

**AGENDA
CITY OF STURGEON BAY
WATERFRONT REDEVELOPMENT AUTHORITY**

Wednesday, May 11, 2022

3:00 p.m.

Council Chambers, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 9, 2022.
4. Public comment on agenda items.
5. Update on current waterfront redevelopment activities.
6. Consideration of: Sale of property located at northwest corner of S. Madison Ave and W. Pine Street (parcel no. 281-46-65021803).
7. Update regarding sale of property located at 10 W. Larch Street (parking lot) - parcel no. 281-24-15090301A.
8. Convene in closed session in accordance with the following exemption:

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

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

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

9. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

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

May 6, 2022
3:00 p.m.
CS

WRA Members
Chris Jeanquart
Ryan Hoernke
Dan Williams
Spencer Gustafson
Barbara Pfeifer
John Hauser
Carrie Tjernagel

WATERFRONT REDEVELOPMENT AUTHORITY
Wednesday, February 9, 2022

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

Roll Call (#1): Members present: Ryan Hoernke, Dan Williams, Chris Jeanquart, Spencer Gustafson, John Hauser, Barbara Pfeifer, and Carrie Tjernagel were present. Also present were WRA Secretary Marty Olejniczak, City Administrator Josh VanLieshout, and Administrative Assistant Suzanne Miller.

Adoption of agenda (#2): Motion was made by Pfeifer and second by Hoernke to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 12, 2022.
4. Public Comment on agenda items only.
5. Update on current waterfront redevelopment activities.
6. Convene in closed session in accordance with the following exemption:
 Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conduction other specified public business, whenever complete or bargaining reasons require a closed session. 19.85 (1)(e).

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

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

7. Adjourn.

All ayes. Motion carried.

Approval of minutes from January 12, 2022 (#3): Motion was made by Jeanquart and second by Gustafson to approve the minutes from January 12, 2022. All ayes. Motion carried.

Public Comment on agenda items only (#4):

Chris Kellems of 120 Alabama Street stated she remains opposed to the sale of the parking lot located at 10 W. Larch St.

Update on current waterfront redevelopment activities (#5): Olejniczak reported: 1) Granary project hopes to meet their deadline as the pilings are in. The next phase is to move the super-structure onto the foundation. 2) Owners of The Terrace wish to approve their development agreement with the City, filed for their permit for a historic fill exemption, and met with the DNR. 3) The Breakwater Residences remain on hold secondary to construction costs as developers seek additional bids. 4) Door County Maritime Museum received a large grant that will allow for completion of the exhibits for the tower and plan a grand opening in May. 5) Chad Shefchik accepted an award on behalf of the City for decorative concrete in the West Waterfront Promenade. Olejniczak distributed a map showing all the WRA owned parcels to the members, stating divesting the WRA of the properties will be a challenging project for the members as some parcels are wrapped up in development agreements.

Convene in closed session in accordance with the following exemption (#6):

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

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

Move to reconvene in open session to take formal action upon preceding subject of closed session, if appropriate; or to conduct discussion or give further consideration where the subject is not appropriate for closed session consideration. The Authority may adjourn in closed session. (#6):

Moved by Hauser and second by Gustafson to convene in closed session. All ayes by roll call vote. Motion carried. The meeting convened in closed session at 3:11pm.

Adjourn (#7): Motion to adjourn in closed session by Hoernke and second by Tjernagel. All ayes. Motion carried. Meeting adjourned at 4:04pm.

Respectfully submitted,


Suzanne Miller



Memo

To: Waterfront Redevelopment Authority
From: Marty Olejniczak, Community Development Director *MO*
Date: May 6, 2022
RE: Disposition of WRA owned parcel at Pine St/Madison Ave

One of the parcels that the Waterfront Redevelopment Authority is charged with disposing of the vacant parcel located at the northwest corner of S. Madison Avenue and W. Pine Street. This parcel was acquired as part of a relocation effort for a waterfront business. It is the remnant that wasn't needed for the relocated business (now Lau's Auto Care).

From time to time the WRA considered selling the land. The owners of both Lau's Auto Care and The Tire Center (previous business) inquired about purchasing. But, either there wasn't a plan or need for the land or the proposed price was too high and formal negotiations never happened.

This parcel appears to not have any restrictions or prior development contracts attached to it. Therefore, it is should be relatively easy to sell or transfer. But, although the parcel is buildable, it is not very large. Thus, many businesses might not be interested in developing there. Options to consider include:

- Issue a Request for Proposals to developers to see what type of development is envisioned and what a developer is willing to pay (or requires in financial assistance).
- List the parcel with a realtor to market it on behalf of the WRA.
- Put the parcel up for sale by owner.
- Quit-claim the parcel to the City and let the Common Council decide whether to sell and/or how to proceed.
- Approach Lau's Auto Care to see if there is interest in acquiring the property.

Minutes from prior meetings where this parcel was discussed and a location map are included in the agenda packet.

Location Map
Vacant Lot Owned by WRA



WRA activity regarding parcel at Pine/Madison

Minutes from 7-9-03

(from update on Waterfront Redevelopment Activities). Mr. Olejniczak briefly mentioned that The Tire Center had approached the City in regard to purchasing the vacant lot alongside the Tire Center which is owned by the Waterfront Redevelopment Authority. This was previously brought up at the Finance Committee. John Brunswick, owner of the Tire Center, is checking into the feasibility of extending the building. The recommendation to sell this property would come from the Waterfront Redevelopment Authority.

