THE U.S. COPYRIGHT OFFICE. ANY
REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY
ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF BAYLAND BUILDINGS, INC., IS
PROHIBITED. BAYLAND BUILDINGS, INC. ACCEPTS NO
LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE
PLANS. THE USER ASSUMES ALL RESPONSIBILITY FOR
THE ACCURACY AND COMPLETENESS OF THE INFORMATION
CONTAINED HEREIN. THE USER SHALL INDEMNIFY AND
HOLD BAYLAND BUILDINGS, INC. HARMLESS FROM AND
AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES,
INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT
OF OR RESULTING FROM THE USE OF THESE PLANS.

JOB NUMBER: 23-3182

PROJECT
EXECUTIVE: DAVE PHILLIPS

DRAWN BY: CMP

DATE: 06/06/2023

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

ELEVATION - EXTERIOR

A2.0

Subject Property
PUD Initial Concept



1361 North 14th Avenue
Parcel #2814332000000



MEMO

To: City Plan Commission
From: Marty Olejniczak, Community Development Director *MO*
Date: July 14, 2023
Subject: Tax Increment District #9

The City of Sturgeon Bay, in conjunction with Door County Economic Development Corporation, have been working on a proposed industrial flex building within the industrial park. A memorandum of understanding with Immel Construction was signed and Cedar Corp was hired for the engineering services. The Council also authorized initiating a tax increment district (TID) for the project.

The idea of the flex building is a 50,000-square foot building with multiple tenant spaces ranging from about 5,000 square feet to 20,000 square feet. The building could be expanded to up to 100,000 square feet. Immel Construction would design and build the facility and would secure an owner/developer for the building. NAI/Pfefferle is working with Immel on securing the developer and tenants. It is expected the tenants would be a combination of graduates of the DCEDC business incubator, existing manufacturers that need additional space, and new businesses looking for flexible space.

The proposed tax increment district would be an implementation tool for the industrial flex building and other industrial development in the vicinity. Within a TID the property taxes generated from new development within the district (the tax increment) is used to cover the public costs necessary to spur the new development, including infrastructure improvements, especially stormwater management improvements, as well as financial incentives.

The proposed tax increment district will be TID #9. To create this TID, the boundaries of the district need to be set and a project plan for the district needs to be drafted. A public hearing regarding the boundaries and project plan is held. Following that, the Plan Commission, the Common Council, and the Joint Review Board (JRB) must consecutively approve resolutions to establish the TID. The 5-member JRB is comprised of a member from each taxing jurisdiction and one public member.

The City hired its financial consultant, R. W. Baird, to assist with the project plan and creation of the TID. An initial draft of the project boundaries and project plan is included in the packet for review by the Plan Commission. There are still some items that could be changed or added prior to the formal review of the plan by the public, Plan Commission, Common Council and JRB.

For the July meeting, there will be general discussion on the proposed TID and the members can suggest any changes to the boundaries or aspects of the project plan. It is anticipated that a revised complete draft will be ready by the end of July for review by the public and the Plan Commission at a public hearing held during the August 16th meeting.

**Project Plan & District Boundary
Tax Incremental District No. 9
in the
CITY OF STURGEON BAY, WISCONSIN**



September 5, 2023

(Approved Actions)

Organizational Joint Review Board Meeting Held	August 10, 2023
Public Hearing Held	August 16, 2023
Adopted by Planning Commission	August 16, 2023
Adopted by City Council	September 5, 2023
Adopted by Joint Review Board	September 14, 2023

Prepared in part by:



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

Table of Contents

Section 1: City of Sturgeon Bay Officials 3

Section 2: Introduction and Description of District 4

Section 3: Summary of Findings 5

Section 5: One Half Mile Radius Map of Proposed District Boundary 8

Section 6: Map Showing Existing Uses and Conditions 9

Section 7: Preliminary Parcels List and Analysis 9

Section 8: Equalized Valuation Test..... 10

Section 9: Statement of Kind, Number and Location of Proposed Projects 11

Section 10: Maps Showing Proposed Improvements and Uses 13

Section 11: Detailed List of Project Costs 14

Section 12: Economic Feasibility 14

Section 13: Method of Financing and Timing of When Costs are to be Incurred. 15

Section 14: Annexed Property 17

Section 15: Proposed Changes in Zoning Ordinances 18

Section 16: Proposed Changes in Master Plan, Map, Building Codes, and Town Ordinances 18

