

AGENDA
CITY OF STURGEON BAY
PLAN COMMISSION
Wednesday, October 21, 2020
6:00 p.m.
City Council Chambers
421 Michigan Street, Sturgeon Bay, WI

1. Roll call.
2. Adoption of agenda.
3. Approval of Joint Council & Plan Commission meeting minutes from October 6, 2020.
4. Approval of Plan Commission minutes from October 6, 2020.
5. Public comment on non-agenda Plan Commission related items.
6. Request from Fincantieri Bay Shipbuilding to rezone various parcels along Third Avenue (parcel #281-10-85340109B; #281-10-85371001R; #281-10-35371301R; #281-10-85371401; and #281-10-85360101C) from Central Business District (C-2) to Heavy Industrial (I-2):
 - a. Presentation
 - b. Public Hearing
 - c. Consideration of *(Note: The Plan Commission will not make a recommendation at this meeting, unless a motion is made and passed by ¾ of the members present, to act on the request at this meeting.)*
7. Consideration of: West Waterfront redevelopment proposals.
8. Conceptual Planned Unit Development (PUD) for West Waterfront redevelopment area, located on the north side of E. Maple Street.
9. Consideration of: Sunset School redevelopment proposals.
10. Conceptual Planned Unit Development (PUD) for Sunset School property, including the school's parking area across Erie Street.
11. Consideration of: Zoning text amendment in C-5 district regarding mixed-use buildings.
12. 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.

10/16/20
3:30 p.m.
CN

Plan Commission Members
Mayor David Ward
Ald. Kirsten Reeths
Jeff Norland
Mark Holey
Dennis Statz
Debbie Kiedrowski

**JOINT MEETING
COMMON COUNCIL AND CITY PLAN COMMISSION
Tuesday, October 6, 2020**

A joint meeting of the Common Council and City Plan Commission was called to order at 6:14 p.m. by Mayor/Chairperson David Ward in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Alderpersons Helen Bacon, Dan Williams, Spencer Gustafson, Gary Nault, Seth Wiederanders, and Kirsten Reeths were present. Mr. Wiederanders and Ms. Reeths appeared virtually via Zoom. Plan Commission members Debbie Kiedrowski, Mayor David Ward, Dennis Statz, Mark Holey, and Kirsten Reeths were present. Ms. Reeths appeared virtually via Zoom. Excused: Member Jeff Norland. Also present via Zoom were Vandewalle & Associates consultants Meredith Perks and Jeff Maloney. City Administrator Josh VanLieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault were also present.

Adoption of agenda: Moved by Mr. Nault, seconded by Mr. Williams to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Public hearing regarding the City of Sturgeon Bay 2040 Comprehensive Plan.
4. Consideration of: Resolution of the City of Sturgeon Bay Plan Commission to recommend the City of Sturgeon Bay 2040 Comprehensive Plan. (Action by Plan Commission members only)
5. First reading of ordinance – Adoption of the City of Sturgeon Bay 2040 Comprehensive Plan. (Action by Common Council only)
6. Adjourn.

All ayes. Carried.

Public hearing regarding the City of Sturgeon Bay 2040 Comprehensive Plan: Mayor Ward opened the public hearing at 6:16 p.m.

Hans Christian, 330 N 3rd Avenue, said he was attending the hearing because he wanted to learn more about the Comprehensive Plan.

Ms. Nault read one letter of correspondence from melaniejane, 30 N. 1st Avenue.

Mr. Olejniczak added that there was a memo received from Vandewalle & Associates describing a few changes and updates, as well as an email from Plan Commissioner Mark Holey with some suggested edits. One of the items from Vandewalle that they would like to include in the appendix is the land use demand projection chart.

The public hearing was declared closed at 6:24 p.m.

Ms. Perks went through the process of creating the Comprehensive Plan including the various public participation aspects. She highlighted the key elements of the plan, including community vision statement/graphic. The Future Land Use Map is to guide land use decisions. With the targeted planning areas, additional planning could transform and represent change to the Sturgeon Bay downtown, West Waterfront, and Egg Harbor Road areas in the future.

Mayor Ward complimented Ms. Perk's summary. Per page 185 in the plan, several public workshops were held pre-pandemic. A lot of public input is the base for the plan.

Mr. Maloney stated that there are other communities that have put their project on hold because of the pandemic. Sturgeon Bay was fortunate to have completed most of the work and public input prior to the pandemic.

Mr. Nault added that one thing he would have liked to have seen in the plan is the great fishing opportunities Sturgeon Bay has to offer like no other. Recently, there were two major fishing tournaments held in Sturgeon Bay

that spent over \$5 million in our community. Our sport fishing and commercial fishing industries are a big part of our community.

Consideration of: Resolution of the City of Sturgeon Bay Plan Commission to recommend the City of Sturgeon Bay 2040 Comprehensive Plan. (Action by Plan Commission members only): The Plan Commission acted on the resolution. Moved by Ms. Reeths, seconded by Mr. Holey to recommend to Council the City of Sturgeon Bay 2040 Comprehensive Plan, including the final changes in the memo from Vandewalle & Associates, as well as suggested edits in Mr. Holey's email. Roll call vote. All ayes. Carried.

First reading of ordinance – Adoption of the City of Sturgeon Bay 2040 Comprehensive Plan. (Action by Common Council only): The Council acted on the first reading of the ordinance. Moved by Mr. Nault, seconded by Ms. Bacon to adopt the City of Sturgeon Bay 2040 Comprehensive Plan. Roll call vote. All ayes. Carried.

The second reading of the ordinance will take place at the next Council meeting.

Mr. Olejniczak thanked everyone at Vandewalle & Associates for the work they put into the plan.

Mayor Ward thanked staff as well.

Adjourn: Moved by Mr. Williams, seconded by Mr. Gustafson to adjourn. All ayes. Carried. Meeting adjourned at 6:41 p.m.

Respectfully Submitted,



Cheryl Nault
Community Development Secretary

CITY PLAN COMMISSION
Tuesday, October 6, 2020

A meeting of the City Plan Commission was called to order at 5:00 p.m. by Chairperson David Ward in the Council Chambers, City Hall, 421 Michigan Street.

Roll Call: Members Debbie Kiedrowski, David Ward, Dennis Statz, Mark Holey, and Kirsten Reeths were present. Ms. Reeths appeared virtually via Zoom. Excused: Member Jeff Norland. Also present were Alderpersons Helen Bacon, Dan Williams, Spencer Gustafson, and Gary Nault (entered the meeting at 5:40 p.m), City Administrator Josh VanLieshout, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Chris Sullivan-Robinson, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Holey, seconded by Mr. Statz to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 16, 2020.
4. Public comment on non-agenda Plan Commission related items.
5. Presentation of: Request from Fincantieri Bay Shipbuilding to rezone various parcels along Third Avenue (parcel #'s 281-10-85340109B; 281-10-85371001R; 281-10-35371301R; 281-10-85371401; and 281-10-85360101C) from Central Business District (C-2) to Heavy Industrial (I-2).
6. Consideration of: Zoning Text Amendment regarding Height and Area Regulations in the Heavy Industrial (I-2) District.
7. Adjourn.

All ayes. Carried.

Approval of minutes from September 16, 2020: Moved by Ms. Kiedrowski, seconded by Ms. Reeths to approve the minutes from September 16, 2020. All ayes. Carried.

Public comment on non-agenda Plan Commission related items: No one spoke during public comment.

Presentation of: Request from Fincantieri Bay Shipbuilding to rezone various parcels along Third Avenue (parcel #'s 281-10-85340109B; 281-10-85371001R; 281-10-35371301R; 281-10-85371401; and 281-10-85360101C) from Central Business District (C-2) to Heavy Industrial (I-2): Mr. Olejniczak stated that this is a request for a zoning map amendment that would rezone the properties along the west side of N. 3rd Avenue, owned by Fincantieri, from C-2 to I-2. It would involve all or part of four different parcels. This was only the presentation and no action was needed. A public hearing will be held at the next Plan Commission meeting, followed with a recommendation to Council.

Todd Thayse, representing Fincantieri Bay Shipbuilding, stated that they have been in front of other committees and received various approvals. Their operation has grown and recently celebrated 50 years of Bay Shipbuilding. Over the past five years they have been adding on to their campus. They purchased the Wagener property (former Peninsula Plaza), the former train depot, and former Palmer Johnson properties. He said the rezoning will allow for flexibility, adaptability, and future needs by incorporating all their parcels into the I-2 zoning district.

Mr. Olejniczak spoke about the building expansions proposed by Fincantieri. One proposal is to expand the 422 Building toward the east behind the former Peninsula Plaza building. There is not a requirement that zoning district boundaries follow parcel lines. The I-2 designation is needed for the expansion of the 422 building because the addition crosses into C-2 zoned area.

Mr. Statz questioned the use of the train depot and what the plans were for that building. Mr. Thayse responded that they have no intentions of ever taking that building down. If they ever thought they would not need it, they would offer it to other groups for reuse. There will be a number of professional offices that will need to be developed to house the professionals that will be overseeing the government project.

Mr. Holey wondered why Fincantieri was asking for the change of zoning to I-2 and what that will allow them to do that they can't do now. Mr. Thayse repeated that the rezoning will allow for flexibility, adaptability, and future needs. There is no specific plan.

Ms. Kiedrowski mentioned that at a previous meeting the neighbors had visual concerns with their houses being located across the street from the shipyard. She hoped that some type of landscaping or beautification will be done. Mr. Thayse responded that it is Fincantieri's intention is to install some type of street walk, plaques, trees, landscaping, etc. That will happen whether it is I-2 designation or not.

Ms. Reeths asked if there was an alternative area planned for snow storage. Mr. Thayse responded the gravel pile will be moved into the shipyard in the fall. The parking lot may be used as a staging area for the construction of the 420 and 433 buildings. Then the parking lot would be blacktopped as far as the beautification process. They are looking at their entire snow storage/removal process.

Mayor Ward noted that the parcel is surrounded on three sides by I-2.

Mr. Olejniczak added that conditions can be placed on a rezoning, such as larger setbacks to help create a transition between two zones.

Mayor Ward stated that a small amount of money has been placed in the 2021 budget to work with Bay Shipbuilding in helping with the beautification of 3rd Avenue.

Mr. Sullivan-Robinson discussed the required building setbacks (yards) in the I-2 and C-2 districts. If the zoning classification does change to I-2, the former train depot and Peninsula Plaza buildings will become non-conforming structures.

In closing, Mr. Thayse stated that the shipyard already operates on their north end bordering the Little League fields and boat launch. Since their campus has grown, it would be easier if all their property was zoned I-2.

No action was needed. A public hearing will be held at the next Plan Commission meeting.

Consideration of: Zoning Text Amendment regarding Height and Area Regulations in the Heavy Industrial (I-2) District: Mr. Olejniczak stated that Mr. Thayse pointed out in his letter that Fincantieri applied for variances for two buildings that were approved. The variances will allow them to be able to construct a Navy frigate that was awarded to Fincantieri. The variance approval was appealed and will end up in court causing some delays. So they are requesting that the Plan Commission and Council considering amending the code.

Currently, the height limitation in the I-2 Heavy Industrial district is 45 feet. Fincantieri is seeking one building matching the current building height of 59 feet, with the other building is as high as 110 feet tall. The other variance approved was a setback variance from the south side of the yard, which was also appealed. Mr. Olejniczak that this potential amendment would affect all areas of the City that are zoned I-2. It would provide a building height exemption to any building that is located at least 300 feet from the boundary of a residential zoning district. The potential amendment also includes a side yard exemption that would allow existing buildings in the I-2 district to be expanded using their current side yard distance if less than the required 20 feet. He further stated that if the Plan Commission approves of the proposed text amendment, it can be recommended to Council. A public hearing would be held, followed by adoption of an ordinance, if approved by the Council.

Hans Christian, 330 N. 3rd Avenue, stated he is the one challenging the decision of the ZBA. He stated it would be illegal to change the code until after the Circuit Court decides the appeal. He is afraid the expansion of the building will destroy their businesses.

Mr. Statz asked if there was a maximum building height proposed. Mr. Olejniczak said that the amendment could be changed so that a building could be exempted up to a certain height.

Ms. Kiedrowski asked Mr. Thayse what would happen if the height requirement didn't pass. He responded that there is no alternative. The size they proposed is what they need for their operations. Otherwise, they would have to look outside of Sturgeon Bay for a site to manufacture the frigate.

Mr. Thayse added that there should not be an increase in noise since they will be moving outdoor shipbuilding operations inside.

Ms. Reeths wondered if this could be brought up by a case by case basis in the amendment. Mr. Olejniczak responded an alternative is to require a conditional use approval or a planned unit development rezoning. Conditional uses are approved by the Plan Commission. A planned unit development requires Council approval.

After reviewing the proposed zoning text amendment, it was moved by Mayor Ward, seconded by Mr. Statz to recommend to Council approval of the zoning text amendment regarding Height and Area Regulations in the Heavy Industrial Districts, with the addition of the maximum building height up to 120 feet.

Mayor Ward stated that staff looked into past variances in the City regarding height and setback. There have been many variances approved for shipbuilding buildings. The approved Maritime Tower is 118 feet tall. There are no building height requirements for historic buildings or agricultural buildings. He also read the purpose statement within the zoning code and indicated that the proposed amendment is in line with the purposes. Any type of construction inside of a city is going to produce conflict. Fincantieri employs over 300 families in the 54235 zip code. Having steady work is very important. Unlike a zoning variance, which has to be based on a hardship, the zoning code is based on a broader set of principles and includes the general welfare and prosperity of the community.

Mr. Holey agreed with adding the 120 feet maximum height so that it is not open-ended. He wondered what this amendment will actually solve. Mayor Ward responded it solves the problem of having to continually appeal the zoning code height requirement to the Zoning Board of Appeals.

Mr. Holey also asked what the reason is for the distance of 300 feet. Mr. Olejniczak responded 300 feet is the distance in which property owners are notified of a public hearing in the case of a conditional use or variance. That number could be changed if desired.

Ms. Kiedrowski stated that it is unfortunate that some areas profit while others are impacted. The fact of the matter is that Fincantieri provides good paying jobs and in order to prosper we need the economics of manufacturing jobs. She wouldn't like to see a rectangular block building. Buildings can be architecturally done.

Mr. Sullivan-Robertson added that all nonresidential buildings need design approval from the Aesthetic Design and Site Plan Review Board.

Ms. Reeths stated that Fincantieri is our number one employer. She likes the 120-foot maximum height and this needs to go forward.

A roll call vote on the motion was taken. All ayes. Carried.

Adjourn: Moved by Mr. Statz, seconded by Mr. Holey to adjourn. All ayes. Carried. Meeting adjourned at 6:03 p.m.

Respectfully Submitted,



Cheryl Nault
Community Development Secretary

Executive Summary

Title: Zoning Map Amendment – C-2 to I-2 for Fincantieri Bay Shipbuilding

Background: Per the attached correspondence, Fincantieri Marine Group, LLC has modified their original rezoning request by reducing the amount of land to be rezoned. The modified request would rezone the following parcels from C-2 (Central Business District) to I-2 (Heavy Industrial): parcel #281-10-85340109B; 281-10-85371001R; 281-10-35371301R; 281-10-85371401; 281-10-85360101C. However, the rezoning includes only the back portion of the parcels containing the former Railroad Depot and the former Red Oak Winery / Peninsula Plaza. (See map)

Current Zoning: *Central Business District (C-2) - This district is intended for the central business district on both the east and west sides of the city. It is intended to provide development and redevelopment opportunities consistent with the historic development pattern of the areas. Targeted uses shall be those commercial uses which do not detract from this area because of noise, smoke, odors, or disruption of traffic patterns.*

Proposed Zoning: *Heavy Industrial (I-2) - This district reserves land for all uses permitted in the I-1 district plus certain businesses that require the use of unlimited outdoor storage and production yards and involve the use of heavy outdoor equipment and machinery.*

Surrounding Zoning / Uses: Toward the north and west is additional shipyard property, which is zoned heavy industrial. Toward the east is single-family residential and central business district. Toward the south is central business district. The surrounding uses include single-family residences and two-family residences, tourist lodging, offices, health clinic, and other downtown uses.

Comprehensive Plan: The Comprehensive Plan identifies two different future land use designations for the subject area. The area comprised of the parking lot in the north part is planned to have a future use of Industrial. The current use and proposed zoning map amendment is consistent with the Comprehensive Plan. The remaining parcels (281-10-85340109B, 281-10-85371401, 281-10-85371301) are planned to have a future land use of Downtown Mixed Use. The Comprehensive Plan has maintained this future land use likely due to the former uses of these properties, which have acted as buffers / transitional uses from the industrial area. Please note that the land use designations are the same under both the previous Comprehensive Plan and new Comprehensive Plan. Because the modified rezoning maintains Central Business District for the majority of the former Peninsula Plaza and Train Depot properties, the proposal is consistent with the intent of the Comprehensive Plan. Attached is the Comprehensive Plan Description for the Industrial land use designations.

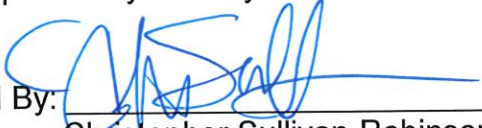
Other Considerations: Rezoning the parking lot is consistent with the Comprehensive Plan. However, because of the adjacent residential uses, maintaining screening or other buffering between any outdoor storage and the street right-of-way should be considered. This could be accomplished through conditions, such as a setback for outdoor storage or outdoor production. It could also be accomplished through the beautification plan that

was required by the Zoning Board of Appeals. Because of the appeal of the variance and the potential zoning code amendment, the Zoning Board of Appeals approval and conditions could become voided. Therefore, the City should consider including in the rezoning the requirement to complete and enact a beautification plan as original required by the Zoning Board of Appeals. It could also consider other requirements to buffer the shipyard.

Recommendation: Staff recommends approval of the zoning change to Heavy Industrial as modified with one or both of the following conditions:

- a. No outdoor storage shall be allowed within 100 feet of the 3rd Avenue right-of-way, unless it is effectively screened from the public's view.
- b. Fincantieri Bay Shipbuilding must create a beautification plan for the 3rd Avenue frontage portion of land being rezoned. In addition, the plan must be reviewed and approved by the City.

Prepared By: _____


Christopher Sullivan-Robinson
Planner / Zoning Administrator

10.15.20
Date

Reviewed By: _____


Martin Olejniczak
Community Development Director

10-15-2020
Date

Industrial

Description: This future land use category includes manufacturing, warehousing, distribution, and office uses, often with outdoor storage or processing of materials. New development should adhere to high-quality building design, generous landscaping, modest lighting, screened storage and processing areas, and limited and attractive signage. These areas should be located near arterial roads and away from residential areas and high visibility community gateways whenever possible.

Recommended Zoning: The City's I-1 and I-2 zoning districts are most appropriate for areas within this future land use category.

Policies and Programs:

- a. As opportunities for reinvestment and redevelopment occur, improve the appearance of building facades exposed to the public view, including loading docks and storage areas.
- b. Encourage the use of high-quality building materials, improved window treatments, high-quality loading and storage screening devices and landscaping.
- c. Ensure that future industrial development is appropriately buffered from existing and planned residential development areas.
- d. Adhere to adopted site and building design guidelines for industrial projects.

Downtown Mixed Use

Description: Downtown Sturgeon Bay is intended to remain the civic, social, and commercial hub of the community. This category is intended for a mix of retail, commercial service, office, institutional, governmental, and residential (mainly upper stories) uses arranged in a pedestrian-oriented environment with on-street parking; minimal building setbacks; and building designs, materials, placement, and scale that are compatible with the character of existing development. The downtown mixed-use future land use category is mapped over the historic Downtown area.

Recommended Zoning: The City's C-2 central business zoning district is appropriate for areas in this future land use category.

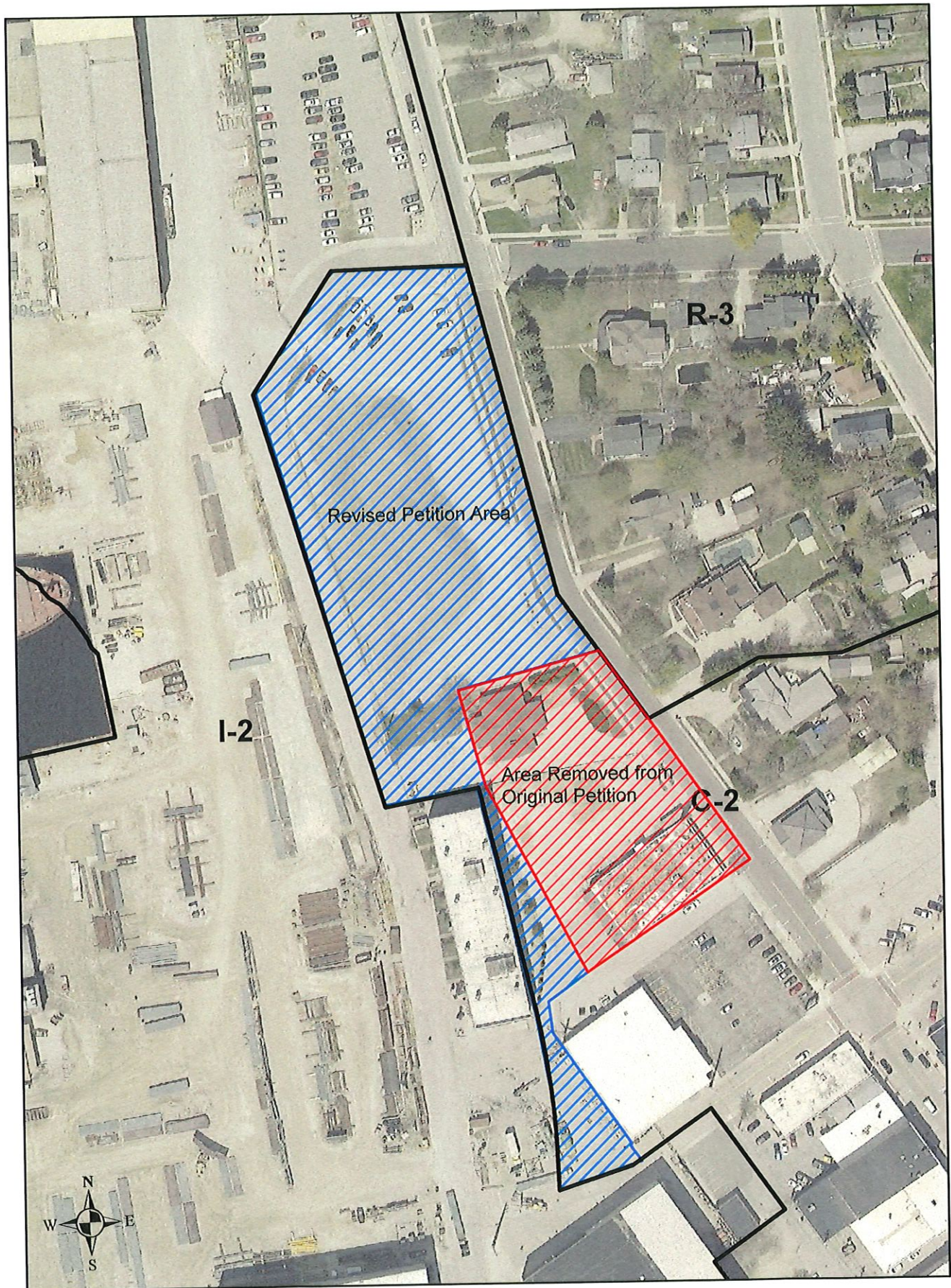
Policies and Programs:

- a. Preserve the architectural and historic character of the core Downtown historic buildings, including those in the Steel Bridge Creative District and Third Avenue Historic District, by requiring that new development, expansions, and exterior renovations comply with design standards and historic preservation standards.

- b. Grant development approvals only after submittal, public review, and approval of site, landscaping, building, signage, lighting, stormwater, erosion control, and utility plans.
- c. Promote the expansion, retention, and upgrading of specialty retail, restaurants, financial services, offices, professional services, residential, and community uses through continued marketing, investment and incentive strategies.

Source: 2040 Draft Comprehensive Plan, pg.: 93-94, Vandewalle and Associates Inc, September 2020

Fincantieri Rezoning - Site Map



Date: 10/16/2020

FINCANTIERI

BAY SHIPBUILDING

October 14, 2020

Sturgeon Bay City Plan Commission
421 Michigan Street
Sturgeon Bay, WI 54235

VIA EMAIL

RE: Request to Amend Current I-2 Zoning in Properties Owned by Fincantieri Bay Shipbuilding

Dear City Plan Commission,

As you are aware, Fincantieri Bay Shipbuilding (FBS) submitted a Rezoning Application for four (4) of its properties to be changed from Central Business District (C-2) to Heavy Industrial (I-2). The application was made to allow for consistent use across all FBS properties, as the other properties owned by FBS are zoned Heavy Industrial (I-2).

As part of these four properties, there are two buildings considered a part of the Rezoning Application, one at 325 North Third Avenue (Parcel ID 281-10-85371401) and the other located at 341 North Third Avenue (Parcel ID 281-10-85371301). We would like to revise our Rezoning Application to allow these two buildings to remain Central Business District (C-2). Allowing the zoning of these two buildings to remain unchanged, while not consistent with the above, would be in line with the current plans FBS has for the properties, as well as provide a transitional corridor from an industrial setting to that of a commercial setting as one transits into downtown Sturgeon Bay. We have attached a map for your reference of where the properties would have split zoning.

Please consider this revision as part of your deliberations and we hope it is received as a favorable change. Should you have any questions, please do not hesitate to contact me.

Sincerely,



Todd Thayer
Vice President and General Manager

BEING
PART OF BLOCK 34,
LOTS 10 - 15 OF BLOCK 37, THOSE PORTIONS OF IOWA STREET, NORTH 1st AVENUE,
AND JEFFERSON STREET VACATED BY A RESOLUTION RECORDED AT DOCUMENT NUMBER 779770
BY THE ASSESSOR'S MAP OF THE CITY OF STURGEON BAY,
AND LOTS 5 & 6 OF MOELLER'S PLAT
ALL BE:
GOVERNMENT LOT 4 OF SECTION 6,
TOWNSHIP 27 NORTH, RANGE 28 EAST,
CITY OF STURGEON BAY,
DOOR COUNTY,
WISCONSIN

[illegible]

CAO : 1019 \005\FAX\WES BAY SUP 22356-20\006\22356-RE22

SHEET \ 1 OF 2

JOB NO. 22386
1Q-15-20

REZONING EXHIBIT

BEING:
PART OF BLOCK 34,
LOTS 10 - 15 OF BLOCK 37, THOSE PORTIONS OF IOWA STREET, NORTH 1st AVENUE,
AND JEFFERSON STREET VACATED BY A RESOLUTION RECORDED AT DOCUMENT NUMBER 779770
IN THE ASSESSOR'S MAP OF THE CITY OF STURGEON BAY,
AND LOTS 5 & 6 OF MOELLER'S PLAT
ALL IN
GOVERNMENT LOT 4 OF SECTION 6,
TOWNSHIP 27 NORTH, RANGE 26 EAST,
CITY OF STURGEON BAY,
DOOR COUNTY,
WISCONSIN

Description - Parcel to be Rezoned from C-2 to I-2:

A parcel of land being part of Block 34, Lots 10 - 15 of Block 37, those portions of Iowa street, North 1st Avenue, and Jefferson Street vacated by a resolution recorded at Document Number 779770 in the Assessor's Map of the City of Sturgeon Bay, and Lots 5 & 6 of Moeller's Plat, all in Government Lot 4 of Section 6, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin. More particularly described as follows:

Commencing at the SE corner of Lot 1 of Moeller's Plat; thence S. 56°50'31" W., 177.68 feet to the point of beginning of lands to be described; thence continue S. 56°50'31" W., 47.54 feet; thence S. 01°40'02" E., 32.67 feet; thence S. 33°06'53" E., 140.84 feet to the northerly right of way line of Jefferson Street; thence S. 56°50'31" W., 2.85 feet along said northerly right of way line to a point where said northerly right of way terminates; thence S. 33°09'29" E., 20.00 feet along the westerly terminus of Jefferson Street; thence S. 56°50'31" W., 21.66 feet; thence S. 75°48'31" W., 66.66 feet; thence N. 14°11'29" W., 20.00 feet; thence Northerly, 195.45 feet along the arc of an 819.02 foot radius curve to the left whose chord bears N. 05°47'07" W., 194.98 feet; thence N. 11°28'59" W., 210.00 feet; thence S. 81°01'01" W., 98.09 feet; thence N. 14°51'29" W., 449.98 feet; thence N. 35°42'40" E., 152.43 feet; thence S. 89°28'10" E., 108.12 feet to the westerly right of way line of North 3rd Avenue; thence along said right of way line as follows: S. 12°19'10" E., 360.88 feet; thence S. 33°16'04" E., 83.89 feet; thence leaving said westerly right of way line, S. 79°42'09" W., 126.06 feet; thence S. 11°47'48" E., 98.60 feet; thence N. 81°01'01" E., 36.30 feet; thence S. 17°12'10" E., 211.84 feet to the point of beginning.

Said parcel contains 121,905 square feet (2.80 acres). Said parcel is subject to all easements of record.

Date Received: 10-8-20
Fee Paid: \$ 400 + 50 sign dep.
Received By: CN

CITY OF STURGEON BAY ZONING/REZONING APPLICATION

	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name	Peter Glasen	
Company	Fincantieri Bay Shipbuilding	
Street Address	605 N 3rd Ave	
City/State/Zip	Sturgeon Bay WI 54235	
Daytime Telephone No.	920-746-3269	
Fax No.		