Minutes from 8-11-03

Consideration of: Request to purchase vacant WRA lot adjacent to The Tire Center: Mr. Olejniczak stated Tire Center is interested in expanding their business. They would be interested in purchasing the vacant parcel of land next door to The Tire Center, which is owned by the Waterfront Redevelopment Authority.

Mr. Galligan stated it was a very visible corner, as it is the entrance to the City, and wouldn't want things stored outside and make it unpleasant to view.

Mr. Wulf felt it shouldn't be sold unless The Tire Center has specific plans. There may be a better use for the property, since it is a buildable lot. He added that it should first be decided what is going on with West Side School.

Mayor Crocker-MacMillin stated John Brunswick from The Tire Center originally came to Finance Committee. Mr. Brunswick only wanted to know if there was any interest in selling the property before he puts any time and effort into an expansion project.

Moved by Mayor Crocker-MacMillin, seconded by Mr. Reynolds to inform The Tire Center that the Waterfront Redevelopment Authority does have an interest in selling the subject property contingent on use of the property and providing a proposal to the Authority. Carried.

Minutes from 11-20-08

Consideration of: Request to purchase vacant WRA lot adjacent to Lau's Auto Care, 149 S. Madison Avenue: Mr. Olejniczak stated that approximately 5 years ago, the former Tire Center (which is currently Lau's Auto Care) was interested in purchasing the vacant parcel adjacent to the business. At that time the City wasn't sure what was happening with the West Side School. The Tire Center never came back with any plans. Since then, Peter Moede of Shipyard Partners, purchased West Side School and had shown some interest in the property, but the sale did not include any contingencies regarding this property. The property is still owned by the WRA. He explained that Dan Lau, owner of Lau's Auto Care, recently expressed an interest in purchasing the property. What the WRA needs to decide is if the property is for sale or not. The lot is 65' wide on Madison Avenue.

Mr. Galligan was concerned of what the use would be. The parcel is not big enough to do

anything with and it should be put on the tax roll.

Moved by Mr. Galligan, seconded by Mr. Michaud to recommend that the property is available for sale under restrictions for appropriate use. Mr. Olejniczak will check with the City Assessor on the estimated market value of the lot and report back to the WRA. Motion carried.

Minutes from 5-29-14

Consideration of: Recommendation from Finance/Purchasing & Building Committee to market for sale the vacant lot at the corner of Pine Street and Madison Avenue: Mr. Olejniczak stated that the vacant lot on the corner of Pine Street and Madison Avenue is owned by the Waterfront Redevelopment Authority. The WRA purchased that property as a relocation site for the Tire Center. The Tire Center did not need the entire property. WRA members discussed what could be done with the property. The Finance Committee recommended to place a for sale sign on the property and to notify past interested parties of the sale. The Assessor's opinion of value of the property is approximately \$55,000.00. Mr. Herlache said that a sale price has to be decided on before a for sale sign can be put up. Moved by Mr. Wulf, seconded by Mr. Asher to table. All ayes. Carried.

Minutes from 9-15-14

Consideration of: Sale of vacant lot at the corner of Pine Street and Madison Avenue, parcel #281-46-65021803: Mr. Olejniczak presented a short background on this property. The Tire Center was originally located where Applebees is. The City bought the Tire Center and relocated it to Madison Ave., which is now Lau's Auto. The lot had been split and the City held on to the portion not used by the Tire Center. A few months ago the Finance Committee looked at all the City properties and found that there was no reason to retain this property. The Assessor recently reviewed the parcel and estimated its probable value was between \$35,000 to \$45,000. This was \$10,000 less than the previous estimate due to the slope of the lot.

Mr. Galligan felt that the property wasn't big enough to do anything with, except additional parking for Lau's Auto.

Mr. Herlache stated that this property is not costing anything to hold onto, unless Lau would like to pay \$45,000 for it.

Discussion continued. Moved by Mr. Galligan, seconded by Mr. Wulf to table. All ayes. Carried.

Olejniczak, Marty

From: Terrien, Jessica N - DNR <Jessica.Terrien@wisconsin.gov>
Sent: Thursday, April 14, 2022 8:28 PM
To: Olejniczak, Marty
Subject: Re: Bay View Park 6(f) Boundary Map Materials

Hi Marty,

What you attached isn't matching up to our records, so this isn't likely going to be a quick one to clear up. I am on leave this week and will be talking to Faith Murray, who was more involved with compliance and the 6(f) boundaries in the past.

I also have seen in the news that the City is considering Sunset Park as a site for a research center. Is this accurate information? If so, this is a park that is also encumbered by federal Land and Water Conservation Fund grant money, which would prevent it to be used as a site for this type of use.

I have a statewide meeting Wednesday and Thursday next week that all grants staff is attending, so that may be the best place to figure out the boundary discrepancy at Bayview and where the older 6(f) maps were derived from.

Thank you!
Jess

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From: Olejniczak, Marty <MOlejniczak@sturgeonbaywi.org>
Sent: Monday, April 11, 2022 3:19:01 PM
To: Terrien, Jessica N - DNR <Jessica.Terrien@wisconsin.gov>
Subject: RE: Bay View Park 6(f) Boundary Map Materials

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Jess:

1. I am wondering if you have reached any conclusions or found out the Bayview Park situation.
2. On a somewhat related matter, we still need to coordinate getting the acknowledgement sign up at the West Waterfront promenade.

Thanks,

Marty

From: Olejniczak, Marty
Sent: Friday, April 1, 2022 9:34 AM

To: 'Terrien, Jessica N - DNR' <Jessica.Terrien@wisconsin.gov>

Subject: RE: Bay View Park 6(f) Boundary Map Materials

Jess:

Here is some info from the City's file on Bayview Park regarding the land swap. I also included a map from the file that seems to show the boundary prior to the swap.

