

**AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION**

Wednesday, August 16, 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 July 19, 2023.
4. Public comment on non-agenda Plan Commission related items.
5. Conditional Use application by Doug Mueller to construct commercial storage units on parcel #281-64-80000104 located at 1605 Shiloh Road.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration
6. Combined preliminary/final Planned Unit Development proposed by Estes Investments, LLP for multiple-family dwellings and commercial storage on property located at 1361 N 14th Avenue.
 - a. Presentation
 - b. Public Hearing
 - c. Consideration (*Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and unanimously passed by the members present to act on the request at this meeting.*)
7. Project plan and boundaries for Tax Incremental District #9 (Industrial Park).
 - a. Presentation
 - b. Public Hearing
 - c. Consideration
8. Initial presentation of zoning map amendment by Lane Kendig from Central Business District (C-2) to Multiple-Family Residential (R-4) for property located at 26 W Pine Street, parcel #281-46-65021700.
9. Draft project plan and boundaries for Tax Increment District #10 for mixed use development along South Duluth Avenue south of Highway 42-57 and west side of South Hudson Avenue.
10. 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.

08/10/23
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
July 19, 2023

A meeting of the City Plan Commission was called to order at 6:00 p.m. on Wednesday, July 19, 2023, by Mayor Ward in Council Chambers, City Hall, 421 Michigan Street, Sturgeon Bay.

Roll Call: Members David Ward, Dennis Statz, Helen Bacon, Spencer Gustafson, Mark Holey, Jeff Norland, and Amy Stephens were present. Staff present were Community Development Director Marty Olejniczak, Planner/Zoning Administrator Stephanie Servia, Fire Chief Tim Dietman, Police Chief Clint Henry and Community Development Administrative Assistant Cindy Sommer.

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

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.
- All ayes. Motion carried.

Approval of minutes from June 21, 2023: Motion by Mr. Norland and seconded by Ms. Stephens to approve the minutes from June 21, 2023. All ayes. Motion carried.

Public Comment on non-agenda Plan Commission related items: Melaniejane of 908 Georgia Street stated she is concerned about noise pollution and would like the city to review its ordinance in order to protect the quality of life of its residents.

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:

Presentation (a): Ms. Servia presented an application from Richard Odea, doing business as Cuttings Boards & More, requesting a conditional use to operate a manufacturing facility at 827 Egg Harbor Road, which is in the General Commercial (C-1) zoning district. She indicated that there are several standards to be met in order to use the building as a manufacturing facility and Mr. Odea has met the city's requirements. Mr. Odea is not planning on using the location for retail sales, just small manufacturing of cutting boards and other wood products. Staff recommends approval of the conditional use, noting that building inspection and fire department conditions must be met prior to operation.

Mr. Richard Odea explained that his business is to produce quality cutting boards to restaurants around the country, as well as to sell his products out of his local retail space. He does not believe that his manufacturing will produce any noise issues. He does not have other employees. He stressed that this is the only facility he was

able to find in the area for his type of business and he wasn't aware of the conditions that needed to be met when he contracted with the owner for use of the building. He indicated he has been working hard to bring the building up to code and has been very frustrated that his manufacturing has been shut down, causing him to lose income needed to make the necessary changes.

Rose Miranda, part-owner of the company, explained that she runs the retail aspect of the business and they were forced to close down for over six months because they had to relocate the retail store, which has already caused them financial strain. She is requesting that the city approve the conditional use permit so they can keep the business running.

Public Hearing (b): Mayor Ward opened the public hearing at 6:22 p.m. No members of the public appeared for the hearing. The public hearing was closed at 6:23 p.m.

Consideration (c): Mr. Olejniczak explained that the Commission has the options to approve the application as presented, approve with conditions, or deny the application. He confirmed that there is a lack of space for this type of smaller manufacturing within the city and they are working on a multi-tenant building at this time. Unfortunately, that project will not be completed in time to help the applicant. The members discussed necessary steps to come into compliance with building and fire codes.

Mr. Statz motioned to approve the conditional use application as presented, with the conditions that any requirements of the building inspection and fire departments must be met. Mr. Gustafson seconded motion. All ayes, motion carried.

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:

Presentation (a): Ms. Servia presented an application from Crossroads at Big Creek requesting a conditional use permit to convert an existing barn into a pavilion to serve as a field station for small classes. The property is in the Single Family Residential (R-1) zoning district, which requires a conditional use for recreation and community centers. She further explained that the current barn is dilapidated, and the applicants are in the process of completely restoring the building. Staff is supportive of the application and recommends approval.

Nick Lutzke, Maintenance Manager for Crossroads, explained that the building was ready to fall down, and restoration is a massive project. The building will be used for kids' programs and science programs, as well as storage of instruments and implements. Craig Carlson of Carlson Erickson Builders explained that they are recreating the whole barn to look the same as it used to, and it was in very bad shape and in need of major reconstruction.

Public Hearing (b): Mayor Ward opened the public hearing at 6:37 p.m. No members of the public appeared for the hearing. The public hearing was closed at 6:38 p.m.

Consideration (c): Mr. Gustafson motioned to approve the conditional use application as presented. Mr. Holeý seconded motion. All ayes, motion carried.

Conceptual Planned Unit Development proposed by Estes Investments, LLP for multiple-family dwellings and commercial storage on property located at 1361 N 14th Avenue: Ms. Servia explained that this property has been before the Commission in both 2021 and 2022. The applicants are already approved to build a 22-unit multiple-family dwelling on the east side of the property with 12 commercial storage buildings on the west side. The developer is proposing to build an 8-unit condo building in place of the southerly 8 storage units. This is the first step in the Planned Unit Development (PUD) process, and the only decision before the members tonight is whether or not to approve a combined preliminary/final PUD procedure at a future meeting.

Dave Phillips of Bayland Buildings explained that there will be no garages under the proposed 8-unit condo building. The garages will only be under the 22-unit condo building. There will be stairs to the lower level and no elevators are planned. Storage unit owners will drive through the 8-unit condo area to get to the four storage units in the back of the property. There will be 4'x8' storage units made available to the tenants within an additional storage building if they choose to rent them. The detention pond has been designed to handle the density.

The members noted that they like the idea of adding housing rather than storage units. They also discussed the exceptions to the density requirements.

Mr. Holey motioned to approve the combined preliminary/final Planned Unit Development procedure. Ms. Bacon seconded motion. All ayes, motion carried.

Consideration of: Draft project plan and boundaries for proposed tax increment district #9 for industrial development along S. Neenah Ave and Shiloh Road: Mr. Olejniczak introduced potential new Tax Increment District (TID) #9 in the Industrial Park consisting of a proposed industrial flex building with multiple tenant spaces ranging from about 5,000 to 20,000 square feet to help create additional space for existing manufacturers and spur new smaller businesses. If the members are supportive, this would likely go to public hearing in August.

Adam Ruechel of R.W. Baird presented a PowerPoint outlining the proposed parameters of the TID, including the projected timeline. A copy of the PowerPoint was provided in the agenda packet. The boundaries of the TID could be amended up to four times during its life, and the life of the TID could extend out to 20 years if needed. He further explained that the city is doing well with their other TIDs.

Mr. Olejniczak went on to explain that the numbers are very conservative. The surrounding properties are all zoned Industrial. TID #1 recently closed, which leaves the city with ample room to create new TIDs. Members were in support of moving forward with a new TID. No formal action was taken.

Adjourn: Motion by Mr. Statz to adjourn, seconded by Mr. Norland. All ayes, motion carried. The meeting adjourned at 7:09 p.m.

Respectfully submitted,



Cindy Sommer

Community Development Administrative Assistant

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Staff Report: Conditional Use Permit Application – Mueller Maxi Storage

Background: Doug Mueller wishes to build two commercial storage buildings on property he is purchasing at 1605 Shiloh Road, parcel #281-64-80000104. The Plan Commission and Council recently rezoned the parcel from Agricultural (A) to Light-Industrial (I-1A) to facilitate the proposed use. Mr. Mueller's plans have changed slightly due to restrictions with the lot size after having the property surveyed. The new plan involves removing the existing structure and constructing an 11-unit storage building along Shiloh Road and an 18-unit storage building along the west side of the property.

On August 3, 2023, the Industrial Park Development Review Team considered this proposal. They approved the proposal as presented with the additional requirements of submitting a landscape plan for between the 11-unit building and the street to soften the building and add paving to the entryway and concrete apron in front of buildings.

Commercial storage facilities are a conditional use in the Light Industrial district. This is the final step for Mr. Mueller before he may pull building permits.

Existing Conditions: The parcel is currently being cleaned up since it has been used as an outdoor storage space for a long time for various semi-trailers and other materials. To the north of the property is zoned heavy-industrial (I-2) and is where the city's industrial park lies, while to the west, south, and east is all zoned agricultural (A). To the east of the property is the Ahnapee State trail and there are residences on the other agriculture parcels surrounding the site.

Comprehensive Plan: The 2040 Comprehensive Plan's Future Land Use Designation for the lot is Agricultural/Rural. That land use category is established to preserve productive agricultural and forest lands in the long-term and protect existing farm operations from encroachment by incompatible uses. The site borders the Industrial classification. It is not farmland and is not adjacent to agricultural operations. Given that it is already developed into an industrial/commercial state, the change of use to commercial storage is not in conflict with the future land use designation. However, the City could consider a Comprehensive plan amendment for the future land use map.

Other Considerations:

Building design: One of the buildings is an 11-unit building that is 6,930 sq ft and the other is an 18-unit building that is 11,340 sq ft. For both buildings each unit within is 630 sq ft. The 11-unit building closest to the street is comprised of decorative masonry and corrugated metal paneling above. The 18-unit building on the west side of the property is all corrugated metal paneling with no masonry.

Neighbor concerns: The City has not heard any further opposition since the public hearing for rezoning the parcel. The main concerns from the neighbor at 265 E Leeward Street involved

lighting for the new buildings. However, the plan has changed since this project was before the Commission last. The larger, 18-unit building will face the east side of the property rather than the west side. This should eliminate the concerns for lighting. Staff also went to visit the property and saw how dense the vegetation is towards the back of the property facing the neighbor's home (photos in packet). Any concerns with seeing the activity of the storage buildings will only be an issue during the winter months when the leaves are gone from the trees. The Commission may require additional screening if they so choose.

Lighting: It has been indicated by the applicant that there will be downward directed lighting around the buildings for security.

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 subject to:

1. All exterior lighting shall use downward facing fixtures on the front of the buildings to prevent light from being cast upward or onto adjoining properties.
2. At least 5 trees shall be planted in the area between the street and the front building.

Prepared by: 
Stephanie Servia
Planner / Zoning Administrator

8/9/2023
Date

Reviewed by: 
Marty Olejniczak
Community Development Director

8/10/2023
Date

**CITY OF STURGEON BAY
CONDITIONAL USE PERMIT
APPLICATION**

STAFF USE:
Date Received: 7/25/23
Fee Paid: \$ 300.00
Received By: S. Servia

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	<u>David OBrien</u>	<u>Doug Mueller</u>
Company	<u>Bayland Buildings Inc</u>	<u>Mr. Cubed</u>
Street Address	<u>3323 Bayridge Court</u>	<u>3410 Hiroket Dr.</u>
City/State/Zip	<u>ONEIDA, WI 54155</u>	<u>Green Bay, WI 54311</u>
Daytime Telephone #	<u>920-371-6200</u>	<u>920-455-8573</u>
Email	<u>dobrien@baylandbuildings.com</u>	<u>douglas.mueller@lmsquared.com</u>
STREET ADDRESS OF SUBJECT PROPERTY: <u>1605 Shiloh Road</u>		
Location if not assigned a common address: _____		
TAX PARCEL NUMBER: <u>281-64-80000104</u>		
CURRENT ZONING CLASSIFICATION: <u>Light Industrial (I-M)</u>		
CURRENT USE AND IMPROVEMENTS: <u>Place 2 proposed Storage Units.</u>		
IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEMS BEING REQUESTED FOR REVIEW: <u>Asking for a Conditional Use for 2 Storage bldg's.</u>		
ZONING AND USES OF ADJACEMENT SURROUNDING PROPERTIES:		
North:	<u>1-2 m Industrial</u>	
South:	<u>A Ag</u>	
East:	<u>A Ag</u>	
West:	<u>A Ag</u>	

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: 1-2A Industrial
South: A Ag
East: A Ag
West: A Ag

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

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

★ 7/18/2023
Date

[Signature]
Applicant/Agent

7/18/23
Date

I, David O'Brien, 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.

7/25/23
Date of review meeting

[Signature]
Applicant signature

[Signature]
Staff signature

Attachments:

Procedure & Check List

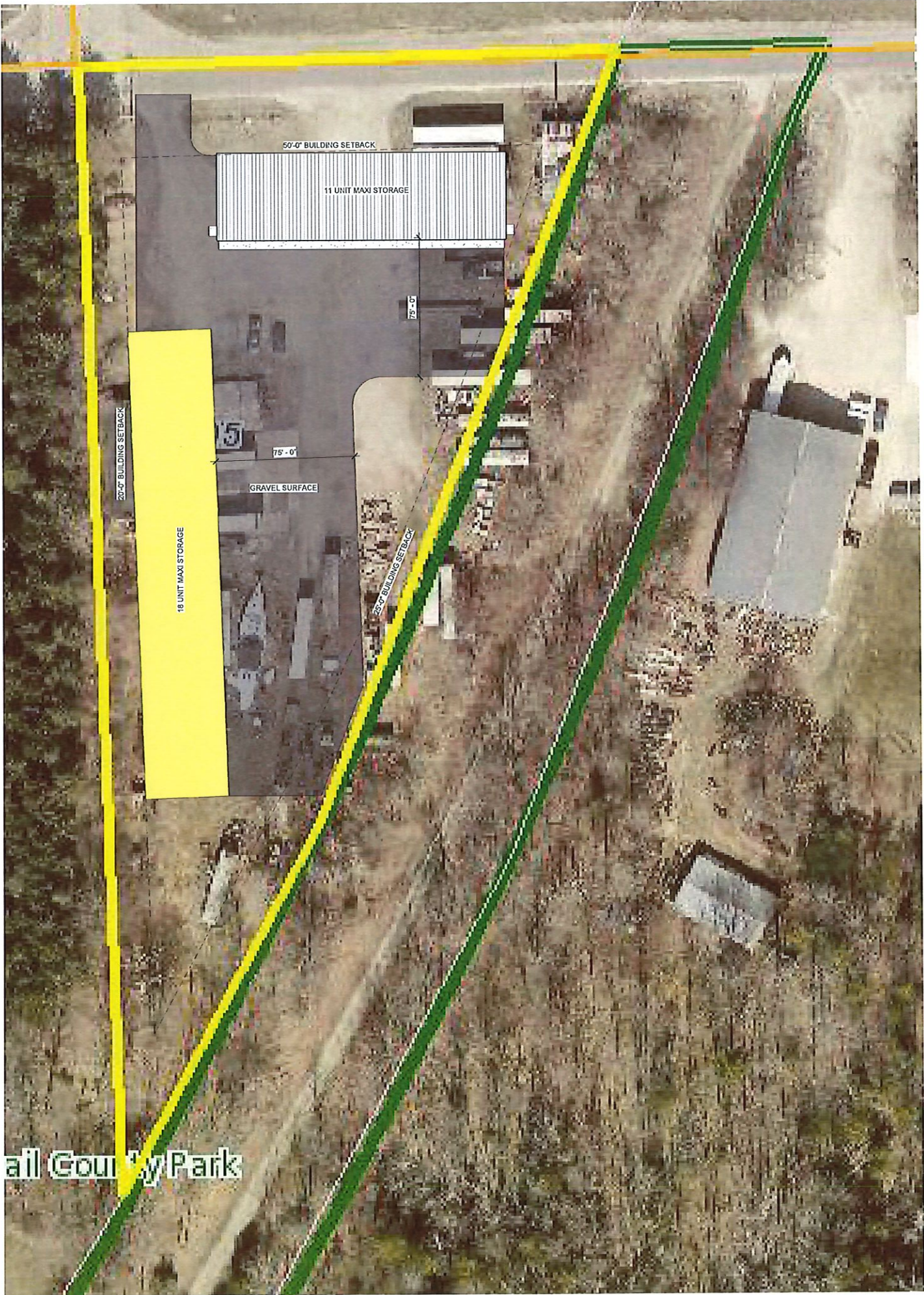
Agreement for Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director



SITE PLAN - PROPOSED
1/C1.0 SCALE = 1" = 30'-0"

SITE CALCULATIONS & INFORMATION

TOTAL LOT AREA =	___ SQ. FT. (APPROX.) ___ ACRES
BUILDING AREA (EXISTING) =	___ SQ. FT.
BUILDING AREA (PROPOSED) =	___ SQ. FT.
ASPHALT AREA (EXISTING) =	___ SQ. FT.
ASPHALT AREA (PROPOSED) =	___ SQ. FT.
CONCRETE AREA (EXISTING) =	___ SQ. FT.
CONCRETE AREA (PROPOSED) =	___ SQ. FT.
SIDEWALK (LINEAR FT.)	___ FT.
GRAVEL AREA =	___ SQ. FT.
TOTAL IMPERVIOUS SURFACE =	___ SQ. FT.
GREENSPACE AREA =	___ SQ. FT. (APPROX.) ___ %
TOTAL PARKING STALL COUNT =	___ STALLS
ADA STALLS (REQUIRED, ___)	PROVIDED, ___

BAYLAND

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PROPOSED BUILDING FOR:
23-3032
CITY, WISCONSIN; COUNTY OF:

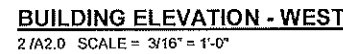
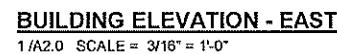
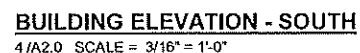
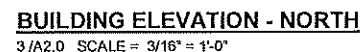
SCALE VERIFICATION
THIS HAS MEASURED 1" ON GROUND
ADJUST SCALE ACCORDINGLY

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REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: *
PROJECT EXECUTIVE: BRIAN PETERS
(920) 362-7870
DRAWN BY: DPO
DATE: 3-10-2023
REVISIONS:

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

SITE PLAN
C1.0

CITY, WISCONSIN; COUNTY OF:

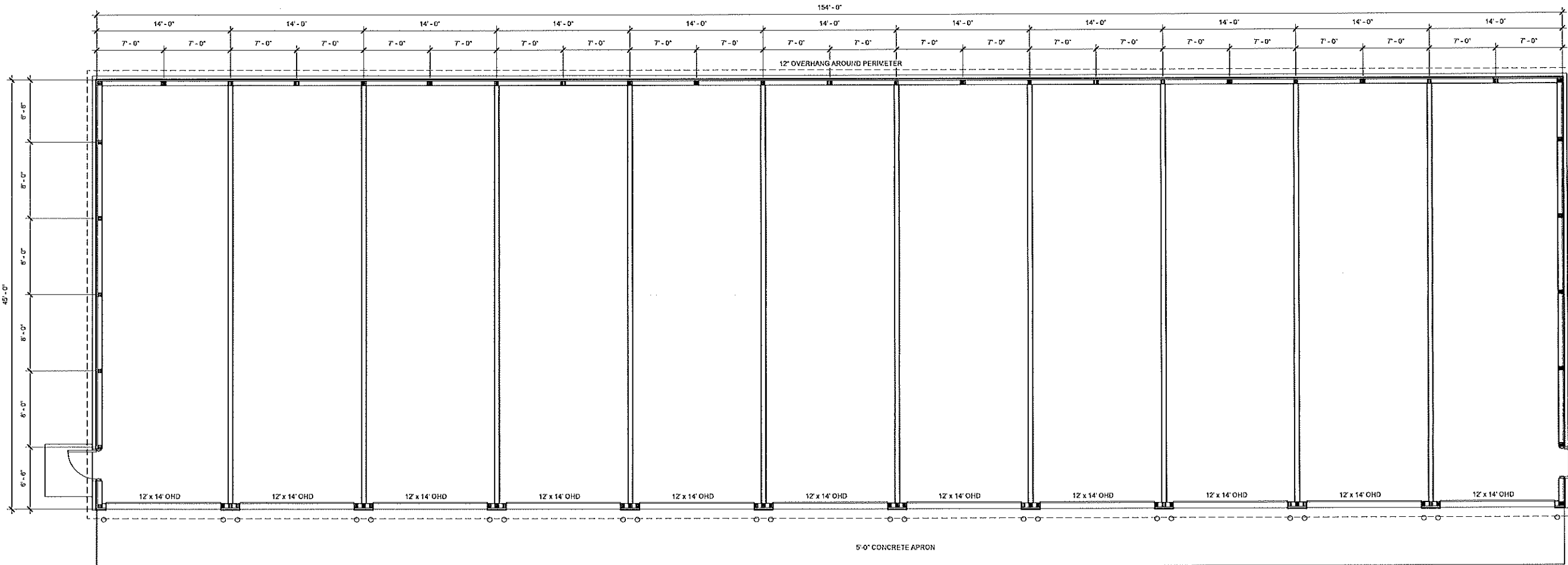
A2.0



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DESIGN & BUILD GENERAL CONTRACTOR



FLOOR PLAN - PROPOSED

1/A1.0 SCALE = 3/16" = 1'-0"



PROPOSED BUILDING FOR:

23-3032

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURED 1" ON ORIGINAL
AS-BUILT SCALE ACCORDING TO:

NOTICE OF COPYRIGHT
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JOB NUMBER: *

PROJECT EXECUTIVE: BRIAN PETERS
(920) 382-7870

DRAWN BY: DPO

DATE: 3-10-2023

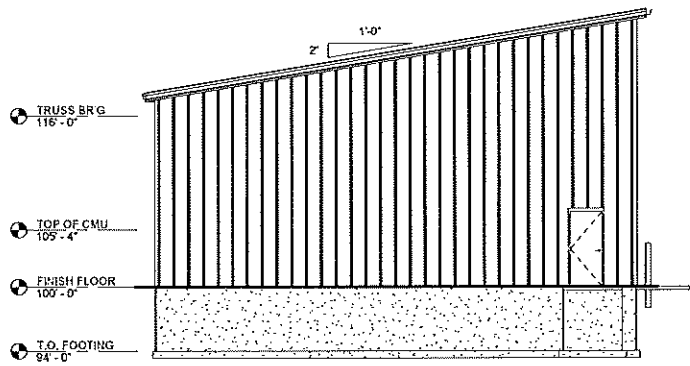
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

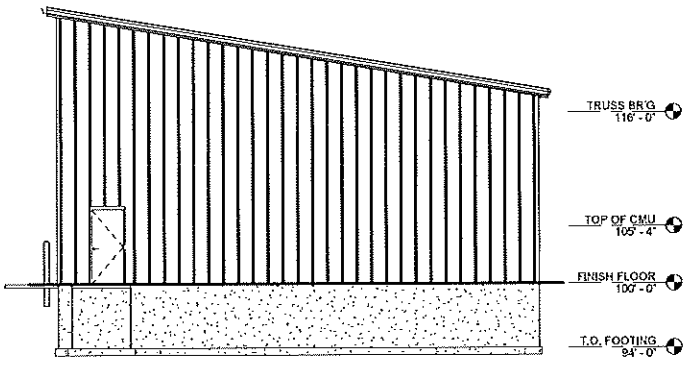
- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

FLOOR PLAN - PROPOSED

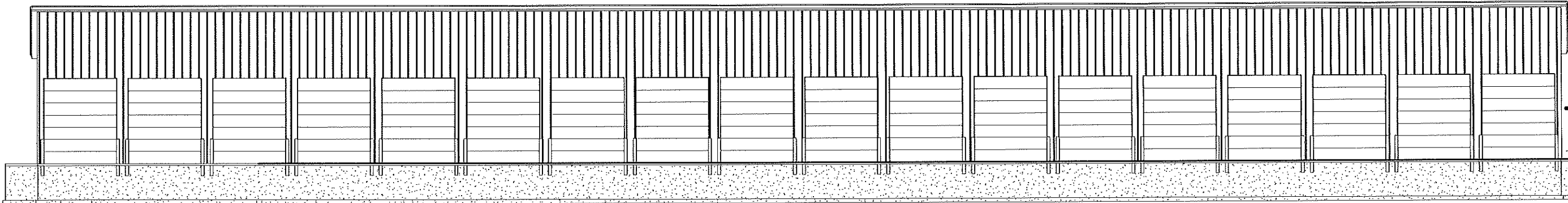
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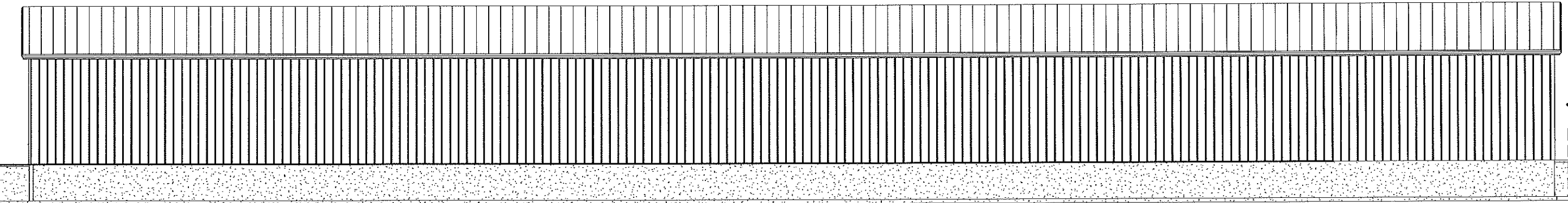
BUILDING ELEVATION - WEST
2 /A2.1 SCALE = 1/8" = 1'-0"



