



**CITY OF STURGEON BAY COMMON COUNCIL AGENDA
TUESDAY, MARCH 19, 2013
7:00 P.M.
COUNCIL CHAMBERS, CITY HALL – 421 MICHIGAN ST
THAD G. BIRMINGHAM, MAYOR**

1. **Call to order.**
2. **Pledge of Allegiance.**
3. **Roll call.**
4. **Adoption of agenda.**
5. **Consideration of the following bills: General Fund – \$268,919.03, Capital Fund - \$12,388.50, Cable TV - \$133.27, TID #2 - \$440,854.87, and Solid Waste Enterprise - \$10,087.08 for a grand total of \$732,382.75. [roll call]**
6. **CONSENT AGENDA**
 - * **All items listed with an asterisk (*) are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member requests before Adoption of the Agenda, in which event the item will be removed from the Consent Agenda and considered immediately following the consent agenda.**
 - * a. **Approval of 2/28/13 special and 3/5/13 regular Common Council minutes.**
 - * b. **Approval of the following minutes:**
 - (1) **Parking & Traffic Committee – 2/18/13**
 - (2) **Finance/Purchasing & Building Committee – 2/26/13**
 - (3) **Harbor Commission – 2/27/13**
 - (4) **Bicycle & Pedestrian Advisory Board – 3/7/13**
 - * c. **Place the following reports on file:**
 - (1) **Fire Department Report – February 2013**
 - (2) **Inspection Department Report – February 2013**
 - (3) **Police Department Report – February 2013**
 - * d. **Consideration of: Approval of Beverage Operator Licenses.**
 - * e. **Consideration of: Street Closure Application for CJ Promotions.**
 - * f. **Consideration of: Approval of request to extend Planned Unit Development for one-year for Deer Run Phase 1.**
 - * g. **Parking & Traffic Committee recommendation re: Waive winter parking permit fee for 523 North 4th Avenue.**
 - * h. **Parking & Traffic Committee recommendation re: Waive winter parking permit fee for 525 West Maple Street.**

7. **Mayoral appointments.**
8. **Second reading of ordinance re: Repeal and recreate Section 9.04 of the Municipal Code – Hunting Permit.**
9. **Second reading of ordinance re: Create Section 10.065 of the Municipal Code – Misuse of 911.**
10. **Second reading of ordinance re: Official zoning classification of Single-Family Residential for property located on N. Columbia Avenue.**
11. **Resolution re: Amended Project Plan and District Boundaries (Territory Subtraction) of Tax Incremental District No. 2 of the City of Sturgeon Bay.**
12. **Resolution re: Approve Boundaries of Tax Incremental District No. 4 and Approving Project Plan of Tax Incremental District No. 4.**
13. **Finance/Purchasing & Building Committee recommendation re: Approve amendment to City's Purchasing Policy to renew service contracts without being put out for competitive bid, and include a contract limitation not to exceed \$75,000 per year.**
14. **Harbor Commission recommendation re: Approval of Three Year Harbor Development Statement of Intentions for the years 2013 – 2015.**
15. **Finance/Purchasing & Building Committee recommendation re: Increase compensation for alderpersons from \$540 to \$600 per month effective after the spring election in April of 2013.**
16. **Committee Chairperson Reports:**
 - a. **Personnel Committee**
 - b. **Parking & Traffic Committee**
 - c. **Community Protection & Services Committee**
 - d. **Sturgeon Bay Utility Commission**
17. **Public comment on non-agenda items.**
18. **Mayor's comments.**
19. **Adjourn.**

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Posted:

Date:

3/15/13

Time:

2:00pm

By:

[Signature]

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

5.

5.

INVOICES DUE ON/BEFORE 03/19/2013

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
GENERAL FUND				
CAPITAL PROJECTS				
01764	ASSOCIATED WEALTH MANAGEMENT	CAPITAL PROJECTS	01-000-913-70001	8,050.19
TOTAL CAPITAL PROJECTS				8,050.19
CITY HALL / FIRE & POLICE STN				
01764	ASSOCIATED WEALTH MANAGEMENT	GO REFUNDING BONDS	01-000-920-70001	40,630.63
TOTAL CITY HALL / FIRE & POLICE STN				40,630.63
TOTAL GENERAL FUND				48,680.82
MAYOR				
04696	DOOR COUNTY TREASURER	02/13 INTERNET	01-100-000-56700	2.70
TOTAL				2.70
TOTAL MAYOR				2.70
CITY COUNCIL				
04549	DOOR COUNTY ECONOMIC DEVELOPME	2013 LEGISLATIVE DAYS SPONSOR	01-105-000-55600	2,500.00
TOTAL				2,500.00
TOTAL CITY COUNCIL				2,500.00
LAW/LEGAL				
16555	PINKERT LAW FIRM, LLP	GENERAL MATTERS	01-110-000-55010	2,873.00
16555		TRAFFIC MATTERS	01-110-000-55010	3,432.00
16555		GENERAL MATTERS	01-110-000-55010	364.00
TOTAL				6,669.00
TOTAL LAW/LEGAL				6,669.00
CITY CLERK-TREASURER				
04696	DOOR COUNTY TREASURER	02/13 INTERNET	01-115-000-56700	10.90
R0000894	KEITH YANDA	SUBPOENA FEES	01-115-000-56350	16.80
WGFOA	IGFOA ATTN: WGFOA MEMBERSHIP	2013 ANNUAL MEMBERSHIP VAL	01-115-000-56000	25.00
TOTAL				52.70
TOTAL CITY CLERK-TREASURER				52.70
ADMINISTRATION				
04696	DOOR COUNTY TREASURER	02/13 INTERNET	01-120-000-56700	2.70
TOTAL				2.70

INVOICES DUE ON/BEFORE 03/19/2013

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
			TOTAL ADMINISTRATION	2.70
COMPUTER				
03101	CDW GOVERNMENT, INC.	2 WIRELESS MICE FD	01-125-000-51950	39.86
04696	DOOR COUNTY TREASURER	02/13 TECH SUPPORT	01-125-000-55550	2,500.00
		TOTAL		2,539.86
		TOTAL COMPUTER		2,539.86
CITY ASSESSOR				
01650	APEX SOFTWARE	ANNUAL MAINT RENEWAL	01-130-000-51100	215.00
04696	DOOR COUNTY TREASURER	02/13 INTERNET	01-130-000-56700	5.40
17700	QUILL CORPORATION	MAILING LABELS	01-130-000-51950	24.29
ASSO APP	ASSOCIATED APPRAISAL	03/19/13 CONTRACT	01-130-000-55010	1,245.83
		TOTAL		1,490.52
		TOTAL CITY ASSESSOR		1,490.52
BUILDING/ZONING CODE ENFORCEMENT				
04696	DOOR COUNTY TREASURER	02/13 INTERNET	01-140-000-56700	2.70
09223	INDEPENDENT INSPECTIONS, LTD	02/13 PERMITS	01-140-000-55010	2,065.22
09223		SPECIAL INSP SERVICES	01-140-000-55010	76.00
		TOTAL		2,143.92
		TOTAL BUILDING/ZONING CODE ENFORCEMENT		2,143.92
MUNICIPAL SERVICES ADMIN.				
03133	CELLCOM WISCONSIN RSA 10	02/13 CELL SERVICE	01-145-000-58250	7.16
03767	STAPLES ADVANTAGE	PRINT HEADS	01-145-000-51950	146.34
04696	DOOR COUNTY TREASURER	02/13 INTERNET	01-145-000-56700	5.40
06570	FORESTRY SUPPLIERS INC	ENGINEERS TAPE, FLAGS	01-145-000-52700	120.05
06570		SHIPPING	01-145-000-52700	17.75
		TOTAL		296.70
		TOTAL MUNICIPAL SERVICES ADMIN.		296.70
PUBLIC WORKS ADMINISTRATION				
04696	DOOR COUNTY TREASURER	02/13 INTERNET	01-150-000-56700	6.75
SNEWPS	SOCIETY OF NORTH EASTERN WI	2013 RENEWAL	01-150-000-56000	20.00
		TOTAL		26.75

INVOICES DUE ON/BEFORE 03/19/2013

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
TOTAL PUBLIC WORKS ADMINISTRATION				26.75
ELECTIONS DEPARTMENT				
DOMINION	DOMINION VOTING SYSTEMS, INC	3 OS SOFTWARE LICENSES	01-155-000-58999	17.25
DOMINION		3 OS HARDWARE MAINT	01-155-000-58999	517.95
TOTAL				535.20
TOTAL ELECTIONS DEPARTMENT				535.20
CITY HALL				
04575	DOOR COUNTY HARDWARE	BATTERIES	01-160-000-54999	31.98
05500	ENERGY CONTROL AND DESIGN INC	ZONE CONTROL VALVE	01-160-000-51850	71.98
08280	HILL BUILDING MAINTENANCE INC	02/13 CH CLEANING	01-160-000-55300	590.00
19880	STURGEON BAY UTILITIES	421 MICHIGAN ST	01-160-000-56150	2,154.26
19880		421 MICHIGAN ST	01-160-000-58650	190.42
19959	SUPERIOR CHEMICAL CORP	10 50LB ICE FLO	01-160-000-54999	334.10
19959		SHIPPING	01-160-000-54999	61.67
TOTAL				3,434.41
TOTAL CITY HALL				3,434.41
INSURANCE				
BH	BURKART HEISDORF INSURANCE	03/13 GENERAL LIABILITY	01-165-000-56400	2,928.00
BH		03/13 POLICE LIABILITY	01-165-000-57150	1,105.00
BH		03/13 PUBLIC OFFICIALS	01-165-000-57400	1,111.00
BH		03/13 AUTO LIABILITY	01-165-000-55200	1,745.00
BH		03/13 AUTO PHYS DAMAGE	01-165-000-55200	1,164.00
BH		03/13 WORKERS COMP	01-165-000-58750	14,942.00
TOTAL				22,995.00
TOTAL INSURANCE				22,995.00
GENERAL EXPENDITURES				
04696	DOOR COUNTY TREASURER	02/13 CH PHONE	01-199-000-58200	154.03
04696		02/13 FD PHONE	01-199-000-58200	43.03
04696		02/13 MS PHONE	01-199-000-58200	40.75
04696		02/13 PD PHONE	01-199-000-58200	89.28
08167	GANNETT WISCONSIN NEWSPAPERS	PHN, ORD, & BID	01-199-000-57450	94.78
08167		PHN OFFICIAL ANNEXATION	01-199-000-57450	26.45
09225	INFINITY TECHNOLOGY INC	03/13 BMOS	01-199-000-51100	50.00
16555	PINKERT LAW FIRM, LLP	3RD PARTY SCHOOL	01-199-000-51525	309.00
16555		DANS FISH	01-199-000-51525	52.00
16590	PITNEY BOWES	RENTAL CHARGES	01-199-000-57250	136.00
TOTAL				995.32

INVOICES DUE ON/BEFORE 03/19/2013

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
TOTAL GENERAL EXPENDITURES				995.32
POLICE DEPARTMENT				
04150	DE JARDIN CLEANERS LLC	UNIFORM CLNG ALLOW BRINKMAN	01-200-000-56800	37.00
04696	DOOR COUNTY TREASURER	02/13 INTERNET	01-200-000-56700	37.80
06592	FOX VALLEY TECHNICAL COLLEGE	FBI RGNL COMMAMD COLLEGE DAN	01-200-000-55600	125.00
08167	GANNETT WISCONSIN NEWSPAPERS	AD FOR SQUAD BIDS	01-200-000-51600	100.00
14875	NWTC GREEN BAY	TASER TRNG HENRY/WATERSTREET	01-200-000-55600	193.94
16575	PIP PRINTING	VICTIM NTC & CONF RELEASE FORM	01-200-000-51600	336.57
20254	TIP TOP CLEANERS	UNIFORM CLNG ALLOW PORTER	01-200-000-56800	59.58
STAPLES	WISCONSIN DOCUMENT IMAGING LLC	4589 BLACK	01-200-000-55650	36.71
STAPLES		993 COLOR	01-200-000-55650	29.79
STAPLES		INK CART SGTS PRINTER	01-200-000-51600	129.01
TOTAL				1,085.40
TOTAL POLICE DEPARTMENT				1,085.40
POLICE DEPARTMENT/PATROL				
03075	CARQUEST OF DOOR COUNTY	2 WIPER MOTORS	01-215-000-58600	179.91
03075		RET 1 WIPER MOTOR/CORE CREDIT	01-215-000-58600	-133.89
03133	CELLCOM WISCONSIN RSA 10	02/13 CELL SERVICE	01-215-000-58250	549.84
03133		02/13 CELL SERVICE	01-215-000-58999	307.68
03133		NEW PHONE	01-215-000-58999	49.95
04545	DOOR COUNTY COOPERATIVE	2 INSPECTION CHAMERAS	01-215-000-54999	279.98
04575	DOOR COUNTY HARDWARE	FASTENERS, CHAIN LINK, TURNBKL	01-215-000-54999	14.48
04575		ROPE & SNAP BOLTS	01-215-000-54999	28.57
04575		FASTENERS & HINGE	01-215-000-54999	9.98
04575		EXCHANGE HINGE	01-215-000-54999	-0.59
04575		WOOD FILLER & PRIMER	01-215-000-54999	15.98
04575		SANDING DISC & CHUCK	01-215-000-58600	15.97
04575		HEATER, PROPANE HOSE & SHOVEL	01-215-000-54999	204.97
04575		CRNR BRACE, PRIMER, SCRW DRY	01-215-000-54999	95.58
04575		REPAIR SUPPLIES FOR DIVE TRUCK	01-215-000-54999	85.77
04575		WOOD FILLER	01-215-000-54999	6.99
04696	DOOR COUNTY TREASURER	02/13 FUEL	01-215-000-51650	5,257.23
06592	FOX VALLEY TECHNICAL COLLEGE	EMOTIONAL SURVIVAL ENGEBOSE	01-215-000-55600	99.00
06650	GALLS, AN ARAMARK COMPANY	PANTS & SHIRT JENNERJOHN	01-215-000-52900	83.47
12100	LAMPERT YARDS INC	PLYWOOD	01-215-000-54999	52.55
12100		PLYWOOD, STUDS	01-215-000-54999	123.72
14875	NWTC GREEN BAY	CPR 8 OFFICERS	01-215-000-55600	307.58
19580	STREICHERS PROF POLICE EQUIP	TACTICAL HOLSTER JENNERJOHN	01-215-000-52900	159.98
20254	TIP TOP CLEANERS	UNIFORM CLNG ALLOW JENNERJOHN	01-215-000-56800	0.50
23828	WITT PENINSULA FORD LINCOLN	LOF	01-215-000-51650	24.95
23828		TOW & LOCKOUT	01-215-000-51650	75.00
23828		LOF & WIPER BLADES	01-215-000-51650	29.37
23828		CHECK REAR HEATER	01-215-000-51650	43.19
23828		CHECK FOR REAR END DAMAGE	01-215-000-51650	25.00
23828		REPLACE REAR WINDOW HEAT INOF	01-215-000-51650	448.31
23828		REPL FRT BRAKES & PADS, LOF	01-215-000-51650	141.25
ALBERTSO	JASON ALBERTSON	MEAL REIMB TACTICAL CONF	01-215-000-55600	51.58

INVOICES DUE ON/BEFORE 03/19/2013

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
ALBERTSO		MEAL REIMB BASIC BREATH EXAM	01-215-000-55600	81.61
ALBERTSO		REIMB WORK SHOES	01-215-000-52900	70.00
MOGEN	SHAWN MOGEN	MEAL REIMB BASIC BREATH EXAM	01-215-000-55600	86.95
R0000133	COMFORT SUITES	LGDNG MOGEN & ALBERTSON	01-215-000-55600	180.00
R0000133		LODGING WIEGAND BASIC BRTH EX	01-215-000-55600	140.00
WIEGANDM	MICHELLE WIEGAND	MEAL REIMB FVTC TRAINING	01-215-000-55600	95.47
WLEEDA	WI LAW ENFORCEMENT EXECUTIVE	MEMBERSHIP HOUGAARD	01-215-000-55600	25.00
TOTAL				9,312.88
TOTAL POLICE DEPARTMENT/PATROL				9,312.88
POLICE DEPT. / INVESTIGATIONS				
04575	DOOR COUNTY HARDWARE	BATTERIES	01-225-000-57950	10.99
04575		TRASH CAN	01-225-000-57950	17.99
DOOR GUA	DOOR GUARD SECURITY SYSTEMS	FAN FOR DVR & SERVICE CALL	01-225-000-57950	57.00
WTCSE	WTCSE, INC	REG FEE FOR MILITARY SURPLUS	01-225-000-57950	500.00
TOTAL				585.98
TOTAL POLICE DEPT. / INVESTIGATIONS				585.98
FIRE DEPARTMENT				
02005	BAY ELECTRONICS, INC.	BATTERY FOR PAGER	01-250-000-52900	15.00
03075	CARQUEST OF DOOR COUNTY	ELE CONNECTORS	01-250-000-53000	14.53
03075		WIRE LOOM	01-250-000-53000	11.97
03159	CHARTER COMMUNICATIONS	WEST SIDE CABLE	01-250-000-54999	6.99
04150	DE JARDIN CLEANERS LLC	REPAIR TURN OUT GEAR	01-250-000-56250	25.00
04545	DOOR COUNTY COOPERATIVE	KEYS	01-250-000-54999	13.14
04545		FUEL FILTER & LINE	01-250-000-53000	20.51
04575	DOOR COUNTY HARDWARE	FASTENERS	01-250-000-54999	0.90
04575		JIG BLADES, BULBS, FASTENERS	01-250-000-54999	15.41
04575		PAINT PAIL	01-250-000-54999	11.98
04575		FREIGHT	01-250-000-54999	41.45
04575		FASTENERS, ROD, COMP BAGS	01-250-000-54999	9.72
04575		TAPE, CABLE TIES, SPRAY PAINT	01-250-000-54999	54.93
04575		FASTENERS	01-250-000-54999	4.50
04575		FASTENERS & SPRING SNAP LINKS	01-250-000-54999	74.30
04575		FASTENERS & FACE MASKS	01-250-000-54999	25.56
04575		DRY SCREWS	01-250-000-54999	20.99
04575		SOLDER, BUTANE CYL, SUPPLIES	01-250-000-52700	37.41
04575		EXCHANGE KILZ PRIMER	01-250-000-54999	12.76
04575		TURNBKL	01-250-000-54999	3.49
04575		SPRAY PAINT	01-250-000-54999	9.98
04575		DOOR BOTTOM & PUTTY KNIFE	01-250-000-54999	7.28
04696	DOOR COUNTY TREASURER	02/13 INTERNET	01-250-000-56700	16.20
04696		02/13 FUEL	01-250-000-51650	851.36
13842	MOTOROLA	REPAIR PAGER	01-250-000-57550	78.00
19297	SHORE TO SHORE RENTAL, INC	TRAINING PROPANE	01-250-000-55600	160.00
19610	RICHARD STUEWER	UNIFORM SHIRT	01-250-000-52900	35.00
19880	STURGEON BAY UTILITIES	421 MICHIGAN ST	01-250-000-56675	53.00
19880		TRUCK FILL	01-250-000-56150	36.00

INVOICES DUE ON/BEFORE 03/19/2013

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
19880		MEM FLD SPRINKLER	01-250-000-56675	29.00
19880		MEM FLD WARMING HOUSE	01-250-000-56675	29.00
19880		SALT SHED	01-250-000-56675	3.56
19880		GIRLS LITTLE LEAGUE	01-250-000-56675	29.00
19880		FIRE PROTECTION	01-250-000-56675	8,720.75
19880		QUINCY ST/BAY SHIP PIT	01-250-000-56675	29.00
19880		N MADISON AVE SPRINKLER	01-250-000-56675	9.00
19880		PENN ST DOCK	01-250-000-56675	9.00
19880		1018 GREEN BAY RD SIREN	01-250-000-56150	15.45
19880		EAST SIDE DOCK	01-250-000-56675	3.56
19880		107 N 1ST AVE RESTROOMS	01-250-000-56675	29.00
19880		N 1ST AVE PARKING RAMP	01-250-000-56675	3.56
19880		48 KENTUCKY ST DOCK	01-250-000-56675	9.00
19880		48 KENUTCKY ST CITY MARINA	01-250-000-56675	29.00
19880		N 7TH AVE GARLAND PARK	01-250-000-56675	3.56
23897	W.S. DARLEY & CO.	WEDGES	01-250-000-52700	57.70
CJ	CJ WORKS, LLC	02/13 LAUNDRY	01-250-000-56800	88.50
JORNS	ETHAN JORNS	REIMB TUITION STATE FF SEMINAR	01-250-000-55600	90.00
PAULCONW	PAUL CONWAY SHIELDS	HELMET SHIELDS	01-250-000-51350	108.60
PAULCONW		HELMET SHIELD	01-250-000-51350	7.50
SOUKUP	RICHARD SOUKUP	UNIFORM HAT	01-250-000-52900	16.00
WIEGANDB	BRENT WIEGAND	HAT	01-250-000-52900	9.00
		TOTAL		10,996.10
		TOTAL FIRE DEPARTMENT		10,996.10
WEED ABATEMENT				
19070	SCHARTNER IMPLEMENT INC	SHIFT HANDLE KNOB	01-340-000-51400	27.91
		TOTAL		27.91
		TOTAL WEED ABATEMENT		27.91
SNOW REMOVAL				
03075	CARQUEST OF DOOR COUNTY	HYD HOSE	01-410-000-51400	75.60
04575	DOOR COUNTY HARDWARE	GARDEN SPRAYER	01-410-000-51400	13.99
06012	FASTENAL COMPANY	FLOW BOLTS, WASHERS, NUTS	01-410-000-51400	310.27
13150	MASTERCRAFT WELDING SYSTEM	FLAT BAR	01-410-000-51400	72.00
13150		SQUARE TUBING	01-410-000-51400	30.00
13825	MORTON SALT	197.92 TONS SALT	01-410-000-52400	10,954.87
13825		163.43 TONS SALT	01-410-000-52400	9,045.85
13825		247.72 TONS SALT	01-410-000-52400	13,711.30
WAUAS	WAUSAU EQUIPMENT CO INC	25 SHEAR PINS	01-410-000-51400	73.08
WAUAS		20 HUB BUSHINGS	01-410-000-51400	121.60
WAUAS		10 FAN SPIDER BUSHINGS	01-410-000-51400	41.80
WAUAS		HUB PULLER	01-410-000-51400	47.62
WAUAS		SHIPPING	01-410-000-51400	13.97
		TOTAL		34,511.95
		TOTAL SNOW REMOVAL		34,511.95

INVOICES DUE ON/BEFORE 03/19/2013

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
STREET SIGNS AND MARKINGS				
12110	LANGE ENTERPRISES INC	STREET SIGNS	01-420-000-52600	145.65
12110		SHIPPING	01-420-000-52600	14.98
TOTAL				160.63
TOTAL STREET SIGNS AND MARKINGS				160.63
STREET MACHINERY				
01720	ARING EQUIPMENT COMPANY INC	2 BULBS	01-450-000-53000	10.04
01720		HEADLIGHT ASSBY	01-450-000-53000	74.07
01720		LIGHT HARNESS	01-450-000-53000	20.51
01720		SHIPPING	01-450-000-53000	10.08
01720		RIGHT SIDE WORK HEADLIGHT	01-450-000-53000	74.07
01720		CABLE HARNESS	01-450-000-53000	20.51
01720		SHIPPING	01-450-000-53000	9.98
02005	BAY ELECTRONICS, INC.	NARROW BAND RADIOS	01-450-000-57550	630.00
03075	CARQUEST OF DOOR COUNTY	RATCHET	01-450-000-52150	10.52
03075		WINTER BLADES	01-450-000-52150	20.04
03075		HOSE & ANITFREEZE	01-450-000-53000	19.09
03075		HYD OIL & MEGA FLEX	01-450-000-53000	331.95
03075		HYD OIL	01-450-000-53000	191.32
03075		ELE ADAPTER	01-450-000-52150	17.99
03075		PURPLE CLNR, BLUE CORAL, CLAMP	01-450-000-52150	101.01
03075		SCRAPER	01-450-000-52700	10.99
03075		HEADER TAGGED BLADE	01-450-000-52150	11.63
03075		CAPSULE STANDARD	01-450-000-52150	5.58
03075		AIR FILTER	01-450-000-52150	14.96
03075		CELVIS ASSEY & SLACK ADJUSTER	01-450-000-52150	15.13
03075		CLEVIS 8120	01-450-000-52150	5.09
03075		DIESEL FUEL SUPPLEMENT	01-450-000-51650	99.24
04575	DOOR COUNTY HARDWARE	FASTENERS	01-450-000-53000	1.65
04575		COUPLE & HEX NIPPLE	01-450-000-53000	9.78
06005	FABCO EQUIPMENT INC	2 SHIFT COILS	01-450-000-53000	48.74
06005		VALVE	01-450-000-53000	103.85
06005		SHIPPING	01-450-000-53000	11.30
19959	SUPERIOR CHEMICAL CORP	CASE BREAKAWAY PEN OIL	01-450-000-53000	111.56
19959		CASE ODOR COUNTERACTANT	01-450-000-53000	66.86
19959		SHIPPING	01-450-000-53000	13.43
20253	TILOT OIL LLC	DIESEL ENGINE OIL	01-450-000-53000	700.00
FLEETPRI	FLEETPRIDE	BRAKE CHAMBERS	01-450-000-53000	115.26
INTERSTA	INTERSTATE BATTERIES	12 VOLT BATTERY	01-450-000-52700	42.16
TOTAL				2,928.39
TOTAL STREET MACHINERY				2,928.39
CITY GARAGE				
01766	AURORA MEDICAL GROUP	DOT SCREENING SURFUS	01-460-000-57100	75.00
04575	DOOR COUNTY HARDWARE	HOSE COUPLE	01-460-000-54999	5.99
04575		CLEANING SUPPLIES	01-460-000-51850	14.97
04575		HOSE COUPLE	01-460-000-54999	5.99
TOTAL				101.95

INVOICES DUE ON/BEFORE 03/19/2013

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
			TOTAL CITY GARAGE	101.95
HIGHWAYS - GENERAL				
19880	STURGEON BAY UTILITIES	1536 EGG HARBOR RD TRFC LIGHTS	01-499-000-58000	41.35
19880		14TH & EGG HARBOR RD TRFC LTS	01-499-000-58000	47.17
19880		WS TRAFFIC LIGHTS	01-499-000-58000	109.69
19880		ORNAMENTAL ST LIGHTS	01-499-000-58000	5,747.30
19880		OVERHEAD ST LIGHTS	01-499-000-58000	8,395.45
19880		808 S DULUTH AVE	01-499-000-58000	14.16
19880		EAST SIDE DOCK	01-499-000-58000	74.54
19880		SHIPYARD DEVELOPMENT	01-499-000-58000	62.08
19880		OLD HWY RD SIGN	01-499-000-58000	11.29
			TOTAL	14,503.03
			TOTAL HIGHWAYS - GENERAL	14,503.03
PARK & RECREATION ADMIN				
03133	CELLCOM WISCONSIN RSA 10	02/13 CELL SERVICE	01-500-000-58250	7.66
03133		02/13 CELL SERVICE	01-500-000-58250	107.19
03133		02/13 CELL SERVICE	01-500-000-58250	7.66
03133		02/13 CELL SERVICE	01-500-000-58250	13.08
04696	DOOR COUNTY TREASURER	02/13 INTERNET	01-500-000-56700	4.05
			TOTAL	139.64
			TOTAL PARK & RECREATION ADMIN	139.64
PARKS AND PLAYGROUNDS				
04575	DOOR COUNTY HARDWARE	RIVET	01-510-000-54999	2.79
04575		BROOM	01-510-000-54999	9.99
04575		DRAIN BOIL BRS	01-510-000-54999	8.49
04575		ANTI FREEZE	01-510-000-54999	14.37
04575		SPRAY PAINT	01-510-000-54999	11.04
04575		POWER BIT	01-510-000-54999	4.49
04696	DOOR COUNTY TREASURER	02/13 FUEL	01-510-000-51650	1,077.05
19070	SCHARTNER IMPLEMENT INC	CONTROL SWITCH	01-510-000-54999	69.67
19880	STURGEON BAY UTILITIES	MEM FLD WARMING HOUSE	01-510-000-56150	88.64
19880		MEM FLD WARMING HOUSE	01-510-000-58650	64.08
19880		SALT SHED	01-510-000-56150	12.89
19880		MEM FLD PARKING LOT LIGHTS	01-510-000-56150	8.24
19880		GIRLS LITTLE LEAGUE	01-510-000-56150	58.23
19880		MARTIN PARK	01-510-000-56150	8.24
19880		N 7TH AVE GARLAND PARK	01-510-000-56150	8.24
19880		FLAG LIGHT 5TH & MICH	01-510-000-56150	37.81
WARNER	WARNER-WEXEL WHOLESALE &	PARKS CLEANING SUPPLIES	01-510-000-51850	156.52
			TOTAL	1,640.78
			TOTAL PARKS AND PLAYGROUNDS	1,640.78

INVOICES DUE ON/BEFORE 03/19/2013

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
WATERFRONT PARKS & WALKWAYS				
19880	STURGEON BAY UTILITIES	WALNUT DR & LANSING SIGN	01-570-000-56150	9.03
19880		W LARCH WALKWAY LIGHTS	01-570-000-56150	102.06
19880		W LARCH PARKING LOT LIGHTS	01-570-000-56150	36.88
19880		48 KENTUCKY ST WTR FRT	01-570-000-56150	378.26
19880		107 N 1ST AVE RESTROOMS	01-570-000-56150	78.38
19880		107 N 1ST AVE RESTROOMS	01-570-000-58650	49.10
19880		N 1ST AVE PARKING RAMP	01-570-000-56150	489.89
TOTAL				1,143.60
TOTAL WATERFRONT PARKS & WALKWAYS				1,143.60
EMPLOYEE BENEFITS				
03780	COUNSELING ASSOCIATES OF DC	MONTHLY EAP	01-600-000-56553	150.83
04800	DRAEB JEWELERS, INC	RETIREMENT WATCH MENGERT	01-600-000-56554	200.00
23674	WISCONSIN DEPT OF WORFORCE	02/13 UNEMPLOYMENT	01-600-000-50370	2,140.28
TOTAL				2,491.11
TOTAL EMPLOYEE BENEFITS				2,491.11
COMMUNITY & ECONOMIC DEVLPMT				
04696	DOOR COUNTY TREASURER	02/13 INTERNET	01-900-000-56700	5.40
TOTAL				5.40
TOTAL COMMUNITY & ECONOMIC DEVLPMT				5.40
TOTAL GENERAL FUND				172,000.35
CAPITAL FUND				
BALLFIELDS				
EXPENSE				
PIEPER	PIEPER POWER, INC	APP #4 BALL FIELD LIGHTING	10-520-000-59075	12,388.50
TOTAL EXPENSE				12,388.50
TOTAL BALLFIELDS				12,388.50
TOTAL CAPITAL FUND				12,388.50
CABLE TV				
CABLE TV / GENERAL				
CABLE TV / GENERAL				
03159	CHARTER COMMUNICATIONS	CB MUSIC SERVICE	21-000-000-56700	33.27
04696	DOOR COUNTY TREASURER	02/13 INTERNET	21-000-000-56700	100.00
TOTAL CABLE TV / GENERAL				133.27
TOTAL CABLE TV / GENERAL				133.27
TOTAL CABLE TV				133.27

INVOICES DUE ON/BEFORE 03/19/2013

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

TID #2 DISTRICT				
TID DISTRICT #2				
08167	GANNETT WISCONSIN NEWSPAPERS	T2 AMENDMENT PHN	25-320-000-58999	26.37
16555	PINKERT LAW FIRM, LLP	T2 LEGAL	25-320-000-59900	416.00
TOTAL				442.37
TID #2 A AREA BONDS - CITY				
01764	ASSOCIATED WEALTH MANAGEMENT	TID #2	25-320-930-70001	145.97
01764		GO REFUNDING BONDS	25-320-930-70001	11,356.25
01764		TID #2 CITY A AREA	25-320-930-70001	229.43
TOTAL TID #2 A AREA BONDS - CITY				11,731.65
TID #2 A AREA BONDS - DVL				
01764	ASSOCIATED WEALTH MANAGEMENT	GO REFUNDING BONDS	25-320-931-70001	42,577.50
01764		TID #2	25-320-931-70001	1,848.99
01764		TID #2 SPLLC	25-320-931-70001	2,906.05
TOTAL TID #2 A AREA BONDS - DVL				47,332.54
T2 ROAD PROJECTS				
01764	ASSOCIATED WEALTH MANAGEMENT	TID #2	25-320-932-70001	3,235.72
01764		TID #2 BRIDGES & RD	25-320-932-70001	5,085.59
01764		GEN OBLIGATION REF BONDS	25-320-932-70001	50,006.25
TOTAL T2 ROAD PROJECTS				58,327.56
T2 SERIES 2006A				
01764	ASSOCIATED WEALTH MANAGEMENT	TID #2	25-320-933-70001	19,098.07
01764		WATERFRONT REDEV AUTHORITY	25-320-933-70001	273,906.25
01764		TID #2 LRB	25-320-933-70001	30,016.43
TOTAL T2 SERIES 2006A				323,020.75
TOTAL TID DISTRICT #2				440,854.87
TOTAL TID #2 DISTRICT				440,854.87
SOLID WASTE ENTERPRISE				
SOLID WASTE ENTERPRISE FUND				
SOLID WASTE ENTERPRISE FUND				
03075	CARQUEST OF DOOR COUNTY	OIL FILTERS	60-000-000-53000	76.12
03075		DRAIN PAN	60-000-000-53000	11.49
04603	HALRON LUBRICANTS INC	55 GALLON DRUM DEF	60-000-000-51650	119.35
20253	TILOT OIL LLC	DIESEL ENGINE OIL	60-000-000-52050	728.86
DC WASTE	DOOR COUNTY WASTE & RECYCLING	144.76 TONS REFUSE	60-000-000-58300	8,406.72
DC WASTE		56.49 TONS RECYCLING	60-000-000-58350	744.54
TOTAL SOLID WASTE ENTERPRISE FUND				10,087.08
TOTAL SOLID WASTE ENTERPRISE FUND				10,087.08
TOTAL SOLID WASTE ENTERPRISE				10,087.08
TOTAL ALL FUNDS				635,464.07

MANUAL CHECKS

WPPI \$ 86,860.02
03/01/13
ACH
Health insurance
Misc accounts

WPPI \$ 5,459.60
03/01/13
ACH
Dental insurance
Misc accounts

Pitney Bowes Global \$ 3,999.60
03/01/13
Check #72167
Postage
01-199-000-57250

Shell Credit Card \$ 33.70
03/01/13
Check #72168
Out of town fuel
01-215-000-51650

US Bank Equipment Finance \$ 204.76
03/001/13
Check #72169
PD copier lease
01-200-000-55650

Benefit Advantage \$ 361.00
03/05/13
Check #72171
Cobra fees, annual renewal, caf & HRA fees
01-600-000-50510

TOTAL MANUAL CHECKS \$ 96,918.68

INVOICES DUE ON/BEFORE 03/19/2013

VENDOR # NAME ITEM DESCRIPTION ACCOUNT # AMOUNT DUE

SUMMARY OF FUNDS:

GENERAL FUND	172,000.35 268,919.03
CAPITAL FUND	12,388.50
CABLE TV	133.27
TID #2 DISTRICT	440,854.87
SOLID WASTE ENTERPRISE	10,087.08
TOTAL --- ALL FUNDS	635,464.07 732,382.75

Jenny Blum 3-12-13
Richard 3-12-13
J. Hill 3-12-13

6a.

6a.

SPECIAL COMMON COUNCIL
February 28, 2013

A special meeting of the Common Council was called to order at 5:00 p.m. by Mayor Birmingham. The Pledge of Allegiance was recited. Roll call: Ald. Vandertie, Lodi, Wiesner, Stutting, and Schlicht were present. Wiegand and Fett were excused.

Lodi/Wiesner to adopt agenda. Carried.

Kim Rudat and Paul Zoellner, from WI DOT, were present to address the Council regarding the closure of the Bayview Bridge. They reviewed the project and the communications that the DOT are using to get the word out about the bridge closure/detour. It was noted that they anticipate the Bayview Bridge reopening by July 4, 2013. Jeff May, Mary Merrick, and Jack Money Penny spoke on this item.

Placing a parking restriction on South Neenah during the Bayview Bridge closure/detour was discussed. Safety, business parking, the farmers market parking, and bass tournament parking were discussed. Schlicht/Vandertie that parking be restricted on both sides of Neenah, from Maple Street to the highway, during the Bayview Bridge closure. Carried.

Schlicht/Wiesner to adjourn. Carried. The meeting adjourned at 6:08 p.m.

Respectfully submitted,



Stephanie L. Reinhardt
City Clerk

COMMON COUNCIL
March 5, 2013

A meeting of the Common Council was called to order at 7:00 p.m. by Mayor Birmingham. The Pledge of Allegiance was recited. Roll call: Ald. Lodl, Wiesner, Stutting, Fett, and Schlicht present. Wiegand and Vandertie were excused.

Stutting/Fett to adopt agenda moving item 6j from the consent agenda to the regular agenda. Carried.

Stutting/Schlicht to approve bills: General Fund – \$4,736,714.20, Capital Fund - \$11,754.60, Cable TV - \$4,613.46, TID #2 - \$56,705.85, TID #3 - \$27,462.50 and Solid Waste Enterprise - \$3,635.80 for grand total of \$4,840,886.41. Roll call: All voted aye. Carried.

Fett/Schlicht to approve consent agenda:

- a. Approval of 2/19/13 regular Common Council minutes.
- b. Approval of the following minutes:
 - (1) Sturgeon Bay Utility Commission – 1/8/13
 - (2) Joint Review Board – 2/11/13
 - (3) Zoning Board of Appeals – 2/11/13
 - (4) Finance/Purchasing & Building Committee – 2/12/13
 - (5) Cable Communication System Advisory Council – 2/14/13
 - (6) Community Protection & Services Committee – 2/14/13
 - (7) City Plan Commission – 2/20/13
 - (8) Board of Canvassers – 2/25/13
- c. Place the following reports on file:
 - (1) Police Department Report – January 2013
- d. Consideration of: Approval of Beverage Operator licenses.
- e. Consideration of: Approval of Temporary Class B Beer license.
- f. Consideration of: Street Closure Applications for SBVC.
- g. Finance/Purchasing & Building Committee recommendation re: Transfer funds in the amount of \$6,280 from Contingency budget line 01-199-000-58950 to Website line item, 01-199-000-51100.
- h. Community Protection & Services Committee recommendation re: Create Section 10.065 of the Municipal Code (Misuse of 911.)
- i. Community Protection & Services Committee recommendation re: Repeal and recreate Section 9.04 of the Municipal Code (Hunting Permit.)
- j. ~~City Plan Commission recommendation re: Approval of the improvement plans for Marina View Subdivision subject to conditions.~~ Moved from consent to regular agenda.
- k. City Plan Commission recommendation re: Single-Family Residential (R-1) as the official zoning classification for Myra Lagerman, for property located on N. Columbia Avenue.

Carried.

There were no mayoral appointments.

RECOMMENDATION

We, the City Plan Commission, hereby recommend approval of the improvement plans for Marina View Subdivision, subject to the following conditions:

1. Provide easements for the storm sewers that cross the adjoining marina parcel.
2. Biofilters #2 and #3 and the 24" storm sewer shall be installed at the time of the other improvements in the subdivision rather than upon development by the future lot owner.
3. Verify that the drainage swale and storm inlet between Lots 3 & 4 can handle the 10 year storm event.
4. Approval by the Wisconsin DNR of the drainage/erosion control plan for the subdivision.
5. The final plat shall include all necessary easements for the utilities serving the subdivision system through private covenants, dedications to the City, or other means, subject to approval by the Common Council.
6. Upon construction of the street and utility improvements, the proposed lots shall be rough-graded and grass lawn established. Any stockpiles of stone or soil shall be in locations approved by the Plan Commission.