Marty

From: Terrien, Jessica N - DNR <Jessica.Terrien@wisconsin.gov>

Sent: Tuesday, March 29, 2022 2:01 PM

To: Olejniczak, Marty <MOlejniczak@sturgeonbaywi.org>

Subject: Re: Bay View Park 6(f) Boundary Map Materials

Hi Marty,

I am in the process of pulling apart the file to see if I can determine what the original grant paid for and of any communication of a land swap that the National Park Service gave formal approval of. Once I make heads or tails of all the papers I'll scan additional documents. I also need to find out what the origins of the map and legal description that I sent are. If it is DNR derived, or NPS. I took the day off today to help pack up the rest of my grandma's house, so I didn't get as far with the file as I had wanted to yesterday.

Stay tuned!

Jess

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From: Olejniczak, Marty <MOlejniczak@sturgeonbaywi.org>

Sent: Tuesday, March 29, 2022 11:23:41 AM

To: Terrien, Jessica N - DNR <Jessica.Terrien@wisconsin.gov>

Subject: RE: Bay View Park 6(f) Boundary Map Materials

CAUTION: This email originated from outside the organization.

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Jess:

The legal description that is included in the materials you sent is just a 30-ft wide strip that follows what used to be the railroad tracks. Is there something else that defines the extent of the land covered by the LAWCON grant?

Marty

From: Terrien, Jessica N - DNR <Jessica.Terrien@wisconsin.gov>

Sent: Thursday, March 24, 2022 4:18 PM

To: Olejniczak, Marty <MOlejniczak@sturgeonbaywi.org>

Subject: Bay View Park 6(f) Boundary Map Materials

THIS INDENTURE made this 19th day of July, 1966, by
and between THE AHNAPÉE AND WESTERN RAILWAY COMPANY, a corporation, party
of the first part, and the CITY OF STURGEON BAY, a municipal corporation located in
Door County, Wisconsin, party of the second part:

WITNESSETH:

That the said party of the first part in the consideration of the sum of One and no/100
(\$1.00) dollar and other valuable consideration does hereby quit claim and convey but
does not warrant unto the second party, its successors and assigns, forever, all of the
right and title in and to a railroad bridge spanning the waters of Sturgeon Bay and land area
forming access thereto more particularly described as follows:

A metal and combination single track railway bridge, including an electrically
operated one hundred ninety linear foot through pin connected truss swing span,
pile and timber approaches, and an earthen embankment the center line of
which is in and across the waters of Sturgeon Bay, Door County, Wisconsin,
and land access thereto in the City of Sturgeon Bay, Door County, Wisconsin,
more particularly described as follows:

Commencing at the intersection of the North line of Block Eight (8) of Harris's
Addition to the City of Sturgeon Bay and the center line of the Ahnapee and
Western Railway Company's main line being A&WRY survey station 1597+82.5,
thence proceeding Northerly a distance of three hundred twenty-three (323')
linear feet along a curved line having a radius of one thousand two hundred
twenty-eight and eleven-hundredths (1228.11') linear feet being a four degree
forty minute (4° - 40') curve having a central angle of seventy-eight degrees
and nine minutes (78° - 9') across Lots One (1) and Two (2), Block Nine (9)
of Harris's Addition to A&WRY survey station 1601+05.5 being the intersection
of the center line of said Railway Company's main line and the Southerly line
of S. T. H. #57, being the place of beginning:

Thence proceeding northeasterly across and including a strip, belt or piece of land,
thirty (30') linear feet wide being a portion of Lots Three (3) and Four (4),
Block Nine (9) of said Harris's Addition through the center of which said strip,
belt or piece of land the center line of the Railway Company's main line is now
located so as to leave fifteen (15') linear feet in width on each side of said
center line, a distance of three hundred seventy-nine and five-tenths (379.5')
linear feet along the above mentioned curved line to A&WRY survey station
1604+85 on the southwest shore of Sturgeon Bay; thence proceeding northeasterly
along an earthen embankment a distance of seven hundred fifty-eight (758')
linear feet along the above mentioned curved line to A&WRY survey station
1612+43 which is the beginning of the southwesterly pile and timber approach;

55-01755
thence proceeding northeasterly a distance of two hundred three (203') linear feet along said trestle approach and the above mentioned curve to A&WRY survey station 1614.46 which point is the southwesterly bridge abut of the one hundred ninety (190') linear foot swing span and being the end of the above mentioned four degree forty minute (4 - 40') curve; thence proceeding northeasterly a distance of five hundred two and two-tenths (502.2') linear feet on a straight line tangent to the above mentioned curve across the swing span and the northeasterly pile and timber approach to A&WRY survey station 1619+48.2 being the northeasterly end of the above bridge structure and being located within Kentucky Street (formerly St. John's Street) in the City of Sturgeon Bay; thence proceeding northerly along the Railway Company's main line following a ten (10) degree curve to the left a distance of one hundred forty-three and eight-tenths (143.8') linear feet to A&WRY survey station 1620+92 being the intersection of the center line of said Railway Company's main line and the Southerly line of Lot Eight (8) Block Thirty-six (36) of the assessor's map of the City of Sturgeon Bay.

To have and to hold the said premises as above described its hereditaments and appurtenances, unto the party of the second part, its successors and assigns, forever. And the said party of the first part, for itself, its successors and assigns, does covenant with the second party, its successors and assigns, that the said premises are free and clear from all encumbrances created by the party of the first part.

