

CITY OF STURGEON BAY
FINANCE/PURCHASING & BUILDING COMMITTEE
Tuesday, March 25, 2014
Council Chambers, City Hall - 421 Michigan Street
7:00pm

1. Roll call.
2. Adoption of agenda.
3. Discussion of: Industrial Park Sale Policy.
4. Consideration of: City Owned Exempt Properties.
5. Review bills.
6. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

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

Posted:
Date: 03/21/14
Time: 12:30pm
By: TM

Finance /Purchasing & Building Committee Members:
Joseph Stutting, Chair
Danny Wiegand, Vice Chair
Robert Schlicht Jr.



Memorandum

To: FINANCE COMMITTEE

Fr: Steve McNeil, City Administrator
Marty Olejniczak, Community Development Director
Bill Chaudoir, Executive Director, DCEDC

Date: January 23, 2014

Re: STURGEON BAY INDUSTRIAL PARK

In accordance with your request, please find attached the following information on the Sturgeon Bay Industrial Park:

1. Industrial Park Zoning Information
 - a. Permitted uses
 - b. Conditional uses
 - c. Prohibited uses
 - d. Land use requirements (i.e. minimum lot size, setbacks, height restrictions etc.)
 - e. Development standards
2. Industrial Park Site plan
 - a. Developed lots
 - b. Undeveloped lots
3. Development Policies
 - a. Land pricing
 - b. Incentives
 - c. Repurchase option
 - d. Offer to purchase

4. Land Purchase Procedures
 - a. Preliminary information
 - b. Invitation to purchase
 - c. Offer to purchase
 - d. Approvals
 - e. Development agreement
 - f. Business incentives

5. Industrial Park Site Map with List of Tenants

**City of Sturgeon Bay
Industrial Park Zoning Information**

All industrial sites offered by the City of Sturgeon Bay in the Sturgeon Bay Industrial Park are zoned I-1a. Listed below are excerpts from the Zoning Code regarding permitted uses, height and area regulations and development standards. For further information, contact the Sturgeon Bay Zoning Administrator at 920-746-2910.

20.18 Use regulations for I-1 district.

The I-1 district is intended to provide space for industrial and manufacturing uses at appropriate locations in the city. Such property shall be occupied and used only for those uses that would not generate noise, smoke, odor, vibration, air, water or other environmental pollution that would create a public or private nuisance.

(1) Permitted uses are:

- (a) Facilities for manufacturing and production, processing, fabrication, packaging and assembly of goods, provided that all manufacturing production activity occurs inside buildings, except for the occasional assembly, testing or shipping of components or products too large to fit in buildings.
- (b) General warehousing or wholesale distribution activities.
- (c) Offices directly related to a principal permitted use of the property.
- (d) Corporate/regional headquarters or administration offices of at least 10,000 square feet.
- (e) Outdoor storage areas for the storage of materials, supplies, finished or semi-finished products, equipment, or refuse containers provided that such storage areas shall not exceed 200 percent of the building footprints of the principal structures on the site.
- (f) Construction of watercraft under 50 feet in length.
- (g) Laboratories, research and testing facilities.
- (h) Laundries, not including self-service.
- (i) Printing or publishing.
- (j) Public utilities.
- (k) Child day care facilities, provided the facility is licensed by the department of health and social services.
- (l) Incidental retail sales outlets for products produced on the premises.
- (m) Parking lots.
- (n) Accessory uses customarily incidental and subordinate to another permitted use.