STREET ADDRESS OF SUBJECT PROPERTY: 605 N 3RD AVE
Location if not assigned a common address: _____

TAX PARCEL NUMBER: 281-10-85340109B, 281-10-85371001R, 281-10-85371301R
281-10-85371401, 281-10-85360101C

CURRENT ZONING CLASSIFICATION: I-2 (Industrial) / C-2 (Central Business District)

CURRENT USE AND IMPROVEMENTS: 50' x 220' Metal Building

ZONING DISTRICT REQUESTED: I-2

COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: I-2 / C-2

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:
North: I-2
South: I-2, C-2
East: C-2, R-2
West: I-2

Past Variances Granted:

1. 281-10-85340109B
 - a. 273 N 1st Ave
 - i. 2020 – Setback and Height Variance
 - ii. 2008 – Sign Variance
 - iii. 2007 – Setback and Height Variance
 - b. 225 Jefferson St
 - i. 2006 – New Building
 - c. 218 Kentucky St
 - i. 2006 – Street yard and Height Variance
2. 281-10-85371001 – N/A
3. 281-10-85371301
 - a. 1988 – SP. EX. – Caboose as permanent structure
 - b. 1992 – Use Caboose as Santa's Workshop
4. 281-10-85371401 – N/A
5. 2811085360101C – N/A

Description - Parcel to be Rezoned:

A parcel of land being Lot 1 (less that portion of Lot 1 dedicated to the public for North 1st Avenue) of C.S.M. Number 3049, recorded at Volume 18, Page 285 of Certified Survey Maps as Document Number 799772, and portions of Blocks 34, 36, and 37 of the Assessor's Map of the City of Sturgeon Bay, and Moeller's Plat, all in Government Lot 4 of Section 6, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin. More particularly described as follows:

Commencing at the SE corner of Lot 1 of said C.S.M. Number 3049, said corner being on the northerly right of way line of Kentucky Street and the point of beginning of lands to be described; thence S. $56^{\circ}41'31''$ W., 275.00 feet along said northerly right of way line of Kentucky Street to the intersection of said northerly right of way line and the easterly right of way line of North 1st Avenue; thence along said easterly right of way line as follows: N. $33^{\circ}18'29''$ W., 141.54 feet; thence Northerly, 124.45 feet along the arc of a 45.00 foot radius curve to the left whose chord bears N. $18^{\circ}42'12''$ W., 88.41 feet (incl. $\leq 158^{\circ}27'07''$); thence N. $05^{\circ}39'33''$ W., 52.09 feet to a point where said easterly right of way terminates; thence S. $82^{\circ}43'46''$ W., 50.67 feet along the northerly terminus of North 1st Avenue to the westerly right of way line North 1st Avenue; thence continue S. $82^{\circ}43'46''$ W., 487.50 feet to a 1" found steel pipe on a meander line; thence continue S. $82^{\circ}43'46''$ W., 8 feet +/- to the approximate ordinary highwater mark of Sturgeon Bay; thence Northerly, 4,430 feet +/- along said approximate ordinary highwater mark; thence N. $88^{\circ}52'50''$ E., 64 feet +/- to a point on a meander line, said point being N. $23^{\circ}43'43''$ W., 1632.21 feet along said meander line from the aforementioned 1" found steel pipe on said meander line; thence continue N. $88^{\circ}52'50''$ E., 1108.30 feet to the westerly right of way line of North 3rd Avenue; thence along said westerly right of way line as follows: S. $12^{\circ}19'10''$ E., 701.47 feet; thence S. $33^{\circ}16'04''$ E., 345.28 feet to the SE corner of Lot 1 of Moeller's Plat; thence leaving said westerly right of way line, S. $56^{\circ}50'31''$ W., 225.22 feet along the southerly line of said Lot 1 of Moeller's Plat to the easterly line of Lot 1 of the aforementioned C.S.M. Number 3049; thence along said easterly line as follows: S. $01^{\circ}40'02''$ E., 32.67 feet; thence S. $33^{\circ}06'53''$ E., 140.84 feet to the northerly right of way line of Jefferson Street; thence S. $56^{\circ}50'31''$ W., 2.85 feet along said northerly right of way line to a point where said northerly right of way terminates; thence S. $33^{\circ}09'29''$ E., 40.00 feet along the westerly terminus of Jefferson Street to the southerly right of way line of Jefferson Street; thence N. $56^{\circ}50'31''$ E., 84.00 feet along said southerly right of way line to the westerly line of a 12 foot alley; thence S. $33^{\circ}26'58''$ E., 65.01 feet along said alley; thence S. $56^{\circ}41'32''$ W., 58.51 feet; thence S. $33^{\circ}26'59''$ E., 43.51 feet; thence S. $56^{\circ}41'31''$ W., 25.00 feet; thence S. $33^{\circ}26'58''$ E., 210.03 feet to the point of beginning.

Said parcel contains 1,489,898 square feet +/- (34.20 acres +/-) together with all riparian rights appurtenant thereto.
Said parcel is subject to all easements of record.

NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chambers, 421 Michigan Street, Sturgeon Bay, Wisconsin on Wednesday October 21, 2020, at 6:00 p.m. or shortly thereafter for the purpose of considering a zoning map amendment under Chapter 20 of the Sturgeon Bay Municipal Code (Zoning Code). Fincantieri Bay Shipbuilding has requested to change the zoning classification from Central Business District (C-2) to Heavy Industrial (I-2) for various properties abutting or adjacent to N 3rd Ave - parcels 281-10-85340109B, 281-10-85371001, 281-10-35371301, 281-10-85371401, and 281-1085360101C. These parcels are located along the west side of N. Third Ave to the south of Iowa Street and to the north of the Bellin Health Clinic at 311 N. 3rd Ave. The total area is approximately 4.16 acres. The rezoning application is on file with the Community Development Department and can be viewed at City Hall, 421 Michigan Street, weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to attend the hearing and give testimony in support or opposition to the proposed rezoning either in person at the hearing or in writing.

By order of:

City of Sturgeon Bay Plan Commission

Nicolet

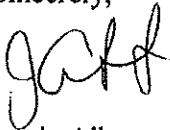
NATIONAL BANK

October 15, 2020

Dear City Plan Commission,

As a fellow member of the business community in Sturgeon Bay, we are aware of the actions Bay Shipbuilding is taking to improve its facilities. As a vital community employer and business partner, we support their plan. Their actions support the United States Navy and they will retain and create additional jobs to continue to support our local economy. In addition, they will be improving their facilities so that they can continue to build and repair ships well into the future. Thank you for your consideration.

Sincerely,



Jamie Alberts

Senior VP - Commercial Banking

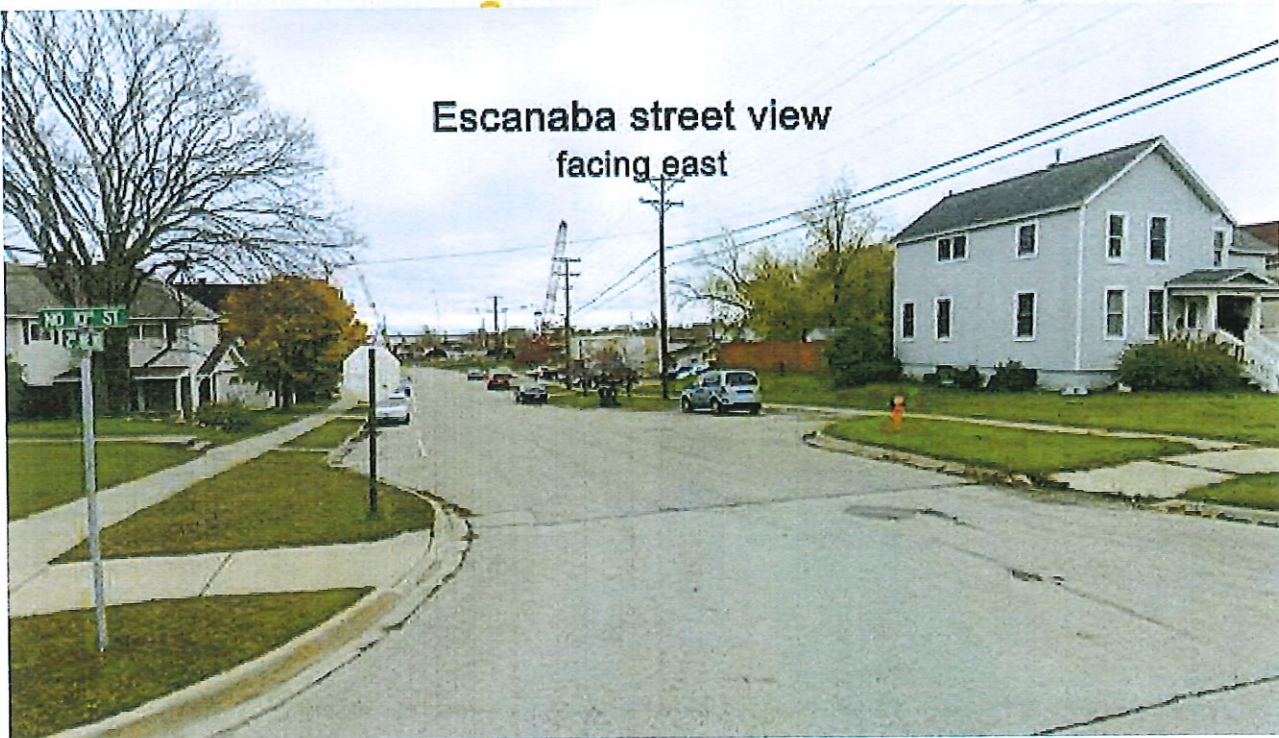
Great Lakes shipyard Cleveland OH

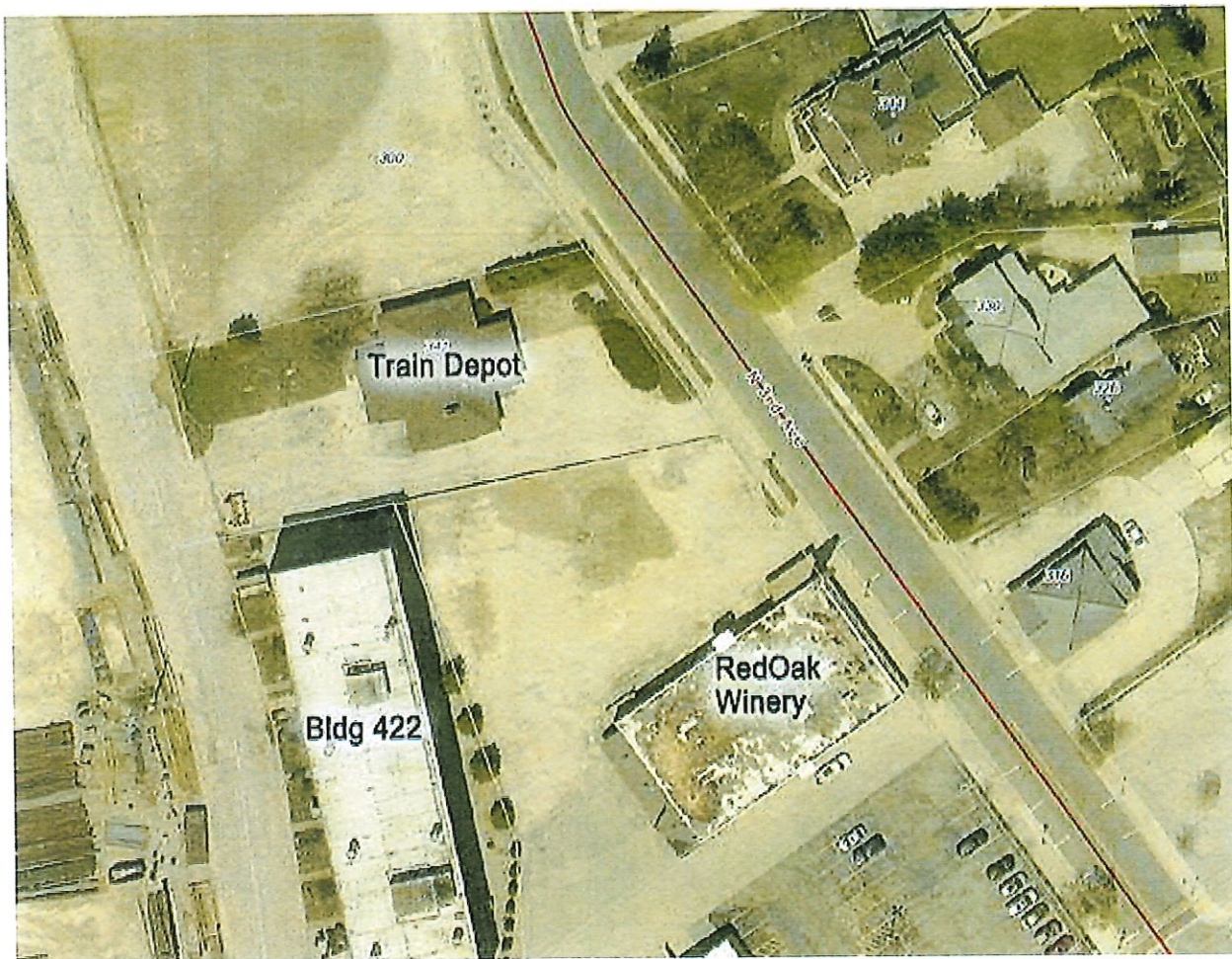


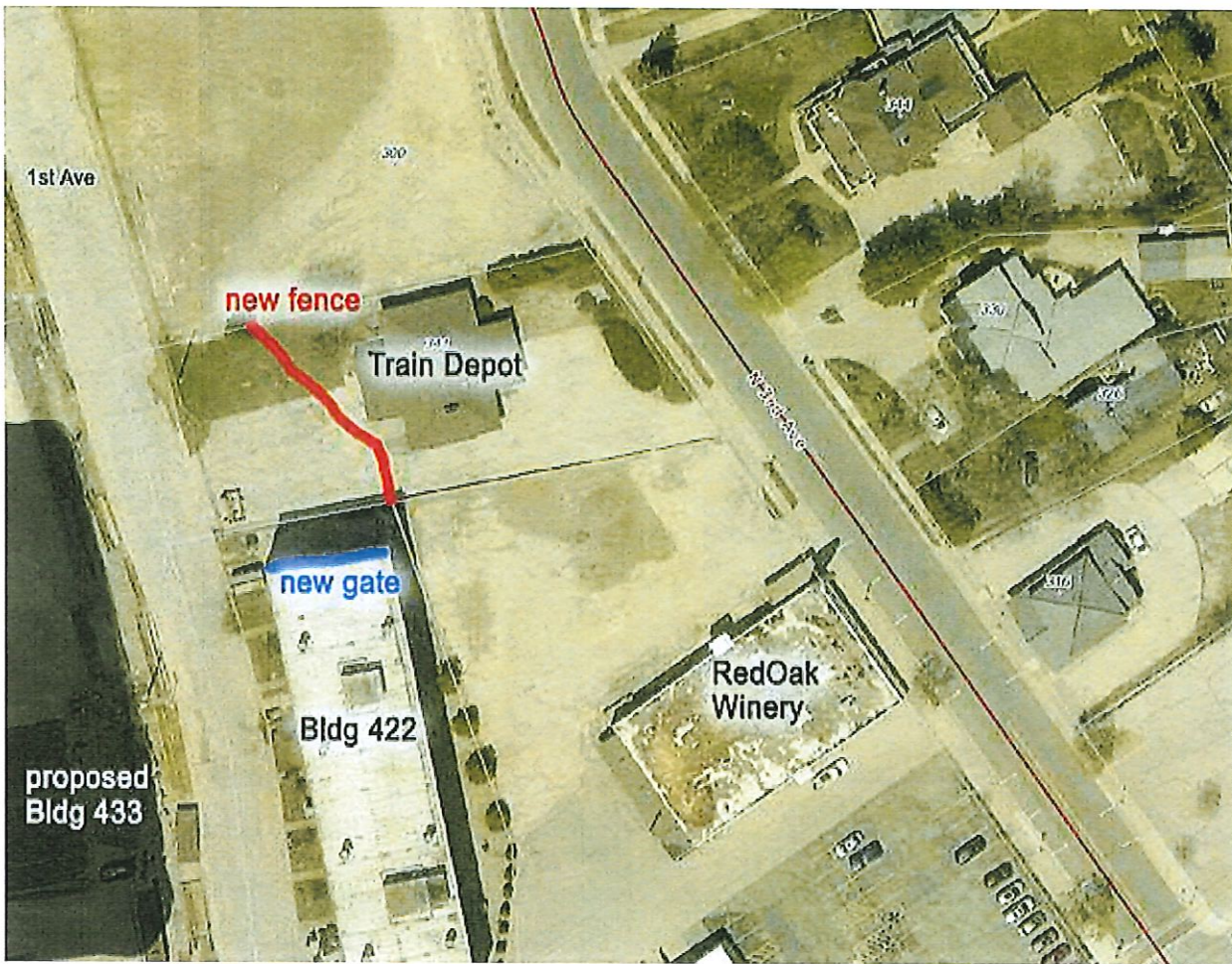
Basic Marine- Escanaba MI



Escanaba street view facing east







Sturgeon Bay Comprehensive Plan references (2010 and 2040):

References to current (2010) Comprehensive Plan:

1. Cultural Resources/Goals& Objectives, chapter 4-28, goal 1: *"Protect and enhance the historic character of the city.*

Objective 1.1: Continue to reinforce and promote the historic identity of the City through signage, plaques, and recognition, as well as through appropriate historic preservation regulations.

Objective 1.2: Encourage the continued maintenance and improvement of existing historical structures."

2. Land Use, chapter 9-22: *"The working waterfront is an important part of the City's economy and character. But the shipyards also have the potential to impact surrounding residential properties due to noise, dust and parking issues. The shipyards can also compete with the downtown over valuable parking spaces and the utilization of the waterfront for industry versus recreation. While it may be impossible to avoid all external impacts, the City through its planning efforts will attempt to minimize conflicts to allow for a robust working waterfront along with a vibrant downtown and stable neighborhood adjoining it."*

3. Land Use, chapter 9-29, Objective 2.1: *"Continue to provide for pedestrian and visitor amenities which serve the growing tourist and recreational population for Downtown, and visibly links the Downtown to the waterfront."*

References to future (2040) Sturgeon Bay Comprehensive Plan:

Pages 42: *"Preserve Sturgeon Bay's Historic Character and Promote its Maritime Heritage".*

Page 82, Land Use: *"Promote publicly accessible reuse of historic Depot".*

Page 94, Land Use/Industrial: *"This future land use category includes manufacturing, warehousing, distribution, and office uses, often with outdoor storage or processing of materials. New development should adhere to high-quality building design, generous landscaping, modest lighting, screened storage and processing areas, and limited and attractive signage. These areas should be located near arterial roads and away from residential areas and high visibility community gateways whenever possible.*

Recommended Zoning: The City's I-1 and I-2 zoning districts are most appropriate for areas within this future land use category. Policies and Programs

a. As opportunities for reinvestment and redevelopment occur, improve the appearance of building facades exposed to the public view, including loading docks and storage areas.

b. Encourage the use of high-quality building materials, improved window treatments, high-quality loading and storage screening devices and landscaping.

c. Ensure that future industrial development is appropriately buffered from existing and planned residential development areas.

d. Adhere to adopted site and building design guidelines for industrial projects."

Page 101, Future Land Use Central City map: This map shows the Train Depot and the Red Oak Winery building zoned as Downtown Mixed Use.



MEMO

To: City Plan Commission
From: Marty Olejniczak, Community Development Director
Date: October 15, 2020
Subject: Proposals to Redevelop West Waterfront

The City issued a request for proposals (RFP) to the redevelopment of the West Waterfront area. Three proposals were submitted. All involve multiple-family dwelling units.

The Plan Commission is requested to review the proposals and provide a recommendation to the Common Council regarding which proposal, if any, to select. The City can then work with the selected developer to refine the proposal and negotiate a sale and/or development agreement.

The proposals are included in the packet. Attached are summaries of the key aspects for the proposals.

FIT Investment Group / Cinnaire Solutions / Engberg Anderson Architects

Use: 41-unit MF housing with two retail units totaling 3,700 square feet. In addition, 4 of the housing units would have retail space (live/work units)

Affordable v. Market Rate Units: 37 units would be reserved for people earning 30%-80% of county median income. The developer would commit to keep these affordable units for 30 years. The other 4 units would be market rate.

Bedroom Mix: 6 studio, 8 one-bedroom, 11 two-bedroom, and 16 three-bedroom units.

Building Design: horseshoe shaped with one wing being 3 stories and other 4 stories. The Commercial units are at the ends. A terrace over the 3-story portion is proposed as an amenity.

Amenities: fitness room, business center, club room, storage units, universal design for handicap accessibility. Outdoor green space, reading garden, bike racks and pedestrian path connecting to the public parkland/promenade. A public artwork space is proposed to be incorporated. Green infrastructure is proposed to be incorporated.

Parking: 18 stalls within the first floor of the building. Potential parking on Site B or shared parking on nearby sites.

Financing/TIF Support: The proposal includes \$350,000 in TIF support or other City financing. The TIF is expected to be a developer-financed "Pay as You Go" loan but they are open to an upfront cash grant. The bulk of the development costs is covered by WHEDA low income housing tax credits.

Building Value: As a low-income housing project, the building will be assessed using the income approach to property value assessment due to the lower rents. The building is estimated to have an assessed value of \$1,670,000 which yields about \$40,000 annually in tax increment.

Schedule: Construction commences January, 2022 and completed in November 2022.

Notes: Chris Laurent is a principle in Cinnaire Solutions, which is an affordable housing development and consulting agency. He was part of the development group that constructed The Bay Lofts.

The awarding of WHEDA tax credits is an annual competitive process. The application is due in December and the awards are typically announced in April. If there is no award of the necessary tax credits, the project would not go forward.

Northpointe Development Corporation

Use: 40-unit MF housing – no commercial space

Affordable v. Market Rate Units: 21 units would be reserved for people earning 80% of county median income. The developer would commit to keep these affordable units for 10 years. The other 19 units would be market rate.

Bedroom Mix: 19 one-bedroom and 21 two-bedroom units.

Building Design: Rectangular building set an angle such that it is parallel to the rear lot line which adjoins the parkland. There are 4 stories containing the housing units over a parking level. It is unclear if the parking level is at grade or partially below grade.

Amenities: onsite management, community room with balcony, fitness room, bike racks and pedestrian path connecting to the public parkland/promenade. Green infrastructure is proposed to be incorporated.

Parking: 24 indoor stalls under the building and 26 outdoor spaces for a total of 50 spaces.

Financing/TIF Support: The proposal includes \$740,000 in TIF support. The TIF assistance would be "Pay as You Go" developer-financed loan. Northpointe is also seeking the use of \$1.4 Million in Community Development Block Grant (CDBG) funds.

Building Value: The developer projects the building to have an assessed value of about \$3,810,000. As a partially low-income housing project, the building will be assessed using the income approach to property value assessment. The anticipated value yields about \$88,000 annually in tax increment.

Schedule: Construction commences April, 2021 and completed in June, 2022.

Notes: Northpointe Development Corporation was the developer of the proposed affordable housing project at the West Side School/West Side Field. That project failed to obtain the required WHEDA tax credits and, hence, do not proceed.

The County's \$1.4 Million must be used for a CDBG-eligible project and needs to be committed to a project by early 2021. The City and County previously approved converting the City's revolving loan fund (RLF) into a joint city/county fund in exchange for using the County's CDBG funds on an affordable housing project in the City. The project was originally expected to be the West Side School/West Side Field housing project, but could be used at the west waterfront or other area in the City.

T. Wall Enterprises

Use: 78-unit MF housing – no commercial space

Affordable v. Market Rate Units: All of the units are proposed to be market rate units.

Bedroom Mix: Studio, one-bedroom, two-bedroom, and three-bedroom units are all included, but the exact mix is unknown.

Building Design: L-shaped building with a plaza connecting the two wings. There are 4 stories over an underground parking level.

Amenities: Community room/plaza, luxury fixtures, high-quality finishes.

Parking: 80 stalls most of which would be underground. The surface parking shown is likely within the public space and would have to be public parking spaces.

Financing/TIF Support: The proposal requests 70% of the tax increment generated from the project. More specifically, they are looking for an upfront cash payment of \$2,500,000 and it would take about 70% of the tax increment for the City to finance that. The developer is open to a developer-financed loan in lieu of the upfront cash grant, but that would require higher TIF support due to the higher interest rate that the developer would pay compared to the City.

Building Value: The developer projects the building to have an assessed value of about \$10,300,000. The anticipated value yields about \$238,000 annually in tax increment.

Schedule: Construction is expected to last one year. A specific start date was not indicated. Their prior proposal included an 18-month contingency period to commit to the project and commence construction.

Notes: T. Wall Enterprises also provided a second option that included a total of 104 units split into two phases. That project was not considered being it involved property that is already controlled by third parties (Harbor Club Marina) due to previous development contracts and other factors.

Prior to the issuance of the Request for Proposals, T. Wall Enterprises attempted to enter into an option to purchase with the City for the development site. Their project at that time is essentially the same as the current proposal except that they projected to require 65% of the tax increment as incentive. The Finance Committee, which reviewed the letter of intent to purchase the site, rejected that proposal and directed staff to issue the RFP.

The architect on the team is the same architectural firm that designed The Bay Lofts.



**Request for Proposals
City of Sturgeon Bay, Wisconsin
Waterfront Property Redevelopment**

Issued: July 27, 2020

Due: September 24, 2020

Please address questions to:

**Marty Olejniczak
Community Development Director
molejniczak@sturgeonbaywi.org
(920) 746-6908**

**Josh VanLieshout
City Administrator
jvanlieshout@sturgeonbaywi.org
(920) 746-6905**

Proposals will be received at the office of the City Clerk, 421 Michigan Street, Sturgeon Bay, WI until 2:00PM, September 24, 2020. Please send 1 unbound hard copy and an electronic version (pdf format preferred).

Submit Proposals to Clerk at:

**Stephanie Reinhardt, Clerk
City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235**

Email: sreinhardt@sturgeonbaywi.org

For additional West Waterfront redevelopment project materials, go to <http://www.sturgeonbaywi.org> and search for "west waterfront redevelopment"

CITY OF STURGEON BAY, WI

Request for Proposals To Develop City-Owned West Waterfront Property

The City of Sturgeon Bay seeks development proposals for the purchase and development of a prominent site in downtown Sturgeon Bay. The site is located along E. Maple Street and adjoins filled lakebed that is being converted public maritime and recreational uses. It is part of the city's West Waterfront Redevelopment Project and located within Tax Increment District #4.

Background

Sturgeon Bay's West Waterfront Area is a highly visible development opportunity within the west downtown district. The surrounding region has an active local and tourism economy. The subject site is located adjacent to E. Maple Street between the two downtown bridges. Due to its prime location and redevelopment potential, the area is an economic development priority for the City of Sturgeon Bay.

The City of Sturgeon Bay has been planning and implementing the redevelopment of this site and surrounding area for several years. Accomplishments and actions so far include:

- ✓ Renovation and reoccupation of a vacant waterfront restaurant for an expanded local business (Sonny's Pizzeria & Italian Kitchen).
- ✓ Construction of a new mixed use building known as The Bay Lofts that includes 37 apartment units and ground floor space for an expanded local business (Bayshore Outfitters).
- ✓ Removal of blighted buildings that had been located on the waterfront site.
- ✓ Extensive soil and groundwater testing on the waterfront site and approval by the Wisconsin DNR of an environmental remediation plan.
- ✓ Replacement of a sanitary sewer main, undergrounding of various overhead utility lines, and other utility improvements.
- ✓ Reconstruction of E. Maple Street and other street improvements.
- ✓ Completion of plans for a public promenade and overlook along the waterfront. The construction package has been let to bid with the improvements anticipated to be completed in 2021.
- ✓ Approval of plans and permits for a multi-million dollar expansion of the Door County Maritime Museum, which include a 10-story maritime tower, and obtaining a WEDC Community Development Investment Grant on behalf of the Museum to aid in its construction. The construction is underway and is expected to be completed by the end of 2020.
- ✓ Approval of a development agreement with the Sturgeon Bay Historical Society Foundation to renovate an historic grain elevator on the waterfront property into a public gathering facility. Construction on this project is expected to be completed by 2022.
- ✓ Approval of dock wall lease with Sarter Marine Towing Company, which keeps the iconic tugboat fleet moored on the dock wall and better defines the extent of their on-land operations adjacent to the dock wall.

The main component of the overall redevelopment effort involves improving a portion of city-owned waterfront property into a promenade and public recreation space with new private development overlooking the public space. This part of the redevelopment project was delayed due to a dispute over the location of the ordinary high water mark, which controls where non-public, non-

maritime development can be built. The issue has been resolved and the ordinary high water mark has been formally established. Hence, the City has restarted the redevelopment project.

A new redevelopment plan was created and adopted in 2019. As detailed in the plan, the guiding principles for the redevelopment project are:

- Assure the overall project is economically sustainable.
- Create/maintain view corridors to the water and promote and strengthen access to public areas.
- Incorporate family-friendly and multi-generational public facilities with the ability for flexible programming.
- Honor the heritage of the City by embracing the working waterfront character and history, including tugboat operations, shipbuilding industry, and shipping of grain and other products by water and rail (grain elevator).
- Integrate different forms of public art and promote intentional design and aesthetic qualities.
- Create a community buzz (social energy within the community) and foster a sense of community pride.
- Strengthen the urban intensity on the west waterfront and promote commercial activity.
- Incorporate green infrastructure and building practices and use native plantings.
- Support tourism.
- Create an additional community recreational resource, especially a trail hub for the Ahnapee State Trail and Ice Age Trail.
- Foster downtown housing initiatives and alternatives.
- Seek to enhance academic partnerships whenever possible, particularly the establishment of a water resource hub or National Estuarine Research Reserve facility.

Current Activities

The Common Council has approved the design for the waterfront promenade and overlook and authorized the project to be bid. The schedule calls for the installation of this facility to be completed approximately June, 2021. The promenade along the waterfront connects to existing waterfront walkways on both ends, thereby providing a continuous walkway throughout the downtown waterfront on the west side of the city. The project also includes an overlook near the midpoint of the dock wall, along with benches, lighting, landscaping, and other amenities.

The approximately two acres of land between the promenade and the ordinary high water mark is planned to be a public park. There is a chance that a portion of this property could contain a public use building such as a visitors center or research facility. But no proposals are being actively contemplated by the City at this time and the likelihood is that it will be entirely recreation space with amenities along with parking area.