This conveyance is made upon the following express conditions:

1. That the Ahnapee and Western Railway Company, the first party, shall be absolved from any and all future liability and/or responsibility for maintenance and improvement of the bridge and approaches, as hereinbefore described, and that the same is accepted by the City of Sturgeon Bay.

2. That the City of Sturgeon Bay agrees that the Ahnapee and Western Railway Company, its successors and assigns, shall have a perpetual easement over and across land areas and to the bridge and approaches as hereinbefore described as long as the Railway Company, its successors and assigns, continue to provide rail transportation service over and across said bridge and approaches.

It is the intention of the parties that conveyance of the said property hereinbefore described by the first party and acceptance of the same by the second party shall be deemed to relieve the first party of any and all prospective obligations relating to the bridge and approaches and the second party accepts any and all prospective obligations relating to the said bridge and approaches.

VOL 174 PAGE 216 -3-

Of even date herewith an agreement by and between the same parties hereto has been entered into, and such agreement shall be and hereby is declared to be a part hereof as if set forth fully herein and is hereby incorporated herein by reference, and any construction of the deed and/or agreement shall be aided by both such instruments.

IN WITNESS WHEREOF, the first party has caused these presents to be signed by V. M. Bushman, its President, and countersigned by Lloyd M. Rost, its Ass't. Secretary, at Green Bay, Wisconsin, and its corporate seal to be hereto affixed this 19th day of July, 1966.

THE AHNAPEE AND WESTERN RAILWAY COMPANY



[Signature]
V. M. Bushman, President

[Signature]
Lloyd M. Rost, Ass't. Secretary

Signed and sealed in the presence of:

[Signature]
Jeanne Barlament
[Signature]
George Nottleman

55-01755

VOL 174 PAGE 217

STATE OF WISCONSIN)
) SS
 BROWN COUNTY)

Personally came before me this 19th day of July, A.D.,
 1966, V. M. Bushman, and Lloyd M. Rost, President and Ass't. Secretary of the above
 named corporation, to me known to be the persons who executed the foregoing instrument,
 and to me known to be such President and Ass't. Secretary of said corporation, and
 acknowledged that they executed the foregoing instrument as such officers as the deed
 of said corporation, by its authority.

[Signature]
 Notary Public, Brown County, Wisconsin

My Commission expires: *[Signature]*
 MY COMMISSION EXPIRES
 12-31-69

REGISTER'S OFFICE }
 DOOR COUNTY, WIS. }

Received for Record the 19th day
 of July, A.D., 1966 at 2:40
 o'clock P. and recorded in Vol. 174
 of Deeds Page 214
 By *[Signature]* Register
[Signature] Deputy

3.00
 pd.

Attachment E.

Bay View Park
Improvement
Project

55-01755

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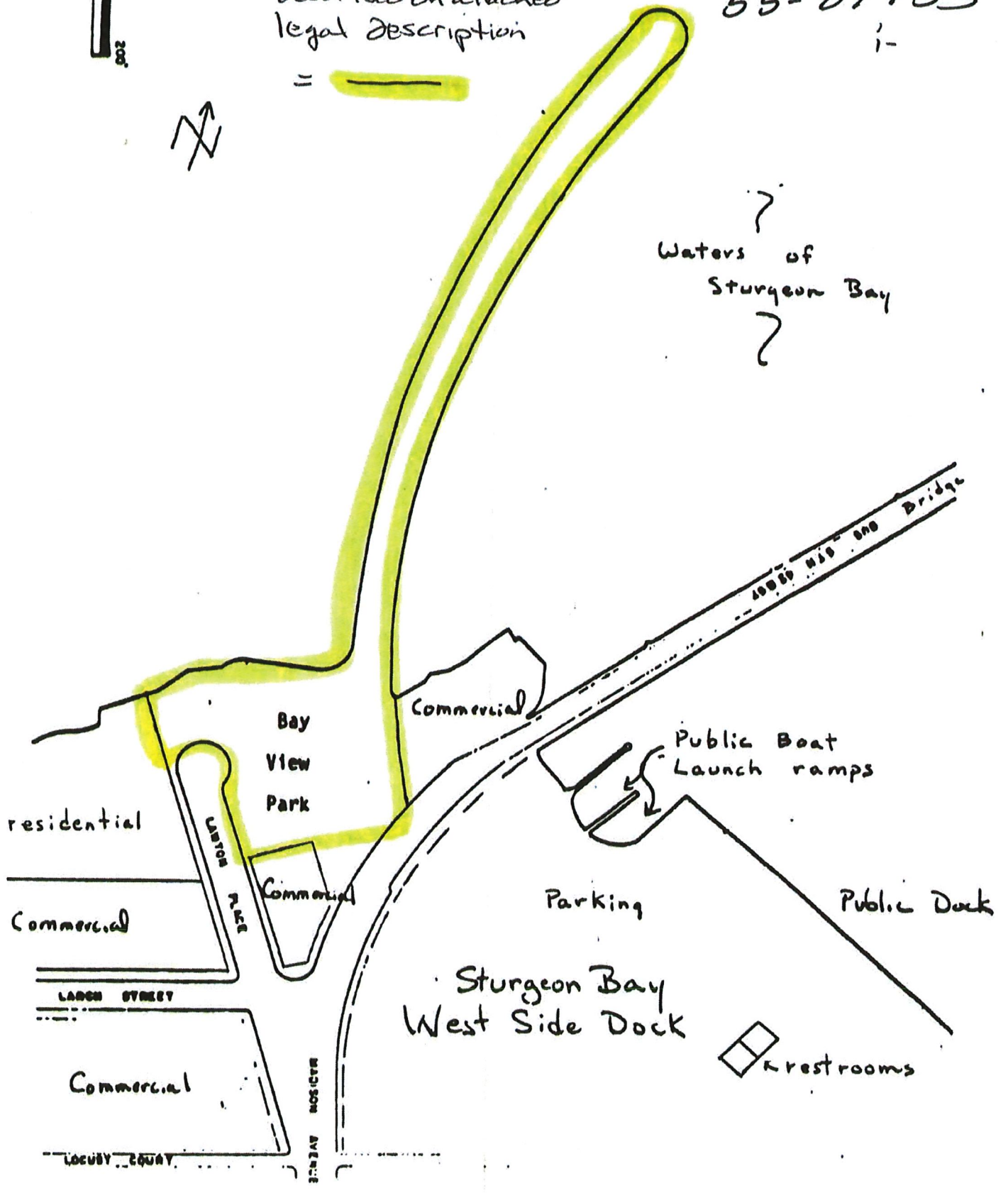
Location Map