CITY PLAN COMMISSION

By: John Lodl, Acting Chr.

Introduced by Lodl. Lodl/Fett to adopt. Community Development Director Olejniczak gave an overview of the plan for Marina View Subdivision. Discussion took place regarding sidewalks in newly planned subdivision, the newly created ordinance that requires sidewalks be installed, pedestrian trails, and the comprehensive plan. Schlicht/Lodl to amend the motion to add: 7. That the developer provide assurance that if any residential property is created that a sidewalk or acceptable replacement to a sidewalk will be installed. Roll call on the amendment: All voted aye. Carried. Vote taken on the original motion as amended: Carried.

Schlicht/Lodl to immediately eliminate the parking spaces on Michigan Street, adjacent to Market Square, by signage and/or removal of lines. Carried.

Schlicht/Fett to read in title only for the first reading of the ordinance to repeal and recreate Section 9.04 of the Municipal Code – Hunting Permit. Carried.

Fett/Schlicht to read in title only for the first reading of the ordinance to create Section 10.065 of the Municipal Code – Misuse of 911. Carried.

Lodl/Schlicht to read in title only for the first reading of the ordinance regarding official zoning classification of Single-Family Residential for property located on N. Columbia Avenue. Carried.

Stutting/Fett to adopt the resolution authorizing borrowing from WPPI Energy in an amount not to exceed \$289,612.00. Carried.

City Plan Commission Acting Chair Lodl and Finance/Purchasing & Building Committee Chair Stutting gave their committee reports.

Corey Treichel spoke during public comment on the procedure regarding speaking on an agenda item.

The Mayor made his comments.

Wiesner/Stutting to adjourn. Carried. The meeting adjourned at 8:07 p.m.

Respectfully submitted,



Stephanie L. Reinhardt
City Clerk

PARKING AND TRAFFIC COMMITTEE
Monday, February 18, 2013

A meeting of the Parking and Traffic Committee was called to order at 4:00 p.m. by Chairperson Schlicht in Council Chambers, City Hall, 421 Michigan Street.

Members Schlicht, Vandertie and Wiesner were present. Also present: Municipal Services Superintendent Bordeau, City Engineer Depies, Police Chief Porter, Police Captain Brinkman, Fire Chief Tim Herlache, Alderman Wiegand, City Administrator McNeil and Municipal Services Secretary Lenius.

Moved by Ald. Wiesner, second by Ald. Vandertie to adopt the agenda:

1. Roll call.
2. Adoption of agenda.
3. Public comment.
4. Consideration of: Street Closure Application for Steel Bridge Songfest
5. Consideration of: Waiving the winter parking permit fee for 523 N. 4th Avenue
6. Consideration of: Waiving the winter parking permit fee for 525 W. Maple Street
7. Adjourn

Carried.

Nobody spoke during public comment.

Consideration of: Street Closure Application for Steel Bridge Songfest. Erik Lyndecker, 610 Georgia Street and Pat MacDonald, 311 Pennsylvania Street spoke regarding their request to close both N. 2nd Avenue from Michigan Street to Louisiana Street and the parking lot east of N. 2nd Avenue for Steel Bridge Songfest. They explained that last year all music and vendors were contained to the parking lot of the Holiday Motel. With the reconstruction on 4th Avenue, closing 1st Avenue was not an option. This year Jackson Browne has committed to performing at the Steel Bridge Songfest and they would like to again use the Holiday Motel parking lot for the music stage to allow for a view of the Michigan Street Bridge, but would like to move all the vendors, restrooms, etc. onto 2nd Avenue to allow enough space for people to attend the concerts in the parking lot.

Police Chief Porter, explained his safety concerns to the committee. The parking lot at the Holiday Motel is approximately 9,000 square feet, which includes the space that will be used for the stages. If 1,000 people attend the event as is expected by the event coordinators, this will not allow a safe enough amount of space for this amount of people. Also, with the Bay View Bridge being closed and traffic being detoured through the City, he is concerned about the pedestrian safety along Michigan Street and would like to see snow fencing placed between the sidewalk and Michigan Street. He said he would recommend moving the music and vendors to the parking lot at 2nd Avenue to allow more space for the event. He also stated that the event is safer with N. 2nd Avenue and the parking lot closed as requested but thought there were still ways to improve the safety of the event.

Ald. Vandertie stated he still prefers the idea of moving the event to a park preferably Sunset or Martin Park. He also requested that event organizers speak to the downtown businesses to get their input on having the parking lot and street closed for the event.

Mayor Birmingham entered at 4:21

Ald. Schlicht asked Mr. Lyndecker and Mr. MacDonald if the stage has to be moved to approve the street closure application, would they agree to it. Mr. MacDonald stated that they want to do everything possible to leave the stage at the Holiday Motel and would consider limiting the attendance first. He said they want to keep this event to whatever size it needs to be where it is in the best proximity to the Michigan Street Bridge.

Ald. Fett entered at 4:35

Ald. Wiesner asked what route spectators would follow to get from the stage area to the vendors and bathrooms and wants to make sure there is a safe route.

Moved by Ald. Schlicht, seconded by Ald. Wiesner to recommend to council to accept the street closure application for N. 2nd Avenue as requested for Steel Bridge Songfest pending full operational plan approval by council.

Moved by Ald. Schlicht, seconded by Ald. Wiesner to amend the motion to include the parking lot east of 2nd Avenue. Vote taken on the amendment. Ald. Schlicht and Ald. Wiesner in favor. Ald. Vandertie opposed. Carried.

Vote on the original motion as amended. Ald. Schlicht and Ald. Wiesner in favor. Ald. Vandertie opposed. Carried

Consideration of: Waiving the winter parking permit fee for 523 N. 4th Avenue. Ald. Schlicht stated the request came from Ald. Wiegand who stated the property has no driveway or garage and there is no public parking in the area. Ald. Schlicht asked if the fee had already been paid for this year which it has.

Moved by Ald. Vandertie, seconded by Ald. Schlicht to recommend to council to waive the winter parking permit fee for 523 N. 4th Avenue. All in favor. Carried.

Consideration of: Waiving the winter parking permit fee for 525 W. Maple Street. Jenny Tess, 218 S. Fulton Avenue said the property was her in-laws and after their passing her husband and his sisters now own it. The house is only used a couple of times a month when one of the sisters comes to visit. There is no driveway and the closest lot is at Bay View Lutheran Church. Ald. Wiegand stated when the property at 523 N. 4th Avenue requested the fee be waived, he looked through the list of permits issued and saw that this property also had no other option for parking. Ald. Schlicht asked if the fee had already been paid for this year which it has.

Moved by Ald. Vandertie, seconded by Ald. Wiesner to recommend to council to waive the winter parking permit fee for 525 W. Maple Street. All in favor. Carried.

Ald. Wiesner asked if the property owners would have to go through this process every year or could the fee be waived permanently. Ald. Schlicht stated he could amend the motion at the council meeting if the property owners wanted to request that.

Motion by Ald. Wiesner, seconded by Ald. Vandertie to adjourn. All in favor. Carried.

Meeting adjourned at 4:56 p.m.

Respectfully Submitted,



Jennifer Lenius
Municipal Services Secretary

FINANCE/PURCHASING & BUILDING COMMITTEE
February 26, 2013

A meeting of the Finance/Purchasing & Building Committee was called to order at 7:00 p.m. by Chairperson Stutting in Council Chambers, City Hall. Roll call: Alderperson Stutting and Alderperson Schlicht were present. Alderperson Wiegand was excused. Also present: City Administrator McNeil, Finance Director/City Treasurer Clarizio, and Office/Accounting Assistant II Flinn.

Moved by Alderperson Schlicht, seconded by Alderperson Stutting to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Consideration of: Adoption of Service Contract (Non-Public Works)
4. Review of unfinished business list.
5. Review bills.
6. Adjourn.

Carried.

City Administrator McNeil led the discussion on the Adoption of Service Contract (Non-Public Works). He stated that at the present time, when contracts expire they have to be put out for competitive bids and be reconsidered. This would be an amendment to the current Purchasing Policy, which would state that it would not be necessary to put the contracts out for bid unless either party gives notice to the other party. The amendment would have a limitation not to exceed \$75,000 annually. This does not include Public Works contracts. Mr. McNeil added that the Community Protection & Services Committee does not want to put the PEG channel contract out for bid. They would like to renew the contract with Mann Communications. Moved by Alderperson Schlicht, seconded by Alderperson Stutting to recommend to the Common Council to approve the amendment to the City of Sturgeon Bay Purchasing Policy to renew service contracts (Non-Public Works) without being put out for competitive bid, and include a contract limitation not to exceed \$75,000 per year. Carried.

The Committee reviewed the unfinished business list.

Moved by Alderperson Schlicht, seconded by Alderperson Stutting to accept the bills as presented and forward to the Common Council for payment. Carried.

Moved by Alderperson Schlicht, seconded by Alderperson Stutting to adjourn. Carried. The meeting adjourned at 7:16 p.m.

Respectfully submitted,


 Dixie Flinn

Office/Accounting Assistant II

**Harbor Commission Meeting
February 27, 2013**

A meeting of the Harbor Commission was called to order by Chairperson Nault at 7:00 p.m. in Council Chambers, City Hall, 421 Michigan Street. Members Gary Nault, Paul Mickelson, Randy Morrow and Steve Propsom were present; Members Stewart Fett, Robert Spude and Matt Felhofer were excused. Also present were Municipal Services Superintendent Bordeau, City Administrator McNeil, Police Chief Porter and Municipal Services Secretary Lenius.

Moved by Mr. Morrow, second by Mr. Mickelson to adopt the following agenda:

1. Roll Call
2. Adoption of Agenda
3. Public Comment
4. Consideration of: Three Year Harbor Improvement Plan
5. Discussion of: Possible Study of Water Weed Cutting Operation
6. Adjourn

Carried.

Nobody spoke during public comment.

Consideration of: Three Year Harbor Improvement Plan – Mr. Bordeau explained that every three years, we need to provide the Wisconsin Department of Transportation our Harbor Development Statement of Intentions to offer them with an idea of what projects may be out there to assist in funding. Submitting these intentions, does not require that they are completed, but allows municipalities to receive funding from the WisDOT Harbor Assistance Programs.

Alderman Vandertie entered at 7:10 p.m.

Discussion took place regarding those statements that were submitted in 2009 and were not completed to decide if they would be resubmitted or removed from the improvement plan as well as possibly adding two new statements.

Moved by Mr. Mickelson, second by Mr. Morrow to recommend to council the following Three Year Harbor Development Statement of Intentions for the years 2013 through 2015:

- Year 2013 – Medium priority – Stone Harbor Docking Improvements
- Year 2014 – High priority – New Improvements for Tugboat Fleet
- Year 2015 – High priority – Festival Pier
- Year 2015 – Low priority – Develop and Improve Sheet Piling around Railroad Spur

All in favor. Carried.

Discussion of: Possible Study of Water Weed Cutting Operation – Mr. Nault stated he brought this item forward to see if the committee would be interested in studying the operation to see if there were possible areas to improve the weed cutting in the bay and to help educate the public on the operation and the regulations involved.

Mr. Bordeau stated the Wisconsin DNR regulates what can be done to control the weeds in the bay including what can be cut, how deep they can cut, what areas cannot be cut or sprayed, etc. The City has an Aquatic Plant Management Plan in place that is approved by the DNR and is reviewed and updated every 5 years. Any changes made to the plan would need to be presented to the DNR and they would need to review it. He also stated that he feels public education would be helpful to allow a better understanding of the operation. Mr. McNeil and Ald. Vandertie both commented they thought public education would be beneficial for both residents and marina owners.

The Committee suggested meeting monthly with the next meeting focusing on the current plan as well as regulations in place. Mr. Bordeau stated he would invite Mary Gansberg from the DNR to the meeting to help explain the regulations to the committee. After this meeting it was suggested to have two different meetings to speak to the public – one inviting marina owners and the other inviting residents to attend.

Moved by Mr. Propsom, second by Mr. Nault to adjourn. All in favor. Meeting adjourned at 8:00 p.m.

Respectfully Submitted,



Jennifer Lenius

Municipal Services Secretary

BICYCLE AND PEDESTRIAN ADVISORY BOARD

Thursday, March 7, 2013

The Bicycle and Pedestrian Advisory Board meeting was called to order at 4:00 p.m. by Chairperson Robert Schlicht in the 2nd floor Conference Room, City Hall, 421 Michigan Street.

Roll call: Members Bob Schlicht, Laurel Brooks, Paul Anschutz, Rhonda Kohlberg, Randy Watermolen and Tony Depies were present. Members Nathan Hayes and Leni Spaude were excused. Also present were Police Captain Dan Brinkman and Municipal Services Secretary Jennifer Lenius.

Adoption of agenda:

Moved by Ms. Brooks, seconded by Mr. Anschutz to adopt the following agenda:

- 1. Roll call.*
- 2. Adoption of agenda.*
- 3. Approval of minutes from February 7, 2013.*
- 4. Discussion of: Bike to work week preparedness*
- 5. Discussion of: Safe routes to school historic preservation contract*
- 6. Discussion of: Ahnapee Trail / Bay View bridge path*
- 7. Discussion of: Safe Routes to School recommendation review*
- 8. Consideration of: Proper signage/stripping for Oregon Street Bike Lanes*
- 9. Adjourn*

All in favor. Carried.

Approval of minutes from February 7, 2013: *Moved by Mr. Anschutz, seconded by Ms. Brooks to approve the minutes from February 7, 2013. All in favor. Carried.*

Discussion of: Bike to work week preparedness: *Mr. Anschutz updated the board on the progress of the Bike Rodeo that will take place April 27th in the Market Square parking lot. Volunteers and sponsors have been secured. Mr. Anschutz asked Mr. Watermolen if a 5 minute video could be shown in the schools prior to April 27th that would help raise awareness about the event. Mr. Watermolen said he thought it would be a good idea and suggested handouts about the event be passed out to students at that time.*

Mr. Anschutz stated bike to work week takes place May 13-17 and bike to school day is May 8th. He asked Mr. Watermolen if the schools would be interested in being involved in these two events. Mr. Watermolen expressed his concern about the Hwy detour during this time and although the whole event is a great idea thought parents may have some reservations on allowing their children to bike to school with the increase of traffic in the City especially along Michigan Street. Ms. Hauser suggested having parents and teachers volunteer at various intersections to assist those on their bikes to cross at the intersections. Mr. Depies commented that there is some money allotted by the DOT for Police Department duties during the detour that could be used for an event such as this.

Discussion of: Safe routes to school historic preservation contract: *Mr. Depies updated the board on the process of installing sidewalks in the historic preservation areas that are included in the Safe Routes to School Plan.*

Discussion of: Ahnapee Trail / Bay View Bridge path: *Mr. Depies stated the deadline of March 8th that was in place has been put on hold. Mr. Anschutz asked if the new Door County Parks Director could be invited to the next meeting since some of the projects being worked on coincide with county projects or use of county land.*

Discussion of: Safe routes to school recommendation review: *The board discussed the current recommendations that are in the Safe Routes to School Plan to see if anything needs to be changed or focused on by the group. Mr. Schlicht suggested the board review the recommendations so they could be discussed at the next meeting. Mr. Depies said he would try to acquire the old survey that was used to develop the recommendations and possibly have it placed online so people could print it and fill it out to return to the City or to also have it available at the Bike Rodeo for parents to fill out while their children are participating in the event.*

Consideration of: Proper signage/stripping for Oregon Street Bike Lanes: *Mr. Depies explained that installing a "Bike Lane Ends" sign and a sign that says "Bikes May Have Full Use of Lane" will clarify to both bicyclists and motorists that the lanes will be shared by both bikes and vehicles the last 120' of Oregon Street before the 1st Avenue intersection.*

Adjourn: *Moved by Mr. Depies, seconded by Mr. Anschutz to adjourn. Carried. Meeting adjourned at 5:15 p.m.*

Respectfully Submitted,



Jennifer Lenius

Municipal Services Secretary



**Tim
Herlache
Fire Chief**

CITY of STURGEON BAY FIRE DEPARTMENT

421 Michigan St
Sturgeon Bay, WI 54235

920-746-2916
920-746-2905 FAX
Email: therlache@sturgeonbaywi.org

TO: The Honorable Mayor Thad Birmingham and the Common Council
FROM: Fire Chief Tim Herlache *TH*
SUBJECT: February 2013 Monthly Fire Report
DATE: March 11, 2013

I submit the following report of activities for the Sturgeon Bay Fire Department for the month of February 2013.

CALLS FIRE DEPARTMENT RECEIVED: 97

<u>CITY CALLS:</u>	<u>90</u>	<u>Type of Call:</u>	<u>COUNTRY CALLS:</u>	<u>07</u>
East Side Calls:	<u>59</u>	Fire	Town of Sevastopol:	<u>02</u>
West Side Calls:	<u>31</u>	EMS	Town of Sturgeon Bay:	<u>05</u>

CALLS PER DAY:

Monday	18
Tuesday	17
Wednesday	12
Thursday	15
Friday	13
Saturday	13
Sunday	09

INCIDENT TYPE:

31 – Medical Non-Emergent	1 – Vehicle Accident
43 – Medical Emergent	8 – Carbon Monoxide Incident
3 – Gas Leak	5 – Alarm Activation, No Fire
1 - Arching Electrical short	1 – Machinery Fire
1 – Chimney Fire	1 -- Smoke Scare/odor of smoke
1 – Building Fire	1 – System Malfunction

INPECTION REPORT:

Inspections within the city limits:	<u>55</u>
Number of violations:	<u>12</u>
Inspections outside the city limits:	<u>00</u>
Number of violations:	<u>00</u>
Total number of inspection hours:	<u>18 hours</u>

INSPECTION VIOLATIONS:

- | | | |
|-----------------------------|---------------------|------------------------------|
| 1 – Over loaded Outlet | 1 -- Exit Access | 1– Covers & Canopies |
| 1 – Working Clearances | 1 – Building Number | 2 – Exit Illumination |
| 2 – Flexible cord permitted | 2 –Smoke Detectors | 1 – Clearance for Appliances |

SPECIAL REPORTS, ACTIVITIES AND REPAIRS

FIRE PRACTICE: February’s Fire Practice Firefighters went through SCBA maintenance, RIC training, and a SCBA confidence course.

TRUCK/STATION MAINTENANCE: Firefighters worked on renovating unit 7 for the dive team, replaced air switch on unit 4 driver seat, replaced wheel hub on passenger side of unit 11, put new batteries in the West Side exhaust system transmitters, ran antenna cable for dayroom, replaced the actuator for the deck gun on unit 6, made equipment hold downs for dive team, worked on the simulators for unit 8, built and installed SCBA bottle rack, installed led lights in unit 11, rebuilt the tank to pump valve on unit 4 and cleaned the floor vents at the WS station.

TRAINING: 198.5 hours of training were conducted in February. Firefighters attended a EMS refresher class, heroine information class at St. Bay High school, watched 3 videos on Situational Awareness, attended a workplace safety course, Carbon Monoxide training, NFPA code familiarization, report writing, air monitoring course at NWTC, dive/sonar/rescue exercise, and 2 firefighters started their EMR class.

OTHER: Firefighters participated in: 1 burning permit, tested emergency weather sirens, gave some station tours, attended committee meetings, and cleaned stations,.

6c2.

CITY OF STURGEON BAY
INSPECTION DEPARTMENT
February 28, 2013

6c2.

THE FOLLOWING IS THE MONTHLY SUMMARY OF THE ACTIVITIES OF THE INSPECTION DEPARTMENT FOR THE MONTH OF FEBRUARY 2013.

February-13	YEAR TO DATE		February-13	YEAR TO DATE
0	0	ONE FAMILY DWELLINGS	-----	-----
0	0	TWO FAMILY DWELLINGS	-----	-----
0	0	MULTIPLE FAMILY DWELLINGS	-----	-----
0	0	DUPLEX CONVERTED TO TRI-PLEX	-----	-----
0	0	C.B.R.F.	-----	-----
1	2	RESIDENTIAL ADDITIONS	60,000	84,000
7	9	RESIDENTIAL ALTERATIONS	41,150	79,100
1	1	RESIDENTIAL GARAGES/CARPORTS	20,000	20,000
1	1	RESIDENTIAL GARAGE ADDITIONS & ALTERATIONS	1,500	1,500
0	0	RESIDENTIAL STORAGE BUILDINGS	-----	-----
0	0	RESIDENTIAL SWIMMING POOLS	-----	-----
0	0	NON-RESIDENTIAL SWIMMING POOLS	-----	-----
0	0	NEW COMMERCIAL BUILDINGS	-----	-----
0	0	NON-RESIDENTIAL GARAGES & STORAGE BUILDINGS	-----	-----
0	1	NON-RESIDENTIAL ADDITIONS	-----	763,000
2	4	NON-RESIDENTIAL ALTERATIONS	33,000	106,990
0	0	MUNICIPAL BUILDINGS	-----	-----
0	0	WAREHOUSES	-----	-----
0	0	FACTORY & SHOP	-----	-----
0	0	COMMUNICATION TOWER	-----	-----
0	0	SUBSTATION	-----	-----
0	0	AGRICULTURAL BUILDINGS	-----	-----
<hr/>	<hr/>			
12	18		\$155,650	\$1,054,590

TOTAL ESTIMATED COST OF CONSTRUCTION

February-13	YEAR TO DATE	TOTAL PERMITS ISSUED	February-13	YEAR TO DATE
12	19	BUILDING PERMITS	1,185	3,061
9	19	ELECTRICAL PERMITS	508	1,687
5	6	PLUMBING PERMITS	354	434
5	9	HEATING PERMITS	259	920
12	55	SIGN PERMITS	360	1,650
0	1	MISCELLANEOUS PERMITS	-----	25
0	0	SUMP PUMP PERMITS	-----	-----
0	0	ELECTRICIAN LICENSES	-----	-----
0	0	EARLY STARTS	-----	-----
1	2	EROSION CONTROL	75	250
0	0	STATE PLAN APPROVALS	-----	-----
0	0	PARK & PLAYGROUND PAYMENTS	-----	-----
0	1	WISCONSIN PERMIT SEALS	-----	35
0	1	ZONING BOARD OF APPEALS APPLICATIONS	-----	300
1	2	ZONING CHANGES/P.U.D. APPLICATIONS	425	850
0	0	PLAN COMMISSION - CONDITIONAL USES	-----	-----
1	2	CERTIFIED SURVEY MAP REVIEWS	30	60
0	0	SUBDIVISION PLATTING REVIEW	-----	-----
0	0	MISCELLANEOUS REVENUE	-----	-----
0	0	(COPIES, POSTAGE, SALE OF MAPS, ETC.)	-----	-----
0	0	RESIDENTIAL BUILDINGS MOVED	-----	-----
0	0	NON-RESIDENTIAL BUILDINGS MOVED	-----	-----
0	0	CHANGE OF USE	-----	-----
0	0	RESIDENTIAL OCCUPANCY FEES	-----	-----
0	1	COMMERCIAL OCCUPANCY FEES	-----	50
0	0	PIER PERMIT	-----	-----
0	1	DEMOLITION	-----	50
0	0	REINSPECTION FEE	-----	-----
0	0	BLASTING	-----	-----
<hr/>	<hr/>			
		TOTAL RECEIPTS DEPOSITED WITH CITY TREASURER	\$3,196.00	\$9,372.00

Cheryl Nault
Cheryl Nault
Building Inspection Dept.



STURGEON BAY POLICE DEPARTMENT



The mission of the Sturgeon Bay Police Department is to serve, protect, and work in partnership with the community to ensure a safe, nurturing environment.

To: The Honorable Mayor
 Members of the Common Council
 Members of the Police and Fire Commission
 City Administrator Steve McNeil
 Officers of the Sturgeon Bay Police Department
 Media

From: Captain Daniel J. Brinkman

Subject: Monthly Report for February, 2013

Date: March 5, 2013

The following is a summary of the Police Department's activities for the month of February. The activities included are crimes investigated, police service calls handled by department members, arrests completed, traffic accidents investigated, miles traveled, fuel consumed, training completed, and public education provided by department members.

Crimes Investigated

The Department, during the month, investigated a total of 56 crimes.

These crimes can be broken down and classified as follows.

Theft.....	06
Criminal Damage to Property.....	06
Disorderly Conduct.....	05
Bail Jump.....	02
Harassment.....	06
Battery.....	02
Fraud.....	05
Violate Court Order.....	03
Unlawful Use of Telephone.....	01
Burglary.....	02
Physical Abuse of Child.....	01
Possess Marijuana.....	05
Possess Narcotics.....	02
Computer Crimes.....	01
Possess Drug Paraphernalia.....	06
Give False Information for Publication.....	01
Abuse Hazardous Substance.....	01
Carry Concealed Weapon w/o Permit.....	01
TOTAL 56	

The above crimes resulted in the loss of \$486 to the community, of which \$350 has been recovered.

Arrests

The Department completed a total of 95 arrests during the month. These arrests encompass violations from traffic to felony, and are listed below by type of violations and number of arrests for each category.

A. Felony Crime Arrest

Possess Scheduled Narcotics.....	02
Burglary.....	01
Bail Jump.....	01
TOTAL	04

Warrant Arrests.....00

B. Misdemeanor Crime Arrests

Disorderly Conduct.....	05
Battery.....	02
Bail Jump.....	01
Possess Drug Paraphernalia.....	04
Possess Marijuana.....	01
Unlawful Use of Telephone.....	01
Retail Theft.....	02
Criminal Damage to Property.....	02
Carry Concealed Weapon w/o Permit.....	01
Harassment.....	01
Computer Crimes.....	01
Abuse Hazardous Substance.....	01
Possess Prescription Drug w/o Prescription.....	02
TOTAL	24

Wisconsin Probation & Parole Violation Arrests.....08

Warrant Arrests.....02
TOTAL 10

C. Ordinance Violation Arrests

Underage Drinking.....	03
Possession of Marijuana.....	03
Possession of Drug Paraphernalia.....	02
Retail Theft.....	01
Disorderly Conduct.....	01
Truancy.....	01
Obstruct Officer.....	01
Possess Tobacco Underage.....	03
TOTAL	15

D. Traffic Crime Arrests

Operating after Driver's License was Revoked.....	01
Fail to Install Ignition Interlock Device.....	01
Operate While Intoxicated (2 nd or more).....	01
Violate Driver's License Restrictions.....	01
TOTAL	04

E. Traffic Violation Arrests	
Operating a Motor Vehicle While Intoxicated.....	03
Speeding Violation.....	09
Motor Vehicle Registration Violation.....	03
Failure to Obey a Traffic Sign or Signal.....	05
Operating While Driver's License Suspended.....	03
No Driver's License.....	01
Fail to Yield.....	01
Driving too Fast for Conditions.....	03
Seat Belt Violation.....	02
Miscellaneous Moving Traffic Violations.....	06
Inattentive Driving.....	01
Violate Driver's License Restrictions.....	01
	TOTAL 38

In addition to the preceding arrests, the Department conducted a total of 216 traffic stops during the month and logged 66 violations for various motor vehicle defects and local ordinances and issued 57 written warnings for those violations. A total of 84 parking tickets were issued for parking violations throughout the city.

Traffic Accidents

The Department, during the month, investigated a total of 19 vehicle accidents. These investigations are categorized into four types, which are described below.

A.	Motor Vehicle Accidents Involving Fatalities.....	00
B.	Motor Vehicle Accidents Involving Injuries.....	01
C.	Motor Vehicle Accidents Involving Property Damage..... (greater than \$1,000.00)	12
D.	Motor Vehicle Accidents Involving Property Damage..... less than \$1,000.00)	06
		TOTAL 19

Police Service Calls

Department members handled 263 service calls during the month. These calls consist of both citizen requests for police service as described below, crimes investigated, traffic accidents investigated and service needs initiated by officers on patrol.

A.	Traffic and Road Incidents.....	75
----	---------------------------------	----

This category consists of all assignments involving assists to motorists in distress, directing traffic, complaints of noisy or otherwise disorderly vehicles, removing debris from roadways, and all parking problem complaints.

B.	Noise Complaints.....	04
----	-----------------------	----

These complaints involve private parties, licensed liquor establishments, and parties in public places.

C.	Sick and Injured Persons.....	21
----	-------------------------------	----

Assistance rendered to the Ambulance Service and sick or injured persons. (Of these calls 02 required the commitment of citizens to a Mental Health Facility for mental or substance abuse problems.)

D.	Alarms	09
	Officers responded to activated burglar and hold-up alarms at area banks and other business establishments and residences as well as fire alarms.	
E.	Complaints Involving Animals	10
	Investigation by officers of noisy animals, loose animals, animal bites, wild animals, and sick, injured or dead animal complaints.	
F.	Civil Disputes	02
	Arguments between neighbors, landlords and tenants, and family members where no crimes have been committed.	
G.	Escorts	06
	Transporting citizens, money escorts for area financial institutions, funerals, and for area industry.	
H.	Civil Assistance Rendered	07
	This category is broad and involves such services as auto and home lockouts, emergency notifications, attempts to locate people, retrieve personal property, and registration assistance.	
I.	Assistance Rendered to Other Agencies	08
	Includes assistance to other law enforcement and government agencies.	
J.	Suspicious Person	09
	Involves both citizen complaints and observations by officers on patrol who took investigative action in regard to the suspicious behavior of other people.	
K.	Suspicious Motor Vehicles	05
	Complaints of occupied, unoccupied, abandoned, and junked motor vehicles.	
L.	Liquor Establishments	01
	Complaints of problems with patrons.	
M.	Fights or Brawls	04
	Complaints of persons fighting where no criminal arrests were made.	
N.	Self-Initiated Field Activity	29
	All initiated activity by the officer to include, but not limited to, routine security checks of area industries, businesses, city parks, residences, and compliance checks of local liquor establishments.	

O.	Juvenile Problems.....	04
	Requests for police service that strictly involve property calls and all unfounded calls for police service. The calls vary from mischief to family problems to runaway situations.	
P	Miscellaneous Incidents.....	48
	Includes arrest warrants served, recovered property calls, and all unfounded calls for police service. This category includes unfounded 9-1-1 calls investigated by Department members during the month.	
Q.	Welfare Checks.....	19
	Includes calls to check on the well being of a person who has not been heard from or seen for a period of time by family, friends, neighbors, or employers.	
R.	Gas Drive Off.....	02
	Routine non-theft investigations where a motorist drove away without paying for their gas. Typically involves a driver error, store employee error or credit card reader error.	
	TOTAL 263	

Department Mileage and Fuel Consumption

Department members patrolled a total of 12,756 miles with department vehicles, consuming 1,272 gallons of fuel. The fleet averaged 10.0 miles per gallon of fuel during the month.

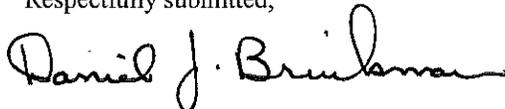
Department Training

February was another busy month for department training. This month, 113 hours of training were completed in many different categories of law enforcement, 49 of those hours were at no cost to the department. Officers Steve South and Chad Mielke provided training to 6 members of the Lakeshore Police Explorers, Post 9368.

Public Education

Officer Kourtney Krah gave a safety presentation to 20 Door County realtors regarding ways of keeping them, their clients and their client's home safe during the home buying process.

Respectfully submitted,



Captain Daniel J. Brinkman

BEVERAGE OPERATOR LICENSE

1. Beilke, Tara J.
2. Christianson, Zackrey C.
3. Henry, Julie A.
4. Jesberger, Karen A.
5. Johnson, Cheryl J.

**CITY OF STURGEON BAY
STREET CLOSURE APPLICATION**

Name of Applicant: CJ Promotions LLC

Name of Event: Side Pork Fest

Contact Phone Number: 495-8701

Date(s) of Event: June 1st

Time: 7:00am - 9:00pm
(Requested Road Closure 5a - 8p)

Estimated # of Attendees: 3,000

Specific Location: Martin Park - S. 3rd Ave + Pennsylvania, Oregon St

Attach map of requested street closure area including barricade location, tent/booth location, or any street obstruction. This map must be in final form.

Attach Certificate of Insurance with the City listed as additional insured. Limits as follows: Commercial General Liability - \$1,000,000 each occurrence limit; Fire Damage Limit - \$50,000 any one fire; Medical Expense Limit - \$5,000 any one person; and Workers Compensation - as required by the State of Wisconsin.

Temporary Beer/Wine license has been applied for, approximately four weeks prior to the event date, by a qualified organization and fee paid. (if applicable.)

Hold Harmless Agreement has been signed by Officer(s) of Event/Organization.

Agreement for Reimbursement of Expenses has been signed by Officer(s) of Event/Organization.

What arrangements have been made for cleanup? Dumpsters

Other explanations: _____

Signature of Responsible Party: Calvin [Signature]

Address: 362 N. 1st Ave Sturgeon Bay WI 54235

Date Submitted: 2/22/13

Approval:

Fire Chief	By:	<u>T. Huland</u>
Police Chief	By:	<u>[Signature]</u>
Comm. Development	By:	<u>[Signature]</u>
Streets/Parks	By:	<u>[Signature]</u>
City Clerk	By:	<u>Stephanie Summard</u>
Finance Director	By:	<u>Talene L'Amie</u>
City Engineer	By:	<u>[Signature]</u>
City Administrator	By:	<u>[Signature]</u>

Date:	<u>02/28/13</u>
Date:	<u>02-27-13</u>
Date:	<u>3/7-13</u>
Date:	<u>3/7/13</u>
Date:	<u>3/11/2013</u>
Date:	<u>3/8/13</u>
Date:	<u>03/08/13</u>
Date:	<u>3/11/13</u>

Common Council: Date of Meeting: _____

Executive Summary

Request to Extend Planned Unit Development – Deer Run Phase 1

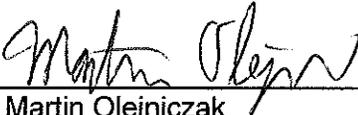
Background: The Common Council adopted planned unit development (PUD) zoning for 4.1 acres of land along Clay Banks Road to facilitate a development known as Deer Run Village. This PUD is specifically for a 66-unit apartment building for active seniors and is the first phase of multiple buildings covering about 30 acres in this area.

Under the zoning code, a PUD project must commence within two years or the PUD lapses and the zoning classification reverts back to the underlying zoning district (R-3 in this instance). The code provides that the Common Council can extend the PUD approval by one year increments upon written request. Up to three one-year extensions may be granted.

The Deer Run PUD ordinance became effective on March 21, 2010 and was extended last year. Bruce Tully, agent for Deer Run Village, has requested another one-year extension. He still intends to construct the apartment building and, in fact, City staff has recently met with Mr. Tully and a prospective investor in the project.

Options: The Council has the option of granting the one-year extension to provide additional time for the developer to get going. Its other option is to reject the extension. If this happens the developer would have to either abandon plans for the apartment building or go back through the PUD zoning process again (start over).

Recommendation: Approve the one-year extension.

Prepared by:  3/12/13
 Martin Olejniczak
 Community Development Director
 Date

Reviewed by:  3/12/13
 Stephen McNeil
 City Administrator
 Date



THE TRAPEZIUM CONSULTING GROUP, LLC

EXPERIENCE • INTEGRITY • PERFORMANCE

March 11, 2013

Marty Olejniczak
Community Development Director
City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235

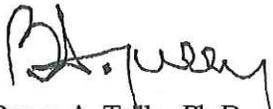
Re: Request for Extension of PUD for Deer Run Building 1 (The Lodge)

Marty,

By way of this letter, I would like to formally request that the PUD for our Deer Run Building 1 (The Lodge) project be extended for another year. It is our understanding that the current PUD approval is scheduled to lapse at the end of March of this year, and that the PUD may be extended in one year increments upon request. Construction of this project may not begin until after this date has passed, which is the reason for our request. We anticipate construction to begin later this spring or early summer.

Thank you for your consideration in this matter.

Yours Truly,



Bruce A. Tully, Ph.D.

ENVIRONMENTAL • PLANNING • CIVIL DESIGN

7898 EAST ACOMA DRIVE, SUITE 100 • SCOTTSDALE, ARIZONA 85260 • (480) 483-1500

6g.

RECOMMENDATION

6g.

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Parking and Traffic Committee, hereby recommend waiving the winter parking permit fee for 523 N. 4th Avenue.

PARKING & TRAFFIC COMMITTEE

By: Robert Schlicht, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: February 18, 2013

* * * * *

Introduced by _____

Moved by Alderperson _____, second by Alderperson _____
that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2013.

6h.

RECOMMENDATION

6h.

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Parking and Traffic Committee, hereby recommend waiving the winter parking permit fee for 525 W. Maple Street.

PARKING & TRAFFIC COMMITTEE

By: Robert Schlicht, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: February 18, 2013

* * * * *

Introduced by _____

Moved by Alderperson _____, second by Alderperson _____
that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2013.

ORDINANCE NO. _____

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO ORDAIN AS FOLLOWS:

SECTION 1: Section 9.04 of the Municipal Code of the City of Sturgeon Bay, Wisconsin is hereby repealed and recreated to read as follows:

9.04 Hunting Permit

Property owners or their authorized agents requesting to have hunting allowed on their property within the city must do so through the city by completing an application form and submitting it to the city clerk with a nonrefundable application fee in an amount set by the common council. Applications must be submitted at least 15 days prior to the date or dates of the requested hunting permit. Obtained permits shall only be valid for 90 consecutive days **the duration of the specific hunting season in which applying for**. Hunting shall only be allowed for nuisance animals or birds determined to be having a negative economic impact upon property.

SECTION 2: This ordinance shall take effect on the day after its publication.

Approved:

Thad Birmingham, Mayor

Attest:

Stephanie L. Reinhardt, City Clerk

ORDINANCE NO. _____

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO ORDAIN AS FOLLOWS:

SECTION 1: Section 10.065 of the Municipal Code of the City of Sturgeon Bay, Wisconsin is hereby created to read as follows:

10.065 Misuse of 911 Emergency Telephone Number Prohibited.
No person shall, within the City:

- (1) Use the 911 Emergency Telephone number for regular non-emergency calls.
- (2) Use the 911 Emergency Telephone number to report an emergency, knowing that the fact or situation reported does not exist.
- (3) Penalty for violation. Any person convicted of violating any provisions of Section 10.065 or any subsection thereof shall forfeit \$200 for a first offense and \$300 for the second and each subsequent violation, plus court costs.

SECTION 2: This ordinance shall take effect on the day after its publication.

Approved:

Thad Birmingham, Mayor

Attest:

Stephanie L. Reinhardt, City Clerk

ORDINANCE NO. _____

An ordinance officially zoning the following described property which was annexed to the City of Sturgeon Bay by Ordinance No. 1282-1112:

Lot 3 of the Buhr Plat located within the Southwest quarter of the Northeast quarter of Section 12, Township 27 North, Range 25 East

THE COMMON COUNCIL OF THE CITY OF STURGEON BAY, WISCONSIN DO ORDAIN AS FOLLOWS:

SECTION 1: The above described property is hereby zoned Single-Family Residential (R-1).

SECTION 2: This ordinance shall take effect on the day after its publication.

Approved:

Thad Birmingham
Mayor

Attest:

Stephanie L. Reinhardt
City Clerk

Executive Summary

Title: Official Zoning Classification for Recently Annexed Parcel - Lagerman

Background: The parcel located on the west side of Columbia Avenue, owned by Myra Lagerman, was recently annexed and is operating under temporary zoning. After a public hearing the official zoning can be established. The proposed zoning classification is Single-Family Residential (R-1), which is the same as the current temporary zoning and matches the requested zoning within the annexation petition. The parcel is currently vacant, but the property owner intends to build a single-family dwelling in the future. All of the nearby parcels in the City are zoned R-1. The nearby properties within the Town of Nasewaupee are not zoned.