The grain elevator that is situated within the future parkland is owned by the Sturgeon Bay Historical Society Foundation. It is listed on the state and federal registers of historic places. The City has a development agreement and a pending land lease with the SBHSF for the structure to be renovated and placed back on its original site in the northern portion of the parkland. *Note: This is a different location from the proposed location in the redevelopment plan.* The building will be used for various public purposes including a pavilion for public gatherings. SBHSF is currently working on architectural and engineering design for the project. The development agreement has a deadline of September, 2022 for the project to be finished and SBHSF anticipates beginning work later this year.

American Transmission Company is about to begin a project to replace its electrical transmission line that runs through the property. Currently the overhead transmission lines end near the dock wall and then go underground. Under this replacement project the overhead line will end at the corner of Maple Street and the Oregon Street Bridge corridor. From there the lines will be underground. This will greatly improve the view of the water from buildings constructed along Maple Street. The ATC project is expected to be completed by June 1, 2021.

The Door County Maritime Museum is constructing a major addition to its facility, including a 10-story maritime tower. Their project is expected to finish about October, 2020. The project will increase the attendance at the museum, thus further enhancing the West Waterfront as an economic focal point.

General Description of the Property

The proposed development site is currently part of a larger parcel of land owned by the city. The city will create the actual lot(s) needed for the new development based upon the approved site plan. The total amount of area above the established ordinary high water mark is approximately 53,800 square feet. But the irregular shape of the site, the location of existing underground utilities, and other factors effectively reduce the buildable area and split the site into two future building sites.

The main site fronts on E. Maple Street. It has approximately 33,000 square feet of buildable area. It has over 250 feet of frontage along the street and also has access to Locust Court at its rear. The second site fronts on the approach to the Oregon Street Bridge. The developable area of Site B is smaller due to the various utilities running through this site. There is a potential building envelope of about 6,000 square feet. Both sites have excellent views of the water, particularly looking up and down the bay in northerly and southerly directions.

Nearly all of the land is currently located within the floodplain of Sturgeon Bay and is governed by the Sturgeon Bay Floodplain Zoning Code. The site is within the floodfringe district. New development must conform to the flood-proofing standards of the floodfringe district or the property must be filled and removed from the floodplain. The requirements include having the first floor elevation of new buildings at least elevation 587.0' or higher (two feet above the regional flood elevation) and providing fill surrounding the building at elevation 586.0' or higher for 15 feet around the building. *Note: The predevelopment elevation of the site is approximately 584'.*

Community Information and Overview

The population of Sturgeon Bay is 9,130 based upon the 2010 census. However, during the summer months the population swells to approximately twice that number due to seasonal residents and tourists. The trade area for the city is essentially all of Door County as well as northern Kewaunee County. Sturgeon Bay is the regional hub for employment, government, education, health care, and commerce on the Door Peninsula.

The City provides full municipal services which include: public safety (police and fire), health, street maintenance, sanitation, parks and recreation, planning, zoning, assessing, building inspections, financial management, and general administrative services. The City also operates its own electric and water utility and waste water treatment facility.

Zoning & Land Use

The subject property is currently zoned Central Business District (C-2). The C-2 district is intended to provide development and redevelopment opportunities consistent with the historic downtown

development pattern. A wide variety of land uses, including most retail, office, and service uses are permitted in the C-2 district. Residential use within mixed-use projects is allowed up to 50% of the floor area of the building(s). Multiple-family dwellings that either have no commercial component or that exceed 50% of the overall floor area are a conditional use in the district. The complete listing of the allowable uses and other zoning requirements can be found on the city website at www.sturgeonbaywi.org.

Pertinent development requirements for this site include:

- Building height: 45 feet
- Building Setbacks: 5 feet from the property lines
- Impervious Surface: The maximum impervious surfaces (building and pavement) are 100% of the lot area.
- Required Parking: Off-street parking is not required in the C-2 district except for residential and lodging uses.

Please note that all of the zoning standards can be adjusted and tailored to the specific proposed development through use of the City's Planned Unit Development (PUD) zoning classification. The PUD zoning has been successfully used elsewhere in the downtown region. Due to the expected intensity of development for the subject sites, the city anticipates the use of planned unit development (PUD) zoning to provide greater flexibility. The use of PUD zoning and its potential to waive or relax development standards is subject to the design criteria and other requirements of the City's PUD zoning ordinance.

New development on the site is also subject to the design standards and review process of the Aesthetic Design & Site Plan Review Board.

Environmental Remediation

Phase 1 and Phase 2 Environmental Site Assessments have been completed for the site, along with an NR 716 Site Investigation Report. The city is currently within the Voluntary Party Liability Exemption (VPLE) program through the state. The decision to remain in the VPLE program is dependent upon the needs and expectations of the selected developer(s). Copies of the Environmental Site Assessments and other pertinent documents are available on the city's website.

Development Parameters

To advance the West Waterfront redevelopment vision and plan, the City is soliciting proposals to develop a desirable and economically feasible project. The proposal must supplement and enhance the existing and planned waterfront uses and the West Side Business District in general. Site plans and building designs should have an urban scale and a distinctive and creative character.

Proposals which do not include the construction and occupancy of a facility within two years will not be considered.

The site is within Tax Increment District #4 and future property taxes from the development are expected to help offset public costs for infrastructure, public space and other municipal expenditures.

Therefore, proposed developments should be taxable or have a payment in lieu of taxes (PILOT) component.

The City of Sturgeon Bay will consider all development proposals, including commercial, residential, and mixed-use projects.

The redevelopment plan identifies a future public parking facility along the alley to the south of E. Maple Street. It also identifies other potential public parking improvements, including modifications to the existing public parking lot by the Maritime Museum, acquisition or lease of the existing private parking lot that adjoins the development site on the west, and new parking behind buildings constructed on the development site. All of these potential parking improvements are dependent upon the availability of the subject lands and funds for purchase/construction. The creation and/or use of parking areas to support the new development will be part of a development agreement. Any new parking areas are preferred to provide public or shared parking, but exclusive use of a limited portion of a new parking area may potentially be negotiated as part of the development agreement.

The City of Sturgeon Bay has already reconstructed E. Maple Street and replaced/upgraded certain utilities serving the subject site at city's cost. Any other improvements or infrastructure needed from the city for the development would have to be requested and negotiated as part of the development proposal.

The City of Sturgeon Bay intends to complete the public access and recreation facilities within the waterfront promenade and park. The final design of the promenade is available, but the remainder of the parkland has not been designed yet. The promenade is anticipated to be completed by the summer of 2021. The timing of other park improvements will be based upon the availability of tax increment from private development and other funding sources.

The specific lot(s) for the development has not been created, but the approximate boundaries of the buildable area are shown in the attached map. The purchase price is negotiable and dependent on the fit of the proposed project with the community's goals, plan vision and the developer's level of investment and capacity to complete the project.

Selection of Developer & Evaluation Criteria

The selected developer will be the one that most successfully demonstrates the following:

1. Successful experience in design and development of projects of a similar use and size.
2. Familiarity with Sturgeon Bay and the Door County area.
3. A site design and building design for this specific property that is consistent with the redevelopment vision, incorporates aspects of waterfront design, with a strong character and quality building materials
4. A proposed use or mix of uses that is marketable and which will complement and strengthen the neighboring downtown uses and adjoining parkland. The ideal mix of uses on the site will contribute to a vibrant, destination-oriented district that attracts people and activity.
5. Provides a favorable combination of property tax base and economic activity from the new development.
6. Acceptable level of tax increment financing or other assistance requested from the city, if any.
7. Financial capability to complete the project.

Submittal Requirements

All proposals shall be made as follows:

1. Cover Letter
2. Detailed response to all SELECTION & EVALUATION CRITERIA, above, to include a preliminary site plan and at least one sample building elevation.
3. Financial Proposal to include the estimated total land and building value for the project when completed. The proposal shall also list all development assistance requested for the project, if any.
4. Total number of Full Time Equivalent Employees that will be employed in the facility.
5. The name and/or business type of all anticipated tenants of the facility, if any.
6. Names and qualifications of key employees that will be involved in the design, construction and management of the project.
7. The proposals shall identify up to three relevant project examples for which the firm/individual has completed similar development projects. References must include the name, title, address, and business phone number of the contact person.
8. Proposed method of financing the construction of the project.
9. Identify the dates when the developer proposes to:
 - a. close on the real estate purchase
 - b. begin construction on the project
 - c. complete construction on the project
10. Any additional information which you/your firm feels necessary.

Proposals will be received at the office of the City Clerk, 421 Michigan Street, Sturgeon Bay, WI until 2:00PM, September 24, 2020. Please send one unbound hard copy and an electronic version (pdf format preferred). Electronic version may be emailed to City Clerk at sreinhardt@sturgeonbaywi.org.

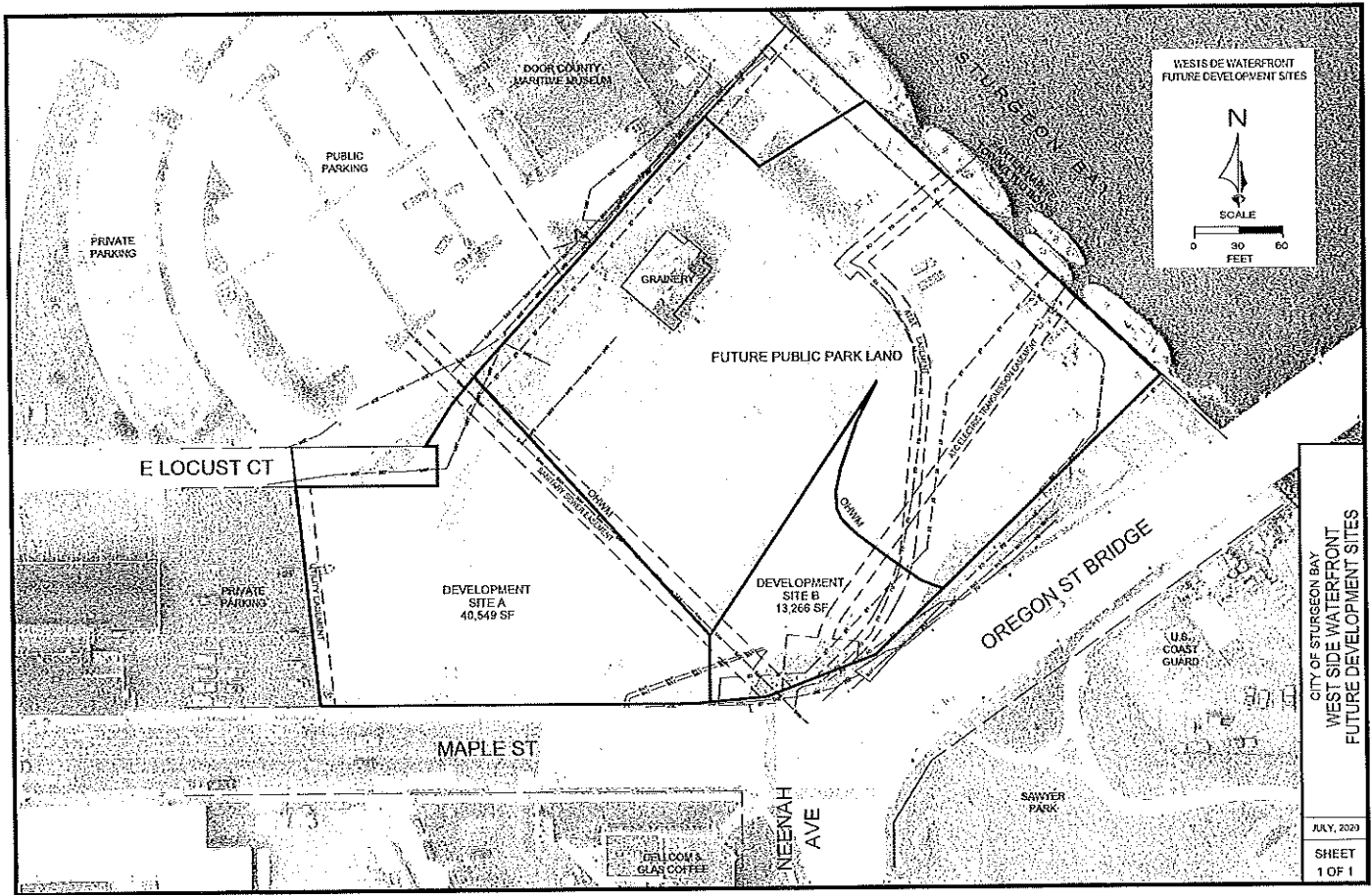
All Proposals must be clearly marked: **Proposal to Develop City of Sturgeon Bay West Waterfront Site**

Review/Selection Process

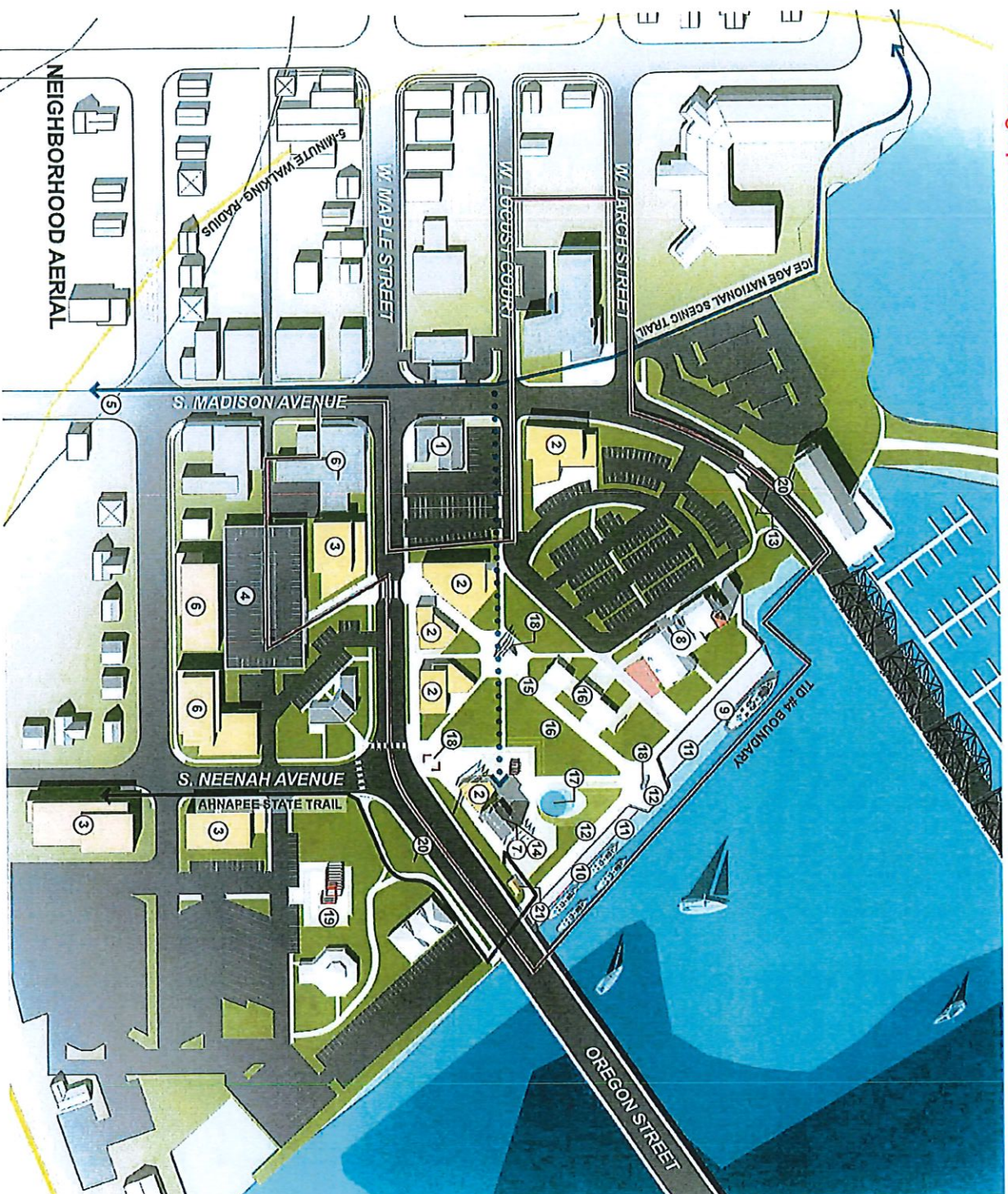
All Proposals received will be reviewed by City Staff. Proposals will then be forwarded to the City's Plan Commission for review and recommendation to the Common Council. The Plan Commission and/or Common Council may request a presentation of selected proposals. Evaluation of competing proposals may be completed within closed session(s) under Wis. Stat. 19.85(1)(e). Upon completion of the final evaluation process of the Common Council, a selection of the most advantageous proposal(s) will follow within open session that may be attended by the general public. The City reserves the right to reject all proposals. It also reserves the right to further negotiate the parameters of any selected proposal.

Questions

Questions regarding this Request for Proposals should be directed in writing to Community Development Director Marty Olejniczak and/or City Administrator Josh Van Lieshout. Preferable method is by email at molejniczak@sturgeonbaywi.org and jvanlieshout@sturgeonbaywi.org.



This graphic is from the redevelopment plan adopted in 2019. The entire plan is available on the City of Sturgeon Bay website.

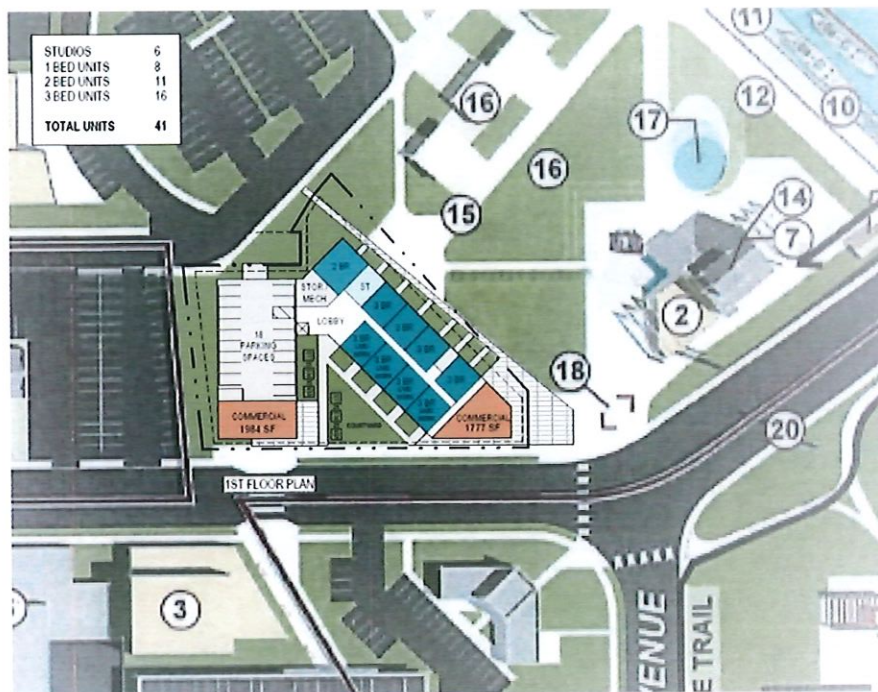


STURGEON BAY, WI WEST WATERFRONT REDEVELOPMENT CONSENSUS PLAN

- 1 Maintain Existing Building / Use
 - 2 Infill Mixed-Use (2-3 stories)
 - 3 Infill Residential (2-3 stories)
 - 4 District Parking Structure
 - 5 Maintain Street Character / Use
 - 6 Future Redevelopment
 - 7 Relocated Granary
 - 8 Door County Maritime Museum, Proposed Tower, and Potential Expansion
 - 9 Maritime Historic Dockage
 - 10 Tug Boat Mooring (reduced length)
 - 11 Public Transient Dockage
 - 12 Public Waterfront Promenade / Overlook
 - 13 Trailhead feature (bridge-to-bridge loop)
 - 14 Trailhead / Trail Connection
 - 15 Physical / Visual Access corridor to Waterfront
 - 16 Multi-Purpose Public Space / Temporary Pavilion Structure
 - 17 Water Feature
 - 18 Focal Art Piece
 - 19 Innovative Play Apparatus
 - 20 Gateway Features
 - 21
- COMMERCIAL MIXED USE / HOUSING OR PUBLIC / INSTITUTIONAL
 PUBLIC / INSTITUTIONAL
 EXISTING BUSINESS DISTRICT

Response to Sturgeon Bay, WI RFP

Mixed Income, Mixed-Use,
Multi Family Development



The Village at West Waterfront

Cinnaire Solutions
FIT Investment Group, LLC
Engberg Anderson Architects

September 24, 2019



Introduction

FIT Investment group, LLC in Partnership with Cinnaire Solutions Corp propose to build The Village at West Waterfront, a new construction mixed-use housing development consisting of a mix of affordable and market-rate units and live/work units, targeting families and working professionals. As highlighted in the 2019 Door County Housing Study, there is a significant gap in the amount of available affordable housing in the county needed to meet the demand for both temporary seasonal workers and year-round residents. This proposed development will help to fill this gap while creating a vibrant and activated site, that can help to attract and retain professionals and young families to the Sturgeon Bay Waterfront year-round.

The project will include 41 total units in one four-story building. To activate frontage along E. Maple Street, a target of 8 units will be designed as walkup townhomes, increasing the walkability of the district. In addition, 4 of the townhome units will include a live/work component. The 1st level of those units will feature retail-like space with glazing and garage doors allowing entrepreneurs/small business owners to interact with clients and sell goods and services. With the recent shift towards more remote work /work from home, affordable residential space on the waterfront can attract a diverse demographic from throughout Door County.

Our development team believes in the City of Sturgeon Bay's vision to redevelop and revitalize the West Waterfront and believe our development will add a critical component towards that end. The project team includes Engberg Anderson Architects, who with over 30 years in the business brings significant depth and experience in architectural design, interior design and planning of mixed-use large-scale projects. In addition, they were closely involved in the prior planning and design work completed for the Door County Four Seasons Market feasibility study by Vandewalle & Associates in 2012. They bring a recognition and understanding of the site's history and engagement with the needs of the community, and would be happy to build upon that previous effort.

Our development team is committed to working closely with the city and community stakeholders to meet and/or exceed all of the goals of the city's Waterfront Redevelopment Plans.

Development Details

The proposed development features 41 apartment units total, consisting of (6) studio units, (8) one-bedroom units, (11) two-bedroom units, and (16) three-bedroom units. We are targeting 8 walkup townhome units and 4 of those units will have 1st floor retail space.

Additional amenities include: designated fitness room, management office and business center, storage units, and a club room, which residents can reserve for events. Apartment units will feature an open concept design with a large kitchen and living space, energy efficient appliances and fixtures, closets and storage spaces, secure entry, high-speed internet and cable hookups, in-unit washer/dryers, and modern finishes. The building will be developed in compliance with accessibility standards of the Fair Housing Act and Section 504, and will include Universal Design features per WHEDA requirements and scoring standards so that units are accessible to residents with disabilities

Parking

A covered parking garage with 18 stalls will be available on the first floor of the building, along with a lobby and common area for the apartments. We are exploring the use of Site B for additional private surface-lot parking to support additional parking needs of the residents. In addition, we are open to working with the city and neighboring property owners on a shared-used parking arrangement as needed.

Outdoor Space

Outdoor amenity space will greenspace, an outdoor reading garden, bike racks, and incorporate walking paths that tie in to the West Waterfront public spaces. A public artwork space will be incorporated to add connectivity and pay tribute to the Maritime history/culture of the Waterfront. Green infrastructure will also be incorporated throughout the building and the site, and may include green roofing, rain gardens, and potentially porous pavers.

Unit Mix

The project will have at least a 30-year period of affordability with the following unit mix:

Type	Incomes	Rent Ranges	# of Units
Affordable	30% - 80%	\$460 - \$900	37
Market Rate	-	\$900 - \$1350	4
Total			41

There is a shortage of affordable family units within Door County, particularly at moderate to low-income levels. This development includes a mix of 40%, 50% and 60% of CMI units, which will further Door County's goal to expand the availability of affordable housing units to serve families and working professionals with a range of income levels.

Rents for the affordable units will be set according to WHEDA standards and income limits for residents at or below 80% AMI. Rents, shown in above table, will be confirmed with a market study during the due diligence process. A projected 15-year Proforma is attached which reflects these assumptions.

In addition, there will be 2 retail units available with approximately 3700 SF total of leasable space.

Long-term Affordability Requirement

We are committed to long-term affordability at this site for at least 30 years. The project will be subject to a 30-year Land Use Restriction Agreement (LURA) that is tied to the WHEDA tax credits and may also be subject to other affordability restrictions tied to additional gap financing sources.

Sustainability & Energy Efficiency

The project teams planning and design will align with Wisconsin Green Built Home criteria, which generally include items such as hard surface flooring, dual flush toilets, low flow plumbing fixtures, high reflectivity roofing, Energy Star appliances and energy efficient windows and doors. An integrated design process will be followed which includes high energy efficiency, sustainable building materials wherever possible and low environmental impact development techniques. In addition, the development's location in a walkable area with access to parks and other public amenities lends itself to sustainable living.

Zoning:

It is anticipated that project will utilize PUD zoning. We will work with the city to obtain any required zoning and conditional use approvals. Additional design work for the exterior of the building will be completed after input from the neighborhood and City staff and committees. Note that permissive zoning would have to be in place prior to a December 1, 2020 WHEDA application.

Development Team Background

FIT Investment Group

FIT Investment Group is an emerging Real Estate Development company in Wisconsin, focused on revitalizing community neighborhoods through the development of quality and affordable residential and mixed-used projects and rehabilitation of foreclosed/neglected homes. Current notable projects include a \$8.1MM 43-unit affordable housing scattered site development including single-family, duplex, triplex, and fourplex residences located within the near-north side neighborhoods of Milwaukee, WI. The transformative project will help to remove blight and provide much needed affordable/workforce units to a working-class blue-collar community within a stone's throw from Harley Davidson and MillerCoors Corporations.

Cinnaire Solutions

Cinnaire Solutions is the development division at Cinnaire. We are a skilled and trusted partner that brings to the table the experience and capabilities to address the most challenging housing and economic development opportunities. Our team of experienced professionals merge exceptional capacity, knowledge, and resources — including the full range of Cinnaire services, technical expertise, and financial tools— with our partners' vision and human context to bring transformative development projects to life. Whether it's design and planning, deal structuring, site selection, or any other aspect of the financing and development process, Cinnaire Solutions has the people and tools to solve the problems and surmount challenges. Cinnaire Solutions' areas of expertise include historic adaptive reuse; acquisition and rehabilitation; mixed-use development; non-profit facilities; technical consultation; market-rate development serving targeted populations; and others. Cinnaire's presence in Wisconsin revolves around co-partnerships with neighborhood organizations and development firms involving various mixed-use, mixed-income projects

Relevant project examples of completed similar development projects include (more details in the attached developer resumes)

1. BAY LOFTS | \$8MM | 2018 –Sturgeon Bay, WI
2. PARKSIDE REDEVELOPMENT | \$16MM | 2021- Camden, New Jersey.
3. PARK EAST ENTERPRISE LOFTS | \$12MM | 2007 -Milwaukee, WI



Financing Strategy

In order to finance the redevelopment, our team would apply to the Wisconsin Housing and Economic Development Authority (WHEDA) in December 2020 simultaneously for 9% and 4% low-income housing tax credits. Our current financial model, based on the site plan enclosed and proposed unit mix, contemplates a need of ~\$350,000 in TIF (or other) support and land donated by the City of Sturgeon Bay.

For WHEDA competitive scoring purposes, the financial model includes 10% market rate units, maximum Credit Usage points, and Financial Participation from multiple sources. Cinnaire Solutions has had an extremely successful record of WHEDA Tax Credit awards in Wisconsin, most recently was awarded 3 projects in the last round.

Project Timelines and Key Dates

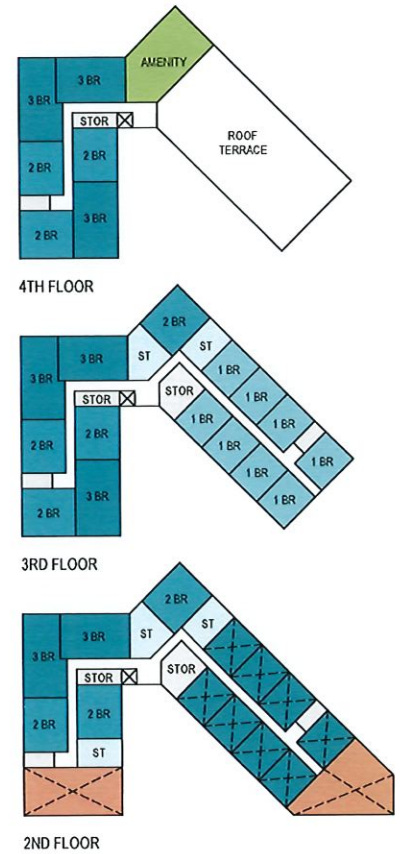
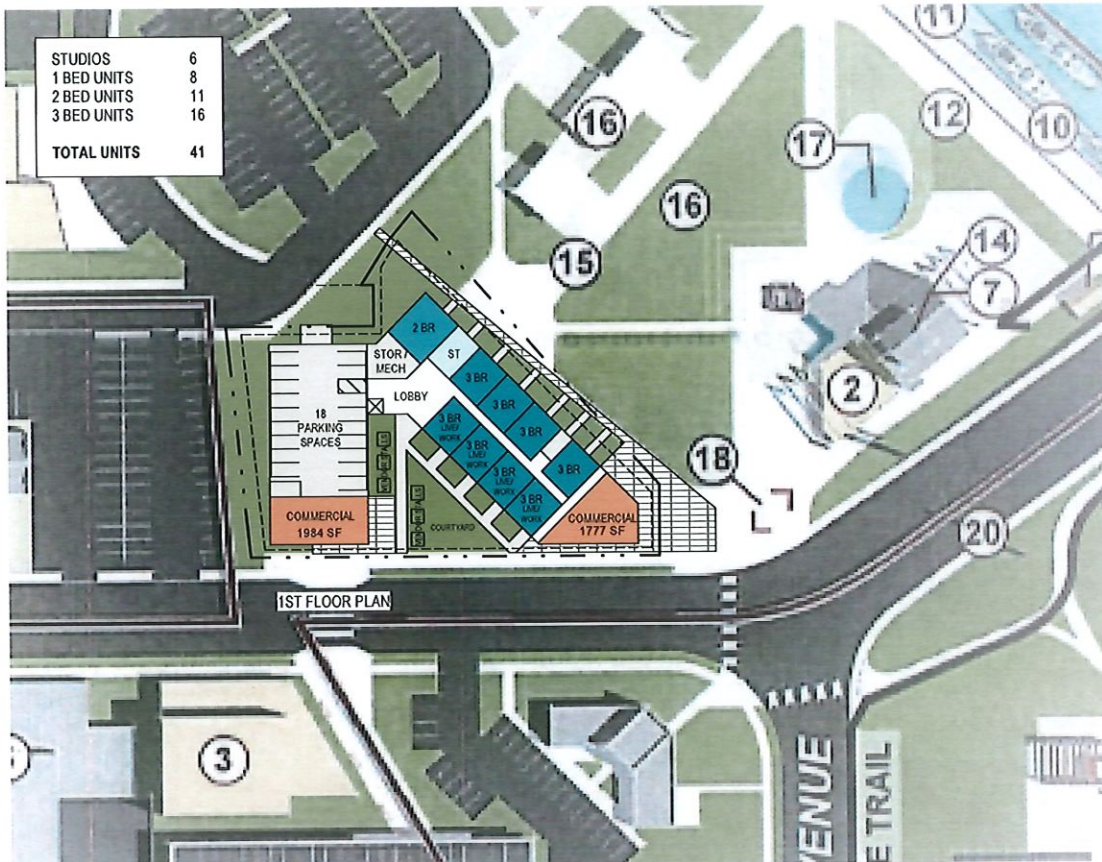
Key Milestones	Date
Closing	December 15, 2021
Construction Commencement	January 1, 2022
Construction Completion	Nov 1, 2022
Certificate of Occupancy	Nov 1, 2022
Stabilized Occupancy	June 1, 2023
Permanent Conversion	September 1, 2023

Projected Sources and Uses:

See attached proforma

Site Plan and Design

The site plan enclosed includes details on the proposed layout, parking, and height. The proposed building will be 4 stories in height, 44 feet tall. We will provide detailed renderings in subsequent steps.