City of Sturgeon Bay
Industrial Park Zoning Information

- (o) Trade and construction contractors establishments, provided outdoor storage areas shall not exceed 200 percent of the building footprints of the principal buildings on the site.
 - (p) Mail order distribution centers.
 - (q) Radio and television stations.
 - (r) Trade and vocational schools.
 - (s) Business incubators operated by the Door County Economic Development Corporation or other nonprofit organization approved by the City of Sturgeon Bay.
 - (t) Not for profit vocational rehabilitation programs.
- (2) Conditional uses are:
- (a) Charter fishing boat service.
 - (b) Commercial fishing facilities.
 - (c) Industrial uses not specifically permitted nor specifically prohibited.
 - (d) Communication towers.
 - (e) Commercial housing facilities.
 - (f) Retail establishments, subject to the following requirements:
 - 1. The retail establishment shall be located within a building that contains at least 4,000 square feet of floor area.
 - 2. The retail establishment shall be located within 600 feet of the right-of-way of State Highway 42/57.
 - 3. The retail use shall be limited to appliance dealers, carpet and floor covering dealers, electrical showrooms and shops, furniture stores, lawn and garden equipment and supply stores, lighting showrooms and shops, lumber and building materials sales centers, paint stores, plumbing showrooms and shops, stationery and office equipment/supply stores, retail sales associated with not for profit vocational rehabilitation programs, and similar types of retail that support the building and manufacturing industries.
 - (g) Banks and other financial institutions.
 - (h) Travel agencies.
 - (i) Health clubs.

**City of Sturgeon Bay
Industrial Park Zoning Information**

(j) Quick-printing/copy shops.

(3) Prohibited uses are:

(a) Rendering of fats or oils.

(b) Automobile wrecking and junkyards.

(c) Petroleum refineries and storage yards.

(d) Manufacturing of acids, explosives, fertilizers or glue.

(e) Stockyards or slaughterhouses.

(f) Garbage or other refuse disposal.

(g) Smelting of iron, tin, or other ores.

(h) Residential and commercial uses, except as specifically listed under subsections (1) or (2).

(i) Uses similar in nature or impact to the prohibited uses specifically listed.

20.19 Use regulations for I-1A district.

The I-1A district is intended to provide space for the same industrial and manufacturing uses permitted in the I-1 district, but subject to the additional development standards contained in section 20.32 of this chapter. This district provides property owners additional protection by requiring specific landscape and building design criteria for new development. It is intended primarily for the Sturgeon Bay Industrial Park.

(1) Permitted, conditional, and prohibited uses shall be the same as those listed for the I-1 district, but shall be subject to the development standards contained in section 20.32. Appeals to the limitation on outdoor storage shall be directed to the development review team.

20.27 Height and area regulations generally.

(1) For each lot in the R-4, C-1, C-3, and C-4 districts, the combined area of all roofed, paved, and other impervious surfaces shall not exceed 70 percent of the total area of the lot. Existing lots with impervious surfaces that exceeded 70 percent prior to adoption of this section shall be exempted from this provision provided that there shall be no further net increase of impervious surfaces on such lots.

(2) The dimensional requirements relating to lot size, density, yards, height, and floor area shall be as specified for each zoning district in the following table:

**City of Sturgeon Bay
Industrial Park Zoning Information**

Zoning District	Lot Size		Density			Required Yards***			Height	Floor Area per Dwelling Unit (square feet)						
	Minimum Lot Area (sq feet)	Minimum Lot Width (feet)	Minimum Lot Area per Dwelling Unit (square feet)	Single Family	Two Family	Multiple Family	Street (feet)	Side (feet)		Rear (feet)	Maximum Building Height (feet)	Single Family	Two Family	1 Bedroom	2 Bedroom	3+ Bedroom
R-1	10,000	85		10,000	--	--	25	10	25	35	1,400	--	--	--	--	
R-2	7,500	70*		7,500	6,000#	--	25	10	25	35	800	500/ 1,500##	--	--	--	
R-3	7,500	70*		7,500	6,000#	3,500	25	10	25	35	800	500/ 1,500##	500	750	1,000	
R-4	8,400	70*		8,400	6,000#	3,500	25	10	25	45	1,000	500/ 1,500##	500	750	1,000	
R-M	7,500	65		7,500	--	--	25	10	10	35	720	--	--	--	--	
C-1	8,400	70		--	--	3,500	25	10	25	45	--	--	500	750	1,000	
C-2	6,000	70		--	--	3,500	15	5	25	45	--	--	500	750	1,000	
C-3	8,400	70		--	--	3,500	25	10	25	45	--	--	500	750	1,000	
C-4	8,400	70		--	--	--	25	10	25	45	--	--	--	--	--	
I-1/I-1A	25,000	100		--	--	--	40	20	25	45	--	--	--	--	--	
I-2/I-2A	25,000	100		--	--	--	50	20	25	45	--	--	--	--	--	
A	43,560 (1 acre)	150		43,560 (1 acre)	21,780 (1/2 acre)	--	40	10	25	35**	1,000	800	--	--	--	
CON	None	None		--	--	--	25	10	10	45	--	--	--	--	--	
PUD																