Comprehensive Plan: The Sturgeon Bay Comprehensive Plan designates the future land use of this parcel as Rural Residential. The property is right on the boundary (Columbia Ave.) between the rural residential and single-family residential land use classifications. The rural residential category is typically used where municipal sanitary sewer and water facilities are not available. Now that the parcel is within the City limits, such services are available. Thus, the proposed R-1 zoning classification does not appear to conflict with the Comprehensive Plan.

Fiscal Impact: The official zoning classification itself won't have any fiscal impact. The R-1 district allows the future construction of a dwelling which will add property value.

Public Hearing: The public hearing was held on February 20th. No testimony was given.

Recommendation: The official zoning should be Single-Family Residential (R-1).

Plan Commission Action: The Plan Commission, by 4-0 vote, recommends R-1 for the official zoning classification.

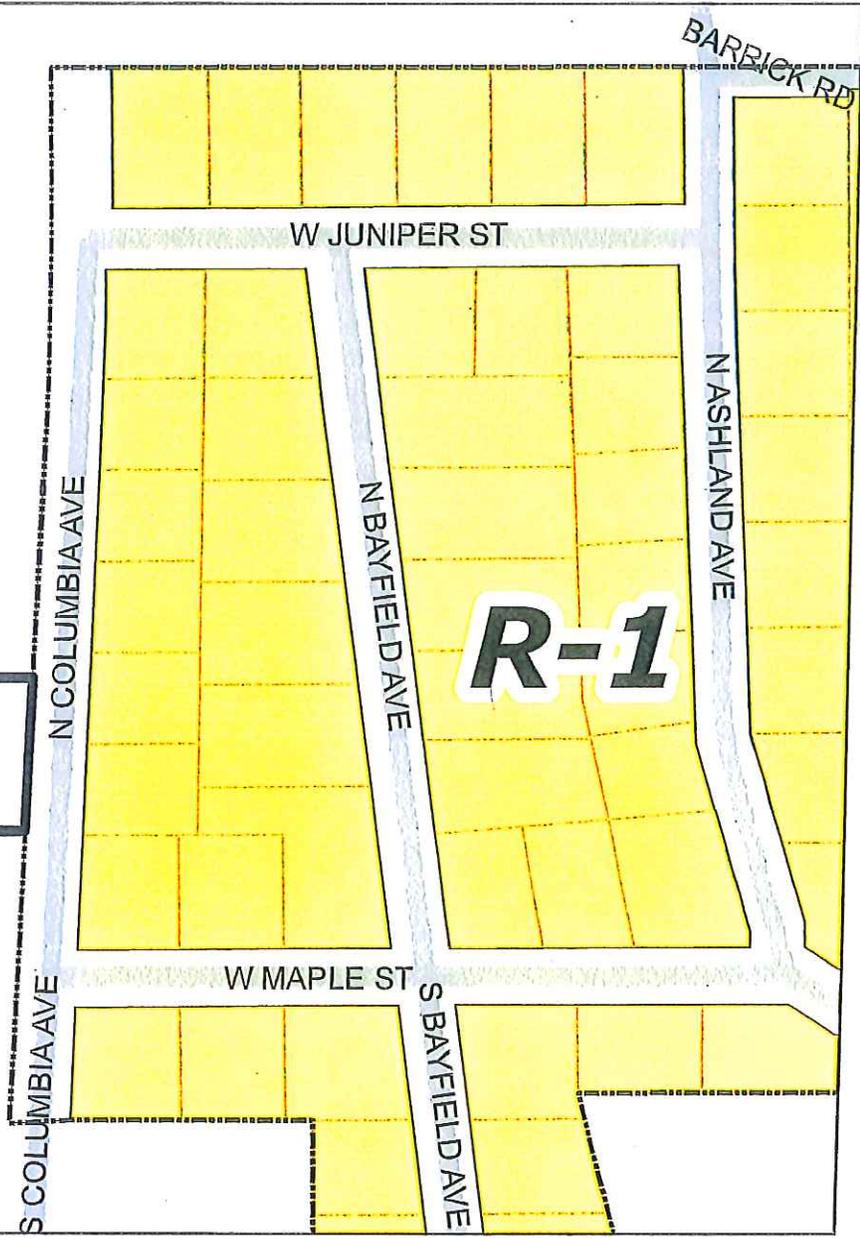
Prepared by: _____
Martin Olejniczak
Community Development Director
Date

Reviewed by: _____
Stephen McNeil
City Administrator
Date

PROPOSED OFFICIAL ZONING CLASSIFICATION FOR LAGERMAN

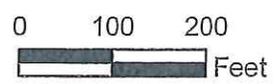
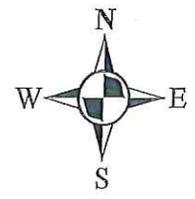
PARCEL NO.
020-14-0003
LOT 3
BUHR PLAT

Prop. R-1



- Legend**
- Single Family Residential (R-1)
 - Single Family Residential (R-2)
 - Two-Family Residential (R-3)
 - Multiple-Family Residential (R-4)
 - Manufactured Home Court Residential (R-M)
 - General Commercial (C-1)
 - Central Business District (C-2)
 - Commercial / Light Manufacturing (C-3)
 - Office / Business District (C-4)
 - Mixed Residential-Commercial (C-5)
 - Light Industrial (I-1)
 - Light Industrial (Industrial Park) (I-1A)
 - Heavy Industrial (I-2)
 - Heavy Industrial (Industrial Park) (I-2A)
 - Agricultural (A)
 - Conservancy (CON)
 - Planned Unit Development (PUD)

January 11, 2013



**PUBLIC HEARING
CITY PLAN COMMISSION
WEDNESDAY, FEBRUARY 20, 2013**

Official zoning classification for recently annexed property located on N. Columbia Avenue.

Acting Chairperson John Lodi opened the public hearing at 7:03 p.m. No one spoke during the public hearing. There was no correspondence. The public hearing was declared closed at 7:04 p.m.

EXECUTIVE SUMMARY

Title: Tax Increment District #4 and Boundary Amendment to TID #2

Background: The proposed TID #4 and amendment to TID #2 are interrelated. The creation of TID #4 is dependent on removal of territory from TID #2 and the change to TID #2 is not necessary if TID #4 is not approved.

In order to implement the West Waterfront Redevelopment Plan, there are numerous investments that need to be made by the City to spur the intended development. These include purchasing property, environmental remediation, utilities, streets, waterfront walkway, and several other activities. Tax Increment Financing is the preferred method of covering the public costs and has been used for other development projects in the City.

Such financing would be appropriate for the public improvements associated with the proposed creation of TID #4. The district includes just 6 parcels. The future property taxes from new development in the TID will be used to pay back the public expenditures related to the new development. The proposed expenditures are listed in the project plan for TID #4. Some of the costs are for public related improvements, such as a proposed festival pier and waterfront "baywalk" and other costs related to ready the sites for new development, such as environmental remediation and utility relocations. The project plan also shows the anticipated new development, which is based upon the adopted redevelopment plan. A financial analysis was prepared by R.W. Baird & Co. to see if the proposed tax increment district can pay back its expenditure in the allotted 27-year time frame. According to the analysis and based on conservative assumptions, the proposed TID #4 will recover its expenditures by 2035 or 2036 depending upon whether construction commences in 2014 or 2015.

The financial analysis does not guarantee that the redevelopment project will be successful. To help limit the uncertainty, it is anticipated that the major expenditures of TIF funds will not commence until developers are found for the various portions of the redevelopment plan. The City typically uses development agreements to ensure that the private investment will be made. It is also noted that the listed expenditures are not required to occur. Grants can offset some of the costs and projects can be scaled back if necessary.

The parcels in the new TID need to be simultaneously removed from the current TID #2. TID #2 was declared a distressed TID and, therefore, no new projects can be added to that district. At the time the distressed designation was being considered, the West Waterfront Redevelopment Plan was underway, so prior to approving the distressed designation the City verified that it was possible to remove a portion of the distressed TID in order to create a new TID for the West Waterfront redevelopment. The parcels removed cannot cause any portion of the remaining TID #2 to be noncontiguous. Thus, the parcels chosen for TID #4 (removal from TID #2) were limited by that factor.

The amendment for TID #2 contains a financial analysis showing the impact of the loss of 6 parcels. The analysis shows that the TID still closes in the same projected year, but its cumulative fund balance and the amount of property value returned to the regular tax roll would be slightly less.

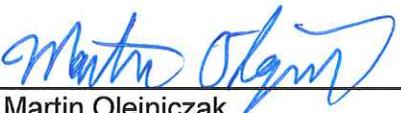
The procedure for creation of Tax Increment District #4 and amendment to TID #2 is a public hearing before the Plan Commission followed by its adoption of a resolution approving the boundaries and project plan for each tax increment district. The Common Council will then have to approve its own resolutions. The final step is approval of the resolution by the Joint Review

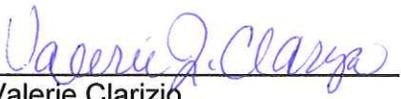
Board. It is noted that the project plans and boundaries for TID #4 and amendment to TID #2 were previously reviewed and approved by the Waterfront Redevelopment Authority.

Public Hearing: Hearings for both the amendment to TID #2 and creation of TID #4 were held on February 20th. No testimony was received.

Plan Commission Action: The Plan Commission unanimously adopted resolutions approving the boundary amendment for TID #2 and the creation of TID #4.

Recommendation: Adoption of the resolution to approve the amended project plan and removal of territory from TID #2 and the boundaries and project plan for TID #4.

Prepared by:  3-12-13
Martin Olejniczak Date
Community Development Director

Reviewed by:  3/12/13
Valerie Clarizio Date
Finance Director

Reviewed by:  3/12/13
Stephen McNeil Date
City Administrator

COMMON COUNCIL
OF THE
CITY OF STURGEON BAY, WISCONSIN

March 19, 2013

RESOLUTION ADOPTING THE AMENDED PROJECT PLAN
AND DISTRICT BOUNDARIES (TERRITORY SUBTRACTION)
OF TAX INCREMENTAL DISTRICT NO. 2
OF THE CITY OF STURGEON BAY

WHEREAS Section 66.1105 of the Wisconsin Statutes as amended (the "Tax Increment Law") authorizes Wisconsin cities to create tax incremental districts, to define the boundaries of such districts, to cause project plans to be prepared and approved, and to implement the provisions and effectuate the purposes of such plans; and

WHEREAS, the Common Council of the City of Sturgeon Bay approved a project plan for the creation of Tax Incremental District No. 2 of the City of Sturgeon Bay on September 6, 1994; and

WHEREAS Section 66.1105 of the Wisconsin Statutes allows for the amendment of a project plan and modification of the district boundaries by subtracting or adding contiguous property up to four times from the district after the tax incremental district is created; and

WHEREAS, the Common Council of the City of Sturgeon Bay approved an amendment to the boundaries of Tax Incremental District No. 2 by resolution adopted on July 3, 2001, which was the first amendment of the boundaries of such district; and

WHEREAS, the City of Sturgeon Bay approved an amendment to the boundaries of Tax Incremental District No. 2 by resolution adopted on September 24, 2008, which was the second amendment of the boundaries of such district; and

WHEREAS, the City of Sturgeon Bay approved designation of Tax Incremental District No. 2 as "Distressed" by resolution adopted on August 2, 2011; and

WHEREAS, the Plan Commission of the City of Sturgeon Bay, Wisconsin on February 20, 2013, at a duly convened meeting (a) conducted a duly noticed public hearing at which interested parties were afforded a reasonable opportunity to express their views on the amendment to the project plan and amendment to the boundaries which subtracts property "Territory Subtraction" from Tax Incremental District No. 2 of the City of Sturgeon Bay, which is the third amendment of the boundaries of such district; and (b) following said public hearing, designated the boundaries as described in

Exhibit A, the amended project plan as the proposed boundaries of the amended project plan for Tax Incremental District No. 2 of the City of Sturgeon Bay; and

WHEREAS prior to the publication of the notice of the hearing of the Plan Commission of the City of Sturgeon Bay, a copy of such notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on the property within the district and to the school board of the school district which includes the property located in the district and to all owners of property to be subtracted from the district by amendment of the district boundaries; and

WHEREAS the amended project plan which is attached to this resolution and incorporated herein by reference as Exhibit A, meets all of the requirements of the Tax Increment Law as set forth in Wis. Stats. Section 66.1105 in that it:

- (a) is feasible and in conformity with the Master Plan, also known as Comprehensive Plan, of the City of Sturgeon Bay;
- (b) contains the elements required by Wis. Stat. 66.1105(4)(f); and
- (c) includes an opinion of the city attorney advising that the project plan is complete and complies with Wis. Stats. Section 66.1105.

WHEREAS the Common Council of the City of Sturgeon Bay makes the following findings:

- A. The amendment date of the district is January 1, 2013;
- B. The amended project plan and amended district boundary relate directly to eliminating blight and directly serve to rehabilitate or conserve the area, consistent with the purpose for which the tax incremental district is created under Wis. Stats. Sect. 66.1105(4)(a);
- C. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the district;
- D. The aggregate value of equalized taxable property of the district and all other districts does not exceed 12 percent (12%) of the total value of equalized taxable property within the City of Sturgeon Bay;
- E. The project plan and amended district boundary for the Tax Increment District are feasible;
- F. The project plan is in conformity with the Comprehensive Plan of the City of Sturgeon Bay.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Sturgeon Bay as follows:

1. The amended project plan and amended district boundaries in the form attached as Exhibit A hereto are hereby approved and adopted.
2. The boundaries set forth in Exhibit A are hereby designated, described and approved as of January 1, 2013, for the district boundaries of the amended Tax Incremental District No. 2, City of Sturgeon Bay.
3. The properties so designated in Exhibit A are hereby found, determined and declared to be "blighted areas" within the meaning of the Act or "in need of rehabilitation or conservation work" within the meaning of Section 66.1105(4)(c) of the Wisconsin Statutes.
4. The city clerk of the City of Sturgeon Bay is hereby directed to submit this resolution, immediately upon its adoption and approval, to the chairman of the Joint Review Board with the request to approve this resolution as provided by the Tax Increment Law.
5. This Resolution shall take effect immediately upon its adoption and approval.

* * * * *

Introduced by _____.

Motion made by Alderperson _____, seconded by

Alderperson _____ to adopt.

Passed by the Common Council on this _____ day of _____, 2013.

PLAN COMMISSION
OF THE
CITY OF STURGEON BAY, WISCONSIN

February 2013

RESOLUTION APPROVING AMENDED BOUNDARIES
(TERRITORY SUBTRACTION)
OF TAX INCREMENTAL DISTRICT NO. 2 AND
APPROVING AMENDED PROJECT PLAN
OF TAX INCREMENTAL DISTRICT NO. 2

WHEREAS Section 66.1105 of the Wisconsin Statutes as amended (the "Tax Increment Law") authorizes Wisconsin cities to create tax incremental districts, to define the boundaries of such districts, to cause project plans to be prepared and approved, and to implement the provisions and effectuate the purposes of such plans; and

WHEREAS, the City of Sturgeon Bay approved a project plan for the creation of Tax Incremental District No. 2 of the City of Sturgeon Bay on September 6, 1994; and

WHEREAS Section 66.1105 of the Wisconsin Statutes allows for the amendment of a project plan and modification of the district boundaries by subtracting or adding contiguous property up to four times from the district after the tax incremental district is created; and

WHEREAS, the City of Sturgeon Bay approved an amendment to the boundaries of Tax Incremental District No. 2 by resolution adopted on July 3, 2001, which was the first amendment of the boundaries of such district; and

WHEREAS, the City of Sturgeon Bay approved an amendment to the boundaries of Tax Incremental District No. 2 by resolution adopted on September 24, 2008, which was the second amendment of the boundaries of such district; and

WHEREAS, the City of Sturgeon Bay approved designation of Tax Incremental District No. 2 as "Distressed" by resolution adopted on August 2, 2011; and

WHEREAS, the Plan Commission of the City of Sturgeon Bay desires to amend the project plan and the district boundaries, which subtracts property "Territory Subtraction" from Tax Incremental District No. 2 of the City of Sturgeon Bay, which is the third amendment of the boundaries of such district; and

WHEREAS the Plan Commission of the City of Sturgeon Bay has followed the required provisions of the Tax Increment Law in order to implement the amended

project plan and amended district boundaries of Tax Incremental District No. 2 of the City of Sturgeon Bay. To wit:

- A. After due notice as required by law, the Plan Commission held a public hearing at which interested parties were afforded a reasonable opportunity to express their views on the amended project plan and amended district boundaries;
- B. Following said hearing, the Plan Commission of the City of Sturgeon Bay voted to adopt the amended project plan and amended district boundaries of Tax Incremental District No. 2 of the City of Sturgeon Bay;

AND WHEREAS the City of Sturgeon Bay Plan Commission specifically finds that the amended project plan and amended district boundaries are feasible and are in conformity with the Master Plan of the City of Sturgeon Bay as amended;

NOW THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Sturgeon Bay as follows:

1. The Plan Commission hereby approves and adopts the proposed amended project plan and amended district boundaries in the form set forth in Exhibit A hereto. The Plan Commission hereby directs that the project plan be submitted to the Common Council of the City of Sturgeon Bay and hereby requests the Common Council to adopt a resolution that, among other actions, (a) contains findings that the amended project plan and amended district boundaries are feasible and in conformity with the Master Plan of the City of Sturgeon Bay and (b) approves and adopts the amended project plan and amended district boundaries.
2. The Plan Commission hereby designates and approves the amended boundaries of Tax Incremental District No. 2 of the City of Sturgeon Bay as set forth in Exhibit A hereto, the amended project plan. The Plan Commission hereby directs that the amended boundaries be submitted to the Common Council of the City of Sturgeon Bay and hereby requests that the Common Council adopt a resolution that, among other actions, describes and approves the amendment of the boundaries of Tax Incremental District No. 2 of the City of Sturgeon Bay.
3. This Resolution shall take effect immediately upon its adoption.

Resolution adopted: February 20, 2013

Attest:



Martin Olejniczak
Plan Commission Secretary

**City of Sturgeon Bay
Tax Increment Financing
District
No. 2
Project Plan
Territory Subtraction
Amendment No. 3**

DRAFT: February 1, 2013

Prepared by:



**VANDEWALLE &
ASSOCIATES INC.**
Madison . Milwaukee

Financial feasibility analysis prepared by: Robert W. Baird & Co.

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Section I. Introduction

The City of Sturgeon Bay is proposing to amend the boundary for Distressed TID No. 2 for the third time by subtracting properties from the district. This amended project plan and boundary reflects that subtraction. The subtracted properties will be part of TID No. 4 which is concurrently being created. As the subtracted properties will remain within a City TIF district, the equalized value calculation is not necessary within this project plan amendment.

TID No. 2 was created as a blighted area district. The purpose of TID No. 2 is to provide the necessary improvements in public infrastructure to eliminate blight, encourage economic development, and increase property values. TID No. 2 was created to provide funding for infrastructure improvements aimed at stimulating and enhancing economic development opportunities within the City of Sturgeon Bay.

This project plan has been prepared in compliance with Sec. 66.1105(4)(f), Wis. Stats. The project plan establishes a need for the project, lists the proposed improvements within TID No. 2, provides an estimated time schedule for completion of the project as well as an estimated budget. This project plan is to be adopted by the City Council on the recommendation of the City Plan Commission. The TID Project Plans will be the official plan and guide for public and private sector development within their respective boundaries.

Implementation of the project plan and construction of the proposed improvements listed will still require case by case authorization by the City Council. Public expenditures for projects listed in the project plan should and will be based on market conditions and the status of development at the time the project is scheduled for construction.

As required by Sec. 66.1105(5)(b), Wis. Stats., a copy of this project plan will be submitted to the Department of Revenue and used as a basis for their certification of TID No. 2 in the City of Sturgeon Bay.

Section II. Description of How TID No. 2 Will Promote the Orderly Development of the City of Sturgeon Bay

No change has been made to this section in this amendment.

Section III. TID No. 2 District Boundary

The boundaries of TID No. 2 are officially designated on Map 1. TID No. 2 contains properties fronting on the Sturgeon Bay Ship Canal, on both sides of the Sturgeon Bay Ship Canal as illustrated on the following maps.

Due to the continued unfavorable economic climate and the distressed status of TID No. 2, the City deems it advisable to undertake this boundary amendment. The purpose of this boundary amendment is to subtract parcels from TID No. 2 to become designated a new TIF District, TID No. 4. This amendment will allow the City to advance economic development and redevelopment of the West Waterfront Area, complete public infrastructure projects and attract redevelopment, within the proposed TID No. 4.

The maps and tables on the following pages identify the parcels proposed for subtraction, as well as the boundary for TID No. 2 following the subtraction. Also provided are the boundary and parcels for the proposed TID No. 4.

Map 1: TID No. 2 Amended Boundary and TID No. 4 Boundary

TID No. 4 & TID No. 2 Amended Boundary



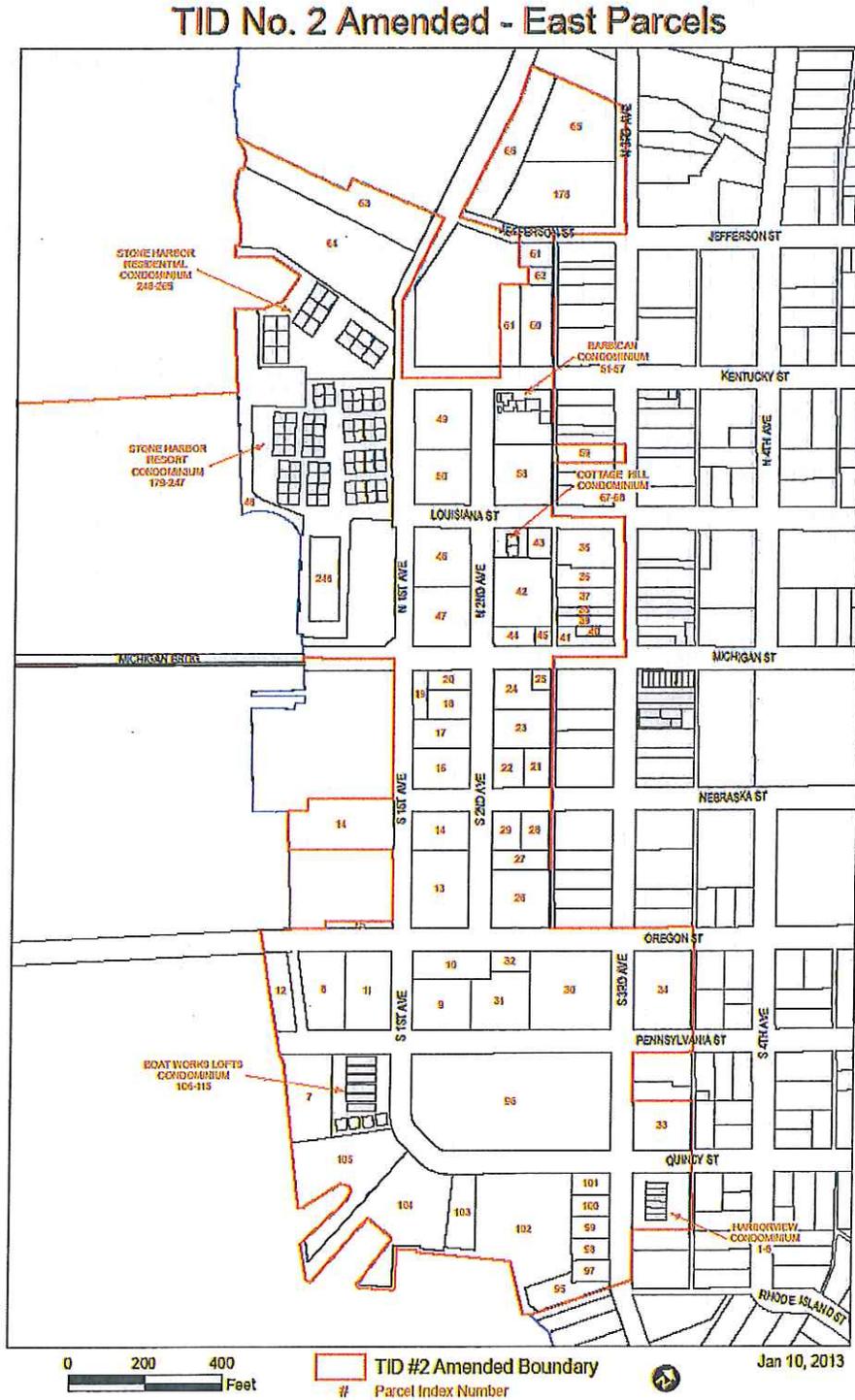
-  TID #4 Boundary
-  TID #2 Amended Boundary



Map 2: TID No. 2 Amended Boundary- West Parcels



Map 3: TID No. 2 Amended Boundary- East Parcels



City of Sturgeon Bay
 Table 1: TID No. 2 Parcels (Amended TID No. 2 following Amendment for Territory Subtraction)

Map Index	Parcel Number	Owner Last Name	Owner First Name	Owner Address	City	State	Zip	Parcel Street Address	Land Value	Improvement Value	Total Value	Existing Use
1	281090827260001	COFFEY	PATRICK J & CARLA M	3151 S VENTURA DR	NEW BERLIN	WI	53151	1416 3RD S AV	\$ 40,000	\$ 176,000	\$ 216,000	RESIDENTIAL
2	281090827260002	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204	416 3RD S AV	\$ 40,000	\$ 141,000	\$ 181,000	RESIDENTIAL
3	281090827260003	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204	416 3RD S AV	\$ 40,000	\$ 171,500	\$ 211,500	RESIDENTIAL
4	281090827260004	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204	416 3RD S AV	\$ 40,000	\$ 141,000	\$ 181,000	RESIDENTIAL
5	281090827260005	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204	416 3RD S AV	\$ 40,000	\$ 172,000	\$ 212,000	RESIDENTIAL
6	281090827260006	HARDER TRUST		UNIT 1805	MILWAUKEE	WI	53202	416 3RD S AV	\$ 40,000	\$ 176,000	\$ 216,000	RESIDENTIAL
7	2811085010101C1	STURGEON BAY	CITY OF	421 MICHIGAN ST	STURGEON BAY	WI	54235		\$ -	\$ -	\$ -	PARK
8	2811085020101C2	STURGEON BAY	CITY OF	421 MICHIGAN ST	STURGEON BAY	WI	54235		\$ -	\$ -	\$ -	PARK
9	2811085020102A	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204	222 1ST S AV	\$ 116,000	\$ 780,000	\$ 896,000	COMMERCIAL
10	2811085020104A	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204	210 1ST S AV	\$ 89,500	\$ 284,500	\$ 354,000	COMMERCIAL
11	2811085020105A	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204		\$ 198,100	\$ -	\$ 198,100	VACANT
12	2811085020501	STURGEON BAY	CITY OF	421 MICHIGAN ST	STURGEON BAY	WI	54235	10 PENNSYLVANIA ST	\$ -	\$ -	\$ -	PARK
13	2811085030501	STURGEON BAY	CITY OF	%ATLAS MANAGEMENT	MILWAUKEE	WI	53204	141 2ND S AV	\$ 59,000	\$ 244,000	\$ 303,000	COMMERCIAL
14	2811085030501	STURGEON BAY	CITY OF	421 MICHIGAN ST	STURGEON BAY	WI	54235	113 1ST S AV	\$ -	\$ -	\$ -	UTILITY
15	2811085031201C	STURGEON BAY	SHT HOLDINGS LLC	61 MICHIGAN ST	STURGEON BAY	WI	54235	65 2ND S AV	\$ 25,000	\$ -	\$ 25,000	VACANT
16	2811085040301	MEACHAM	MICHELLE D	45 S 2ND AVE	STURGEON BAY	WI	54235	143 2ND S AV	\$ 22,000	\$ 104,300	\$ 126,300	RESIDENTIAL
17	2811085040301	PETERSON	ELLSWORTH L	3797 BAY SHORE DR	STURGEON BAY	WI	54235	17 2ND S AV	\$ 60,500	\$ -	\$ 60,500	VACANT
18	2811085040401	LAL OF DOOR COUNTY	REAL ESTATE LLC	1792 E MASON ST	GREEN BAY	WI	54302	111 MICHIGAN ST	\$ 50,000	\$ 108,000	\$ 158,000	COMMERCIAL
19	2811085040601C	PETERSON	ELLSWORTH L	3797 BAY SHORE DR	STURGEON BAY	WI	54235	7 2ND S AV	\$ 44,000	\$ 24,500	\$ 68,500	COMMERCIAL
20	2811085050701C1	BAUDHUIN	INVESTMENTS LLC	355 N 15TH DR	STURGEON BAY	WI	54235		\$ 24,500	\$ -	\$ 24,500	PRIVATE PARKING
21	2811085050701C2	POPELKA	JEREMY	4564 RIDGE CREST RD	STURGEON BAY	WI	54235	64 2ND S AV	\$ 48,000	\$ 87,000	\$ 135,000	COMMERCIAL
22	2811085050901	NELSON	MELISSA V	1034 MEMORIAL DR	STURGEON BAY	WI	54235	42 2ND S AV	\$ 70,500	\$ 184,500	\$ 255,000	COMMERCIAL
23	2811085051101	AMERICAN INVESTMENTS LLC		1585 W 20TH AVE	OSHKOSH	WI	54902	211 MICHIGAN ST	\$ 82,500	\$ 144,500	\$ 227,000	COMMERCIAL
24	2811085051201	ASCOVIA	INVESTMENTS LLC	5099 MOORE RD	STURGEON BAY	WI	54235	231 MICHIGAN ST	\$ 27,500	\$ 98,500	\$ 126,000	COMMERCIAL
25	2811085056901	E & I	PROPERTY INVESTMENTS	4001 PETERSON RD	STURGEON BAY	WI	54235	230 OREGON ST	\$ 128,000	\$ -	\$ 128,000	VACANT
26	2811085061000A	E & I	PROPERTY INVESTMENTS	4001 PETERSON RD	STURGEON BAY	WI	54235	136 2ND S AV	\$ 16,000	\$ 900	\$ 16,900	VACANT
27	2811085061000A	E & I	PROPERTY INVESTMENTS	4001 PETERSON RD	STURGEON BAY	WI	54235	231 NEBRASKA ST	\$ 16,000	\$ 47,500	\$ 63,500	RESIDENTIAL
28	2811085061101	E & I	PROPERTY INVESTMENTS	4001 PETERSON RD	STURGEON BAY	WI	54235	110 2ND S AV	\$ 57,000	\$ 229,000	\$ 286,000	COMMERCIAL
29	2811085061201	E & I	PROPERTY INVESTMENTS	4001 PETERSON RD	STURGEON BAY	WI	54235	207 3RD S AV	\$ -	\$ -	\$ -	PARK
30	2811085070101	STURGEON BAY	CITY OF	421 MICHIGAN ST	STURGEON BAY	WI	53204	210 PENNSYLVANIA ST	\$ 26,500	\$ 2,700	\$ 29,200	VACANT
31	2811085070501	VEGETABLE TRUCK LLC		C/O ATLAS MANAGEMENT	MILWAUKEE	WI	53204	213 OREGON ST	\$ 10,000	\$ 46,000	\$ 56,000	RESIDENTIAL
32	2811085070601	VEGETABLE TRUCK LLC		700 S WATER ST	MILWAUKEE	WI	53204		\$ 42,000	\$ -	\$ 42,000	PRIVATE PARKING
33	2811085100601	SHIPYARD DEVELOPMENT LLC		%ATLAS MANAGEMENT	MILWAUKEE	WI	53204	216 3RD S AV	\$ 82,500	\$ 267,500	\$ 350,000	COMMERCIAL
34	2811085100601	SHIPYARD DEVELOPMENT LLC		CORP RE/PROP MANAGEMENT	DE PERE	WI	54115	57 3RD N AV	\$ 122,500	\$ 1,060,700	\$ 1,183,200	COMMERCIAL
35	2811085160101	BANK	ASSOCIATED OF GREEN BAY	1404 DURNNESS CT	NAPERVILLE	IL	60365	41 3RD N AV	\$ 67,000	\$ 133,000	\$ 200,000	COMMERCIAL
36	2811085160202	PARKPLACE OF	DOOR COUNTY LLC	31 N 3RD AVE	STURGEON BAY	WI	54235	31 3RD N AV	\$ 65,000	\$ 286,000	\$ 351,000	COMMERCIAL
37	2811085160501	DONAN	FAMILY LIMITED PARTNERSHIP	19 N 3RD AVE	STURGEON BAY	WI	54235	23 3RD N AV	\$ 29,500	\$ 223,000	\$ 252,500	COMMERCIAL
38	2811085160501	MAY	KARL S & ERIKA A	4519 LAURIE LN	STURGEON BAY	WI	54235	19 3RD N AV	\$ 35,500	\$ 148,000	\$ 183,500	COMMERCIAL
39	2811085160502	MAY	KARL S & ERIKA A	16 N 5TH AVE	STURGEON BAY	WI	54235	13 3RD N AV	\$ 21,500	\$ 173,000	\$ 194,500	COMMERCIAL
40	2811085160601	STATZ	DENNIS M & BONNIE B	242 MICHIGAN ST	STURGEON BAY	WI	54235	242 MICHIGAN ST	\$ 54,500	\$ 546,500	\$ 601,000	COMMERCIAL
41	2811085160602	FAIRFIELD	BUILDING LLC	421 MICHIGAN ST	STURGEON BAY	WI	54235		\$ -	\$ -	\$ -	PUBLIC PARKING
42	2811085160801	STURGEON BAY	CITY OF	328 N 4TH AVE	STURGEON BAY	WI	54235	229 LOUISIANA ST	\$ 48,500	\$ 64,500	\$ 108,000	COMMERCIAL
43	2811085161101	WOODWORKING CAFE LLC		187 N 9TH AVE	STURGEON BAY	WI	54235	214 MICHIGAN ST	\$ 51,000	\$ 9,500	\$ 60,500	COMMERCIAL
44	2811085161301	DOGGS BOSS LLC		230 MICHIGAN ST	STURGEON BAY	WI	54235		\$ 24,500	\$ 97,500	\$ 122,000	COMMERCIAL
45	2811085161401	STOVE DOG BAKERY LLC			STURGEON BAY	WI	54235		\$ -	\$ -	\$ -	COMMERCIAL

Map Index	Parcel Number	Owner Last Name	Owner First Name	Owner Address	City	State	Zip	Parcel Street Address	Land Value	Improvement Value	Total Value	Existing Use
46	2811085170101	GORMAN	JOHN J	8226 BEE COVENS RD	AUSTIN	TX	78476	159 2ND N AV	\$ 127,500	\$ 129,500	\$ 257,000	COMMERCIAL
47	2811085170401	HOLIDAY MOTEL	MANAGEMENT LLC	29 N 2ND AVE	STURGEON BAY	WI	54235	239 2ND N AV	\$ 192,000	\$ 500,000	\$ 692,000	COMMERCIAL
48	2811085170712	STURGEON BAY	WATERFRONT REDEVELOPMENT	421 MICHIGAN ST	STURGEON BAY	WI	54235		\$ -	\$ -	\$ -	PARK
49	2811085180001	STURGEON BAY	WATERFRONT REDEVELOPMENT	421 MICHIGAN ST	STURGEON BAY	WI	54235	112 1ST N AV	\$ -	\$ -	\$ -	PUBLIC PARKING
50	2811085180002	STURGEON BAY	WATERFRONT REDEVELOPMENT	421 MICHIGAN ST	STURGEON BAY	WI	54235	117 2ND N AV	\$ -	\$ -	\$ -	PUBLIC PARKING
51	2811085190002	DUFFIN	JACINDA S	PO BOX 707	FISH CREEK	WI	54235		\$ -	\$ -	\$ -	
52	2811085190003	MORTIER	KARIN ANN	118 N LAWE ST	APPLETON	WI	54235	121 KENTUCKY ST	\$ 15,000	\$ 32,500	\$ 47,500	COMMERCIAL
53	2811085190004	WATSON	JUDI L	449 N 7TH PL	STURGEON BAY	WI	54235	223 KENTUCKY ST	\$ 15,000	\$ 42,500	\$ 57,500	COMMERCIAL
54	2811085190005	WATSON	JUDI L	449 N 7TH PL	STURGEON BAY	WI	54235	235 KENTUCKY ST	\$ 15,000	\$ 41,500	\$ 56,500	COMMERCIAL
55	2811085190006	PERKS	MICHAEL E	449 N 7TH PL	STURGEON BAY	WI	54235	219 KENTUCKY ST	\$ 15,000	\$ 41,500	\$ 56,500	COMMERCIAL
56	2811085190101	GIRONDA	WILLIAM P & DEBORAH L	2965 FALLING WATERS DR	LINDENHURST	IL	60046	221 KENTUCKY ST	\$ 15,000	\$ 52,000	\$ 67,000	COMMERCIAL
57	2811085190102	DC POSTCARD LLC		418 SEYMOUR ST	WAUSAU	WI	54403	158 2ND N AV	\$ 15,000	\$ 29,000	\$ 44,000	COMMERCIAL
58	28110851907008	BANK	BAYLAKE	PO BOX 707	FISH CREEK	WI	54212	221 KENTUCKY ST	\$ 15,000	\$ 23,000	\$ 38,000	COMMERCIAL
59	2811085192502A	BURK	DEBRA A	217 NORTH 4TH AVE	STURGEON BAY	WI	54235	132 2ND N AV	\$ 104,500	\$ 392,100	\$ 496,600	COMMERCIAL
60	28110851940106	CONTINENTAL	INVESTORS II LLC	135 N 3RD AVE	STURGEON BAY	WI	54235	123 3RD N AV	\$ 90,000	\$ 439,000	\$ 529,000	COMMERCIAL
61	28110851940109B	PJ HOLDING I INC		645 POTTS AVE	GREEN BAY	WI	54304	123 KENTUCKY ST	\$ 141,500	\$ 308,000	\$ 449,500	COMMERCIAL
62	28110851940110	AUSTADS LLC		ATTN: TOM KUFFEL	STURGEON BAY	WI	54235	225 JEFFERSON ST	\$ 21,600	\$ 492,200	\$ 513,800	INDUSTRIAL
63	28110851960103	PI HOLDING I INC		321 JEFFERSON ST	STURGEON BAY	WI	54235	3RD N AV	\$ 12,500	\$ 9,200	\$ 21,700	COMMERCIAL
64	28110851960104	BAYVIEW	BUSINESS PROPERTIES LLC	259 N 1ST AVE	STURGEON BAY	WI	54235	273 1ST N AV	\$ 258,100	\$ 1,022,000	\$ 1,280,100	INDUSTRIAL
65	281108517401	LARSON	DOUGLAS	5523 INTEGRITY WAY	STURGEON BAY	WI	54913	273 1ST N AV	\$ 271,500	\$ 375,200	\$ 646,700	COMMERCIAL
66	281108517402	PI HOLDING I INC		ATTN: TOM KUFFEL	APPLETON	WI	54235	325 3RD N AV	\$ 151,500	\$ 294,000	\$ 445,500	COMMERCIAL
67	2811072726000A	BRANDT	LINDA M	5323 WEST CARLA CT	STURGEON BAY	WI	54235	213 LOUISIANA ST	\$ 56,800	\$ 968,700	\$ 1,025,500	INDUSTRIAL
68	2811072726000B	ZAK	RICHARD	1933 CEDAR CIR	STURGEON BAY	WI	54235	213 LOUISIANA ST	\$ 38,000	\$ 208,500	\$ 246,500	COMMERCIAL
69	2811207130001	LARSON	DC PROPERTIES LLC	PO BOX 280	STURGEON BAY	WI	54235	60 MADISON S AV	\$ 31,500	\$ 10,500	\$ 42,000	COMMERCIAL
70	2811207130002	KRAUSE	LEE ANN	26 E OAK ST	FISH CREEK	WI	54212	60 MADISON S AV	\$ 40,000	\$ 111,500	\$ 151,500	COMMERCIAL
71	2811210010101	WIESNER	REVOCABLE TRUST	112 S HUDSON AVE	STURGEON BAY	WI	54235	126 OAK E ST	\$ 31,000	\$ 64,000	\$ 95,000	COMMERCIAL
72	2811210010102	HANSON	WILLIAM J & JEAN V	1796 COUNTY HIGHWAY U	STURGEON BAY	WI	54235	186 OAK E ST	\$ 17,000	\$ 63,900	\$ 80,900	RESIDENTIAL
73	2811210010902	WEBSON INC		% RICHARD WIESNER	STURGEON BAY	WI	54235	150 MADISON S AV	\$ 13,000	\$ 54,000	\$ 67,000	RESIDENTIAL
74	2811210010903	PRICE	RICHARD J	3666 ZIRBEL RD	STURGEON BAY	WI	54235	44 MADISON S AV	\$ 40,000	\$ 227,000	\$ 267,000	COMMERCIAL
75	2811210011101	20 S MADISON AVE LLC		20-24 S MADISON AVE	STURGEON BAY	WI	54235	74 MADISON S AV	\$ 10,000	\$ 52,500	\$ 62,500	COMMERCIAL
76	2811210011601	WISCONSIN	RSA MID LMTD PRTRNSHP	PO BOX 19079	GREEN BAY	WI	54307	67 MAPLE E ST	\$ -	\$ 163,500	\$ 200,500	COMMERCIAL
77	2811210020101	ESTES	JASON M	4405 WALKER RD	STURGEON BAY	WI	54235	43 MADISON S AV	\$ 34,500	\$ 340,500	\$ 375,000	COMMERCIAL
78	2811210020102	CORRIN	THOMAS M & LORI R	6913 COUNTY HIGHWAY M	STURGEON BAY	WI	54235	49 MADISON S AV	\$ 50,000	\$ 128,000	\$ 178,000	COMMERCIAL
79	2811210020103	SIMON	TRICIA A	9621 GRAVEL PIT RD	BRUSSELS	WI	54204	65 MADISON S AV	\$ 38,000	\$ 168,500	\$ 206,500	COMMERCIAL
80	2811210020104	STARK	THOMAS E & MARCY E	7595 HORSESHOE BAY RD	EGG HARBOR	WI	54209	59 MADISON S AV	\$ 17,500	\$ 57,500	\$ 75,000	COMMERCIAL
81	2811210021801	TI AND SJ LLC		6070 TRILLIUM LN	STURGEON BAY	WI	54235	7 MADISON S AV	\$ 97,500	\$ 111,500	\$ 209,000	COMMERCIAL
82	2811210021901	STARR	ROBERT M & THERESA M	759 MEMORIAL DR	STURGEON BAY	WI	54235	25 MADISON S AV	\$ 41,000	\$ 210,000	\$ 251,000	COMMERCIAL
83	2811210070101	ESTES & ESTES	LLP	4001 PETERSON RD	STURGEON BAY	WI	54235	125 MADISON N AV	\$ 102,000	\$ 255,000	\$ 357,000	COMMERCIAL
84	2811210070401A	BANK	BAYLAKE	217 NORTH 4TH AVE	STURGEON BAY	WI	54235	34 MAPLE W ST	\$ 137,500	\$ 948,500	\$ 1,106,000	COMMERCIAL
85	2811210070701	BURICH	RANDALL	64 W MAPLE ST	STURGEON BAY	WI	54235	58 MAPLE W ST	\$ 18,500	\$ 140,900	\$ 128,400	COMMERCIAL
86	2811210070800	FLICK	RANDALL A	64 W MAPLE ST	STURGEON BAY	WI	54235	66 MAPLE W ST	\$ 18,500	\$ -	\$ 18,500	COMMERCIAL
87	2811210070901	NELSON	LORRAINE M	3786 RILEYS POINT RD	STURGEON BAY	WI	54235	78 MAPLE W ST	\$ 22,500	\$ 126,000	\$ 148,500	RESIDENTIAL
88	2811210070901	EBEL	RICHARD T & BARBARA L	78 W MAPLE ST	STURGEON BAY	WI	54235	78 MAPLE W ST	\$ 19,500	\$ 84,500	\$ 104,000	RESIDENTIAL
89	2811210071001	MAPLE STREET	ENTERPRISES, LLC	18675 ST ANDREW LN #B	BROOKFIELD	WI	53045	86 MAPLE W ST	\$ 20,500	\$ 326,000	\$ 346,500	COMMERCIAL
90	2811210080601	EBEL	GREGORY M & SUSAN A	8 N MADISON AVE	STURGEON BAY	WI	54235		\$ 54,000	\$ -	\$ 54,000	PRIVATE PARKING
91	2811210080901	EBEL	GREGORY M & SUSAN A	8 N MADISON AVE	STURGEON BAY	WI	54235	8 MADISON N AV	\$ 31,000	\$ 252,000	\$ 283,000	COMMERCIAL
92	2811210080902	DE JARDIN	RENTALS LLC	24 N MADISON AVE	STURGEON BAY	WI	54235	18 MADISON N AV	\$ 22,000	\$ 51,500	\$ 73,500	COMMERCIAL
93	2811210080903	DE JARDIN	CLEANERS LLC	24 N MADISON AVE	STURGEON BAY	WI	54235	22 MADISON N AV	\$ 29,000	\$ 162,500	\$ 191,500	COMMERCIAL