Section 17: Relocation 18

Section 18: Orderly Development of the City 18

Section 19: A List of Estimated Non-Project Costs..... 18

Section 20: City Attorney Opinion 19

SECTION 21: EXHIBIT A CASH FLOW PROFORMA ANALYSIS 20

SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY..... 21

SECTION 22: EXHIBIT B CITY ATTORNEY OPINION 22

SECTION 23: EXHIBIT C TID # 9 BOUNDRARY LEGAL DESCRIPTION..... 23

SECTION 24: DISCLAIMER TEXT 23

Section 1: City of Sturgeon Bay Officials

City Council

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

City Staff

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

Planning Commission

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

Joint Review Board

Josh Van Lieshout	City Representative- Chairperson
Ken Pabich	Door County
Daniel Mincheff	Northeast Wisconsin Area Technical College
Mike Stephani	Sturgeon Bay School District
Bill Chaudoir	Public Member

Section 2: Introduction and Description of District

The city plans to use Tax Incremental Financing ("TIF") as a successful economic development programming tool by providing public improvements and development incentives to encourage and promote development within the city's industrial park. The goal is to increase the tax base, to create and enhance economic opportunities, and to increase manufacturing and related business 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 "Industrial 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 approximately 40.2 acres encompassing three parcels fronting along S. Neenah Ave, Deck Street, Halyard Street, and Shiloh Road. The sites are within the city limits. A developer is proposing to construct a 50,000 square foot flex industrial building with space for up to five tenants on a portion of one of the parcels. As tenant needs increase there is a plan for future expansion. The developer will need financial incentives to assist with the high construction costs of the project. The city has agreed to provide \$1,100,000 in the form of developer-financed tax incremental financing.

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 \$2,000,000 plus financing/interest costs during the TID's 15-year expenditure period. Proposed public project improvements may include but are not limited to developer incentives in the form of cash grants or TID loans, street and other infrastructure improvements, 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 \$4,332,894 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 street improvements, stormwater management facilities and other infrastructure improvements within the vicinity of the district. The city projects land and improvement values (incremental value) of approximately \$5,500,000 will be

created in the TID by the end of 2025. A total of \$12,000,000 of incremental value is expected to be created by the end of the life of the district. This additional value will be a result of the improvements made and projects undertaken within the TID.

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

Section 3: Summary of Findings

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

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

City of Sturgeon Bay
TID #9 Project Plan & District Boundary

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.