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



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



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

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDE 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:
WB-1	LOCATION: WALL PANEL MATERIAL: 28GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 28GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:

BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

23-3114

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
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JOB NUMBER: *
PROJECT EXECUTIVE: BRIAN PETERS
(920) 382-7870
DRAWN BY: DPO
DATE: 3-22-2023
REVISIONS:

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

ELEVATION - EXTERIOR

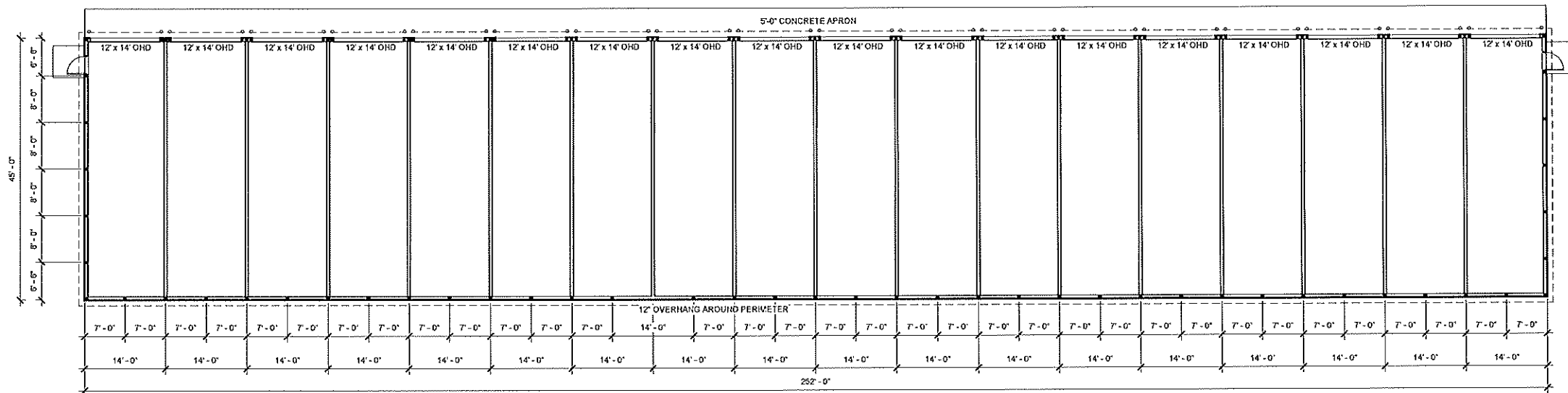
A2.1



BAYLAND BUILDINGS

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DESIGN & BUILD GENERAL CONTRACTOR



FLOOR PLAN - PROPOSED

1/A1.1 SCALE = 3/32" = 1'-0"



PROPOSED BUILDING FOR:

23-3114

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1' ON ORIGINAL
ADJUST SCALE ACCORDINGLY

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UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING
EXPRESSIONS, CAN LEGALLY RESULT IN THE CESSATION OF
CONSTRUCTION OR BUILDING BEING SEIZED ACCORD MONETARY
COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: *

PROJECT EXECUTIVE: BRIAN PETERS
(920) 362-7870

DRAWN BY: DPO

DATE: 3-22-2023

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

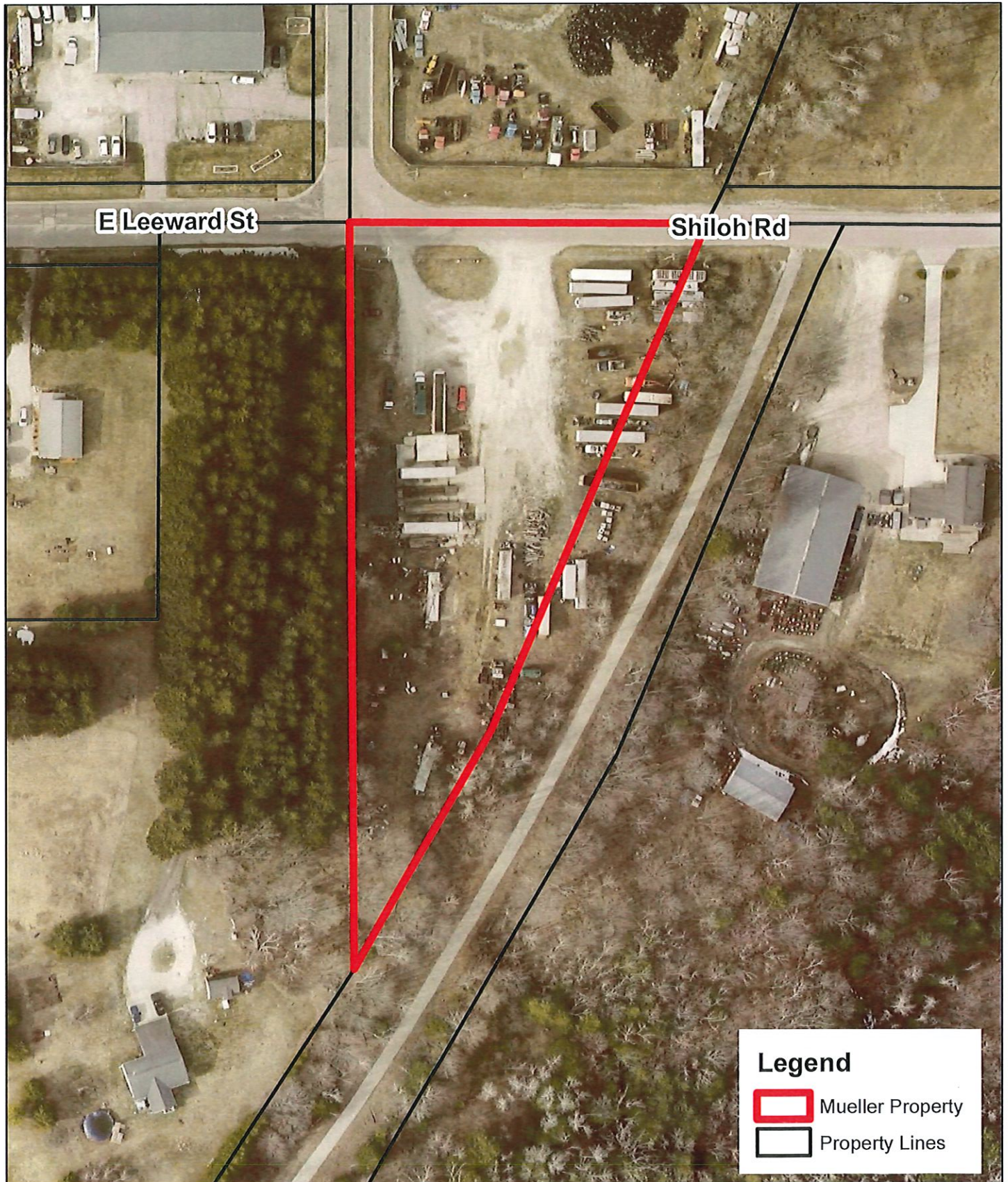
- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

FLOOR PLAN - PROPOSED
DIMENSION

A1.1



Mueller Maxi Storage Parcel # 281-64-80000104



0 0.015 0.03 0.06 0.09 Miles

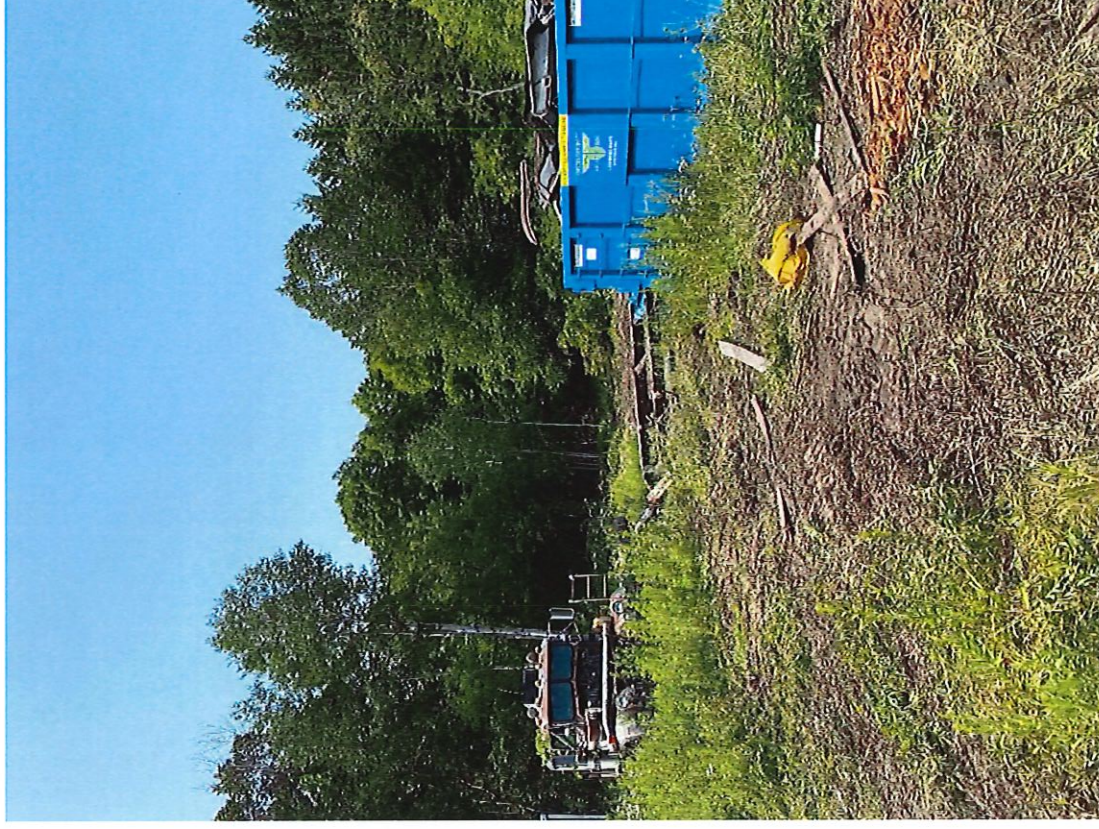
Mueller Trucking Aerial



© All EagleView Technology Corporation

04/11/2023

Back corner of Mueller property



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, August 16, 2023, at 6:00 p.m. or shortly thereafter, regarding a petition from Doug Mueller for approval of a conditional use under section 20.09(3) of the Sturgeon Bay Zoning Code for commercial storage facilities in the Light-Industrial (I-1A) zoning district. The subject property is parcel #281-64-80000104 located at 1605 Shiloh Road. The proposal is to replace existing development on the property with two buildings containing a total of 29 commercial storage units. 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

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

6

6

Staff Report for Crown Condominium

1361 N 14th Avenue

Proposal: Estes Investments, LLC proposes to create a mixed-use development on parcel #281-43-32000000, located on the west side of N. 14th Avenue. The project will consist of a 22-unit residential condo building and an 8-unit residential condo building. The approximately 1.86-acre property will also feature four commercial storage buildings and a storage building for residents of the condo units. The rezoning to planned unit development (PUD) is necessary because the number of dwelling units exceeds the maximum density under the zoning code. The Plan Commission previously approved using the combined preliminary/final PUD process.

PUD Process: A Planned Unit Development (PUD) is a special type of overlay zoning which uses one of the general zoning districts as a baseline. The PUD ordinance can have special requirements that deviate from the underlying district in order to fit the needs of the City and the proposed development. Following a presentation by the developer, the public hearing is held. The Commission makes a recommendation at the next meeting. However, a recommendation can also be made at the same meeting as the public hearing if all members agree to act.

Existing Conditions: The current zoning classification is Multi-Family Residential (R-4) for the eastern half with the western portion in the General Commercial (C-1) zone. There are two commercial storage buildings in the northwest part of the property. The rest of the site is vacant and has been cleared and prepared for new development.

The property slopes from east to west from about elevation 645' to elevation 626'. There are no wetlands on the property, but the rear (west) edge of the site contains a drainageway that eventually becomes Little Creek as it drains to south.

Property to the north is zoned R-1 and contains a single-family dwelling. To the east across 14th Avenue is vacant property that is part of the Walmart PUD. The parcel to the south is zoned Agricultural and contains a single-family dwelling. To the west are apartments zoned R-4 and single-family homes zoned R-1.

Comprehensive Zoning: The 2040 Comprehensive Plan Future Land Use Map has this location listed as Higher Density Residential for the eastern portion of the site and Unsewered Commercial for the westerly 190 feet. The Commercial designation is the result of an amendment to the Comprehensive Plan that was approved in 2021. The descriptions of the land use classifications are:

Higher Density Residential: *"This future land use category is intended for a variety of residential units but is primarily comprised of multi-family housing (3+ unit buildings), usually developed at densities up to 12.4 units per acre".* The specific policies include providing a wide range of housing types such as condos and townhomes, supporting projects that include a strong program for maintaining the quality, value, and safety of

the development over time, and increasing multi-family housing to address attainable workforce housing.

Unsewered Commercial: “This future land use category is intended for smaller-scale office and local-supporting institutional, retail, and commercial uses that are less customer and traffic intensive but require larger land areas.” It is noted that at the time of the Comprehensive Plan amendment, the site was unsewered with no plan for extending the municipal sewer, but now there is an agreement to extend the water and sewer lines to serve the property and those extension plans have been approved by SBU and the DNR.

The proposed project is in general conformance with the Comprehensive Plan except the residential density will exceed the 12.4 units per acre that is generally intended for this land use category. This proposed development has a density of about 16 units per acre.

Site Plan and Design Considerations: The following is a summary of the major site and design categories:

Uses: The project consists of a 22-unit multiple-family dwelling, an 8-unit multiple-family dwelling, 4 commercial storage buildings, and an additional storage building with compartments for residents to rent. Previously, the site was approved for the 22-unit dwelling and 12 commercial storage buildings. Thus, the proposal reduces the commercial storage component while increasing the residential component.

Access: The only access point proposed for the property is from 14th Avenue on the southeast corner of the property. There are no concerns with this access plan.

Density: The subject property has an area of 81,021 square feet. The R-4 and C-1 districts do not permit a density higher than 3,500 square feet and 3,000 square feet per dwelling unit, respectively. The way the parcel is currently zoned a maximum of 25 units would be permitted. This means that the 30-unit proposed development has a higher density than would be typically allowed for the underlying zoning. The rezoning is required because the R-4/C-1 districts do not permit a density higher than 3,500 sq ft and 3,000 sq ft per dwelling unit respectively. The way the parcel is currently zoned a maximum of 25 units would be permitted.

Building Layout: The new building will be located on the west side of the property closer to the southwest corner. The commercial storage buildings are in the northwest area on the property, which requires users to travel through the residential portion to reach them. Since there are only 4 units planned and with sparse traffic expected, this is not believed to be a major concern. The storage building with small units for use by the residents is tucked behind the 22-unit building and is conveniently located.

Building Design: The 22-unit building is three stories tall with the first story being underground parking. The 8-unit building is a two-story building. Both buildings feature

one- and two-bedroom dwellings. The 8-unit building is about 22 feet tall and the 22 unit is about 38 feet tall. The exterior of both features vertical and horizontal siding.

Parking: Per 20.31(2)(a), there must be 2 parking spaces per dwelling unit. For the 8-unit building there are 18 available parking spaces which satisfies this requirement. The proposed floor area for the additional 8-unit condo building is approximately 4,800 square feet with the one-bedroom units being approximately 800 square feet and the two-bedroom units being about 1,000 square feet.

Pedestrian Access: Currently there are no sidewalks planned for this development. This section of N. 14th Avenue is a rural section. There is a sidewalk along N. 14th Ave that ends at Bluebird Drive, about 500 feet to the south. The City should consider upgrading N. 14th Ave to an urban cross section up to this development, at which time the sidewalk could be extended.

Utilities: Municipal sewer and water is planned to be extended to serve this site. The civil designs have been approved by Sturgeon Bay Utilities and the Wisconsin DNR. Construction is expected to commence soon, depending upon the outcome of the zoning issue.

Grading and Stormwater Management: A stormwater management plan was approved for the prior proposal. It includes a detention area at the southwest corner of the site. The current site plan with the 8-unit residential building replacing the commercial storage buildings reduces the amount of impervious surface from the prior plan. The proposed amount of impervious surface is 58.6%, which is below the maximum 70% allowed. A revised grading plan was submitted. The City Engineer has no concerns.

Recreation Facilities: The development doesn't show any recreational facilities on the property. With 30 units located a fair distance from municipal parks, adding some sort of community gathering amenity should be considered.

Landscaping: There are currently 28 trees planned to be planted. The only landscaping that is required under the City's municipal code are street trees and parking lot landscaping. Four trees are required along 14th Ave. The landscaping plan shows street trees.

Signage: No signage plans have been provided, but it should not have any bearing on the approval of this project. The sign code allows an identification sign for the development to be erected should the developer elect to do so.

Aesthetic Design: The 22-unit and commercial storage buildings have already been approved by the Aesthetic Board. The 8-unit building still needs review by the Board.

PUD Review Criteria: The Plan Commission and Council must consider whether the development is consistent with the spirit and intent of the City's ordinance, has been prepared with competent professional guidance, and produces benefits to the city

compared to conventional development. In addition, there are specific criteria listed in the zoning code.

Recommendation: The proposal complies with all zoning requirements, with the exception of the residential density – 30 units proposed versus 25 units allowed by current zoning. Basically, the Plan Commission and Council are picking between the current approved plan of 22 residential units and 12 commercial storage buildings and the proposed plan of 30 residential units and 4 commercial storage buildings. Staff believes the proposed plan is a more creative use of the site and recommends to approve the PUD for Estes Investments, LLC subject to the following conditions:

1. Create a gathering space such as a gazebo or patio or recreational amenity on the property.
2. Lighting should be downward facing and night sky friendly.
3. Need to have 8-unit building design approved by Aesthetic Board.

Prepared By: _____

Stephanie Servia

Planning and Zoning Administrator

8-10-2023

Date

Reviewed By: _____

Martin Olejniczak

Community Development Director

8/10/2023

Date

C230727-4
C230727-3

**CITY OF STURGEON BAY
PLANNED UNIT DEVELOPMENT
APPLICATION**

STAFF USE:

Date Received:

7-25-2023

Fee Paid:

\$ 443.70 + \$50 PHN. S.S. \$493.70

Received By:

S. Serviz

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 54235
Daytime Telephone #	262-308-2580 54305	920-493-8663
Email	DPHILLIPS@BAYLANDBUILDINGS.COM	STEVE@TAMMY34@GMAIL.COM

STREET ADDRESS OF SUBJECT PROPERTY: 1361 N 14TH AVE
Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281-70-32001410C

CURRENT ZONING CLASSIFICATION: R-4 / C-1

CURRENT USE AND IMPROVEMENTS: BLIGHTED FORMER PROCESSING PLANT

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: HIGHER DENSITY RESIDENTIAL

WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes ☒ or No ☐ IF YES, EXPLAIN: Multi-Family Condos planned

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: HIGHER 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

7-25-2023
Date

[Signature]
Applicant/Agent

7-25-2023
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

Estes Apartments & Storage
CIVIL CONSTRUCTION PLAN SET

SITE DATA

OWNER: ESTES INVESTMENTS, LLP
4604 BECHTEL RD
STURGEON BAY, WI 54235

SITE ADDRESS: 1361 N. 14TH AVE
STURGEON BAY, WI 54235

PARCEL NUMBER: 281-70-32001410C
PARCEL SIZE: 81,360 SF (1.87 ACRES)

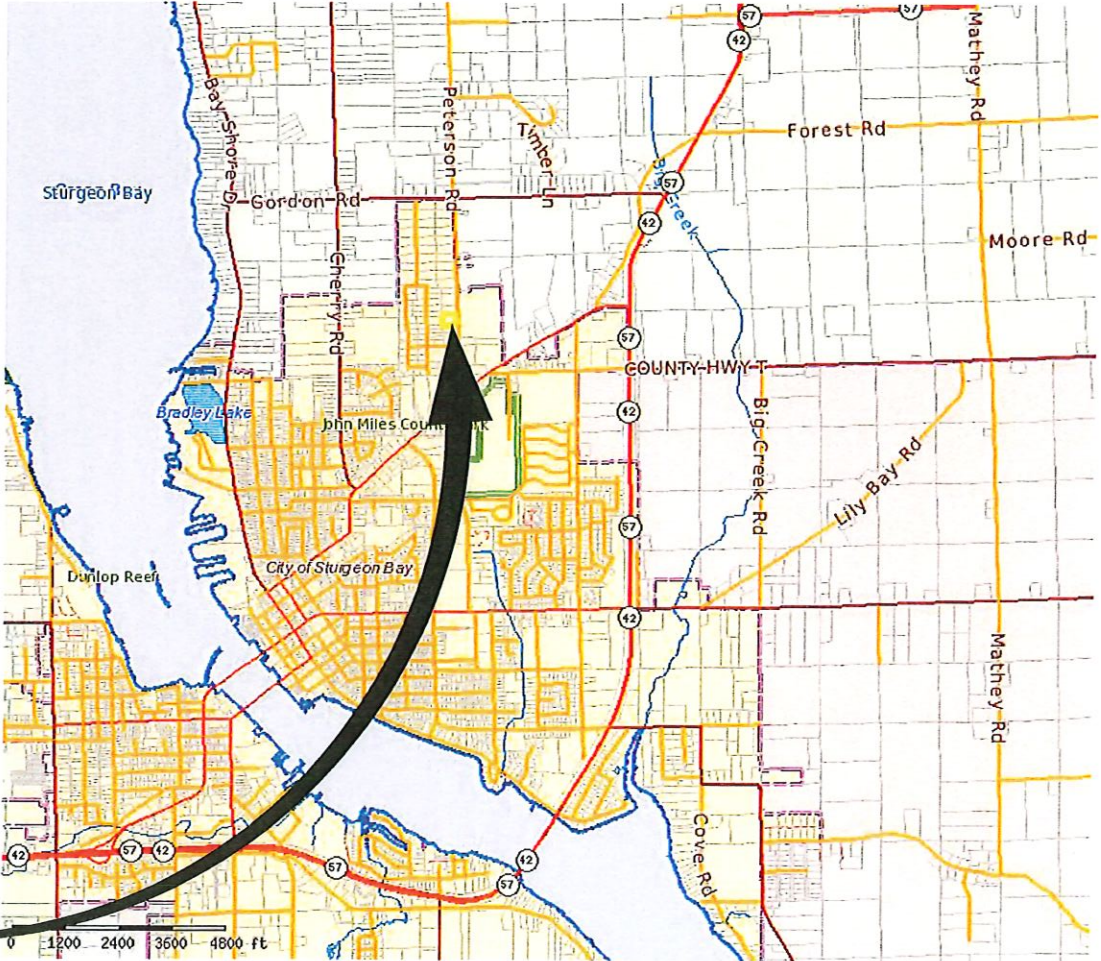
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IN THE NW 1/4 OF THE SE 1/4 OF SECTION 32, T28N, R26E
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

EXISTING SITE:

GREEN SPACE: 32,649 (40.13%)
IMPERVIOUS AREA: 48,711 SF (59.87%)
BUILDING: 7,568 SF
PAVEMENT: 41,143 SF

PROPOSED SITE:

GREEN SPACE: 33,676 (41.39%)
IMPERVIOUS AREA: 47,684 SF (58.61%)
BUILDING: 23,428 SF
PAVEMENT: 24,256 SF
TOTAL DISTURBED AREA: 81,360 SF (1.87 ACRES)



INDEX OF SHEETS

C000	1	COVER SHEET
C100	2	EXISTING CONDITIONS AND DEMOLITION PLAN
C101	3	SITE PLAN
C102	4	GRADING & EROSION CONTROL PLAN
C200	5	UTILITY PLAN
C201	6	UTILITY PLAN - SANITARY SEWER
C202	7	UTILITY PLAN - WATER SERVICE
C300	8	CONSTRUCTION DETAILS
C301	9	CONSTRUCTION DETAILS
C302	10	CONSTRUCTION DETAILS



COVER & INDEX SHEET
N. 14TH AVE. APARTMENTS & STORAGE
ESTES INVESTMENTS, LLP
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