project boundaries as
described on attached
legal description

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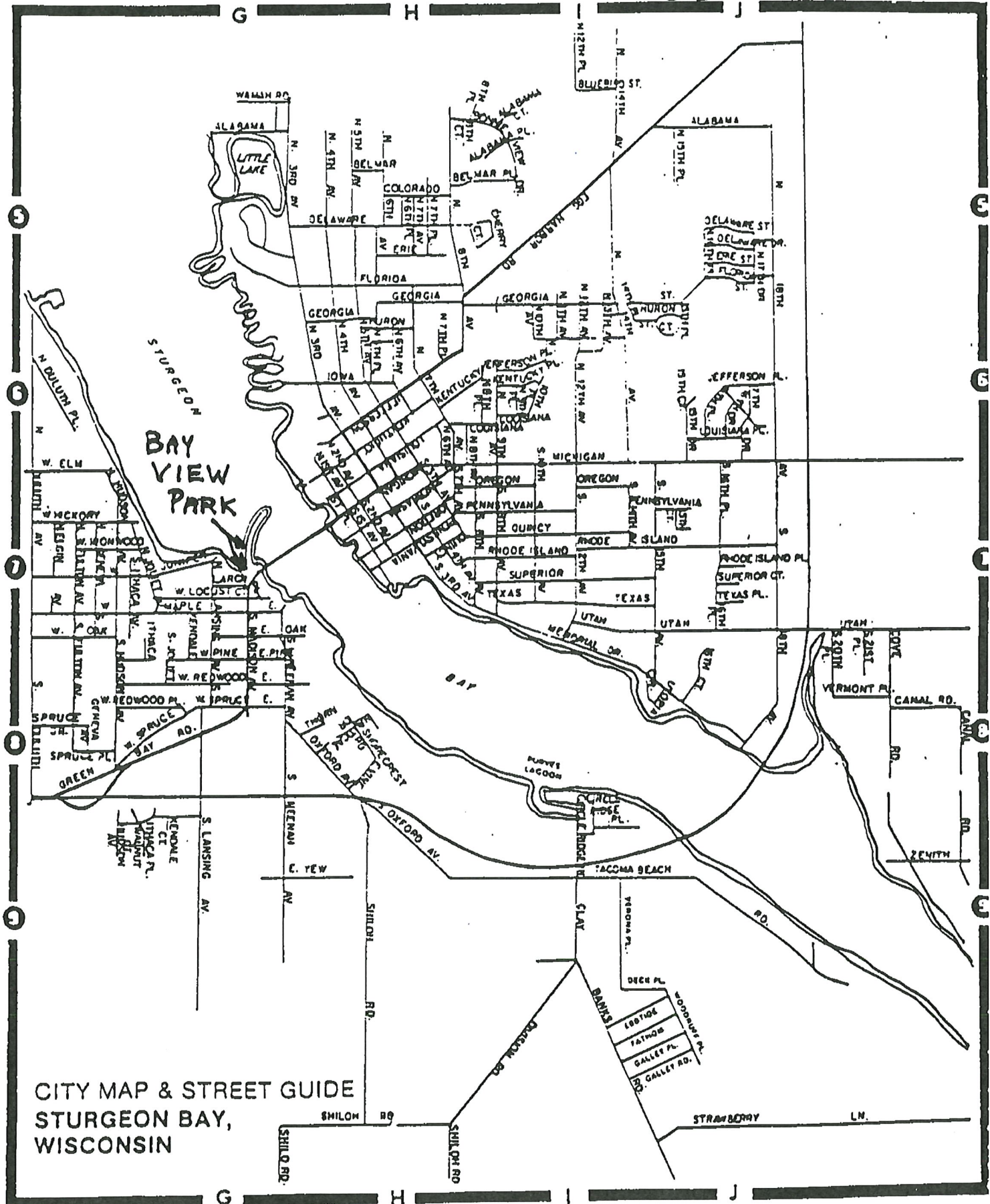
Waters of
Sturgeon Bay