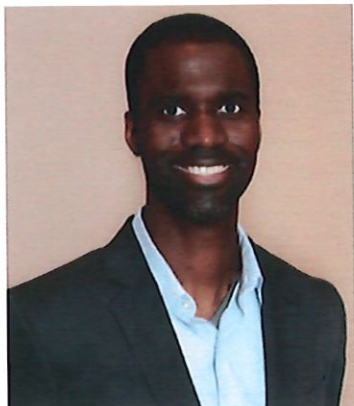
VILLAGE AT WEST WATERFRONT

SITE PLAN
SCALE: As indicated

Engberg Anderson Project No. 00000.00

A. MICHAEL ADETORO

MANAGING PARTNER, FIT INVESTMENT GROUP



Milwaukee, WI



414-345-7520



info@fitgroupinc.com

EDUCATION



M.S. Electrical Engineering
University of Michigan



Associates in Commercial Real Estate
Marquette University/MSOE

Michael is a real estate developer in Milwaukee, WI with over 10 years' experience in the field. He has a technology background with an entrepreneurial spirit, and a passion for community development. His firm has invested significantly in the redevelopment of distressed scattered-sites housing, which has been shown to be an effective strategy for reducing neighborhood blight, increasing neighborhood stability, and attracting private capital.

In his free time, Michael enjoys playing sports, musical instruments, and volunteering on service trips with his church.

RELEVANT EXPERIENCE

Founder, FIT Investment Group, 2013. Real Estate Investment company focused on improving city neighborhoods through development of quality and affordable residential and mixed-used projects and rehabilitation of foreclosed/neglected homes.

Currently actively managing 3 portfolios of scattered site housing totaling 19 residential units combining for ~\$900K in assets, including a 6,000 SF mixed-used building currently being **redeveloped to an Arts & Wine venue with housing above.**

Example Projects

Washington Park United Homes: 2020 awarded \$8.1M WHEDA Tax Credit project consisting of **43 units of affordable workforce** housing in Milwaukee, opening Winter 2021/22.

MERI Phase1: Partnership with City of Milwaukee to redevelop vacant tax-foreclosed scattered site housing. Completed 6 units of scattered site acquisition + rehab as part of Revive MKE LLC Project in 2019. **\$400K Project Cost, 8 RPP workers (workforce dev, Avg Pay \$16.90/hr.), 100% Occupied.** Phase 2 underway in 2020 with city for an **additional 10 – 15 units, ~\$1M project.**

3 project proposals currently in the pipeline in Wisconsin totaling over **\$15M in Total Project Costs.**

OTHER EXPERIENCE

Electronics Sourcing Leader, *GE Healthcare, 2016 – present*
Lead Electrical Engineer, *GE Healthcare, 2005 – 2016*



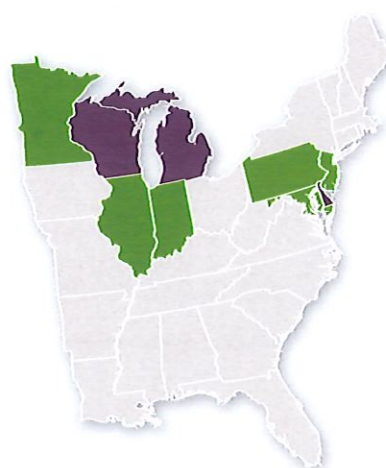
Cinnaire Solutions supports communities through innovative development planning and execution by merging our capacity and experience with their vision and human context.

CHRISTOPHER LAURENT, PRESIDENT

608-234-5291 / CLAURENT@CINNAIRE.COM
2 E. MIFFLIN ST. SUITE 403, MADISON, WISCONSIN

JAMES DOW, DEVELOPMENT MANAGER

312-237-5837 / JDOW@CINNAIRE.COM
1350 W. WASHINGTON ST. SUITE 1350, CHICAGO, ILLINOIS



PRIORITY GEOGRAPHIES

- Michigan
- Wisconsin
- Delaware

EXTENDED FOOTPRINT

- Eastern Pennsylvania
- New Jersey
- Minnesota
- Illinois
- Indiana
- Maryland

**EMPOWERING PEOPLE.
REVITALIZING COMMUNITIES.**



PEOPLE
WE STRONGLY VALUE SAFETY, SECURITY AND ECONOMIC WELL-BEING FOR THE PEOPLE WE SERVE



PLACE
WE IMPACT THROUGH DESIGN TO COMPLEMENT AND SUPPORT A COMMUNITY'S VISION OF PLACE WHILE PROTECTING THEIR AUTHENTICITY



PARTNERSHIPS
WE FOCUS ON EXPANDING THE FINANCIAL AND TECHNICAL CAPACITY OF OUR DEVELOPMENT PARTNERS



PIONEERING
BY LEADING RATHER THAN FOLLOWING WE ACHIEVE GREATER BENEFITS FOR OUR COMMUNITIES



PROSPERITY
WE BELIEVE THAT ALL PEOPLE DESERVE THE OPPORTUNITIES PROVIDED BY LIVING IN HEALTHY COMMUNITIES

CINNAIRE SOLUTIONS OFFERS

DEVELOPER

- ✓ MIXED INCOME HOUSING
- ✓ CATALYTIC PROJECTS
- ✓ MIXED USE
- ✓ NON PROFIT FACILITIES

PARTNERSHIPS

- ✓ DESIGN OVERSIGHT
- ✓ OWNERS REPRESENTATION
- ✓ DEAL STRUCTURING
- ✓ SITE SELECTION

TECHNICAL ASSISTANCE

- ✓ DISTRICT PLANNING
- ✓ DEAL STRUCTURING
- ✓ ECONOMIC DEVELOPMENT PLANNING
- ✓ RFP SUPPORT

CAPACITY

- ✓ GUARANTIES
- ✓ DEVELOPMENT LEAD
- ✓ DEVELOPER MENTOR
- ✓ LAND BANKING

CINNAIRE SOLUTIONS IMPACT



2,044
PORTFOLIO UNITS



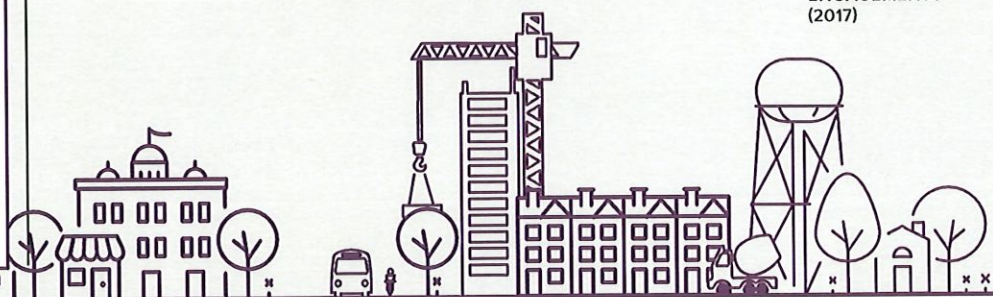
33
PROJECT INVENTORY



3,270
RESIDENTS SUPPORTED



12
COMMUNITY ENGAGEMENTS (2017)





CHRISTOPHER LAURENT
PRESIDENT, CINNAIRE SOLUTIONS

EDUCATION

Bachelor of Science in Zoology
University of Wisconsin

PREVIOUS WORK

Business Development, SVP
Cinnaire Corporation, 2015-2018
Consultant & Principal
Urban Apex, 2010-2019
WI Market President & Sr Dev. Manager
Gorman & Company, 2003-2009
Director of Tax Legislation and Policy
NCSHA, 2003
Manager of Multifamily Dev &
Multifamily Dev Officer
WHEDA, 1998-2003

AFFILIATIONS

Board Member
Madison Reading Project
Dane County Housing Authority
ACRE Advisory Board
Porchlight
PeppNation
Wisconsin Coalition Against Homelessness

PARKSIDE REDEVELOPMENT

Camden, New Jersey. Partnering with Parkside Business And Community In Partnership and Conerstone Community Partnership for the development of a \$16.3MM mixed-use neighborhood development that entails thirty-six one and two-bedroom mixed-income residential units for workforce/supportive housing above 6,923SF of retail, townhomes, 25,000SF health center/hospital with pharmacy, community kitchen, and wellness center and new elementary school and childcare center. Parkside is working to become a Purpose Built Community in 2020.

CHRIS LAURENT leads Cinnaire's nonprofit development affiliate, Cinnaire Solutions, in its work throughout its footprint in the Upper Midwest and Mid-Atlantic, with particular focus in Detroit, Wilmington, DE, and La Crosse, WI. Throughout his career Chris has been involved in the development and financing of over \$600 million of residential real estate. In his free time, Chris practices Bikram yoga, volunteers in the community, plays and performs vocals and guitar, is a hobbyist photographer, loves to cook, and is a trained Zamboni driver. He enjoys travel in his camping trailer to national parks and treasures his time with his four children and wife, Chris, a behavioral analyst in the autism field.

RELEVANT EXPERIENCE

PARKSIDE REDEVELOPMENT | \$16MM | 2021
Camden, New Jersey
NORMAN TOWER APARTMENTS | \$22M | 2018
Monroe, Michigan
***VILLARD SQUARE** | \$10MM | 2011
Milwaukee, Wisconsin
***GRAND RIVER STATION** | \$23MM | 2010
La Crosse, Wisconsin
***BLUE RIBBON LOFTS** | \$16MM | 2009
Milwaukee, Wisconsin
***GUND BREWERY LOFTS** | \$13M | 2009
La Crosse, Wisconsin
***METCALFE PARK HOMES** | \$7MM | 2009
Milwaukee, Wisconsin
***DR. WESLEY L. SCOTT SENIOR LIVING** | \$12MM | 2008
Milwaukee, Wisconsin
***PARK EAST ENTERPRISE LOFTS** | \$12MM | 20078
Milwaukee, Wisconsin

* Non-Cinnaire projects

CATALYTIC DEVELOPMENT IN STURGEON BAY'S WEST SIDE WATERFRONT DISTRICT



THE FIRST PROJECT IN STURGEON BAY'S CATALYTIC WEST SIDE WATERFRONT TIF DISTRICT, The Bay Lofts represents the

development team's commitment to infill development in a vibrant mixed-use community. Anchored by local retailer Bayshore Outfitters, the 37-unit apartment community offers a unique living alternative for area professionals, commuters from Green Bay, and empty nesters looking for a year-round Door County experience.

NUMBER OF UNITS 37

UNIT MIX
12 ONE-BEDROOMS
22 TWO-BEDROOMS
3 THREE-BEDROOMS

3,250 SF COMMERCIAL/RETAIL

METRO MARKET
STURGEON BAY

SITE SIZE
1.05 ACRES

GROSS BUILDING AREA
48,640

AMENITIES
ZEN VISTA DECK
BICYCLE STORAGE
COMMUNITY SUITE
BUSINESS CENTER
EXERCISE SUITE

WALKSCORE
63

Financial Summary

Uses of Funds	in \$ millions
Construction costs	6.3
Acquisition costs	0.8
Development cost	0.1
Soft costs	0.8
Total	8.0
Sources of Funds	in \$ millions
Private Loan	4.9
TIF Loan	0.9
Private Equity	2.2
Total	8.0

THE BAY LOFTS, LLC
4906 Femrite Drive
Madison, WI 53716
(503) 869-6544

cilaurent@urbanapex.com



Park East Enterprise Lofts
1407 N. Martin Luther King, Milwaukee, WI



Project Details	
Number of Units	85
Unit Types	1BR, 2BR, 3BR
Income Restrictions	50%, 60% AMI, Market Rate
Development Type	Affordable Rental Mixed Use

Key Dates	
Selected as Developer	2004
Closing	2005
Placed in Service	2006

This mixed-use, mixed-income, 85-unit "live-work" development is designed to serve up-and-coming entrepreneurs and other members of a city's "creative class." It is part of a visionary redevelopment district that has been made possible by tearing down an expressway. The development features live-work units that have commercial street entrances, activating the street and allowing small business owners to combine their office, studio, and residence in one place. Amenities include a fitness center, business center, community room, conference rooms, movie theatre and gallery space.

Financing Sources and Amounts	
Mortgage	\$4,670,000
Section 42 - LIHTC - 9% Tax Credits	\$7,499,250
Brownfield Grant	\$107,500
Developer Self Financing - Deferred Fees	\$308,041
Total Construction Costs	\$9,220,052
Total Development Costs	\$12,584,791
<i>Investor – Alliant Capital</i>	



JAMES DOW

REAL ESTATE DEVELOPMENT MANAGER

EDUCATION

Master in Urban Planning and Public Policy

University of Illinois

Bachelor of Science in City & Regional Planning

Ohio State University

PREVIOUS WORK

Community Investment Analyst

Community Investment Department Federal

Home Loan

Bank, Chicago IL, 2014-2016

AFFILIATIONS

Illinois Housing Council - Member

Young Real Estate Professionals, Chicago - Member

Sarah's Circle - Associate Board Member & Housing

Facilities Committee Member

Urban Land Institute - Member

WASHINGTON PARK UNITED HOMES

Milwaukee, Wisconsin. Partnering with FIT Investment Group for an \$8.1MM forty-three unit affordable housing scattered site development including single-family, duplex, triplex, and fourplex residences located within the near north side neighborhoods of Washington Park, Metcalfe Park, Sherman Park, and Walnut Hill in the City of Milwaukee. The proposed scattered sites would be redeveloped using Low-Income Housing Tax Credits ("LIHTC") targeting households of all ages with incomes up to 80 percent of area median income ("AMI") to include one, two, three, four, and five bedroom units.

A RESIDENT OF CHICAGO, James' favorite aspect about the city is the diversity and rich culture of each neighborhood, from the people to its built spaces. With a keen passion for urban planning and innovative solutions surrounding housing and economic development, James' enthusiastic and sincere development style transfers into authentic, trusted relationships when collaborating with and coaching our partners. James rounds out his time rock climbing, vegetable gardening, curing/fermenting, and camping with his fiancée and their two dogs.

RELEVANT EXPERIENCE

WASHINGTON PARK UNITED HOMES | \$8.1MM | 2021

Milwaukee, Wisconsin

CANNERY TRAIL RESIDENCES PHASE II | \$8.5MM | 2021

Darlington, Michigan

THE MEADOWS | \$7.3MM | 2021

Darlington, Michigan

ALLEN PLACE | \$11.1MM | 2020

Lansing, Michigan

* Non-Cinnaire projects



FATIMA LASTER

DEVELOPMENT ASSOCIATE

EDUCATION

Associates in Commercial Real Estate
Milwaukee, WI
Bachelors in Finance, Marketing, and
Entrepreneurship
Washington University in Saint Louis

PREVIOUS WORK

Freelance Artist & Interior Designer
FKL Visual Arts/FKL Designs 2010-current
Assistant Project Manager
Jordan Construction Services, 2016-2018
Officer - Product Delivery Underwriting
Bank of America/Merrill Lynch, 2006-2011

AFFILIATIONS

Founder and Director
5 Points Art Gallery & Studios

THE HIVE ON RUSSEL

Detroit, Michigan. Partnering with Develop Detroit for the development of an \$11.8MM premier 71-unit affordable rate housing apartment complex, one mile northeast of Detroit's downtown/central business district. Designed by the highly celebrated African-American architect, the late Phil Freelon, The Hive on Russell serves as an epicenter, connecting Eastern Market, the oldest continuously operating market in the United States, and Lafayette Park, containing the world's largest collection of Mies Van der Rohe residential architecture, and is an extension of the progressive drive and creative spirit of its bordering neighbors in a new residential community.

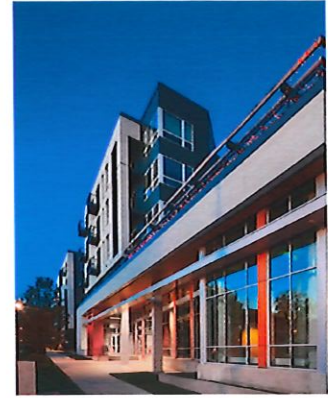
HAILING FROM MILWAUKEE, Fatima is passionate about creating equity in under-served communities via conscious real estate development, interior design and the arts. Being a visual artists of mixed-media abstractions, Fatima loves experimenting with new concepts, stretching the narrative of what is possible, and creating culturally rich milieus. Fatima also loves biking and traveling nationally and internationally to visit different artists and art spaces and absorb different architecture styles, cultures and languages.

RELEVANT EXPERIENCE

THE HIVE ON RUSSEL | \$12MM | 2021
Detroit, Michigan
THE ANCHOR AT MARINERS INN | \$18MM | 2021
Detroit, Michigan
WASHINGTON PARK UNITED HOMES | \$5MM | 2021
Milwaukee, Wisconsin
*5 POINTS ART GALLERY & STUDIOS | \$600M | 2018
Milwaukee, Wisconsin

* Non-Cinnaire projects

Engberg Anderson Architects



Who We Are

Engberg Anderson, Inc was founded in 1987 and has been an active corporation for 30 years. Our 41 person firm is comprised of six partners and six principals with a professional staff who bring together a depth of diverse architectural, interior design and planning experience. From sensitive historic preservation projects to complex public and private community projects of a highly technical nature, we collaborate with clients to help them achieve their goals with inspired work that supports activities and institutions at the heart of a vibrant community.

A Full Range of Architectural, Interior Design & Planning Services

Building Design	Site Evaluation	Construction Admin.
Interior Design	Site Planning	Adaptive Reuse
Space Planning	Zoning & Code Analysis	Heritage Conservation/
Programming	Feasibility Assessments	Historic Preservation
Master Planning	ADA Compliance	Public Art Coordination

Multifamily Housing

Our portfolio showcases a variety of housing types from multifamily housing to supportive housing or mixed-use developments in urban centers to suburban zones. Each feature a variety of amenities and services unique to that facility and community. Before we draw the first line, we go through a research phase gathering information of the surrounding demographic, the neighborhood, the client and market needs or desires. We want to provide a design that ultimately fulfills the demands of the market.

Neighborhood Context

Our design expertise responds to the community in which it sustains itself and the current market trends and conditions. We design with community perspective and history in mind along with financial drivers and trends. A neighborhood is one that fosters a sense of community. There are two essential components of a growing neighborhood: walkable streets and reasons to walk. A sense of community requires a juxtaposition of land use including offices, retail, housing, parks, schools and civic buildings, which are integrated into the neighborhood fabric, while the building fronts themselves give the streets life and vitality.

Materials + Apartment Design

Costs, durability, maintenance, and design goals guide our architects and interior designers choices of materials. Our team is knowledgeable of the range of issues relative to making these choices, working closely with the developer and the contractor to maintain budget goals throughout the process. As a team we are consistently challenging our assumptions, keeping up with code issues and technical developments. In the end our integrated approach allows for our team to develop the design of the apartment units to unify the interior design with the overall project.

PARTNERS

Mark Ernst, AIA, LEED AP
Bill Williams, AIA, LEED AP
Joe Huberty, AIA, LEED AP
Bill Robison, AIA, LEED AP
Alex Ramsey, AIA
Eric Ponto

PRINCIPALS

Timothy Wolosz, Assoc. AIA
Felipe Ornelas, Assoc. AIA
Jim Brown, AIA
Shaun Kelly, AIA
Jeff Hanewall
Josie Vega

STAFF

34 Architects, Designers
& Interior Designers

WEBSITE

www.engberganderson.com

LOCATIONS

Milwaukee

320 E Buffalo St, Ste 500
Milwaukee, WI 53202
(414) 944-9000

Madison

305 W Washington Ave
Madison, WI 53703
(608) 250-0100

Tucson

2 E Congress, Ste 900
Tucson, AZ 85701
(520) 882-6900

Chicago

8618 W. Catalpa Ave, Ste 1116
Chicago, IL 60656
(847) 704-1300



Mark R. Ernst

AIA | LEED AP BD+C | NCARB | PARTNER IN CHARGE

Mark is a Partner at Engberg Anderson and a recognized architectural planning and design leader in the Milwaukee area. As an art activist, he has served on numerous non-profit arts groups' boards and assisted with their facility design. His proven commitment has strengthened many groups including Theater X, Ko Thi Dance Company, Sharon Lynne Wilson Center for the Arts, Kenosha Public Museum, and Milwaukee Theatre.

EDUCATION

University of Wisconsin - Milwaukee
Master of Architecture, 1978

The Architectural Association
London, England, 1974

Miami University, Oxford, OH
Bachelor of Environmental Design
1975

REGISTRATIONS

Registered Architect
WI | NY | TX | MN | VA

National Council of Architectural
Registration Boards
(NCARB) Certified

LEED Accredited Professional
Building Design + Construction (LEED
AP BD+C)

ACTIVITIES | AFFILIATIONS

Congress for New Urbanism
Member

Future MKE Participant, 1988

Greater Milwaukee Committee
Member

Bradley Technology & Trade School
Commissioner

Urban Land Institute, Member

US Green Building Council (USGBC)
Member

Wisconsin Trust for
Historic Preservation
President, 2005 - Present
Current Member

RELEVANT EXPERIENCE

Riverheath, Appleton, WI

A new development that reclaims a brownfield industrial waterfront site. The project combines multi-unit housing, office and retail space into a dense core. LEED-ND® (Neighborhood Development) Pilot Project.

Spur 16, Mequon, WI

The development features a mix of retail, multifamily housing and townhomes, and public spaces. The residential development includes a clubhouse with fitness center and pool as well as pedestrian-friendly access to the retail spaces. Additionally, a public market and restaurant offer patrons 9 different local restaurant options. Aesthetically, the project features the reuse of three existing buildings to retain Mequon's historic charm.

Element 84, West Allis, WI

Element 84 is a mixed-use development that features 209 units of market-rate housing, four story buildings. Development amenities include first level walk ups, private courtyards, swimming pool, fitness room, and a rooftop club room with outdoor terrace.

Racine @ North Beach, Racine, WI

Racine @ North Beach is a multi-phase, mixed-use development bordered by Lake Michigan and Racine's Root River. The development will contain approximately 470 units and numerous amenities, along with several retail spaces at street level.

The North End, Milwaukee, WI

Master Plan

Master Plan for a 450-unit condominium development on a former leather company brownfield site along the Milwaukee River north of downtown. LEED-ND® (Neighborhood Development) Pilot Project.

ONEat North End (Phase One)

ONE at North End includes 83-units (including some WHEDA financed) with 13,000 sf retail space and 144-space underground parking structure

Portrait + Silhouette (Phase Two)

Two additional mixed-use retail and apartment buildings: Portrait contains 55-units; Silhouette is 100-units (including some WHEDA financed). Phase 2 also includes a new public park (Denim Park)

Vignette (Phase Four)

Vignette expands the North End with an additional 155-units, an outdoor swimming pool and grilling station, mini-bowling lanes, a fitness center, and an extension of the Riverwalk

Chroma (Phase Five)

Chroma includes 88-units, a pet grooming center, and a rooftop clubhouse with 30'X30' outdoor terrace and grilling station

Columbia Square Housing, Milwaukee, WI

Mixed-use development including 22-unit apartment complex over 6,000 sf of retail space in an urban neighborhood.



Amanda Koch

AIA | ARCHITECT

Amanda enjoys working with clients to determine the best way to achieve their goals for a project while guiding them to a solution that is both functional and aesthetically pleasing. Since joining Engberg Anderson, she has been involved in multiple community charrettes and an international urban planning project. Amanda is an integral member of our design team, having worked on several complex multi-building, mixed-use projects.

Since 2012, she has taught various design courses as an Adjunct Professor at both MIAD and the UWM School of Architecture and Urban Planning.

RELEVANT EXPERIENCE

EDUCATION

University of Wisconsin-Milwaukee
Master of Architecture, 2015

Milwaukee Institute of Art and
Design
Bachelor of Fine Arts, 2011

REGISTRATIONS

Registered Architect: WI

ACTIVITIES | AFFILIATIONS

American Institute of Architects,
Member

Five Fifty Ultra Lofts, Milwaukee, WI

Part of the new Milwaukee Bucks Arena District, Five Fifty Ultra Lofts is a mixed-use project that features 112 units and many amenities including a rooftop club room and outdoor terrace, fitness room, an indoor/outdoor lounge, storage areas on every residential floor and an on-site leasing office.

Spur 16, Mequon, WI

Adaptive re-use project with a mix of retail, multifamily housing, townhomes, and retail. The residential development includes a clubhouse with fitness center and pool as well as pedestrian-friendly access to the retail spaces. Additionally, a public market and restaurant create a neighborhood destination. Eight buildings on the property are LEED Certified.

Edge of the River, Racine, WI

Multi-phase development on Racine's Root River. The development will house approximately 300 residences in three to seven buildings, including the redevelopment of existing buildings on the site, the construction of two new residential/retail buildings and new riverfront townhomes.

Racine @ North Beach, Racine, WI

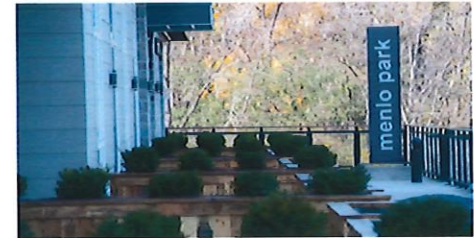
Racine @ North Beach is a multi-phase, mixed-use development bordered by Lake Michigan and Racine's Root River. The development will contain approximately 470 units and numerous amenities, along with several retail spaces at street level.

Plamann Park Pavillion + Parking Lot, Appleton, WI

Engberg Anderson worked with Outagamie County to reimagine the Plamann Park Pavilion into a warm, inviting atmosphere for visitors. All designs include a divisible event space with fireplace and exposed natural materials, seamless integration from interior to exterior, public multipurpose space and restrooms open year-round for park visitors, and a modern kitchen with direct access to the event space. The site design welcomes visitors to the pavilion with new landscaping and site lighting, a generous drop off area, and a network of pathways that connect to nearby park amenities and an outdoor ceremony area.

Big Top Chautauqua, Bayfield, WI

Master Plan for a 900 seat music and events program/venue that holds 60 performances and events a year.



Riverheath

Appleton, Wisconsin

Aimed at providing Appleton with a vibrant, interconnected community environment, Riverheath is a new development reclaiming a dormant industrial waterfront site. The site, comprised of 15 acres along the Fox River at the heart of Appleton, is within walking distance of Lawrence University and College Avenue.

A combination of townhomes, multi-unit housing, retail spaces, walkable spaces and parkland, Riverheath is a multi-phase project serving as a showcase for sustainable urban development. The USGBC® selected the project to be a LEED-ND® (Neighborhood Development) pilot project, aiming to integrate the principles of smart growth, new urbanism and green building.

Status

Completed 2014 | Evergreen

Completed 2016 | Prairie

Completed 2017 | Marriot

In Progress | Willow

Est. Construction Cost

\$25 million



Rethke Terrace

Madison, Wisconsin

Working with Heartland Alliance, Rethke Terrace is the third project our teams have collaborated on and the first in Madison. Rethke Terrace serves the homeless population in the City of Madison by providing 60-units of supportive housing. Of the 60-units, 25 are reserved for homeless veterans and six are reserved for residents earning 30% less of the Area Median Income. The building features a variety of amenities, including onsite parking, community room, fitness room, library and computer lab. On the exterior residents can enjoy an outdoor courtyard, edible landscape and a space for gardening. Onsite supportive services ensure continued assistance to help residence improve their health, become self-sufficient and ultimately to build a better future. Tax Credit Financing was provided by WHEDA (Wisconsin Housing and Economic Development Authority).

Status

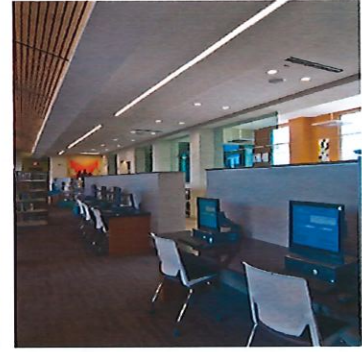
Completed 2016

Size

37,300 sf; 60 units

Construction Cost

\$6.1 million



Milwaukee Public Library | Villard Square Branch

Milwaukee, Wisconsin

In response to the Milwaukee Public Library system's "Rethinking Libraries for the 21st Century" plan to review service models for the system, the Villard Square Branch is the first library built as part of a mixed-use development, with three floors of affordable housing above. The new branch features expanded children's and teen areas, RFID, autosort, laptops, a meeting room that converts to additional browsing and seating when not in use, and a central hearth to draw the community together. Public art throughout the spaces of the library adds to the character of the building and helps to tell the community's story through words and pictures.