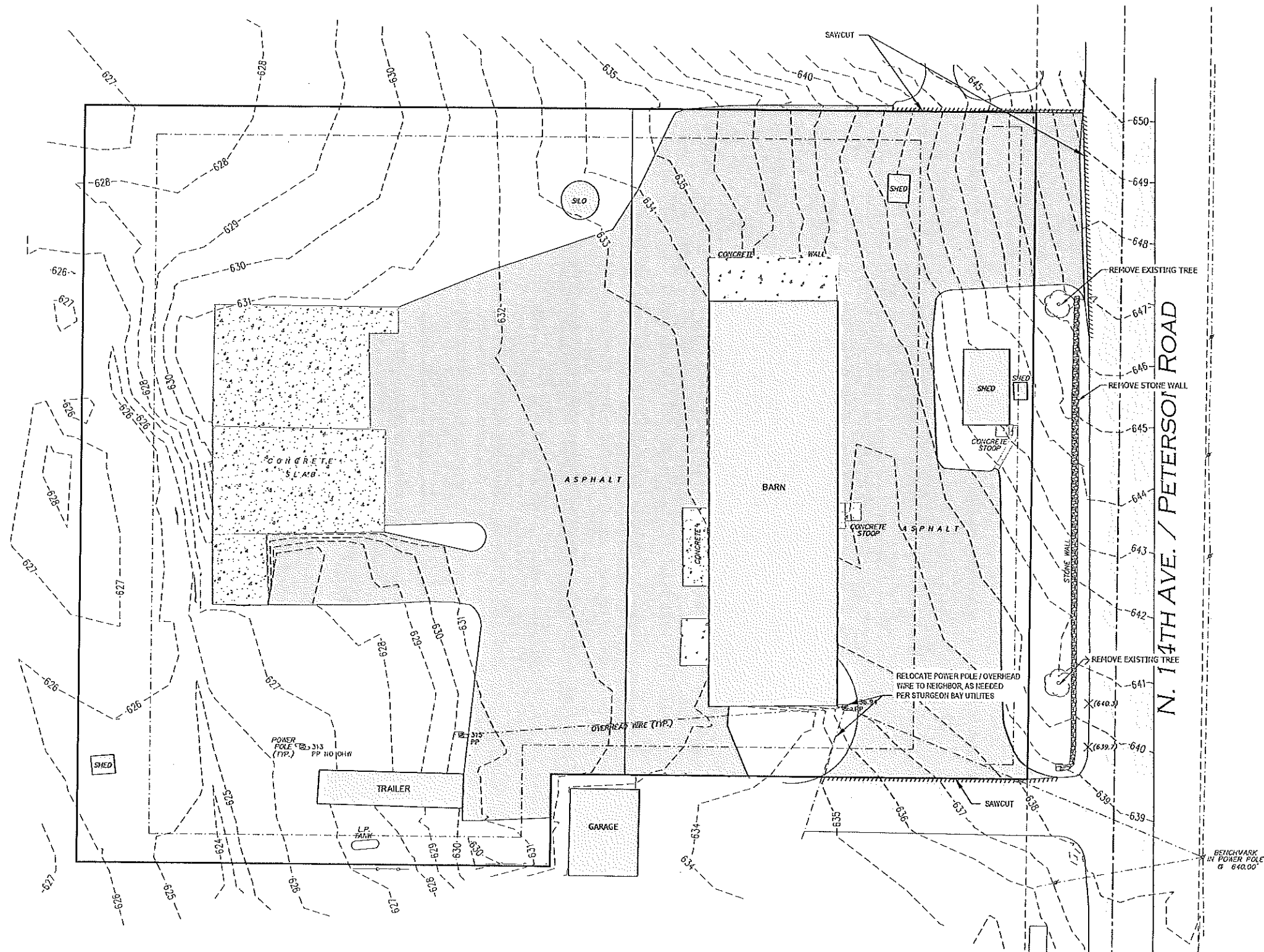
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November 15, 2022	
NO	REVISION DATE
1	1/13/22
2	7/24/23
SHEET NUMBER	
C000	

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NOTES

1. SAW CUT EXISTING ASPHALT, AS SHOWN & NOTED
2. DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, (UNLESS NOTED OTHERWISE):
 - 2.1. BUILDINGS
 - 2.2. ASPHALT
 - 2.3. CONCRETE
 - 2.4. OVERHEAD AND UNDERGROUND UTILITIES



312 N. Sils Avenue
Sturgeon Bay, WI 54235
www.stantec.com

EXISTING CONDITIONS & DEMOLITION PLAN

N. 14TH AVE. APARTMENTS & STORAGE
ESTES INVESTMENTS, LLP
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

DATE OF ISSUANCE

November 15, 2022

NO. REVISION DATE

1 1/13/22

2 7/24/23

SURVEY

DRAWN: BMS

DESIGNED: P.J.H.

CHECKED: P.J.H.

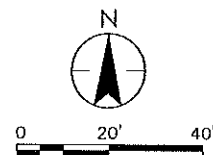
APPROVED

PROJ. NO. 193805738

SHEET NUMBER

C100

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SHEET KEY NOTES

1. CONCRETE APRON. SEE DETAIL D, SHEET C301.
2. CONCRETE SIDEWALK, FLUSH. SEE DETAIL C, SHEET C301.
TYPICAL FOR SIDEWALK, UNLESS NOTED OTHERWISE. 5'
WIDE, UNO.
3. CONCRETE SIDEWALK, WITH THICKENED EDGE. SEE DETAIL B,
SHEET C301. 5' WIDE, UNO.
4. ASPHALT. SEE DETAIL A, SHEET C301

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SITE PLAN

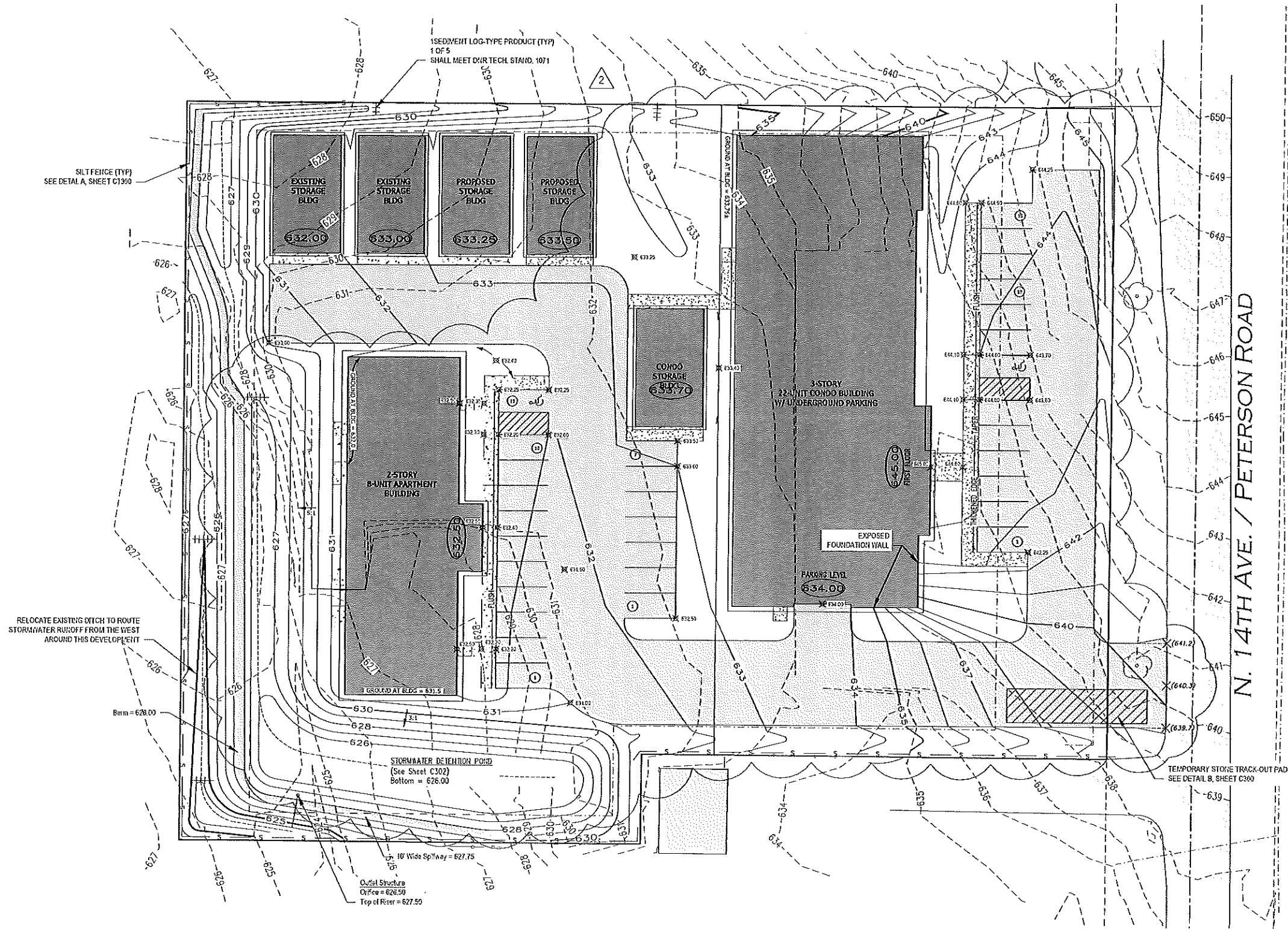
N. 14TH AVE. APARTMENTS & STORAGE
ESTES INVESTMENTS, LLP
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

DATE OF ISSUANCE	
November 15, 2022	
NO. OF REVISION	DATE
1	1/13/22
2	7/24/23
SURVEY	
DRAWN	P.F.B
DESIGNED	P.H.
CHECKED	P.H.
APPROVED	
PROJ. NO.	1930057.38

SHEET NUMBER
C101

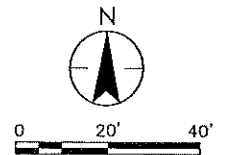
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NOTES

1. SEE SHEET C300 FOR EROSION CONTROL NOTES AND DETAILS.
2. INSTALL EROSION CONTROL MATTING ON ALL SLOPES GREATER THAN 3H:1V AFTER FINAL GRADING AND TOPSOIL. TEMPORARY TOPSOIL STOCKPILE CAN BE RELOCATED SO LONG AS SILT FENCE SURROUNDS LOW END.
- 3.



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GRADING & EROSION CONTROL PLAN

N. 14TH AVE. APARTMENTS & STORAGE
ESTES INVESTMENTS, LLP
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

DATE OF ISSUANCE

November 15, 2022

NO. REVISION DATE

1 1/13/22

2 7/24/23

SURVEY

DRAWN P.M.S.

DESIGNED P.J.H.

CHECKED P.J.H.

APPROVED

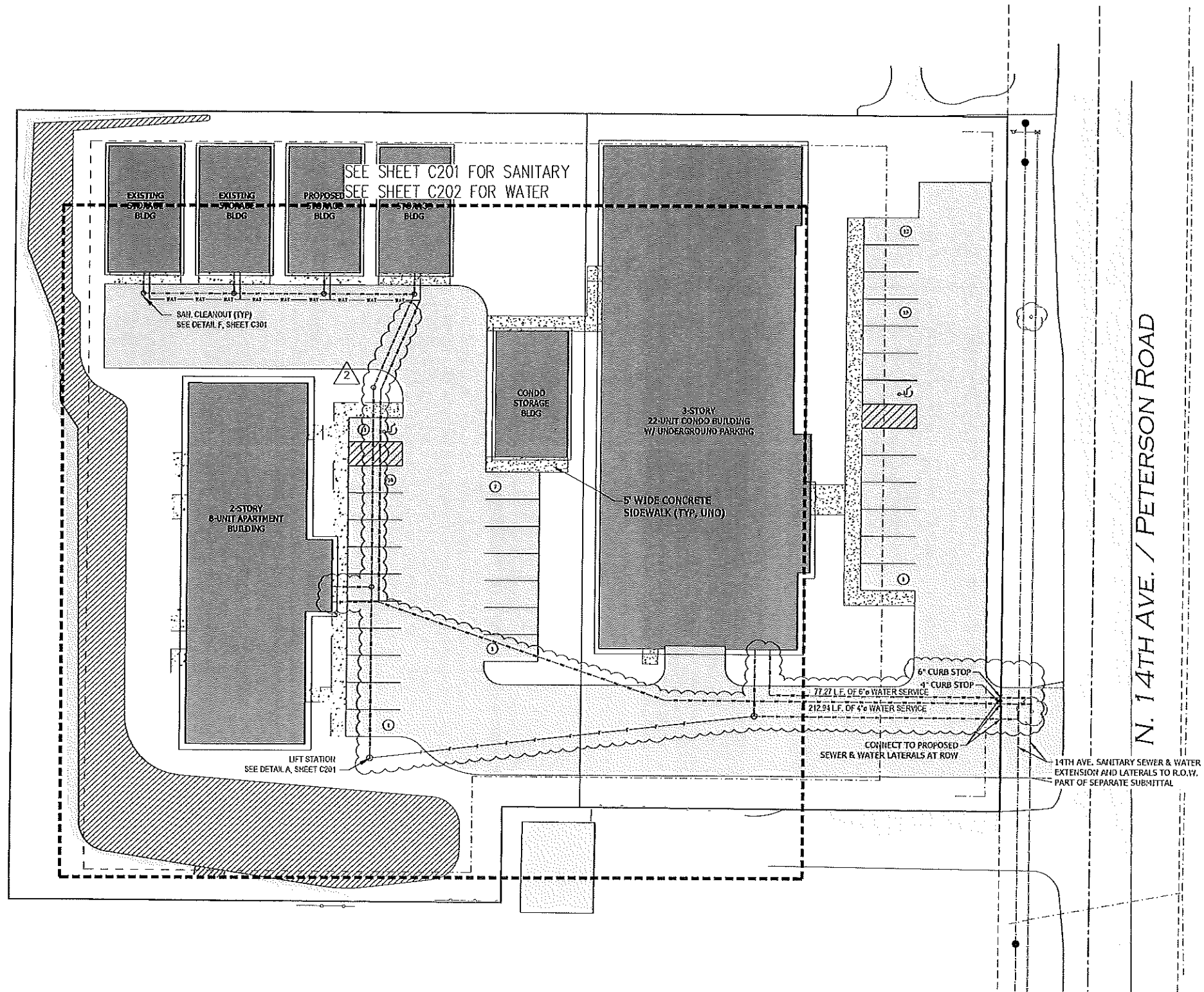
PROJ. NO. 193625738

SHEET NUMBER

C102

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Plot Date: 07/24/2023 - 2:51 pm
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Xref: 24765-001, 193805738-LAYOUT



NOTES

- SEE DETAIL G, SHEET C301 FOR STANDARD SEWER AND WATER TRENCH DETAIL.

LEGEND

14TH AVE WATER MAIN	-----
WATER SERVICE	--- VAT --- VAT --- VAT --- VAT ---
14TH AVE SANITARY MAIN	-----
SANITARY SEWER	--- SAN --- SAN --- SAN --- SAN ---
SANITARY FORCEMAIN	-----

UTILITY PLAN

N. 14TH AVE. APARTMENTS & STORAGE
ESTES INVESTMENTS, LLP
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

DATE OF ISSUANCE

November 15, 2022

NO. REVISION DATE

1 1/13/22

2 7/24/23

SURVEY

DRAWN RM/AS

DESIGNED P/JH

CHECKED P/JH

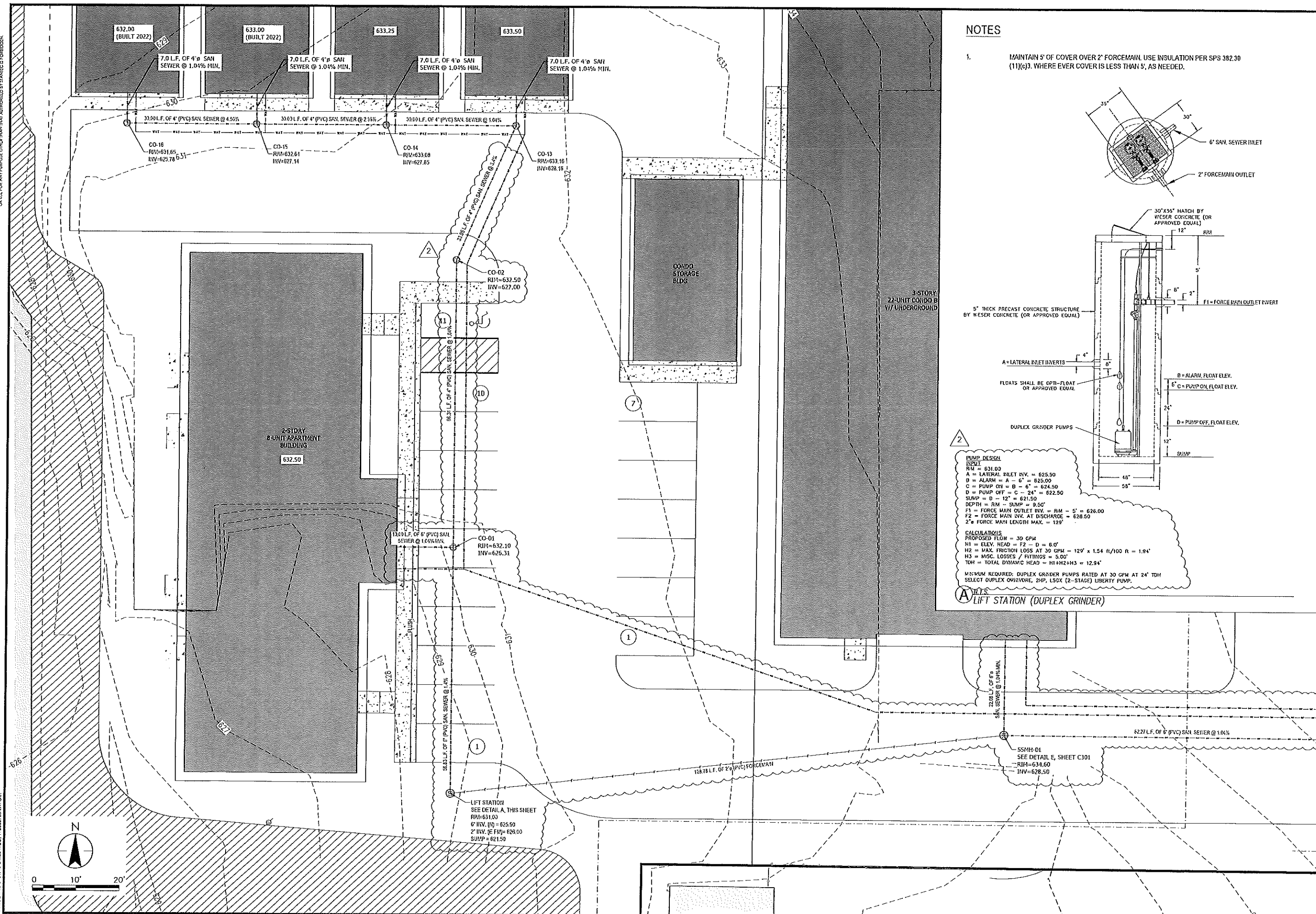
APPROVED

PROJ. NO. 193805738

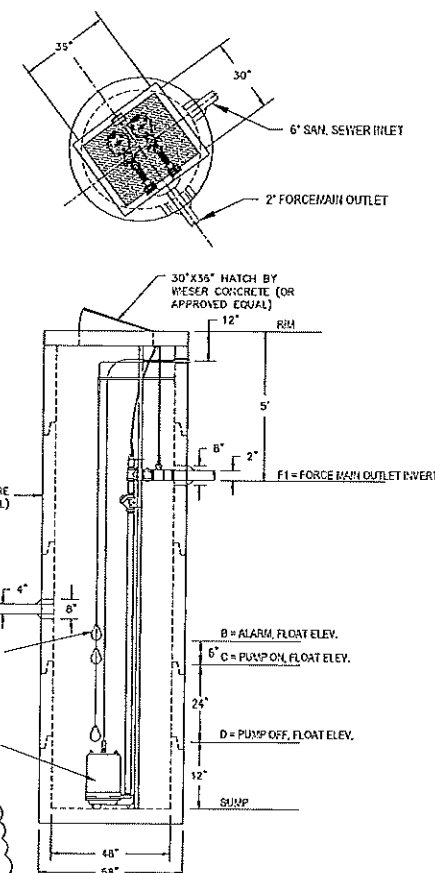
SHEET NUMBER

C200

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Xref1: 24745-SP01_TB-34422-MEO, 193805739A-LAYOUT



1. MAINTAIN 5' OF COVER OVER 2" FORCEMAIN. USE INSULATION PER SPS 382.30 (11)(c)3. WHERE EVER COVER IS LESS THAN 5', AS NEEDED.



PUMP DESIGN
INPUT
 R/W = 631.0
 A = LATERAL INLET INV. = 625.50
 B = ALUMN = A - 5' = 625.00
 C = PUMP ON = B - 6' = 624.50
 D = PUMP OFF = C - 24" = 622.50
 DPTH = D - 12" = 621.50
 SCUM = B - RM - SWAMP 9.50"
 F1 FORCE MAIN OUTLET INV. = RM - 5' = 626.00
 F2 FORCE MAIN VAL. AT DISCHARGE = 628.50
 2" FORCE MAIN LENGTH MAX = 129'

CALCULATIONS
 PROPOSED FLOW = 30 GPM
 H1 = ELEV. HEAD = F2 - D = 6.0'
 H2 = MAX. FRICTION LOSS AT 30 GPM = 129' x 1.54
 H3 = MISC. LOSSES / FITTINGS = 5.00'
 TDH = TOTAL DYNAMIC HEAD = H1+H2+H3 = 129.6'

WATER REQUIRED: DUPLEX GRINDER PUMPS RATE
 SELECT DUPLEX OVERSIDE, 2HP, L5CX (2-STAGE) LIB

A **LISTS**
ITEMS
(DUPLEX GRINDER)

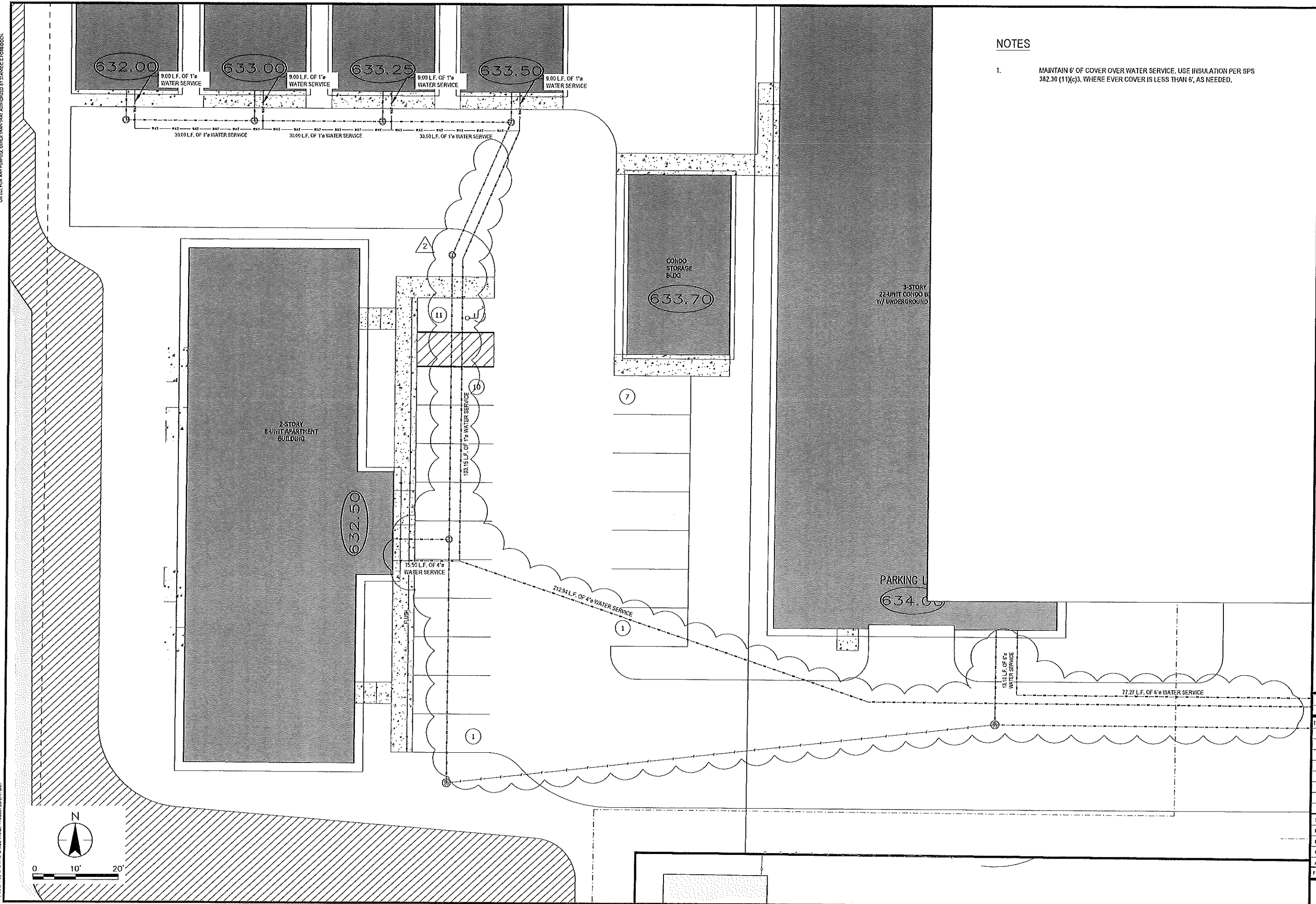
Stantec
212 N. 5th Avenue
Sturgeon Bay, WI 54235
www.stantec.com

SANITARY SEWER UTILITY PLAN

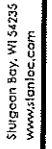
N. 14TH AVE. APARTMENTS & STORAGE
ESTES INVESTMENTS, LLP
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

DATE OF ISSUANCE	
November 15, 2022	
NO.	REVISION DATE
1	1/13/22
2	7/24/22
SURVEY	
DRAWN	RMB
DESIGNED	P.J.H.
CHECKED	P.J.H.
APPROVED	
Proj. No. 1935/SF33	
SHEET NO. 8/8	
C201	

Plot Date: 07/24/2023 - 2:55 pm
Drawing name: C:\Users\jbskewitz\appdata\local\temp\AcPublish_4112\193805738-BES.dwg
Xref: 24765-APP01_1B-34x22-MEQ, 193805738-LAYOUT



1. MAINTAIN 6' OF COVER OVER WATER SERVICE. USE INSULATION PER SPS 382.30 (11)(c)3. WHERE EVER COVER IS LESS THAN 6', AS NEEDED.