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94	2811210080904	DE JARDIN	RENTALS LLC	24 N MADISON AVE	STURGEON BAY	WI	54235	24 MADISON N AV	\$ 30,000	\$ -	\$ 30,000	PRIVATE PARKING
95	2812308325001	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204		\$ 75,000	\$ -	\$ 75,000	VACANT
96	2812308325001A	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204		\$ 710,400	\$ 455,000	\$ 1,165,400	COMMERCIAL
97	2812308325002	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204	205 PENNSYLVANIA ST	\$ 50,000	\$ -	\$ 50,000	VACANT
98	2812308325003	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204		\$ 50,000	\$ -	\$ 50,000	VACANT
99	2812308325004	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204		\$ 50,000	\$ -	\$ 50,000	VACANT
100	2812308325005	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204		\$ 50,000	\$ -	\$ 50,000	VACANT
101	2812308325006	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204		\$ 50,000	\$ -	\$ 50,000	VACANT
102	2812308325007	SHIPYARD PARTNERS		700 S WATER ST	MILWAUKEE	WI	53204		\$ 356,000	\$ 391,000	\$ 747,000	COMMERCIAL
103	2812308325008	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204	215 QUINCY ST	\$ 300,000	\$ 745,800	\$ 1,045,800	COMMERCIAL
104	2812308325009	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204	117 QUINCY ST	\$ 156,900	\$ -	\$ 156,900	VACANT
105	2812308325010	SHIPYARD DEVELOPMENT LLC		700 S WATER ST	MILWAUKEE	WI	53204		\$ 134,300	\$ -	\$ 134,300	VACANT
106	2812329250101	DE PREY	MARK W & MARY P	2048 MUIRWOOD CT	GREEN BAY	WI	54313	311 1ST S AV	\$ 50,000	\$ 295,000	\$ 345,000	RESIDENTIAL
107	2812329250102	WEASLER	ANNE K	1485 W CUYLER AVE #3	CHICAGO	IL	60613	311 1ST S AV	\$ 50,000	\$ 296,000	\$ 346,000	RESIDENTIAL
108	2812329250103	ENKING	JAMES M & ANDREA A	W285 N3434 CONSERVANCY	PEWAUKEE	WI	53072	311 1ST S AV	\$ 50,000	\$ 286,000	\$ 336,000	RESIDENTIAL
109	28123292501201	EVELAND	MITCHELL P	84 GOLF PKWY	MADISON	WI	53704	311 1ST S AV	\$ 50,000	\$ 348,000	\$ 398,000	RESIDENTIAL
110	28123292501202	REED	SCOTT & LEZA	260 POMONA AVE	LONG BEACH	CA	90803	311 1ST S AV	\$ 50,000	\$ 330,500	\$ 380,500	RESIDENTIAL
111	28123292501203	ENMVA	CHARLES C & RENEE M	1631 EAGLE BROOK DR	GENEVA	IL	60134	311 1ST S AV	\$ 50,000	\$ 390,000	\$ 440,000	RESIDENTIAL
112	28123292501201	HEATHERINGTON	SCOTT W & MARI BETH	311 E FERNWOOD LN	APPLETON	WI	54913	323 1ST S AV	\$ 37,500	\$ 162,500	\$ 200,000	RESIDENTIAL
113	28123292501202	MODE	WALTER M & ELAINE SNOW	506 ANGELITA DR	CORONA DEL MAR	CA	92625	323 1ST S AV	\$ 75,000	\$ 263,000	\$ 338,000	RESIDENTIAL
114	2812329250201	HOPKINS	LINDA C	46 BRIDLEWOOD LN	NORTHBROOK	IL	60062	323 1ST S AV	\$ 37,500	\$ 208,500	\$ 246,000	RESIDENTIAL
115	2812329250202	MOEDE	G HANS III	BOX 15482214	SIoux FALLS	SD	57186	323 1ST S AV	\$ 75,000	\$ 306,500	\$ 381,500	RESIDENTIAL
116	281240727260101	RCMF TRANSITION TRST		2746 S CLEVELAND PARK DR	WEST ALLIS	WI	53219	50 LARCH W ST	\$ 80,000	\$ 188,500	\$ 268,500	COMMERCIAL
117	281240727260102	RISER	THOMAS A	3345 CHRISTIAN AVE	WAUSAU	WI	54491	50 LARCH W ST	\$ 30,000	\$ 223,500	\$ 253,500	COMMERCIAL
118	281240727260103	FEREK	ALBERT JR & MARY A	1340 NEW LONDON CT	CAROL STREAM	IL	60188	50 LARCH W ST	\$ 30,000	\$ 106,000	\$ 136,000	COMMERCIAL
119	281240727260105	KOKAI	FAMILY TRUST	231 RIVERSIDE DR #103	HOLLY HILL	FL	32117	50 LARCH W ST	\$ 30,000	\$ 149,000	\$ 179,000	COMMERCIAL
120	281240727260106	FEENEY	BARBARA A	460 WINDMILL RD	BROOKLYN	WI	53521	50 LARCH W ST	\$ 30,000	\$ 156,000	\$ 186,000	COMMERCIAL
121	281240727260107	BIRMINGHAM	THAD & KATHY	909 JEFFERSON PL	STURGEON BAY	WI	54302	50 LARCH W ST	\$ 30,000	\$ 149,000	\$ 179,000	COMMERCIAL
122	281240727260108	LA TOUR BRIDGEPORT	LLC	1932 MARY QUEEN RD	GREEN BAY	WI	54302	50 LARCH W ST	\$ 30,000	\$ 108,500	\$ 138,500	COMMERCIAL
123	281240727260109	DOOR COUNTY	MATERIAL SPECIALISTS	810 S LANSING AVE	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 149,000	\$ 179,000	COMMERCIAL
124	281240727260110	VANDE WETTERING	CORY & MICHELLE	W5947 SWEET PEA DR	APPLETON	WI	54915	50 LARCH W ST	\$ 30,000	\$ 65,000	\$ 95,000	COMMERCIAL
125	281240727260111	FUCHS	PATRICIA	210 S CHESTNUT	ARLINGTON HEIGHTS	IL	60005	50 LARCH W ST	\$ 30,000	\$ 110,000	\$ 140,000	COMMERCIAL
126	281240727260112	RABIDEAU	CHARLES R & SUZANNE L	ROUTE L 789 MELANIE LN	ONEIDA	WI	54155	50 LARCH W ST	\$ 30,000	\$ 94,500	\$ 124,500	COMMERCIAL
127	281240727260113	BODENNER	GEORGE E & DORIS E	856 S 15TH AVE	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 117,500	\$ 147,500	COMMERCIAL
128	281240727260114	BUHL	NANCY P	4575 LAURIE LN	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 137,500	\$ 167,500	COMMERCIAL
129	281240727260115	KISTLER	BRIAN T & ANNASTACIA	3622 BELLEVUE BLVD	ST LOUIS	MO	63116	50 LARCH W ST	\$ 30,000	\$ 123,500	\$ 153,500	COMMERCIAL
130	281240727260119	RUSSELL	JOHN N	UNIT 104	ESTERO	FL	33928	50 LARCH W ST	\$ 30,000	\$ 213,500	\$ 243,500	COMMERCIAL
131	281240727260121	SHEPCHIK	PAUL G & JANE M TRST	4548 RIDGE CREST RD	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 174,500	\$ 204,500	COMMERCIAL
132	281240727260124	GUILLETTE	BARTH & SUSAN M	3491 RILEYS BAY RD	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 125,500	\$ 155,500	COMMERCIAL
133	281240727260125	UNINELAND	HANS A & RITHA	KVERNBAKKEN 40	TROLLAASEN NORWAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 223,500	\$ 253,500	COMMERCIAL
134	281240727260126	STONEMAN-SCHOFF	AGENCY INC	PO BOX 470	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 198,000	\$ 228,000	COMMERCIAL
135	281240727260201	YOUNG	NANCY J	4011 W STORMY LAKE RD	CONOVER	WI	54519	50 LARCH W ST	\$ 30,000	\$ 223,500	\$ 253,500	COMMERCIAL
136	281240727260202	SEEMAN	DAVID J TRST	2033 REINHARD DR	GREEN BAY	WI	54513	50 LARCH W ST	\$ 30,000	\$ 198,000	\$ 228,000	COMMERCIAL
137	281240727260204	VALDEZ	IRREVOCABLE FAMILY TRST	PO BOX 4023	WHEATON	IL	60189	50 LARCH W ST	\$ 30,000	\$ 125,500	\$ 155,500	COMMERCIAL
138	281240727260205	JOREE	DAVID T & LORI A	2600 E DIETZEN DR	APPLETON	WI	54915	50 LARCH W ST	\$ 30,000	\$ 149,000	\$ 179,000	COMMERCIAL
139	281240727260206	WESLEY	WILLIAM M & JUDITH ANNE	21956 N HICKORY HILL DR	KILLDEER	IL	60047	50 LARCH W ST	\$ 30,000	\$ 108,500	\$ 138,500	COMMERCIAL
140	281240727260207	BERGMAN	RALPH	5370 PINE TREE RD	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 149,000	\$ 179,000	COMMERCIAL
141	281240727260208	WESLEY	BRIDGEPORT LLC	21956 N HICKORY HILLS	KILLDEER	IL	60047	50 LARCH W ST	\$ 30,000	\$ 111,500	\$ 141,500	COMMERCIAL

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142	281240727260209	COZZOLINO	STEVEN H & MARY L	1287 ABBEY OAKS	LEWISVILLE	IL	60439	50 LARCH W ST	\$ 30,000	\$ 125,500	\$ 155,500	COMMERCIAL
143	281240727260210	STERIOTTI	ROBERT F & ANNA MARIE	1358 W JEFFERSON ST	JOLIET	IL	60435	50 LARCH W ST	\$ 30,000	\$ 125,500	\$ 155,500	COMMERCIAL
144	281240727260211	HARBORSIDE	DEVELOPMENT LLC	4262 BELLHAVEN LN	OSHKOSH	WI	54904	50 LARCH W ST	\$ 30,000	\$ 110,000	\$ 140,000	COMMERCIAL
145	281240727260212	STILLMAN	GREGORY J & DENISE Y	3775 STATE HIGHWAY 42	FISH CREEK	WI	54212	50 LARCH W ST	\$ 30,000	\$ 94,500	\$ 124,500	COMMERCIAL
146	281240727260214	TONG	JOHN JR & JEAN A	3524 N DULUTH AVE	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 117,500	\$ 147,500	COMMERCIAL
147	281240727260213	CLAFIN	KELLY J	4500 VAGEN LN	NEW FRANKEN	WI	54229	50 LARCH W ST	\$ 30,000	\$ 125,500	\$ 155,500	COMMERCIAL
148	281240727260215	FLATEN	BRIAN S & JULIE A	630 NORTHBRIDGE DR	HASTINGS	WI	54235	50 LARCH W ST	\$ 30,000	\$ 94,500	\$ 124,500	COMMERCIAL
149	281240727260216	DOORLAND	INVESTMENTS LLC	C/O ROBERT F FISCHER	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 123,000	\$ 153,000	COMMERCIAL
150	281240727260218	SHEPCHIK	GARY E & CHERYL A	1105 S 19TH PL	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 94,500	\$ 124,500	COMMERCIAL
151	281240727260219	YOUNG	NANCY J	4011 W STORMY LAKE RD	CONOVER	WI	54519	50 LARCH W ST	\$ 30,000	\$ 213,500	\$ 243,500	COMMERCIAL
152	281240727260220	REYNOLDS	SHEILA M	12850 GREEN MEADOW PL	ELM GROVE	WI	53122	50 LARCH W ST	\$ 30,000	\$ 174,000	\$ 204,000	COMMERCIAL
153	281240727260221	MIC DONALD	DAVID & ANITA	5605 SW 12TH AVE #209	CAPE CORAL	FL	33914	50 LARCH W ST	\$ 30,000	\$ 174,000	\$ 204,000	COMMERCIAL
154	281240727260225	HATCO	CORPORATION	PO BOX 340500	MILWAUKEE	WI	53224	50 LARCH W ST	\$ 30,000	\$ 125,500	\$ 155,500	COMMERCIAL
155	281240727260226	TICE	JOHN D	310 E MAIN ST	CARBONDALE	IL	62901	50 LARCH W ST	\$ 30,000	\$ 223,500	\$ 253,500	COMMERCIAL
156	281240727260228	TICE	ION & LAURAL	6090 GORDON RD	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 198,000	\$ 228,000	COMMERCIAL
157	281240727260301	HARBORSIDE	DEVELOPMENT LLC	4262 BELLHAVEN LN	OSHKOSH	WI	54904	50 LARCH W ST	\$ 30,000	\$ 89,000	\$ 119,000	COMMERCIAL
158	281240727260302	HARBORSIDE	DEVELOPMENT LLC	4262 BELLHAVEN LN	OSHKOSH	WI	54904	50 LARCH W ST	\$ 30,000	\$ 223,500	\$ 253,500	COMMERCIAL
159	281240727260304	SHEPCHIK	SCOTT F	810 S LANISING AVE	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 55,000	\$ 85,000	COMMERCIAL
160	281240727260305	BRIDGEPORT 305 LLC	KARL A & TEDDY A	C/O DENNIS ZAK	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 149,000	\$ 179,000	COMMERCIAL
161	281240727260307	SRIEGLBERG	DAVID J & LORI A	2821 ASPEN LN	GREEN BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 149,000	\$ 179,000	COMMERCIAL
162	281240727260308	PHILLIPS	DE LOS E	APT 110	MILWAUKEE	WI	53202	50 LARCH W ST	\$ 30,000	\$ 56,000	\$ 86,000	COMMERCIAL
163	281240727260309	SPENCER	DANIEL E	704 E PERKINS	MEDFORD	WI	54451	50 LARCH W ST	\$ 30,000	\$ 56,000	\$ 86,000	COMMERCIAL
164	281240727260312	BECK	DANIEL E	2083 VALLEY VIEW TRL	STURGEON BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 56,000	\$ 86,000	COMMERCIAL
165	281240727260313	DOOR HAVENS LLC	DAVID T & LORI A	4108 N 15TH AVE	MELROSE PARK	IL	60160	50 LARCH W ST	\$ 30,000	\$ 117,500	\$ 147,500	COMMERCIAL
166	281240727260314	BRIDGE HARBOR LLC	DAVID T & LORI A	3957 ROBIN LN	GREEN BAY	WI	54235	50 LARCH W ST	\$ 30,000	\$ 117,500	\$ 147,500	COMMERCIAL
167	281240727260315	JORE	JAMES C TRUST III	2600 E DIETZEN DR	APPLETON	WI	54915	50 LARCH W ST	\$ 30,000	\$ 44,500	\$ 74,500	COMMERCIAL
168	281240727260318	PANKRATZ	PARTNERSHIP	13055 COVE RD	MEQUON	WI	54235	50 LARCH W ST	\$ 30,000	\$ 40,000	\$ 70,000	COMMERCIAL
169	281240727260319	10500 KRANINGER	ROY R & JOANNE A	13709 N MARTIN WAY	MEQUON	WI	54235	50 LARCH W ST	\$ 30,000	\$ 213,500	\$ 243,500	COMMERCIAL
170	281240727260320	PETERSON	KENNETH C & LINDA M	1335 11TH AVE #301	GRAFTON	WI	53024	50 LARCH W ST	\$ 30,000	\$ 171,000	\$ 201,000	COMMERCIAL
171	281240727260321	WOCHOS	PAUL J & DIANE M	407 WILLOW DR	FOND DU LAC	WI	54935	50 LARCH W ST	\$ 30,000	\$ 174,500	\$ 204,500	COMMERCIAL
172	281240727260324	KEINHOEFER	JOHN	10805 N BAYSHORE DR	SISTER BAY	WI	54234	50 LARCH W ST	\$ 30,000	\$ 56,000	\$ 86,000	COMMERCIAL
173	281240727260325	SISULAK	DANIEL E	8515 S DEERWOOD LN	FRANKLIN	WI	53132	50 LARCH W ST	\$ 30,000	\$ 223,500	\$ 253,500	COMMERCIAL
174	281240727260326	CURTIS	WATERFRONT REDEVELOPMENT	450-D CROWNELL CIR	BARTLETT	IL	60103	50 LARCH W ST	\$ 30,000	\$ 100,000	\$ 130,000	COMMERCIAL
175	2812415090301A	STURGEON BAY	WATERFRONT REDEVELOPMENT	421 MICHIGAN ST	STURGEON BAY	WI	54235	10 LARCH W ST	\$ -	\$ -	\$ -	PUBLIC PARKING
176	2812415090400	WHG DOOR COUNTY LLC	WATERFRONT REDEVELOPMENT	%WI HOSPITALITY GROUP	WALWATOSA	WI	55226	129 MADISON N AV	\$ 254,500	\$ 813,000	\$ 1,067,500	COMMERCIAL
177	2812415100200	STURGEON BAY	DOUGLAS	421 MICHIGAN ST	STURGEON BAY	WI	54235		\$ -	\$ -	\$ -	PARK
178	2813460000201	LARSON	LEWIS H	5523 INTEGRITY WAY	APPLETON	WI	54913	311 3RD N AV	\$ 178,500	\$ 240,000	\$ 418,500	COMMERCIAL
179	281350727260100	KRUEGER	ANGELA L	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 136,500	\$ 170,500	COMMERCIAL
180	281350727260101	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
181	281350727260106	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
182	281350727260107	AAK HOLDINGS LLC	ELIZABETH V	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
183	281350727260112	KRUEGER	ANDREW RICHARD	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
184	281350727260113	EVK HOLDINGS LLC	ELIZABETH V	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
185	281350727260118	KRUEGER	ANDREW RICHARD	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
186	281350727260119	ALK HOLDINGS LLC	ANDREW RICHARD	2043 SHADY LN	GREEN BAY	WI	54813	107 1ST N AV	\$ 34,000	\$ 176,500	\$ 210,500	COMMERCIAL
187	281350727260123	GIESLER	BENNETT ROSS	19581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 97,500	\$ 131,500	COMMERCIAL
188	281350727260124	AAK HOLDINGS LLC	BENNETT ROSS	19581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 97,500	\$ 131,500	COMMERCIAL
189	281350727260125	GIESLER	BENNETT ROSS	STF 100	GREEN BAY	WI	54304	107 1ST N AV	\$ 34,000	\$ 97,500	\$ 131,500	COMMERCIAL

Map Index	Parcel Number	Owner Last Name	Owner First Name	Owner Address	City	State	Zip	Parcel Street Address	Land Value	Improvement Value	Total Value	Existing Use
190	28135072760126	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
191	28135072760127	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 97,000	\$ 131,000	COMMERCIAL
192	28135072760129	VENURI	KRISHNA P	1427 PALISADES DR	APPLETON	WI	54915	107 1ST N AV	\$ 34,000	\$ 115,000	\$ 149,000	COMMERCIAL
193	28135072760132	WHITE	DAVID A & MARYLYN SUE	1342 FOX RIVER DR	DE PERE	WI	54115	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
194	28135072760135	HERMANS	KEVIN J & SUSAN A TRST	1904 S WEBSTER AVE	GREEN BAY	WI	54301	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
195	28135072760138	AAK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
196	28135072760141	AAK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
197	28135072760144	KRUEGER	ANGLEA L	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 176,500	\$ 210,500	COMMERCIAL
198	28135072760147	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
199	28135072760200	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
200	28135072760201	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
201	28135072760206	AAK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
202	28135072760207	ALK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
203	28135072760212	SPECE	CHRISTOPHER & BEVERLEE	308 CARDINAL CRES #B	MONONA	WI	53718	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
204	28135072760213	ALK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
205	28135072760218	AAK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 176,500	\$ 210,500	COMMERCIAL
206	28135072760219	AAK HOLDINGS LLC		N9801 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 176,500	\$ 210,500	COMMERCIAL
207	28135072760223	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 166,000	\$ 200,000	COMMERCIAL
208	28135072760224	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 40,000	\$ 74,000	COMMERCIAL
209	28135072760226	KRUEGER	ANGELA L	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 97,000	\$ 131,000	COMMERCIAL
210	28135072760227	WIZGIRD	PATRICIA L	PO BOX 127	BRUSSELS	WI	54204	107 1ST N AV	\$ 34,000	\$ 105,500	\$ 139,500	COMMERCIAL
211	28135072760228	AAK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
212	28135072760231	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 105,500	\$ 139,500	COMMERCIAL
213	28135072760234	PEACOCK	ENTERPRISES LLC	599 W27833 GENESSEE RD	WAUKESHA	WI	53189	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
214	28135072760235	AAK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 147,000	\$ 181,000	COMMERCIAL
215	28135072760239	KRUEGER	ELIZABETH V	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 97,000	\$ 131,000	COMMERCIAL
216	28135072760240	MYERS	MICHAEL D & SUSAN M	8368 BROOKSVILLE RD	GREENWOOD	VA	22943	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
217	28135072760241	AAK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
218	28135072760246	BLILEY	DAVID N & PEGGY P	8221 ARBORFIELD CT	FORT MYERS	FL	33912	107 1ST N AV	\$ 34,000	\$ 176,500	\$ 210,500	COMMERCIAL
219	28135072760247	STUDNICKA	NORBERT J	5446 S NOTTINGHAM AVE	CHICAGO	IL	60638	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
220	28135072760255	BESTER	DEVELOPMENT COMPANY LLP	1525 ASHLEY CT	GREEN BAY	WI	54313	107 1ST N AV	\$ 34,000	\$ 139,000	\$ 173,000	COMMERCIAL
221	28135072760259	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 176,500	\$ 210,500	COMMERCIAL
222	28135072760300	AAK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 191,000	\$ 225,000	COMMERCIAL
223	28135072760301	AAK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 200,000	\$ 234,000	COMMERCIAL
224	28135072760306	AAK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 200,000	\$ 234,000	COMMERCIAL
225	28135072760307	AAK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 200,000	\$ 234,000	COMMERCIAL
226	28135072760312	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 200,000	\$ 234,000	COMMERCIAL
227	28135072760313	IMMEL	GREGORY M & RITA M	2530 BITTERSWEET AVE	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 200,000	\$ 234,000	COMMERCIAL
228	28135072760318	WAGGONER	JOHN & KAREN	4024 MANITOU WAY	GREEN BAY	WI	54301	107 1ST N AV	\$ 34,000	\$ 200,000	\$ 234,000	COMMERCIAL
229	28135072760319	GIESLER	PROPERTY TWO LLC	3015 HOLMGRN WAY STE100	MADISON	WI	53711	107 1ST N AV	\$ 34,000	\$ 230,000	\$ 264,000	COMMERCIAL
230	28135072760323	KRUEGER	ELIZABETH V	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 230,000	\$ 264,000	COMMERCIAL
231	28135072760324	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 40,000	\$ 74,000	COMMERCIAL
232	28135072760326	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 40,000	\$ 74,000	COMMERCIAL
233	28135072760327	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 40,000	\$ 74,000	COMMERCIAL
234	28135072760328	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 105,500	\$ 139,500	COMMERCIAL
235	28135072760331	ALK HOLDINGS LLC	ELIZABETH V	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 158,000	\$ 192,000	COMMERCIAL
236	28135072760332	KRUEGER	LEWIS H	N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 200,000	\$ 234,000	COMMERCIAL
237	28135072760335	AAK HOLDINGS LLC		N9581 CEMETERY RD	BRILLION	WI	54110	107 1ST N AV	\$ 34,000	\$ 147,000	\$ 181,000	COMMERCIAL

Table 2: TID No. 4 (Parcels to be subtracted from TID No. 2)

Parcel Number	Owner	Owner Address	City	State	Zip	Parcel Street Name	Parcel Sq Ft	Land Value	Imp Value	Total Value	Class
281-12-10011102	Vegetable Truck LLC	Atlas MGMT 720 W Virginia St	Milwaukee	WI	53204	14 Madison Ave	40,970	\$ 120,500	\$ 87,000	\$ 207,500	C-2
281-12-10080101	City of Sturgeon Bay	421 Michigan St	Sturgeon Bay	WI	54235	92 E Maple St	97,189	\$ 350,000	\$ 40,000	\$ 390,000	C-2
281-24-15090101	City of Sturgeon Bay	421 Michigan St	Sturgeon Bay	WI	54235	100 Maple St	54,983	\$ -	\$ -	\$ -	C-2
281-24-15090101A1	SB Waterfront RDA	421 Michigan St	Sturgeon Bay	WI	54235	*	134,660	\$ -	\$ -	\$ -	C-2
281-24-15090101A2	Door County Maritime Museum & Lighthouse Preservation Society,	120 N Madison Ave	Sturgeon Bay	WI	54235	120 Madison Ave	30,819	\$ -	\$ -	\$ -	PUD
281-24-15110103A	Harbor Place LLC	155 E Walnut St	Sturgeon Bay	WI	54235	49 Madison Ave	46,078	\$ 219,500	\$ 637,000	\$ 856,500	C-2

*Parcel address not noted in Door County tax parcel search

Section IV. Existing Uses and Conditions of Real Property

Existing Uses in TID No. 2 have been documented in Table 1; current Zoning designations within the Amended TID No. 2 boundary are detailed in Map 4.

Section V. Proposed Public Works and Estimated Costs

No change has been made to this section in this amendment.

Section VI. Sources of Non-Tax Revenues

No change has been made to this section in this amendment.

Section VII. Economic Feasibility Analysis

Table 3 lists the development value assumptions for new increment in the proposed TID No. 4; it also presents the subtraction of the new TID No. 4 parcels from the value of TID No. 2. The economic feasibility analysis for TID No. 2 (Distressed) today is presented in Table 4, while the economic feasibility analysis for TID No. 2 (Distressed) following the territory subtraction is presented in Table 5.

Table 4 and 5 reflect the estimated revenues, payments and cash flow of TID No. 2, and indicate that the territory subtraction will not make a significant impact on TID No. 2 and in either case it is projected to retire in 2027, while the date of mandatory retirement of the District is 2031.

The anticipated revenue stream anticipates no further tax increment generation within the boundaries of TID No. 2. This is a very conservative forecast as TID No. 2 has significant area ready for redevelopment. Any new increment generation that takes place within the TID No. 2 boundary will allow the City a combination of accelerating repayment of existing or expending additional funds in the project plan.

Table 3: Property Value Assumptions



Robert W. Baird & Co.

City of Sturgeon Bay

Property Value Assumptions

TID#4 Detail

New Construction	Construction Year		Valuation Year		Projected Values		Base Value (Current Value)		Projected Increment Value	
	Assessed Value	Equalized Value	Assessed Value	Equalized Value	Assessed Value	Equalized Value	Assessed Value	Equalized Value	Assessed Value	Equalized Value
Brew Pub (F)	2014	2015	\$3,000,000	\$2,906,002	\$0	\$0	\$3,000,000	\$2,906,002	\$0	\$0
Granary Market (D)	2014	2015	\$1,000,000	\$968,667	\$94,545	\$91,583	\$1,000,000	\$968,667	\$905,455	\$877,084
Hotel (D)	2015	2016	\$3,125,000	\$3,027,086	\$295,455	\$286,197	\$3,125,000	\$3,027,086	\$2,829,545	\$2,740,888
Maple Street Residential (E)	2015	2016	\$6,000,000	\$5,812,004	\$207,500	\$200,998	\$6,000,000	\$5,812,004	\$5,792,500	\$5,611,006
Larch Street Residential (A)	2017	2018	\$4,500,000	\$4,359,003	\$856,500	\$829,664	\$4,500,000	\$4,359,003	\$3,643,500	\$3,529,340
			\$17,625,000	\$17,072,762	\$1,454,000	\$1,408,442	\$17,625,000	\$17,072,762	\$16,171,000	\$15,664,320

TID#2 Detail

ID Existing Parcel Name	1994 (Original) Value		Current Value		2013 Increment Value	
	Assessed Value	Equalized Value	Assessed Value	Equalized Value	Assessed Value	Equalized Value
A Harbor Place LLC	\$151,200	\$179,313	\$856,500	\$829,664	\$705,300	\$650,350
B SB Waterrfront RDA	\$0	\$0	\$0	\$0	\$0	\$0
C SB Waterrfront RDA	\$0	\$0	\$0	\$0	\$0	\$0
D Freedom Bank	\$348,700	\$414,152	\$875,500	\$848,068	\$526,800	\$433,916
E Vegetable Truck LLC	\$136,400	\$161,615	\$207,500	\$200,998	\$71,100	\$39,384
F City of Sturgeon Bay	\$636,300	\$755,080	\$1,939,500	\$1,878,730	\$1,303,200	\$1,123,650

Notes:

City of Sturgeon Bay 2012 Aggregate Ratio is 1.032346117.
 City of Sturgeon Bay 1994 Aggregate Ratio is 0.8492 for Land and 0.8408 for improvements.
 Used adjusted property value for Freedom Bank of \$390,000 for base value (Granary & Hotel) in TID#4 proforma.
 Used current property value for Freedom Bank of \$875,500 in TID#2 Proforma.

Table 4: Cash Flow Proforma Analysis

Distressed

City of Sturgeon Bay
Tax Increment District No. 2
Cash Flow Proforma Analysis



Assumptions	
Annual Inflation During Life of TD.....	1.00%
2012 gross tax rate (per \$100 equal value).....	\$24.00
Data above dashed line are actual	

Background Data						Revenues				Expenditures			TID Status			
(a) Val. Date	(b) TIF District Valuation (January 1)	(c) Value of Exempt Computers (December 31)	(d) Inflation Increment	(e) Construction Increment	(f) TIF Increment Over Base (includes Exempt Computers)	(g) Tax Rate	(h) Tax & Comp Aid Revenue	(i) Investment Proceeds 0.65%	(j) Other Revenue Sources	(k) Transfers from TID-1	(l) Existing Debt Payments (C)	(m) Other Expenditures	(n) Total Debt Payments	(o) Annual Balance	(p) Year End Cumulative Balance (December 31)	(q) Cost Recovery
1994	\$17,621,300															
2009	\$92,676,200	\$188,200	\$59,605,800	\$22,450	\$59,605,800	\$22.45	\$1,130,389	\$9,685	\$27,335	\$32,650	\$519,669	\$363	\$519,032	\$981,227	\$1,937,050	
2010	\$77,038,900	\$166,300	\$49,318,900	\$22,600	\$49,318,900	\$22.60	\$1,104,911	\$14,591	\$27,335	\$37,704	\$2,655,168	\$363	\$2,655,531	(\$1,081,290)	\$2,918,276	
2011	\$66,773,900	\$128,900	\$49,773,900	\$22,820	\$49,773,900	\$22.82	\$1,217,755	\$9,185	\$19,000	\$342,608	\$2,655,418	\$363	\$2,635,781	(\$1,084,294)	\$1,836,887	
2012	\$67,272,000	\$128,900	\$50,452,320	\$24,000	\$50,452,320	\$24.00	\$1,203,659	\$9,914	\$19,000	\$347,960	\$2,654,087	\$363	\$2,654,450	(\$1,056,916)	\$762,759	
2013	\$67,944,720	\$128,900	\$51,134,767	\$24,000	\$51,134,767	\$24.00	\$1,203,659	\$0	\$14,000	\$352,562	\$2,642,763	\$363	\$2,643,126	(\$1,033,036)	(\$1,307,188)	
2014	\$68,624,167	\$128,900	\$51,818,009	\$24,000	\$51,818,009	\$24.00	\$1,203,659	\$0	\$14,000	\$357,614	\$2,638,341	\$363	\$2,638,704	(\$1,006,503)	(\$2,314,128)	
2015	\$69,310,409	\$128,900	\$52,511,143	\$24,000	\$52,511,143	\$24.00	\$1,203,659	\$0	\$14,000	\$362,717	\$3,146,439	\$363	\$3,146,802	(\$1,497,761)	(\$3,811,887)	
2016	\$70,003,513	\$128,900	\$53,211,148	\$24,000	\$53,211,148	\$24.00	\$1,203,659	\$0	\$14,000	\$367,820	\$2,632,343	\$363	\$2,632,706	(\$823,964)	(\$4,635,871)	
2017	\$70,703,546	\$128,900	\$53,918,184	\$24,000	\$53,918,184	\$24.00	\$1,203,659	\$0	\$14,000	\$372,923	\$2,634,796	\$363	\$2,635,159	(\$804,070)	(\$5,439,941)	
2018	\$71,410,584	\$128,900	\$54,632,289	\$24,000	\$54,632,289	\$24.00	\$1,203,659	\$0	\$14,000	\$378,026	\$2,641,451	\$363	\$2,641,814	(\$765,115)	(\$6,205,055)	
2019	\$72,124,689	\$128,900	\$55,353,538	\$24,000	\$55,353,538	\$24.00	\$1,203,659	\$0	\$14,000	\$383,129	\$2,648,104	\$363	\$2,648,467	(\$726,168)	(\$6,931,223)	
2020	\$72,845,936	\$128,900	\$56,081,996	\$24,000	\$56,081,996	\$24.00	\$1,203,659	\$0	\$14,000	\$388,232	\$2,654,752	\$363	\$2,655,115	(\$687,221)	(\$7,618,444)	
2021	\$73,574,366	\$128,900	\$56,817,740	\$24,000	\$56,817,740	\$24.00	\$1,203,659	\$0	\$14,000	\$393,335	\$2,661,400	\$363	\$2,661,763	(\$648,274)	(\$8,266,718)	
2022	\$74,310,140	\$128,900	\$57,560,841	\$24,000	\$57,560,841	\$24.00	\$1,203,659	\$0	\$14,000	\$398,438	\$2,668,048	\$363	\$2,668,411	(\$609,327)	(\$8,876,045)	
2023	\$75,053,241	\$128,900	\$58,311,373	\$24,000	\$58,311,373	\$24.00	\$1,203,659	\$0	\$14,000	\$403,541	\$2,674,696	\$363	\$2,675,059	(\$570,380)	(\$9,446,425)	
2024	\$75,803,773	\$128,900	\$59,069,411	\$24,000	\$59,069,411	\$24.00	\$1,203,659	\$0	\$14,000	\$408,644	\$2,681,344	\$363	\$2,681,707	(\$531,431)	(\$10,017,856)	
2025	\$76,561,611	\$128,900	\$59,835,028	\$24,000	\$59,835,028	\$24.00	\$1,203,659	\$0	\$14,000	\$413,747	\$2,688,000	\$363	\$2,688,363	(\$492,482)	(\$10,590,338)	
2026	\$77,327,429	\$128,900	\$60,608,304	\$24,000	\$60,608,304	\$24.00	\$1,203,659	\$0	\$14,000	\$418,850	\$2,694,648	\$363	\$2,695,011	(\$453,533)	(\$11,163,871)	
2027	\$78,100,704	\$128,900	\$61,389,311	\$24,000	\$61,389,311	\$24.00	\$1,203,659	\$0	\$14,000	\$423,953	\$2,701,296	\$363	\$2,701,659	(\$414,584)	(\$11,738,455)	
2028	\$78,881,711	\$128,900	\$62,178,728	\$24,000	\$62,178,728	\$24.00	\$1,203,659	\$3,772	\$0	\$570,522	\$2,707,944	\$363	\$2,708,307	(\$375,635)	(\$12,314,090)	
2029	\$79,670,528	\$128,900	\$62,974,833	\$24,000	\$62,974,833	\$24.00	\$1,203,659	\$19,946	\$0	\$0	\$2,714,590	\$363	\$2,715,253	(\$336,686)	(\$12,890,743)	
2030	\$80,467,233	\$128,900	\$63,779,565	\$24,000	\$63,779,565	\$24.00	\$1,203,659	\$27,412	\$0	\$0	\$2,721,236	\$363	\$2,721,900	(\$297,737)	(\$13,468,480)	
2031	\$81,271,905	\$128,900	\$64,592,224	\$24,000	\$64,592,224	\$24.00	\$1,203,659	\$35,010	\$0	\$0	\$2,727,920	\$363	\$2,728,583	(\$258,788)	(\$14,047,268)	
							\$26,751,492	\$729,515	\$164,670	\$7,795,702	\$28,226,571	\$3,630	\$28,230,201			

(A) Other Revenue Sources is per City.
 (B) Assumes 72% of available TID 1 annual surpluses through 2016, 100% thereafter.
 (C) Assumes 171/405 and 13/105 State Trust Fund Loans not called early.
 (D) Cumulative Balance includes \$1,652 million designated for the Debt Service Reserve Fund related to the 2006 Waterfront Leases Revenue Bonds.