Status

Completed 2011

Size

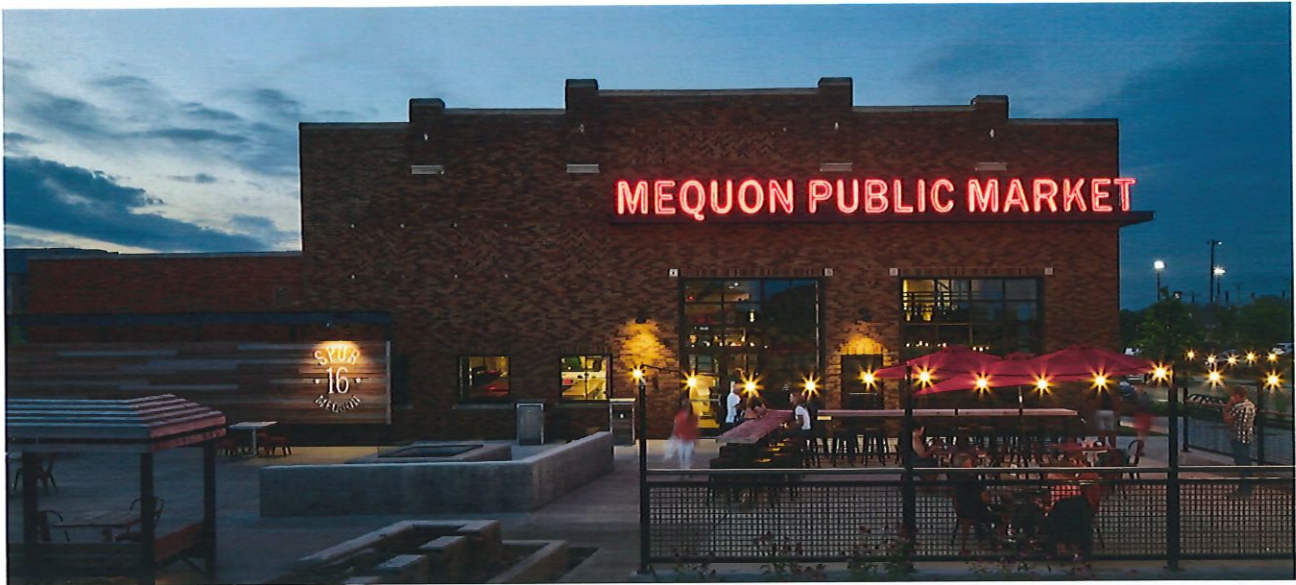
12,770 sf

Construction Cost

\$1.5 million

Recognition

Wisconsin Builder/Daily
Reporter Top Projects of 2011



Mequon Public Market | Spur 16

Mequon, WI

Part of Spur 16 development, the Mequon Public Market is a unique destination where people come together to experience community, specialty shopping, quality dining and farm-fresh produce from local businesses. The market works to honor history, promote growth and provide an outlet for community arts.

Status

Completed 2019

Size

12,200 sf

Spur 16 features a mix of retail, multifamily housing and townhomes, and public spaces. The residential development includes a clubhouse with fitness center and pool as well as pedestrian-friendly access to the retail spaces. Aesthetically, the project features the reuse of three existing buildings to retain Mequon's historic charm.



Proposal to Develop City of Sturgeon Bay West Waterfront Site

City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, Wisconsin

The following proposal is in response to the City of Sturgeon Bay's request for proposals for development of the site along E. Maple Street, part of the city's West Waterfront Redevelopment Project.

September 23, 2020

EXECUTIVE SUMMARY

Northpointe Development is pleased to provide the following proposal for the acquisition and development of the West Waterfront Site located along E. Maple Street. Northpointe will act as the lead Developer for the project. We applaud the City for publishing the RFP as it will certainly generate development ideas and add much needed housing for Sturgeon Bay. Northpointe is proposing to build 40 rental housing units with a variety of bedroom sizes, including one and two-bedroom units. Our development will focus on housing intended to create a vibrant, family-oriented new neighborhood and attract people and activity to the neighboring downtown and adjoining parkland. This development will be a focal point and catalyst for development in the area. The City of Sturgeon Bay, as documented in the 2019 Housing Study, has a strong need for new rental housing for the community. Our proposal meets the City's needs and would be a great fit for community members looking for quality housing that is safe. In addition, our mixture of bedroom sizes will allow both new and existing working families to have a home near where they work.

We believe that this plan delivers long range financial benefits to the community within a sensible timeline and requires an overall low upfront investment from the City. Northpointe is an experienced and financially stable development team that has successfully delivered similar projects throughout the state. As a long-term owner, we continue to own and successfully operate all the properties we have developed to date. Our proposed improvements mostly rely on financing and sources already available to the development team; however, we are requesting that the city partner with us to provide the land and a sensible amount of additional resources for the development. If selected, we will work with the City and neighborhood to get feedback and address concerns so we can deliver the most complete and desirable layout of buildings and landscaping. Our proposal delivers a feasible and executable plan and brings much needed quality new housing into the community, and we look forward to working with you on this opportunity.

Questions regarding this proposal should be directed to:

Andrew Dumke
Principal
Northpointe Development Corporation
(920) 379-1645
andy@northpointedev.com

PROPOSAL HIGHLIGHTS

- 40-unit multifamily development including 1 and 2-bedroom units
- Proposed development will be four stories and includes a pedestrian connection to the adjacent park
- Elevated community room balcony for resident functions
- Proposal to include professional management, sufficient parking (both underground and surface stalls), and a significant level of amenities
- Soil raised for flood protection per ordinance
- Developer requests that the City transfer the site to Northpointe for \$1 as well as provide Tax Incremental Financing in an amount needed to balance the sources and uses of the project
- Developer is working with the County to security CDBG Grant funds that can used for the project
- Maximized long-term financial benefits and amenities to the City and community
- Site to connect to existing utilities reducing the need for upfront infrastructure
- Development does not include site B, which could be added to the park
- Development plan intended to be amenable to Council and community feedback

TABLE OF CONTENTS

SECTION 1	Overall Project Approach Project Overview Project Timeline Site Plan & Building Elevation Development Team
SECTION 2	Northpointe Development Overview & Key Staff Examples of Similar Development Projects References
SECTION 3	Financial Projections Sources and Uses of Funds City Assistance Request

Section 1

Overall Project Approach & Project Review

The City of Sturgeon Bay has a strong need for new rental housing. Northpointe Development is proposing to develop the West Waterfront Site with a newly constructed 40-unit development. The development will consist of a four-story apartment building containing 19 one-bedroom units and 21 two-bedroom units. 52% of the units will be rented to households with incomes at 80% of the County Median Income, and 48% of the units will be market-rate.

The development will not require significant upfront infrastructure investment from the City as no new public streets are needed to access the development and utilities will be connected from those already existing. This approach allows the City to target most of their resources to the future public park land.

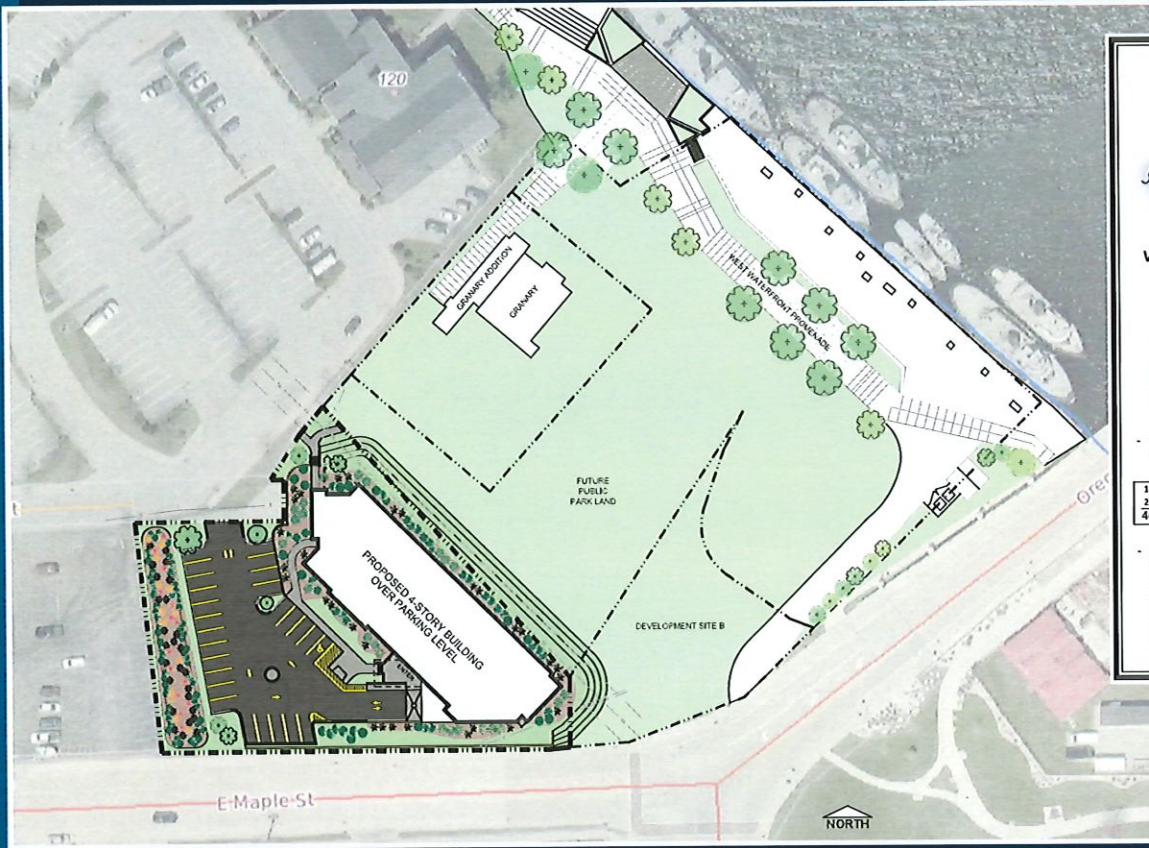
Our projects are sustainably built with high quality materials and will provide many desirable amenities including: on-site professional management, security lighting, community room with large balcony overlooking the water, exercise and fitness room, bike parking, 24 underground parking spaces along with additional surface parking sufficient for households with multiple cars and their guests. All units will have an in-unit washer/dryer included along with other standard appliances. Green infrastructure ideas will be implemented and a bioretention basin will be built on the site to handle stormwater. One full-time employee will be employed on-site at the development, as well as numerous third-party subcontractors for snow removal, lawn care, maintenance, etc.

The financial sources and uses can be found in Section 3. Northpointe Development is asking Door County for a grant of \$1,400,000 to be used towards the development of this project. Northpointe is also seeking TIF assistance from the City of Sturgeon Bay as outlined in Section 3. Other sources include debt provided by a local lender and equity funds.

Lastly, Northpointe has earned a top-notch reputation in the industry after years of successful fundings and project completion. Over the last 10 years, Northpointe has built a significant portfolio in the State of Wisconsin, including similar developments, such as Anthem Luxury Living in Oshkosh, Riverfront Senior Apartments in Oshkosh, and Woolen Mills Lofts in Appleton, details of which can be found in Section 2. By choosing a qualified developer that has experience in complex waterfront redevelopment sites, the City will have assurances that the overall development plan will come to fruition.

Project Timeline

- Anticipated closing date: March 1, 2021
- Construction commencement: April 1, 2021
- Construction completion: June 1, 2022



WATERFRONT PROPERTY REDEVELOPMENT

PROPOSAL BY:



NORTHPOINTE
DEVELOPMENT CORPORATION

4-STORY APARTMENT BUILDING OVER
INDOOR PARKING LEVEL

UNIT MIX	PARKING COUNT
19 1-BEDROOM UNITS	24 INDOOR PARKING SPACES
21 2-BEDROOM UNITS	26 SURFACE PARKING SPACES
40 DWELLING UNITS	50 PARKING SPACES

AMENITIES

- ☒ ON SITE LEASING OFFICE
- ☒ EXTERIOR BALCONIES
- ☒ COMMUNITY ROOM WITH LARGE BALCONY
- ☒ EXERCISE & FITNESS ROOM
- ☒ IN-UNIT WASHER / DRYER
- ☒ ON SITE STORAGE LOCKERS FOR RESIDENTS



WATERFRONT PROPERTY REDEVELOPMENT

PROPOSAL BY:



NORTHPOINTE
DEVELOPMENT CORPORATION

- 4-STORY APARTMENT BUILDING OVER INDOOR PARKING LEVEL

UNIT MIX		PARKING COUNT	
19	1-BEDROOM UNITS	24	INDOOR PARKING SPACES
21	2-BEDROOM UNITS	26	SURFACE PARKING SPACES
40	DWELLING UNITS	50	PARKING SPACES

- AMENITIES

- ON SITE LEASING OFFICE
- EXTERIOR BALCONIES
- COMMUNITY ROOM WITH LARGE BALCONY
- EXERCISE & FITNESS ROOM
- IN-UNIT WASHER / DRYER
- ON SITE STORAGE LOCKERS FOR RESIDENTS



PROPOSED NORTH ELEVATION

ALUMINUM
BALCONIES

FIBER
CEMENT
SIDING

MASONRY AT PARKING
LEVEL EXTERIOR

CUSTOM COLORED
NICHIA FIBER CEMENT
PANELS. (FINAL COLOR
SCHEME TO BE
REVIEWED AND
APPROVED BY AESTHETIC
DESIGN & SITE PLAN
REVIEW BOARD.)

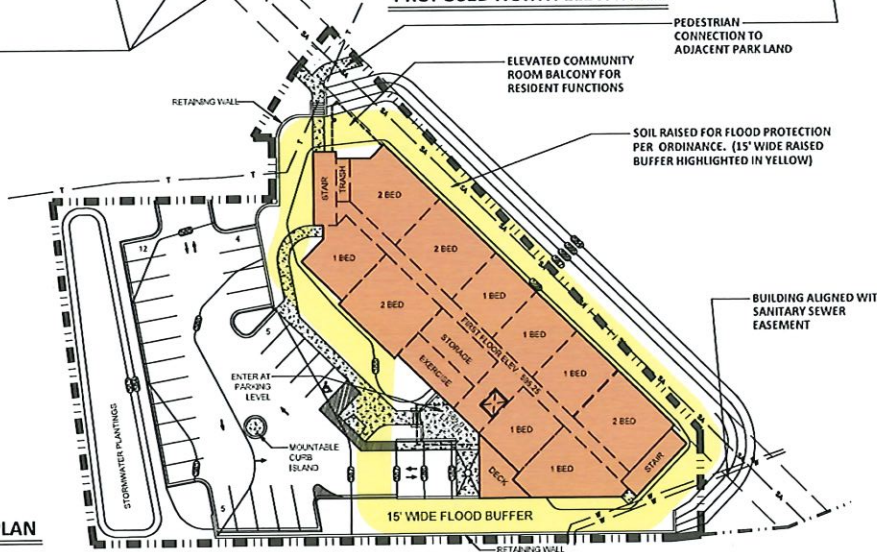
ELEVATED
COMMUNITY
ROOM
BALCONY
FOR
RESIDENT
FUNCTIONS

PEDESTRIAN
CONNECTION TO
ADJACENT PARK LAND

ELEVATED COMMUNITY
ROOM BALCONY FOR
RESIDENT FUNCTIONS

SOIL RAISED FOR FLOOD PROTECTION
PER ORDINANCE. (15' WIDE RAISED
BUFFER HIGHLIGHTED IN YELLOW)

BUILDING ALIGNED WITH
SANITARY SEWER
EASEMENT



NORTH

GRADING PLAN



WATERFRONT PROPERTY REDEVELOPMENT

PROPOSAL BY:



NORTHPOINTE
DEVELOPMENT CORPORATION

4-STORY APARTMENT BUILDING OVER
INDOOR PARKING LEVEL

UNIT MIX	PARKING COUNT
19 1-BEDROOM UNITS	24 INDOOR PARKING SPACES
21 2-BEDROOM UNITS	26 SURFACE PARKING SPACES
40 DWELLING UNITS	50 PARKING SPACES

AMENITIES

- ☑ ON SITE LEASING OFFICE
- ☑ EXTERIOR BALCONIES
- ☑ COMMUNITY ROOM WITH LARGE BALCONY
- ☑ EXERCISE & FITNESS ROOM
- ☑ IN-UNIT WASHER / DRYER
- ☑ ON SITE STORAGE LOCKERS FOR RESIDENTS

Project Development Team

The success of Northpointe Development's many apartment projects have included the following partners. If awarded the project, these are the likely entities and contacts that will be involved in the West Waterfront Site Development:

- Developers:** Northpoint Development Corporation
230 Ohio Street, Suite 200
Oshkosh, WI 54902
(920) 379-1645
Contact: Andrew Dumke
andy@northpointedev.com
- Architect:** Precedent Architecture, LLC
229 E Division St.
Fond du Lac, WI 54935
(920) 933-2860
Contact: Jonathan Brinkley, AIA, PE
Jonathan.b@precedentarchitecture.com
- Engineer:** Precedent Architecture, LLC
229 E Division St.
Fond du Lac, WI 54935
(920) 933-2860
Contact: Jonathan Brinkley, AIA, PE
Jonathan.b@precedentarchitecture.com
- Contractor:** Northcentral Construction Corp
631 South Hickory Street
Fond du Lac, WI 54935
(920) 929-9400
Contact: Mark Dudzinski
Markd@nccbuilds.com
- Property Management:** ACC Management Group, Inc.
2375 State Road 44
Oshkosh, WI 54904
(920) 966-9905
Contact: Rose Andler
Rose@accmanagementgroup.com

Section 2

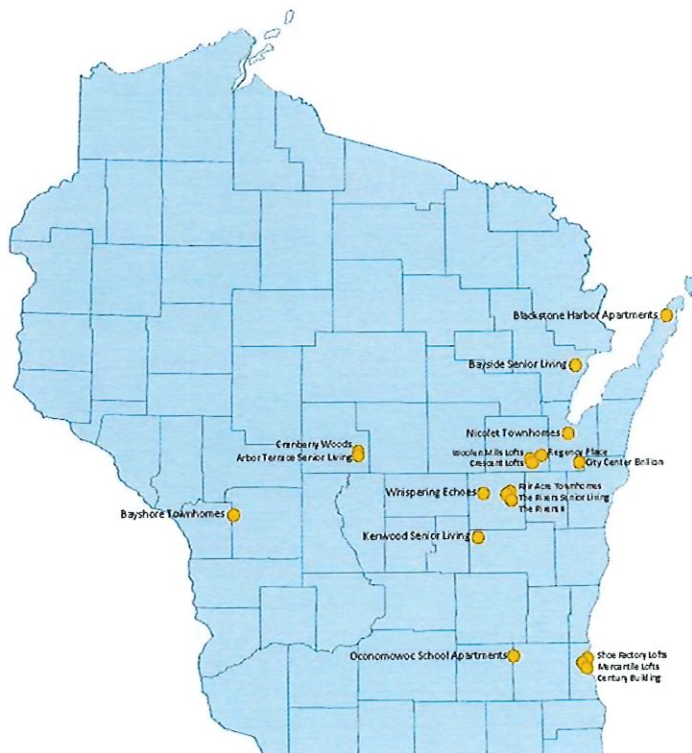


230 Ohio Street, Suite 200
Oshkosh, WI 54902
Office: (920) 230-3628
Fax: (920) 230-6484

NORTHPOINTE DEVELOPMENT CORPORATION

Northpointe Development Corporation is a real estate development company created for the purpose of bringing revitalization and development to various neighborhoods in Wisconsin. Northpointe envisions vibrant communities that strengthen neighborhoods, enhance livelihoods, respond to the environment, and connect people and places. The company's mission is to provide sustainable housing for communities in a collaborative, honest, and transparent manner. Northpointe has a great reputation with the communities where we've developed housing and with WHEDA. Northpointe is one of WHEDA's largest and long-term customers and consistently scores the highest developer team score possible for a for profit developer. Northpointe and its principals have the financial capacity to successfully complete the project as well as secure market to above market equity pricing. Personal Financials of Northpoint's principals will be submitted upon request.

Northpointe, as shown below, has developed new construction family and senior apartment housing, historic rehabilitation, and commercial properties throughout Wisconsin. Most of the projects have utilized the Low-Income Housing Tax Credit program as well as other available resources including: Home, TIF, Brownfield Grants, Federal and State Historic Credits. Connecting with government entities, including the Department of Natural Resources, HUD, WHEDA, WEDC, the Federal Energy Regulatory Commission, etc is commonly required to successfully complete the development project. The company has received numerous awards including: the 2013 Top Projects Award in Milwaukee, 2015 National Historic Preservation Award, 2014 runner-up for the prestigious J. Timothy Anderson National Award for Excellence, 2017 Wisconsin Trust for Historic Preservation Award, 2019 Remarkable Milwaukee Award and the 2019 Carolyn Kellogg Historic Preservation Award.



Multi Family Developments

<u>Project Name</u>	<u>Location</u>		<u>Units</u>	<u>Property Type</u>
Rivers Senior Living	Oshkosh	WI	60	New Construction 9% LIHTC
Bayshore Townhomes	Sparta	WI	32	New Construction 9% LIHTC
Fair Acre Townhomes	Oshkosh	WI	55	New Construction 9% LIHTC
Kenwood Senior Living	Ripon	WI	24	New Construction 9% LIHTC
The Fountains of West Allis	West Allis	WI	35	Acquisition/Rehab 9% LIHTC
Blackstone Harbor Apts.	Sister Bay	WI	24	New Construction 9% LIHTC
Oconomowoc School Apts	Oconomowoc	WI	55	Adaptive /Historic 9% LIHTC
Nicolet Townhomes	De Pere	WI	60	New Construction 9% LIHTC
Anthem Luxury Living	Oshkosh	WI	80	New Construction 20/80
Mercantile Lofts	Milwaukee	WI	36	Adaptive /Historic 9% LIHTC
Shoe Factory Lofts	Milwaukee	WI	55	Adaptive /Historic 9% LIHTC
The Rivers - Phase II-Senior Living	Oshkosh	WI	40	New Construction 9% LIHTC
Woolen Mills Lofts	Appleton	WI	60	Adaptive /Historic 9% LIHTC
Century Building	Milwaukee	WI	44	Adaptive /Historic 9% LIHTC
Cranberry Woods Townhomes	Wisconsin Rapids	WI	40	New Construction 9% LIHTC
Bayside Senior Apartments	Oconto	WI	42	New Construction 9% LIHTC
Whispering Echoes Townhomes	Winneconne	WI	28	New Construction 9% LIHTC
Regency Place Senior Living	Little Chute	WI	40	New Construction 9% LIHTC

Under Construction

Arbor Terrace Senior Living	Wisconsin Rapids	WI	40	New Construction 9% LIHTC
City Center	Brillion	WI	40	New Construction 9% LIHTC
Crescent Lofts	Appleton	WI	69	Adaptive /Historic 9% LIHTC

2020 Awards

The Limerick	Fitchburg	WI	126	New Construction 4% State
Cabrini	Oshkosh	WI	33	Adaptive/ Historic 4% State

Total Units 1,117

NORTHPOINTE DEVELOPMENT PRINCIPALS

Cal Schultz
420 South Koeller Street
Oshkosh, WI 54902
(920) 303-9404
cal@northpointedev.com

Andy Dumke
230 Ohio Street
Oshkosh, WI 54902
(920) 230-3628
andy@northpointedev.com

Sean O'Brien
2628 Saw Tooth Drive
Fitchburg, WI 53711
(608) 334-5665
sean@northpointedev.com

Callan L. Schultz

Callan Schultz graduated from the University of Wisconsin-Oshkosh with a Bachelor of Business Administration with majors in finance and management information systems and a Masters of Business Administration. Cal is a licensed Wisconsin Real Estate Broker. He was a 1999 class member of the Massachusetts Institute of Technology "Birthing of Giants" program.

Cal formed Keystone Development, LLC in 1999. The company has developed over 2,000 apartment units throughout Wisconsin, Michigan, Ohio and Iowa. In 2011 he and Andy Dumke formed Northpointe Development Corporation for the purpose of developing and owning affordable housing in Wisconsin.

Andrew J. Dumke

Andrew Dumke began developing and managing real estate in 1993. He has grown his portfolio to include multi-family apartments, commercial office buildings, warehouse buildings, and retail centers.

His company Alliance Development has developed over \$200,000,000 in real estate. Samples of nationally accredited tenants he works with are Starbucks, Panera, Fed EX/Kinkos, TJ Maxx, JoAnn Fabrics, US Cellular, Verizon, Buffalo Wild Wings, Chipotle, Qdoba, Baker Tilly, Old National Bank, and Olive Garden. Andrew's current portfolio contains over 1,000,000 square feet of commercial office, warehouse, and retail space.

In 2011, Andrew started Northpointe Development Corporation in conjunction with Cal Schultz. The purpose of this entity is to develop, own and provide market-rate, affordable, and senior housing in Wisconsin.

Sean O'Brien

Sean O'Brien joined Northpointe Development as a Partner in 2020. With over 15 years of housing and community development experience, Sean joined to help grow Northpointe Development's state and national footprint.

Prior to joining Northpointe Development, Sean worked at the Wisconsin Housing and Economic Development Authority (WHEDA) for 14 years. The last 6 years of his tenure he was the Director of Commercial Lending. As Director, Sean led the development of Wisconsin's Affordable Housing Policy and allocation of the Low-Income Housing Tax Credit Program. In 2018, the Commercial Lending team implemented the State Housing Tax Credit Program which allowed WHEDA to allocate a new credit that has created or preserved approximately a thousand affordable homes annually. For three years, Sean also served on the Community Investment Advisory Council for the Federal Home Loan Bank of Chicago.

Sean is a Verona Area High School Graduate and holds a Bachelor of Business Administration degree from the University of Wisconsin - Madison. In 2019, Sean and his wife Emily created OB Development, LLC with the intention of providing development in consulting services for the creation and preservation of decent, safe and affordable housing.

Examples of Similar Development Projects & References

1. Anthem Luxury Living located at 431 Marion Road, Oshkosh, WI
Contact: Darlene Brandt, Grants Coordinator for City of Oshkosh; Address: 215 Church Avenue, Oshkosh, WI; Phone: (920) 236-5029; E-mail: dbrandt@ci.oshkosh.wi.us

Photo of development:



DEVELOPMENT PROPOSAL
West Waterfront Site
Sturgeon Bay, WI

2. Riverfront Senior Living located at 475 Marion Road, Oshkosh, WI
Contact: Darlene Brandt, Grants Coordinator for City of Oshkosh; Address: 215 Church Avenue, Oshkosh, WI; Phone: (920) 236-5029; E-mail: dbrandt@ci.oshkosh.wi.us

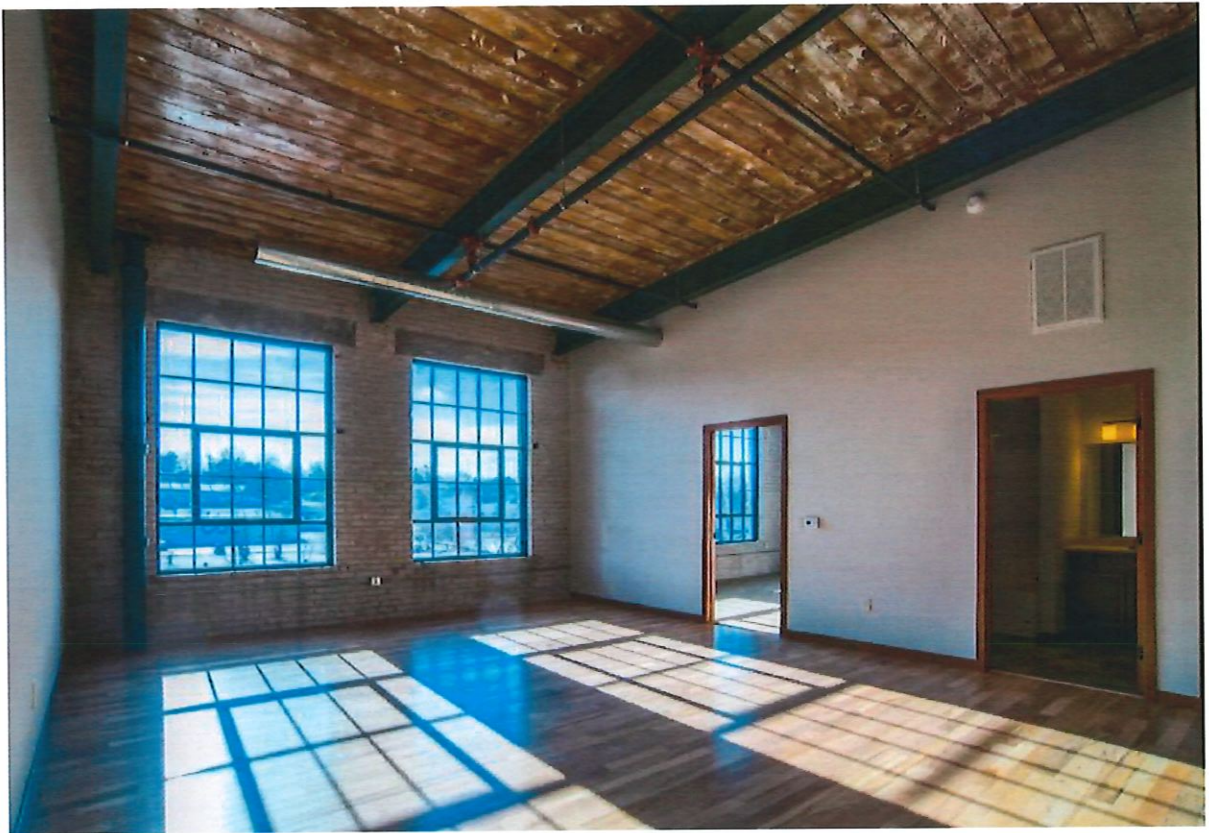
Photo of development:



DEVELOPMENT PROPOSAL
West Waterfront Site
Sturgeon Bay, WI

3. Woolen Mills Lofts located at 218 E South Island Street, Appleton, WI
Contact: Karen Harkness, Director of Community and Economic Development; Address:
100 N. Appleton Street, Appleton, WI; Phone: 920-832-6408; E-mail:
Karen.Harkness@Appleton.org

Interior Photo of Development:



SECTION 3

FINANCIAL PROJECTIONS

		#	Current	Proforma	Utility	Gross	CMI
INCOME	Unit Type	Units	Rents	Rate	Allowance	Rent	2020 Limit
80% CMI							
52.5%	1 Bedroom	11		\$995	30	\$1,025	\$1,118
	2 Bedroom	10		\$1,100	37	\$1,137	\$1,342
	3 Bedroom	-				\$0	
Market							
47.5%	1 Bedroom	8		\$1,200		\$1,200	
	2 Bedroom	11		\$1,500		\$1,500	
	3 Bedroom	-				\$0	
		-					
Gross Rental		40					

SOURCES AND USES OF FUNDS

First Mortgage	\$5,087,000
Equity	\$420,033
Door County CDBG Funds	\$1,400,000
TIF Present Value	\$740,000
Deferred Developer Fee	\$881,518
TOTAL SOURCES OF FUNDS	\$8,528,551
Property Acquisition	\$1
Construction/Rehab Costs	\$6,654,525
Construction Contingency	\$332,726
Architectural & Engineering	\$186,400
Interim Construction Costs	\$301,048
Financing Fees & Expenses	\$144,870
Soft Costs	\$27,463
Developer Fee	\$881,518
TOTAL USES OF FUNDS	\$8,528,551

DEVELOPMENT PROPOSAL
West Waterfront Site
Sturgeon Bay, WI

PROFORMA SUMMARY

INCOME		<u>Unit Type</u>	<u>Units</u>	<u>Rents</u>	<u>Monthly</u>	<u>Annual</u>
80% CMI						
	52%	1 Bedroom	11	\$995	\$10,945	\$131,340
		2 Bedroom	10	\$1,100	\$11,000	\$132,000
Market						
	48%	1 Bedroom	8	\$1,200	\$9,600	\$115,200
		2 Bedroom	11	\$1,500	\$16,500	\$198,000
Gross Rental			40		\$48,045	\$576,540
		Vacancy	7.00%		(\$3,363)	(\$40,358)
		Rental Concessions				
Net Rental Income					\$44,682	\$536,182
		Misc. Income			\$125	\$1,500
		Parking Residential	25	/stalls	\$1,250	\$15,000
		Other Income Vacancy			(\$88)	(\$1,050)
Effective Gross Income					\$45,969	\$551,632
EXPENSES						
		Administrative			\$5,327	\$63,922
		Utilities			\$2,200	\$26,400
		Maintenance			\$3,913	\$46,960
		Taxes & Insurance			\$4,500	\$54,000
		Total Operating Expenses			\$15,940	\$191,282
NET OPERATING INCOME					<u>\$30,029</u>	<u>\$360,351</u>

CITY ASSISTANCE REQUEST

TIF CALCULATOR

Calculate Value

Calculate Time

Increment [?]