N. 14TH AVE. APARTMENTS & STORAGE
ESTES INVESTMENTS, LLP
CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN

DATE OF ISSUANCE		
November 15, 2022		
IO	REVISION	DATE
1		1/13/22
2		7/24/23
SURVEY		
DRAWN		PMS
DESIGNED		PJM
CHECKED		PJM
APPROVED		
PROJ. NO.		193505739
SHEET NUMBER		
C202		

Plot Date: 07/21/2023 - 7:04am
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Xref:



- All landscape beds to be either landscape stone or mulch over weed barrier (unless otherwise noted).

N. 14th Ave. - Peterson Road



BAYLAND BUILDINGS

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(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

ESTES & ESTES

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO
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JOB NUMBER: 21-4744

PROJECT
EXECUTIVE: DAVE PHILLIPS
(262) 308-2580

DRAWN BY: DPO

DATE: 10-28-2021

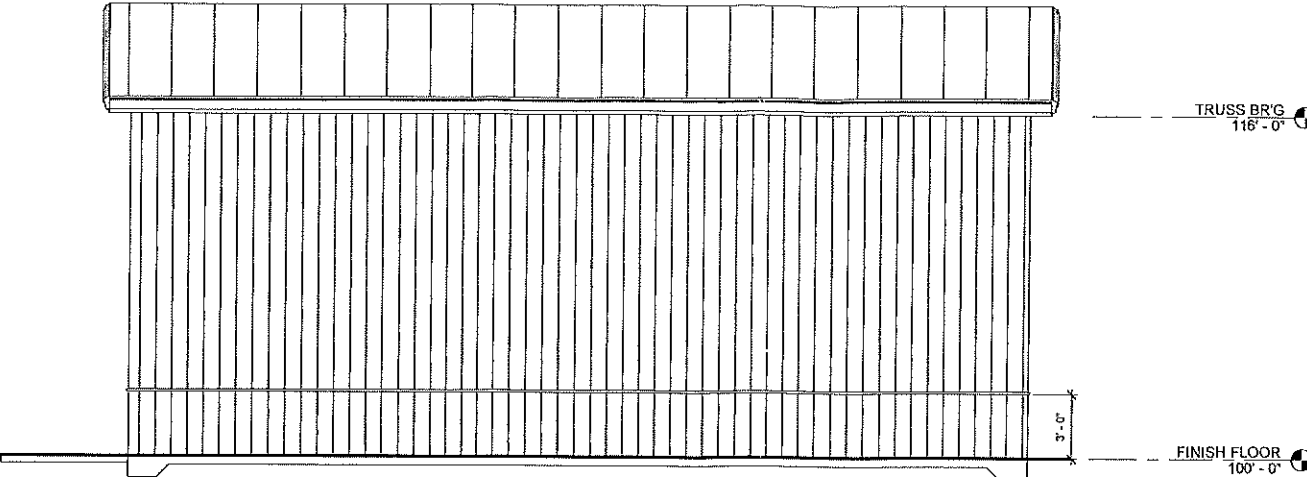
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

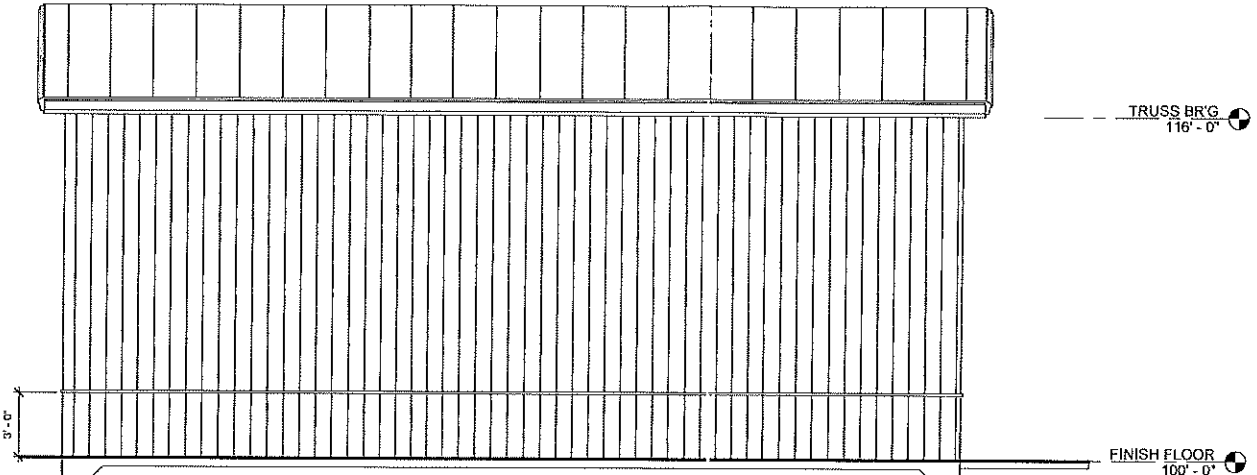
- ☒ PRELIMINARY
☐ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

EXTERIOR ELEVATIONS

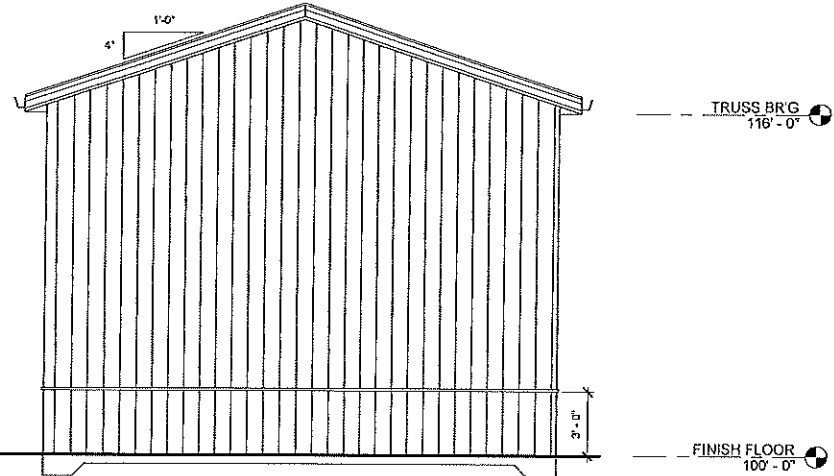
A2.0



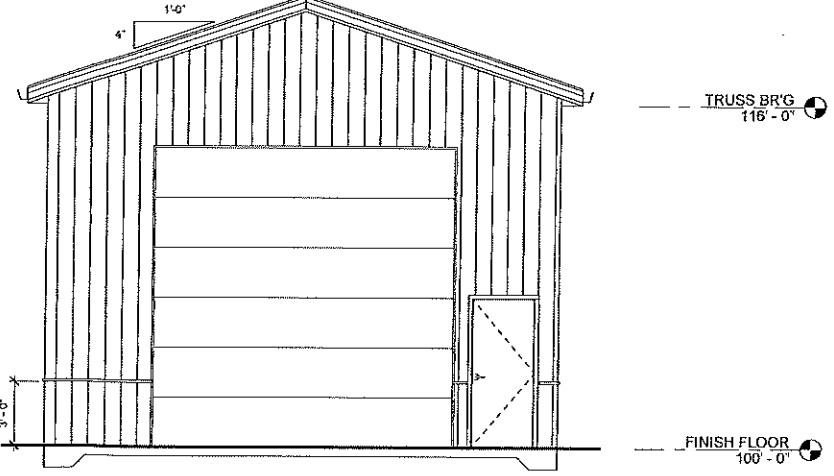
1 / A2.0 SCALE = 1/4" = 1'-0"
EAST ELEVATION



2 / A2.0 SCALE = 1/4" = 1'-0"
WEST ELEVATION



3 / A2.0 SCALE = 1/4" = 1'-0"
NORTH ELEVATION



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



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PROPOSED BUILDING FOR:

ESTES & ESTES

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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 21-4744

PROJECT
EXECUTIVE: DAVE PHILLIPS
(262) 308-2580

DRAWN BY: DPO

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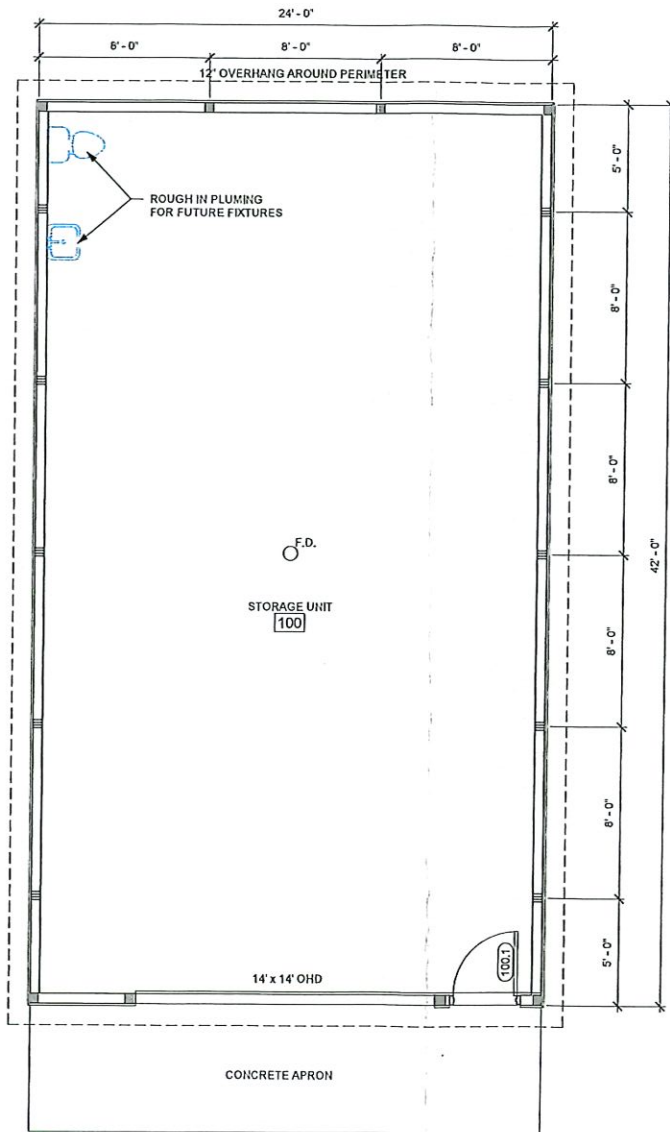
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

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

OVERALL FLOOR PLAN

A1.0



1/A1.0 SCALE = 1/4" = 1'-0"
OVERALL 1ST FLOOR PLAN



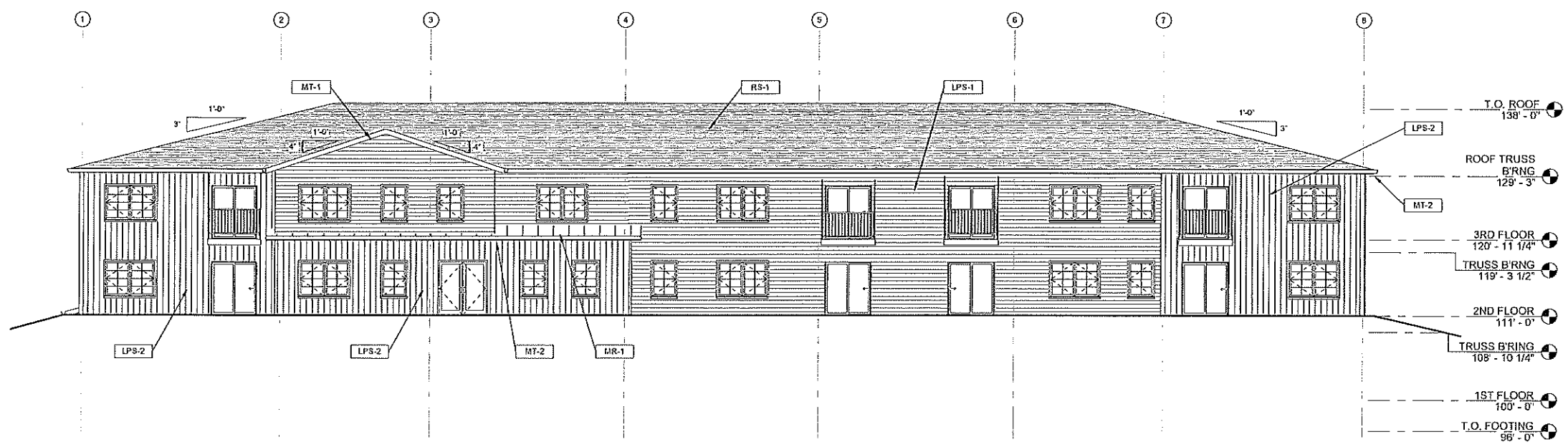
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DESIGN & BUILD GENERAL CONTRACTOR

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDE COLOR: VERIFY COMMENTS:
LPS-2	LOCATION: VERT. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDE 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:
RS-1	LOCATION: ROOF SHINGLES MATERIAL: ASPHALT SHINGLE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 26GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:



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

PROPOSED BUILDING FOR:
21-2336
CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON EXISTING
ADJUST SCALE ACCORDINGLY

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DECEMBER 1976 AND UNDER FEDERAL COPYRIGHT LAW
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ELEMENTS OF THE DESIGN, UNDER SUCH PROTECTION
UNAUTHORIZED USE OF THESE PLANS, WORKS OR BUILDINGS
REPRESENTED, CAN LEGALLY RESULT IN THE DESTRUCTION OF
CONSTRUCTION OR A FINE UNDER FEDERAL AND STATE
LAW ENFORCEMENT TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 21-2336

PROJECT
EXECUTIVE: DAVE PHILLIPS

DRAWN BY: CMP/JRG/AGJ

DATE: 07/06/2023

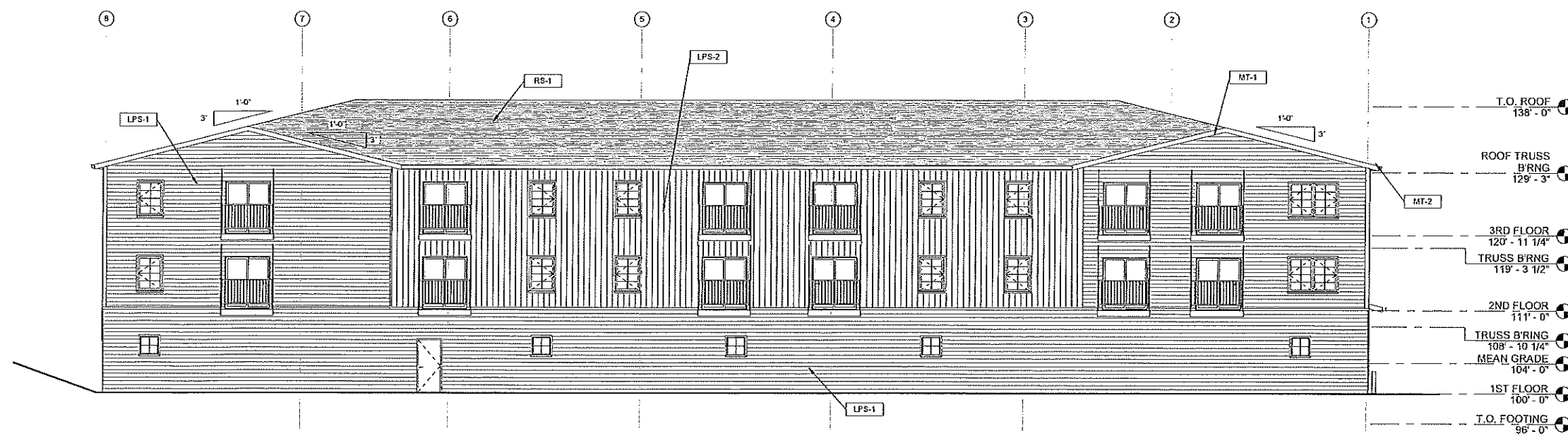
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

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

EXTERIOR ELEVATIONS

A2.0



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



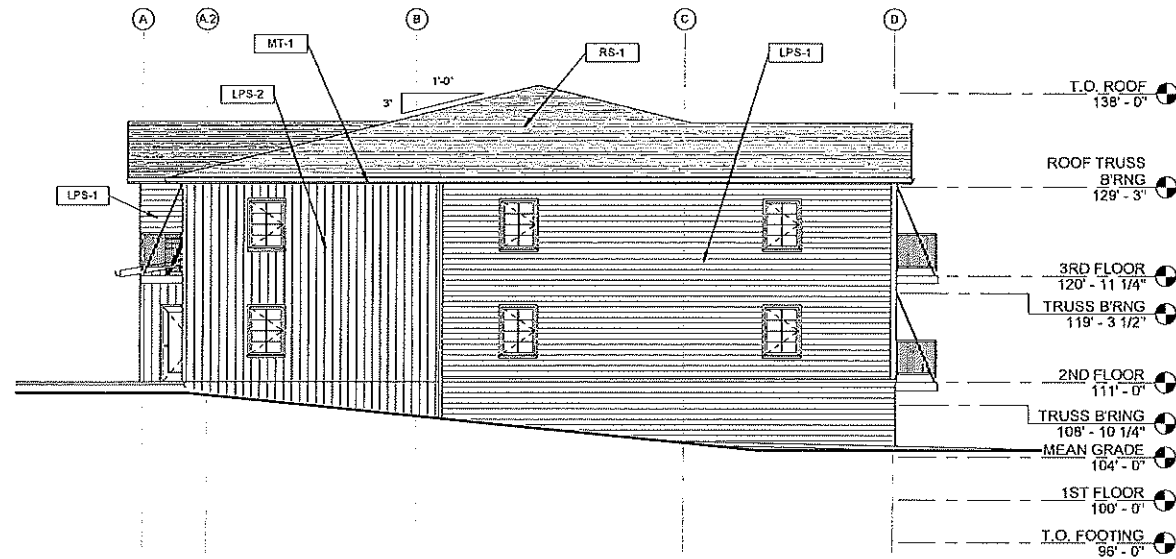
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DESIGN & BUILD GENERAL CONTRACTOR

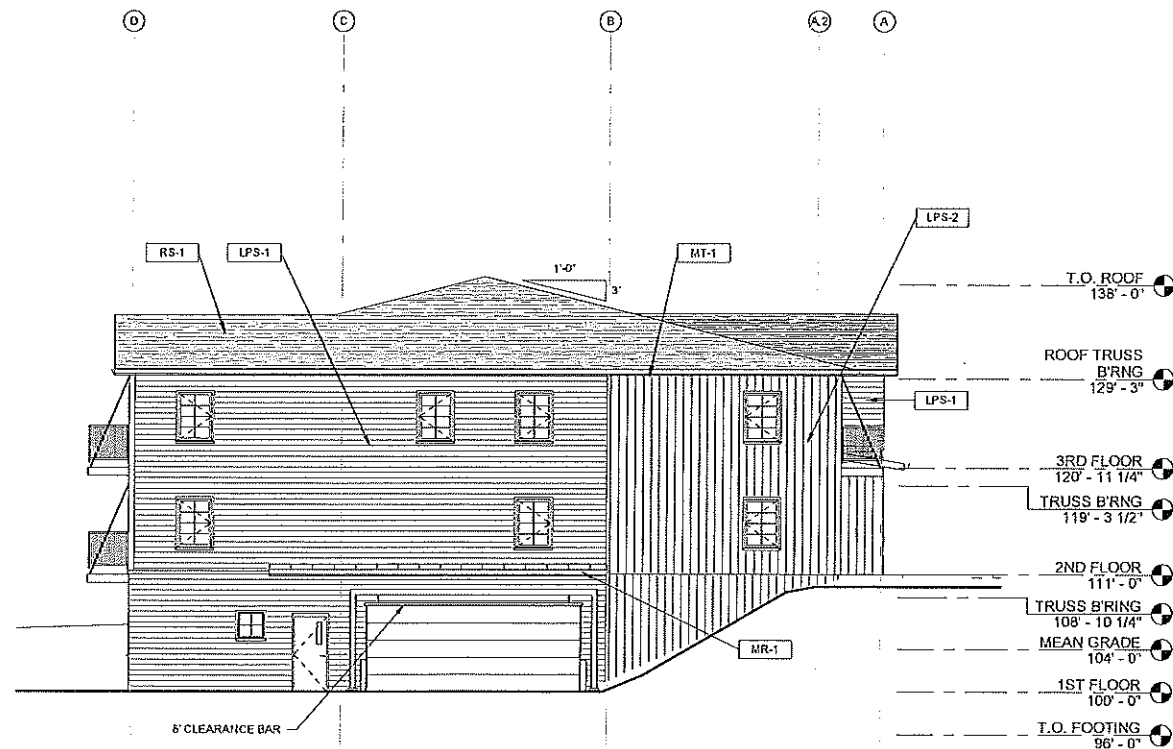
EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDE COLOR: VERIFY COMMENTS:
LPS-2	LOCATION: VERT. EXTERIOR SIDING MATERIAL: 9" LP SMART SIDING SUPPLIER: LP SMARTSIDE 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:
RS-1	LOCATION: ROOF SHINGLES MATERIAL: ASPHALT SHINGLE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 26GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:



BUILDING ELEVATION - NORTH

1/A2.1 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH

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

PROPOSED BUILDING FOR:

21-2336

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL
ADJUST SCALE ACCORDINGLY

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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 21-2336

PROJECT
EXECUTIVE: DAVE PHILLIPS

DRAWN BY: CMP/JRG/AGJ

DATE: 07/06/2023

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

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☐ CHECKSET
☐ CONSTRUCTION

EXTERIOR ELEVATIONS

A2.1



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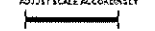
PROPOSED BUILDING FOR:

21-2336

CITY, WISCONSIN; COUNTY OF:

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AS SHOWN SCALE ACCURACIES



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JOB NUMBER: 21-2336

PROJECT
EXECUTIVE: DAVE PHILLIPS

DRAWN BY: CMP/JRC/AGJ

DATE: 07/06/2023

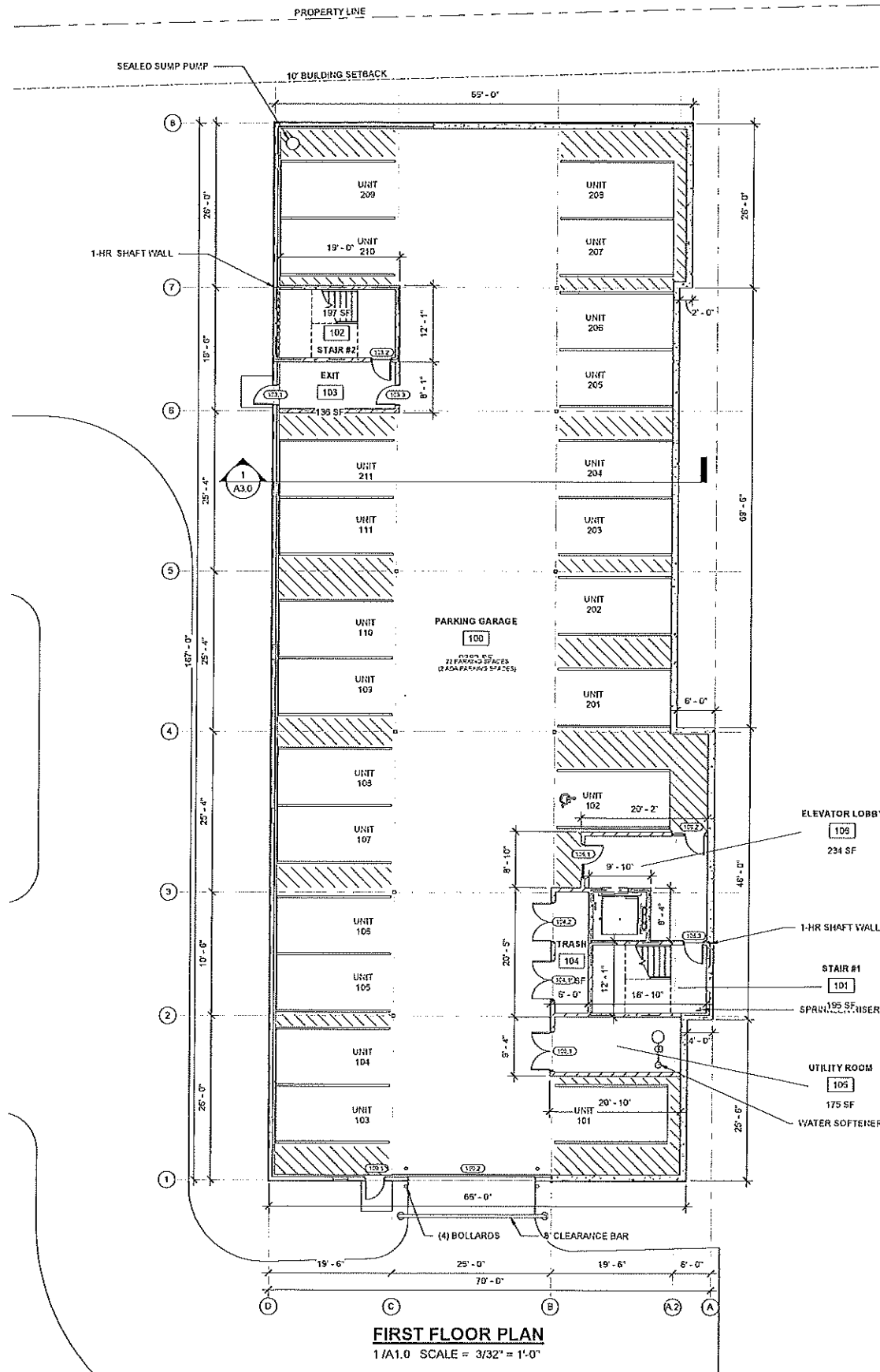
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

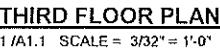
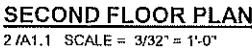
- ☐ PRELIMINARY
☒ BID SET
☐ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

FLOOR PLANS

A1.0



GENERAL NOTES:
1. INSTALL NFPA 13 SPRINKLER SYSTEM THROUGHOUT.
2. FIRST FLOOR - NON-COMBUSTIBLE CONSTRUCTION ONLY.
3. 2ND-5TH FLOORS - PROTECTED COMBUSTIBLE CONSTRUCTION,
MIN. 1-HOUR FIRE RATED BEARING WALLS, FLOORS, & ROOF.
4. 2-HOUR FIRE RATED CEILING/FLOOR BETWEEN 1ST-2ND FLOORS
AND STAIR/ELEVATOR SHAFTS.