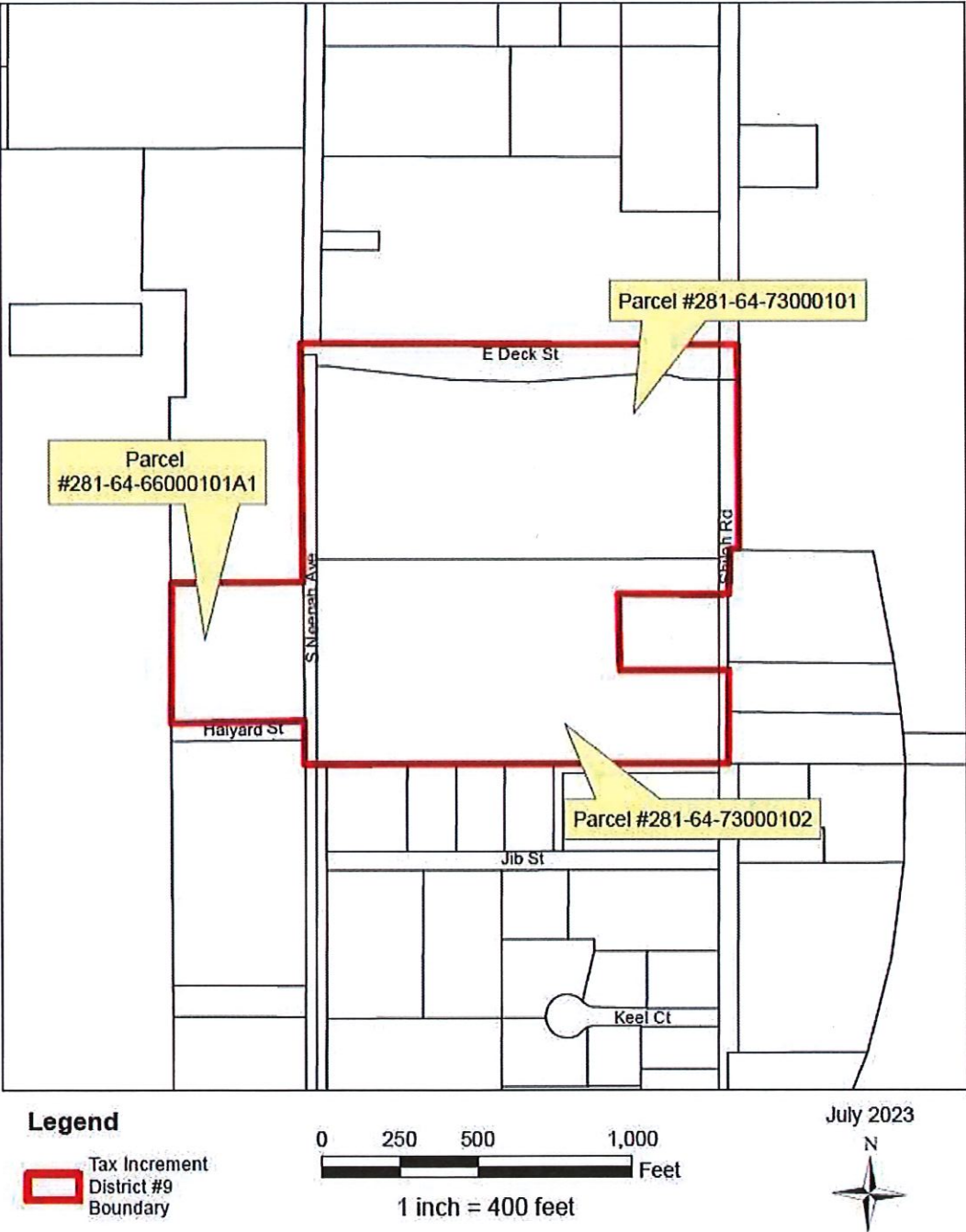
Since the development expected to occur is unlikely to take place without the use of Tax Incremental Financing (see Finding #1) and since the TID will generate economic benefits that are more than sufficient to compensate for the cost of the improvements (see Finding #2), the city reasonably concludes 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 comprehensive 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. That more than 50% of the acreage of the district is suitable for industrial sites within the meaning of Section 66.1101 of the Wisconsin Statutes and has been zoned for industrial use.
9. The TID is being created as an Industrial District. This project plan has met the definition and requirements for an Industrial District.