See section 20.24 for applicable standards

City of Sturgeon Bay Industrial Park Zoning Information

* Within these districts, the minimum lot width shall be increased to 80 feet for lots used for two-family or multiple-family dwellings, except that the minimum lot width shall remain 70 feet for existing single-family dwellings constructed prior to Jan. 1, 2004 that are converted into two-family dwellings.

** Buildings used for agricultural purposes may exceed this height.

*** For lots that abut two or more streets, all sides of the lot that abut a street shall meet the street yard requirement.

Within these districts, the minimum lot area for converting an existing single-family dwelling constructed prior to January 1, 2004, into a two-family dwelling shall be 5,000 square feet per dwelling unit (10,000 square feet total).

500 square feet for the smallest dwelling unit, with a minimum 1,500 square feet combined floor area for both units.

**City of Sturgeon Bay
Industrial Park Zoning Information**

20.31 Off-street parking requirements.

- (1) *Generally.* At the time any building or structure is hereafter constructed, enlarged, or increased in capacity by adding dwelling units, rooms, seats, or floor area, there shall be provided off-street parking spaces as set forth in this section. Such spaces shall be maintained and shall not be encroached upon so long as said building remains, unless an equivalent number of such spaces are provided elsewhere in conformance with this section.

Industrial or manufacturing uses	1 space for each employee, based on estimated maximum daily or maximum 8-hour shift requirements in a 24-hour period.
Warehousing	1 space for each employee on the maximum shift.

20.32 Development standards for I-1A and I-2A districts.

- (1) *Plan approval required.* All new development within these districts is required to receive plan approval from the development review team. New developments include but are not limited to projects that involve new exterior building walls, fences, landscaping, parking lots, driveways, signs or other exterior improvements. The building inspector shall have the authority to give plan approval for minor improvements in accordance with the rules and regulations of the development review team and the development standards. Improvements existing on August 20, 1991, are not required to comply with these standards.
- (2) *Development review team.* A development review team (DRT) is established to review and approve plans according to the requirements of this section. The development review team shall consist of three regular members appointed or reappointed by the mayor subject to confirmation of the common council, and one alternate member. The three regular members shall consist of one representative from the city plan commission or common council, one member of the Door County Economic Development Corporation, and one owner of a developed parcel within the I-1A or I-2A districts. The city plan commission or common council representative shall be the chairman. The executive director of the Door County Economic Development Corporation shall serve as the alternate member. The alternate member shall act, with full power, only when a regular member of the DRT abstains from voting due to a conflict of interest or in the absence of a regular member. Their terms shall run concurrently with the term of the committee which they represent, except for the member that represents an owner within the I-1A or I-2A districts, whose term shall be a three-year term expiring on May 1. Generally, the DRT is concerned with the physical external design of each proposed project. The DRT may at its discretion approve of each plan as part of an entire site plan approval. The DRT shall be receptive to the

City of Sturgeon Bay
Industrial Park Zoning Information

applicant's possible time constraints and shall expedite the review process as much as possible.