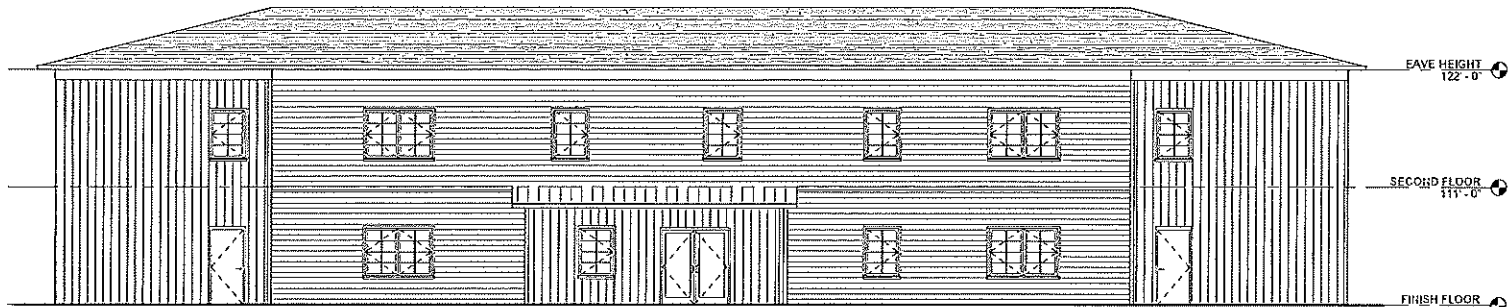
WALL SECTIONS
SCALE = 1 1/2" = 1'-0"

FLOOR PLANS

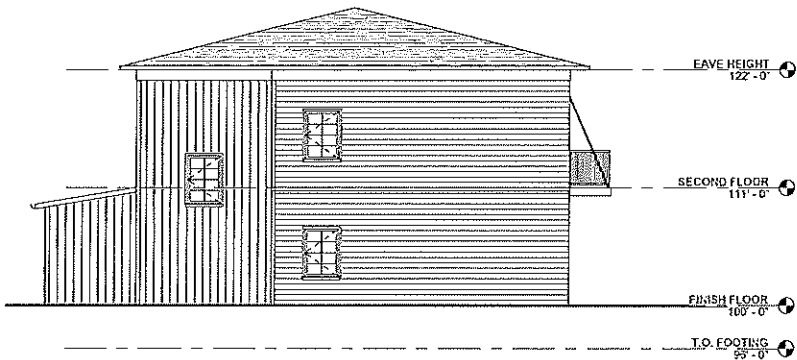
GENERAL NOTES:

1. INSTALL NFPA 13 SPRINKLER SYSTEM THROUGHOUT.
2. FIRST FLOOR - NON-COMBUSTIBLE CONSTRUCTION ONLY.
3. 2ND-5TH FLOORS - PROTECTED COMBUSTIBLE CONSTRUCTION.
4. 1-HOUR FIRE RATED BEARING WALLS, FLOORS, & ROOF.
5. 2-HOUR FIRE RATED CEILING/FLOOR BETWEEN 1ST-2ND FLOORS AND STAIR/ELEVATOR SHAFTS.

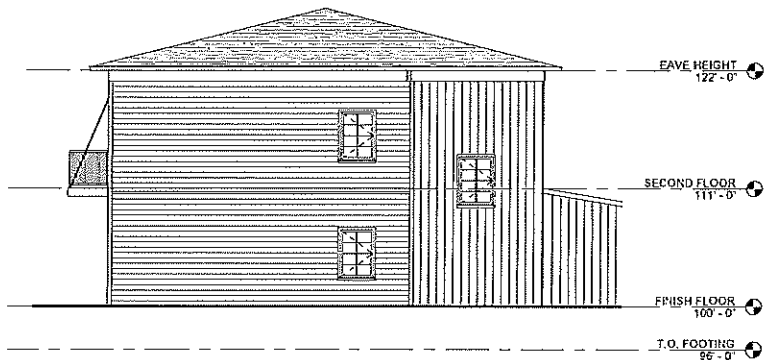
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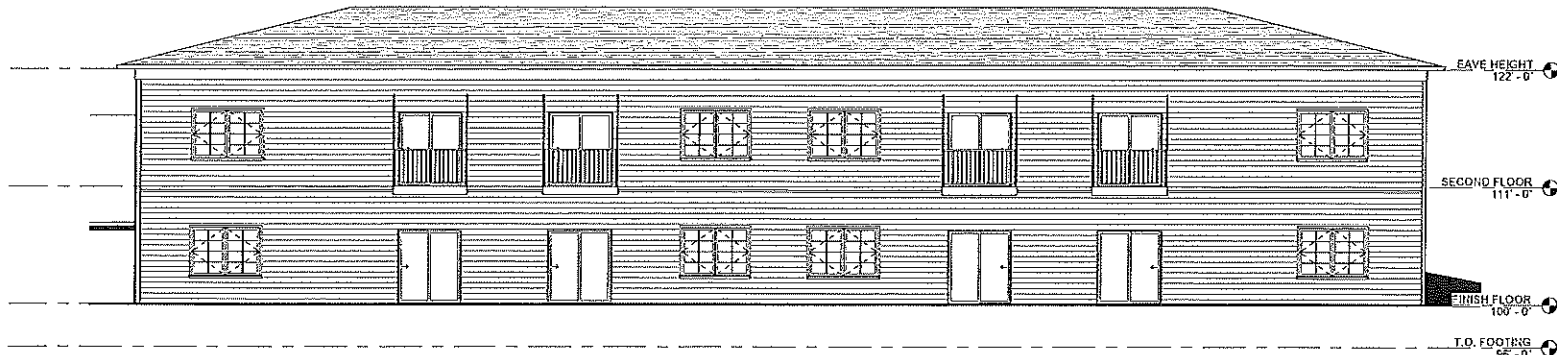
BUILDING ELEVATION - EAST
1 / A2.0 SCALE = 1/8" = 1'-0"



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



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



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

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDE 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:
WB-1	LOCATION: WALL PANEL MATERIAL: 26GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
WR-1	LOCATION: ROOF PANEL MATERIAL: 24GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:



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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

23-3182

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS DRAWING IS TO BE USED TO
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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



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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

23-3182

CITY, WISCONSIN; COUNTY OF:

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COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 23-3182

PROJECT
EXECUTIVE: DAVE PHILLIPS

DRAWN BY: CMP

DATE: 06/06/2023

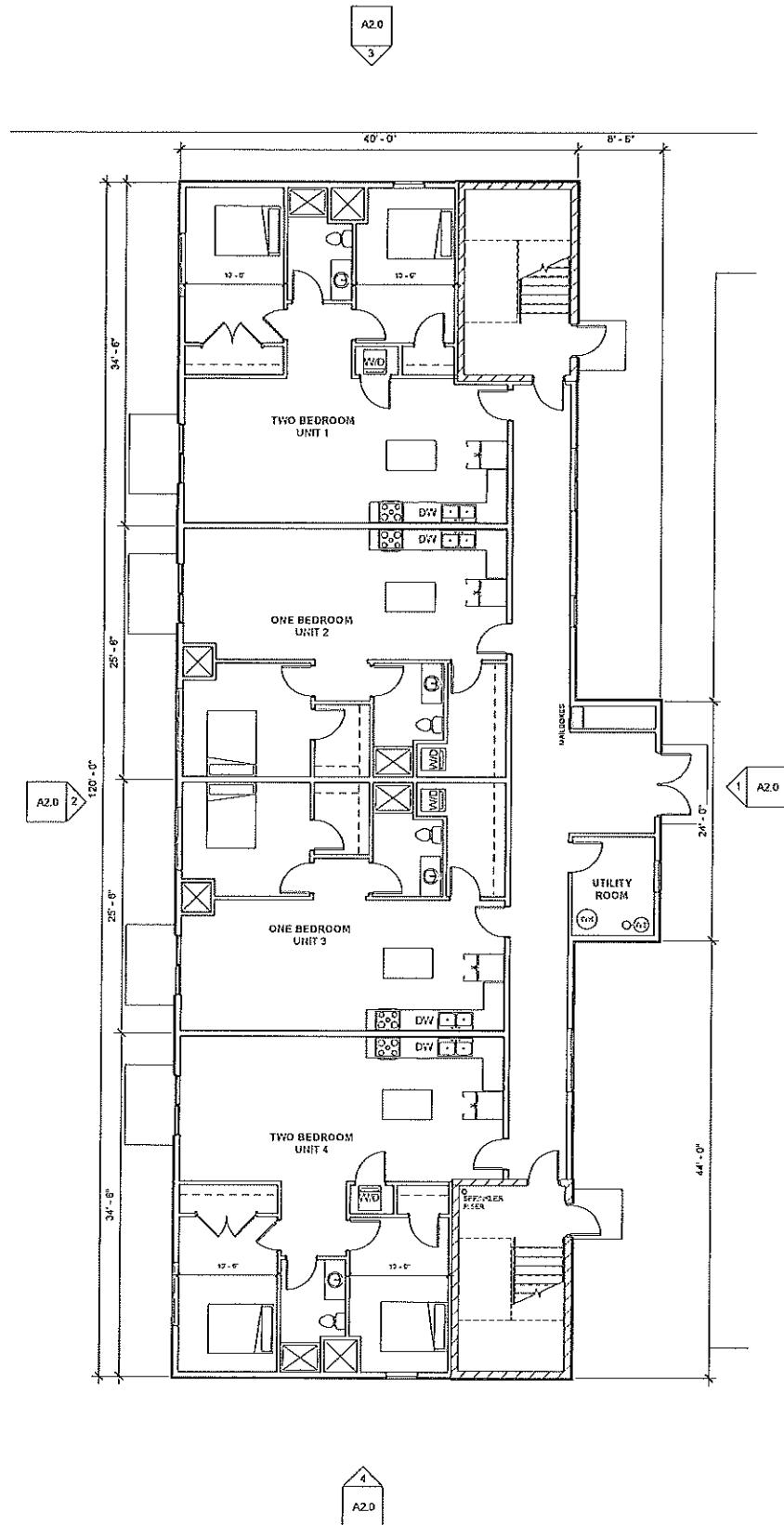
REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

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

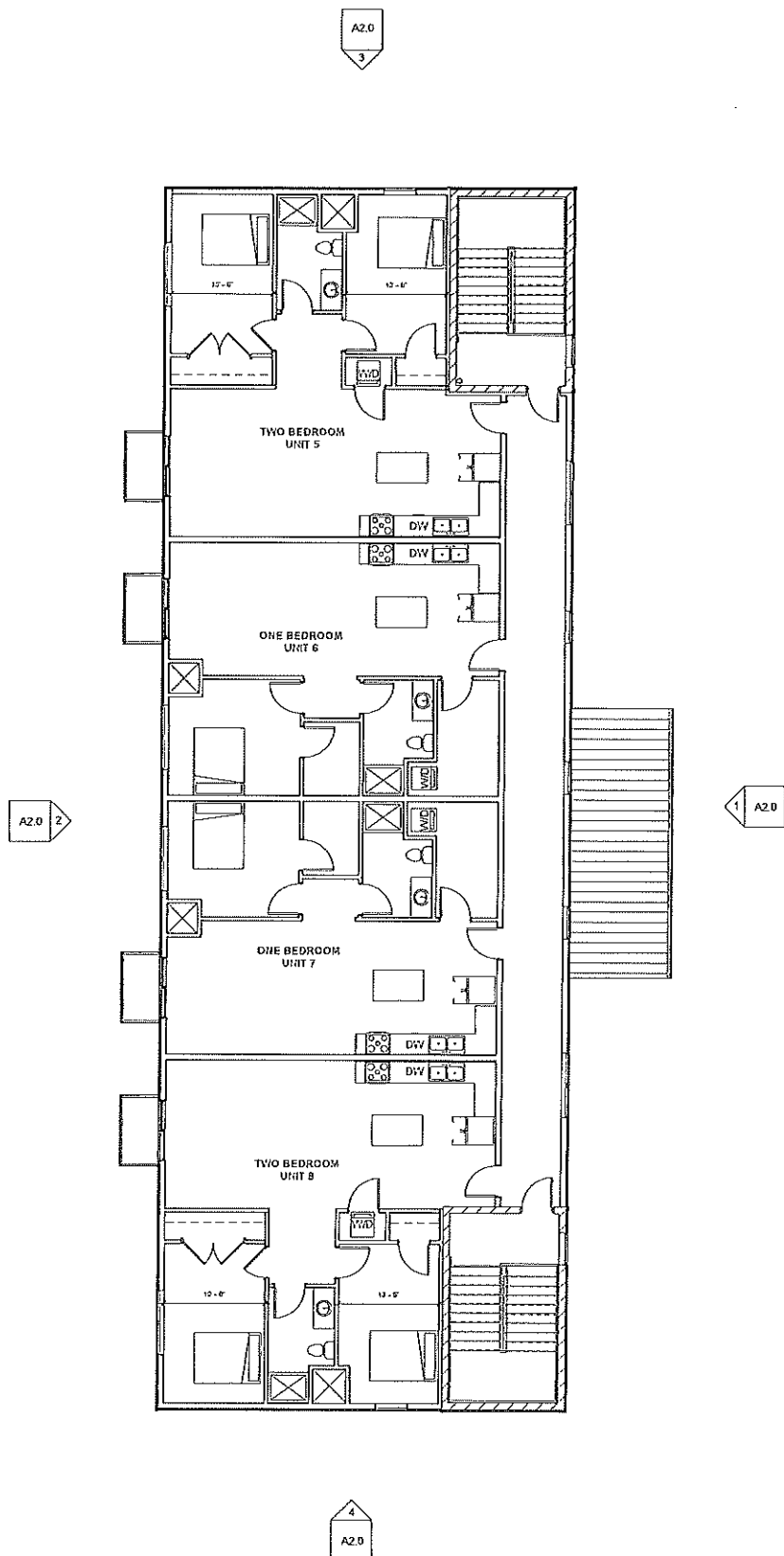
FLOOR PLAN - PROPOSED

A1.0



FIRST FLOOR PLAN

1/A1.0 SCALE = 1/8" = 1'-0"



SECOND FLOOR PLAN

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



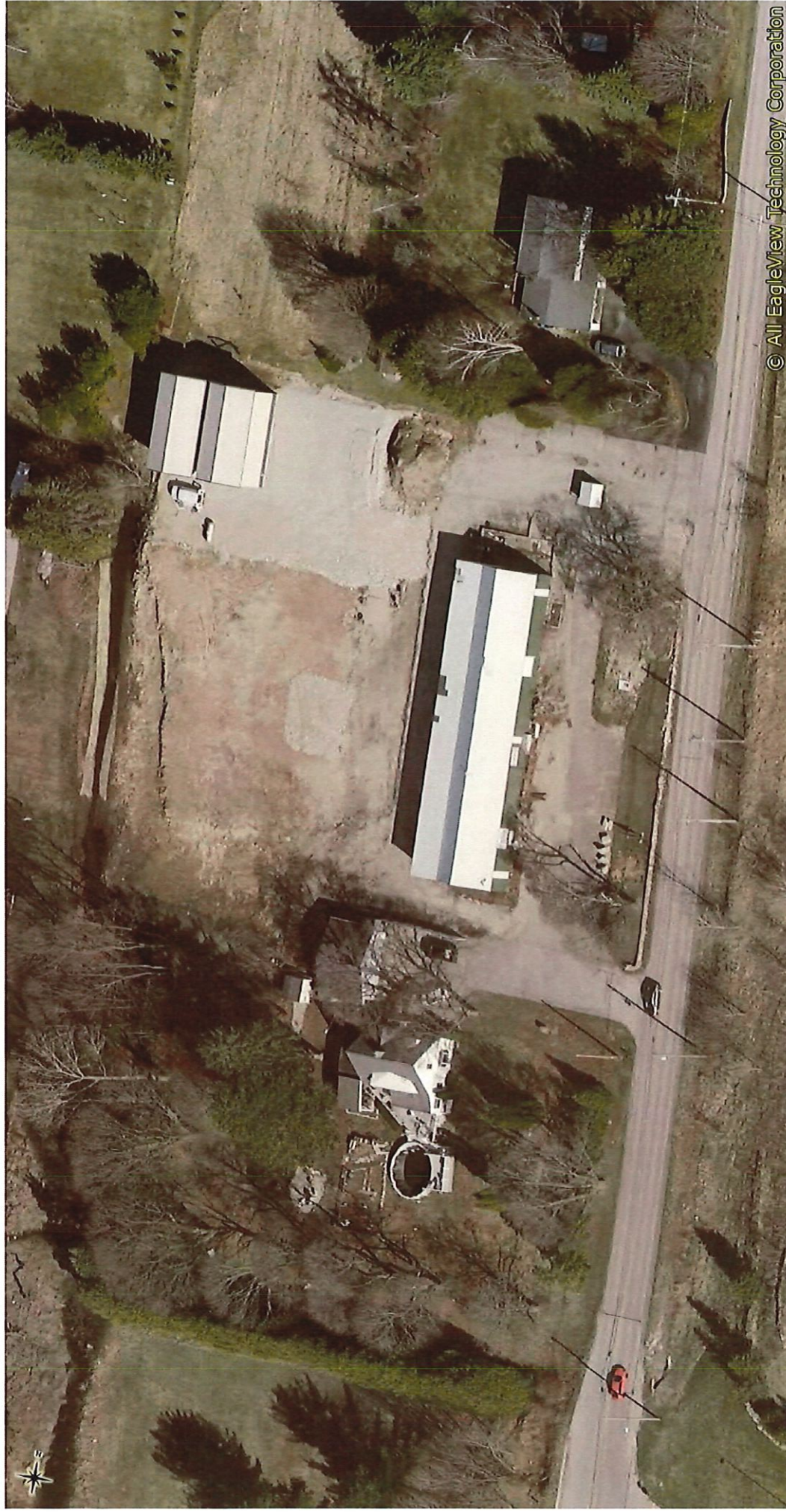


Subject Property
PUD Combined Preliminary/ Final



1361 North 14th Avenue
Parcel #2814332000000

14th Ave- View from East



04/12/2023

14th Ave- View from South



© All EagleView Technology Corporation

04/11/2023

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, August 16, 2023, at 6:00 p.m. or shortly thereafter, regarding a petition from Estes Investments LLP, to rezone a parcel to Planned Unit Development (PUD). The subject property is parcel #281-43-32000000 located at 1361 N 14th Ave. The development proposal is a 22-unit multiple-family dwelling, an 8-unit multiple-family dwelling, and 4 commercial storage buildings. The 30 total residential units results in a greater residential density from what is typically allowed under the existing Multiple-Family Residential (R-4) and General Commercial (C-1) zoning districts for the subject parcel. 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

7

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EXECUTIVE SUMMARY

Title: Tax Increment District #9

Background: 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 TID #9 would be the 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 project plan was prepared by R.W. Baird with assistance from city staff. It involves 3 existing parcels totaling about 40 acres that are slated for industrial development under the city's comprehensive plan. In addition to financial incentives for the creation of the industrial flex building, the project plan includes constructing the north half of Halyard Street and other street and stormwater improvements.

The initial draft was reviewed by the Plan Commission at its previous meeting. There have been no significant changes made. To create this TID, a public hearing is held. Following that, the Plan Commission, the Common Council, and the Joint Review Board (JRB) must consecutively approve resolutions to establish the TID.


Recommendation: Approval of the Plan Commission resolution approving the boundaries and project plan for TID #9.

Prepared by: 
Martin Olejniczak, Community Development Director

8-10-23
Date

Reviewed by: _____
Valerie Clarizio, Finance Director

Date

Reviewed by: 
Josh Van Lieshout, City Administrator

8/10/23
Date

PLANNING COMMISSION RESOLUTION #2023-02

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax
Incremental District No. 9

RECOMMENDED ADOPTION OF THE PROJECT PLAN AND BOUNDARIES FOR TAX INCREMENTAL DISTRICT NO. 9 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. 9 (“the district”) is proposed to be created as an “industrial district” based on the identification and classification of the property proposed to be included in the tax increment district; and

WHEREAS, a Project Plan for Tax Incremental District No. 9 has been prepared that includes the following:

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

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

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on August 16, 2023, held a public hearing concerning the project plan and boundaries and proposed creation of the district providing interested parties a reasonable opportunity to express their views on the proposed creation of a tax incremental district and the proposed boundaries of the district.

PLANNING COMMISSION RESOLUTION #2023-02

Resolution Formally Adopting Proposed Project Plan and Boundaries for Tax
Incremental District No. 9

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. 9, City of Sturgeon Bay, be created with boundaries as designated by Exhibit A, which is attached and incorporated herein by reference.
2. It approves the Project Plan as prepared by Robert W. Baird & Co, dated August 16, 2023, which is incorporated herein in its entirety by reference, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the city; and
4. That the City Clerk is hereby directed to provide the Common Council with a certified copy of this Resolution upon its adoption by the Plan Commission.