Section 4: Map of Proposed District Boundary

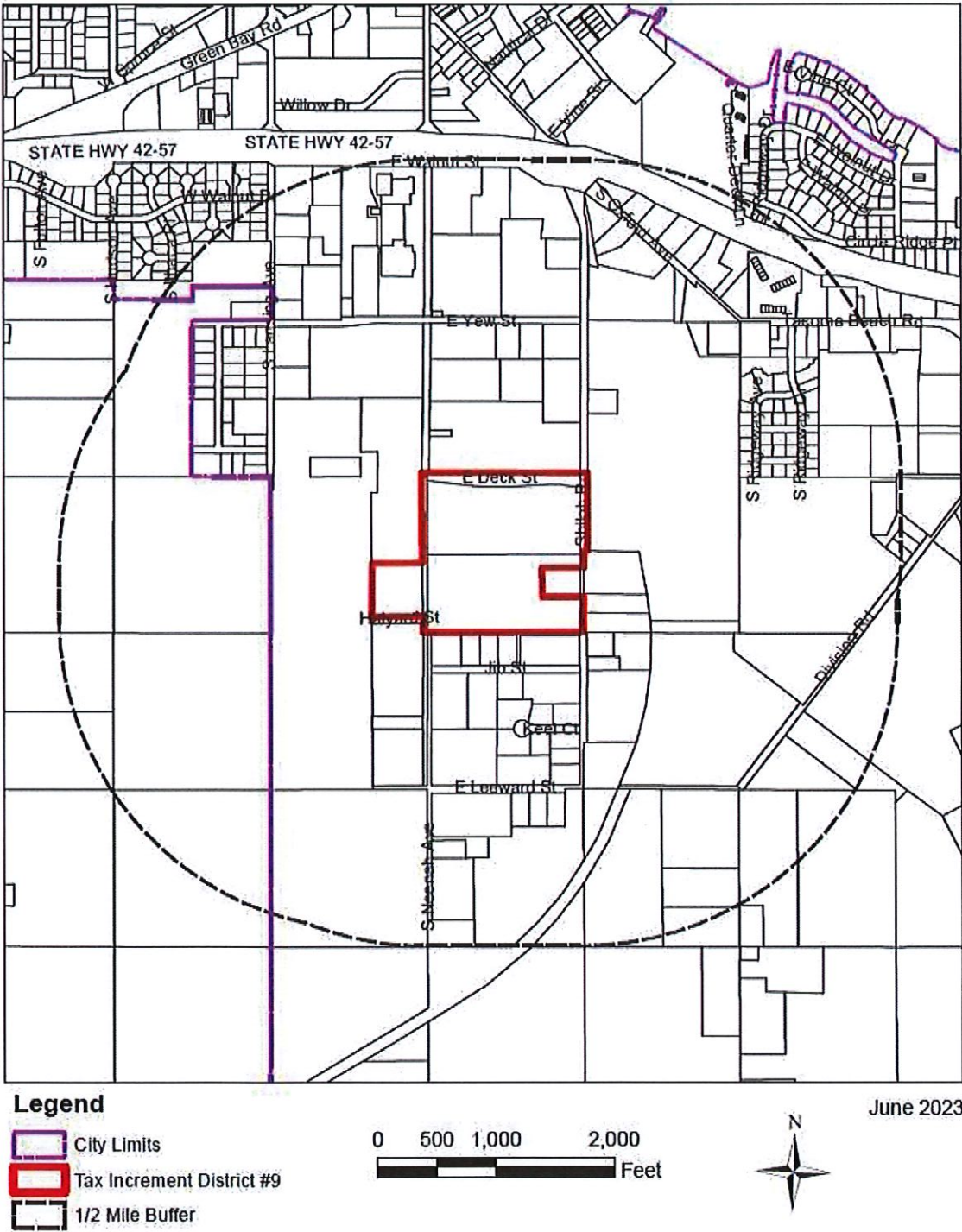
The current Map is reflective of the 01/01/2023 parcel list.