3814164

Mill Rate (Amount/\$1,000 of Value) [?]

13.807

Allocation (% of Increment paid) [?]

90

Interest Rate [?]

4.8

Payback Time (Years) [?]

27

Payback Delay (Years) [?]

0

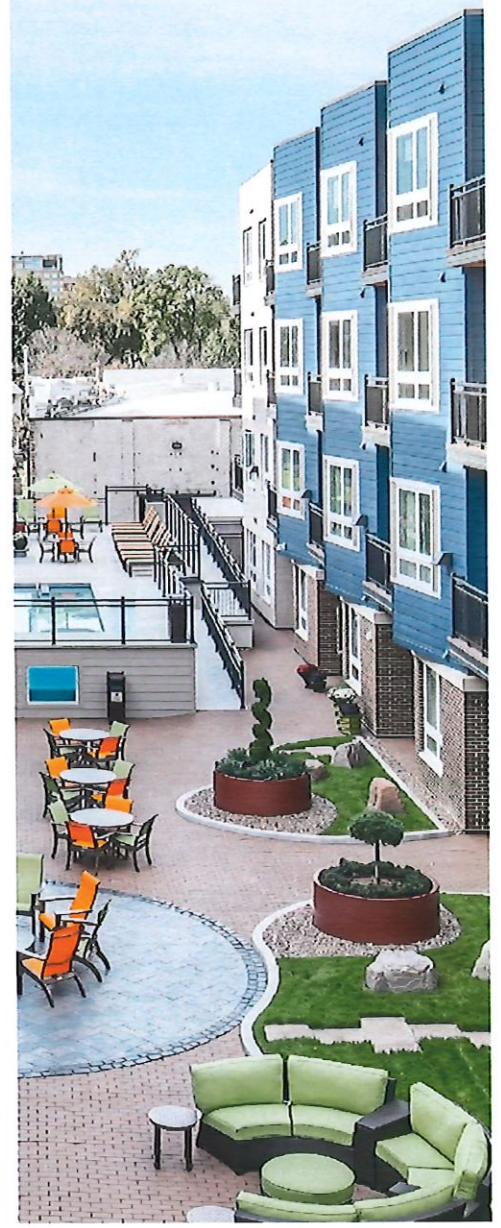
Net Present Value = \$742,997.16

We request that the City sell us the site for \$1. The project would not be financially feasible without this assistance. In addition, we are requesting that the City provide direct financial assistance through TIF as outlined above. Finally, we will be working with the Door County to consider this project for the \$1,400,000 CDBG grant.

- PROPOSAL -

West Waterfront

City of Sturgeon Bay
September 24, 2020



T. Wall Enterprises LLC
Creating Places Where People Interact



September 24, 2020

Stephanie Reinhardt, Clerk
City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235



RE: Proposal to Develop City of Sturgeon Bay West Waterfront Site

Dear selection committee;

T. Wall Enterprises, LLC and its affiliates are pleased to provide the following response to the City of Sturgeon Bay for the West Waterfront RFP.

INTRODUCTION

Please accept our proposal for the West Waterfront RFP from T. Wall Enterprises, LLC. We are excited to provide two high quality development proposals for this site. The first proposal offers a single-phase development plan for the property, and the second proposal offers a development plan consisting of two phases. Both proposals offer unique livable communities that will support the city's continued effort to create better connectivity within the downtown area and incorporate the waterfront design and vision.

We want our community to be an integral part of downtown Sturgeon Bay where the community can gather and create experiences and memories that will last a lifetime, which is why our development will create a lively and active plaza event space. Our plan will provide new housing for a diverse group of residents in the downtown district and will bring tens of millions of dollars of disposable income that will support the core downtown businesses.

Through our experience as one of Wisconsin's leading multi-family developers, we understand the importance of developing communities that are visually appealing and desirable as a *lifestyle*



decision. Our apartments will become the residents' homes for life. Because of this, we believe in developing communities in an environmentally sustainable and sensitive manner as well as making the additional investment to ensure long-term quality. For example, we invest in top quality HVAC systems, wider hallways, taller ceilings, fully insulated walls, glass top stoves, ice makers, faucet sprayers, in-unit laundry, and much more.

We have a long and mutually beneficial history of working with local municipalities. In fact, we have the longest and most successful track record of working with municipalities as well as developing award-winning communities with the best amenities compared to any other developer in Wisconsin.

T. Wall Enterprises, LLC has taken pride in developing underutilized sites that integrate and involve the surrounding communities. Our communities offer connectivity to the street with well-articulated facades and landscaping, which offer a pleasant 'pedestrian experience'.

Keeping in line with the intentions of the RFP, similar to what we strive to provide in all of our developments, we also intend to increase the connectivity to the future waterfront promenade as well as strengthen commercial activity. Incorporating these connections encourages residents to explore and enjoy the unique amenities of the waterfront and greater downtown community.

To give an example of our previous RFP experience, in 2018 we submitted an RFP to the City of Middleton for the Parmenter St/Clark St parcel to create a vibrant community alongside the coveted Pheasant Branch Conservancy, called Conservancy Bend Residences. Similar to the Waterfront development, in terms of location to downtown and the type of development, our plans created a community linkage between Middleton High School, beltline commuters and the bustling downtown Middleton. T. Wall Enterprises, LLC successfully won the bid with our plans that highlighted the beautiful features of the Conservancy while making the building appealing to both renters and buyers. Conservancy Bend's plans



included 87 units of multi-family apartments for the growing population of renting millennials as well as the downsizing empty-



nesters. On the north side of the property, facing the Conservancy our plans are to add 19 zero-lot-line townhomes. Construction began in May of this year and is set to be open for occupancy by May 2021.

T. Wall Enterprises, LLC has been one of the most experienced developers with complex and often complicated projects in Wisconsin. With this comes ample experience and knowledge on the development process as well as what residents want when it comes to anything from unit size/mix, architectural styles all the way down to the little details such as wall fixtures.

We recognize a development in the West Waterfront and downtown district may be a sensitive situation and there are many stakeholders. We have experience in dealing with these situations and have the ability to help by using our proactive approach in engaging the neighborhood from the start. We engage the neighbors at the start with a blank slate to get them involved as opposed to most developers who tend to look for approvals with a full set of plans without engaging any stakeholders.



After analyzing all possibilities for this site, we've realized that one of the main priorities for this development should be creating a community and social area that becomes part of the fabric of the surrounding community. Partnering together with communities to create enriching public spaces is something the T. Wall team has done successfully across Wisconsin. We invite you to review the following case studies and explore our website (TWallEnterprises.com) to learn more.

SUCCESSFUL URBAN REDEVELOPMENT EXAMPLES

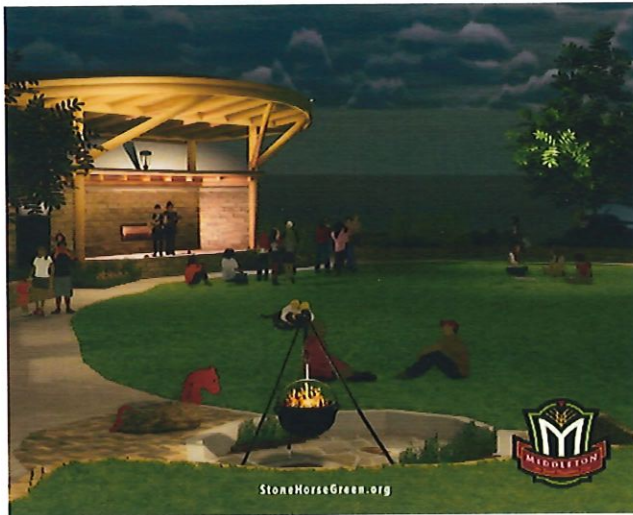
Middleton

In the heart of Middleton, Middleton Center has revitalized downtown and provides a city gathering and event space in the form of a new town square that downtown Middleton was lacking. With a mix of office space, first floor retail, and 220 multi-family units, Middleton Center has quickly become the "go-to" attraction in the city. Quaint coffee shops, restaurants, gyms, a rock climbing wall, racquet ball courts, and unique locally owned retailers draw people to downtown, turning a dying city center into the community gathering place.





Middleton Center has been able to grow the city's tax base by an astounding \$42 million and has provided jobs to local residents. As a sidenote, T. Wall developments in Middleton's TID #3 have created the



most successful Tax Incremental District in the entire state of Wisconsin. As part of our development of Middleton Center, we also worked with the city to acquire the adjacent properties. Because of this, the city has plans to create a public square/community gathering event space complete with a bandshell, light display, walking path, as well as an open space for the

community to gather for concerts, farmers markets, movie nights, art fairs, and much more.

Green Bay

Green Bay's long standing downtown regional mall was defunct, and the city turned to T. Wall Enterprises, LLC to create a new downtown redevelopment plan. The city later implemented that plan bringing in a new Schreiber Foods

headquarters. Next came City Deck Landing, a 76-unit multi-family building with first floor retail. At a time when developers were not interested in breaking into the market and most of the downtown retail stores were vacant, T. Wall



Enterprises, LLC pioneered a new building along the Fox River, and because of our investment, the city rebuilt the Fox River waterfront with a



new boardwalk called City Deck to accommodate concerts, farmers markets, weekly lunches, and community events, which has now spurred area-wide development and ultimately has revitalized downtown Green Bay. City Deck grew the City of Green Bay's tax base by over \$8 million.

Madison

T. Wall Enterprises, LLC has long recognized underutilized areas and led the charge in redeveloping those areas. Two examples are the East Washington Avenue Redevelopment and the Park Street Redevelopment in Madison.

Veritas Village

T. Wall Enterprises, LLC was among the first to build in the recent surge of redevelopment along the East Washington corridor, with



Veritas Village. Veritas Village is a 189-unit, luxury apartment complex that encompasses the feel and design of the East Madison area.



Veritas has brought many residents into the downtown area to live, who otherwise wouldn't have considered the East Washington corridor before it's redevelopment.

Peloton

The recently constructed Peloton Residences is one of the first of its kind built on Park Street during the City of Madison's effort to revitalize the area. Peloton is a 172-unit, luxury multi-family apartment whose views encapsulate all of Madison. The sky-deck on the 6th story gives site lines of the Madison skyline across Lake Monona and the UW-Madison Campus.



Peloton will provide students, young professionals and empty nesters alike a place to live. T. Wall Enterprises, LLC strives to make our apartments a "living community" not just a temporary apartment. This is why we include high class amenities and



views at all of our properties. Along with a 6th story sky-deck, Peloton also has a full-sized fitness room, community courtyard with grill stations, fire pits, turf, and patio seating, as well as an in-house coffee shop for residents to use at their

convenience. As typical for our properties, the units are equipped with



high-quality finishes and fixtures including granite countertops, stainless steel appliances, floor to ceiling windows and in-unit washer and dryers.

APPROACH

Alongside our success with creating communities, we have been one of the most active developers in Wisconsin. Given the Covid-19 crisis, it's more important than ever for municipalities to select developers with strong banking relationships and the financial capacity to ensure that developments are started and completed in a timely manner. We are proud to say that we were the first developer to break ground on a new development in Dane County during the height of the Great Recession. T. Wall Enterprises would be a trusted partner for the City of Sturgeon Bay.

When we initially approached this opportunity, we considered the need for additional housing in the community and then we looked at how we could incorporate an urban design to tie into the existing downtown. This approach helped us decide on a multi-family development that addresses the need for density with a minimal footprint.

After being selected for the RFP we will meet with city leaders, something we always do for our developments, to solicit feedback and collaborate so we may develop the most effective design solution. It's important to us to keep the dialogue open so we can gain valuable insights into the goals and desires of the City and the greater community.

SCOPE OF WORK

In the site plans below there are two options: Option A includes a single apartment building while Option B includes a two-phased development with an opportunity to acquire a portion of the Door County Maritime Museum parking lot.

Option A

The first option consists of a four-story multi-family building with a total of 78 units and 80 parking stalls. The majority of the parking stalls would be



climate-controlled underground parking while a small portion shall be surface parking. The building will take one year to be constructed and then one year to stabilize.

The development will contain studio, one bedroom, two bedroom, and three bedroom units. The units will offer mudrooms, walk-in closets, in-unit laundry, luxury fixtures, and will be built with higher quality finishes and materials than other developers provide. We will also provide amenities within the building along with a community clubhouse/plaza for residents to use.







LEVEL OF INVESTMENT & FINANCIAL VIABILITY

We only work on three to five developments per year, making this opportunity an important one. T. Wall has developed over three-quarters of a billion dollars over the last 30 years, and has been recognized by both local governments, non-profits, and the State of Wisconsin for exceptional work, sustainable development, and other community benefits.

Our philosophy is to stay lean and efficient. We work diligently on just a handful of developments at a time in order to provide outstanding customer service.

We have developed and owned thousands of multi-family apartments over the past two decades. We stay committed and have a proven track record of working with others to achieve a common goal.

We also have a pool of over 700 investors to provide the capital for development during this financially stressed time. Our access to capital and level of investment is extremely high and something that we have worked very hard to obtain. *We have the financial capability to move forward with this project once our proposal is chosen.*

We have also been chosen as the development partner for the City of Middleton in the past as well as for several banks and the City of Madison (and that's not easy!). We're proud to have received recognition from area organizations and from Governor Doyle for our green initiatives.

In addition, JLA Architects, our architecture firm, has a deep knowledge and understanding of the Sturgeon Bay community. Their architects have evaluated the site carefully to ensure it can be maximized to its best use without detracting from the unique fabric of the downtown. ***We want to ensure that Sturgeon Bay remains a successful place to live, work, shop, and play.***



DEVELOPMENT ORGANIZATION OVERVIEW

Included in materials attached.

EXECUTIVE SUMMARY

TIF Assistance

We will need TIF assistance at 70% of the new tax increment created by the development. The feasibility of this project, including all the benefits it will bring to the city would not be possible without the help of TIF.

Land Purchase

Along with TIF we will also be requesting to purchase the property for \$1.00.

Environmental Sustainability

T. Wall is a leader in environmentally sustainable development and the only developer to win the **Governor's Award for Energy Efficiency** as well as the **Friend of the Environment Award**. Terrence Wall founded and taught the first sustainable development university level course in the country at the University of Wisconsin – Madison.

T. Wall partners with **Focus on Energy** to have an 'energy usage analysis' completed at each of our properties. We incorporate energy efficient fixtures and appliances, such as low flow lavatories and faucets and LED lighting and motion detection systems, which are more efficient than those required by code to further reduce our footprint. In addition, the exterior of the buildings we develop will be covered primarily with a combination of stone, brick, smartsiding, and/or hardiplank, all of which are long lasting sustainable materials.



Renewable Energy

T. Wall has contracted with **Sun Peak** to complete four solar installations on four of T. Wall's established multi-family properties for a total of 1,624 solar panels, with another 3 installations on the way. *T. Wall has put in place more solar capacity than any other multi-family developer in the state of Wisconsin.* We also installed the single largest solar installation on a multi-family building in the entire state. These solar installations mark a milestone for renewable energy in Wisconsin. Utilizing renewable energy through the incorporation of solar arrays at new and existing properties is yet another way T. Wall continues to be a leader in environmentally sustainable development.



Environmental Clean-up

If needed, T. Wall Enterprises has tremendous experience with remediating environmentally contaminated sites. We also have received over a half a dozen grants from the WEDC for remediations. For example, Hidden Creek Residences, a multi-phase, multi-family development of ours on Madison's east-side, which is located adjacent to Starkweather Creek, was redeveloped with no issues because of our expertise and the help of our skilled environmental engineers. There are plenty of developers and builders who do not have experience in remediation and because of this they've caused further contamination and erosion when building in sensitive areas. We are not one of those developers.

T. Wall was also the first developer, and we believe the only developer, to have created new wetlands. This land was later recognized by the Army



Corps of Engineers as a model for wetlands trading and wetlands creation.

Team Members

Included in materials attached.

Management and Maintenance

As a developer and property owner/manager we already provide best-in-class leasing, property management, and maintenance staff on site. We feel the only way to provide top quality customer service is to do it ourselves.

CLOSING

We understand the importance for continued positive, creative and high-quality development in the City of Sturgeon Bay. We know the options that our team has proposed will add to the quality of development this community is experiencing now and desires for the future.

T. Wall Enterprises, LLC is very interested in developing the West Waterfront site into a community that will be enjoyable for the residents and the downtown district. Thank you for your consideration.

**NOTE: Please note that we have purposefully excluded actual architectural renderings and elevations. As with our previous developments, we look forward to working with city staff and the community to create a winning architectural theme and material pallet. We've included renderings and/or completed photos of previous developments developed by T. Wall Enterprises.*



Sincerely,

T. WALL ENTERPRISES, LLC
Terrence R. Wall, President & CEO

DISCLAIMER:

The information contained herein this Request for Proposal ("RFP") is a draft for discussion and negotiation purposes only and shall not be construed or interpreted as an agreement. A subsequent purchase agreement (the "Agreement") signed by the parties that incorporates the business terms described herein shall govern over the terms contained herein this RFP. Furthermore, this RFP shall be null and void upon execution of the Agreement. If the City of Sturgeon Bay, or its representative, initiates negotiations of terms different than this RFP then all of the terms in this RFP will be subject to renegotiation by T. Wall Enterprises, LLC. Notwithstanding any indication of assent to any matters under negotiation, T. Wall Enterprises, LLC shall not be under any legal obligation until T. Wall Enterprises, LLC has obtained all approvals necessary for such Agreement and such Agreement has been executed. Only the signed Agreement shall bind T. Wall Enterprises, LLC to any terms contained in this RFP. The information contained in this RFP is confidential, privileged, proprietary and only for the information of the intended recipient and may not be used, published or redistributed without the prior written consent of T. Wall Enterprises, LLC, or its Agent. If you receive this document via a third party (by accident or deliberately) then you must destroy this document immediately and notify the sender. Anyone who illegally distributes this document without the Owner's prior written consent shall be liable for damages. T. Wall Enterprises, LLC, any affiliates or subsidiaries, and its managers, employees and agents cannot be held liable for the use of and reliance of the opinions, estimates, forecasts and findings in these documents. This RFP is a best effort to offer terms for discussion/negotiation purposes with the City of Sturgeon Bay.



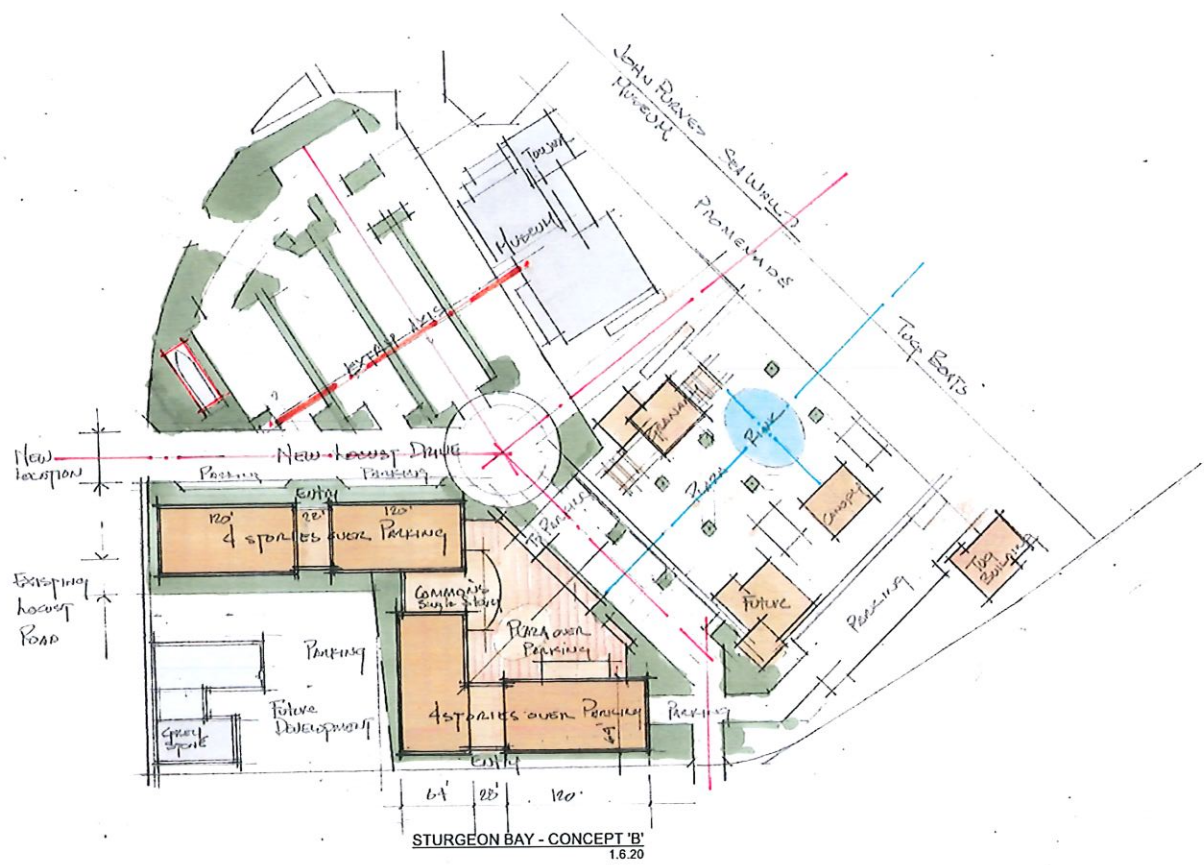
SITE PLAN OPTION A

Note: Site plan option A inserted after this page



SITE PLAN OPTION B

Note: Site plan option B inserted after this page



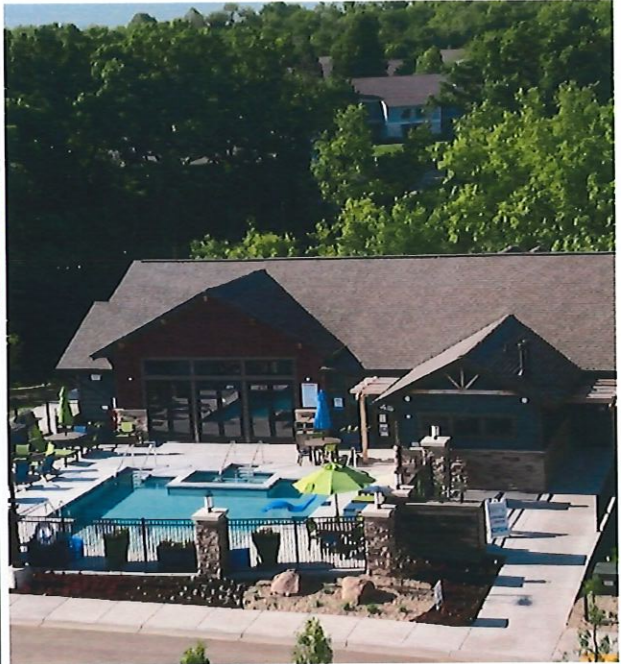


EXAMPLE IMAGERY & APPEARANCE

As you can see below, we are committed to a quality design using quality materials and appropriate detailing. We go out and research appropriate imagery for this location and review a variety of images with a plan commission member for suitability. The architect and our team will develop a custom-designed architectural image and buildings. These designs below, from previous T. Wall Developments were created to bring out the most utilization of the site and create a community within a community.

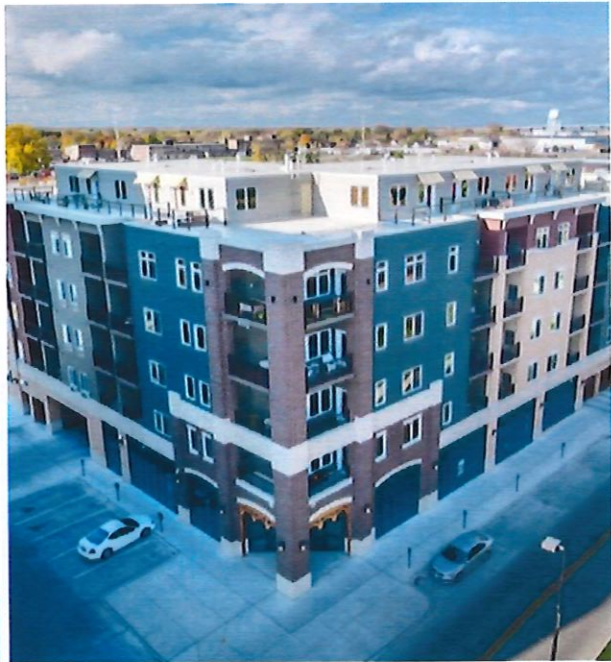
Note: Below are example images of previous developments for design direction













DEVELOPMENT ORGANIZATION OVERVIEW



DEVELOPER

1818 Parmenter Street

Middleton, WI 53562

Ph. 608.826.4000 | www.twallenterprises.com



ARCHITECT

800 W. Broadway Suite 200 Madison, WI 53713

Ph. 608.241.9500 | www.jla-ap.com



ENGINEER

999 Fourier Drive Suite 201

Madison, WI 53717

Ph. 608.826.0532 | www.Vierbicher.com





Education

BA in Economics
UW-Madison

*Masters in Real Estate Appraisal
and Investment Analysis UW-
Madison*

Completed coursework at:

*Harvard University Executive
Education Program, Loyola
University, and Kellogg School
of Management (Chicago)*



TERRENCE WALL

CEO & PRESIDENT

Terrence has been involved with real estate analysis, leasing and marketing since 1979. He began developing in 1989. He has developed in a wide range of markets including:

- Over 500 multi-family units
- Five retail centers (including Target, Verizon, Bed Bath & Beyond, Michael's Craft, Ashley Furniture, American TV, and many more)
- A 160-acre industrial park with multiple buildings
- Largest portfolio of office buildings in the state of Wisconsin with over 45 office buildings at 3.5 million square feet of space
- Planned and developed five major mixed-use centers that included office space, hotels, retail, and residential
- Presently developing a master planned community which includes seven neighborhoods and a town center, known as The Community of Bishops Bay, in Middleton, Wisconsin

Philanthropy

- Terrence Wall has previously raised donations for and developed the Dane County Children's Zoo Carousel Building, Boy Scout's Glacier's Edge Council Office and Store and the John Wall Family Pavilion at Tenney Park.
- He has also been a major donor to Edgewood High School, American Family Children's Hospital, James A. Graaskamp Real Estate Center, Congress Park, High Crossing Park, Madison Central Library, Madison Children's Museum, Middleton's Soccer Field, Asset Builders of America, and Domestic Abuse Intervention Services



T. WALL ENTERPRISES DEVELOPMENT, LLC PROJECT TEAM



Taylor Brengel

Taylor Brengel joined T. Wall Enterprises in 2012. As general counsel, Taylor oversees the company's legal activities, including real estate negotiation and purchases, development financing, project entitlement coordination, landlord tenant issues and commercial lease negotiation, lender relations, entity organizational structuring and corporate governance.