Adopted this 16th day of August, 2023

City of Sturgeon Bay

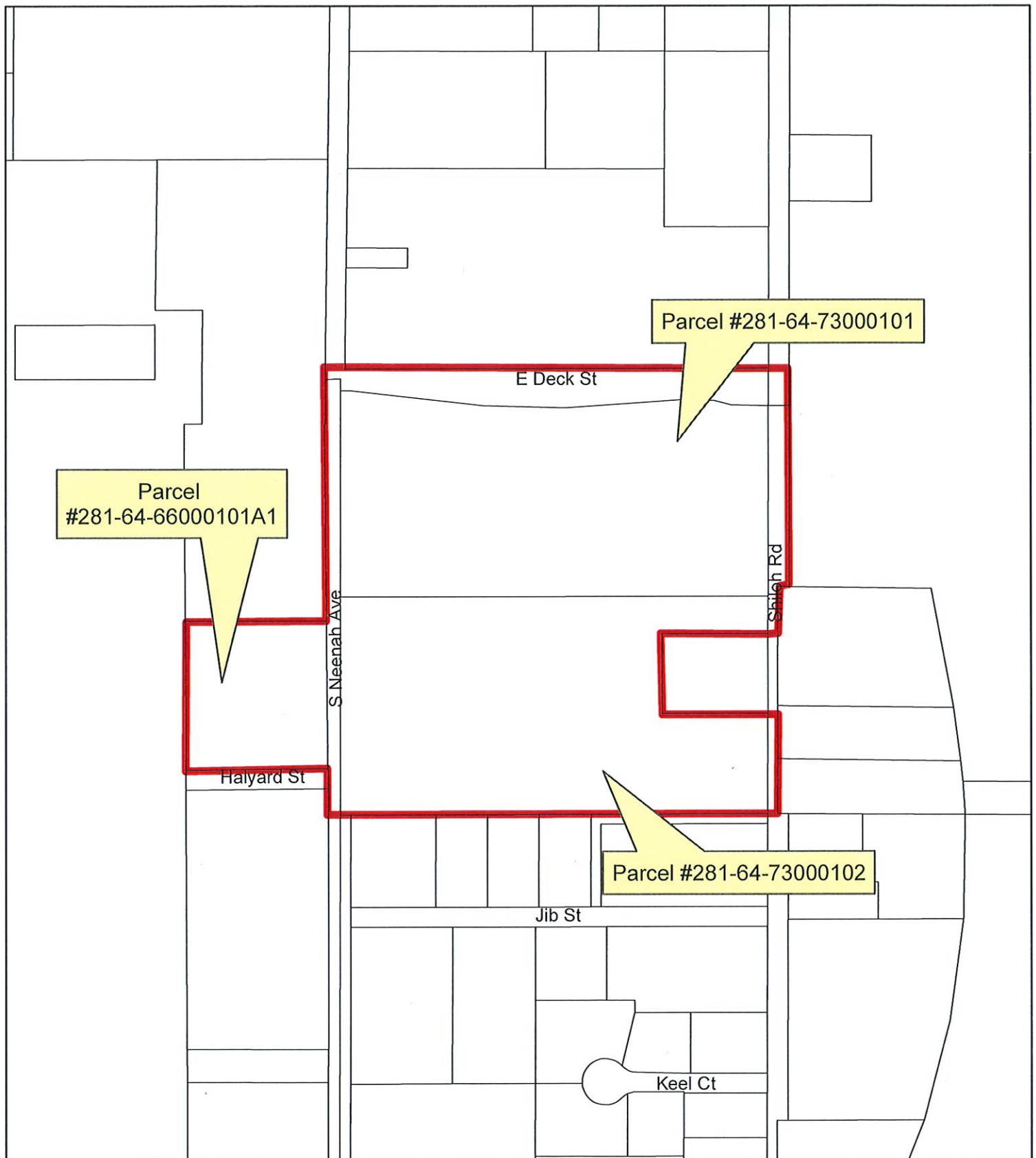
By _____
David J. Ward Ph. D., Plan Commission Chairman

CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by the Planning
Commission of the City of Sturgeon Bay on the 16th day of August, 2023.


Stephanie L. Reinhardt,
City of Sturgeon Bay
City Clerk

Tax Increment District #9



Legend

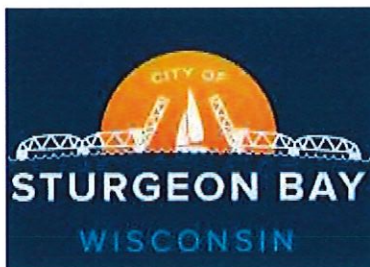
 Tax Increment District #9 Boundary

0 250 500 1,000
 Feet
1 inch = 400 feet

July 2023



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



August 16, 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

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Section 1: City of Sturgeon Bay Officials

City Council

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

City Staff

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

Planning Commission

David J. Ward Ph. D, Chairperson	Helen L. Bacon
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

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

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.

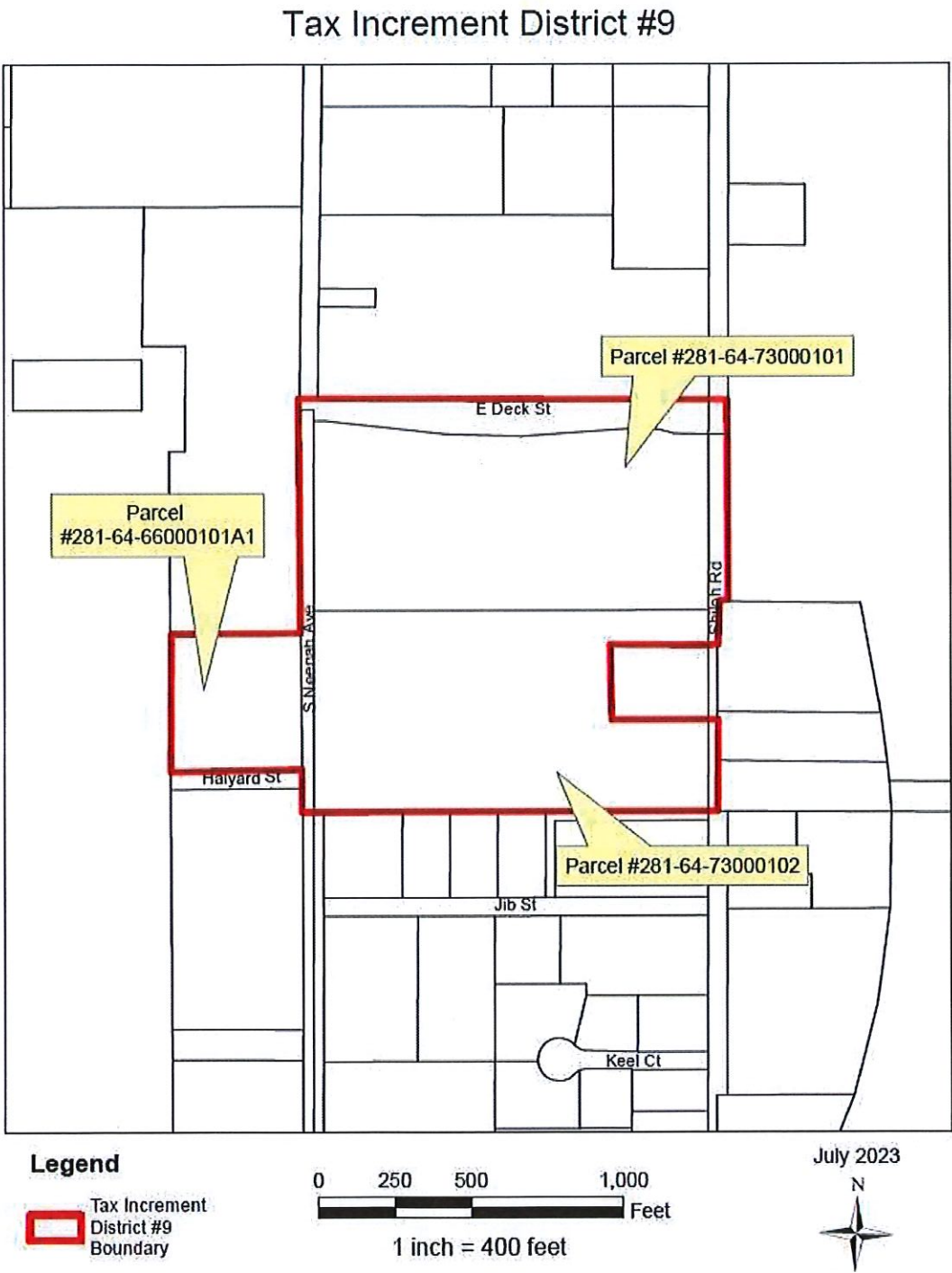
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.

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.

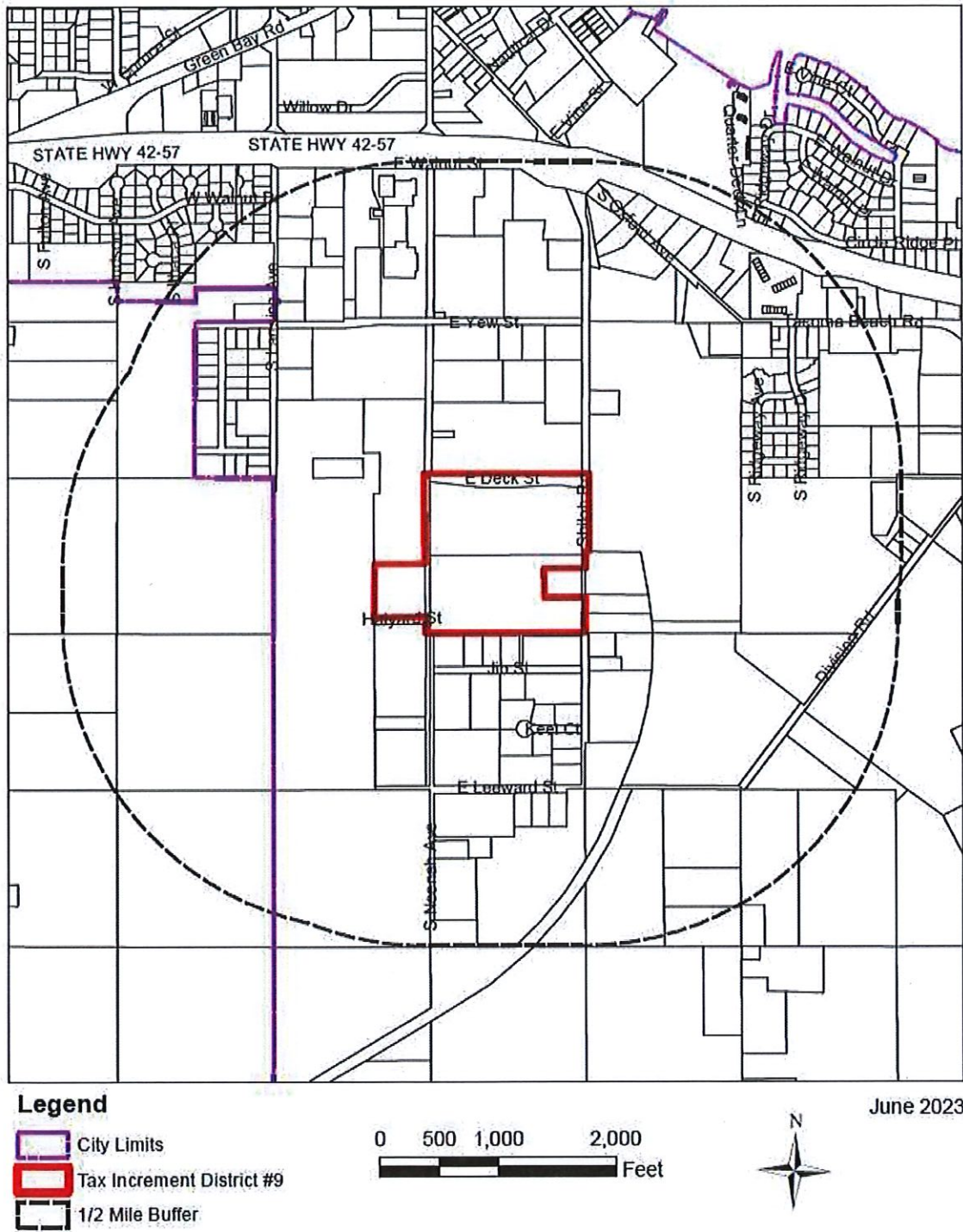
Section 4: Map of Proposed District Boundary

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



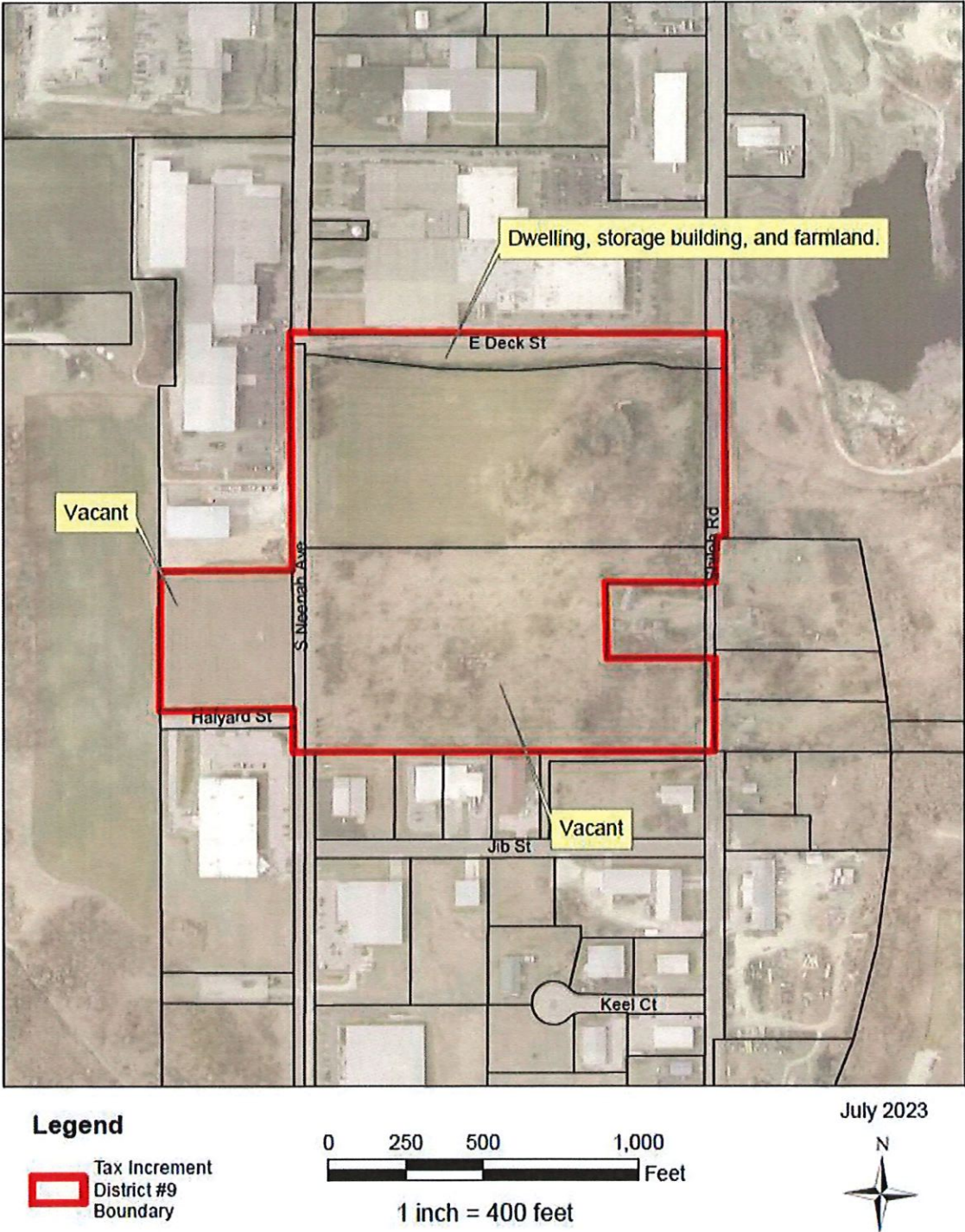
Section 5: One Half Mile Radius Map of Proposed District Boundary

Tax Increment District #9



Section 6: Map Showing Existing Uses and Conditions

Tax Increment District #9
Existing Conditions



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

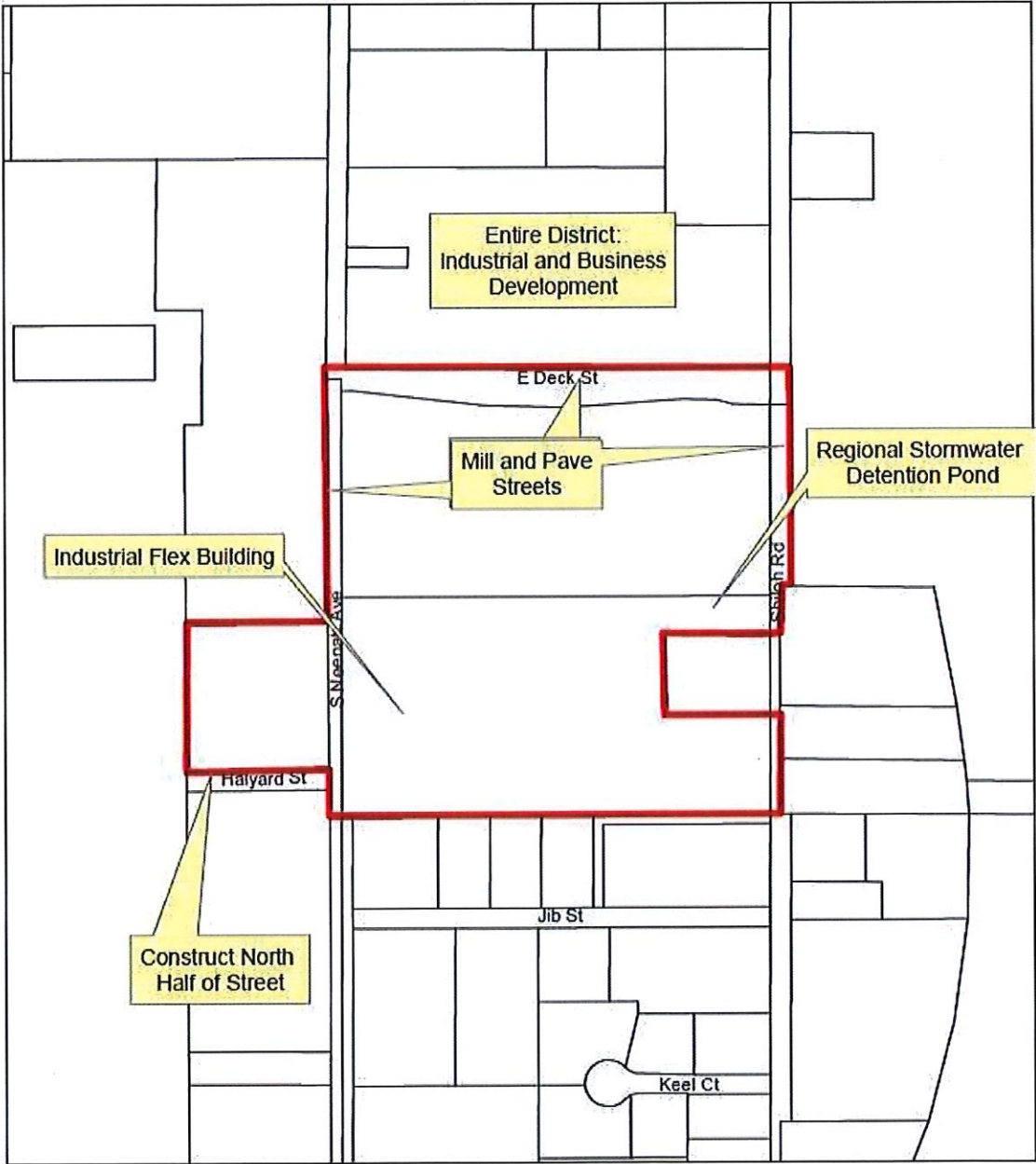
LOCATION: Entire TID

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

Tax Increment District #9
Proposed Improvements and Uses



Legend

 Tax Increment District #9 Boundary

0 250 500 1,000 Feet
1 inch = 400 feet

July 2023



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 21: EXHIBIT A CASH FLOW PROFORMA ANALYSIS

Preliminary

City of Sturgeon Bay
Tax Increment District No. 9
Cash Flow Proforma Analysis

Assumptions				
Annual Inflation During Life of TID	1.00%			
2022 Gross Tax Rate (per \$1,000 Equalized Value)	\$20.09			
Annual Adjustment to tax rate	0.00%			
Investment rate	0.50%			
Data above dashed line are actual				
Background Data				
(a)	(b)	(c)	(d)	(e)
TIF District	Valuation	Increment	Construction	TIF Increment
Year	(2022)			Over Base
2022	\$140,300	\$0	\$5,500,000	\$0
2023	\$140,300	\$1,402		\$5,501,402
2024	\$140,300	\$1,402		\$5,501,402
2025	\$140,300	\$1,402		\$5,501,402
2026	\$140,300	\$1,402		\$5,501,402
2027	\$140,300	\$1,402		\$5,501,402
2028	\$140,300	\$1,402		\$5,501,402
2029	\$140,300	\$1,402		\$5,501,402
2030	\$140,300	\$1,402		\$5,501,402
2031	\$140,300	\$1,402		\$5,501,402
2032	\$140,300	\$1,402		\$5,501,402
2033	\$140,300	\$1,402		\$5,501,402
2034	\$140,300	\$1,402		\$5,501,402
2035	\$140,300	\$1,402		\$5,501,402
2036	\$140,300	\$1,402		\$5,501,402
2037	\$140,300	\$1,402		\$5,501,402
2038	\$140,300	\$1,402		\$5,501,402
2039	\$140,300	\$1,402		\$5,501,402
2040	\$140,300	\$1,402		\$5,501,402
2041	\$140,300	\$1,402		\$5,501,402
2042	\$140,300	\$1,402		\$5,501,402
2043	\$140,300	\$1,402		\$5,501,402
2044	\$140,300	\$1,402		\$5,501,402

Developer Incentive - Criteria				
New Construction	\$3,000,000			
TIF Assistance	\$2,000,000			
Does TIF Cash Flow	YES			
City Increment Required	NO			
TID Status				
(a)	(b)	(c)	(d)	(e)
Annual	Year End	Annual	Year End	Cost Recovery
Balance	Balance	Balance	Balance	(December 31)
Year	Year	Year	Year	Year
2022	\$2,000	\$2,000	\$2,000	\$2,000
2023	\$2,000	\$2,000	\$2,000	\$2,000
2024	\$2,000	\$2,000	\$2,000	\$2,000
2025	\$2,000	\$2,000	\$2,000	\$2,000
2026	\$2,000	\$2,000	\$2,000	\$2,000
2027	\$2,000	\$2,000	\$2,000	\$2,000
2028	\$2,000	\$2,000	\$2,000	\$2,000
2029	\$2,000	\$2,000	\$2,000	\$2,000
2030	\$2,000	\$2,000	\$2,000	\$2,000
2031	\$2,000	\$2,000	\$2,000	\$2,000
2032	\$2,000	\$2,000	\$2,000	\$2,000
2033	\$2,000	\$2,000	\$2,000	\$2,000
2034	\$2,000	\$2,000	\$2,000	\$2,000
2035	\$2,000	\$2,000	\$2,000	\$2,000
2036	\$2,000	\$2,000	\$2,000	\$2,000
2037	\$2,000	\$2,000	\$2,000	\$2,000
2038	\$2,000	\$2,000	\$2,000	\$2,000
2039	\$2,000	\$2,000	\$2,000	\$2,000
2040	\$2,000	\$2,000	\$2,000	\$2,000
2041	\$2,000	\$2,000	\$2,000	\$2,000
2042	\$2,000	\$2,000	\$2,000	\$2,000
2043	\$2,000	\$2,000	\$2,000	\$2,000
2044	\$2,000	\$2,000	\$2,000	\$2,000

Type of TID: Industrial
2022 TID Inception
2038 Final Year to Incur TIF Related Costs
2043 Maximum Legal Life of TID (20 Years)
2044 Final Tax Collection Year

(1) Per City estimates.
(2) Project Costs: \$370,000 Stormwater management, \$450,000 Streets, \$40,000 Engineering/Surveying.

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

DESCRIPTION: Proposed TID#9 Boundary

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

Commencing at the East $\frac{1}{4}$ corner of said Section 18, thence northerly 30 feet and westerly 30 feet to the southeast corner of Lot 1 of CSM #1599 recorded in Document #641528 being the intersection of the westerly right-of-way line of Shiloh Road with the northerly right-of-way line of Deck Street and the point of beginning, thence westerly along the northerly right-of-way line of Deck Street 1281.93 feet to the southwest corner of said Lot 1 of CSM #1599, thence continue westerly 60 feet more or less to the intersection with the westerly right-of-way line of South Neenah Avenue being the easterly boundary of Certified Survey Map #3169 recorded in Document No. 811241, thence along the westerly right-of-way line of South Neenah Avenue and easterly boundary of said CSM #3169 as follows; southerly 30 feet more or less to the intersection with the northerly line of the Southeast $\frac{1}{4}$ of said Section 18, southerly 135.00 feet, westerly 3.37 feet, and southerly 600.00 feet to the northeast corner of Lot 2 of said CSM #3169, thence along the boundary of said Lot 2 as follows; westerly 428.53 feet, and southerly 448.81 feet to the southwest corner of said Lot 2, also being the northwest corner of a Future Street tract (now known as Halyard Street) dedicated in Certified Survey #2940 recorded in Document 787822, thence along said Future Street tract and right-of-way of Halyard Street as follows; southerly 60.00 feet, and easterly 431.32 feet to the northeast corner of Lot 2 of said Certified Survey #2940 and the westerly right-of-way line of South Neenah Avenue, thence southerly along the easterly line of said Lot 2 and westerly right-of-way line of South Neenah Avenue 76.69 feet to the intersection with the southerly line of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 18 and the northwest corner of Whitford's First Addition to the Sturgeon Bay Industrial, thence easterly along said northerly line of said Whitford's First Addition to the Sturgeon Bay Industrial Park 1326.76 feet to the westerly right-of-way line of Shiloh Road, thence easterly 30 feet more or less to the northeast corner of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, thence easterly 30 feet more or less to the intersection with the easterly right-of-way line of Shiloh Road, thence northerly 303 feet more or less along said easterly line of Shiloh Road to the intersection with the extended southerly line of Lot 1 of Certified Survey Map #3548 recorded in Document #851647, thence westerly 60 feet more or less along said extended southerly line of Lot 1 to the southeast corner of said Lot 1 and westerly right-of-way line of Shiloh Road, thence along the

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

boundary of said Lot 1 as follows; westerly 320.01 feet, northerly 240.00 feet, and easterly 320.01 feet to the northeast corner of said Lot 1 and westerly right-of-way line of Shiloh Road, thence continue along the extended northerly line of said Lot 1 60 feet more or less to the easterly right-of-way line of Shiloh Road, thence northerly 802' more or less along said easterly right-of-way line of Shiloh Road to a point 30 feet more or less easterly and 30 feet more or less northerly from the East $\frac{1}{4}$ Corner of said Section 18, thence westerly 60 feet more or less to the point of beginning.