Tax Increment District #9



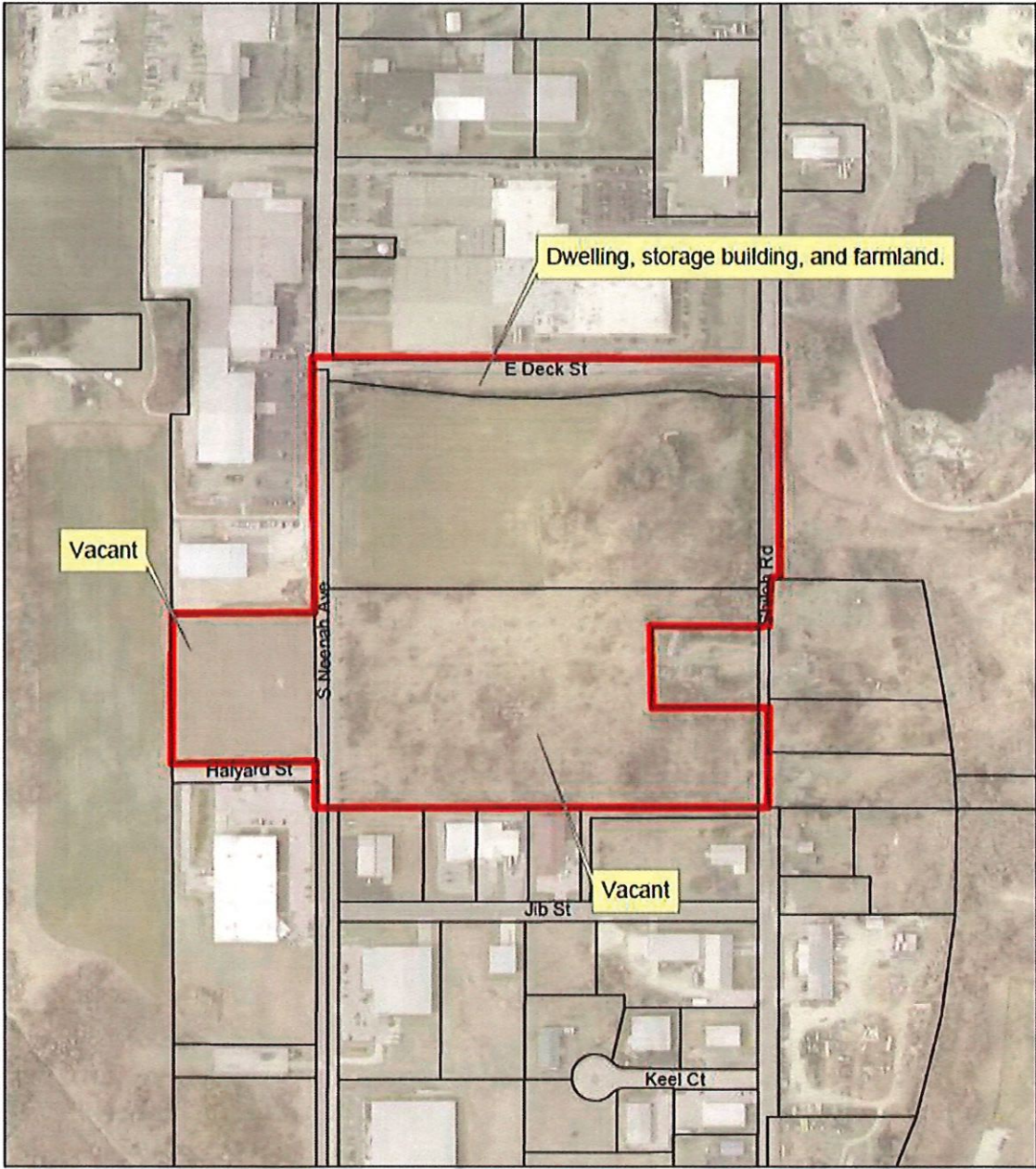
Section 5: One Half Mile Radius Map of Proposed District Boundary

Tax Increment District #9



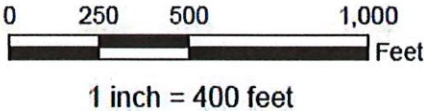
Section 6: Map Showing Existing Uses and Conditions

Tax Increment District #9
Existing Conditions



Legend

 Tax Increment
District #9
Boundary



July 2023



Section 7: Preliminary Parcels List and Analysis

As of the 01/01/2023 parcels list.

ID	Address	Parcel #	Acres	Valuation
1	1265 Shiloh Road	281-64-73000101	17.45	\$ 139,400
2	N/A	281-64-66000101A1	4.41	\$ 800
3	N/A	281-64-73000102	17.79	\$ 0
Total Valuation				<u>\$ 140,200.00</u>

Section 8: Equalized Valuation Test

The following calculations demonstrate that the city is in compliance with s.66.1105(4) (gm)4. c. Wis. Stats., which requires that the equalized value of the taxable property in the proposed TID, plus the value increment of any existing Tax Incremental Districts, does not exceed 12% of the total equalized value of taxable property within the city. With TID #9, the value increment of all existing Tax Increment Districts will be approximately 6.90%.