Taylor earned his Juris Doctorate from Marquette University Law School and his Bachelor of Arts from Lawrence University. His prior experiences include working for the in-house legal department of a Fortune 100 company and working for the Honorable John Coffey of the U.S. Seventh Circuit Court of Appeals



Erica Koch

Erica Koch is the Director of Operations & Property Management for all multi-family communities. Her role is to oversee the property managers and ensure the overall maintenance of the properties. She has spent the last 20 years in the multi-family housing industry in Wisconsin with various roles and responsibilities including managing all aspects of the company's operations, customers and properties. Erica earned her BBA at the University of Wisconsin-Whitewater with a major in Marketing. She is also a licensed real estate salesperson in Wisconsin.



Scott Tebon

Scott Tebon is the Director of Construction responsible for management and coordination of construction activities within the portfolio. He has over 20 years of experience in the construction industry and has overseen in excess of \$200 million of projects encompassing over 2 million square feet of space and managed build-outs for over 250 commercial customers.

Scott earned his BBA at the University of Wisconsin-Whitewater with majors in Economics and Finance with a Real Estate emphasis.



Nick Patterson

Nick is the development analyst responsible for assisting with development and entitlement processes pertaining to multi-family developments. Nick coordinates with architects, engineers, city planners, surveyors, contractors, and others to ensure efficient design, organization, and execution of plans; Nick analyzes and budgets new development opportunities as well.

Nick earned his Bachelor of Science degree in Finance with an emphasis on Real Estate from Iowa State University. His prior experience includes assisting in student and multi-family property management.



JLA
ARCHITECTS

COMPANY OVERVIEW

With offices in Madison and Milwaukee, JLA Architects provides a full range of planning & architectural services for various project types. With a focus on providing creative, real-world solutions to meet project goals they maintain client satisfaction as their highest priority. Founded in 2007 by Joseph Lee, JLA believes the firm's success is dependent on the happiness of their clients and their success of each completed project.

KEY TEAM MEMBERS



JOSEPH LEE | President / Principal

Joe's role on this project will be to serve as general oversight throughout all phases of the project. Joe will collaborate on design concepts & lend his experience throughout the entitlement process. As the project progresses, Joe will maintain involvement & assist the project team as needed. He will help to ensure that the process is smooth & enjoyable. Throughout the process Joe will be a visible & 'reachable' member of the JLA Team.



JOHN SCHMIED | Project Manager

Marc would serve as project manager. He has worked several years as a project manager on several developments. He will be responsible for the daily management & coordination of the project throughout the entire process. He will be intimately involved at all phases ensuring consistency & continuity throughout the project & will serve as the primary daily contact for the development team, consultants & contractor.



JOSEPH LEE, AIA

FOUNDER & PRESIDENT

JLee@JLA-AP.com

C: 608.215.1495

Education

Masters of Architecture
UW-Milwaukee May 1998

Masters of Urban Planning
UW-Milwaukee May 1998

*Bachelor of Science
Architectural Studies*
UW-Milwaukee May 1995

Project Manager Bootcamp
PSMJ
2006

*Strategies for the Construction
Administrator*
UW-Extension Course 2005

Professional Affiliations

Licensed Architect
Wisconsin 2003–present

American Institute of Architects
2003–present

Awards & Recognition

Franciscan Health Care Center
Finalist—New Construction

*Nursing Homes Long Term Care
Management* 2003

Joe is a Madison native & graduated with both a Masters of Architecture & a Masters of Urban Planning from the University of Wisconsin–Milwaukee. During his schooling & after his graduation from UWM, Joe resided in Milwaukee for 13 years, working in both the public & private sectors.

Prior to founding JLA Architects & Planners in February 2007, Joe was an Associate at Eppstein Uhen Architects in Milwaukee where he was a lead designer on multi-family, mixed-use, & retail projects.

Joe's background in both architecture & urban planning has allowed him to develop a unique blend of skills & market knowledge that brings distinct value to JLA clients. He has gained the respect of both clients & peers by managing & designing projects of various types & sizes with an unpretentious style.

As the Owner & Managing Principal of JLA Architects, his main goal is client satisfaction. He is involved at every phase to assist with conceiving & developing sound designs, navigating through entitlement processes, producing complete & accurate construction documents, & following up with thorough construction administration. Joe values each client relationship & works to exceed expectations on every project.

Representative Project Experience

The Bay Lofts
The Current Apartments
Prairie Trail apartments
MOSH Performance Village
Velo Village at Ballpark Commons
Jade at North Hills
50Twenty apartments
Ballpark Commons— Mixed Use Sports Facilities
The Brewery – Mixed Use
Synergy @ the District – Mixed Use
The Junction Apartments
Sun Prairie Ice Arena
Wright & Wagner Lofts
Veritas Village Apartments
22 Slate Apartments
Factory District Apartments
Vim & Vigor Apartments

Sturgeon Bay, Wis.
Monona, Wis.
Sun Prairie, Wis.
Franklin, Wis.
Franklin, Wis.
Menomonee Falls, Wis.
Madison, Wis.
Franklin, Wis.
Milwaukee
Wauwatosa, Wis.
Menomonee Falls, Wis.
Sun Prairie, Wis.
Beloit, Wis.
Madison, Wis.
Madison, Wis.
Madison, Wis.
Milwaukee



vierbicher
planners | engineers | advisors



COMPANY OVERVIEW

Vierbicher is a team of planners, engineers, landscape architects and surveyors committed to providing the highest level of skill and expertise to clients throughout Wisconsin and the Upper Midwest. Our multi-disciplined, team-based approach enables us to combine our strengths and bring unique perspective to a wide range of projects.

Having this diverse in-house experience provides many benefits to our clients, including creative solutions, efficient project flow and cost-effective results. We have been delivering unmatched customer service to private and municipal clients for over 40 years, and it has been a cornerstone of our success in this highly competitive field.



ROD ZUBELLA, PE | President & CEO

Rod has over 28 years of experience providing civil engineering services for local government and real estate developers. As a practicing civil engineer, Rod blends his passion, experience and compassion to find sound solutions for his clients' issues.



MATT SCHREINER, PE | Engineering Manager

Matt provides engineering services on municipal, commercial and residential projects. His responsibilities include stormwater & utility design, permitting, grading design, site layout, contract documents and construction inspection



COMPANY OVERVIEW

The Bruce Company of Wisconsin, Inc. Provides a unique culture that is family-focused and employee driven. Together we are building a bright future that delivers the service and quality products that our customers have come to expect over the years.

Since 1952 and to this very day, we are dedicated to serving our customers, our employees and the communities with which we work. We have several licensed landscape architects on staff working hand in hand with estimators, designers and project managers who work primary in corporate settings around the state of Wisconsin. We are members of the Laborers Union as well. Let us make your project come to life in AutoCad and computerized 3D fly-through.



RICH STROMBERGER, RLA | Landscape Architect

Education

- BS in Landscape Architecture 1988 – University of Madison Wisconsin
- Registered Landscape Architect in Wisconsin in 1995

Experience

- Has 30 years experience with Bruce Company
- 2 years experience with University of Wisconsin Department of Planning and Construction



GENERAL CONTRACTOR

If chosen, our team will work with a reputable Wisconsin-based general contractor. Based on our past successful projects, we would choose one of the following companies to partner with:



Encore Commercial
6840 Schneider Rd.
Middleton, WI 53562
Ph: 608.836.9601

OR



Stevens Construction
2 Buttonwood Court
Madison, WI 53718
Ph: 608.222.5100

MULTI-FAMILY



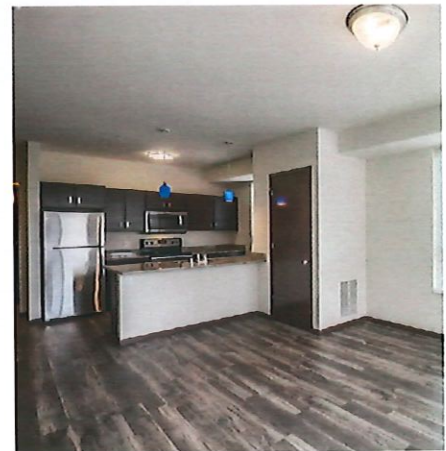
T. Wall Enterprises^{LLC}
Creating Places Where People Interact



PELTON RESIDENCES INFILL REDEVELOPMENT

LOCATION: Madison, Wis.
PROGRAM: 157 market-rate multi-family units and
12,000 s.f. of commercial space.
246,348 s.f.
Amenities include: club room,
community room, fitness center, and
landscaped patio
REFERENCE: Heather Stouder, Planning Division
Director – City of Madison,
Ph. (608) 266-5974

MULTI-FAMILY



VERITAS VILLAGE MULTI-FAMILY DEVELOPMENT

LOCATION: Madison, Wis.
PROGRAM: 189 market-rate units
Central courtyard & pool with green roof areas; over parking level
Amenities include: fitness room, community room, concierge desk, clubroom, and game room
REFERENCE: Heather Stouder, Planning Division Director – City of Madison | Ph. (608) 266-5974

MULTI-FAMILY



T. Wall Enterprises^{LLC}

Creating Places Where People Interact



PRAIRIE TRAILS MULTI-FAMILY DEVELOPMENT

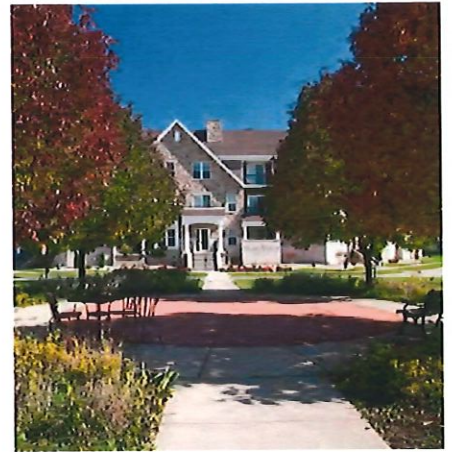
LOCATION: Sun Prairie, Wis.

PROGRAM: Three-story, 54 units
56,516 s.f.

Amenities include: community room, club room, outdoor patio, library, event space with kitchenette/restroom, and landscaped patio

Underground parking

REFERENCE: Scott Kugler, Planning Director – City of Sun Prairie | Ph. (608) 825-1107

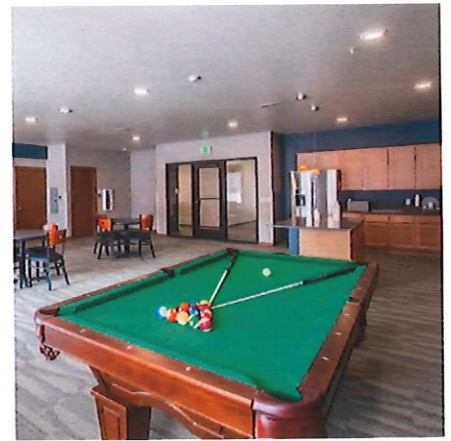


MIXED-USE



MIDDLETON CENTER MIXED-USE DEVELOPMENT

LOCATION: Middleton, Wis.
PROGRAM: 157,100 s.f.
Public Private Partnership (P3)
Three phase redevelopment of the Old Middleton Center
Phase One includes: 62 market-rate multi-family units, 11,388 s.f. of commercial space, and 21,483 s.f. of office space
Amenities include: club room, community room, fitness center, and landscaped patio
REFERENCE: Eileen Kelley, Director Planning / Zoning Administrator – City of Middleton
Ph. (608) 821-8370



MIXED-USE



T. Wall Enterprises LLC

Creating Places Where People Interact



WATERMARK LOFTS INFILL MIXED-USE DEVELOPMENT

LOCATION:

Madison, Wis.

PROGRAM:

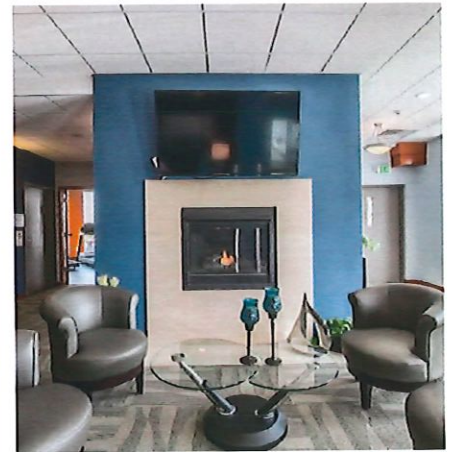
80 market-rate units

18,922 s.f. commercial space

Amenities include: club room,
community room, fitness center,
and landscaped patio

REFERENCE:

Heather Stouder, Planning Division
Director – City of Madison
Ph. (608) 266-5974



MIXED-USE



T. Wall Enterprises LLC

Creating Places Where People Interact



CITYDECK LANDING

MIXED-USE

LOCATION: Green Bay, Wis.
PROGRAM: 115,000 s.f.
Seven-story mixed-used building
Partnered with City of Green Bay
Amenities include: club room,
community room, fitness center,
and landscaped patio
REFERENCE: Kim Flom, Director of Planning &
Development - City of Green Bay
Ph. (920) 448-3413
kimf@greenbaywi.gov



PUBLIC PROJECT EXPERIENCE



Listed below are other representative public projects that T. Wall Enterprises has been involved with.

GREENWAY CENTER

Madison, WI

Project Value: \$189,500,000

Size: 1,021,000 s.f.

Reference: Kurt Sonnentag, Mayor

City of Middleton

Ph. (608) 335-0888

Email: mayor@ci.middleton.wi.us

This mixed-use development located on Madison's west side. Initially comprised of a office buildings and retail, restaurant, and hotel components, additional buildings were later added as in-fill to create a mini town center. T.Wall served as overall developer for the project.

THE CENTER FOR INDUSTRY & COMMERCE

MADISON, WI

Public Private Partnership (P3)

Project Value: \$37,000,000

Size: 160-acre site

Reference: Don Marx, Manager

Office of Real Estate Services

City of Madison

Ph. (608) 267-8717

Email: dmarx@cityofmadison.com

The Center for Industry & Commerce, is a 160-acre mixed-use development on Madison's east side. The development is the culmination of a 10 year partnership between T.Wall and the City of Madison. T.Wall served as master developer for this project.

CITY CENTER WEST

Project Cost: \$135,000,000

Completion: 2003

The City Center West project included the development of two 8-story towers, constructed in phases with connections at each floor, as well as a 1,532 stall, five-level parking ramp. The project features 440,000 s.f. of office, retail, and restaurant space.

HIGH CROSSING ENVIRON

MADISON, WI

Project Value: \$88,000,000

Size: 309,000 s.f.

Reference: Don Marx, Manager

Office of Real Estate Services

City of Madison

Ph. (608) 267-8717

Email: dmarx@cityofmadison.com

High Crossing is proud to be the first large-scale, mixed-use development in Dane County. The site consists of office, retail, restaurant, hotel, and residential properties. T.Wall served as overall developer for the High Crossing project.

Conceptual Planned Unit Development West Waterfront Redevelopment Site

The City has been working on the redevelopment of the West Waterfront Area for several years. The issue regarding the location of the ordinary high water mark on the former Door County Co-op site has been resolved. The public promenade and other improvements are now under construction. The City would like to see the land available for private development get started as soon as possible. This will improve those blighted sites, generate economic activity, and create tax base that can help tax incremental district #4 offset its expenses.

The subject area is currently zoned Central Business District (C-2). Site A is the main developable site. It has about 33,000 square feet of area that can be developed. Site B is smaller and has about 6,000 square feet of developable area.

The City issued a request for proposals for the sites. Three proposals were received for Site A and none for Site B. All three proposals were for multiple-family dwellings, while one included some commercial space as well. The proposed uses fit the C-2 district but the scale of the proposed development, particularly the residential density, exceeds what is permitted in the C-2 district. In order to maximize the development potential, adhere to the recommendations of the West Waterfront Redevelopment Plan, and create the desired tax base, it is clear that greater intensity of development than typically allowed is needed. Therefore, the Planned Unit Development zoning will be required under all three proposals that were received.

One proposal relies on the awarding of low-income housing tax credits to help finance the building construction. These credits are awarded by Wisconsin Housing and Economic Development Authority (WHEDA) through a competitive application process. In order to apply for WHEDA tax credits, the proposed project must have proper zoning classification in place (i.e. the project must be permissible under the current zoning). The application deadline is December 11th. Therefore, a PUD is required for all three proposals and given the tight timeline for the proposed tax credit project, beginning the PUD process at the October Plan Commission meeting makes sense.

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

Concept PUD parameters – West Waterfront Redevelopment Sites

Description of Land: The portion of Lots 1 and 2 of Certified Survey Map #2952 located above the ordinary high water map.

Total site area: Development Site A: 40,549 sq. ft. (0.93 ac.)
Development Site B: 13,266 sq. ft. (0.30 ac.)
Total site = 53,815 sq. ft. (1.24 ac.)

Existing land uses: Vacant

Proposed land uses: Permitted Uses and conditional use shall match the C-2 district with the addition that multiple-family dwellings are a permitted use.

Density:

Option A: For multiple-family dwellings the maximum number of units shall not exceed a total of 78 units combined between Development Site A and Development Site B. [equates to one unit per 690 sf / one unit per 1,800 sf]

Option B: For multiple-family dwellings the maximum number of units shall be one unit per 1,000 square feet combined between Development Site A and Development Site B. [equates to 53 units maximum]

Height & Area Requirements: The dimensional requirements for new buildings shall follow the requirements of the C-2 district except as follows:

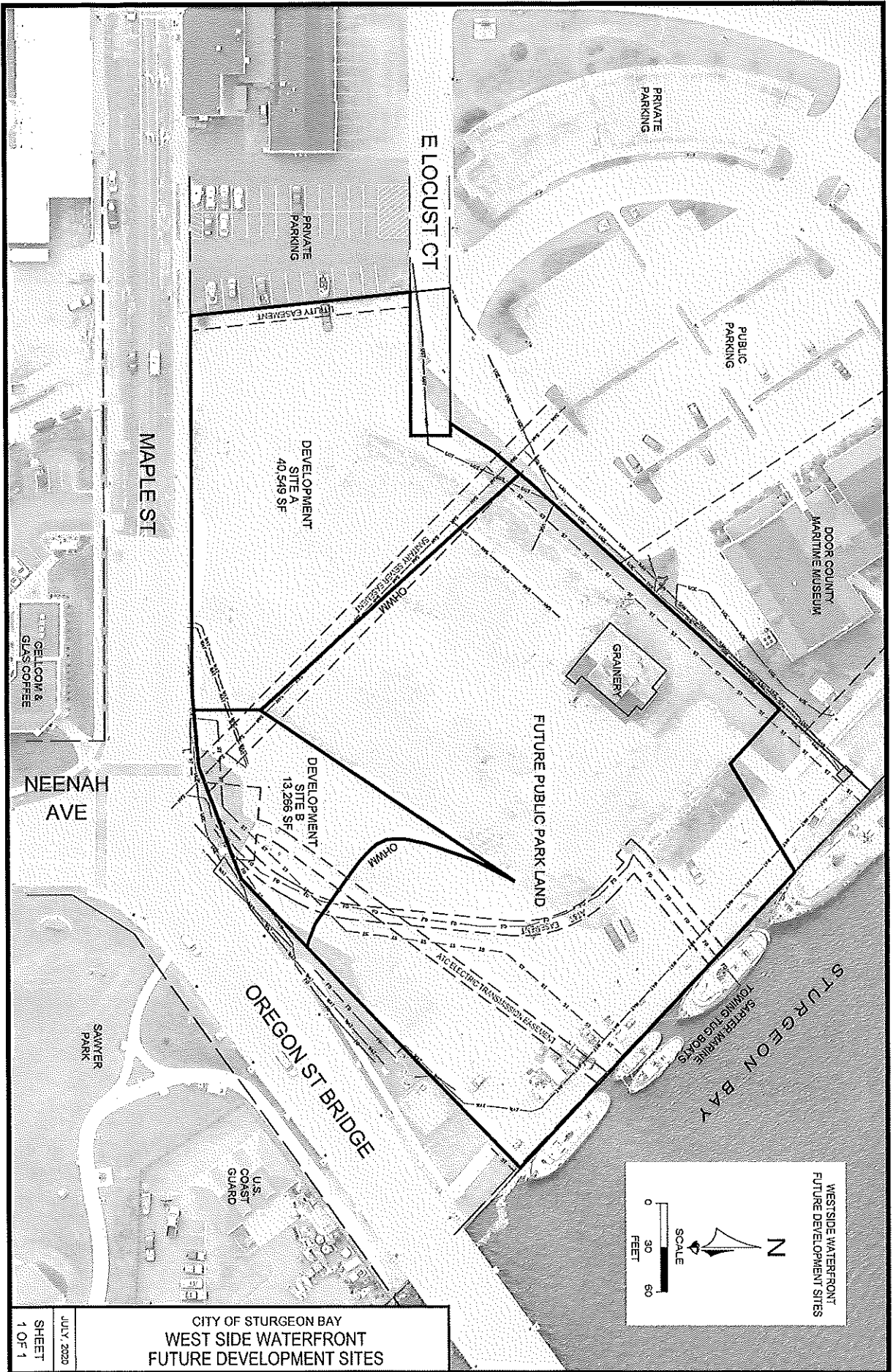
Minimum yards (street, side & rear) = 5 feet

Ordinary high water mark setback = 5 feet

Maximum building height = 60 feet

Parking: The minimum number of off-street parking spaces for multiple-family dwellings shall be one space for each one-bedroom unit, 1.25 spaces for each two-bedroom unit and 1.5 spaces for each three+ bedroom units. Spaces within public off-street parking areas may be used to satisfy the required off-street parking provided all of the following are met:

- The spaces are located within 400 feet of the development parcel.
- The spaces are not allocated or leased to a different use or development.
- The spaces are not reserved or designated for use by the multiple-family dwellings (i.e., the spaces shall remain public parking spaces available to be used by the general public)
- The development provides at least one space per dwelling unit within its own site or within a nearby private parking area that is leased to the development.



Martin Olejniczak, AICP
Community Development Director
421 Michigan Street
Sturgeon Bay, WI 54235



Phone: 920-746-2910
Fax: 920-746-2905
E-mail: molejniczak@sturgeonbaywi.org
Website: www.sturgeonbaywi.org

9

MEMO

To: City Plan Commission
From: Marty Olejniczak, Community Development Director *mo*
Date: October 15, 2020
Subject: Proposals to Redevelop Sunset School

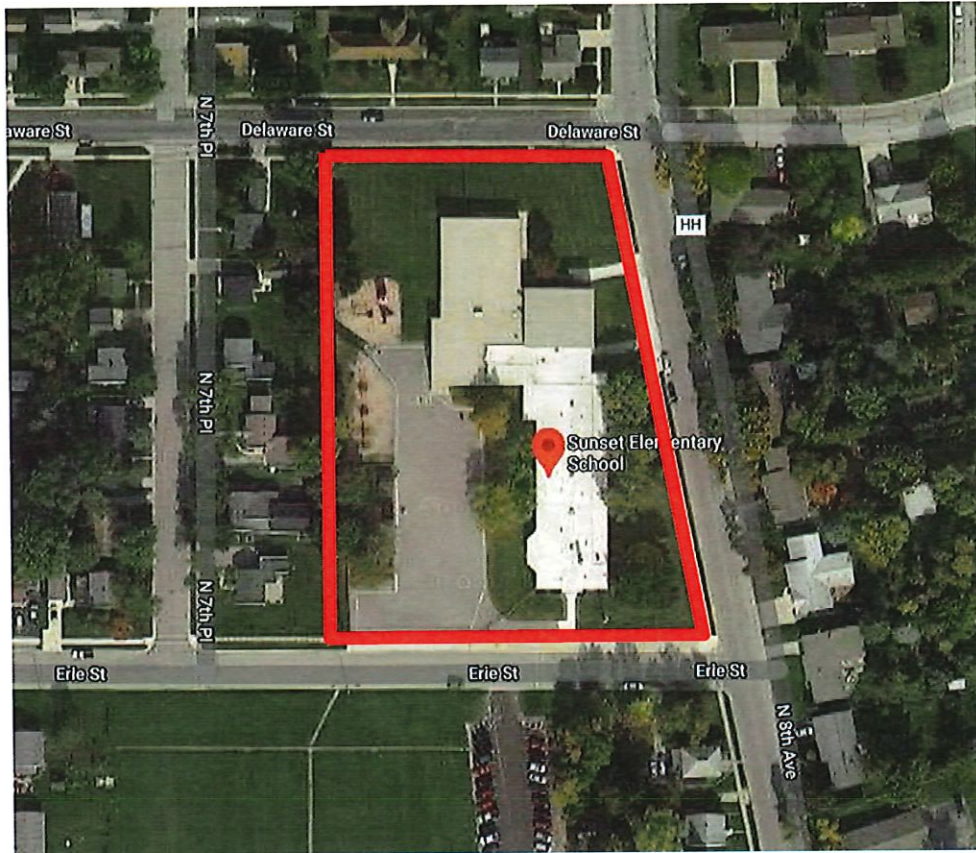
Sunset School is closing after this current 2020-21 school year. The school district would like to sell the school property as well as the parking lot across Erie Street from the school. The City and School District jointly issued a request for proposals (RFP) to redevelop the site into workforce housing. The RFP was sent to various market-rate and affordable housing developers. Proposals are due Monday, Oct 19th.

The Plan Commission is invited to review the proposals and offer guidance to the school district and city regarding which proposal, if any, to select. The City and School District can then work with the selected developer to refine the proposal and negotiate a sale and/or development agreement.

The RFP is included in the packet. Additional info will be provided once the deadline to submit a proposal has passed.

Request for Proposals

Sunset Elementary School Property



City of Sturgeon Bay, Wisconsin & Sturgeon Bay School District

City of Sturgeon Bay
City Administrator
421 Michigan Street
Sturgeon Bay, Wisconsin
(920) 746 – 6905

Sturgeon Bay School District
Superintendent
1230 Michigan Street
Sturgeon Bay, Wisconsin
(920) 746 - 2801

Issued October 1, 2020

Table of Contents

1. Introduction and Disclaimer	3
2. Format, Submission Deadline, & Review Schedule.....	4
3. Property Overview.....	5
4. Potential Uses.....	6
5. Potential Incentives.....	7
6. Proposal Components	7
7. Evaluation & Selection Criteria.....	9
Map of Sites.....	10
Air photos of Sunset School Site.....	11

SECTION 1: INTRODUCTION & DISCLAIMER

The City of Sturgeon Bay and the Sturgeon Bay School District (together, the “City”) invite qualified individuals and development teams to submit a proposal for the acquisition and redevelopment of the 2.76-acre Sunset Elementary School property located at 827 N 8th Avenue along with a 0.81-acre parcel that contains a parking lot and stormwater detention pond. This parcel is located directly across Erie Street to the south of the school. Proposals will be accepted for either or both of the two parcels.

The primary goal of this RFP is to expand high quality, affordable rental options in the City’s existing housing stock.

The City of Sturgeon Bay is a fourth class city with a 2010 U.S. Census population of 9,144. It is governed by a mayor and seven-member common council. It is the county seat and only city in Door County. As such, it is the primary employment and retail center in the county. Sturgeon Bay has a strong manufacturing base and expanding health care facilities. It is connected to the Green Bay metropolitan region by State Highway 57, a four-lane, divided expressway.

The Sturgeon Bay School District serves the public education needs of nearly the entire geographic area of the City of Sturgeon and a portion of the adjoining Town of Sevastopol. The district is managed by a full-time superintendent and a nine-member elected board of education. The district currently has approximately 1,100 students enrolled in 4K through 12th grade. It operates three elementary schools, a middle school, and a high school. However, the Board of Education determined that one of the elementary schools, Sunset School, should be closed and this decision was confirmed via referendum.

Sunset School will be closed at the end of the current 2020-2021 school year and become available for reuse or redevelopment sometime during late summer or early fall of 2021. Due to the location of the sites and documented need for housing and particularly affordable housing, the City believes transfer of the parcels to a developer(s) for new housing units to be the proper course of action.

The Door County Housing Analysis, completed in 2019 by AECOM, identified a shortage of rental housing units, particularly in the Sturgeon Bay region of the county. That study can be viewed at <https://cms9files.revize.com/sturgeonbaywi/Community%20Development/Door%20County%20Housing/Door%20County%20Housing%20Analysis.pdf>

Disclaimers:

- At its discretion, the City may accept or decline any proposal that is submitted and the City has absolute discretion in selecting which proposals best conform with the City’s goals and

current needs. The City is not obligated to accept any proposal and reserves the right to reject all proposals and reissue the RFP.

- If insufficient proposals are submitted or rejected, the City reserves the right to negotiate and enter into discussion with future individual developers or development entities without future advertising or providing public notice. The property will be continually available for sale until sold or transferred for new development.

SECTION 2: FORMAT, SUBMISSION DEADLINE, & REVIEW SCHEDULE

Proposals submitted to the City should concisely illustrate all components of the redevelopment plan requested by this RFP.

- **Proposal Submission & Questions.** Please direct questions regarding the proposal to:

Marty Olejniczak
Community Development Director
421 Michigan Street
Sturgeon Bay, Wisconsin 54235
Telephone: 920-746-6908
Email: molejniczak@sturgeonbaywi.org

- **Format.** Proposals should be electronically submitted in .pdf format.
- **Deadline.** The proposal must be submitted by 4:00 PM on Monday, October 19th, 2020 in order to be considered.
- **Timeline.**
 - Thursday, October 1, 2020 - RFP available for distribution;
 - October 1 – October 16 - Developer may submit questions to the City and School District;
 - Monday, October 19 at 4:00 PM Central Time – Deadline to submit proposal;
 - October 20 – November 2 – Review of proposals by City and School District staff and pertinent committees and recommendation to the Common Council;

- Tuesday, November 3rd – City Council action to select/approve a proposal or reject all proposals [Thursday, November 17th is the back-up date for Council action is additional time is needed to fully vet the proposals.]

Upon selection/approval of a proposal, it is anticipated that the developer will enter into a contract to purchase the property with the School District and a development agreement with the City of Sturgeon Bay.

SECTION 3: PROPERTY OVERVIEW

Parcel A: Located on Sturgeon Bay's east side, this prime 2.76-acre parcel is zoned R-4 Multiple-Family Residential. It has frontage on Erie Street to the south, North 8th Avenue to the east, and Delaware Street to the north. N. 8th Avenue is a north-south collector street that connects to Egg Harbor Road, the City's primary business corridor.