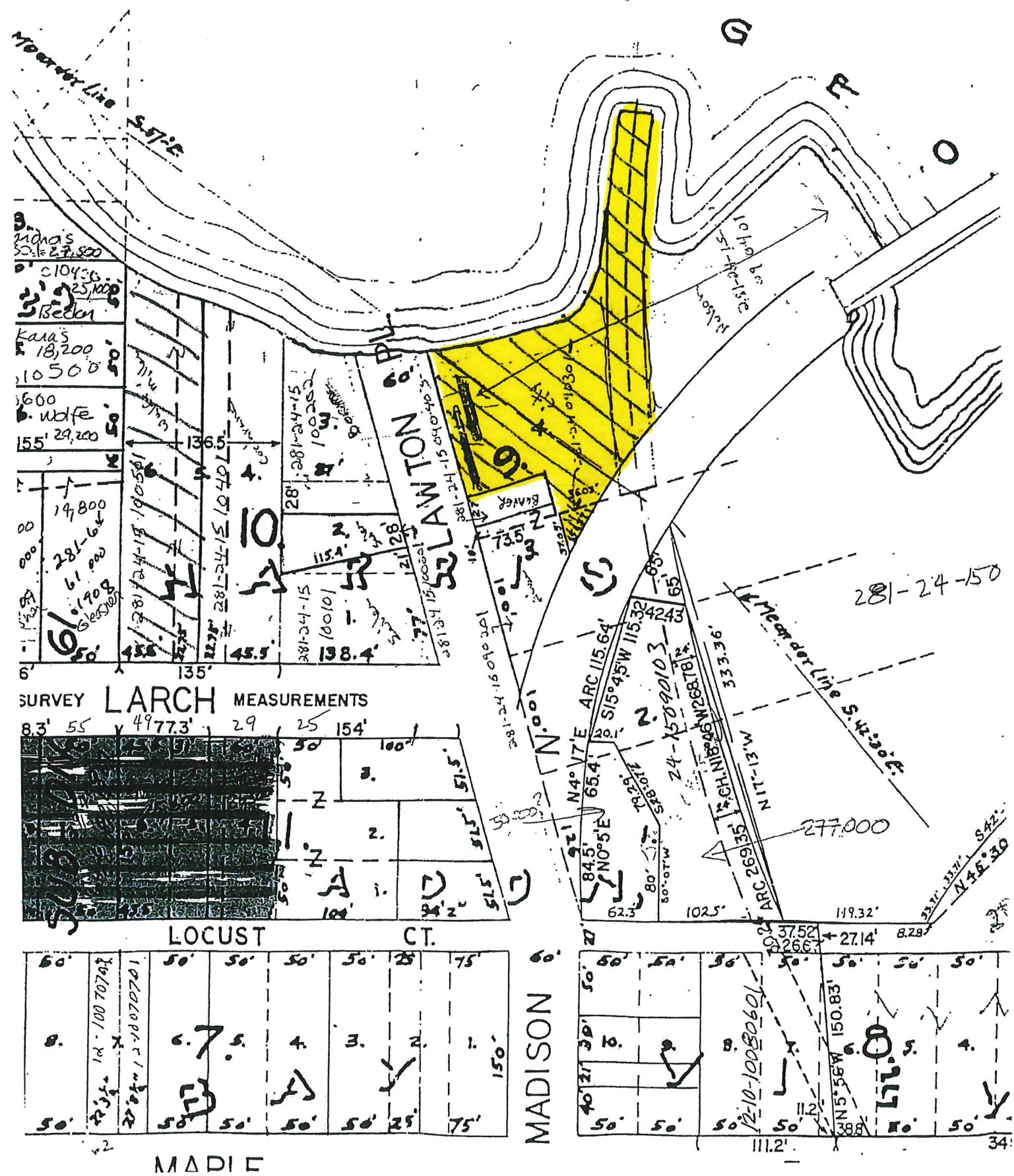


PROJECT LOCATION

Attachment E.

65-01755







George E. Meyer, Secretary
William R. Selbig, District Director

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Lake Michigan District Headquarters
1125 N. Military Avenue
P.O. Box 10448
Green Bay, Wisconsin 54307-0448
Telephone #: (414)492-5821
Telefax #: (414)492-5913

January 3, 1996

Mr. Dennis Jordan, Administrator
City of Sturgeon Bay
36 South Third Street
Sturgeon Bay, WI 54235

SUBJECT: Bay View Park Land Exchange

Dear Dennis:

As you know, the Door County Economic Development Authority has requested that a portion of Bay View Park be used in a project for non-public outdoor recreation use. In exchange for the two inland portions of existing Bay View Park which apparently total about 1,959 square feet, the City proposes to place in public park designated status an adjoining portion of land with water frontage totaling 3,529 square feet.

Bay View park was the recipient of a \$20,000 grant in 1989 from the Federal Land and Water Conservation Fund program that is administered in Wisconsin by the Department of Natural Resources. Recipients of federal grants are required to keep parks such as Bay View attractive public recreation areas in perpetuity unless excepted by the granting authority.

In order to approve what is being proposed by the Door County Economic Development Authority, three tests have to be met. First the size of the replacement land must exceed that which is being lost to public use. Second, the value of the replacement land must exceed that which is being lost to public use. And third, the loss of the public portion of the park must not adversely effect the useability and function of the park.

From the information submitted by Kieth Van Dyke, it appears that all of those tests have been met. The City of Sturgeon Bay as the recipient of the Federal Grant is free to release the 1,959 square feet of Bay View park land contingent upon or simultaneously providing me with a recorded deed that shows the 3,529 square foot parcel in City ownership and clouded with the following deed clause:

By the acceptance of this deed, the sponsor, for itself and its successors and assign, hereby covenants and agrees not to sell, lease, assign or mortgage the premises herein described without prior written approval of the Secretary of the Department of Natural Resources, his designee, or any successor.

Thanks for keeping us in the loop on this project and please call me if you have questions.