Valuation Test Compliance Calculation

2022 Equalized Valuation (TID IN)	\$ 1,224,724,100	
Limit for 12% Test	\$ 146,966,892	
Increment Value of Existing TIDs	\$ 84,402,400	
Projected Base Value of New TID	<u>\$ 140,200</u>	
Total Value Subject to Test	\$ 84,542,600	
Compliance (\$84,542,600 < \$146,966,892)		Meets Requirement

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

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

1. DEVELOPER INCENTIVE FOR INDUSTRIAL FLEX BUILDING

LOCATION: East side of S. Neenah Avenue with exact location to be determined.

TOTAL: \$1,100,000

DESCRIPTION: A developer is proposing to construct a 50,000 square foot flex industrial building with space for about five tenants. As tenant needs increase there is a plan for future expansion to up to 100,000 square feet. The site is a portion of city-owned land fronting on S. Neenah Ave. Final site location and design is dependent upon engineering and surveying work that is currently underway.

2. STREET IMPROVEMENTS

LOCATION: Halyard Street, S. Neenah Avenue, Deck Street, and Shiloh Road

TOTAL: \$450,000

DESCRIPTION: This category includes constructing the north half of Halyard Street and repaving portions of S. Neenah Avenue, Deck Street, and Shiloh Road. It also potentially includes constructing a new street to serve lots within the TID, if such street is needed based upon the final layout of lots to be created within the TID.

City of Sturgeon Bay
TID #9 Project Plan & District Boundary

3. STORMWATER MANAGEMENT AND OTHER INFRASTRUCTURE IMPROVEMENTS

LOCATION: Within the area bounded by S. Neenah Avenue, Deck Street, and Shiloh Road

TOTAL: \$370,000

DESCRIPTION: This category includes a regional stormwater detention pond located along Shiloh Road, drainage and stormwater conveyance system, electrical services improvements, and other infrastructure needed to serve new industrial development.

4. ENGINEERING/SURVEYING

LOCATION: Entire TID

TOTAL: \$40,000

DESCRIPTION: Professional services to design the infrastructure, inspect the construction, and create the individual lots for industrial development.