Table 5: Cash Flow Proforma Analysis with Territory Subtraction

Distressed – with Subtraction

City of Sturgeon Bay
Tax Increment District No. 2
Cash Flow Proforma Analysis



Assumptions	
Annual Inflation During Life of TID	1.00%
2012 gross tax rate (per \$1000 equal. value)	\$24.00
Data above dashed line are actual	

Background Data							Revenues			Expenditures			TID Status				
(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)	(o)	(p)	(q)	
Val. Date	TIF District Valuation (January 1)	Value of Exempt Co. (December 31)	Inflation Increment	Construction Exemption	TIF Increment Over Base (Includes Exempt Companies)	Tax Rate	Tax & Comp Aid Revenue	Investment Proceeds 0.50%	Other Revenue Sources	Transfers from TID 1	Existing Debt Payments	Other Expenditures	Total Debt Payments	Annual Balance	Year End Cumulative Balance (December 31)	Cost Recovery	
1994	\$17,621,300																
2013	\$19,865,220																
2009	\$92,675,200	\$188,200	\$55,665,800		\$55,665,800	\$22.46								\$981,127	\$1,937,050		
2010	\$77,038,600	\$168,300	\$48,718,900		\$48,718,900	\$22.60								\$1,054,234	\$2,918,276		
2011	\$66,773,900	\$128,900	\$40,432,300		\$40,432,300	\$24.00	\$1,130,389	\$0,685	\$27,335	\$32,650	\$516,669	\$363	\$519,032	\$1,896,987			
2012	\$57,272,000	\$128,900	\$33,422,300		\$33,422,300	\$24.00	\$1,134,611	\$19,635	\$19,635	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2013	\$57,189,640	\$128,900	\$33,422,300	(\$1,123,650)	\$50,000,566	\$24.00	\$1,210,755	\$3,185	\$19,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2014	\$67,737,886	\$128,900	\$40,432,300		\$51,341,998	\$24.00	\$1,139,914	\$3,814	\$14,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2015	\$67,405,265	\$128,900	\$40,432,300		\$52,022,791	\$24.00	\$1,215,929	\$0	\$14,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2016	\$66,079,318	\$128,900	\$38,607,900		\$52,710,392	\$24.00	\$1,284,443	\$0	\$12,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2017	\$65,760,111	\$128,900	\$38,447,700		\$53,404,869	\$24.00	\$1,284,443	\$0	\$12,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2018	\$65,441,111	\$128,900	\$38,282,100		\$54,106,291	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2019	\$65,122,111	\$128,900	\$38,116,500		\$54,807,713	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2020	\$64,803,111	\$128,900	\$37,950,900		\$55,509,135	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2021	\$64,484,111	\$128,900	\$37,785,300		\$56,210,557	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2022	\$64,165,111	\$128,900	\$37,619,700		\$56,911,979	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2023	\$63,846,111	\$128,900	\$37,454,100		\$57,613,401	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2024	\$63,527,111	\$128,900	\$37,288,500		\$58,314,823	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2025	\$63,208,111	\$128,900	\$37,122,900		\$59,016,245	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2026	\$62,889,111	\$128,900	\$36,957,300		\$59,717,667	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2027	\$62,570,111	\$128,900	\$36,791,700		\$60,419,089	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2028	\$62,251,111	\$128,900	\$36,626,100		\$61,120,511	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2029	\$61,932,111	\$128,900	\$36,460,500		\$61,821,933	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2030	\$61,613,111	\$128,900	\$36,294,900		\$62,523,355	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
2031	\$61,294,111	\$128,900	\$36,129,300		\$63,224,777	\$24.00	\$1,281,610	\$0	\$10,000	\$37,704	\$2,655,168	\$363	\$2,655,531	\$1,054,234			
Types of TID: Bright Elimination																	
1994 - TID inception (9/6/1994)																	
2016 - Full Term																	
2031 - Maximum legal life of TID (27 Years +10 Years as Distressed)																	
							\$26,225,249	\$120,650	\$164,870	\$7,957,022	\$28,226,571	\$3,630	\$28,230,201				

(A) Other Revenue Sources is per City.
 (B) Assumes 72% of available TID 1 annual surpluses through 2018, 100% thereafter.
 (C) Assumes TID 1/4/05 and TID 1/01/06 State Trust Fund Loans not called early.
 (D) Cumulative Balance includes \$1,052 million designated for the Debt Service Reserve Fund rebilled to the 2006 Waterfront Lease Revenue Bonds.

Section VIII. Consistency of Activities within TID No. 2 with the City Zoning Ordinance, Master Plan and Other Development Ordinances

No change has been made to this section in this amendment.

Section IX. Statement on Relocation

No change has been made to this section in this amendment.

Appendix A. Letters to Taxing Jurisdictions

Appendix B. Proof of Publication (Affidavit of Publication)

Appendix C. Joint Review Board Minutes

Appendix D. Plan Commission Public Hearing Minutes

Appendix E. Resolution ____ Amending TID No. 2 Territory Subtraction

Appendix F. Resolution ___ Approving the Project Plan

Appendix G. TID No. 2 Joint Review Board Final Information and Decision

**Appendix H. Resolution ____ Approving City Board Resolutions TID No. 2 Territory
Subtraction Amendment and Adopting the Project Plan**

Appendix I. City Attorney Opinion

Appendix J. Boundary Description



**PUBLIC HEARING
CITY PLAN COMMISSION
WEDNESDAY, FEBRUARY 20, 2013**

Amendment to Tax Increment District #2 (Removal of Territory)

Acting Chairperson John Lodi opened the public hearing at 7:20 p.m. No one spoke during the public hearing. There was no correspondence. The public hearing was declared closed at 7:21 p.m.

COMMON COUNCIL
OF THE
CITY OF STURGEON BAY, WISCONSIN

MARCH 19, 2013

RESOLUTION APPROVING BOUNDARIES
OF TAX INCREMENTAL DISTRICT NO. 4 AND
APPROVING PROJECT PLAN
OF TAX INCREMENTAL DISTRICT NO. 4

WHEREAS Section 66.1105 of the Wisconsin Statutes as amended (the "Tax Increment Law") authorizes Wisconsin cities to create tax incremental districts, to define the boundaries of such districts, to cause project plans to be prepared and approved, and to implement the provisions and effectuate the purposes of such plans; and

WHEREAS, the Common Council has considered the costs and benefits of creating a tax incremental district within the City of Sturgeon Bay as defined and as located within the City, namely the area set forth in Exhibit A hereto (the proposed "Tax Incremental District 4"); and

WHEREAS, the Plan Commission of the City of Sturgeon Bay, Wisconsin on February 20, 2013, at a duly convened meeting (a) conducted a duly noticed public hearing at which interested parties were afforded a reasonable opportunity to express their views on the proposed project plan of Tax Incremental District 4 of the City of Sturgeon Bay, and (b) following said public hearing, voted to recommend adoption of the project plan and boundaries for Tax Incremental District 4 of the City of Sturgeon Bay; and

WHEREAS, prior to the publication of the notice of the hearing of the Plan Commission of the City of Sturgeon Bay, a copy of such notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on the property within the district, to the school board of the school district which includes the property located in the district, and to the technical college district in which the property is located; and

WHEREAS, this Common Council has investigated and considered the facts and circumstances of the proposed Tax Incremental District, consideration having been given to the following matters among others: (i) consideration of the need for blight elimination, rehabilitation or conservation work of the property described in Exhibit A as provided by Wis. Stats. Sect. 66.1105(4)(c), (ii) the definition of "blighted area" contained Wis. Stats. Sect. 66.1105(2)(a), (iii) the past and present conditions of the streets, utilities and other properties in the proposed Tax Incremental District, (iv) the

zoning of the proposed Tax Incremental District, (v) the projects identified in the proposed project plan, (vi) the views expressed by interested parties at the February 20, 2013 public hearing, and (vii) reports and recommendations made to this Common Council by the Plan Commission, consultants, advisors and legal counsel retained by the City, and others; and

WHEREAS, the project plan, which is attached to this resolution and incorporated herein by reference as Exhibit A, meets all of the requirements of Wisconsin Tax Increment Law, Section 66.1105 of the Wisconsin Statutes in that it:

- (a) is feasible and in conformity with the Comprehensive Plan of the City of Sturgeon Bay;
- (b) contains the elements required by Wis. Stat. 66.1105(4)(f);
- (c) includes an opinion of the city attorney advising that the project plan is complete and complies with Wis. Stats. Section 66.1105; and

WHEREAS, the City Council of the City of Sturgeon Bay makes the following findings:

- A. The creation date of the district is January 1, 2013.
- B. Not less than fifty percent (50%), by area, of the real property within the district is a blighted area, in need of rehabilitation or conservation work, as defined in Wis. Stats. Sect. 66.1337(2m)(b);
- C. The improvement of such area is likely to enhance significantly the value of substantially all other real property in the district;
- D. The project costs relate directly to eliminating blight and directly serve to rehabilitate or conserve the area, consistent with the purpose for which the tax incremental district is created under Wis. Stats. Sect. 66.1105(4)(a);
- E. The aggregate value of equalized taxable property of the district and all other districts does not exceed 12 percent (12%) of the total value of equalized taxable property within the City of Sturgeon Bay;
- F. The project plan for the Tax Increment District is feasible;
- G. The project plan is in conformity with the Comprehensive Plan of the City of Sturgeon Bay.

NOW THEREFORE, BE IT RESOLVED by the Common Council of the City of Sturgeon Bay as follows:

1. The project plan in the form attached as Exhibit A hereto is hereby approved and adopted, and the district created therein shall hereafter be known as "Tax Incremental District 4 of the City of Sturgeon Bay".
2. The boundaries set forth in Exhibit A are hereby designated, described and approved as and for the boundaries of a new tax incremental district which is hereby created as of January 1, 2013, and shall be known as "Tax Incremental District 4 of the City of Sturgeon Bay".
3. The properties so designated in Exhibit A are hereby found, determined and declared to be "blighted areas" within the meaning of the Act or "in need of rehabilitation or conservation work" within the meaning of Section 66.1105(4)(c) of the Wisconsin Statutes.
4. The city clerk of the City of Sturgeon Bay is hereby directed to submit this resolution following its adoption and approval to the chairman of the Joint Review Board with the request to approve this resolution as provided by the Tax Increment Law.
5. This Resolution shall take effect immediately upon its adoption and approval.

* * * * *

Introduced by _____.

Motion made by Alderperson _____, seconded by

Alderperson _____ to adopt.

Passed by the Common Council on this _____ day of _____, 2013.

PLAN COMMISSION
OF THE
CITY OF STURGEON BAY, WISCONSIN

February 2013

RESOLUTION APPROVING BOUNDARIES
OF TAX INCREMENTAL DISTRICT NO. 4 AND
APPROVING PROJECT PLAN
OF TAX INCREMENTAL DISTRICT NO. 4

WHEREAS Section 66.1105 of the Wisconsin Statutes as amended (the "Tax Increment Law") authorizes Wisconsin cities to create tax incremental districts, to define the boundaries of such districts, to cause project plans to be prepared and approved, and to implement the provisions and effectuate the purposes of such plans; and

WHEREAS, acting pursuant to the Tax Increment Law the Plan Commission of the City of Sturgeon Bay, Wisconsin hereby finds, determines and declares that it is necessary and in the public interest for the City to create a tax incremental district in a defined area within the City, namely the area set forth in Exhibit A hereto (the proposed "Tax Incremental District 4"); and

WHEREAS, Wisconsin Tax Increment Law, Section 66.1105 of the Wisconsin Statutes provides that in order to implement the provisions of the Act with respect to the proposed Tax Incremental District, it is required, among other actions, that the Plan Commission:

- (i) hold a public hearing at which interested parties are afforded a reasonable opportunity to express their views on the proposed creation of the proposed Tax Incremental District 4 and the proposed boundaries thereof,
- (ii) designate the boundaries of the proposed Tax Incremental District 4 recommended by the Plan Commission to be created and submit such recommendation to the Common Council of the City,
- (iii) identify the specific property to be found by the Common Council as blighted or in need of rehabilitation or conservation work,
- (iv) prepare and adopt a proposed project plan for the proposed Tax Incremental District 4, and

- (v) hold a public hearing at which interested parties are afforded a reasonable opportunity to express their views on the proposed project plan for the proposed Tax Incremental District 4; and

WHEREAS, the Plan Commission has caused the preparation of a project plan for the proposed Tax Incremental District 4, in the form set forth in Exhibit B hereto (the proposed "Project Plan"); and

WHEREAS the Plan Commission of the City of Sturgeon Bay has followed the required provisions of the tax increment law in order to implement the project plan and district boundaries of Tax Incremental District No. 4 of the City of Sturgeon Bay. To wit:

- A. After due notice as required by law, the Plan Commission held a public hearing at which interested parties were afforded a reasonable opportunity to express their views on the project plan and district boundaries;
- B. Following said hearing, the Plan Commission of the City of Sturgeon Bay voted to adopt the project plan and district boundaries of Tax Incremental District No. 4 of the City of Sturgeon Bay;

NOW THEREFORE, BE IT RESOLVED by the Plan Commission as follows:

1. The Plan Commission hereby designates and approves the boundaries of Tax Incremental District No. 4 of the City of Sturgeon Bay as set forth in Exhibit A hereto, the "Boundaries". The Plan Commission hereby directs that the boundaries be submitted to the Common Council of the City of Sturgeon Bay and hereby requests that the Common Council adopt a resolution that, among other actions, describes and approves the boundaries of Tax Incremental District No. 4 of the City of Sturgeon Bay.
2. The Plan Commission hereby approves and adopts the proposed project plan in the form set forth in Exhibit B hereto. The Plan Commission hereby directs that in the project plan be submitted to the Common Council of the City of Sturgeon Bay and hereby requests the Common Council to adopt a resolution that, among other actions, (a) contains findings that the project plan and district boundaries are feasible and in conformity with the Master Plan of the City of Sturgeon Bay and (b) approves and adopts the project plan and district boundaries.
3. The Plan Commission of the City of Sturgeon Bay hereby finds that the property designated within the boundaries as set forth in Exhibit A is blighted or in need of rehabilitation or conservation work. The Plan Commission hereby recommends the creation of the Tax Incremental District No. 4, and hereby directs that said recommendation be submitted to the Common Council.

4. The Plan Commission hereby requests the Common Council to adopt a resolution that, among other actions, creates the Tax Incremental District No. 4 as required by Wisconsin Tax Increment Law, Section 66.1105 of the Wisconsin Statutes.

5. This Resolution shall take effect immediately upon its adoption.

Resolution adopted: February 20, 2013

Attest:

A handwritten signature in cursive script, appearing to read "Martin Olejniczak", written over a horizontal line.

Martin Olejniczak
Plan Commission Secretary

**City of Sturgeon Bay
Tax Increment Financing
District
No. 4
Project Plan**

DRAFT: March 5, 2013

Prepared by:



**VANDEWALLE &
ASSOCIATES INC.**
Madison . Milwaukee

Financial feasibility analysis prepared by: Robert W. Baird & Co.

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Section I. Introduction

Project Background

The City of Sturgeon Bay adopted the *West Waterfront Area Redevelopment Plan & Implementation Strategy* on September 15, 2011, as a means of advancing revitalization in the Sturgeon Bay West Waterfront Area. The West Waterfront Area is an underutilized stretch of prominent waterfront located at the western approach to two bridges, the Maple-Oregon St. and Michigan St. bridges, which connect Sturgeon Bay's central business district. The area is a key connection for residents, businesses, and visitors from throughout the region, as just one other bridge, the STH 42/75 bypass, connects the mainland to northern Door County.

The City undertook the West Waterfront Area planning effort to advance and expand upon prior planning efforts impacting the area, including the City's *Sturgeon Bay Downtown Waterfront Subarea Development Plan (2003)* and the *City of Sturgeon Bay Comprehensive Plan (2010)*. This plan was driven by the need to support potential buyers of the former Applebee's restaurant site who had hoped to see a vision for the greater area, to see that their investment and project were part of a greater revitalization strategy for the West Waterfront Area. In addition, the relocation in 2009 of the U.S. Coast Guard Cutter *Mobile Bay*, and relocation of the Door County Cooperative operations (Co-op), created new redevelopment opportunities in the area and increased the importance of proactive area-wide planning.

The West Waterfront Area is an economic development priority for the City and the Waterfront Redevelopment Authority. The area includes various potential redevelopment sites which the City identified through earlier plans and the development of TID No. 2. In their current state, these sites are underutilized and, given their prominence, also impact the economic vitality and appeal of the western part of the City more broadly. Redevelopment sites in the West Waterfront Area include the City-owned former USGC site and adjacent former Door County Co-op site; a vacant restaurant; and several properties on the first block inland from the bay. The entire West Waterfront Area currently lies within TID No. 2, which is undergoing a Territory Subtraction Amendment to remove the proposed TID No. 4 properties.

The purpose of the *West Waterfront Area Redevelopment Plan & Implementation Strategy* is to establish a vision for private sector reinvestment, enable the City to strategically plan and implement public improvements in support of its long-term vision, and take the first steps in advancing plan implementation.

The *West Waterfront Area Redevelopment Plan & Implementation Strategy* outlined specific physical improvements to the waterfront area as well as identified numerous redevelopment opportunities. TID No. 4 is being created to address those infrastructure and redevelopment needs and opportunities and provide the primary funding tool to implement the recommendations contained in the Plan.

The West Waterfront Area will not fully realize its potential without public improvements in infrastructure along the waterfront and, more importantly, a public commitment to redevelopment. The creation of TID No. 4 would provide the financing vehicle for the City to undertake the public improvements necessary to stimulate private reinvestment and redevelopment within the West Waterfront Area. Without these public improvements, it is

unlikely that significant redevelopment or revitalization of the area within the proposed TID would occur. In fact, it is more likely that the area would continue its slow decline, economically, socially and physically.

Description of District

TID No. 4 is proposed to be created as a blighted area district. The purpose of TID No. 4 is to provide the necessary improvements in public infrastructure to eliminate blight, encourage economic development, and increase property values. This project plan is written to provide funding for infrastructure improvements aimed at stimulating and enhancing economic development opportunities within the City of Sturgeon Bay.

This project plan has been prepared in compliance with Sec. 66.1105(4)(f), Wis. Stats. The project plan establishes a need for the project, lists the proposed improvements within TID No. 4, provides an estimated time schedule for completion of the project as well as an estimated budget. This project plan is to be adopted by the City Council on the recommendation of the City Plan Commission. The TID Project Plan will be the official plans and guides for public and private sector development within their respective boundaries.

Implementation of the project plan and construction of the proposed improvements listed will still require case by case authorization by the City Council. Public expenditures for projects listed in the project plan should and will be based on market conditions and the status of development at the time the project is scheduled for construction.

The City Council is not mandated to make the public expenditures in this plan. The public expenditures are an itemization of TIF-eligible project costs that the City may undertake as well as a guide for the Plan Commission and City Council to assist them in the decision-making process for public expenditures. Redistribution of project costs within the total budget estimate will not require amendments to the plan, provided that the project meets the purpose and intent of TID No. 4.

As required by Sec. 66.1105(5)(b), Wis. Stats., a copy of this project plan will be submitted to the Department of Revenue and used as a basis for their certification of TID No. 4 in the City of Sturgeon Bay.

Section II. Description of How TID No. 4 Will Promote the Orderly Development of the City of Sturgeon Bay

In past years, the City of Sturgeon Bay has made a concerted effort to improve the economic, physical and social vitality of the waterfront area. The *Sturgeon Bay Downtown Waterfront Subarea Development Plan*, completed in 2003, established a vision for Downtown that was developed through significant public involvement before adoption by the Sturgeon Bay Waterfront Redevelopment Authority. As stated in the Introduction, TID No. 2 was formed to assist in redevelopment of the project area. The vision includes promoting a diversity of uses; opening up the waterfront to the public, extending a waterfront walkway, and promoting waterfront activities, amenities, and commerce; maintaining and enhancing view corridors; and promoting rehab and reuse of existing structures and 2+ story new construction. The vision also provides general design guidelines. The *West Waterfront Area Redevelopment Plan &*

Implementation Strategy develops an actionable land use plan and strategies to further this vision and facilitate the proposed development and redevelopment.

The *West Waterfront Area Redevelopment Plan & Implementation Strategy* set the stage for short and long-term redevelopment and helps to communicate the City's market-feasible vision with businesses and developers, property owners, and residents. Long-term goals include:

- Encourage higher and best uses for prominent, valuable waterfront sites;
- Develop a busy, highly functional waterfront area for community residents;
- Improve the City's appearance and welcome visitors to the community;
- Improve public access to the waterfront; and
- Position the City to move quickly in a rapidly-changing and challenging economy to advance business development and reinvestment.

The City of Sturgeon Bay has employed tax increment finance districts in the past to stimulate private reinvestment and redevelopment. The creation of TID No. 4 will provide the City with the tools to effectively implement the land use goals and objectives for the West Waterfront Area, as defined in the *West Waterfront Area Redevelopment Plan & Implementation Strategy*.

The boundary for TID No. 4 encompasses what has historically been defined as the West Waterfront in the City. Within the community, the West Waterfront Area "Maritime District" is the working waterfront directly across the Bay from the traditional downtown and more tourist-oriented activities. The West Waterfront Area's history and present use reflect a working waterfront of industry and maritime commerce. Properties within the project area have historic uses including the storing and transporting of seed and feed, and lumber mills. Icons of these past uses remain today including most notably the granary tower still standing at the former Door County Co-Op site. The USCG continues to operate in the project area, now from a new facility at Sawyer Park—which has opened up their previous site for redevelopment. Other former uses along the waterfront and in the surrounding inland blocks include supporting industries and commerce such as craftsman workshops, banking, retail, and hotels/lodging.

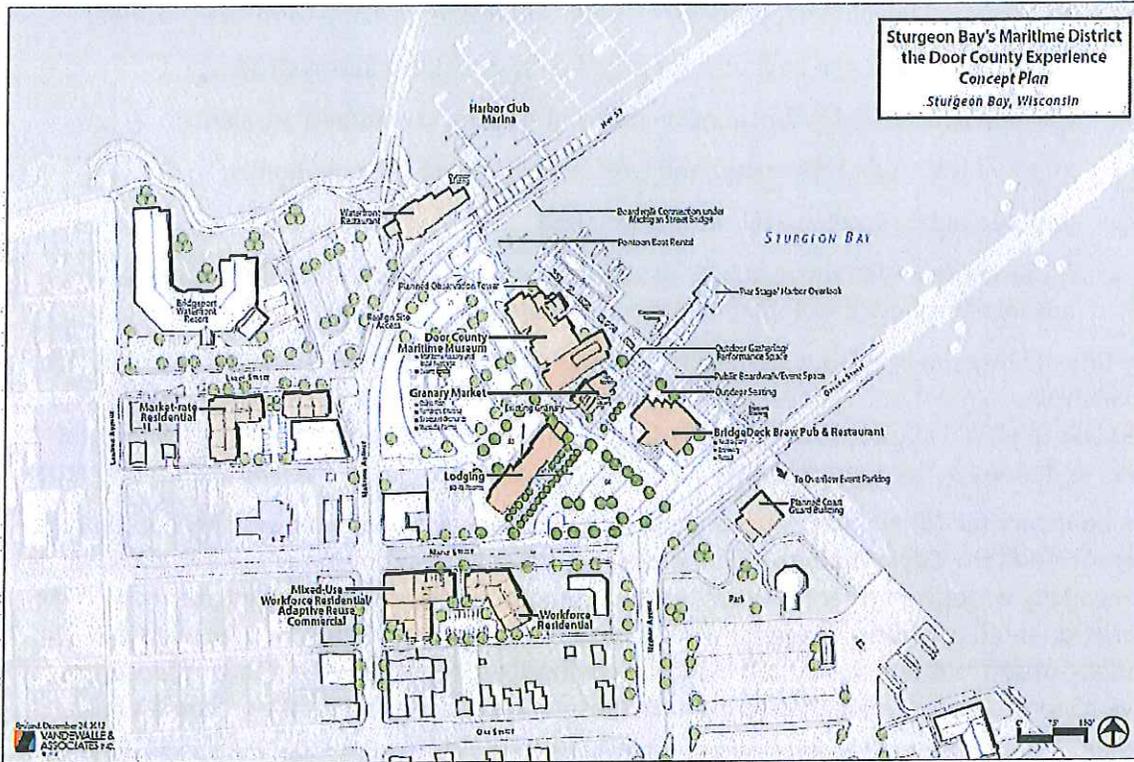
This project plan is aimed at implementing the waterfront infrastructure construction recommendations as well as redevelopment funding. Additional project activities may include acquisition and relocation activities aimed at eliminating blight and achieving the highest and best use within the West Waterfront Area, establishing an economic development fund, developing and implementing a marketing plan for the Area and other planning activities, as required.

Any zoning changes required to implement the projects listed herein will be made in accordance with the zoning ordinance on a project by project basis.

Catalytic Sites and Projects

Much as the Door County Maritime Museum is a trailhead to maritime tourism in the County, the Sturgeon Bay Maritime District will provide "Trailhead to Door County" as a destination and hub of activity, for public events and gathering, as well as direct connections to local produced

foods and beverages. The Maritime Museum is one anchor to the Maritime District, the addition of the new proposed developments will further strengthen this area as a local and regional draw. Catalytic sites and planned future uses for the West Waterfront Area Maritime District, as part of TID No. 4 include:



- BridgeDeck Brew Pub and Restaurant.** The BridgeDeck Brew Pub and Restaurant will be a waterfront restaurant, brewery, and retail establishment centered on the Sturgeon Bay waterfront experience, with locally produced beer, spirits, and other value-added products to be located at the city-owned waterfront site (previous USCG location).
- Lodging or Mixed-Use Residential/Commercial.** As described in the West Waterfront Redevelopment Plan, there is potential demand for a franchise brand ("flag") hotel in the redevelopment area, at the city-owned waterfront site (previous USCG location) and neighboring former Co-op site. Based on market demand the hotel development is estimated to be developed within the range of 40-60 rooms at this site; there is capacity on site for up to 75 rooms.
- Granary Market and Granary Tower as an Historic Icon.** The Granary Market will be the showcase for Door County products, current and historic. Foods to be showcased will include cherries, apples, fish, dairy, meats, and other regional value-added and heritage foods and beverages. As a showcase, the Market will also act as a gateway and trailhead for Door County agritourism, provide year-round access to retail products, and promote the growth of participating producers and businesses.

The approximately 6,000 square foot Market may be constructed to tie into the existing granary tower. The historic granary is present in community Sanborn maps as early as 1900. As an icon, this granary is of three original granaries in the West Waterfront area, and is the only one still standing. The structure can be seen from the Bay View Bridge and is a visual reminder of the working waterfront and food heritage of the community. Restoration of the granary, as part of the Granary Market, will provide an authentic icon to the redeveloped area and backdrop for the public plaza space and events to be held there.

- **Mixed-Use Residential/Adaptive Reuse Commercial.** The site at the corner of Madison and Maple is well-positioned for adaptive reuse and the addition of floors for housing (approximately 30 units), as well as the construction of a second building on the site for around 40 apartments. The goal is to implement workforce housing in this area, workforce housing is rental housing for year-round residents. Typical residents would be young professionals and empty-nesters who are looking for attractive, modern, rental housing in close proximity to work, and downtown retail and services, with views of, and access to, the water.
- **Market-Rate Residential.** The site at the corner of Madison Avenue and Larch Street is well-positioned for market-rate housing to maximize the use of this prime location with water views and business district accessibility.

Section III. Tax Increment Boundary Description and Equalized Values

The boundaries of TID No. 4 are officially designated on Map 1. TID No. 4 contains properties fronting on the Sturgeon Bay Ship Canal, west to S Madison Ave, south to W Maple St, including one parcel on the southeast corner of S Madison and W Maple.

The City's Estimated Capacity to Create TID No. 4 (Effective January 1, 2012):

Total Equalized Value Of the City	12% of the City's Total Equalized Value
\$811,355,800	\$97,362,696

State Certified and Estimated TID Values:

	Base Value	Increment	Total
TID No. 1	\$9,634,200	\$19,074,800	\$28,709,000
TID No. 2	\$17,621,300	\$49,650,700	\$67,272,000
TID No. 3	\$916,900	(\$376,400)	\$540,500
Proposed TID No. 4	\$1,466,562	\$0	\$1,466,562
Estimated in All TIDs	\$29,638,962	\$68,725,500	\$97,988,062

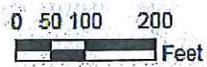
The City's Remaining Estimated Capacity to Create Additional TIDs:

	12% Calculation
Total City Capacity	\$97,362,696
2012 Existing Increment*	\$68,725,500
Proposed TID	\$1,466,562
Remaining Capacity	\$27,170,634

Map 1: TID No. 4 Boundary



Jan 9, 2013



 TID #4 Boundary



Section IV. Existing Uses and Conditions of Real Property

A description of the existing land uses within the proposed boundary for TID No. 4 is located on Map 2 and the existing zoning on Map 3. The current mix of land uses in TID No. 4 does not allow for the highest and best use within the context of a downtown area and, especially, a beautiful waterfront. The mix of land uses within TID No. 4 includes industrial, commercial and retail. The historic industrial uses thereby impede any type of more appropriate commercial and residential redevelopment.

The area within the proposed boundary for TID No. 4 currently contains the following zoning districts: Central Business District (C-2) and Planned Unit Development (PUD). In some instances if the zoning cannot accommodate the kind of future development needed to revitalize the Downtown. In such instances, zoning will be changed on a project-by-project basis.

A minimum of 51% of real property within TID No. 4 is considered blighted, physically and/or economically, due to deteriorating buildings, inappropriate land uses, obsolete platting, and existing/potential environmental issues. (See Appendix A for a parcel by parcel blight analysis). Some of the structures within the TID No. 4 district boundary are considered aged, deteriorating or potentially unfit for redevelopment. The historic granary along the waterfront could be considered historically significant from an architectural point of view, but its condition and suitability for repair needs to be studied. There is significant square footage devoted to unimproved surface storage on the waterfront. Therefore this area is currently not developed for the "highest and best" use for these areas in Sturgeon Bay.

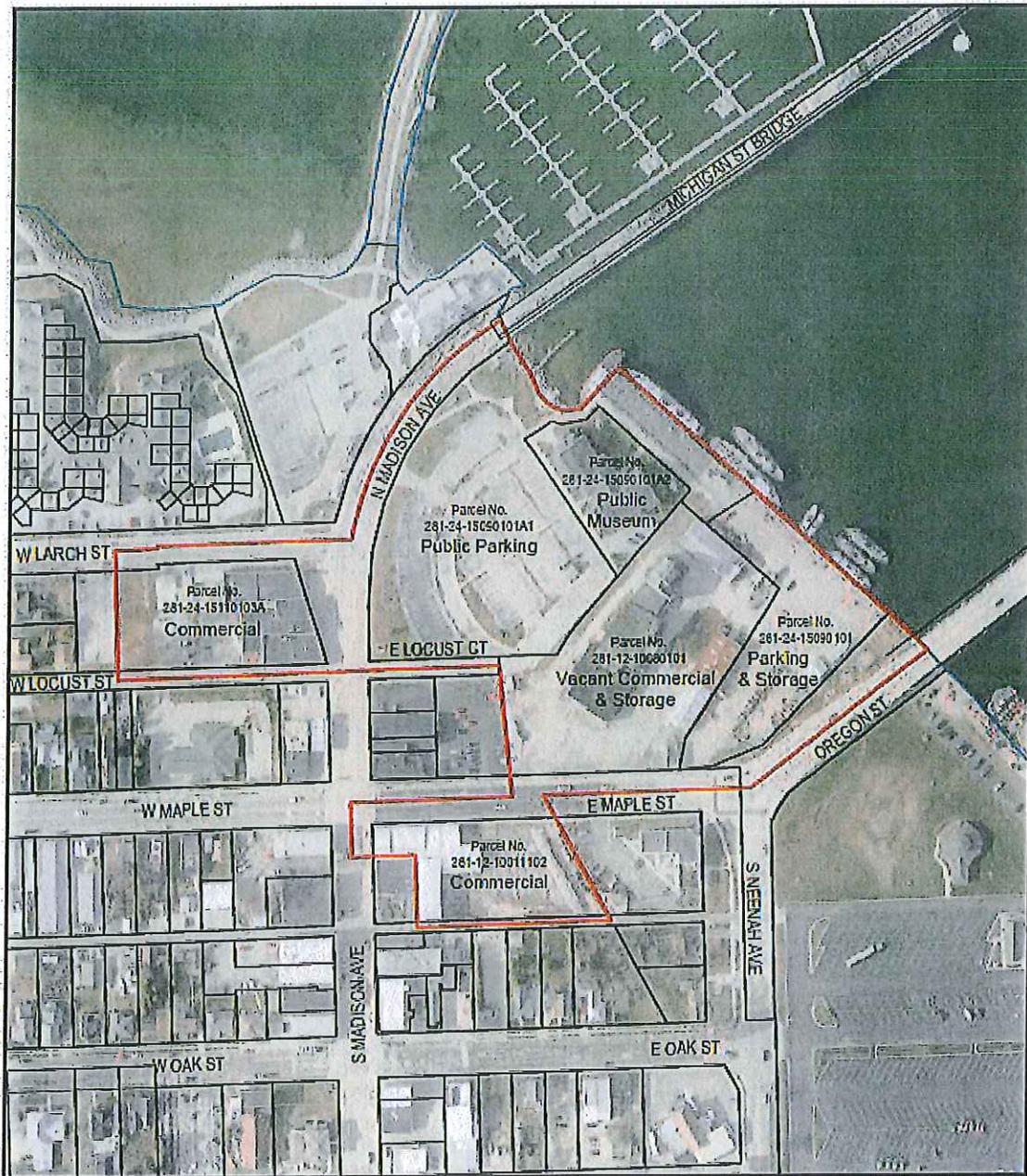
Based on the above findings and the blight analysis presented in Appendix A, Blight Study, at least 51% of the area located within TID No. 4 meets the statutory definition of a blighted property as specified in Wis. Stats. 66.1105(4)(gm)(4)(a).

TID No. 4 Parcels

Parcel Number	Owner	Owner Address	City	State	Zip	Parcel Street Name	Parcel Sq Ft	Land Value	Imp Value	Total Value	Class
281-12-10011102	Vegetable Truck LLC	Atlas MGMT 720 W Virginia St	Milwaukee	WI	53204	14 Madison Ave	40,970	\$ 120,500	\$ 87,000	\$ 207,500	C-2
281-12-10080101	City of Sturgeon Bay	421 Michigan St	Sturgeon Bay	WI	54235	92 E Maple St	97,189	\$ 350,000	\$ 40,000	\$ 390,000	C-2
281-24-15090101	City of Sturgeon Bay	421 Michigan St	Sturgeon Bay	WI	54235	100 Maple St	54,983	\$ -	\$ -	\$ -	C-2
281-24-15090101A1	SB Waterfront RDA	421 Michigan St	Sturgeon Bay	WI	54235	*	134,660	\$ -	\$ -	\$ -	C-2
281-24-15090101A2	Door County Maritime Museum & Lighthouse Preservation Society, Inc.	120 N Madison Ave	Sturgeon Bay	WI	54235	120 Madison Ave	30,819	\$ -	\$ -	\$ -	PUD
281-24-15110103A	Harbor Place LLC	155 E Walnut St	Sturgeon Bay	WI	54235	49 Madison Ave	46,078	\$ 219,500	\$ 637,000	\$ 856,500	C-2

*Parcel address not noted in Door County tax parcel search

Map 2: TID #4 Existing Uses



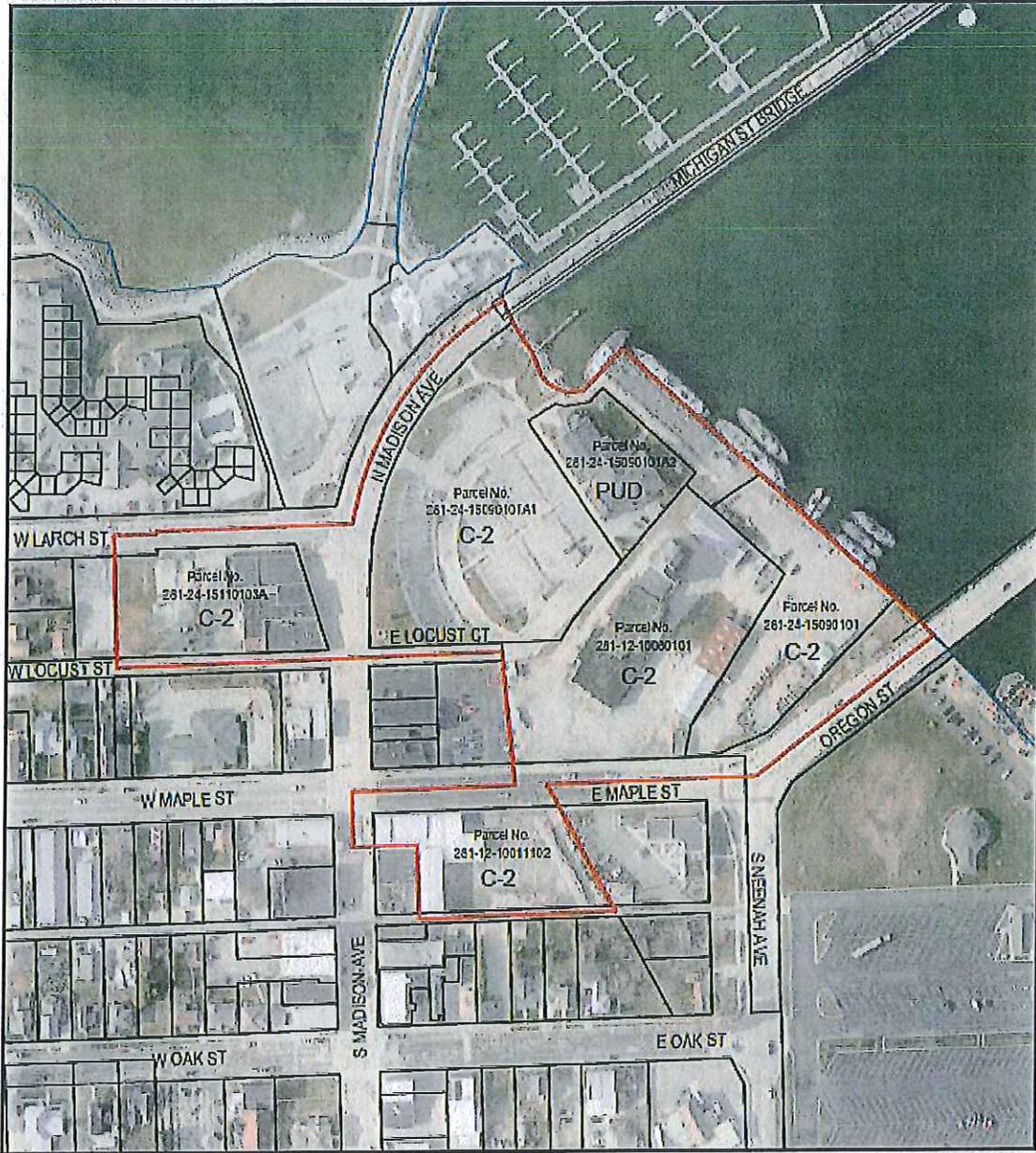
Jan 9, 2013



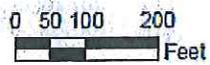
 TID #4 Boundary



Map 3: TID #4 Zoning



Jan 9, 2013



Zoning Classification:
C-2 Central Business District
PUD Planned Unit Development

 TID #4 Boundary



Section V. Proposed Public Works and Estimated Costs

This section describes the proposed public works projects and their estimated costs. These are referred to as project costs. Table 1 details the projects, their estimated costs, and breaks them into two phases. These project costs are preliminary estimates and may be adjusted and refined. The adjustments and refinements may include changing the year in which a project activity is undertaken and reallocating the cost of specific projects within the limitation of the total estimated project costs. The City serves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between 2013 and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the project plan. The tax increment allocation is preliminary and is subject to adjustment based upon the implementation of the project plan. Adjustments to the proposed project plan will be made on the recommendation of the City Plan Commission to be reviewed and adopted by the City Council.