Sincerely,

Jeff Pagels
District Community Service Specialist
JP/jp cc:Duane Hofstetter - CA/8, Kieth Van Dyke - Sturgeon Bay



GLH Appraisal Services

December 22, 1995

Waterfront Redevelopment Authority
P.O. Box 423
Sturgeon Bay, WI 54235

RE: Park Land Swap

Dear Mr. Van Dyke:

This letter is in response to our telephone conversation of December 20, 1995, regarding the city park located at the north end of Lawton Place in the City of Sturgeon Bay, Wisconsin.

Your concern is whether the property to be obtained by the park is worth more than the property to be given up in a land swap proposed by the redevelopment authority.

The site to be acquired by the park is a 3,529 sq. ft. site with 50 feet of shorefront. Based on my previous appraisal of this property dated February 3, 1994 and updated June 9, 1995. This site less the house occupying it has a market value of \$45,000.

The site to be given up by the park is a 1,959 sq. ft. inland parcel. It is also has no street frontage. I have appraised inland sites adjoining the park and across Lawton from the park. The site adjoining the park was appraised on February 17, 1994 and updated again on June 5, 1995. This site containing 1,984 sq. ft. and had 27 feet of frontage on Lawton Place. The estimated value of the site less the building was \$7,900.

The site across the street from the park contains 3,900 sq. ft. and has 28 feet of frontage on Lawton Place. It was appraised on January 11, 1994 and updated on June 6, 1995. The market value for this site was estimated at \$15,000.

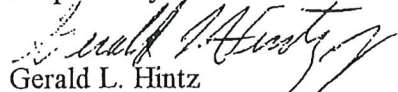
The site to be given up by the park is smaller than either inland sites and has no street frontage, therefore, it is likely to have a lesser value.

In the local market, shore property has consistently had higher values than inland property.

Given the aforementioned appraisals and market condition, it is my opinion, as of December 21, 1995, that the property to be acquired by the park is worth more than the property to be given up by the park.

Please see attached map for identification of the sites involved.

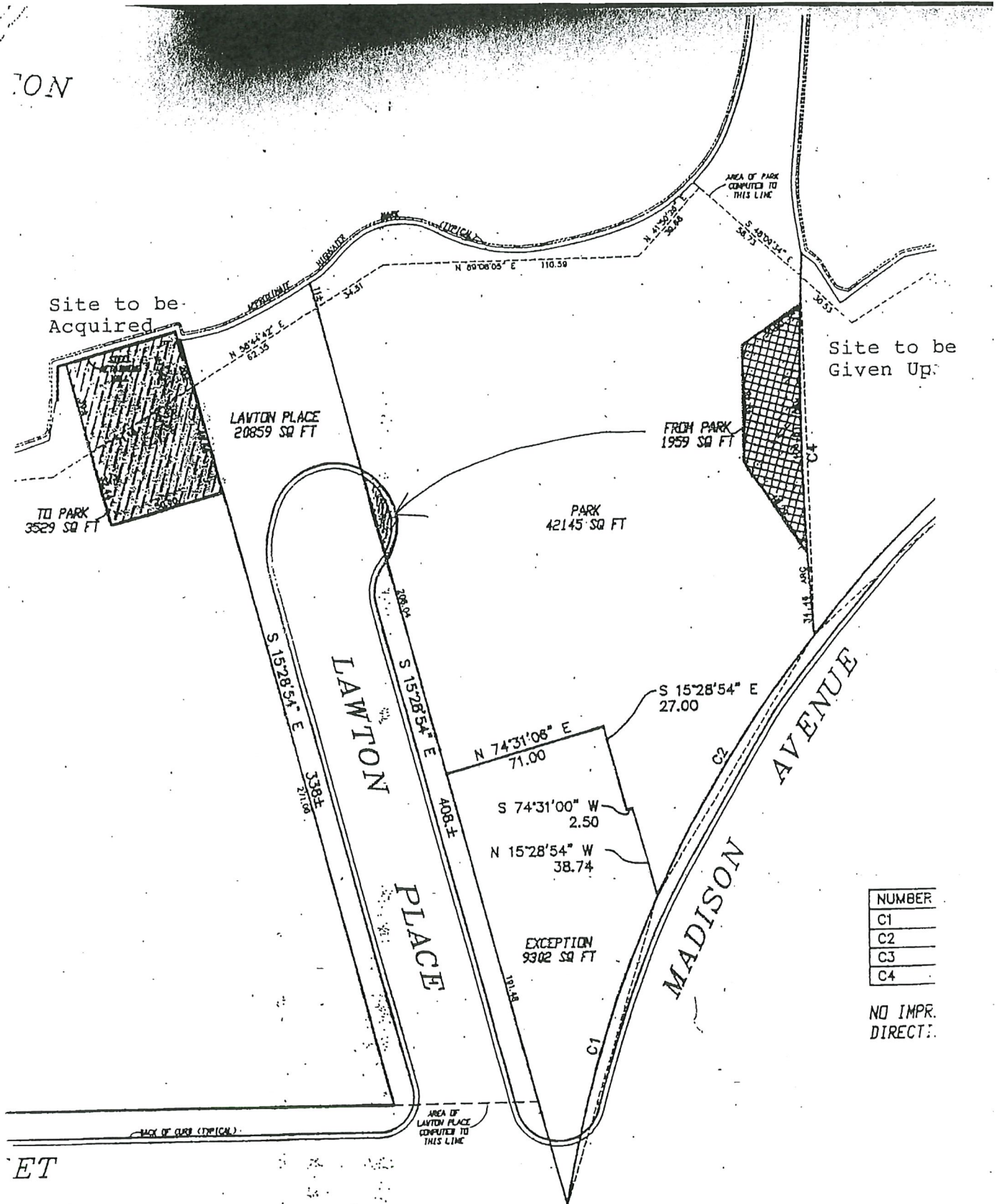
Respectively Submitted:



Gerald L. Hintz

Wisconsin Certified General Appraiser #5

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ET



NOV 05 1996

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary
William R. Selbig, District Director

Lake Michigan District Headquarters
PO Box 10448, 1125 N. Military Ave.
Green Bay, WI 54307-0448
TELEPHONE 414-492-5800
FAX 414-492-5913
TDD 414-492-5812

November 1, 1996

Mr. Keith Van Dyke
222 N. 3rd Avenue
Sturgeon Bay, WI 54235

SUBJECT: Bay View Park Land Exchange, (LWCF grant # 55-01755)

Dear Mr. Van Dyke,

I have reviewed your additional request for an additional 220 square feet of Bay View Park to be added to the "taking" as previously discussed and approved in a letter dated 1/3/96 from me to then City Administrator, Dennis Jordan.

Because the City was adding 3,529 square feet of replacement land to compensate for a loss of, (1,959 + 220) 2,179 square feet, and because you indicated the additional 220 square feet will not adversely affect the useability and function of the remaining portion of Bay View Park, we can accept this request upon the contingencies outlined in the 1/3/96 letter. (an adjusted recorded deed with the required deed clause.)

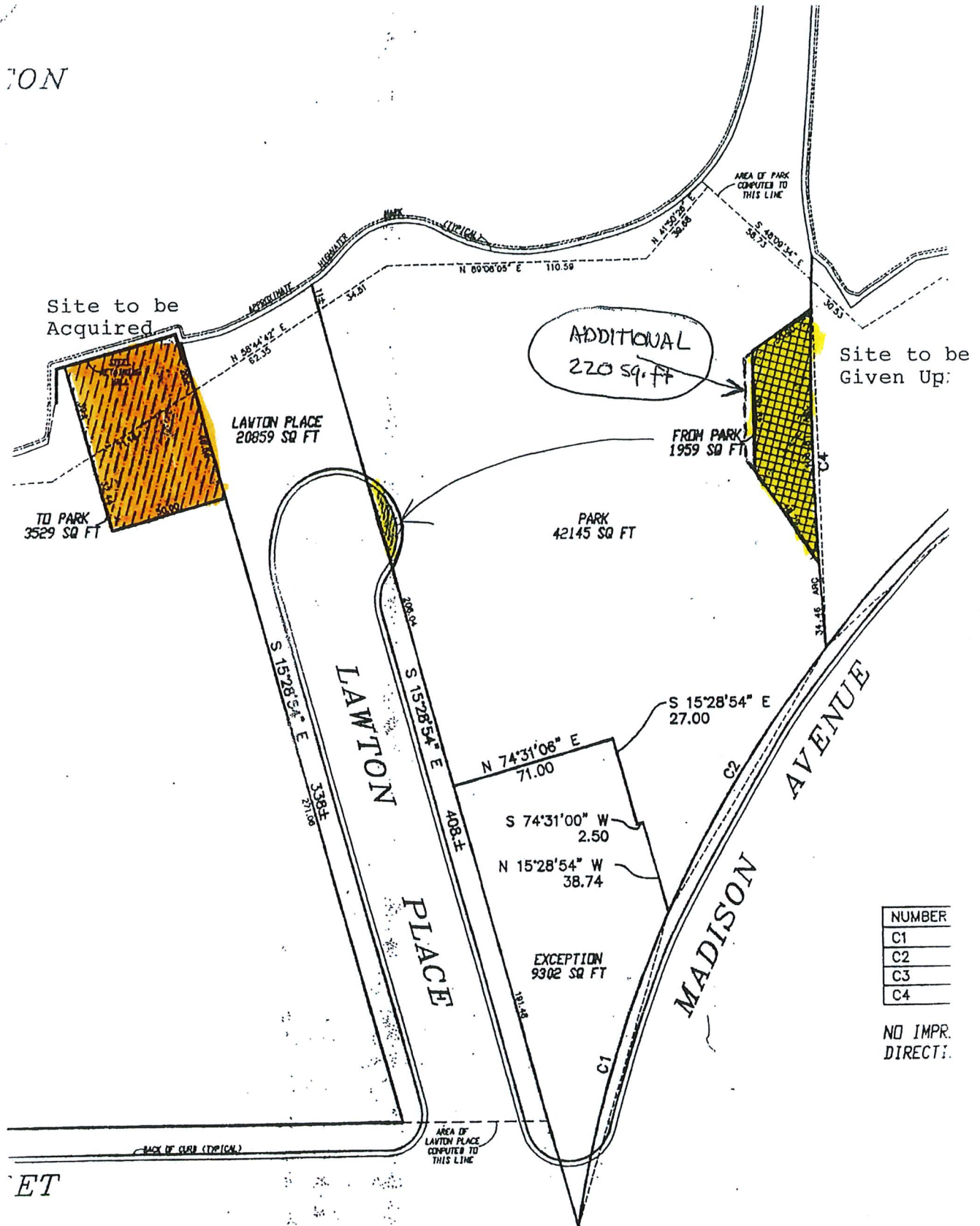
Sincerely,

Jeff Pagels
District Community Service Specialist

JP/jp

cc: Duane Hofstetter - CF/8

ION



NUMBER
C1
C2
C3
C4

ET