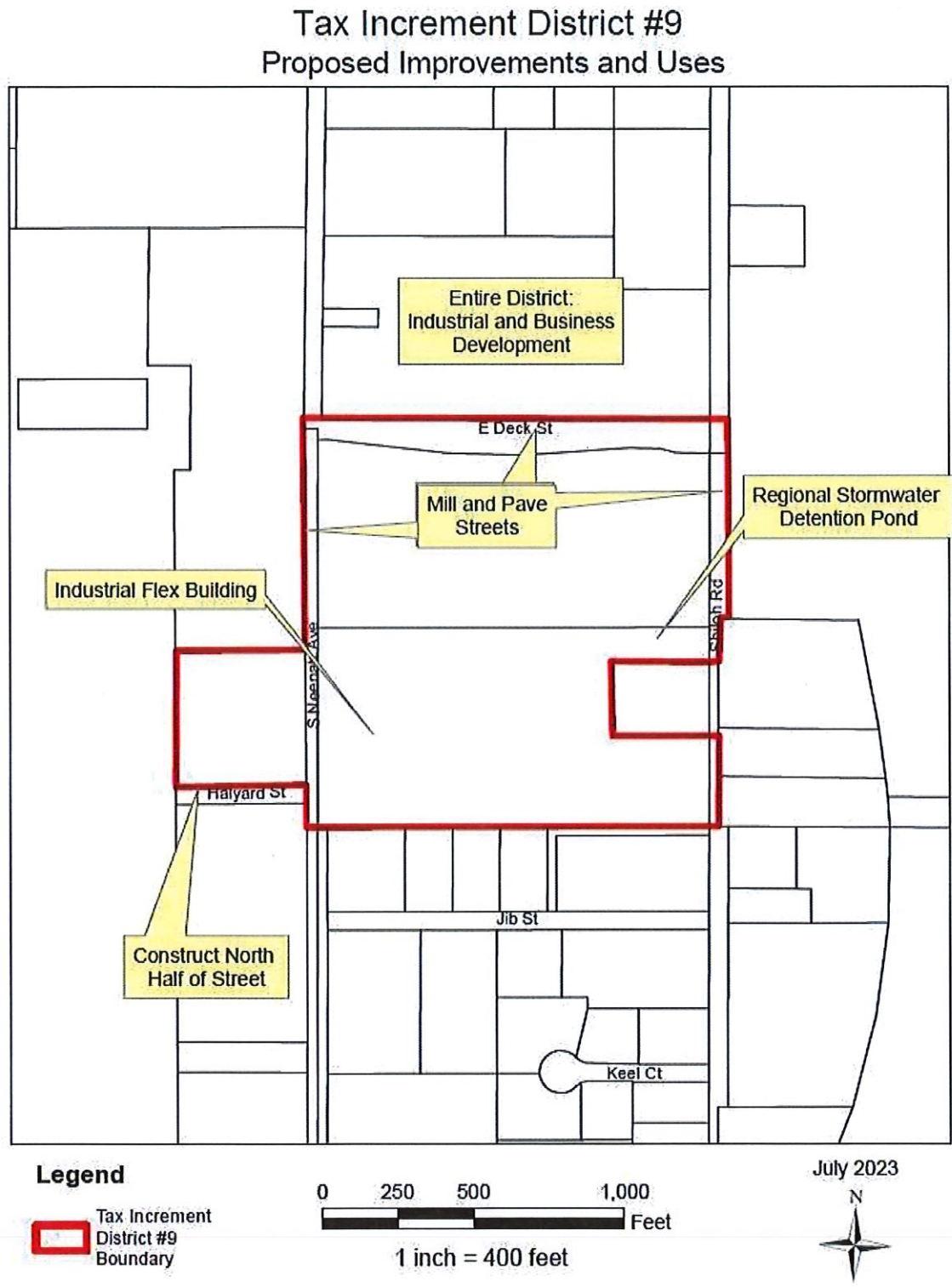
5. ADMINISTRATIVE / ORGANIZATIONAL FEES

LOCATION: Entire TID

TOTAL: \$40,000

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

Section 10: Maps Showing Proposed Improvements and Uses



Section 11: Detailed List of Project Costs

1. DEVELOPER INCENTIVE	\$1,100,000
2. STREET IMPROVEMENTS	\$450,000
3. STORMWATER MANAGEMENT & OTHER INFRASTRUCTURE IMPROVEMENTS	\$370,000
4. ENGINEERING/SURVEYING	\$40,000
5. ADMINSTRATIVE / ORGANIZATIONAL FEES	\$40,000
ESTIMATED TOTAL	\$2,000,000

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

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

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

Section 12: Economic Feasibility

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

- The city has available to it the means to secure the necessary financing required to accomplish the projects contained within this Plan. A listing of "Method of Financing and Timing of When Costs are to be Incurred" follows.
- The development anticipated to occur because of the implementation of this Plan will generate sufficient tax increments to pay for the cost of the

City of Sturgeon Bay
TID #9 Project Plan & District Boundary

projects. This Plan identifies the following: 1) the development expected to occur, 2) a projection of tax increments to be collected resulting from that development and other economic growth within the TID, and 3) a cash flow model demonstrating that the projected tax increment collections and all other revenues available such as debt issuance will be sufficient to pay all Project Costs.

To evaluate the economic feasibility of TID #9 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 #9. The proforma analyzes expenses based on project plan costs of TID #9 against projected TID revenue. Tax revenue is conservatively estimated. Cash received from future TID #9 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 2044, the final year of revenue collection for the TID, it is projected to have repaid all expenditures and is left with a positive surplus balance.

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

The city plans to fund project costs with cash received from future TID #9 tax increments and to issue a developer grant/loan to provide direct or indirect financing for the Projects to be undertaken. The following is a list of the types of obligations the city may choose to utilize.