The project plan for TID No. 4 should be considered as a local enabling tool that allows the City Plan Commission, the Waterfront Redevelopment Authority (RDA) and City Council to implement the project activities described herein. Each project activity and expenditure will require specific action by the City Council even though it is included in this project plan.

The proposed project costs included in Table 1 have been established on the basis of providing public improvements that have the greatest chance of stimulating immediate economic development. Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an annual basis. If economic conditions are not altered by the proposed project activity, other project activities may be delayed and/or removed from the project schedule. The goal of the proposed project costs is to provide the necessary public improvements to attract and stimulate private reinvestment and redevelopment.

Overview of Public Purpose Projects

Redevelopment of the West Waterfront Area should build off of the existing waterfront improvements, baywalk and waterfront pathways, and increase connectivity between redevelopment sites and to the nearby Madison Avenue business district. Public amenities should celebrate the working waterfront heritage, and provide opportunities for educational and artistic displays and artifacts, building off of the existing amenities at the Maritime Museum. Public purpose projects include:

- 1. Right-of-Way and Area Improvements at the Former Door County Cooperative Co-Op and USCG Sites:** Right-of-way and site improvements necessary to facilitate redevelopment include improvements to the sanitary sewer, relocation of fiber optics, and public space amenities including the public plaza, boardwalk/baywalk, walkways, entry features, parking and other site amenities. The Redevelopment Plan identified areas where the baywalk and public connections should be implemented, however, detailed design and engineering cost estimates were not yet conducted to determine the extent of specific costs. Detailed costs will be determined for improvements once detailed design and engineering cost estimates are completed.

- 2. Site Preparation Costs for the Former Door County Cooperative and USCG Area:** Improvements are necessary to prepare the site itself for redevelopment. These costs include environmental investigation and remediation such as Phase 1 and Phase 2 environmental site assessments (ESA). Additional site preparation costs may include remediation including asbestos removal and abatement. The Phase 2 ESA will inform additional remediation costs necessary to prepare the site for new development. Additional site preparation projects include site clearance and floodplain compliance to prepare the site for new development.
- 3. Maple Street improvements:** Improvements to Maple Street may be needed to assist in redevelopment of the area. Proposed improvements include concrete paving, sidewalks, and storm sewer. Improvements to Maple Street may occur on both sides of the street, within ½ mile radius of the TID 4 boundary.
- 4. Larch Street improvements:** Improvements to Larch Street may be needed to assist in redevelopment of the area. Proposed improvements include undergrounding utilities and widening the road to create angle parking on the south side of the street. Improvements to Larch Street may occur on both sides of the street, within ½ mile radius of the TID 4 boundary.
- 5. Maple and Madison intersection controls:** New intersection controls may be needed at the intersection of Maple and Madison in order to improve the traffic flow as part of successful redevelopment of the project area.
- 6. Realigned driveway at the former Applebee's (vacant restaurant) site:** Public improvements within a ½ mile radius include public site improvements and public connections between the TID No. 4 project area to the adjacent vacant waterfront restaurant (former Applebee's). Several design and site enhancements could be considered to improve the area including: develop a new access point to provide an accessible connection between the site and boardwalk; redesign the parking lot entrance so the stairway is no longer split up and down; relocate and regrade the site's vehicular access to align with the Maritime Museum entrance on Madison Avenue; and remove the covered drop-off area if needed for an entrance reconfiguration.
- 7. Dock improvements:** To help facilitate community connections and boat access to this site, a festival pier and transient docks are planned to accommodate visiting boaters and encourage them to spend time in the West Waterfront Area. The docks could serve the many well-connected amenities of a cohesive West Waterfront. The Maritime Museum and restaurant docks, south of the Michigan Street Bridge, provide a connection from the water to the public boardwalk which passes underneath the bridge. The pontoon boat rental facility in this area complements these users and draws more people out onto the water. The second set of docks serves more directly the Market and Madison Avenue and is located just north of the Oregon Street Bridge.
- 8. Additional public improvements within ½ mile of the TID boundary:** Public improvements within a ½ mile radius include parking that would support development within the TID 4 boundary. Other projects within a ½ mile radius could include USCG site

public improvements such as extending a public walkway or boardwalk around the USCG site is the primary public amenity that is needed. The walkway will connect to the rest of the waterfront area under the Oregon Street Bridge and should include landscaping, seating areas, and lighting. In order to celebrate the USCG's presence in Sturgeon Bay, the plan calls for historical artifacts, flagpoles, educational markers and the like to be strategically placed at intervals along the walkway.

- 9. Miscellaneous projects:** Miscellaneous projects include the design, engineering, architecture and administration for projects within TID No. 4. Additionally project costs include administration and legal costs for TID creation and administration, and developer agreement preparation and negotiations.

A category of Miscellaneous Redevelopment Funding has also been created to include marketing and recruitment of developers and businesses for redevelopment sites; low-interest loans or interest write down; façade improvement projects including the potential rehabilitation of the Granary façade; potential tug boat relocation; and potential property acquisition costs as determined integral to the successful redevelopment of the project area.

The Economic Development Project Management Team and Project Plan Implementation project cost has been designated to facilitate and bring to fruition successful redevelopment implementation. This cost category is further detailed in the next section.

Redevelopment Implementation

Redevelopment Funding through individual project funding, Miscellaneous Redevelopment Funding and the Economic Development Project Management and the Economic Development Master Fund is a key expenditure for successful implementation of the TID No. 4 project plan. It is the intent of the City of Sturgeon Bay City Council and RDA to work with individual property owners on redevelopment of their individual sites by offering different types of redevelopment services. These services may include, but not be limited to: recruitment of appropriately-qualified developers for each potential redevelopment site; marketing for potential businesses; low-interest loans and/or interest write-downs for property rehabilitation and redevelopment; grants for façade improvements and/or developer recruitment; and site acquisition and preparation.

It is recommended that a Project Management Team (PMT) be created as part of the implementation of this project plan and may include a member from the City Plan Commission, RDA, City Council, City staff and consultants. The PMT will be responsible for overall project management, conditioned on the review and approval of the City Council and/or the RDA. The PMT's duties may include the following:

1. Implementing this project plan;
2. Conducting more detailed planning and engineering studies;
3. Developing more refined land use and redevelopment plans for implementation;
4. Developing standards for which development within the district will need to conform to;

5. General guidance and referral of actions to other City Committees and the City Council;
6. Establishing and managing an economic development master fund;
7. Identifying and applying for additional non-TIF revenue sources;
8. Public infrastructure construction oversight;
9. Developing and implementing a business marketing plan;
10. Developer recruitment;
11. Business recruitment.

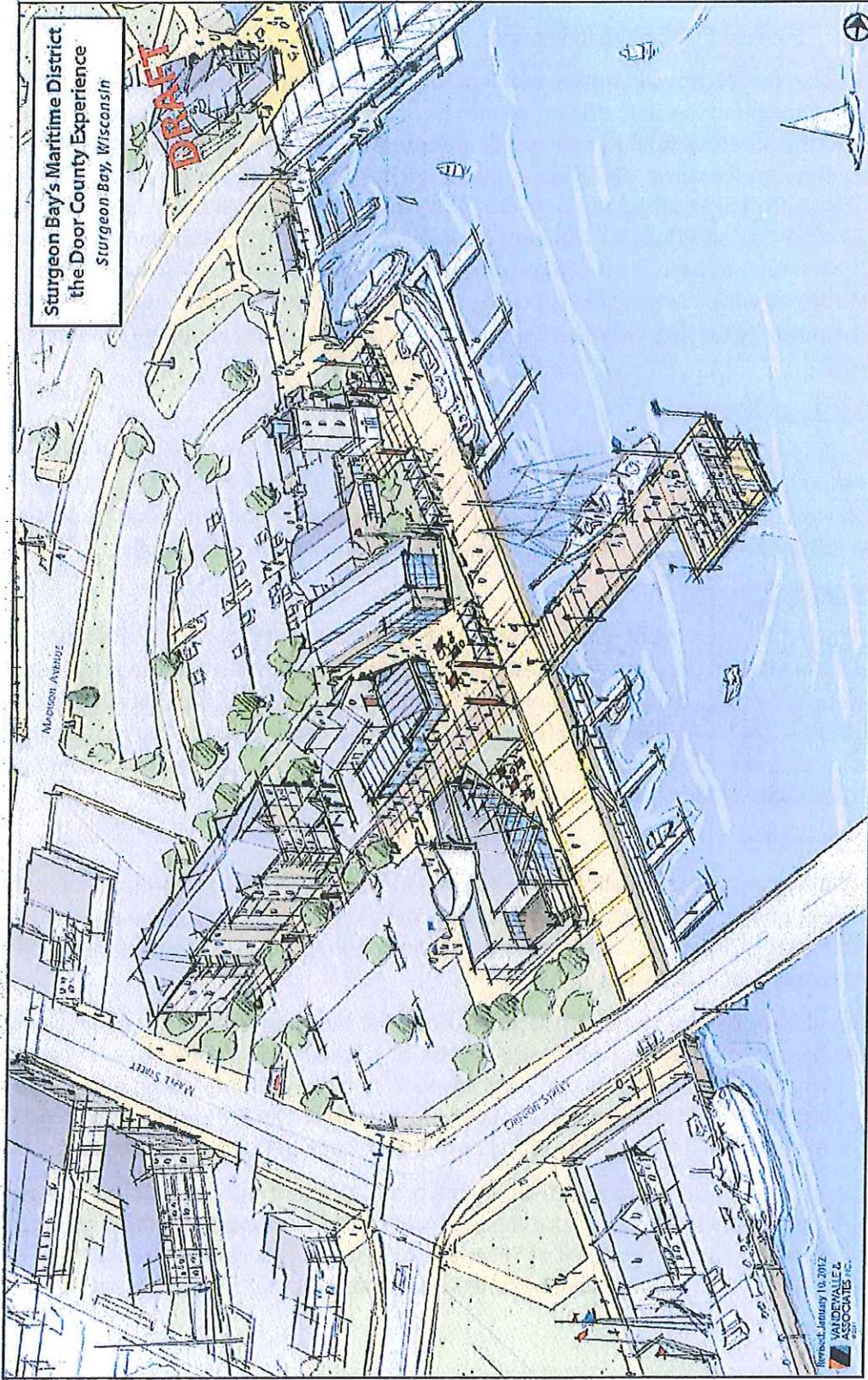
Each project will need to be addressed on an individual basis with developer negotiations and ultimate development agreement that will guarantee increment and repayment of any City participation in the project. Each project will also be reviewed in a manner addressing the criteria of blight elimination, housing development, job creation, tax increment creation and similar redevelopment criteria. One redevelopment project may address certain criteria while another may address different criteria. Consequently, the RDA and the City Council will need to review each project individually and make its determination based on the project's implementation goals.

**Table 1: Proposed Public Improvements
Proposed TID No. 4 Project Cost Estimates**

Project Description	Estimated Total Projects Costs		Phase 1	Phase 2
		\$		
1 Former Co-Op and USCG area right-of-way and site improvements includes:		\$ 1,640,000	\$ 1,640,000	
a. Sanitary sewer (between \$70,000 - \$165,000 depending on whether a lift station is needed)	\$ 165,000			
b. Relocation of fiber optics	\$ 175,000			
c. Public space amenities may include public plaza, baywalk, walkways, entry feature, parking and other site amenities	\$ 1,300,000			
2 Former Co-Op and USCG area site preparation includes:		\$ 350,000	\$ 350,000	
a. Environmental investigation and remediation (includes Phase 1 and Phase 2 ESA, asbestos removal/abatement) *	\$ 170,000			
b. Site clearance *	\$ 120,000			
c. Floodplain compliance *	\$ 60,000			
3 Maple Street improvements (includes concrete paving, sidewalks, storm sewer)		\$ 135,000	\$ 135,000	
4 Larch Street improvements (undergrounding utilities and widening the road to create angle parking on the southerly side with no sidewalk)		\$ 220,000	\$ 220,000	
5 Maple & Madison intersection controls		\$ 150,000	\$ 150,000	
6 Realigned driveway at Applebee's site		\$ 20,000	\$ 20,000	
7 Dock improvements (docks and center pier, including cost of utilities)		\$ 1,000,000	\$ 1,000,000	
8 Additional public improvements within 1/2 mile of the TID Boundary (includes parking to support new development within district, streetscaping and amenities)		\$ 100,000	\$ 100,000	
9 Miscellaneous Projects includes:		\$ 1,300,000	\$ 650,000	\$ 650,000
a. Design, Engineering, Architecture, Administration	\$ 250,000			
b. Administration and Legal Costs (includes TID creation, district administration, developer agreement negotiations)	\$ 300,000			
c. Miscellaneous Redevelopment Funding (includes marketing and recruitment of developers and businesses for redevelopment sites, low-interest loans or interest write-down, tug relocation assistance, facade improvement projects including Granary facade)	\$ 500,000			
d. Economic Development Project Management Team and Project Plan Implementation	\$ 250,000			
TOTAL		\$ 4,915,000	\$ 2,775,000	\$ 2,140,000

* Some project costs may be covered by grant funding

Conceptual Redevelopment Vision



Section VI. Sources of Non-Tax Revenues

The project plan for TID No. 4 is written with non-tax revenues anticipated to offset project costs. Non-tax revenues are defined as revenues from sources other than tax increments. The PMT will identify potential funding sources for individual projects within the project plan. Some non-tax revenue sources have already been identified in *West Waterfront Area Redevelopment Plan & Implementation Strategy*. It will be the PMT's responsibility, with City Council approval, to annually submit applications for the identified funding sources and to develop any special assessment formulas as part of a funding strategy as each specific project is implemented. Funding strategies will be recommended to the appropriate Council or commission with final action to be taken by the City Council. Other sources of revenue include, but are not limited to, the following:

State and Federal Grants

There are numerous State and Federal grants that are available for revitalization projects. Some of these include, but are not limited to, the Community Development Block Grant (CDBG) program, historic tax credits, low interest loans and other programs administered through the Wisconsin Economic Development Corporation, WI-DNR, and others as applicable.

Private Donation Program

Upon design and engineering of public infrastructure improvements, it is anticipated that a formal private donation program will be established. This program will allow the private sector to participate in funding some of the improvements through purchasing specialty streetscape amenities (furniture, trees, trash receptacles, etc.) as well as larger items. A "buy a boardwalk lineal foot" program could be instituted so residents can participate. The corporate community would also be approached for major projects.

Land Sales Revenues

The City is anticipating the possibility of purchasing land, demolishing structures and preparing land for redevelopment activities. The City will seek developers to redevelop the area and it is anticipated that the City will receive land sales revenues from purchases made by developers for these redevelopment activities.

The City has already been successful in securing grants for the West Waterfront Redevelopment Area, including a recent grant award for site acquisition of the former Door County Cooperative site and a grant to design the public plaza and baywalk. Additional grants will be pursued to assist in project implementation, and it is anticipated that the City will be successful in obtaining some additional funding due to the nature and scope of the proposed projects.

The total scope of activities is estimated within the project cost estimates in Table 1. Any non-tax revenues received will help to reduce the applicable TIF project expenditures that, in turn, will assist in reducing the total amount of TIF project costs. This reduction may allow the City Council more flexibility in determining the timeframe for other project expenditures.

Section VII. Economic Feasibility Analysis

Table 2 lists the development value assumptions for new increment developed within TID No. 4. The economic feasibility analysis for TID No. 4 is presented in both the cash flow proforma analysis in Table 3 and in a second, hypothetical cash flow proforma analysis presented in Table 4, which hypothetically delays projected incremental value by 1 year.

The projected development values in Table 2 are based upon market assumptions of the development increment that will occur if TID No. 4 is aggressively marketed. The projected increment values, assumed in Table 2, are considered realistic and conservative for purposes of the economic feasibility analysis. The projections assume an estimated total of approximately \$15,606,200 of *net* new increment (new increment less tax base loss due to demolition).

The assumptions on when development will occur are based on redevelopment implementation progress and review of market conditions that exist in 2012. It is expected and recommended that the City RDA and the City Council annually review the financial condition of TID No. 4.

Non-tax revenues (i.e., land sales, grants, assessments, etc.) are not required to make TID No. 4 economically feasible, however non-tax grant revenue of \$150,000 and \$48,750 were included in the cash flow proforma analysis, as a grant has been awarded to cover, in part, some of the site preparation costs detailed in the project budget. With the general district-wide improvements, the City intends to seek out alternate funding sources to alleviate increment-generating pressure from the redevelopment projects. Therefore, if development occurs according to the anticipated development schedule and if project costs are expended per Table 1, TID No. 4 is feasible, and will be even further successful if additional non-tax revenues (i.e., land sales, grants, assessments) are realized within the district.

The expenditure analysis presented in Tables 3 and 4 compares the project cost projections, outlined in Table 1, to the development increment projections, outlined in Table 2, and calculates when project pay-back would occur. In the scenario presented in Table 3, construction will occur beginning in 2014, with all estimated development concluding in 2017. To present an even more conservative proforma, and further test TID No. 4 feasibility, the cash flow proforma analysis in Table 4 delays construction by one year, so construction begins in 2015, with all estimated development concluding in 2018.

In both scenarios, based on the analysis in Tables 3 and 4, TID No. 4 is feasible and can retire in the year 2035 or 2036, prior to the normal retirement period of 27 years (2040). The City has the right to request a three year extension (30 years to retire) if it determines it is in the best interest of the City to do so. A formal request will need to be made in order to accomplish this within the prescribed timeline as outlined in the statutes.

In TID No. 4 implementation, each redevelopment project should be reviewed on the criteria that it pays for any project costs incurred by the City plus a small reserve of tax increment should be kept for district-wide non-tax generating projects (public plaza, baywalk, etc.).

While the preliminary economic feasibility analysis projects that TID No. 4 is feasible, the City should annually analyze the fiscal condition of TID No. 4 as to the accuracy of the development assumptions. Decisions to continue spending should be based on this annual review.

Financing for the proposed project activities will be done primarily as General Obligation Bonds, revenue bonds or loans. The amount of borrowing or the finance strategy is estimated for planning purposes in Tables 3 and 4; the final schedule is yet to be determined. The accounting for TID No. 4 will be done as a separate fund. The City will make the final decision, in consultation with the City's financial consultant, as to where and how to borrow funds on a case by case basis.

Capital appreciation bonds have the potential for reducing capitalized interest. At a future date, the City may choose to issue bonds as outlined in Wisconsin Statutes 66.1331 and 66.1333 to induce the type of development desired in the project area. Through the RDA, the City also has the authority to issue lease revenue bonds should this financing vehicle be useful in accomplishing the objective of this project plan.

Table 2: Property Value Assumptions

City of Sturgeon Bay

Property Value Assumptions



Robert W. Baird & Co.

TID#4 Detail

New Construction	Construction Year		Projected Values		Base Value (Current Value)		Projected Increment Value	
	Year	Year	Assessed Value	Equalized Value	Assessed Value	Equalized Value	Assessed Value	Equalized Value
Brew Pub (F)	2014	2015	\$3,000,000	\$2,906,002	\$0	\$0	\$3,000,000	\$2,906,002
Granary Market (D)	2014	2015	\$1,000,000	\$968,667	\$94,545	\$91,583	\$905,455	\$877,084
Hotel (D)	2015	2016	\$3,125,000	\$3,027,086	\$295,455	\$286,197	\$2,829,545	\$2,740,888
Maple Street Residential (E)	2015	2016	\$6,000,000	\$5,812,004	\$207,500	\$200,998	\$5,792,500	\$5,611,006
Larch Street Residential (A)	2017	2018	\$4,500,000	\$4,359,003	\$856,500	\$829,664	\$3,643,500	\$3,529,340
			\$17,625,000	\$17,072,762	\$1,454,000	\$1,408,442	\$16,171,000	\$15,664,320

TID#2 Detail

ID	Existing Parcel Name	1994 (Original) Value		Current Value		2013 Increment Value	
		Assessed Value	Equalized Value	Assessed Value	Equalized Value	Assessed Value	Equalized Value
A	Harbor Place LLC	\$151,200	\$179,313	\$856,500	\$829,664	\$705,300	\$650,350
B	SB Waterfront RDA	\$0	\$0	\$0	\$0	\$0	\$0
C	SB Waterfront RDA	\$0	\$0	\$0	\$0	\$0	\$0
D	Freedom Bank	\$348,700	\$414,152	\$875,500	\$848,068	\$526,800	\$433,916
E	Vegetable Truck LLC	\$136,400	\$161,615	\$207,500	\$200,998	\$71,100	\$39,384
F	City of Sturgeon Bay	\$0	\$0	\$0	\$0	\$0	\$0
		\$636,300	\$755,080	\$1,939,500	\$1,878,730	\$1,303,200	\$1,123,650

Notes:

City of Sturgeon Bay 2012 Aggregate Ratio is 1.032346117.
 City of Sturgeon Bay 1994 Aggregate Ratio is 0.8492 for land and 0.8408 for improvements.
 Used adjusted property value for Freedom Bank of \$390,000 for base value (Granary & Hotel) in TID#4 proforma.
 Used current property value for Freedom Bank of \$875,500 in TID#2 Proforma.

Table 3: Projected Incremental Value

City of Sturgeon Bay Tax Increment District No. 4 (New) Cash Flow Proforma Analysis



Year	Assumptions				Background Data				Revenues				Expenditures				TID Values						
	TIF District Revenue	Inflation Adjustment	Construction Costs	TIF Increment Rate	Population	Construction Costs	Construction Costs	Construction Costs	Investment Process	Total Investment	Principal Payments	Interest Payments	Debt Service	Principal Payments	Interest Payments	Debt Service	Principal Payments	Interest Payments	Debt Service	Combined Expenditures	Annual Balance	Year-End Balance	Cost Recovery Year
2013	\$1,400,442	\$14,004	\$3,703,286	3.00%	224,000				\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	2013
2014	\$2,205,613	\$22,056	\$5,511,894	0.00%	224,000				\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	\$32	2014
2015	\$3,099,633	\$30,996	\$7,747,217	0.00%	224,000				\$841	\$841	\$841	\$841	\$841	\$841	\$841	\$841	\$841	\$841	\$841	\$841	\$841	\$841	2015
2016	\$4,082,455	\$40,824	\$10,511,894	0.00%	224,000				\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	\$2,802	2016
2017	\$5,156,380	\$51,563	\$13,934,340	0.00%	224,000				\$7,802	\$7,802	\$7,802	\$7,802	\$7,802	\$7,802	\$7,802	\$7,802	\$7,802	\$7,802	\$7,802	\$7,802	\$7,802	\$7,802	2017
2018	\$6,321,455	\$63,214	\$18,111,894	0.00%	224,000				\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	\$17,802	2018
2019	\$7,586,380	\$75,863	\$23,934,340	0.00%	224,000				\$32,802	\$32,802	\$32,802	\$32,802	\$32,802	\$32,802	\$32,802	\$32,802	\$32,802	\$32,802	\$32,802	\$32,802	\$32,802	\$32,802	2019
2020	\$8,951,455	\$89,514	\$31,511,894	0.00%	224,000				\$52,802	\$52,802	\$52,802	\$52,802	\$52,802	\$52,802	\$52,802	\$52,802	\$52,802	\$52,802	\$52,802	\$52,802	\$52,802	\$52,802	2020
2021	\$10,416,380	\$104,163	\$41,934,340	0.00%	224,000				\$77,802	\$77,802	\$77,802	\$77,802	\$77,802	\$77,802	\$77,802	\$77,802	\$77,802	\$77,802	\$77,802	\$77,802	\$77,802	\$77,802	2021
2022	\$11,981,455	\$119,814	\$54,511,894	0.00%	224,000				\$107,802	\$107,802	\$107,802	\$107,802	\$107,802	\$107,802	\$107,802	\$107,802	\$107,802	\$107,802	\$107,802	\$107,802	\$107,802	\$107,802	2022
2023	\$13,646,380	\$136,463	\$69,934,340	0.00%	224,000				\$147,802	\$147,802	\$147,802	\$147,802	\$147,802	\$147,802	\$147,802	\$147,802	\$147,802	\$147,802	\$147,802	\$147,802	\$147,802	\$147,802	2023
2024	\$15,411,455	\$154,114	\$88,511,894	0.00%	224,000				\$197,802	\$197,802	\$197,802	\$197,802	\$197,802	\$197,802	\$197,802	\$197,802	\$197,802	\$197,802	\$197,802	\$197,802	\$197,802	\$197,802	2024
2025	\$17,276,380	\$172,763	\$111,934,340	0.00%	224,000				\$257,802	\$257,802	\$257,802	\$257,802	\$257,802	\$257,802	\$257,802	\$257,802	\$257,802	\$257,802	\$257,802	\$257,802	\$257,802	\$257,802	2025
2026	\$19,341,455	\$193,414	\$141,511,894	0.00%	224,000				\$337,802	\$337,802	\$337,802	\$337,802	\$337,802	\$337,802	\$337,802	\$337,802	\$337,802	\$337,802	\$337,802	\$337,802	\$337,802	\$337,802	2026
2027	\$21,606,380	\$216,063	\$179,934,340	0.00%	224,000				\$447,802	\$447,802	\$447,802	\$447,802	\$447,802	\$447,802	\$447,802	\$447,802	\$447,802	\$447,802	\$447,802	\$447,802	\$447,802	\$447,802	2027
2028	\$24,071,455	\$240,714	\$231,511,894	0.00%	224,000				\$597,802	\$597,802	\$597,802	\$597,802	\$597,802	\$597,802	\$597,802	\$597,802	\$597,802	\$597,802	\$597,802	\$597,802	\$597,802	\$597,802	2028
2029	\$26,736,380	\$267,363	\$291,934,340	0.00%	224,000				\$787,802	\$787,802	\$787,802	\$787,802	\$787,802	\$787,802	\$787,802	\$787,802	\$787,802	\$787,802	\$787,802	\$787,802	\$787,802	\$787,802	2029
2030	\$29,601,455	\$296,014	\$361,511,894	0.00%	224,000				\$1,027,802	\$1,027,802	\$1,027,802	\$1,027,802	\$1,027,802	\$1,027,802	\$1,027,802	\$1,027,802	\$1,027,802	\$1,027,802	\$1,027,802	\$1,027,802	\$1,027,802	\$1,027,802	2030
2031	\$32,666,380	\$326,663	\$441,934,340	0.00%	224,000				\$1,327,802	\$1,327,802	\$1,327,802	\$1,327,802	\$1,327,802	\$1,327,802	\$1,327,802	\$1,327,802	\$1,327,802	\$1,327,802	\$1,327,802	\$1,327,802	\$1,327,802	\$1,327,802	2031
2032	\$35,931,455	\$359,314	\$531,511,894	0.00%	224,000				\$1,687,802	\$1,687,802	\$1,687,802	\$1,687,802	\$1,687,802	\$1,687,802	\$1,687,802	\$1,687,802	\$1,687,802	\$1,687,802	\$1,687,802	\$1,687,802	\$1,687,802	\$1,687,802	2032
2033	\$39,396,380	\$393,963	\$631,934,340	0.00%	224,000				\$2,127,802	\$2,127,802	\$2,127,802	\$2,127,802	\$2,127,802	\$2,127,802	\$2,127,802	\$2,127,802	\$2,127,802	\$2,127,802	\$2,127,802	\$2,127,802	\$2,127,802	\$2,127,802	2033
2034	\$43,061,455	\$430,614	\$741,511,894	0.00%	224,000				\$2,647,802	\$2,647,802	\$2,647,802	\$2,647,802	\$2,647,802	\$2,647,802	\$2,647,802	\$2,647,802	\$2,647,802	\$2,647,802	\$2,647,802	\$2,647,802	\$2,647,802	\$2,647,802	2034
2035	\$46,926,380	\$469,263	\$861,934,340	0.00%	224,000				\$3,247,802	\$3,247,802	\$3,247,802	\$3,247,802	\$3,247,802	\$3,247,802	\$3,247,802	\$3,247,802	\$3,247,802	\$3,247,802	\$3,247,802	\$3,247,802	\$3,247,802	\$3,247,802	2035
2036	\$50,991,455	\$509,914	\$991,511,894	0.00%	224,000				\$3,847,802	\$3,847,802	\$3,847,802	\$3,847,802	\$3,847,802	\$3,847,802	\$3,847,802	\$3,847,802	\$3,847,802	\$3,847,802	\$3,847,802	\$3,847,802	\$3,847,802	\$3,847,802	2036
2037	\$55,256,380	\$552,563	\$1,131,934,340	0.00%	224,000				\$4,447,802	\$4,447,802	\$4,447,802	\$4,447,802	\$4,447,802	\$4,447,802	\$4,447,802	\$4,447,802	\$4,447,802	\$4,447,802	\$4,447,802	\$4,447,802	\$4,447,802	\$4,447,802	2037
2038	\$59,721,455	\$597,214	\$1,291,511,894	0.00%	224,000				\$5,047,802	\$5,047,802	\$5,047,802	\$5,047,802	\$5,047,802	\$5,047,802	\$5,047,802	\$5,047,802	\$5,047,802	\$5,047,802	\$5,047,802	\$5,047,802	\$5,047,802	\$5,047,802	2038
2039	\$64,386,380	\$643,863	\$1,461,934,340	0.00%	224,000				\$5,647,802	\$5,647,802	\$5,647,802	\$5,647,802	\$5,647,802	\$5,647,802	\$5,647,802	\$5,647,802	\$5,647,802	\$5,647,802	\$5,647,802	\$5,647,802	\$5,647,802	\$5,647,802	2039
2040	\$69,251,455	\$692,514	\$1,641,511,894	0.00%	224,000				\$6,247,802	\$6,247,802	\$6,247,802	\$6,247,802	\$6,247,802	\$6,247,802	\$6,247,802	\$6,247,802	\$6,247,802	\$6,247,802	\$6,247,802	\$6,247,802	\$6,247,802	\$6,247,802	2040
<p>Year of TIF Status Illustration</p> <p>2013 TID Inception</p> <p>2040 Final Year to Incur TIF Related Costs</p> <p>2040 Maximum Legal Life of TID (27 Years)</p>																							
<p>Revenue per City Estimates:</p>										<p>(*) Increment per City Estimates:</p>													

Section VIII. Consistency of Activities within TID No. 4 with the City Zoning Ordinance, Master Plan and Other Development Ordinances

The development of TID No. 4 is consistent with local plans. This project plan is consistent with and provides the funding mechanism for implementing the *West Waterfront Area Redevelopment Plan & Implementation Strategy* and other City plans. Any changes to the current zoning will be requested on a parcel-by-parcel or project-by-project basis as part of developer agreements.

Section IX. Statement on Relocation

It is anticipated that acquisition may occur within TID No. 4 that may cause displacement of some residents, parking or businesses. If such displacements occur due to the implementation of the project activities listed in this project plan, the City will conform to the requirements set forth in the State of Wisconsin Relocation Laws by the Department of Workforce Development.

Appendix A. Blighted Area Finding

This Blighted Area Finding was made for this TID No. 4 Project Plan, City of Sturgeon Bay. Urban redevelopment is done to effect removal of blight, promote economic development, enhance community character and increase quality of life.

Vandewalle & Associates, a Madison-based urban planning and economic development consulting firm, with an office also in Milwaukee, WI, evaluated the property proposed for inclusion in TID No. 4 and determined that the properties contained in the District meet the statutory requirement of a redevelopment district.

The TID project plan states that not less than 50% by area of the properties within the proposed redevelopment area are blighted and in need of rehabilitation within the meaning of the criteria set forth in Section 66.1331 and 66.1333, Wis. Stats. In that they demonstrate deteriorating architecture, obsolete and vacant buildings that are a physical hazard, economically obsolete uses, environmental concerns, and other statutory factors meeting the definition of blight that do not comply with adopted City planning documents.

Some properties that are in good physical condition, are properly maintained and meet the land uses appropriate for the district may be included in the district. The purpose for inclusion of these "non-blighted" properties is to comprehensively address redevelopment in the long-range planning process and encourage other property owners to upgrade their properties in order to accomplish the goals and objectives of this TID.

The criterion for defining conditions of blight in this analysis is the statutory definition of "blighted area" appearing in Sections 66.1331 and 66.1333, Wis. Stats., which read as follows:

Section 66.1331, Wis. Stats.

Blighted area means any area, including a slum area, in which a majority of the structures are residential or in which there is a predominance of buildings or improvements, whether residential or nonresidential, which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of these factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

Section 66.1333(2m)(b), Wis. Stats.

"Blighted area" means any of the following:

- 1. An area, including a slim area, in which there is a predominance of buildings or improvements, whether residential or non-residential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air sanitation, or open spaces, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors is conducive to ill health, transmission of disease,*

infant mortality, juvenile delinquency, or crime, and is detrimental to the public health, safety, morals or welfare.

2. *An area which by reason of the presence of a substantial number of substandard slum, deteriorated or deteriorating structures, predominance of defective or inadequate street layout, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use.*
3. *An area which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

(bm) *"Blighted property means any property within a city, whether residential or nonresidential, which by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air or sanitation, high density of population and overcrowding, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and is detrimental to the public health, safety, morals or welfare, or any property which by reason of faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the fair market value of the land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs or arrests the sound growth of a city, retards the provisions of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, morals or welfare in its present condition and use, or any property which is predominantly open and which because of obsolete platting, diversity of ownership, deterioration of structures or of site improvements, or otherwise, substantially impairs or arrests the sound growth of the community.*

General Description of Site

The following pages include a parcel-by-parcel analysis of the general condition of existing structures and improvements. A detailed physical analysis has been undertaken as part of the redevelopment process. Implementation of the TID, including activities such as appraisals and environmental examinations, may identify additional information that will further substantiate the blight findings found in this analysis. The blight finding made in this report is primarily based on the broader conditions within the overall district. These conditions emphasize properties not being used to their highest and best use, visually and/or physically blighted

properties, environmental concerns, obsolete land ownership and substandard buildings that are hazardous to the public welfare, and transportation problems that are substantially impairing the sound growth and expansion of this area of the community. Some or all of these areas of blight, as defined above, may be present in the redevelopment area.

Parcel Analysis and Assessment

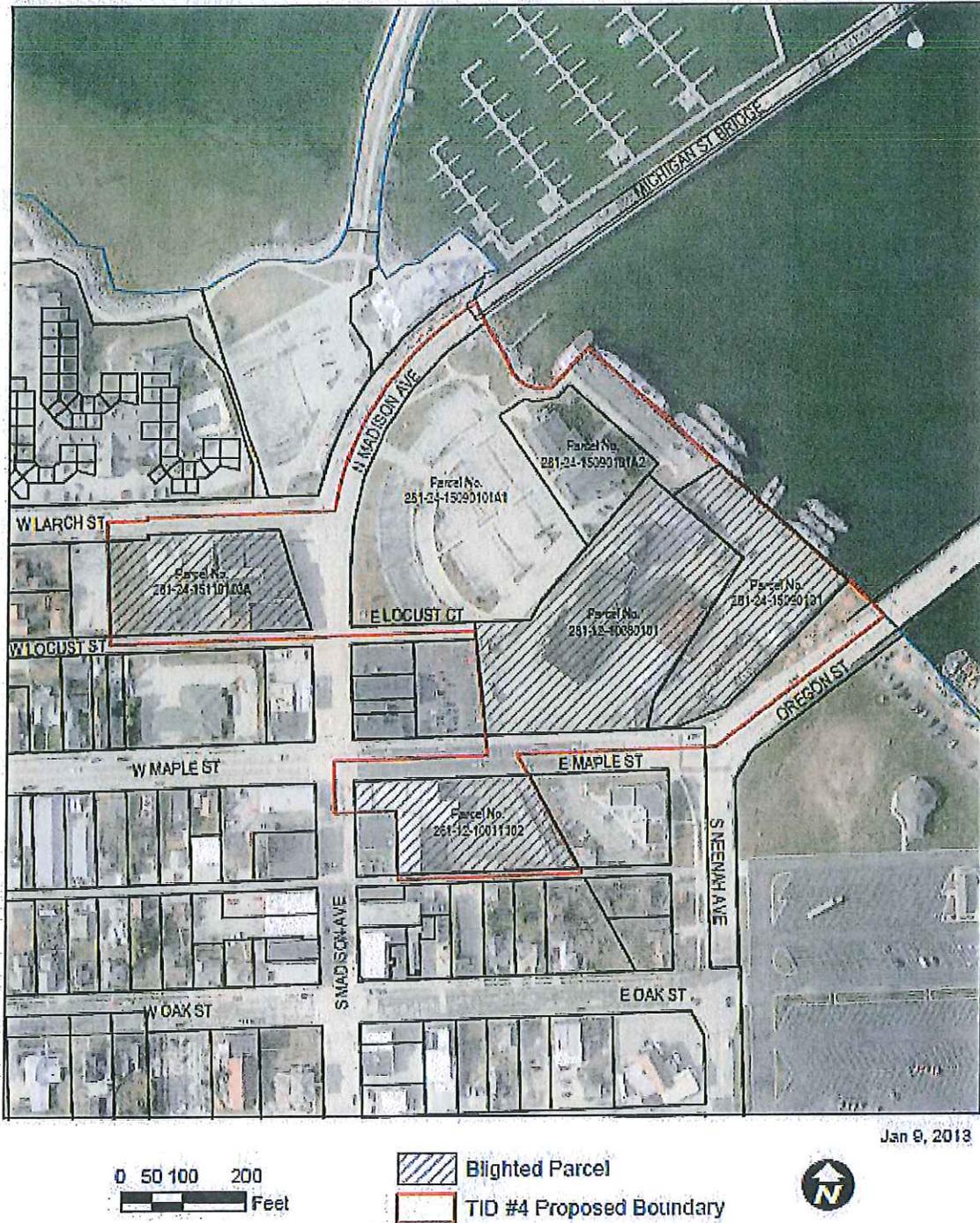
Table 5 is a review of the parcels within TID No. 4. Parcels have been reviewed and critiqued on an individual ownership basis.