The property currently contains the Sunset Elementary School, a single-story building with attached gymnasium. While the building is still operating, the Sturgeon Bay School District will be decommissioning and closing this facility at the end of the 2020-2021 school year. The existing school building was constructed in 1954 and has been added onto since the original construction. It is not designated as an historic structure and there are no restrictions on demolition.

The ground elevation is somewhat higher along N. 8th Avenue compared to the western part of the lot. There is a berm ranging from about 4 to 8 feet in height that separates the school building from the western part of the parcel. The property is not located within the floodplain and has no wetlands or other limiting factors. The site is served by all municipal and private utilities necessary for the development of housing. Sanitary sewer and water mains are located within Delaware Street and N. 8th Avenue.

Parcel B: Located south of the school with access to both Erie and Florida Streets, this 0.81-acre parcel is zoned R-4 Multiple-Family Residential. It is currently used as a parking lot for Sunset School employees. It also has a small detention pond at its southeast corner. The lot is relatively narrow with about 82-84 feet of width measured perpendicular to the side lot lines. Currently, the municipal sanitary sewer and water mains do not run past either the Erie Street or Florida Street frontages. To get sanitary sewer and water service to Parcel B, the mains would need to be extended or service would need to be acquired via the adjoining apartment development.

The subject sites are located 5 blocks from Sturgeon Bay's largest public park and just 3 blocks from two other City parks. They are within convenient walking distance of some of Sturgeon Bay's major employers, shopping/restaurants, and the Sturgeon Bay campus of Northeast Wisconsin Technical College. They are less than one mile from downtown.

The subject property is within the middle of a stable neighborhood comprised of primarily owner-occupied modest homes with a smattering of apartment buildings. A new 37-unit apartment complex is nearing completion on the site abutting the west side of Parcel B. The only nonresidential use adjacent to the site is the Veterans of Foreign Wars hall located across Delaware Street to the north.

SECTION 4: POTENTIAL USES

The City is anticipating that developers would look at this property for the creation of additional workforce housing, but developers may propose a wide range of housing types and densities.

The current Multiple-Family Residential zoning classification allows multiple-family family dwellings up to 8 units per lot as a permitted use. Single-family dwellings, two-family dwellings, and multiple-family dwellings greater than 8 units per lot are conditional uses. The maximum density of dwelling units is one unit per 3,500 square feet of lot area, which equates to 34 units on the school site and 10 units on the parking lot site. The maximum amount of impervious surface allowed on the site is 70% of the lot area. The entire zoning code can be viewed on the city's website at www.sturgeonbaywi.org.

Parcel A (school site) is well-positioned for redevelopment. Its compact shape and frontage on three streets allow for multiple arrangements for new building(s). Parcel B (parking lot) is less conducive to new development due to its shape. But it could accommodate some limited multiple-family residential development. It also could be used in an auxiliary fashion to the school site. For instance, it could provide overflow parking for housing units on the school site or could provide green space or recreational space for the tenants. If developed in conjunction with the school site, the lot area of the parking lot site could also be added to the school site's lot area to provide more overall dwellings and still fit within the density limits of the zoning code.

The City anticipates that rezoning to Planned Unit Development (PUD) overlay may be necessary to accommodate the winning proposal's redevelopment plan. The PUD district allows more flexibility and creativity in the design of development projects. The underlying density and dimensional standards can be varied, such as increasing the maximum density of dwelling units. The requirements within a PUD are ultimately determined by the Sturgeon Bay Common Council

after recommendation from the Plan Commission. An increase in density to perhaps one unit per 3,000 square feet of lot area may be possible, which would equate to 40 units on the school site.

SECTION 5: POTENTIAL INCENTIVES

The City and School District desire to see the sites quickly redeveloped into a housing use that fits the needs of the community. Hence, incentives to encourage the reuse of the site(s) can be requested. The ultimate incentive package requires approval of the Common Council and/or Board of Education. Currently, no funds have been specifically allocated to or approved for the redevelopment of Sunset School but the following will be considered:

- Sale of the property at below market price.
- Low interest loan through the City/County Revolving Loan Fund.
- Assistance with any required extension, relocation, or upgrades to municipal utilities or with land clearance.
- Tax Increment Financing (TIF) assistance such as a developer-financed loan repaid with the new tax increment generated by the project being allocated back to the developer. Please note that the property is not located within an existing Tax Increment District (TID), but the City has had informal discussions and believes there is a possibility of creating a new TID for this project. Creation of a TID in Wisconsin requires approval of the Joint Review Board, which cannot be guaranteed by the City and School District.
- Municipal applications for state and federal grants/assistance to be used on behalf of the development project.

The developer should include any requested TIF development incentive or other financial incentives within the proposal, together with a statement identifying the proposed project's projected stabilized property tax assessed value.

SECTION 6: PROPOSAL COMPONENTS

At a minimum, the proposal shall include the following components:

- **Description of Proposal Development.** Please describe the proposed use and target demographics. The description should include the number of units, product type, and proposed parking. A concept sketch of the development and/or photos/designs for similar products are strongly encouraged, but detailed architectural drawings are not necessary. The description should also include the estimated stabilized property value of the project after construction.
- **Financial Feasibility and Investment Strategy** The developer shall provide a summary indicating the amount and timing of investments necessary to close and construct the project, as well as an anticipated rent structure. The developer's familiarity with the project's proposed financing mechanism should also be noted. In addition, the long-term ownership and management strategy for the development should be included.
- **Project Team and Management Qualifications.** Identify key members of the project team, including the developer, co-developer (if applicable), architect, general contractor (if known), and the property manager. Describe key personnel assigned to the project for each team member and their responsibilities and expertise with the proposed project type. Describe the team's history working together on similar projects in the State of Wisconsin. Include contact information for each individual or company.
- **Development Organization and Financial Capacity.** Provide information indicating the State in which the respondent was organized, the official registered name, and a statement which demonstrates financial capacity to perform. Also, provide any irregularities relative to suspensions, defaults, or bankruptcies and other matters which may have an effect or impact on this proposal. Include description of the party that will make financial guarantees for the proposed project.
- **Financial Request and Proposed Land Price.** Include the proposed price for the land and a description of any financial assistance requests to the City.
- **Milestone Schedule.** Provide an outline and timeline of the critical path items required to bring the project from concept to operation, including design, permitting, financing, construction, occupancy and any other tasks required to complete the proposed project.
- **References.** The proposal shall identify up to three relevant, similar development project examples that the developer has completed. Include contact information of municipal officials who have worked with the respondent on such similar projects.

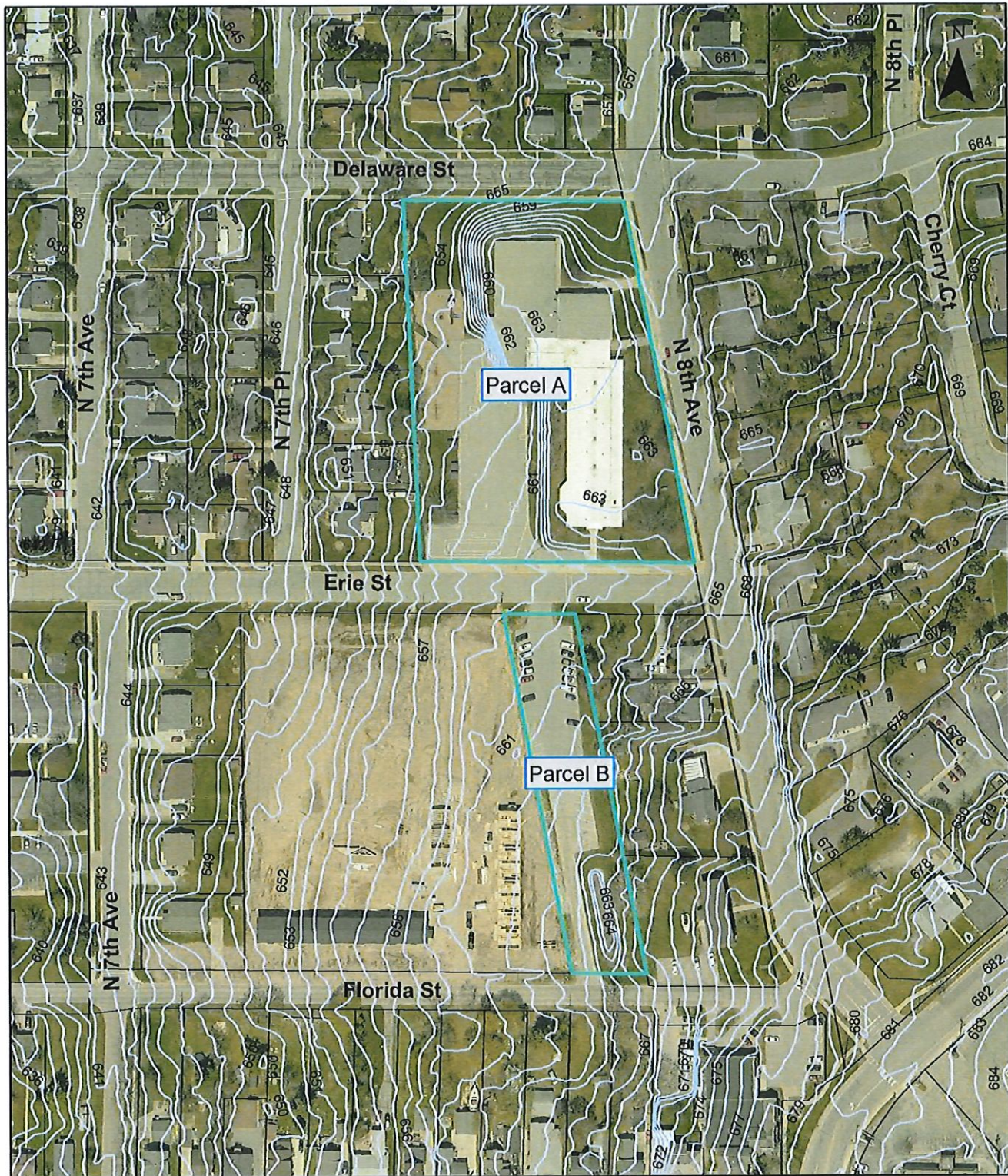
SECTION 7: EVALUATION AND SELECTION CRITERIA

Any award to be made for this project will be based upon the proposal that most successfully meets the with consideration for operational, technical, cost, and management requirements. The following items will be the primary considerations utilized to evaluate proposals and selection of the developer:

1. A proposed housing type or mix of housing that is marketable and complements the surrounding neighborhood
2. Developer's experience, record of performance, and ability to deliver the project as proposed
3. Proposed timeline and ability to commence the project soon after the property becomes available
4. Acceptable level of requested City financial incentives and investment
5. General approach to the redevelopment process
6. The extent to which the proposal fulfills stated requirements

The evaluation criteria listed above is not necessary the only criteria that the City will utilize to rate and rank proposals. The City may give greater weight to some criteria than others. The City reserves the right to discontinue this Request for Proposal process without notice for any reason; the City may reject any and all proposals; may waive formalities in the review of proposals and the City may select whichever proposal it deems to be in the best interest of the City.

Sturgeon Bay School District Parcels



0 50 100 200 300 400 Feet

Notes: 1-ft contour lines are shown
Air photo is from 2019

Sunset School - looking north (2019)



Sunset School - looking south (2019)



Sunset School - looking east (2019)



Sunset School - looking west (2019)



Conceptual Planned Unit Development Workforce Housing Redevelopment Site – Sunset School

Sunset School is closing after this current 2020-21 school year. The school district would like to sell the school property as well as the parking lot across Erie Street from the school. The property is currently zoned Multiple-Family Residential (R-4). The site is conducive to redevelopment into apartments.

Within the R-4 district multiple-family dwellings are a permitted use up to 8 units per lot. Such dwellings from 9 to 24 units per lot are a conditional use. Projects with 24 or more units on a lot must be approved as a Planned Unit Development.

The City and School District jointly issued a request for proposals to redevelop the site into workforce housing. The RFP was sent to various market-rate and affordable housing developers. Proposals are due Monday, Oct 19th. It is highly improbable that any redevelopment proposal for multiple-family housing will contain 24 or fewer units. Therefore, the PUD zoning will be required.

At least one proposal and possibly others will rely on the awarding of low-income housing tax credits to help finance the construction of the dwellings. These credits are awarded by Wisconsin Housing and Economic Development Authority (WHEDA) through a competitive application process. In order to apply for WHEDA tax credits, the proposed project must have proper zoning classification in place (i.e. the project must be permissible under the current zoning). The application deadline is December 11th. Therefore, since a PUD will likely be required and because the time is tight for any tax credit project, beginning the PUD process at the October Plan Commission meeting makes sense.

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

Concept PUD parameters

Description of Land: Parcel A: the portion of land located in Subdivision 5 that is south of Delaware Street, east of N. 7th Place, north of Erie Street and west of N. 8th Avenue, excluding Lots 1-6 of Block 3 of Sunset Hill Plat (2.76 acres)

Parcel B: Lot 7 of Babel Subdivision (0.81 acre)

Total site area: Parcel A: 2.76 acres

Parcel B: 0.81 acre

Total site = 3.57 acres

Existing land uses: Parcel A: Elementary school

Parcel B: Parking lot and stormwater detention pond

Proposed land uses: Permitted Uses and conditional use shall match the R-4 district with the addition that single-family dwellings, two-family dwellings, and multiple-family dwellings are all permitted uses.

Density: Net residential density shall match current R-4 district (one unit per 3,500 square feet for multiple-family dwellings). However, the overall density shall be based upon the total area of the two parcels combined and not the area of the individual parcels. In other words, the allowed density of the parking lot parcel can be transferred to the school lot and vice-versa. This equates to 44 units total for multiple-family dwellings.

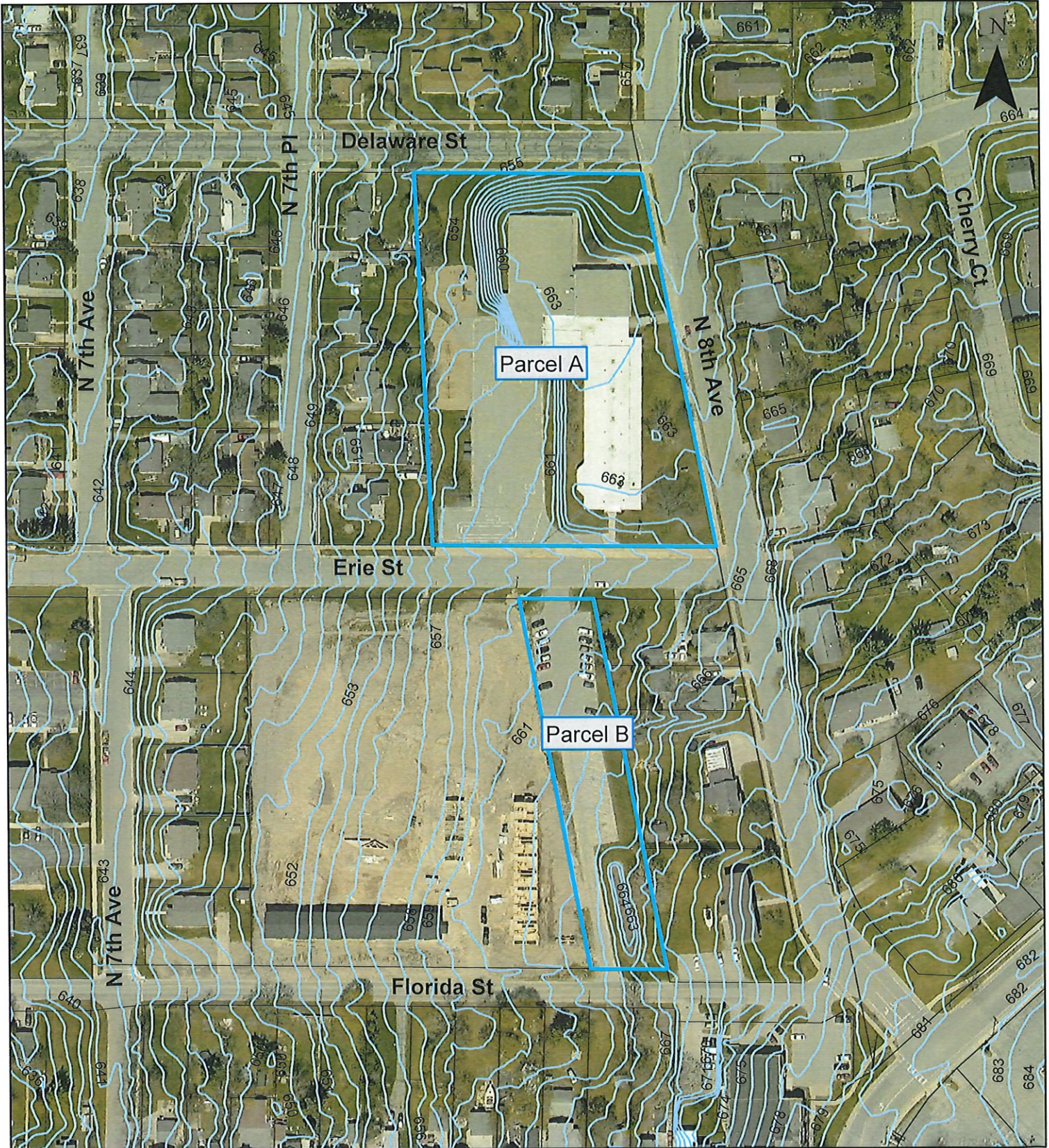
Option: Provide a 10% density bonus for units that designated affordable under WHEDA or CDBG projects.

Height & Area Requirements: The dimensional requirements for new buildings shall follow the requirements of the R-4 district with the additional requirement that there shall be a 25-foot building setback from west line of Parcel A (school site).

Parking: Required off-street parking serving development on Parcel A may be located on Parcel B. Required off-street parking serving development on Parcel B may be located on Parcel A. The required number of spaces shall be as listed in section 20.31(2) except that the minimum number of off-street parking spaces for multiple-family dwellings shall be 1.25 spaces for each one-bedroom unit, 1.5 spaces for each two-bedroom unit and 1.75 spaces for each three+ bedroom units.

Other: Design of buildings must not have garage doors facing N. 8th Avenue, unless such garages are set back at least 60 feet from the right-of-way or are screened from the street.

Location Map for Conceptual PUD Sturgeon Bay School District Parcels



0 50 100 200 300 400 Feet

October 15, 2020

Notes: 1-ft contour lines are shown
Air photo is from 2019



MEMO

To: Plan Commission
From: Christopher Sullivan-Robinson
Date: October 21, 2020
Subject: Code Amendment to Section 20.175(1) – C-5 Permitted Uses

Per the direction of the Plan Commission, staff was authorized to prepare a code amendment related to mixed-use buildings and home occupations in the C-5 district. The is due to several instances where the interpretation of the code caused confusion to whether the restrictions under mixed-use properties conforms to the intent of the C-5 district.

The purpose of this zoning code text amendment is to remove the restrictions that limit home occupations within an area that allows commercial uses and to remove the restrictions that limit residential uses to 50 percent of the floor area of a mixed-use building. Please see the attached amendment for more details.

Options: The Plan Commission can approve the code text amendment as presented or with changes. If there are other items to consider, this could be referred back to staff for other consideration. The Commission can also deny or table this item until a future date.

Process: If approved by Plan Commission, the Common Council will review the recommendation at the next meeting. If approved, a public hearing would occur followed by two readings of the proposed ordinance.

Recommendation: Staff recommends approval of the code text amendment as presented.

Propose amendment to section 20.175(1)

(1) *Permitted uses are:*

- (a) Single-family dwellings established within an existing building, including repairs/reconstruction of such dwellings and additions up to 50 percent of the original floor area.
- (b) Two-family dwellings established within an existing building, including repairs/reconstruction of such dwellings and additions up to 50 percent of the original floor area.
- (c) Buildings containing a mixture of residential uses and commercial uses including home occupations. There shall be no maximum floor area restrictions between the uses. Home occupations shall not be limited to the standards outlined in section 20.09(2)(a) 1-7.
- (d) Any use listed as a permitted use in the C-2 district, except bus depots and those uses listed separately as conditional uses under subsection (2). Such uses shall only occupy an existing building or occupy a new building with a building footprint not exceeding 3,000 square feet.

20.09 - Use regulations for R-1 district.

The R-1 district is intended to provide a pleasant, safe and quiet neighborhood environment free from traffic hazards, incompatible land uses, or public annoyance for single-family residential development in the city.

(1) Permitted uses are:

- (a) Single-family dwellings.
- (b) Churches and religious institutions.
- (c) Elementary, junior, and senior high schools.
- (d) Municipal buildings, except sewage treatment plants, garbage incinerators, warehouses, public garages, public shops or storage yards, penal or correctional institutions and asylums.
- (e) Public parks, playgrounds, recreational and community center buildings and grounds.
- (f) Telephone booths, exchanges and lines and transformer stations.
- (g) Accessory uses customarily incidental and subordinate to any of the above uses provided that no such use generates traffic or noise that would create a public or private nuisance.
- (h) Accessory buildings which are in addition to a principal building on the lot, provided that there are no more than two accessory buildings per principal building on a lot.
- (i) Tourist rooming houses, subject to the following:
 - 1. The facilities shall be licensed by the state department of health services, the city, and the Door County Tourism Zone Commission.
 - a. New tourist rooming house permits issued by the city are valid for one year and expire on June 30. If a new tourist rooming house permit is issued after April 1, the city permit shall expire on June 30 the following year.
 - b. Renewal tourist rooming house permits are valid for two years and expire on June 30. Renewal permits may be applied for no sooner than six months prior to expiration, but are not valid until July 1.
 - c. The community development department will oversee the issuing or renewal of tourist rooming house permits. In the event city staff denies a permit, the applicant may appeal the denial decision to the city plan commission.
 - 2. The owner/operator must reside within Door, Kewaunee, or Brown Counties during periods in which the tourist rooming house is rented. This requirement may be waived if there is a valid management contract with a management company located within Door County.
 - 3. Designated tourist rooming houses may have an unlit sign no larger than 2 square feet in size.

(2) Conditional uses are:

- (a) Home occupations, subject to the following:
 - 1. The home occupation shall be conducted only by residents of the dwelling unit and shall be conducted entirely within the dwelling unit.
 - 2. There shall be no outdoor storage or display of equipment, materials, or articles offered for sale.
 - 3. There shall be no articles offered for sale on the premises except such as is directly produced by the home occupation.

4. There shall be no mechanical equipment used other than such as is permissible for purely domestic purposes.
 5. There shall be no signage associated with the home occupation, except for one wall sign not to exceed four square feet and not illuminated.
 6. A home occupation which meets the criteria listed in subsections 1 through 5, and, in addition, contains no signage, has no retail sales, and has no stock in trade kept or sold, and in which the clients do not generally visit the premises, shall be permitted and shall not require a permit.
 7. Only vehicles of a type ordinarily used for conventional passenger transportation, i.e. passenger automobile or vans and pickup trucks not exceeding a payload capacity of one ton, shall be used in conjunction with a home occupation, except that not more than one commercial vehicle may be authorized by the city plan commission as part of the conditional use permit. The use of any public right-of-way for the parking or storage of any commercial vehicles or trailers associated with a home occupation is prohibited.
- (b) Reserved.
 - (c) Public museums and libraries.
 - (d) Art galleries.
 - (e) Public utilities.
 - (f) Bed and breakfast establishments, provided the facilities are licensed by the department of health and social services.
 - (g) Community living arrangements, except as regulated in § 62.23(7)(i), Wis. Stats., and provided, however that the 2,500-foot distance described in § 62.23(7)(i)2r.a., Wis. Stats., shall not apply.

(Ord. No. 961-1195, § 3, 11-7-95; Ord. No. 1092-0303, § 1, 3-18-03; Ord. No. 1099-0603, § 1, 6-17-03; Ord. No. 1144-0305, § 1, 3-15-05; Ord. No. 1315-0316, § 2, 3-1-16)

20.14 - Use regulations for C-1 district.

The C-1 district is intended to provide commercial areas outside of the central business district. Permitted uses shall be general commercial uses as well as those commercial uses which are oriented to the highway user or which require greater space.

(1) Permitted uses are:

- (a) Any use listed as a permitted use in the R-1 district, except single-family dwellings.
- (b) Post offices.
- (c) Parking lots.
- (d) Banks.
- (e) Professional offices.
- (f) Medical, dental, and veterinarian clinics.
- (g) Hotels and motels and conference facilities.
- (h) Theaters, bowling alleys and other indoor places of amusement.
- (i) Restaurants and taverns.
- (j) Funeral homes.

- (k) Customer service establishments.
- (l) Bus depots.
- (m) General retail establishments.
- (n) Libraries, museums, and art galleries.
- (o) Tourist information centers.
- (p) Child day care facilities, provided the facility is licensed by the department of health and social services.
- (q) Gasoline service stations.
- (r) Automobile repair establishments.
- (s) Automobile, recreational vehicle, or farm implement sales lots.
- (t) Commercial storage facilities.
- (u) Lumber and building supply yards.
- (v) Charitable institutions, rest homes, and clubs or lodges.
- (w) Bed and breakfast establishments, provided the facility is licensed by the Wisconsin Department of Health and Social Services.
- (x) Boardinghouses and lodging houses.

(2) Conditional uses are:

- (a) Communication towers.
- (b) Colleges and vocational schools.
- (c) Public utilities.
- (d) Multiple-family dwellings.
- (e) Community living arrangements, except as regulated in § 62.23(7)(i), Wis. Stats., and provided, however, that the 2,500-foot distance described in § 62.23(7)(i)2r.a., Wis. Stats., shall not apply.
- (f) Hospitals.
- (g) Water related uses such as marinas, launch ramps, charter boating or fishing and ferry terminals.
- (h) Commercial establishments with drive-through facilities.
- (i) Public garages, shops or storage yards.
- (j) Outdoor recreation facilities such as golf courses, shooting ranges, and outdoor theaters.
- (k) Animal shelters and pounds.
- (l) Commercial housing facilities.
- (m) Residential use, when incorporated into a multiuse building and using not more than 50 percent of the available floor area.

(Ord. No. 961-1195, § 3, 11-7-95; Ord. No. 1099-0603, § 3, 6-17-03; Ord. No. 1118-0104, § 3, 1-6-04; Ord. No. 1144-0305, § 3, 3-15-05; Ord. No. 1207-0608, § 1, 6-17-08)

20.15 - Use regulations for C-2 district.

The C-2 district is intended for the central business district on both the east and west sides of the city. It is intended to provide development and redevelopment opportunities consistent with the historic development pattern of the areas. Targeted uses shall be those commercial uses which do not detract from this area because of noise, smoke, odors, or disruption of traffic patterns.

(1) Permitted uses are:

- (a) Any use listed as a permitted use in the C-1 district, except gasoline service stations; automobile repair establishments; automobile, recreational vehicle or farm implement sales lots; commercial storage facilities; and lumber and building supply yards.
- (b) Residential use, provided such use covers not more than 50 percent of the combined floor area of all principal buildings within the lot.

(2) Conditional uses are:

- (a) Communication towers.
- (b) Colleges and vocational schools.
- (c) Public utilities.
- (d) Multiple-family dwellings.
- (e) Community living arrangements, except as regulated in § 62.23(7)(i), Wis. Stats., and provided, however, that the 2,500-foot distance described in § 62.23(7)(i)2r.a., Wis. Stats., shall not apply.
- (f) Hospitals.
- (g) Water-related uses such as marinas, launch ramps, charter boating or fishing and ferry terminals.
- (h) Gasoline service stations.
- (i) Automobile repair establishments.
- (j) Automobile or recreational vehicle sales lots.
- (k) Commercial establishments with drive-through facilities.
- (l) Bed and breakfast establishments, provided the facility is licensed by the Wisconsin Department of Health and Social Services.
- (m) Commercial housing facilities.

(Ord. No. 961-1195, § 3, 11-7-95; Ord. No. 1099-0603, § 4, 6-17-03; Ord. No. 1118-0104, § 4, 1-6-04; Ord. No. 1144-0305, § 4, 3-15-05; Ord. No. 1277-0612, § 1, 6-19-12)

20.175 - Use regulations for C-5 district.

The C-5 district is intended for areas of the city where residential properties are converting to commercial uses or vice versa, especially areas where it is desired to maintain the existing buildings or architectural character of the neighborhood. It is also intended for areas of the city where a continued mixture of residential and commercial uses are desirable. The uses permitted are those uses which are generally compatible in areas with a combination of both residential and commercial properties.

(1) Permitted uses are:

- (a) Single-family dwellings established within an existing building, including repairs/reconstruction of such dwellings and additions up to 50 percent of the original floor area.
- (b) Two-family dwellings established within an existing building, including repairs/reconstruction of such dwellings and additions up to 50 percent of the original floor area.
- (c) Any use listed as a permitted use in the C-2 district, except bus depots and those uses listed separately as conditional uses under subsection (2). Such uses shall only occupy an existing building or occupy a new building with a building footprint not exceeding 3,000 square feet.

(2) Conditional uses are:

- (a) New single-family dwellings.
- (b) New two-family dwellings.
- (c) Additions to existing dwellings that exceed 50 percent of the original floor area.
- (d) Multiple-family dwellings.
- (e) Uses listed under subsection (1)(c) that are located within a new building with a building footprint that is 3,000 square feet or larger.
- (f) Restaurants and taverns.
- (g) Hotels and motels.
- (h) Parking lots.
- (i) Rest homes.
- (j) Community living arrangements, except as regulated in § 62.23(7)(i), Wis. Stats., and provided, however that the 2,500-foot distance described in § 62.23(7)(i)2r.a., Wis. Stats., shall not apply.
- (k) Public utilities.
- (l) Massage parlors.
- (m) Liquor stores.
- (n) Payday lending institutions.
- (o) Pawn shops.
- (p) Accessory dwelling units, subject to the requirements set forth in section 20.10(2)(c).

(Ord. No. 1174-0906, § 2, 9-20-06; Ord. No. 1355-0219, § 5, 2-19-19)