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.

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED PROJECT PLAN AND BOUNDARY
FOR TAX INCREMENTAL DISTRICT (TID) NO. 9
IN THE CITY OF STURGEON BAY, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the City of Sturgeon Bay will hold an organizational Joint Review Board (JRB) meeting on August 10, 2023, at 1:00 p.m. in the Council Chambers, City Hall, 421 Michigan St., Sturgeon Bay, WI 54235. The purpose of this meeting is to organize a JRB to consider the proposed Project Plan for TID No. 9. The meeting is open to the public.

NOTICE IS HEREBY GIVEN, that the Plan Commission of the City of Sturgeon Bay will hold a public hearing on August 16, 2023, at 6:00 p.m., or shortly thereafter, in the Council Chambers, City Hall, 421 Michigan St., Sturgeon Bay, WI 54235, regarding the proposed Project Plan and Boundary for TID No. 9 in the City.

City of Sturgeon Bay TID No. 9 is proposed for 40.2 acres encompassing three parcel sites fronting along S. Neenah Ave, Deck Street, Halyard Street, and Shiloh Road. The sites are within the city limits.

TID No. 9 will be classified as an industrial district based on the identification and classification of the property proposed to be included within the district.

Proposed public project improvements may include but are 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 part of the Project Plan, developer funded tax increment incentive grants will be made by the City to developers of property within TID No. 9.

The proposed costs include projects within the proposed boundary and within the ½ mile radius of the proposed boundary of the district.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan. A copy of the TID No. 9 Project Plan and Boundary is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting the Community Development Director, City Hall, 421 Michigan St, Sturgeon Bay, WI; Phone 920-746-6908. The Project Plan may also be viewed online via the city website at www.sturgeonbaywi.org.

Dated this 28th day of July 2023.

Martin Olejniczak
Community Development Director

Publication Dates: July 28, 2023, and August 4, 2023.

8

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



8

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: August 9, 2023
Subject: Initial Presentation – Zoning Map Amendment – C-2 to R-4 26 W. Pine St.

Lane Kendig requests the rezoning of parcel #281-46-65021700 located at 26 W. Pine Street from Central Business District (C-2) to multiple-family residential (R-4). The property is 0.173 acres in size and currently a mixed-use building. Mr. Kendig wishes to sell the property, but the future owner is unable to get a loan for a commercially-zoned property. The R-4 zoning would give the future owner the flexibility for some small commercial uses (with a conditional use) should they decide to in the future.

Currently the parcel is zoned commercial, the property was rezoned to C-2 in 2005 when Mr. Kendig intended to use the building for offices.

The 2040 Comprehensive Plan's Future Land Use Designation for the lot is Downtown Mixed Use. That land use category is established to be a mix of retail, commercial service, office, institutional, governmental, and residential uses (mainly upper stories). This land-use category does include residential thus an R-4 zoning would work with the comprehensive plan.

The first step for a rezoning request is the initial presentation and review by the Plan Commission. This is meant to be an informal discussion and no decisions are required. a public hearing is tentatively scheduled for the special August 30th Plan Commission meeting.

**CITY OF STURGEON BAY
ZONING/REZONING
APPLICATION**

STAFF USE:	
Date Received:	8/2/2023
Fee Paid:	\$ 450.00
Received By:	S. Serva

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	Lane H. Kendig + Elaine Van S. Carmichael	The Lane H. Kendig + Elaine Van S. Carmichael Revocable Living Trust
Company	-	-
Street Address	26 West Pine Street	4080 Jankie Island Rd
City/State/Zip	Sturgeon Bay WI 54235	same
Daytime Telephone #	920-743-0005	7242
Email	lane@kendigkeast.com	same
STREET ADDRESS OF SUBJECT PROPERTY: 26 West Pine Street		
Location if not assigned a common address:		
TAX PARCEL NUMBER: 281465021700 2814665021700		
CURRENT ZONING CLASSIFICATION: C-2		
CURRENT USE AND IMPROVEMENTS: office and apartment		
ZONING DISTRICT REQUESTED :		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: downtown mixed use		
PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:		
North:	Downtown mixed use	
South:	Downtown Mixed use	
East:	Downtown Mixed use	
West:	Medium Density Residential	

ZONING AND USES OF SURROUNDING PROPERTIES:

North: C-2 - Commercial
South: R-4 - residential
East: C-2 - commercial / vacant
West: R-2 - residential

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? Yes or No IF YES, EXPLAIN: Revised to C-2 in 2010

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.

Ann H. Kuehl
Property Owner

8-2-23
Date

Stanley Cornichal

Don H. Kuehl
Applicant/Agent

8-2-23
Date

Stanley Cornichal

I, LINA KENDRA, 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.

Lina Kendra
Applicant signature

[Signature]
Staff signature

Attachments:

Procedure & Check List

Agreement for Reimbursement of Expenses

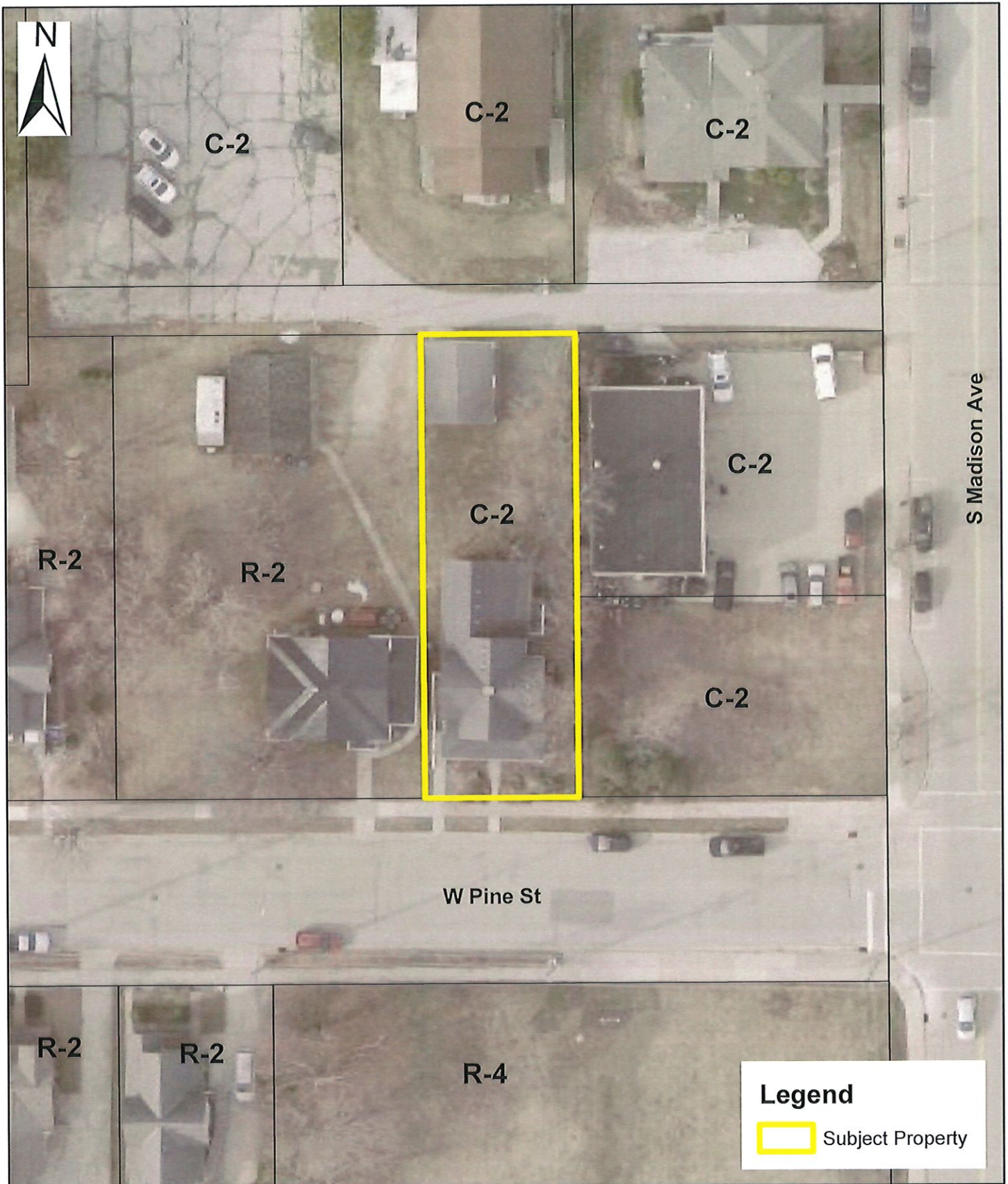
STAFF USE ONLY

Application conditions of approval or denial:

Date

Community Development Director

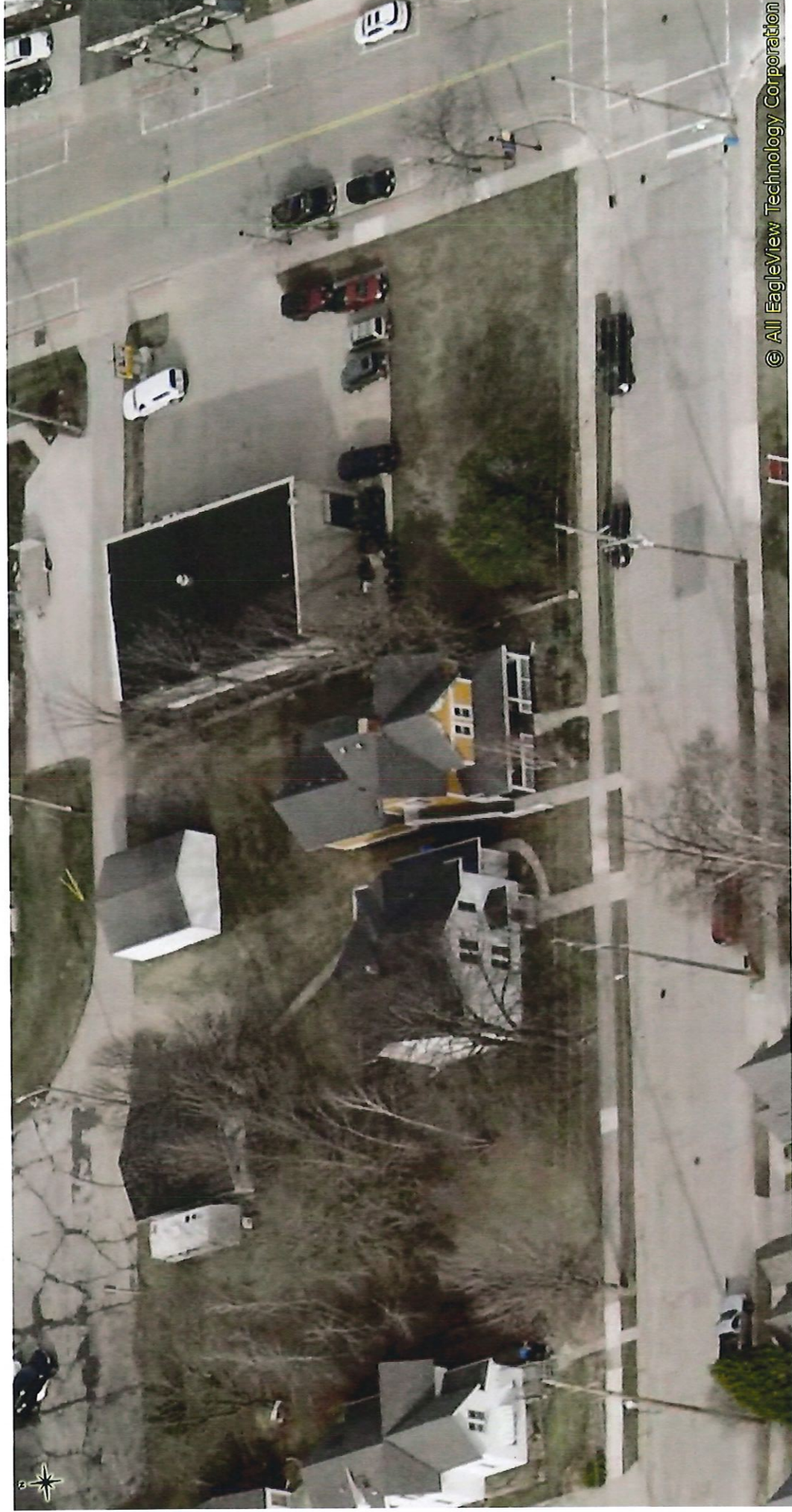
Subject Property Rezone from C-2 to R-4



26 West Pine Street
Parcel #281-46-65021700

0 25 50 100 Feet

Kendig Property- View from North



© All EagleView Technology Corporation



MEMO

To: City Plan Commission
From: Marty Olejniczak, Community Development Director *MO*
Date: August 9, 2023
Subject: Tax Increment District #10

The City of Sturgeon Bay has been working with a developer on a proposed single-family residential subdivision for workforce housing. A development agreement with JPEJ, LLC (Paul Shefchik, Joe Shefchik) was approved by the Common Council. The agreement calls for the City to subsidize the necessary infrastructure for the subdivision in exchange for limiting the homebuyers to Door County employees and keeping the home prices to preset, relatively affordable amounts. The Council also authorized initiating a tax increment district (TID) for the project.

The idea of the single-family workforce homes has been worked on by the City for some time. The current plan calls for 24 lots to be created on S. Fulton, S. Geneva, and S. Hudson Avenue. The name of the development is Geneva Ridge. There are several home designs ranging from 1,064 to 1,294 square feet with prices from \$269,900 to \$304,900.

The proposed tax increment district would be an implementation tool for the residential development and other commercial or residential 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.

The proposed tax increment district would be TID #10. 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. This plan could be changed during the formal review of the plan by the public, Plan Commission, Common Council and JRB.

For the August 16th 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. Next, the Plan Commission will hold public hearing during a special August 30th meeting. This special meeting is required in order for the adoption process to be completed by September 30th. If TID #10 is adopted prior to October 1, its official start date will be January 1, 2023, but if adopted after September 30,

its official start date will be January 1, 2024. The earliest start date is much preferred because the property value generated by the recently completed multi-tenant commercial building (Starbucks, etc.) and the Kwik Trip under construction will result in increased tax increments that can be used for the TID's proposed expenditures.

Please review the project boundaries and project plan and be prepared to discuss any desired changes at the August 16th Plan Commission meeting. Adam Ruechel from R. W. Baird will be present to facilitate discussion and answer questions. If you have any initial questions, please contact me.

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



September 19, 2023

(Approved Actions)

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

Prepared in part by:



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

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

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Section 1: City of Sturgeon Bay Officials

City Council

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

City Staff

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

Planning Commission

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

Joint Review Board

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

Section 2: Introduction and Description of District

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

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 5.5 acres located along South Hudson, and the planned extensions of South Geneva, and South Fulton Avenues. The site is within the city limits. A developer is proposing to develop a workforce housing subdivision on the city owned 5.5-acre parcel fronting on S. Hudson Avenue. The city has agreed to provide an estimated \$1,020,000 funding to cover the cost of the infrastructure needed to serve the proposed single-family homes. The proposed and potential new developments will generate additional property taxes (tax increment) that will be used to offset the cost of the public investments resulting from, or needed by, the new developments. Planned or potential development projects are detailed in the Statement of Kind, Number and Location of Proposed Projects section of this project plan.

Public improvements within TID #10 also include the planned conversion of South Duluth Avenue (County Highway S) into a full urban street with curb/gutter, sidewalks, and other improvements. Additional street improvements are planned within the TID boundaries or adjacent thereto, including the potential extension of South Ashland Avenue to serve the western portion of TID # 10.

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

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

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

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

Section 3: Summary of Findings

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

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

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

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

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

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

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

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

4. The improvements to be made within the TID are likely to significantly enhance the value of substantially all other real property in the city surrounding the TID.
5. The equalized value of taxable property of the TID does not exceed 12% of the total equalized value of taxable property within the city.
6. The Project Plan for the TID is feasible and is in conformity with the master plan of the city.
7. The city estimates that 50% of the territory within the district will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Sections 66.1105(5)(b).
8. The city confirms less than 35 percent of the district is land proposed for newly platted residential development. Residential housing density is at

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

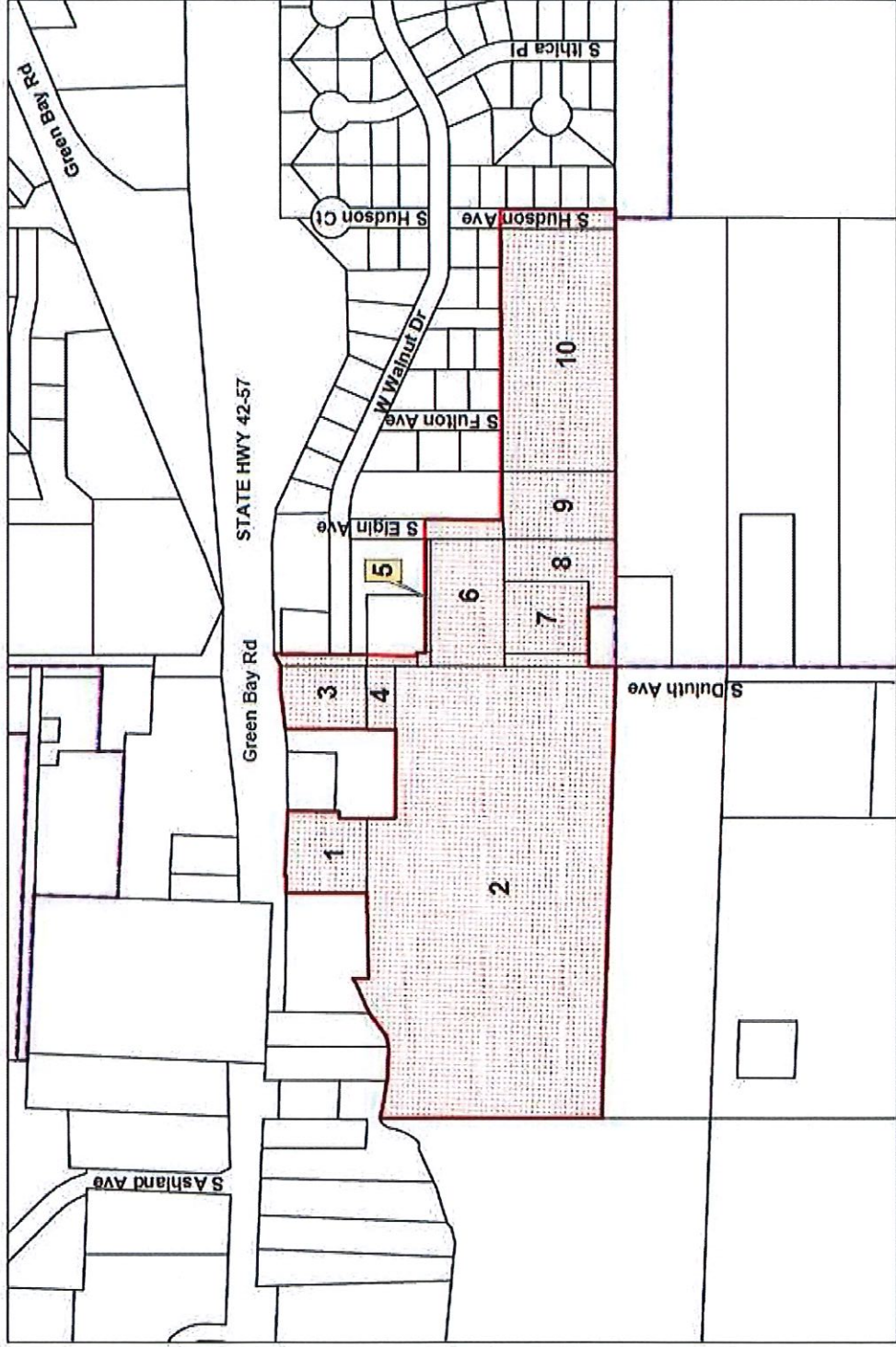
least three units per acre.

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

Section 4: Map of Proposed District Boundary

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

Tax Increment District #10



Legend

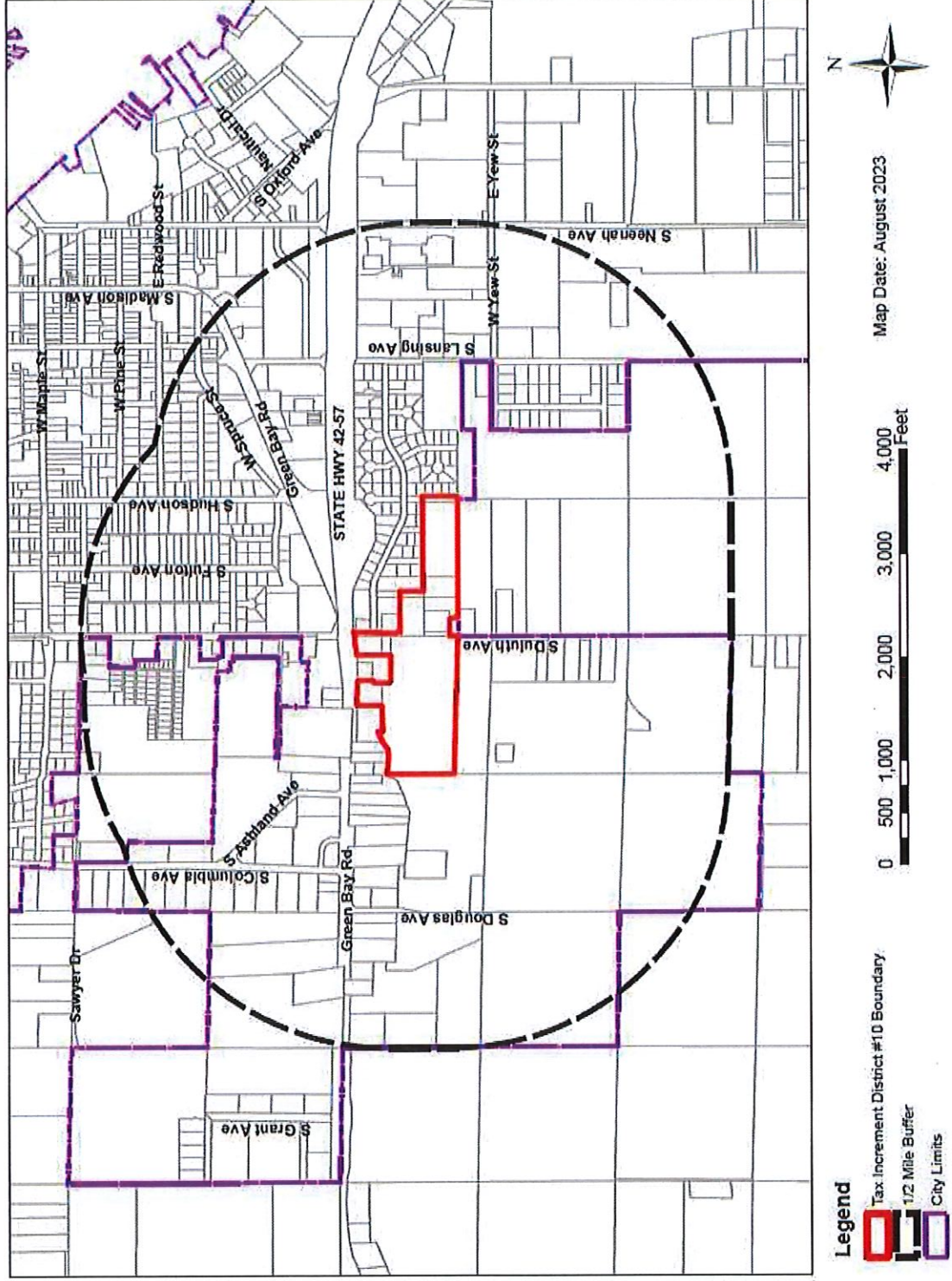
- Tax Increment District #10 Boundary
- City Limits



Map Date: August 2023

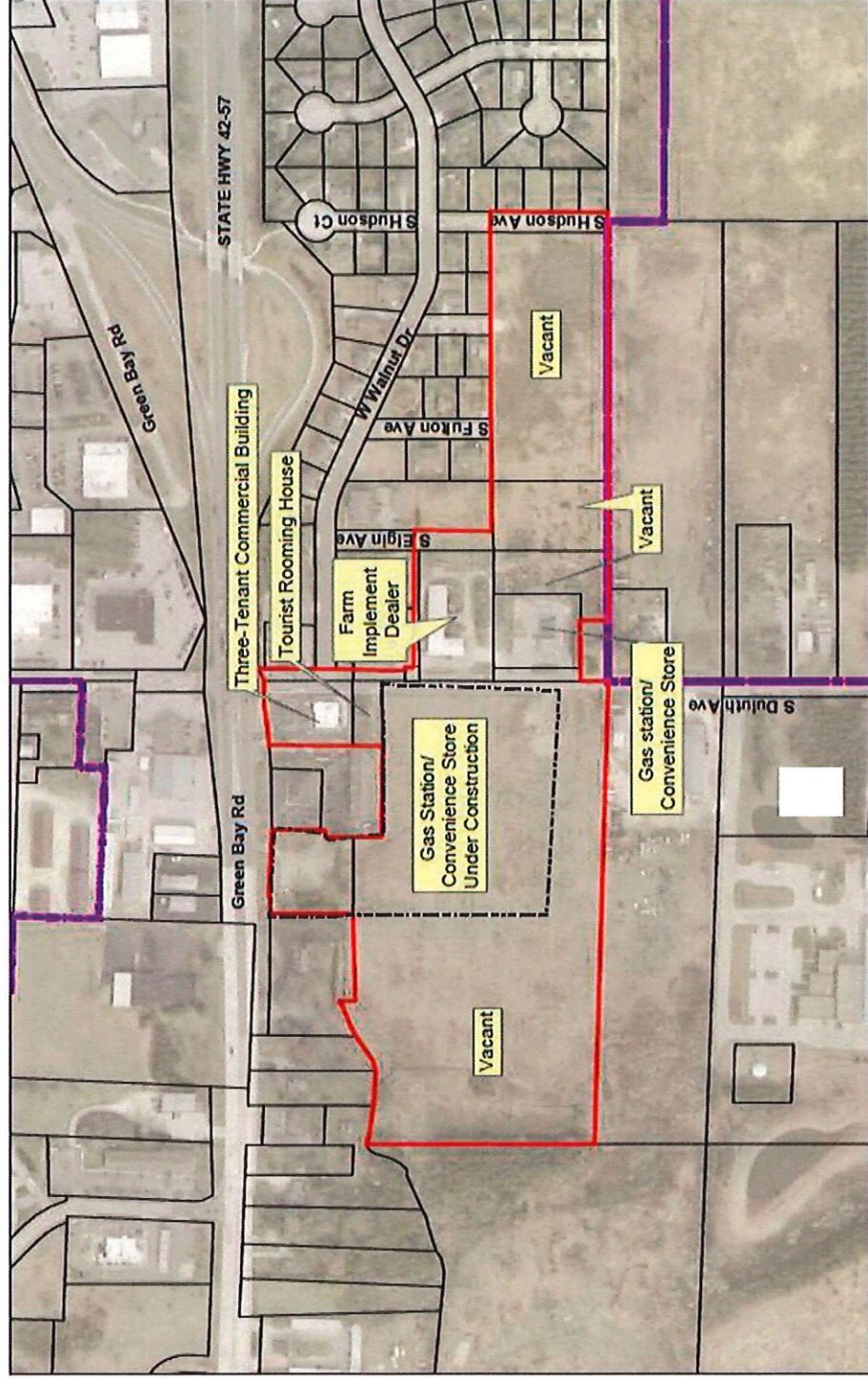
Section 5: One Half Mile Radius Map of Proposed District Boundary

Tax Increment District #10



Section 6: Map Showing Existing Uses and Conditions

Tax Increment District #10 Existing Conditions



Legend

- Tax Increment District #9 Boundary
- City Limits



Air Photo, April 2023
Map Date: August 2023



Section 7: Preliminary Parcels List and Analysis

As of the 01/01/2023 parcels list.