Table 5: Blight Determination Table

Parcel Number	Owner	Owner Address	City	State	Zip	Parcel Street Name	Parcel Sq Ft	Land Value	Imp Value	Total Value	Class	Environmental	Vital	Physical	Economic	Transportation	Social	Inconsistent Land Use	Existing Structure/Use	Notes
281-15-10011102	Vegetable Truck LLC	4855 MGMT 723 W Virginia St	Milwaukee	WI	53204	14 Madison Ave	40,970	\$ 120,500	\$ 87,000	\$ 207,500	C-2	X	X	X	X				BaySide Bargains resale store, site partially vacant	Site not fully utilized, parking lot behind building, lacks landscaping, peeling paint. A section of the building is deteriorating and obsolete
281-15-10080101	City of Sturgeon Bay	421 Michigan St	Sturgeon Bay	WI	54235	92 E Maple St	97,189	\$ 350,000	\$ 40,000	\$ 390,000	C-2	X	X	X	X		X		Vacant former Door County Cooperative buildings	The buildings on site are vacant, deteriorating, obsolete, have peeling paint and boarded up windows, the parking lot, driveways, and site in general lack landscaping and general upkeep. The parcel is a known former fill site, with environmental issues
281-24-15090101	City of Sturgeon Bay	421 Michigan St	Sturgeon Bay	WI	54235	100 Maple St	54,989	\$ -	\$ -	\$ -	C-2	X	X	X	X		X		Vacant former USCG storage facility	Outdoor storage on site, lack of landscaping, the site is part of a known former fill site, with environmental issues
281-24-15090101A1	58 Waterfront RDA	421 Michigan St	Sturgeon Bay	WI	54235	*	134,660	\$ -	\$ -	\$ -	C-2				X				Parking lot, tax exempt	Well maintained parking lot, economic blight due to use as parking lot
281-24-15090101A2	Door County Maritime Museum & Lighthouse Preservation Society, Inc.	120 N Madison Ave	Sturgeon Bay	WI	54235	120 Madison Ave	30,819	\$ -	\$ -	\$ -	PUD				X				Door County Maritime Museum, tax exempt	Well maintained building, economic blight due to tax exemption
281-24-15110103A	Harbor Place LLC	155 E Walnut St	Sturgeon Bay	WI	54235	149 Madison Ave	46,078	\$ 213,500	\$ 657,000	\$ 850,500	C-2	X	X	X	X				Commercial buildings, partially vacant	Corner building on site (at Larch and Madison) is vacant, deteriorating and obsolete; the building has peeling paint and some boarded up windows/doors; site lacks landscaping and there are weeds growing up the building in the parking lot, which also adds landscaping

*Parcel address not noted in Door County tax parcel search

Map 5: Blight Reference Map



Appendix B. Taxing Jurisdiction Correspondence

Appendix C. Property Owner Correspondence

Appendix D. Proof of Publication

Appendix E. Joint Review Board Minutes

Appendix F. Plan Commission Public Hearing Minutes

Appendix G. Resolution ____ Creating TID No. 4

Appendix H. Resolution ___ Approving the Project Plan

Appendix I. TID No. 4 Joint Review Board Final Information and Decision

Appendix J. Resolution ____ Approving City Board Resolutions Creating TID No. 4 and Adopting the Project Plan

Appendix K. City Attorney Opinion

Appendix L. Boundary Description

**PUBLIC HEARING
CITY PLAN COMMISSION
WEDNESDAY, FEBRUARY 20, 2013**

Creation of Tax Increment District #4 (West Waterfront Redevelopment)

Acting Chairperson John Lodi opened the public hearing at 7:55 p.m. No one spoke during the public hearing. There was no correspondence. The public hearing was declared closed at 7:26 p.m.

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Finance/Purchasing & Building Committee, hereby recommend to approve the amendment to the City of Sturgeon Bay Purchasing Policy to renew service contracts without being put out for competitive bid, and include a contract limitation not to exceed \$75,000 per year.

Respectfully submitted,
FINANCE/PURCHASING & BUILDING
COMMITTEE

By: Joseph Stutting, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: February 26, 2013

Introduced by _____.

Moved by Alderperson _____ seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2013.

EXECUTIVE SUMMARY

TITLE: **ADOPTION OF SERVICE CONTRACTS (NON-PUBLIC WORKS)**

BACKGROUND: Attached is the City of Sturgeon Bay Purchasing Policy. As you will note Budgeted Purchases/Services Over \$25,000 (Except for Public Works Projects) require that specifications be prepared and sealed bids solicited for all budgeted items \$25,000 and greater. Bids must then be reviewed by the City Administrator and submitted to the Finance/Purchasing & Building Committee.

The Community and Protective Services Committee has requested that the contract for the Operation of the city's Public, Educational & Government (PEG) Channels be awarded to Mann Communications without competitive bids. The C, P & S Committee believes that Mann Communications has satisfactorily performed as the current operator of these channels. Accordingly, the City Purchasing Policy must be amended. In the opinion of City Attorney Randy Nesbit because this contract is a service contract, and not a public works contract, Wisconsin Statutes do not require that there be competitive bidding for the service. City Attorney Nesbit has prepared the attached new category to the Purchasing Policy, **ADOPTION OF SERVICE CONTRACTS (NON-PUBLIC WORKS)**. As you will note, he has recommended that a dollar limitation be placed on the ability to adopt a service contract. The amount of this limitation should be established by the Finance Purchasing & Building Committee.

FISCAL IMPACT: Unknown

- OPTIONS:
1. Approve the attached amendment to the City of Sturgeon Bay Purchasing Policy with a contract limitation not to exceed \$75,000.00 per year
 2. Approve the attached amendment to the City of Sturgeon Bay Purchasing Policy with a contract limitation other than \$75,000.00.
 3. Deny the amendment.

PREPARED BY: Stephen McNeil
Stephen McNeil
City Administrator

2/22/13
Date

REVIEWED BY: _____
Valerie J. Clarizio
Finance Director/City Treasurer

Date

Stephanie Reinhardt
Stephanie Reinhardt
City Clerk

2/22/13
Date

**CITY OF STURGEON BAY
PURCHASING & PROPERTY
ACCOUNTABILITY POLICY**

Adopted November 21, 2000
Revised 9/02/03, 10/19/04, 02/15/05, 03/02/10

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I. PURPOSE

The City of Sturgeon Bay Purchasing & Property Accountability Policy is intended to provide guidance and instructions to those persons directly involved in placement of orders of purchasing equipment, materials, supplies, and services. The goals and objectives of this policy are to provide an efficient, effective, and systematic process and structure for purchasing and property accountability.

II. AUTHORITY

Chapter 3 of the Municipal Code of the City of Sturgeon Bay contains direction regarding purchase authorizations for budgeted and non-budgeted items, goods, or services.

The City Administrator shall act as Purchasing Agent for the City of Sturgeon Bay as outlined under Section 1.075 of the Municipal Code, and shall supervise the administration of all purchases of materials, supplies, equipment and services.

The Mayor, as chief executive of the City, retains signature authority to commit the City to contracts, agreements, etc. passed or approved by the Common Council or included within the scope of his/her emergency powers.

All State law applicable to purchasing and contracting will be followed including Section 62.15 which contains specific direction concerning Public Works projects.

III. APPLICABILITY

In accordance with Section 1.075 of the Municipal Code, this policy is binding on all departments and departments operating with funds provided from the General city budget and/or other sources such as grants or donations, including the Fire and Police Departments, all departments under the supervision of the City Administrator, and all employees. The Mayor, individual members of the Common Council and various boards, commissions and committees funded by the General City Budget may be authorized by the Common Council to purchase goods and services as a separate action.

In accordance with the procedures set forth in this policy, Department Heads are delegated authority and responsibility for placement of orders for purchase of equipment, materials, supplies and services to meet the needs of the department within budgeted appropriations to maintain the level of services as established by the appropriate board, committee or commission and Common Council.

IV. PURCHASING PROCEDURES

A. PURCHASE ORDERS

1. Purchase Orders Required. Purchase orders are required for purchase of all items and services with the following exceptions: payroll and recurring expenses such as utility bills, fringe benefits, and blanket purchase orders. For services such as personal services contracts, maintenance contracts, subscriptions, etc. for which the City is invoiced monthly, quarterly, semi-annually, or annually, a purchase order shall be issued for the period of time the contract is in effect, but no longer than the current budget year. The Accounting Department shall keep a list of these services and payments to assure that specific budgets are not exceeded and sufficient funds are available for each payment. Blanket purchase orders may be used in limited circumstances for the current budget year and must be approved each year in writing by the City Administrator or designee. Department Heads shall provide vendors with a list of personnel authorized to purchase at the beginning of each year when the blanket purchase order is issued.
2. Purchase Order Forms: Purchase Orders are assembled in a pre-numbered three part form. Purchase order books are obtained from the Accounting Department. The three part forms are to be used as follows:
 - (a) White Copy – Given to vendor at time order is placed. Vendor shall be given the purchase order number and white copy forwarded, if requested. The following information shall be included on each purchase order.
 - Name of vendor.
 - Date order was placed.
 - Quantity and description of item(s) ordered.
 - Account distribution number and account name.
 - Itemized prices of each article ordered, if known at the time the order is placed.
 - Amount – Quantity times unit price.
 - Signature of person authorizing the placement of the order.
 - (b) Yellow Copy – Forwarded to Accounting Department at time order is written along with invoice attached if available. If invoice is not available, it shall be forwarded to Accounting Department separately when received.
 - (c) Pink Copy – Remains attached in purchase order book.
3. Voided Purchase Orders: White and yellow copies shall be forwarded to the Accounting Department marked "void".

B. PURCHASING PROCEDURE CHART:

TYPE OF PURCHASE	APPROVAL LEVEL	REQUIREMENTS
Budgeted Purchases/Services Under \$2,000	Department Head	Department Head may authorize issuance of a purchase order for budgeted purchases under \$2,000, provided that items amounting to more than \$2,000 shall not be divided so as to constitute a small purchase under this section. <i>Purchase Order Required.</i>
Budgeted Purchases/Services \$2,000 to \$7,500	Department Head	Competitive Price Quotes: Competitive price quotes shall be obtained whenever feasible for budgeted items amounting to more than \$2,000 but less than \$7,500. The Department Head shall review all quotes and accept one deemed to be in the best interests of the City, and authorize issuance of a purchase order. <i>Purchase Order Required.</i>
Budgeted Purchases/Services \$7,500 to \$15,000	City Administrator	Competitive Written Proposals/Bids: At least three written competitive proposals/bids shall be obtained from qualified vendors for budgeted items amounting to more than \$7,500 but less than \$15,000. Purchase orders must be signed by the City Administrator before orders are placed. <i>Purchase Order Required.</i>
Budgeted Purchases/Services \$15,000 to \$25,000	City Administrator Review & Finance/ Purchasing & Building Committee Approval	Competitive Sealed Proposals or Bids: At least three competitive proposals, in accordance with Section C or bids in accordance with Section D below, shall be obtained from qualified vendors for budgeted items amounting to more than \$15,000 but less than \$25,000. The Department Head shall review them with the City Administrator prior to submitting to the Finance/Purchasing & Building Committee. The Finance/Purchasing & Building Committee shall review bids and Department Head recommendation, accept the one deemed to be in the best interests of the City, and authorize Department Head to issue a purchase order. <i>Purchase Order Required.</i>

TYPE OF PURCHASE	APPROVAL LEVEL	REQUIREMENTS
Budgeted Purchases/Services Over \$25,000 (Except for Public Works Projects)	City Administrator Review & Finance/ Purchasing & Building Committee recommendation, and Common Council approval.	Department Head shall prepare specifications and solicit sealed bids in accordance with the procedure listed in Section D below for budgeted items \$25,000 and over except for Public Works Projects. Bids shall be reviewed by the City Administrator prior to submitting to the Finance/Purchasing & Building committee. The Finance/Purchasing & Building Committee shall review all bids and Department head recommendation, and prepare a recommendation to the Common Council. Upon acceptance and approval by the Common Council, the Department Head may issue a purchase order. <i>Purchase Order Required.</i>
Public Works Projects	Board of Public Works and Common Council approval.	Competitive sealed bidding in accordance with Section 62.15 Wis. Stats. and Section E below. <i>Purchase Order Required.</i>
Budgeted Sole Source Purchases/Services	City Administrator and approval level according to dollar amount above.	Requirements in accordance with Section F below. <i>Purchase Order Required.</i>
Emergency Purchases/Services	Mayor, City Administrator or other Designee.	Requirements in accordance with Section G below.

C. COMPETITIVE SEALED PROPOSALS:

1. **Request for proposals:** Competitive sealed proposals shall be solicited through a request for proposals.
2. **Public notice:** Adequate public notice of a request for proposals shall be given a reasonable time prior to proposal opening date. Public notice may be waived if the City Administrator determines it will be more cost effective to directly contact and provide a RFP to three or more potential vendors. In the event three qualified vendors cannot be reasonably contacted, the Department Head shall prepare a memorandum certifying the circumstances.
3. **Receipt of proposals:** Proposals shall be opened so as to avoid disclosure of contents to competing vendors during negotiation process. A record of proposals received shall be prepared and open for public inspection.
4. **Evaluation factors:** The request for proposals shall state the relative importance of all evaluation factors expected to be used. When practicable, evaluation factors should be related to price.
5. **Discussion with responsible vendors and revisions of proposals:** As provided in the request for proposals, discussions may be conducted with responsible vendors who submit proposals determined to be reasonably potential selections for award, for the purpose of clarification, to ensure full understanding of, and responsiveness to, solicitation requirements. Vendors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals, and such revisions may be permitted after submission and prior to award for the purpose of obtaining the best and final offers. In conducting discussions, there shall be no disclosure of any information derived from proposals submitted by competing vendors.
6. **Award:** Taking into consideration evaluation factors in the request for proposals and final price offered, after approval, award shall be made to the responsible vendor whose proposal is determined to be the most advantageous to the City. The contract file shall contain a record of the basis upon which the award was made.
7. **Local Vendor Award Option:** Except where prohibited by law, award may be made to local vendors within the City limits (based upon the normal location/address of the business or firm), provided the purchase price does not exceed the lowest proposal by more than five percent (5%).

D. COMPETITIVE SEALED BIDDING:

1. When competitive sealed bidding is used, plans and specifications, and an invitation for bid shall be prepared, subject to approval of the City Administrator, containing a description of the work, materials to be used and such other matters as will give an intelligent idea of the work required, contact form approved by the City Attorney, and bond with sureties required. Plans and specifications shall be filed with the City Clerk for inspection by bidders.
2. **Specifications:** Department Heads, managers, and supervisors are delegated responsibility for preparation, issuance, revision and maintenance of specifications for supplies, services or construction required by those departments, subject to approval by the City Administrator. If the City Administrator declines to approve any specifications for independent departments (Fire and Police), the Finance/Purchasing & Building Committee may, at its discretion, upon request of the independent Department Head, modify or reverse such decision.

Specifications shall be prepared in such a way as to protect the City's interests and promote overall economy while fulfilling the intended purpose, and shall be drafted to assure the maximum practicable competition to best meet the City's needs. These criteria apply equally to all specifications, including those prepared by architects, engineers, designers and draftsmen employed or hired by the City for the purpose of preparing specification packages for use in soliciting bids, proposals or other purchases.
3. **Public notice:** Adequate public notice of the invitation for bids shall be given a reasonable time prior to bid opening date. Such notice should be published in a newspaper of general circulation for a reasonable time prior to bid opening.
4. **Bid Opening:** Bids shall be opened publicly in the presence of one or more witnesses at the time and place designated in the invitation for bids. The amount of each bid, and such other relevant information as may be specified in the invitation for bids, together with the name of each bidder, shall be recorded and filed with the City Clerk. The record and each bid shall be open to public inspection.
5. **Bid acceptance and evaluation:** Bids shall be unconditionally accepted without alteration or correction, except as authorized in this policy. Bids shall be evaluated based on requirements in the invitation for bids, which may include criteria to determine acceptability such as performance bonding, inspection, testing quality, workmanship, delivery, and suitability. Those criteria that will affect the bid price and which will be considered in evaluation for award shall be objectively measurable, e.g. discounts, transportation costs, and total or life-cycle costs. The invitation for bids shall include evaluation criteria to be used.
6. **Bid Documents:** After award of bid, original bid documents and tabulation of bids shall be forwarded to the City Clerk and will become part of the City's official files.
7. **Award:** After approval, the contract shall be awarded with reasonable promptness by notice to the lowest responsible and responsive bidder whose bid meets requirements and criteria set forth in the invitation for bids. In the event all bids exceed available funds as certified by the appropriate fiscal officer, and the low responsive and responsible bid does not exceed such funds by more than five percent (5%) the City Administrator may, unless specifically prohibited by law, negotiate an adjustment of the bid price, including the bid requirements, in order to bring the bid within the availability of funds.
8. **Local Vendor Award Option:** Except where prohibited by law, award may be made to local vendors within the City limits (based upon the normal location/address of the business or firm), provided the purchase price does not exceed the lowest bid by more than five percent (5%).

E. PUBLIC WORKS PROJECTS – Approval by the Board of Public Works and Common Council.

Public Works projects shall follow Section 62.15 Wis. Stats. Generally, any public works construction contract or project expected to cost \$25,000 or more must have a specification package prepared, be advertised at a minimum as a class 2 notice (two 2 insertions a week apart) in the official City newspaper and be awarded to the lowest responsible bidder. If the estimated cost of any public construction exceeds \$5,000 but is not greater than \$25,000, the Board of Public Works shall give a class 1 notice of the proposed construction before the contract for the construction is executed.

PUBLIC WORKS PROJECTS COMPETITIVE SEALED BIDDING (Required for all projects over \$25,000):

Plans and specifications, and an invitation for bid shall be prepared, subject to approval of the City Administrator, containing a description of the work, materials to be used and such other matters as will give an intelligent idea of the work required, contract form approved by the City Attorney, and bond with sureties required. Plans and specifications shall be filed with the City Clerk for inspection of bidders.

1. **Public Notice:** Bids involving public works projects expected to cost \$25,000 or more must be advertised by the Board of Public Works in the official City newspaper (currently the Door County Advocate), as a Class 2 notice (2 insertions a week apart).
2. **Bid Opening:** Bids shall be opened publicly in the presence of one or more witnesses at the time and place designated in the invitation for bids. No bid shall be received unless accompanied by a certified check or bid bond equal to at least 5% but not more than 10% of the bid payable to the City as a guaranty that if the bid is accepted the bidder will execute and file the proper contract and bond within the time limited by the City. If the successful bidder files the contract and bond, upon the execution of the contract by the Mayor and City Clerk, the check shall be returned. The amount of each bid, and such other relevant information as may be specified in the invitation for bids, together with the name of each bidder, shall be recorded. The record and each bid shall be open to public inspection.
3. **Bid acceptance and evaluation:** Bids shall be unconditionally accepted without alteration or correction, except as authorized in this policy. Bids shall be evaluated based on the requirements set forth in the invitation for bids, which may include criteria to determine acceptability such as performance bonding, inspection, testing quality, workmanship, delivery, and suitability for a particular purpose. Those criteria that will affect the bid price and which will be considered in evaluation for award shall be objectively measurable, e.g. discounts, transportation costs, and total or life-cycle costs. The invitation for bids shall set forth the evaluation criteria to be used.
4. **Bid Documents:** After award of bid, original bid documents and tabulation of bids shall be forwarded to the City Clerk and will become part of the City's official files.
5. **Award:** All public construction, the estimated cost of which exceeds \$25,000, shall be let by contract to the lowest responsible bidder; all other public construction shall be let as the Council may direct. All contracts shall be signed by the Mayor and City Clerk, and approval as to form by the City Attorney.

PUBLIC WORKS PROJECTS COMPETITIVE SEALED PROPOSALS (Required for projects with estimated cost of \$5,000 but not greater than \$25,000):

A request for competitive sealed proposals shall be prepared, subject to approval of the City Administrator containing a description of the work, materials to be used and such other matters as will give an intelligent idea of the work required, and a contract form approved by the City Attorney.

1. **Public Notice:** Competitive sealed proposals involving public works projects expected to cost \$5,000 but not greater than \$25,000 or more must be advertised by the Board of Public Works in the official City newspaper (currently the Door County Advocate), as a Class 1 notice.

E. PUBLIC WORKS PROJECTS (Continued)

2. **Receipt of proposals:** Proposals shall be opened so as to avoid disclosure of contents to competing vendors during negotiation process. A record of proposals received shall be prepared and open for public inspection.
3. **Evaluation factors:** The request for proposals shall state the relative importance of all evaluation factors expected to be used. When practicable, evaluation factors should be related to price.
4. **Discussion with responsible vendors and revisions of proposals:** As provided in the request for proposals, discussions may be conducted with responsible vendors who submit proposals determined to be reasonably potential selections for award, for the purpose of clarification, to ensure full understanding of, and responsiveness to, solicitation requirements. Vendors shall be accorded fair and equal treatment with respect to any opportunity for discussion and revision of proposals, and such revisions may be permitted after submission and prior to award for the purpose of obtaining the best and final offers. In conducting discussions, there shall be no disclosure of any information derived from proposals submitted by competing vendors.
5. **Award:** Taking into consideration evaluation factors in the request for proposals and final price offered, after approval, award shall be made to the responsible vendor whose proposal is determined to be the most advantageous to the City. The contract file shall contain a record of the basis upon which the award was made.
6. **Local Vendor Award Option:** Except where prohibited by law, award may be made to local vendors within the City limits (based upon the normal location/address of the business or firm), provided the purchase price does not exceed the lowest proposal by more than five percent (5%).

F. SOLE SOURCE PURCHASES:

Except where prohibited by law, a contract may be awarded for supplies or services without competition when the City Administrator or designee determines that there is only one reasonable or best source for the required supply, service or construction. Considerations in making such determination include, but are not limited to:

1. Support of City based vendors if costs are expected to be no more than five percent (5%) higher than like item offered by non-resident vendors. (The determination of residency will be based upon the normal location/address of the business or firm.)
2. Where brand name or trademarked items are required to accomplish a particular task or function e.g. repair parts, unique paper for machines, etc.
3. To reasonably distribute City purchases between qualified vendors.

G. EMERGENCY PURCHASES:

Where permitted by law and notwithstanding any other provisions of this Policy, the Mayor, the City Administrator or other designee, may make, or authorize another to make emergency purchases when a threat exists to public health, welfare, or safety under emergency conditions provided that such emergency purchases shall be made with such competition as is practicable under the circumstances. The person making or authorizing the procurement must have, or obtain reasonable knowledge, that sufficient funds exist to cover the cost of any such expenditure. A written determination of the basis for the emergency and for the selection of the particular vendor shall be included in the contract file.

H. EXCEPTIONS – INTERGOVERNMENTAL BIDS:

In the event another governmental body has solicited bids and the City has the opportunity to purchase through that process, the Finance/Purchasing & Building Committee may authorize exceptions to the purchasing procedures.

I. CONTRACTUAL REMEDIES:

1. **Right to protest:** Any actual or prospective bidder, offeror, vendor or contractor who is aggrieved in connection with the solicitation or award of a contract may protest to the City Administrator. The protest shall be submitted in writing within fourteen (14) calendar days after such aggrieved person knows, or should have known, of the facts giving rise thereto.
2. **Authority to resolve protests:** The City Administrator shall have authority, prior to the commencement of an action in court concerning the controversy, to settle and resolve a protest of an aggrieved bidder or actual or prospective offeror or contractor concerning solicitation or award of a contract.
3. **Decision:** If the protest is not resolved by mutual agreement, the City Administrator shall promptly issue a decision in writing. The decision shall:
 - (a) State the reasons for the action taken.
 - (b) Inform the protestant of his/her right to review by the Finance/Purchasing & Building Committee and the Common Council.
 - (c) Be immediately sent by certified mail, or otherwise furnished to the protestant and any other party intervening. A copy shall be maintained in the contract file.
4. **Stay of Procurements during protest:** In the event of a timely protest under this paragraph, the City shall not proceed further with the solicitation or with the award of the contract until the City Administrator, after consultation with the Department Head and City Attorney, makes a determination that award of the contract without delay is necessary to protect the interests of the City, or the matter is resolved.

J. DEBARMENT OR SUSPENSION:

1. **Authority:** After reasonable notice to the person or business involved, and reasonable opportunity for that person/business to be heard, the City Administrator, after consultation with the using department and the City Attorney, shall have authority to debar a person or business for cause from consideration for award of any contract. The debarment shall not be for a period of more than three years. After consultation with the using department and the City Attorney, the City Administrator shall have authority to suspend a person or business from consideration for award of contracts if there is probable cause for debarment. The suspension shall not be for a period exceeding three months.

(a) **Causes for debarment or suspension:** The causes for debarment or suspension include the following:

- (1) Conviction for commission of a criminal offense incident to obtaining or attempting to obtain a public or private contract or sub-contract, or in the performance of such contract or sub-contract.
- (2) Conviction under state or federal statutes for embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or any other offense indicating a lack of business integrity or business honesty which currently, seriously, and directly affects responsibility as a City contractor.
- (3) Conviction under state or federal antitrust statutes arising out of the submission of bids of proposals.
- (4) Violation of contract provisions, as set forth below, or a character which is regarded by the City Administrator to be of a nature serious enough to justify debarment action.
- (5) Failure without good cause to perform in accordance with the specifications or within the time limit provided in a contract.
- (6) A recent record of failure to perform, or of unsatisfactory performance in accordance with the terms of one or more contracts; failure to perform or unsatisfactory performance caused by acts or events beyond the control of the contractor, shall not be a basis for debarment.
- (7) Any other cause which the City Administrator determines to be so serious and compelling so as to adversely reflect on the integrity and qualification to act as a contractor for the City. This includes, but is not limited to, debarment by another governmental agency.
- (8) Failure to pay outstanding personal property taxes, fees, or other amounts owing to the City of Sturgeon Bay.
- (9) Violation of any of the ethical standards in this policy.

2. **Decision:** The City Administrator shall issue a written decision to debar or suspend. The decision shall:

- (a) State the specific reason(s) for the action being taken.
- (b) Inform the debarred or suspended person or business of his/her right to Committee and Common Council review as provided in paragraph A(3)(b) for an aggrievement.
- (c) A copy of the decision made under the provisions of this section shall be sent by certified mail or otherwise immediately furnished to the debarred or suspended person/business and any other party intervening. This decision shall be deemed final and conclusive, unless fraudulent, or unless the debarred or suspended person/business commences appellate or court action.

K. RESOLUTION OF CONTRACT AND BREACH OF CONTRACT CONTROVERSIES:

1. **Applicability:** This paragraph applies to controversies between the City and a contractor and which arise under, or by virtue of a contract between them. This includes without limitation, controversies based upon breach of contract, mistake, misrepresentation or other cause for contract modification or rescission.
2. **Authority:** The City Administrator is authorized, prior to commencement of an appeal to committee or Common Council or court action concerning the controversy, to settle and resolve a controversy described in this paragraph.
3. **Decision:** If such controversy is not resolved by mutual agreement, the City Administrator shall promptly issue a decision in writing. Such decision shall:
 - (a) State the reason(s) for the action taken.
 - (b) Inform the contractor of his/her right to appeal to the Finance/Purchasing & Building Committee and the Common Council.
 - (c) Be immediately sent by certified mail or otherwise furnished to the person/business involved.
 - (d) The decision shall be final and conclusive, unless fraudulent, or unless the contractor commences appellate or court action.
 - (e) In the event the City Administrator does not issue the written decision required under this paragraph within 120 days after receipt of the written request for a final decision, or within such longer period as may have been agreed upon by the parties, the contractor may proceed as if an adverse decision had been received.
4. **Time limitations on actions applicable unless otherwise provided by law:**
 - (a) **Protested solicitations and awards:** Action under this section shall be initiated within 30 days after the aggrieved person/business knows or should have known of the facts giving rise to the action.
 - (b) **Debarments and suspensions:** Any action challenging a suspension or debarment shall be commenced within six months after receipt of the decision from the Purchasing Agent.
 - (c) **Actions under contracts or for breach of contract:** the statutory limitations on an action between private persons on contract or breach of contract shall apply to any action commenced pursuant to this policy.

V. PETTY CASH

Petty cash accounts have been established (City Clerk-Treasurer in the amount of \$100, Municipal Services in the amount of \$100 and Police Department in the amount of \$100) to provide for the payment of small obligations (under \$100) for which issuing formal vouchers and checks would be impractical. All petty cash purchases shall be substantiated by receipts listing the items purchased, account distribution, and name of purchaser. Petty cash accounts shall be reconciled monthly with the City Treasurer. When a department petty cash account is to be replenished, a purchase order is to be issued listing all of the expenses incurred, appropriate account numbers, and reimbursement requested to replenish the account to the amount authorized in this policy.

The following items are prohibited for payment out of petty cash funds: Cashing of personal checks, items for which a purchase order can be issued, and items exceeding \$100.

VI. PAYMENT OF BILLS

Departments shall process invoices and billing statements and forward to Accounting Department within ten (10) working days of receipt. To permit time for processing accounts payable, all bills must be received by 10:00 a.m. on the Thursday preceding the Finance/Purchasing & Building Committee meeting or they will not be processed until the following meeting.

VII. REIMBURSEMENT OF EXPENSES

Employees and officers of the City of Sturgeon Bay shall be reimbursed for all necessary expenses incurred in the performance of their respective duties.

A. REIMBURSABLE EXPENSES:

1. **MEAL EXPENSES:** The city shall reimburse the employee for the actual cost of meal expenses up to the amounts listed below, incurred while on official City business:

Breakfast	\$11.00
Lunch	\$16.00
Dinner	<u>\$22.00</u>
Total	\$49.00

The meal amounts do not include tax and gratuity. Gratuity cannot exceed 15%. Deviation from the meal limits is permissible, but the maximum daily total may not be exceeded. Reimbursement will not be made for alcoholic beverages.

If a meal is part of the conference, seminar or meeting being attended by the employee and a higher amount is charged each participant, the full amount will be reimbursed subject to submission of evidential documentation.

Receipts are necessary for all meal reimbursement regardless of the amount.

1. **TRAVEL EXPENSES:**

Mileage & Parking Fees: Reimbursement for the use of a privately owned vehicle for City business shall be made at the current rate approved by the Internal Revenue Service. Mileage records shall be maintained and signed records shall be submitted for reimbursement. If two or more persons travel in the same vehicle, only one of these shall be reimbursed for mileage.

Transportation: Transportation expenses when traveling by common carrier shall be reimbursed within reasonable limitations except that air travel shall not be at first class rates.

2. **LODGING EXPENSES:** All lodging expenses outside of Door County or as approved by the Common Council or applicable committee, shall be reimbursed in full when incurred in the performance of duties, but must be supported by receipted statements and a statement explaining the necessity for the lodging expense. If husband and wife occupy a room, the City shall reimburse only at the single room rate and the supporting statements must indicate such single rate.
3. **TELEPHONE EXPENSES:** Telephone charges are reimbursable when necessary for official business.
4. **REGISTRATION FEES:** Registration fees for approved conferences, conventions, training, and seminars are reimbursable. A copy of the curriculum shall be submitted with pre-registration requests.

VII. REIMBURSEMENT OF EXPENSES (continued)

B. PREPAID EXPENSES:

Whenever possible, registration fees, lodging and travel expenses shall be paid in advance and submitted for payment in the usual manner as other bills, by purchase order for approval by the Common Council. Conference registration program material and curriculum shall be attached to purchase orders. The registrant should obtain the City's Federal Employer Identification Number, which along with the City check, should absolve the registrant from paying any state sales tax or city room tax in Wisconsin (this varies from state to state).

C. CASH ADVANCES:

When prepayment is not practical, cash advances may be made as necessary for lodging, travel, meals, and expenses. Any cash advance in excess of expenses incurred shall be refunded to City within 14 days after return from conferences, seminars, or training accompanied by an Expense Report.

D. EXPENSE REPORTS:

Employees shall submit an Expense Report form for expenses incurred. Receipts are necessary for reimbursement of expenses regardless of the amount and for cash advance expenses. In addition a copy of the curriculum received at seminars/training shall be submitted with Expense Reports. Expense Reports shall be submitted at least monthly, and shall include details of all reimbursable expenses accrued during the expense period, along with receipts for all reimbursable expenses. The Expense Report must be approved for payment by the Department Head/Manager, Finance/Purchasing & Building Committee, and Common Council.

Any employee who seeks reimbursement for expenses not actually incurred or otherwise fraudulently apply for reimbursement of expenses shall be subject to immediate discharge.

VIII. FIXED ASSETS

A. GENERAL PROCEDURES:

1. The City Clerk shall maintain records for capital equipment and real property that has a useful life of two or more years, and a cost of \$5,000 or more with the exception of installed equipment such as furnaces or equipment that lose identity upon application to another or real property. These records shall serve as a fixed asset list and inventory of City-owned property.
2. **Reporting:** Department Heads and supervisors shall be responsible for reporting, on a fixed asset form, any qualifying purchase, trade, transfer or liquidation of property to the City Clerk at the time of acquisition, trade, or liquidation. Each item of property shall be identified by a unique description and serial number or other identification mark such as a sticker or an engraved, punched or painted mark.
3. **Inventory:** A fixed asset list shall be provided during the month of December of each year and each department shall conduct an inventory to verify the physical presence and serviceability of each item under its responsibility. Results shall be reported to the City Clerk no later than January fifteenth (15th). In the event of a change of status of the responsible employee (termination of employment, promotion or transfer) the City Administrator can require an inventory and inspection.
4. **Responsibility:** Department Heads, directors, supervisors and employees have responsibility to safeguard all City owned supplies and property entrusted to their care. Included in this responsibility may be pecuniary liability in the event property is lost or damaged through carelessness, abuse or neglect. To assist in providing a base level of security, supervisors are encouraged to transfer physical responsibility to subordinates actually having possession and using the property in question. With all such assignment of responsibility, supervisors must ensure that:
 - (a) The employee clearly understands his/her responsibility for the specific property involved. This may be accomplished by identifying said property and responsibility and obtaining a signed receipt for same.
 - (b) Adequate facilities are provided in which the property may be reasonably secured during periods when not in use. Access to such storage facilities should be limited to the responsible employee, and in emergency, the supervisor; in such emergency situation, access must be witnessed and certified by one other disinterested individual.
5. **Damaged or missing property:** Any time property belonging to the City is discovered damaged other than through normal wear and tear, or missing, an immediate investigation and if applicable, search, will be initiated in an attempt to ascertain the cause of the damage or recover the item(s). If the property is not found or a reasonable explanation obtained as to the cause of damage, a report will be made to the Sturgeon Bay Police on the assumption that it has been stolen or vandalized. The City Administrator will be notified of circumstances no later than the first working day following discovery of the loss or damage, and shall review the results of the inspection/investigation conducted by the department head/supervisor, obtain such additional information as may be required, and make a determination as to whether the loss/damage resulted from dereliction or neglect on the part of a City employee. Following this determination, one of the following will be accomplished:

VIII. FIXED ASSETS (continued)

- (a) If it is determined that the loss or damage occurred through no fault of any employee, property records will be annotated to either relieve all concerned of responsibility for the property or to indicate a revised value and condition. If warranted, a damaged item will be repaired and returned to service, if not, it will be salvaged in accordance with procedures contained in this policy.
- (b) If it is determined that the loss/damage occurred as a result of dereliction or negligence on the part of one or more employees, appropriate action taken.

B. TRADE IN/ASSET LIQUIDATION

Upon presentation of the annual budget, staff shall identify any capital expenditures which shall include trade in or liquidation of a related asset. Appropriate detail shall be provided to recognize the projected residual value of any assets proposed for liquidation, including whether the asset is proposed for sale or trade in. Said projection shall be reflected in the budget. Given the fact that the final decision to sell or trade an asset may not be known until authorized, no capital expenditure which includes a trade in or liquidation may be authorized without a finding by the Finance/Purchasing & Building Committee that the net expenditure is within budget authorization, less the projected budgeted trade in or sale. Expenditures which are found to exceed the net budget will require either a supplemental appropriation as a non budgeted item or a transfer of funds consistent with local ordinance.

C. SURPLUS PROPERTY

City property shall be declared surplus by the Finance/Purchasing & Building Committee when it is no longer necessary, practical or economical to be retained. A Department Head who determines that an item is no longer useful shall submit a written description of the item(s) to the City Administrator. The description shall include the make, model number, serial number, age, general condition, original cost if known, and place where the item(s) can be inspected. The City Administrator shall determine whether the item(s) can be used by another department, and if not, shall submit a list of the surplus items to the Finance/Purchasing & Building Committee that the item is surplus, the City Administrator is authorized to ascertain the best method to achieve liquidation at the highest value on behalf of the City.

D. ACCEPTANCE OF DONATED ASSETS AND NONMONETARY TRANSFERS:

In the event an asset is detailed within the City's five year plan department heads are authorized to accept donated assets or other nonmonetary transfers without Committee or Common Council approval.

Donated is defined as a contribution whereby the City accepts an asset or service. It requires that the donor be able to relinquish the usual risk and rewards of the asset and have no substantial continuing involvement therein.

A nonmonetary transfer is defined as contributions whereby the City accepts the assets but the transfer is either repayable or revocable, the transfer is subject to the donor's unilateral right to redirect the use of the asset to another beneficiary, or the donor maintains substantial control of the assets therein.

Transactions specifically excluded from this policy:

- Acceptance of non-monetary assets between entities under common control (i.e. Sturgeon Bay Utilities).
- Transfers of non-monetary assets between departments
- The asset is not required by City policy to be integrated in the City's fixed asset inventory list.

Disposal of assets integrated into the City's fixed asset inventory list will follow existing City policy or ordinance.

In the event a donated asset is not detailed in the City's five year plan, department heads are authorized to accept the asset. However, if an exchange has transpired, acceptance will not be considered complete until it is approved by a majority of the Common Council.

IX. ETHICAL STANDARDS

A. STANDARDS OF CONDUCT:

Public employment is a public trust. It is the policy of the City to promote and balance the objective of protecting government integrity and the objective of facilitating the recruitment and retention of personnel needed by the City. Such policy is implemented by prescribing essential restrictions against conflict of interest without creating unnecessary obstacles to entering public service. Public employees must discharge their duties impartially so as to assure fair competitive access to governmental procurement by responsible contractors. Moreover, they must conduct themselves in such a manner as to foster public confidence in the integrity of the City's procurement system.

B. GENERAL STANDARDS OF ETHICAL CONDUCT:

1. Any attempt to realize personal gain through public employment by conduct inconsistent with the proper discharge of the employee's duties is a breach of public trust. In order to meet this general standard, employees shall meet the specific standards set forth in this policy.
2. Any effort to influence any public employee to breach the standards of ethical conduct set forth herein is in itself a breach of ethical standards.

C. CONFLICT OF INTEREST:

It shall be a breach of ethical standards and a conflict of interest for any employee to participate directly or indirectly in a procurement action when the employee knows that:

1. He/she, or any member of his/her immediate family has a financial interest pertaining to the procurement.
2. He/she, or any member of his/her immediate family has a financial interest in the business involved with a procurement action with the City.
3. Any other person, business or organization with whom the employee or any member of his/her immediate family is negotiating or has an arrangement concerning prospective employment, has involvement in a procurement action with the City.

D. DISCOVERY OF CONFLICT OF INTEREST, DISQUALIFICATION AND WAIVER:

Upon discovery of potential or actual conflict of interest, the employee shall promptly file a written statement of disqualification with the City Administrator and withdraw from further participation in the transaction involved until and unless a waiver is granted by the City Administrator. Any employee who gains any benefit from any City contract in which he/she participates directly or indirectly with a business in which he/she has a financial interest, shall report such benefit to the City Administrator. Any employee who knows or should have known of such benefit, and fails to promptly report same, is in breach of the ethical standards. (Specific statutory limitations are contained in Wisconsin Statutes 946.13.)