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

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

Community Development Authority Lease Revenue Bonds:

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

City of Sturgeon Bay
TID #9 Project Plan & District Boundary

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Board of Commissioners of Public Lands State Trust Fund Loans

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

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

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

City of Sturgeon Bay
TID #9 Project Plan & District Boundary

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 \$2,000,000 plus financing/interest costs to undertake the projects listed in this Project Plan. The Expenditure Period of this District is 15 years from the date of adoption of the Creation Resolution by the Common Council. The projects to be undertaken pursuant to this Project Plan are expected to be financed primarily with tax increments. The city reserves the right to alter the implementation of this Plan to accomplish this objective. Interest rates projected are based on current market conditions. Municipal interest rates are subject to constantly changing market conditions. In addition, other factors such as the loss of tax-exempt status of municipal bonds or broadening the purpose of future tax-exempt bonds would affect market conditions. Actual interest expense will be determined once the methods of financing have been approved and securities or other obligations are issued.

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

Section 14: Annexed Property

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

Section 15: Proposed Changes in Zoning Ordinances

No Changes to the existing zoning district map or zoning ordinance are anticipated to impact this project plan. Any changes in zoning that may take place throughout the life of the TID will be consistent with the City's Comprehensive Land Use Plan – Future Land Use Map.

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

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

Section 17: Relocation

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

Section 18: Orderly Development of the City

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

Section 19: A List of Estimated Non-Project Costs

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

Section 20: City Attorney Opinion

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

SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY

City of Sturgeon Bay - TID # 9					
Calculation of the Growth of Estimated Tax Increments by Taxing Entity					
Revenue	Projected Increment	County	City	School District	Technical College
2023	\$ -	\$ -	\$ -	\$ -	\$ -
2024	\$ -	\$ -	\$ -	\$ -	\$ -
2025	\$ -	\$ -	\$ -	\$ -	\$ -
2026	\$ 110,523	\$ 18,319	\$ 42,001	\$ 46,288	\$ 3,915
2027	\$ 111,657	\$ 18,507	\$ 42,431	\$ 46,763	\$ 3,955
2028	\$ 112,801	\$ 18,697	\$ 42,866	\$ 47,242	\$ 3,996
2029	\$ 146,604	\$ 24,299	\$ 55,712	\$ 61,399	\$ 5,193
2030	\$ 180,744	\$ 29,958	\$ 68,686	\$ 75,698	\$ 6,403
2031	\$ 215,226	\$ 35,673	\$ 81,790	\$ 90,139	\$ 7,624
2032	\$ 250,053	\$ 41,446	\$ 95,024	\$ 104,725	\$ 8,858
2033	\$ 252,581	\$ 41,865	\$ 95,985	\$ 105,784	\$ 8,947
2034	\$ 255,135	\$ 42,288	\$ 96,956	\$ 106,854	\$ 9,038
2035	\$ 257,715	\$ 42,716	\$ 97,936	\$ 107,934	\$ 9,129
2036	\$ 260,320	\$ 43,148	\$ 98,926	\$ 109,025	\$ 9,221
2037	\$ 262,952	\$ 43,584	\$ 99,926	\$ 110,127	\$ 9,315
2038	\$ 265,609	\$ 44,024	\$ 100,936	\$ 111,240	\$ 9,409
2039	\$ 268,294	\$ 44,469	\$ 101,956	\$ 112,364	\$ 9,504
2040	\$ 271,005	\$ 44,919	\$ 102,986	\$ 113,500	\$ 9,600
2041	\$ 273,743	\$ 45,372	\$ 104,027	\$ 114,647	\$ 9,697
2042	\$ 276,508	\$ 45,831	\$ 105,078	\$ 115,805	\$ 9,795
2043	\$ 279,302	\$ 46,294	\$ 106,139	\$ 116,975	\$ 9,894
2044	\$ 282,123	\$ 46,761	\$ 107,211	\$ 118,156	\$ 9,994
TOTALS	\$ 4,332,894	\$ 718,169	\$ 1,646,573	\$ 1,814,666	\$ 153,487

SECTION 22: EXHIBIT B CITY ATTORNEY OPINION

INSERT ATTORNEY OPINION

SECTION 23: EXHIBIT C TID # 9 BOUNDARY LEGAL DESCRIPTION

INSERT LEGAL BOUNDARY

SECTION 24: DISCLAIMER TEXT

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