Map Parcel ID	Address	Parcel #	Valuation
1	957 Green Bay Road	2816613000103	\$ 98,000.00
2	901 S. Duluth Road	2816613000110	\$ 203,500.00
3	911 Green Bay Road	2816613000101A	\$ 371,400.00
4	835 S. Duluth Ave	2816613000101B	\$ 184,100.00
5	VACANT	2816818000602	\$ 4,500.00
6	862 S. Duluth Ave	2816818000604	\$ 239,500.00
7	922 S. Duluth Ave	2816818000605	\$ 321,000.00
8	VACANT	2816818000605B	\$ -
9	VACANT	2816818000607A	\$ 36,500.00
10	VACANT	2816818000607B	\$ -
Total Valuation			\$ 1,458,500.00

Section 8: Equalized Valuation Test

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

Valuation Test Compliance Calculation

2023 Projected Equalized Valuation (TID IN)	\$ 1,456,712,100
Limit for 12% Test	\$ 174,805,452

Increment Value of Existing TIDs	\$ 103,331,900
Projected Base Value of New TID	<u>\$ 1,458,500</u>
Total Value Subject to Test	\$ 104,790,400

Compliance (\$104,790,400 < \$174,805,452)

Meets Requirement

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

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

1. STREET/SIDEWALK/INFRASTRUCTURE IMPROVEMENTS

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

TOTAL: \$1,020,000

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

2. SOUTH DULUTH AVENUE STREET IMPROVEMENTS

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

TOTAL: \$335,000

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

3. OTHER STREET IMPROVEMENTS

LOCATION: Within and near the boundaries of the district

TOTAL: \$300,000

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

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

4. PARK IMPROVEMENTS

LOCATION: Cherry Blossom Park and Ahnapee Trail

TOTAL: \$100,000

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

5. ADMINISTRATIVE / ORGANIZATIONAL FEES

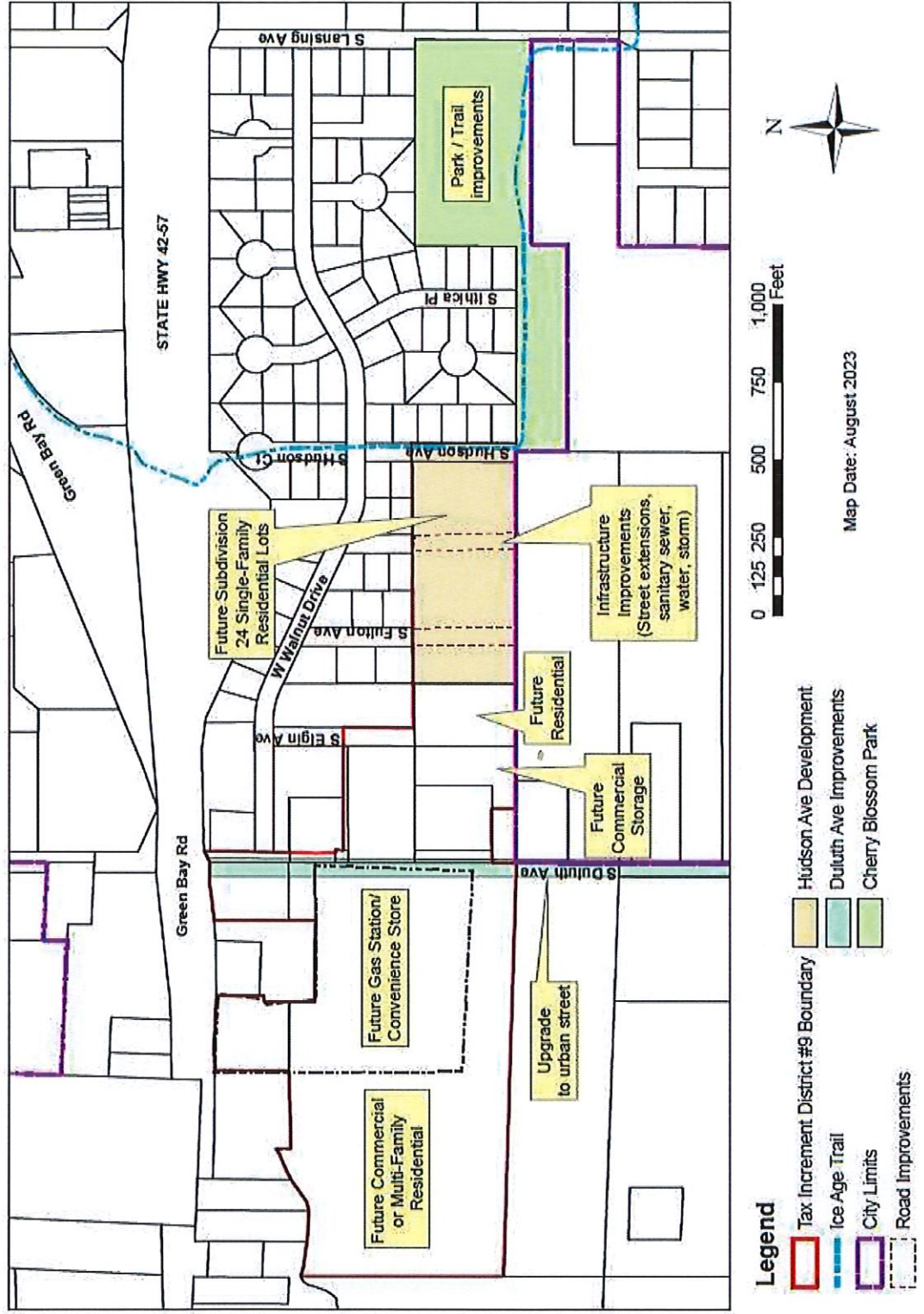
LOCATION: Entire TID

TOTAL: \$30,000

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

Section 10: Maps Showing Proposed Improvements and Uses

Tax Increment District #10 Proposed Improvements and Uses



Section 11: Detailed List of Project Costs

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

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

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

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

Section 12: Economic Feasibility

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

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

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

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

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

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

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

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

Community Development Authority Lease Revenue Bonds:

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

Tax Increment Revenue Bonds

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

Utility Revenue Bonds

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

Board of Commissioners of Public Lands State Trust Fund Loans

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

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

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

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

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

Federal/State Loan and Grant Programs

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

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

Plan Implementation

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

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

Section 14: Annexed Property

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

Section 15: Proposed Changes in Zoning Ordinances

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

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

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

Section 17: Relocation

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

Section 18: Orderly Development of the City

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

Section 19: A List of Estimated Non-Project Costs

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

Section 20: City Attorney Opinion

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

SECTION 21: EXHIBIT A CASH FLOW PROFORMA ANALYSIS

Preliminary

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

Assumptions					
Annual Inflation During Life of TID	1.00%				
2022 Gross Tax Rate (per \$1000 Equalized Value)	\$20.09				
Annual Adjustment to tax rate	0.00%				
Investment rate	0.50%				
Data above dashed line are actual					
Background Data					
Year	(a) TIF District Valuation	(b) Inflation Increment	(c) Construction Increment	(d) TIF Increment Over Base	(e) Tax Rate
2023	\$1,435,500	\$0	\$5,421,000	\$5,421,000	\$20.09
2024	\$1,479,500	\$0	\$1,960,000	\$7,381,000	\$20.09
2025	\$1,523,500	\$0	\$1,960,000	\$8,806,000	\$20.09
2026	\$1,567,500	\$0	\$1,425,000	\$10,231,000	\$20.09
2027	\$1,611,500	\$131,145	\$1,150,000	\$11,656,000	\$20.09
2028	\$1,655,500	\$132,456	\$1,150,000	\$13,081,000	\$20.09
2029	\$1,699,500	\$133,767	\$1,150,000	\$14,506,000	\$20.09
2030	\$1,743,500	\$135,078	\$1,150,000	\$15,931,000	\$20.09
2031	\$1,787,500	\$136,389	\$1,150,000	\$17,356,000	\$20.09
2032	\$1,831,500	\$137,700	\$1,150,000	\$18,781,000	\$20.09
2033	\$1,875,500	\$139,011	\$1,150,000	\$20,206,000	\$20.09
2034	\$1,919,500	\$140,322	\$1,150,000	\$21,631,000	\$20.09
2035	\$1,963,500	\$141,633	\$1,150,000	\$23,056,000	\$20.09
2036	\$2,007,500	\$142,944	\$1,150,000	\$24,481,000	\$20.09
2037	\$2,051,500	\$144,255	\$1,150,000	\$25,906,000	\$20.09
2038	\$2,095,500	\$145,566	\$1,150,000	\$27,331,000	\$20.09
2039	\$2,139,500	\$146,877	\$1,150,000	\$28,756,000	\$20.09
2040	\$2,183,500	\$148,188	\$1,150,000	\$30,181,000	\$20.09
2041	\$2,227,500	\$149,499	\$1,150,000	\$31,606,000	\$20.09
2042	\$2,271,500	\$150,810	\$1,150,000	\$33,031,000	\$20.09
2043	\$2,315,500	\$152,121	\$1,150,000	\$34,456,000	\$20.09
2044	\$2,359,500	\$153,432	\$1,150,000	\$35,881,000	\$20.09
2045	\$2,403,500	\$154,743	\$1,150,000	\$37,306,000	\$20.09
2046	\$2,447,500	\$156,054	\$1,150,000	\$38,731,000	\$20.09
2047	\$2,491,500	\$157,365	\$1,150,000	\$40,156,000	\$20.09
2048	\$2,535,500	\$158,676	\$1,150,000	\$41,581,000	\$20.09
2049	\$2,579,500	\$159,987	\$1,150,000	\$43,006,000	\$20.09
2050	\$2,623,500	\$161,298	\$1,150,000	\$44,431,000	\$20.09
2051	\$2,667,500	\$162,609	\$1,150,000	\$45,856,000	\$20.09
2052	\$2,711,500	\$163,920	\$1,150,000	\$47,281,000	\$20.09
2053	\$2,755,500	\$165,231	\$1,150,000	\$48,706,000	\$20.09
2054	\$2,799,500	\$166,542	\$1,150,000	\$50,131,000	\$20.09
2055	\$2,843,500	\$167,853	\$1,150,000	\$51,556,000	\$20.09
2056	\$2,887,500	\$169,164	\$1,150,000	\$52,981,000	\$20.09
2057	\$2,931,500	\$170,475	\$1,150,000	\$54,406,000	\$20.09
2058	\$2,975,500	\$171,786	\$1,150,000	\$55,831,000	\$20.09
2059	\$3,019,500	\$173,097	\$1,150,000	\$57,256,000	\$20.09
2060	\$3,063,500	\$174,408	\$1,150,000	\$58,681,000	\$20.09
2061	\$3,107,500	\$175,719	\$1,150,000	\$60,106,000	\$20.09
2062	\$3,151,500	\$177,030	\$1,150,000	\$61,531,000	\$20.09
2063	\$3,195,500	\$178,341	\$1,150,000	\$62,956,000	\$20.09
2064	\$3,239,500	\$179,652	\$1,150,000	\$64,381,000	\$20.09
2065	\$3,283,500	\$180,963	\$1,150,000	\$65,806,000	\$20.09
2066	\$3,327,500	\$182,274	\$1,150,000	\$67,231,000	\$20.09
2067	\$3,371,500	\$183,585	\$1,150,000	\$68,656,000	\$20.09
2068	\$3,415,500	\$184,896	\$1,150,000	\$70,081,000	\$20.09
2069	\$3,459,500	\$186,207	\$1,150,000	\$71,506,000	\$20.09
2070	\$3,503,500	\$187,518	\$1,150,000	\$72,931,000	\$20.09
2071	\$3,547,500	\$188,829	\$1,150,000	\$74,356,000	\$20.09
2072	\$3,591,500	\$190,140	\$1,150,000	\$75,781,000	\$20.09
2073	\$3,635,500	\$191,451	\$1,150,000	\$77,206,000	\$20.09
2074	\$3,679,500	\$192,762	\$1,150,000	\$78,631,000	\$20.09
2075	\$3,723,500	\$194,073	\$1,150,000	\$80,056,000	\$20.09
2076	\$3,767,500	\$195,384	\$1,150,000	\$81,481,000	\$20.09
2077	\$3,811,500	\$196,695	\$1,150,000	\$82,906,000	\$20.09
2078	\$3,855,500	\$198,006	\$1,150,000	\$84,331,000	\$20.09
2079	\$3,899,500	\$199,317	\$1,150,000	\$85,756,000	\$20.09
2080	\$3,943,500	\$200,628	\$1,150,000	\$87,181,000	\$20.09
2081	\$3,987,500	\$201,939	\$1,150,000	\$88,606,000	\$20.09
2082	\$4,031,500	\$203,250	\$1,150,000	\$90,031,000	\$20.09
2083	\$4,075,500	\$204,561	\$1,150,000	\$91,456,000	\$20.09
2084	\$4,119,500	\$205,872	\$1,150,000	\$92,881,000	\$20.09
2085	\$4,163,500	\$207,183	\$1,150,000	\$94,306,000	\$20.09
2086	\$4,207,500	\$208,494	\$1,150,000	\$95,731,000	\$20.09
2087	\$4,251,500	\$209,805	\$1,150,000	\$97,156,000	\$20.09
2088	\$4,295,500	\$211,116	\$1,150,000	\$98,581,000	\$20.09
2089	\$4,339,500	\$212,427	\$1,150,000	\$100,006,000	\$20.09
2090	\$4,383,500	\$213,738	\$1,150,000	\$101,431,000	\$20.09
2091	\$4,427,500	\$215,049	\$1,150,000	\$102,856,000	\$20.09
2092	\$4,471,500	\$216,360	\$1,150,000	\$104,281,000	\$20.09
2093	\$4,515,500	\$217,671	\$1,150,000	\$105,706,000	\$20.09
2094	\$4,559,500	\$218,982	\$1,150,000	\$107,131,000	\$20.09
2095	\$4,603,500	\$220,293	\$1,150,000	\$108,556,000	\$20.09
2096	\$4,647,500	\$221,604	\$1,150,000	\$109,981,000	\$20.09
2097	\$4,691,500	\$222,915	\$1,150,000	\$111,406,000	\$20.09
2098	\$4,735,500	\$224,226	\$1,150,000	\$112,831,000	\$20.09
2099	\$4,779,500	\$225,537	\$1,150,000	\$114,256,000	\$20.09
2100	\$4,823,500	\$226,848	\$1,150,000	\$115,681,000	\$20.09
2101	\$4,867,500	\$228,159	\$1,150,000	\$117,106,000	\$20.09
2102	\$4,911,500	\$229,470	\$1,150,000	\$118,531,000	\$20.09
2103	\$4,955,500	\$230,781	\$1,150,000	\$119,956,000	\$20.09
2104	\$5,000,000	\$232,092	\$1,150,000	\$121,381,000	\$20.09
2105	\$5,044,000	\$233,403	\$1,150,000	\$122,806,000	\$20.09
2106	\$5,088,000	\$234,714	\$1,150,000	\$124,231,000	\$20.09
2107	\$5,132,000	\$236,025	\$1,150,000	\$125,656,000	\$20.09
2108	\$5,176,000	\$237,336	\$1,150,000	\$127,081,000	\$20.09
2109	\$5,220,000	\$238,647	\$1,150,000	\$128,506,000	\$20.09
2110	\$5,264,000	\$239,958	\$1,150,000	\$129,931,000	\$20.09
2111	\$5,308,000	\$241,269	\$1,150,000	\$131,356,000	\$20.09
2112	\$5,352,000	\$242,580	\$1,150,000	\$132,781,000	\$20.09
2113	\$5,396,000	\$243,891	\$1,150,000	\$134,206,000	\$20.09
2114	\$5,440,000	\$245,202	\$1,150,000	\$135,631,000	\$20.09
2115	\$5,484,000	\$246,513	\$1,150,000	\$137,056,000	\$20.09
2116	\$5,528,000	\$247,824	\$1,150,000	\$138,481,000	\$20.09
2117	\$5,572,000	\$249,135	\$1,150,000	\$139,906,000	\$20.09
2118	\$5,616,000	\$250,446	\$1,150,000	\$141,331,000	\$20.09
2119	\$5,660,000	\$251,757	\$1,150,000	\$142,756,000	\$20.09
2120	\$5,704,000	\$253,068	\$1,150,000	\$144,181,000	\$20.09
2121	\$5,748,000	\$254,379	\$1,150,000	\$145,606,000	\$20.09
2122	\$5,792,000	\$255,690	\$1,150,000	\$147,031,000	\$20.09
2123	\$5,836,000	\$257,001	\$1,150,000	\$148,456,000	\$20.09
2124	\$5,880,000	\$258,312	\$1,150,000	\$149,881,000	\$20.09
2125	\$5,924,000	\$259,623	\$1,150,000	\$151,306,000	\$20.09
2126	\$5,968,000	\$260,934	\$1,150,000	\$152,731,000	\$20.09
2127	\$6,012,000	\$262,245	\$1,150,000	\$154,156,000	\$20.09
2128	\$6,056,000	\$263,556	\$1,150,000	\$155,581,000	\$20.09
2129	\$6,100,000	\$264,867	\$1,150,000	\$157,006,000	\$20.09
2130	\$6,144,000	\$266,178	\$1,150,000	\$158,431,000	\$20.09
2131	\$6,188,000	\$267,489	\$1,150,000	\$159,856,000	\$20.09
2132	\$6,232,000	\$268,800	\$1,150,000	\$161,281,000	\$20.09
2133	\$6,276,000	\$270,111	\$1,150,000	\$162,706,000	\$20.09
2134	\$6,320,000	\$271,422	\$1,150,000	\$164,131,000	\$20.09
2135	\$6,364,000	\$272,733	\$1,150,000	\$165,556,000	\$20.09
2136	\$6,408,000	\$274,044	\$1,150,000	\$166,981,000	\$20.09
2137	\$6,452,000	\$275,355	\$1,150,000	\$168,406,000	\$20.09
2138	\$6,496,000	\$276,666	\$1,150,000	\$169,831,000	\$20.09
2139	\$6,540,000	\$277,977	\$1,150,000	\$171,256,000	\$20.09
2140	\$6,584,000	\$279,288	\$1,150,000	\$172,681,000	\$20.09
2141	\$6,628,000	\$280,599	\$1,150,000	\$174,106,000	\$20.09
2142	\$6,672,000	\$281,910	\$1,150,000	\$175,531,000	\$20.09
2143	\$6,716,000	\$283,221	\$1,150,000	\$176,956,000	\$20.09
2144	\$6,760,000	\$284,532	\$1,150,000	\$178,381,000	\$20.09
2145	\$6,804,000	\$285,843	\$1,150,000	\$179,806,000	\$20.09
2146	\$6,848,000	\$287,154	\$1,150,000	\$181,231,000	\$20.09
2147	\$6,892,000	\$288,465	\$1,150,000	\$182,656,000	\$20.09
2148	\$6,936,000	\$289,776	\$1,150,000	\$184,081,000	\$20.09
2149	\$6,980,000	\$291,087	\$1,150,000	\$185,506,000	\$20.09
2150	\$7,024,000	\$292,398	\$1,150,000	\$186,931,000	\$20.09
2151	\$7,068,000	\$293,709	\$1,150,000	\$188,356,000	\$20.09
2152	\$7,112,000	\$295,020	\$1,150,000	\$189,781,000	\$20.09
2153	\$7,156,000	\$296,331	\$1,150,000	\$191,206,000	\$20.09
2154	\$7,200,000	\$297,642	\$1,150,000	\$192,631,000	\$20.09
2155	\$7,244,000	\$298,953	\$1,150,000	\$194,056,000	\$20.09
2156	\$7,288,000	\$300,264	\$1,150,000	\$195,481,000	\$20.09
2157	\$7,332,000	\$301,575	\$1,150,000	\$196,906,000	\$20.09
2158	\$7,376,000	\$302,886	\$1,150,000	\$198,331,000	\$20.09
2159	\$7,420,000	\$304,197	\$1,150,000	\$199,756,000	\$20.09
2160	\$7,464,000	\$305,508	\$1,150,000	\$201,181,000	\$20.09
2161	\$7,508,000	\$306,819	\$1,150,000	\$202,606,000	\$20.09
2162	\$7,552,000	\$308,130	\$1,150,000	\$204,031,000	\$20.09
2163	\$7,596,000	\$309,441	\$1,150,000	\$205,456,000	\$20.09
2164	\$7,640,000	\$310,752	\$1,150,000	\$206,881,000	\$20.09
2165	\$7,684,000	\$312,063	\$1,150,000	\$208,306,000	\$20.09
2166	\$7,728,000	\$313,374	\$1,150,000	\$209,731,000	\$20.09
2167	\$7,772,000	\$314,685	\$1,150,000	\$211,156,000	\$20.09
2168	\$7,816,000	\$315,996	\$1,150,000	\$212,581,000	\$20.09
2169	\$7,860,000	\$317,307	\$1,150,000	\$214,006,000	\$20.09
2170	\$7,904,000	\$318,618	\$1,150,000	\$215,431,000	\$20.09
2171	\$7,948,000	\$319,929	\$1,150,000	\$216,856,000	\$20.09
2172	\$7,992,000	\$321,240	\$1,150,000	\$218,281,000	\$20.09
2173	\$8,036,000	\$322,551	\$1,150,000	\$219,706,000	\$20.09
2174	\$8,080,000	\$323,862	\$1,150,000	\$221,131,000	\$20.09
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SECTION 22: ESTIMATED TAX INCREMENTS BY TAXING ENTITY

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

SECTION 22: EXHIBIT B CITY ATTORNEY OPINION

INSERT ATTORNEY OPINION

SECTION 23: EXHIBIT C TID # 8 BOUNDARY LEGAL DESCRIPTION

DESCRIPTION: Proposed TID#10 Boundary

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

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

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

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

SECTION 24: DISCLAIMER TEXT

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