E. GRATUITIES AND KICKBACKS:

1. It is a breach of ethical standards and State law for any person to offer, give, or agree to give any City employee or for any City employee to solicit, demand, accept, or agree to accept from another person, a gratuity or an offer of employment in connection with any decision, approval, disapproval, recommendation, preparation of any part of a purchase request, influencing the content of any specification of procurement standard, rendering of advice, provision of a service, investigation, audit, or in any advisory capacity in any proceeding or application, request for ruling, determination, claim or controversy, or other particular matter, pertaining to any contract or subcontract and any solicitation or proposal thereof.

IX. ETHICAL STANDARDS (continued)

2. Kickbacks. It is a breach of ethical standards for any payment, gratuity or offer of employment to be made by, or on behalf of, a subcontractor under a contract to the prime contractor or higher tier subcontractor or any person associated therewith, as an inducement for award of a contract, subcontract or order. It is a breach of ethical standards for any contractor/subcontractor to withhold or otherwise fail to pay any portion of an employee's wage unless specifically authorized by law.

F. CONTEMPORANEOUS EMPLOYMENT PROHIBITED:

It shall be a breach of ethical standards for a City employee who is directly or indirectly participating in the procurement or purchasing process to be or become while a City employee, employed by any person or business contracting with the City.

G. EMPLOYEE FINANCIAL INTEREST:

It shall be a breach of ethical standards for a business in which a City employee has a financial interest, knowingly to act as a principal, or agent for anyone other than the City, in connection with any:

1. Judicial or other proceeding, application, request for ruling, or other determination.
2. Contract.
3. Claim.
4. Charge or controversy, in which the employee either participates personally and substantially through decision, approval, disapproval, recommendation, the rendering of advice, investigation, or otherwise, or which is the subject of the employee's official responsibility, where the City is a party or has direct and substantial interest.

H. CONFIDENTIAL INFORMATION:

It shall be a breach of ethical standards for any City employee or former employee knowingly to use confidential information for actual or anticipated personal gain, or for the actual or anticipated personal gain of any other person.

I. EMPLOYEE PERSONAL USE OR GAIN:

Unless recognized elsewhere, it shall be a breach of ethical standards for any City employee to convert anything of value belonging to the City to his/her personal use or gain, or use any City buildings, property, or equipment for personal purposes.

J. REMEDIES INVOLING CITY EMPLOYEES:

The City Administrator, or in the case of independent departments, the appropriate committee of the Common Council, in accordance with the provisions of current collective bargaining agreements and state law, may impose or accomplish one or more of the following:

1. Oral or written warnings or reprimands.
2. Suspension with or without pay for specified periods of time.
3. Termination of employment.
4. Recover the value of anything received by a City employee in breach of ethical standards. All procedures under this sub-paragraph shall be in accordance with due process requirements and existing state law.

IX. ETHICAL STANDARDS (continued)

K. REMEDIES INVOLVING NON-EMPLOYEES:

The City Administrator may impose or accomplish one or more of the following in cases involving breach of ethical standards by non-employee/contractors:

1. Oral or written warning or reprimand.
2. Termination of the transaction or contract.
3. Suspension or debarment.
4. Attempt to recover the value of anything transferred in breach of the ethical standards for the City. All procedures under this sub-paragraph shall be in accordance with due process requirements and existing state law.

L. WAIVER/PERMISSION BY CITY ADMINISTRATOR

On written request of an employee, the City Administrator may within the limits of state law, grant permission to proceed with a transaction or contract to such extent and upon such terms and conditions as may be specified. Such waiver and permission may be granted when the interest of the City so requires, or when the ethical conflict is insubstantial or remote.

X. DEFINITIONS

Appropriation: An appropriation is defined as the dedication of money to a specified account for a public purpose at the time of approving the annual budget, or in the course of increasing a specified account over the budgeted amount after the annual budget is approved which results in a net increase in the total annual budget over the original budget authorization. A proposed non-budgeted appropriation of money for any purpose not specifically identified and contemplated in the annual budget must be approved by an affirmative vote of $\frac{3}{4}$ of the entire membership of the Common Council. All appropriations of funds from contingency or undesignated budgetary accounts shall be treated as transfers of funds.

Blanket Purchase Orders: A blanket purchase order is defined as one which is issued annually to a vendor for purchases made by authorized personnel during the current budget year without the need for individual purchase orders. Department Heads shall provide vendors with a list of authorized personnel at the beginning of each year when the blanket purchase order is issued. Blanket purchase orders shall be used in limited circumstances.

Capital Equipment: Property normally procured with capital funds as identified in the adopted budget. Procurement by other means, to include receipt as a gift, does not change the fact that such items are always accountable and retain their unique identification throughout their useful life. Capital equipment does not include real property even though it may have been obtained in the same manner and possess many or all of the same characteristics.

City: This term means the City of Sturgeon Bay and includes the Common Council and any department, commission, Council board or committee unless specifically exempted by the Common Council or higher authority. Specifically excluded for purposes of this policy is the Sturgeon Bay Utilities.

Claim Against the City: Any bill or other document submitted for payment to the Clerk-Treasurer or other designated City official or employee for goods or services provided in good faith in response to a valid purchase order, contract or agreement issued by an authorized City employee or official.

Claim Certification: Formal certification occurs when the Finance/Purchasing & Building Committee accepts a claim against the City as valid and recommends to the Common Council that payment be authorized. Finance/Purchasing & Building Committee certifications will normally be based upon a similar, but informal, certification by a designated individual that the goods or service has been received, is in good condition or order and to the best of his/her knowledge, the bill should be paid. Designated board/committee chairmen, Department Heads, directors, the City Administrator and/or a contractor hired for this purpose, will make this informal certification.

Common Council Approval: Common Council approval must be granted before a claim against the City may be paid by the City Clerk. Other than claims subject to Section 893.80 Wis. Stats., payments may be made from the City treasury prior to review of elected officials or committees for the following types of bills after the clerk audits and approves each claim as a proper charge against the treasury and endorses his/her approval on the claim: credit cards, insurance, unemployment, internet service, bond payments, bank loans, contracts, leases, agreements, security deposits, emergency purchases, utilities, cafeteria plan, transfers to other governmental units, and bills where a discount may be obtained (see Section 3.03(3) of the Municipal Code) Regular wages or salaries are also paid upon certification by the proper City official, Department Head, director, board or commission and filed with the City Clerk in time for the regular weekly payday (See Section 3.03(4) of the Municipal Code).

Consumables: Those goods or supplies that by their nature are depleted or used up when applied in the prescribed manner e.g. cleaning supplies, paper products, oil, gasoline and repair parts.

Contract: Any type of agreement, regardless of what it may be called, for the purchase or disposal of supplies, services or construction. It includes contracts of a fixed-price, cost, cost-plus-fixed-fee, or incentive type, contracts providing for the issuance of job or task orders, leases, letter contracts, and purchase orders. It also includes supplemental agreements or change orders with respect to any of the foregoing.

X. DEFINITIONS (continued)

Contractor: Any person or business having entered into a contract or agreement with the City to provide goods or services.

Debarment: The disqualification of a person or business to receive invitations for bid or requests for proposal or the award of a contract by the City for a specified period of time commensurate with the seriousness of the offense or the failure or inadequacy of performance.

Discounted Bill: A term applied to a claim against the City where the vendor has offered to discount a specified amount or percentage provided payment is received within a certain period of time or by a certain date. In such cases, procedures outlined under Common Council approval definition will be followed; however, if the discount is not contingent upon a time period shorter than provided by normal processing steps, normal procedures will be followed.

Disposal: Action taken to remove an unneeded or unusable item (surplus supply) from accountable records. Basic guidelines are that any intrinsic value remaining in the term will be capitalized and either represent a cost savings on a purchase or returned to the General Fund of the City. It includes sale, exchange, barter or salvage.

Employee: Any individual drawing a stipend, salary or wage from the City.

Encumbrance: A status initiated by an action whereby supplies, goods or services are ordered. The status continues until payment is authorized and actual disbursement made. It includes a method by which the exact or estimated amount of the purchase is posted so that a current running balance is available to show the amount of money remaining unobligated in each account. Though subject to minor variations between estimated and actual costs, the variance should be no more than plus or minus 5%.

Expendables: Items that retain their identity throughout their useful life. These items may or may not be accountable, however, general practice is to account for all such items when they have been furnished to departments, sections or individuals. Examples of expendable, but accountable items would be hand tools, first aid kits, fire extinguishers, etc.

Finance Interest:

1. Ownership of any interest or involvement in any relationship from which, or as a result of which, a person within the past one year has received, is presently receiving, or in the future may receive, any financial benefit.
2. Ownership of any interest in any business (minor holdings of corporate stocks excepted).
3. Holding a position in a business such as an officer, director, trustee, partner, employee or any position of management.

Gratuity: Any payment, loan, subscription, advance, deposit of money, service, or anything of any monetary value, present or promised, unless consideration of substantially equal or greater value is received.

Immediate Family: A spouse, natural, adopted or step-children, parents, parents-in-law, brothers, sisters, and grandparents.

Invitation For Bid (IFB): IFB includes all documents associated with the specifications such as those incorporated by reference, used to solicit the bids for projects where a specification package has been prepared and bids are being solicited by formal advertisement.

X. DEFINITIONS (continued)

Obligation: (See also claims against the City) An obligation occurs as a result of an act or failure to act that results in a valid claim being placed against the City. Although still requiring certification and approval for normal payment, if the goods or services were received and were tendered or provided in good faith by the vendor, payment will in all probability have to be made.

Ordering Officer: A person so designated and authorized by the City Administrator to place orders in the name of the City. Authorization will normally be granted with limitations to obtain goods or services for use within certain specified monetary limits for a single department or directorate. Directors/Department Heads so designated may further delegate this authority wholly or in part, but continue to have supervisory responsibility for the proper performance of the employee(s) so designated.

Procurement: An act taken to obtain either goods or services for use and benefit of any department or directorate within the City. The buying, purchasing, renting, leasing or otherwise obtaining any supplies, services or construction. It also includes all functions that pertain to the obtaining of any supply, service or construction, including preparation of a description of requirements, selection and solicitation of sources, preparation and award of contracts and all phases of contract administration.

Property Disposal: The means by which anything of value or anything for which accountability exists, including salvageable items, belonging to the City are removed from inventory records and the City receives direct or equivalent remuneration for any remaining value. The manner by which such property may be disposed of, including but is not limited to, sealed bids, auction, trade, direct sale or transfer.

Purchase: That action by which goods are obtained for use by the City. Purchases are normally procurements that are relatively minor in nature whereas procurement normally applies to capital equipment, large items or consolidated bulk buys.

Purchasing Agent: That individual authorized by the Common Council to make all purchases and procurements in the name of the City. Section 1.075 of the Municipal Code vests this authority and responsibility in the City Administrator.

Responsible Bidder: A person or business expected to satisfactorily deliver the goods and/or services that have been or will have been ordered, within the required time-frame, in the required quality and quantity at the bid price. The opposite of a responsible bidder would be an incompetent bidder as defined in Wisconsin Statutes 62.15(6).

Responsive Bidder: A person or business submitting a bid which conforms in all material respects to the invitation for bids.

Request For Proposal (RFP): Those projects where a specification package does not exist or a determination has been made that such is not required or such is being sought along with a bid to provide the goods or services desired. It includes all documents, such as those attached or incorporated by reference.

Salvage: Items determined to have no, or very limited useful life or value remaining. Value may exist only as a result of the basic material from which the item is made, however, if the cost required to capitalize this value exceeds the amount expected to be capitalized, the item should be considered scrap and after proper certification, removed from the inventory and from accountability and then appropriately disposed of.

Services: The furnishing of labor, time or efforts by a contractor, not involving the delivery of a specific end product other than reports which are merely incidental to the required performance. This term includes "professional services" but does not include employment agreements or collective bargaining agreements.

X. DEFINITIONS (continued)

Specification Package/Specifications: Documentation containing a description of the physical or functional characteristics, or of the nature of a supply, service or construction. It is the plans and/or details of fabrication, construction, material, etc., and if applicable, a description of the work to be done. It must contain sufficient information to convey an intelligent idea of the work of items required and may include a description of any requirement for items required and may include a description of any requirement for inspecting, testing or preparing a supply, service or construction item for delivery. (See also Wisconsin Statutes 62.15(2).

Supplies: All property, including but not limited to equipment, parts, materials, printed matter and leased property, excluding land or a permanent interest in land or real estate.

Surplus Supplies: Any supplies no longer having any use to the City. This includes obsolete or unneeded supplies, scrap material and nonexpendable supplies that have completed their useful life cycle.

Suspension: The disqualification of a person or business to receive invitations for bids or requests for proposals or the award of a contract by the City for a temporary period pending the completion of an investigation, or during any legal proceeding that may ensue because a person is suspected upon probable cause of engaging in criminal, fraudulent or seriously improper conduct or failure or inadequacy of performance which may lead to debarment.

Transfer of Funds: A transfer of funds is defined as a reallocation of funding within the annual budget between specific budgetary accounts which does not result in a net increase in the total annual budget over the original budget authorization. A transfer of funds within an individual department budget up to \$2,500 may be authorized by the City Administrator. Any transfer of funds greater than \$2,500 up to \$7,500, or transfers between department budgets up to \$7,500 may be authorized by a simple majority of the Common Council at any time. Any transfer of funds greater than \$7,500 must be authorized by an affirmative vote of $\frac{3}{4}$ of the entire membership of the Common Council.

ADOPTION OF SERVICE CONTRACTS (NON-PUBLIC WORKS)

1. A request for proposals:

The Finance Committee may, at their option, request proposals in the manner determined by them for submission.

2. Discussion with responsible vendors and revisions of proposals:

Discussions may be conducted with responsible vendors who submit proposals determined to be reasonably potential selections for award, for the purpose of clarification and to ensure a full understanding of and responsiveness to solicitation requirements. The Finance Committee may or may not have discussions with all potential vendors.

3. Award:

The Finance Committee may use its discretion to award a contract based upon the competitive proposals submitted or, in its discretion, may not require competitive proposals at all. Lower price is a favorable factor, however, other factors may outweigh the price in the discretion of the Finance Committee.

4. Local vendor award option:

Except where prohibited by law, award may be made to local vendors within the city limits (based upon the normal location/address of the business or firm), in the sole discretion of the Finance Committee.

5. Contracts awarded under this section may not exceed \$75,000 per year.

RECOMMENDATION

We, the Harbor Commission, hereby recommend to the Common Council approval of the following Three Year Harbor Development Statement of Intentions for the years 2013 through 2015:

- Year 2013 – Medium priority – Stone Harbor Docking Improvements
- Year 2014 – High priority – New Improvements for Tugboat Fleet
- Year 2015 – High priority – Festival Pier
- Year 2015 – Low priority – Develop and Improve Sheet Piling around Railroad Spur

Respectfully Submitted,
Gary Nault, Chairman

RESOLVED, that the foregoing recommendation be adopted.

Dated: February 27, 2013

* * * * *

Introduced by _____

Moved By Alderperson _____, second by Alderperson _____
that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2013.

EXECUTIVE SUMMARY

Title: 2013 Harbor Assistance Program Statement of Intentions

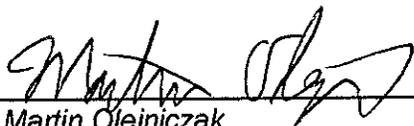
Background: The Wisconsin Department of Transportation manages the Harbor Assistance Program (HAP). This program provides up to 80% grant funding for harbor improvements relating to commercial transportation such as dock walls. Sturgeon Bay has successfully used this program in the past, including reconstruction of the East Side Dock and Sawyer Dock. In order to qualify for grant funding, potential projects must be listed in the city's 3-year harbor improvement plan, which is known as the 3-year Statement of Intentions (SOI). The WDOT uses the SOI's of the various ports to gauge the level of port activity and determine how much funding to request from the legislature for the HAP. The SOI must be submitted to the HAP by April 1st in order to be eligible to apply for a HAP grant.

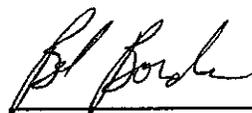
The Sturgeon Bay Harbor Commission has maintained the city's harbor improvement plan and approved the SOI. However, for the last few years the plan has not been updated and the SOI not submitted, primarily because there were no pressing projects. The West Waterfront Redevelopment Plan is being implemented and this potentially involves new harbor changes and improvements. This includes piers and dockage in the area on the west side between the downtown bridges and the potential relocation of some or all of the tugboats. Therefore, it is important to update the SOI and have it submitted to the state.

The proposed projects are shown in the draft SOI. Please note that the SOI does not obligate the city to undertake any of the listed projects. There have been projects that have been put on the SOI for many years that never happen. An example is the industrial harbor that was proposed off the southwest side of the canal. But it is important to remember that inclusion on the SOI will potentially lead to grant funding, if a project is ultimately implemented.

Fiscal Impact: Other than staff time, there is no cost to submit the SOI. If any project is ultimately awarded grant dollars, it typically covers 80% of construction costs.

Recommendation: Approve the proposed 3-year Statement of Intentions.

Prepared by:  2/21/13
Martin Olejniczak Date
Community Development Director

Reviewed by:  2/21/2013
Bob Bordeau Date
Harbor Master



**Division of Transportation Investment
Management**
Bureau of Transit, Local Roads, Railroads & Harbors
PO Box 7914
Madison, WI 53707-7914

Scott Walker, Governor
Mark Gottlieb, P.E., Secretary
Internet: www.dot.wisconsin.gov

Telephone: 608-267-9319
Facsimile (FAX): 608-267-3567

E-mail: sheria.walz@dot.wi.gov

February 11, 2013

NOTICE - HARBOR ASSISTANCE PROGRAM ELIGIBILITY – HARBOR PLANS DUE APRIL 1, 2013

It is estimated that the State of Wisconsin FY14-FY15 budget will allocate \$12 million for WisDOT Harbor Assistance Program (HAP) grants. Is your community or organization considering a commercial harbor improvement project within the next three years that may request assistance from HAP? If so, now is the time to begin developing or updating your port's Statement of Intentions (SOI):

- (1) Complete the enclosed "Three-Year Harbor Development Statement of Intentions" form;
- (2) Adopt the attached resolution concerning the Statement; and
- (3) Return both documents to WisDOT.

A project is eligible for HAP funding if both the SOI and resolution are submitted by April 1st of the year preceding the state fiscal year in which funds are sought under s. 85.095(3), *Wis. Stats.* Return the attached forms by April 1, 2013 to be eligible for the August 1, 2013 and February 1, 2014 grant cycles.

HAP funds are awarded on a competitive basis for harbor improvement projects on the Great Lakes or Mississippi River that benefit commercial waterborne transportation only. Eligible locations have more than 1,000 tons of waterborne commercial cargo per year; commercial, naval or recreational shipbuilding facilities; ferry services; or commercial fishing vessels that unload fish. U.S. Army Corps of Engineers' annual tonnage figures shall be the basis for the tonnage determination; where tonnage figures are unavailable, the applicant shall provide tonnage figures based on auditable records.

Examples of eligible harbor assistance projects include dockwall and disposal facility construction, repair, maintenance or rehabilitation; maintenance dredging of materials from a harbor or dredging of new harbor areas; dredged material disposal; and other harbor improvements related to the physical needs of a port that maintain or increase commodity or passenger movement capabilities

SOI submittals help shape HAP budget requests. The HAP is a limited resource, so it is important that your community investigates all possible funding sources for its projects. It may then be possible to accomplish larger projects by using HAP funds in combination with funds from other sources such as private developers, industrial revenue bonds, local tax dollars, tax incremental finance districts, community development block grants, economic development grants, the U.S. Army Corps of Engineers, and others.

The SOI is not an application for HAP funds. It doesn't commit a community to undertake projects listed. The SOI neither commits WisDOT to funding the projects listed, nor does it commit WisDOT to budgeting for any project. In estimating the timing of each project, please consider the time necessary to obtain permits from the Department of Natural Resources and the U.S. Army Corps of Engineers.

Additional HAP application materials are available at <http://www.dot.state.wi.us/localgov/aid/hap.htm>. If you have any questions, please call me at (608)267-9319.

Sincerely,

Sheri Walz

Sheri Walz
Harbors & Waterways Program Manager
enclosures

**RESOLUTION
OF THE
GOVERNING BODY OF**

City of Sturgeon Bay

WHEREAS, the attached Three Year Harbor Development Statement of Intentions describes proposed improvements which are in the best interest of the _____ Harbor; and
Sturgeon Bay

WHEREAS, the Wisconsin Department of Transportation, in accord with state statute, requires a statement of project intentions from local units of government intending to apply for federal and/or state aid for harbor related work of any type within the next three years; and

WHEREAS, we have carefully reviewed the estimated project costs, funding sources, physical location, and alternatives to the proposed project(s); and

WHEREAS, the total local matching funds required for projects indicated as being funded through the Wisconsin Harbor Assistance Program ranges from \$ 2,890,000 (20%) to \$ 7,225,000 (50%); and

WHEREAS, this Three Year Harbor Development Statement of Intentions is used by the Wisconsin Department of Transportation for planning purposes only and is not a petition for federal and/or state aid;

NOW, THEREFORE BE IT RESOLVED that the City of Sturgeon Bay approves the attached Harbor Development Statement of Intentions.

Resolution introduced by _____

(Title)

(Title)

(Title)

CERTIFICATION

I, _____, Clerk of _____
_____, Wisconsin, do hereby certify that the foregoing is a correct
copy of a Resolution introduced at a _____ meeting of the
_____ on _____ 20__, adopted by a majority vote,
and recorded in the minutes of said meeting.

Clerk

**THREE-YEAR HARBOR DEVELOPMENT
STATEMENT OF INTENTIONS**

Due: April 1
Send to: WisDOT
 Bureau of Railroads & Harbors
 P. O. Box 7914
 Madison, Wisconsin 53707-7914

Sturgeon Bay
 Harbor Name

City of Sturgeon Bay
 Responsible Local Unit of Government
 (County, City, Village or Town)

Improvements Proposed in Calendar Year 2013

Instructions: Complete one of these sheets for each project contemplated in each of the next three years. Include only those projects that benefit COMMERCIAL TRANSPORTATION. Examples include dredging, dredge disposal and dock wall construction.

PART I Project Description and Objective(s)
STONE HARBOR DOCKING IMPROVEMENTS:
 Located on the east side of Sturgeon Bay, this municipal facility has been developed by the City in conjunction with ongoing waterfront redevelopment initiatives. This facility has been developed in support of the growing Great Lakes passenger industry as a primary destination for tourists in the Midwest and northeast Wisconsin. The current facility includes a 166 room hotel, restaurant, marina, and convention center. As a result, Sturgeon Bay's reputation as a passenger destination has grown. Proposed improvements include installation of bollards and rub rails along the existing dock wall. The project would improve the docking potential for transient vessels.

PART II Project Resources		PART III Rank & Probability
<u>Expected Funding Sources (All types)</u>	<u>Amount</u>	
(b) Wis DOT	120,000	(a) Of the projects listed for the year noted above, this project (a) is of 1 st priority to the applicant.
(c) City of Sturgeon Bay	30,000	(b) The estimated probability of this project being started in year noted above is:
(d)	150,000	(Circle One) High
	<u>Total</u>	Medium
		Low

Prepared By: Bob Bordeau
 Date: 3/1/2013

U:SOI

**THREE-YEAR HARBOR DEVELOPMENT
STATEMENT OF INTENTIONS**

Due: April 1
Send to: WisDOT
 Bureau of Railroads & Harbors
 P. O. Box 7914
 Madison, Wisconsin 53707-7914

Sturgeon Bay
 Harbor Name

City of Sturgeon Bay
 Responsible Local Unit of Government
 (County, City, Village or Town)

Improvements Proposed in Calendar Year 2014

Instructions: Complete one of these sheets for each project contemplated in each of the next three years. Include only those projects that benefit COMMERCIAL TRANSPORTATION. Examples include dredging, dredge disposal and dock wall construction.

PART I Project Description and Objective(s)

New improvements for tugboat fleet: If the tugboats serving Bay Shipbuilding Co. need to be relocated from the Sawyer Dock due to redevelopment of that area, the boat launch basin at Sunset Park is one option. The improvements include dredging pier or dock wall installation and heavy duty tie-ups/bollards.

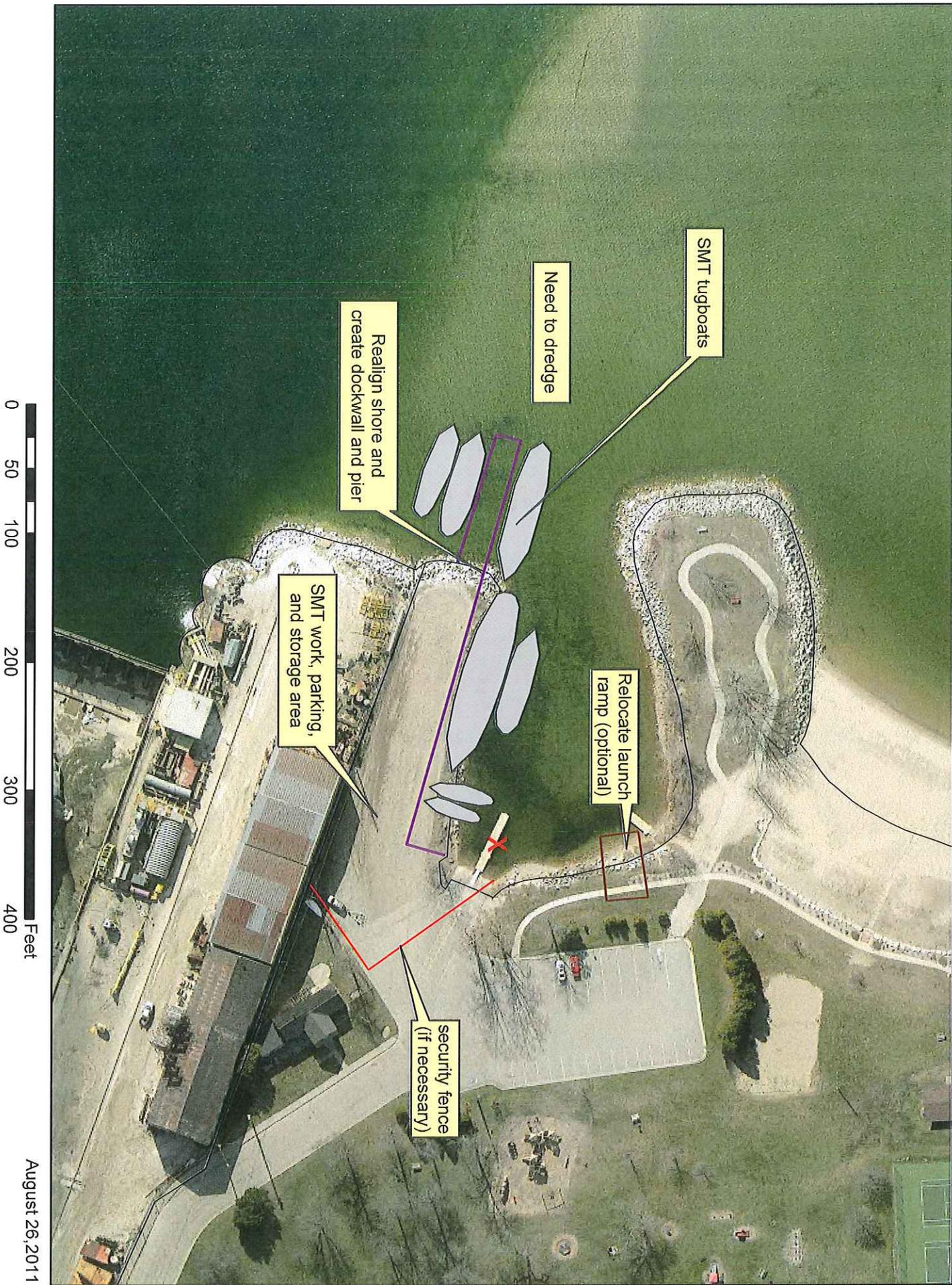
PART II Project Resources

PART III Rank & Probability

<u>Expected Funding Sources (All types)</u>	<u>Amount</u>	(a) Of the projects listed for the year noted above, this project (a) is of <u>1st</u> priority to the applicant.
(b) Wis DOT	\$1,200,000	(b) The estimated probability of this project being started in year noted above is: (Circle One) <u>High</u> Medium Low
(c) City of Sturgeon Bay	\$300,000	
(d)	\$1,500,000	
	<u>Total</u>	

Prepared By: Bob Bordeau
 Date: 3/1/13

Concept for Selwick Marine Towing at Sunset Park



SMT tugboats

Need to dredge

Realign shore and create dockwall and pier

SMT work, parking, and storage area

Relocate launch ramp (optional)

security fence (if necessary)

0 50 100 200 300 400 Feet

August 26, 2011

**THREE-YEAR HARBOR DEVELOPMENT
STATEMENT OF INTENTIONS**

Due: April 1
Send to: WisDOT
Bureau of Railroads & Harbors
P. O. Box 7914
Madison, Wisconsin 53707-7914

Sturgeon Bay
Harbor Name

City of Sturgeon Bay
Responsible Local Unit of Government
(County, City, Village or Town)

Improvements Proposed in Calendar Year 2015

Instructions: Complete one of these sheets for each project contemplated in each of the next three years. Include only those projects that benefit COMMERCIAL TRANSPORTATION. Examples include dredging, dredge disposal and dock wall construction.

PART I Project Description and Objective(s)

Festival Pier: This proposed pier would be approximately 20-30 feet wide and extend approximately 200 feet from the Sawyer dock wall. It is planned to be widened at its end. The pier is intended to support transient vessels such as cruise ships and "tall" ships and could also provide dock space for commercial boats such as fishing vessels. The pier also would serve as a public gathering space and harbor amenity.

PART II Project Resources

PART III Rank & Probability

<u>Expected Funding Sources (All types)</u>	<u>Amount</u>
(b) / Wis DOT	\$64,000
(c) City of Sturgeon Bay	\$16,000
(d)	
	<u>\$800,000</u>
	Total

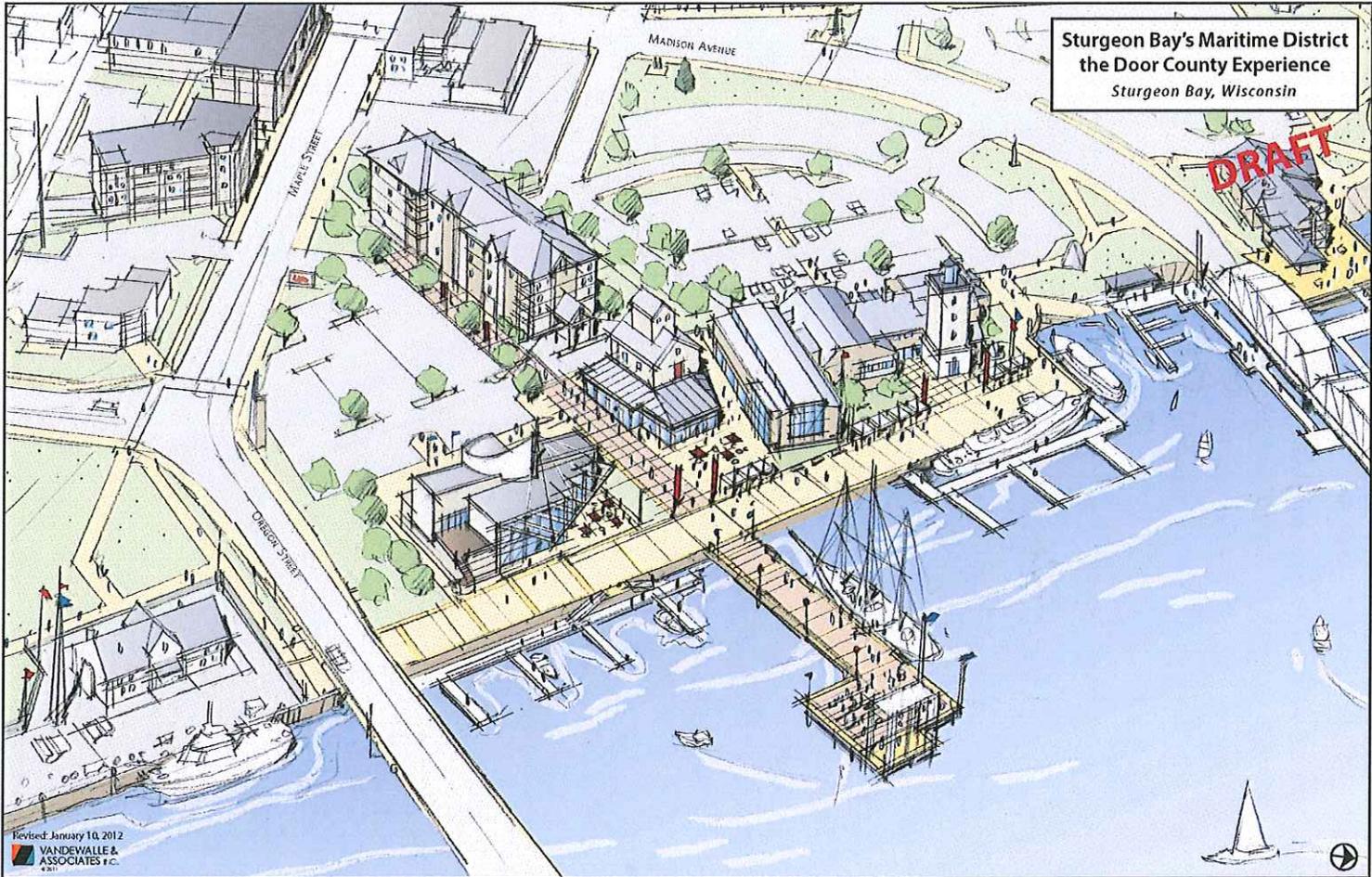
(a) Of the projects listed for the year noted above, this project (a) is of 1 priority to the applicant.

(b) The estimated probability of this project being started in year noted above is:
(Circle One) High
Medium
Low

Prepared By: Bob Bordeau
Date: 3/1/13

Sturgeon Bay's Maritime District
the Door County Experience
Sturgeon Bay, Wisconsin

DRAFT



THREE-YEAR HARBOR DEVELOPMENT
STATEMENT OF INTENTIONS

Due: April 1
Send to: WisDOT
Bureau of Railroads & Harbors
P. O. Box 7914
Madison, Wisconsin 53707-7914

Sturgeon Bay
Harbor Name

City of Sturgeon Bay
Responsible Local Unit of Government
(County, City, Village or Town)

Improvements Proposed in Calendar Year 2015

Instructions: Complete one of these sheets for each project contemplated in each of the next three years. Include only those projects that benefit COMMERCIAL TRANSPORTATION. Examples include dredging, dredge disposal and dock wall construction.

PART I Project Description and Objective(s)

DEVELOP AND IMPROVE SHEET PILING AROUND RAILROAD SPUR FOR TIE UP OF FREIGHTERS:

Install sheet piling around railroad spur to prevent erosion and install cleats to tie up lake freighters, install power, and dredge to depth of 18'.

PART II Project Resources

PART III Rank & Probability

<u>Expected Funding Sources</u> (All types)	<u>Amount</u>
(b) Wis DOT	9,600,000
(c) City of Sturgeon Bay	2,400,000
(d)	12,000,000
	<u>Total</u>

(a) Of the projects listed for the year noted above, this project (a) is of 2nd priority to the applicant.

(b) The estimated probability of this project being started in year noted above is:
(Circle One) High
Medium
Low

Prepared By: Bob Bordeau

Date: 3/1/13

U:SOI

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Finance/Purchasing & Building Committee, hereby recommend to increase compensation for alderpersons from \$540 to \$600 per month effective after the spring election in April of 2013.

Respectfully submitted,
FINANCE/PURCHASING & BUILDING
COMMITTEE

By: Joseph Stutting, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: March 12, 2013

Introduced by _____.

Moved by Alderperson _____ seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2013.

McNeil, Stephen

From: McNeil, Stephen
Sent: Thursday, March 07, 2013 7:49 AM
To: SBDistrict7; Robert J. Schlicht Jr. (bschlicht@sbcglobal.net)
Cc: Reinhardt, Stephanie; 'Nesbitt, Randy J'
Subject: INCREASE IN ALDERMAN COMPENSATION

Mr. Schlicht -- Here's what I have been able to find out about the compensation increases for the aldermen:

1. Council compensation is an ordinance.
2. Since it is an ordinance, using current dates, normal city policy and procedure would be as follows:

3/12/2013	Finance Committee
4/2/2013	Common Council Recommendation Approval
4/2/2013	First Reading
4/16/2013	Second Reading
4/16/2013	New Council seated
4/20/2013	Revised ordinance published (i.e. effective date)

Under this scenario:

Aldermen in Districts 2, 4 & 6 would receive the increase after the spring 2014 election.
Aldermen in Districts 1, 3, 5 & 7 would receive the increase after the spring 2015 election.

3. If the Council chooses to fast track the ordinance change:

3/12/2013	Finance Committee
3/19/2013	Common Council Recommendation Approval
3/19/2013	First Reading
4/2/2013	Second Reading
4/6/2013	Revised ordinance published (i.e. effective date)
4/16/2013	New Council seated

Under this scenario:

Aldermen in Districts 1, 3, 5 & 7 would receive the increase after the spring 2013 election.
Aldermen in Districts 2, 4 & 6 would receive the increase after the spring 2014 election.

Also, Wis. Stat 66.0505 provides that an elected official cannot receive a salary in excess of that provided at the time of taking office. An elected official takes office at the time he takes the oath of office, following reelection. Therefore, Aldermen in Districts 1, 3, 5 & 7 should not take the oath of office until the publication date of the ordinance.

Please let me know if you have any additional questions.
Steve

Stephen B. McNeil, City Administrator
City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235
920-746-6905 (voice)
920-746-2905 (fax)

1.08 Salaries and compensation.*(1) Salaries of elected officials.*

- (a) The salaries for alderpersons shall be \$540.00 per month effective immediately after the first reorganizational meeting in April of 2012.
- (b) The salary for the mayor shall be \$850.00 per month effective immediately after the first reorganizational meeting in April of 2013.

(2) Salaries of appointed officials and employees. The salaries of appointed officials and employees of the city shall be fixed according to the approved budget of the respective departments of such officials and employees or as set by contract with such officials and employees or their duly designated representative, individually or collectively, and as amended from time to time.

(3) Other compensation. The salaries and compensation established by this section shall be in full for all services to be rendered and performed. All fees for inspection and licenses collected by the chief of inspection are to be returned to the city treasury.

(4) Compensation of election officials. The salaries and compensation to be paid to ballot clerks, election clerks, inspectors and tabulators shall be as fixed by the city council. (Code 1992, § 1.08; Ord. No. 967-396, § 1, 3-19-96; Ord. No. 1192-1207, § 1, 12-18-07; Ord. No. 1193-1207, § 1, 12-18-07; Ord. No. 1267-1111, § 1, 11-15-11; Ord. No. 1283-1112, § 11-20-12)

1.09 Absence from duty.

(1) Applicability. This section shall govern the absence from duty, without deduction of pay, of all employees of the city, including full-time elected officials and heads of departments, whether they are paid on a per annum, per month or per diem basis, excepting only those employees whose term of employment is less than six consecutive months and those employees hired part-time or for specific seasonal work.

(2) Vacation with pay.

- (a) As to union employees affected by collective bargaining, vacation time is calculated and awarded in accordance with the most current labor contract between the union and the city.
- (b) Administrative employee vacation accrual and use is established and defined in the Administrative Employee Handbook.
- (c) New hires with creditable experience may, on an individual basis, be granted two weeks' vacation time upon completion of the first year of service.

(3) Sick leave with pay. Employees defined by subsection (1) shall not have deductions made from their pay for absence on account of sickness pursuant to regulations adopted by resolution of the city council.