(3) *Building architectural standards.*

- (a) A variety of architectural styles and building materials is encouraged in the I-1A and I-2A districts; however, it is intended that a basic harmony of architecture prevail among the buildings so that no one structure detracts from the attractiveness of the overall environment.
- (b) It is encouraged that at least a portion of the front yard building facades be faced with brick, decorative masonry, natural stone, decorative concrete panels, glass curtain walls or equivalent finish material.
- (c) Architectural metal buildings shall meet the following minimum manufacturer's and construction standards:
 - 1. Twenty-year manufacturer's warranty of the finish and fasteners.
 - 2. Concealed or semi-concealed fasteners.
 - 3. Base plates at bottom of walls and end trim plates along roofing edges.

(4) *Site storm drainage.*

- (a) No land shall be developed that results in the flooding, erosion or sedimentation of adjacent properties. All runoff shall be properly channeled into a storage area or other storm water management facility as approved by the city engineer.
- (b) Each owner shall take the necessary precautions to ensure that storm drainage from their site is not contaminated with motor vehicle fuels, lubricants, salt or other chemical compounds that are detrimental to aquatic life or groundwater.
- (c) Roof drainage systems are required and shall be connected to designated storm sewers, surface drainage systems or on-site retention areas.

(5) *Landscaping standards.*

- (a) All areas not used for building, storage, parking, walks, access roads and loading shall be suitably graded and drained, seeded or sodded and maintained in grass.
- (b) Unused lot area designated for future expansion and visible from public streets shall be cut a minimum of three times per year or maintained as an agricultural crop approved by the DRT. These areas

City of Sturgeon Bay
Industrial Park Zoning Information

shall not be included in calculations to determine minimum landscape requirements of this chapter until such time that they are developed.

- (c) At least ten percent of each parcel shall be put into landscape treatment which shall consist of shrubs, trees, flowers, lawn, decorative paving and other landscape treatments.
 - (d) There shall be at least one canopy tree per 15,000 square feet of total lot area.
 - (e) Every effort should be made to position buildings and other improvements so as to protect and retain existing desirable trees and shrubbery.
 - (f) Landscape improvements shall be installed in accordance with street intersection vision clearance requirements of section 8.07 of this Municipal Code.
 - (g) Landscaping shall be completed within 12 months of the issuance of a certificate of occupancy in accordance with the approved site plan.
 - (h) All landscaped and open space areas shall be continually maintained in accordance with the approved site plan. It is the responsibility of the owner to ensure that the premises are properly maintained.
- (6) *Off-street parking and loading.*
- (a) The number, size, dimension and layout of parking areas shall be provided for all off-street parking areas and approved as part of the site plan.
 - (b) There shall be no on street loading permitted on any publicly owned right-of-way. On-street parking is discouraged and should be limited to short term overflow parking.
 - (c) If parking is provided within 25 feet of the front property line, it is encouraged that it be screened by planting or landscaped berm. No parking area shall be located less than ten feet from any street right-of-way.
 - (d) All parking surfaces, driveways and loading spaces shall be paved with bituminous or concrete surface within 12 months after occupancy of the site.
 - (e) Off-street loading shall not be permitted in the front yard, unless no reasonable alternative is available.
- (7) *Storage.* All storage areas shall be located at least 20 feet from any street right-of-way and shall be screened from public view by completely opaque screens. Storage shall not be permitted in the street yard, unless permitted by the DRT.

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(8) *Fencing.* Fencing may be used for screening, security and landscape enhancement. Fencing shall be set back at least 20 feet from any street right-of-way and be constructed of permanent materials, such as pressure treated wood, masonry, metal or chain link as approved by the DRT. Landscape plantings are encouraged along fences visible from the public street.

(9) *Signs.* All signs shall comply with chapter 27 of this Municipal Code and in addition:

(a) The design shall be approved by the DRT.

(b) Ground mounted business identity signs shall not exceed eight feet in height and shall include a landscaped setting of ornamental shrubs, flowers, ground cover or other decorative materials in an area that is at least twice the area of the sign.

(10) *Plan approval procedures.*

(a) *Preliminary consultation.* This meeting is intended to insure that the developer is aware of the community's standards and posture on the development within the I-1A and I-2A districts. Such consultation should occur prior to any extensive outlay of funds on the part of the developer, since the consultation is intended as a device to encourage cooperation between the developer and the city. Such meetings should occur between the developer and members of the development review team.

(b) *Plan submittal.* Five copies of the plan shall be submitted to the building inspection department. The plan shall consist of the following:

1. Name, location, developer and designer of the project.
2. Date of plan preparation.
3. Scale and north arrow.
4. Property dimensions.
5. Location, identification and dimension of existing and proposed:
 - a. Topography (contour interval two feet, if available).
 - b. Existing significant vegetation.
 - c. Public rights-of-way and easements.
 - d. Buildings and structures.
 - e. Freestanding signage, fences, etc.
 - f. Surface water holding ponds, drainage ways and drainage patterns with arrows.
 - g. Loading docks and refuse collection areas.
 - h. Landscaping details and planting schedules.

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Industrial Park Zoning Information

- i. All building elevations, including signage and listing of finish materials.
- j. Site statistics, including gross square footage of both the site and buildings.

(c) *Review and determination.*

1. Within 30 days of plan submittal, the DRT or designee shall review the plan. If the plan is in substantial compliance with this section, it shall be approved.
2. When a discrepancy exists, the DRT shall act as an arbitration board to arrive at a solution.
3. Appeals to these requirements shall be heard by the plan commission at their next regularly scheduled meeting.

STURGEON BAY INDUSTRIAL PARK

Land Acquisition Manual



For Information Contact:

William D. Chaudoir
Door County Economic Development Corp.
185 E. Walnut Street
Sturgeon Bay, WI 54235

Phone: 920-743-3113 or 1-800-450-3113

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E-Mail: bill@doorcountybusiness.com

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Sturgeon Bay Industrial Park

Land Acquisition Manual

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Sturgeon Bay Industrial Park

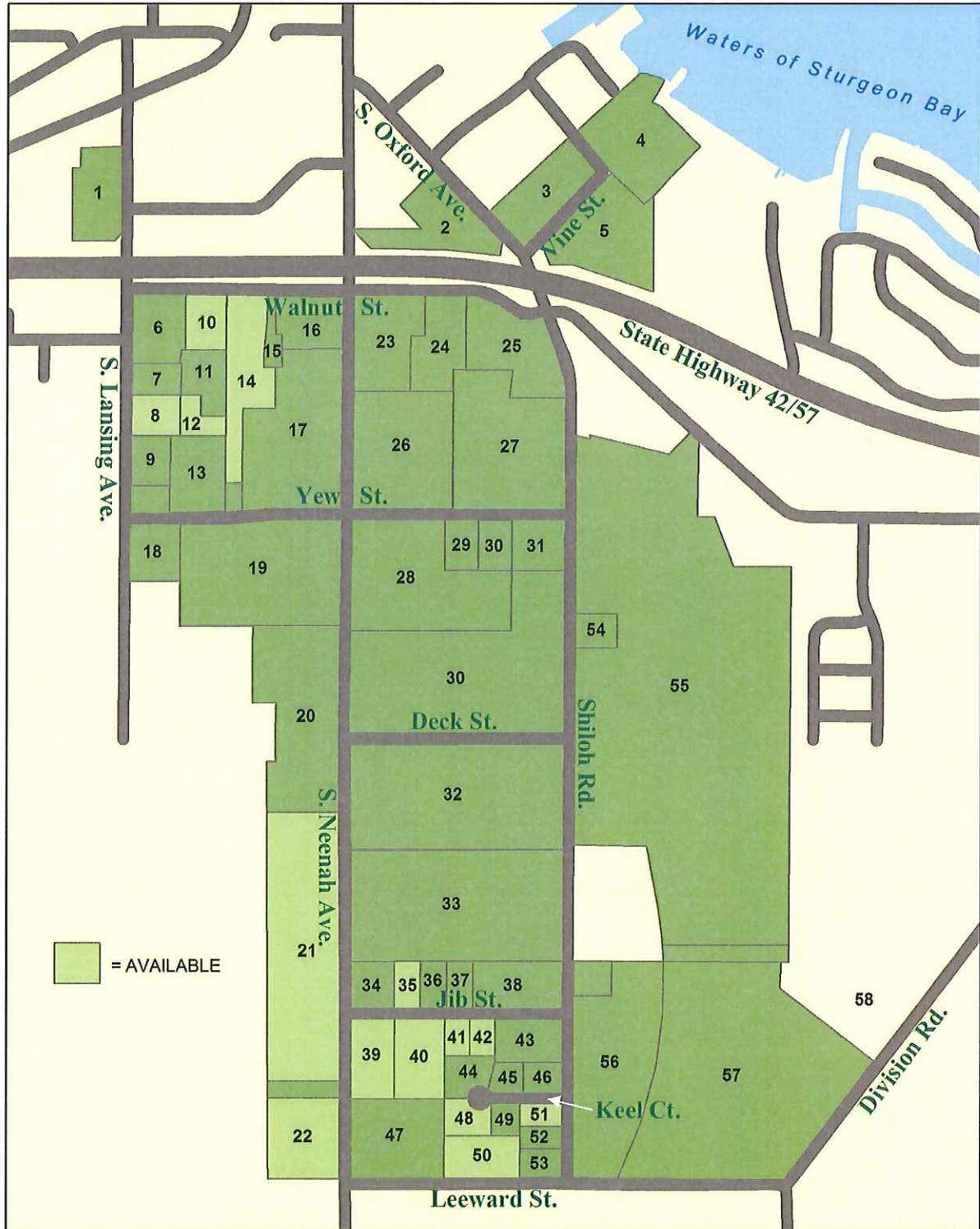
Industrial Park Features:

- Located on southwest side of the City of Sturgeon Bay, adjacent to four-lane divided highway, STH 42/57
- Over 280 acres, with approximately 30 acres available
- Protective covenants and design standards in place to ensure attractive environment
- The Park is home to over 50 businesses and 1,500 jobs

Land Pricing and Incentives

- City owned industrial property is priced at \$30,000 per acre less price reduction incentive credits that are calculated and awarded three years after closing date. Incentives are based on the number of jobs created and real estate improvements completed on the subject property.
- The City offers incentive financing on the purchase of industrial park land. Sales are subject to the following terms: \$10,000 per acre down payment, 3-year term, 0% interest.
- Incentive credits are earned by the owner during the 3-year finance term and are subtracted from the purchase price balance due the City. The incentive formulas include:
 - *Jobs creation credits of \$4,000/job for each new full time equivalent (FTE) position that pays at least \$15.00/hr, exclusive of benefits.
 - *Real Estate Investment Credit of \$4,000 for each \$100,000 in real estate improvements.
- Other available City Incentives include low-interest Revolving Loan Funds.

Sturgeon Bay Industrial Park - Map



Sturgeon Bay Industrial Park

Land Owners

1. Midwest Wire
2. Quarterdeck Marina (storage)
3. Sturgeon Bay Utilities/Fire Station
4. Sturgeon Bay Wastewater Treatment Facility
5. Quarterdeck Marina (storage)
6. Portside Builders, Inc.
7. Eagle Mechanical
8. Door County YMCA Child Care Center
9. Pro Products
10. Port & Starboard, LLC – AVAILABLE
11. Port & Starboard, LLC
12. Working Capital, LLC – AVAILABLE
13. Just In Time, Inc
14. Centerfield Properties, LLC – AVAILABLE
15. Centerfield Properties, LLC
16. Hi-Tec Fabrication
17. N.E.W. Industries, Inc
18. Sunshine House, Inc
19. Marine Travelift, Inc
20. Therma-Tron-X, Inc
21. City of Sturgeon Bay – AVAILABLE
22. City of Sturgeon Bay – AVAILABLE
23. Exactech, Inc
24. Wulf Brothers
25. Door County Business Development Center
26. Lift Industries, LLC
27. Cochart Tire
28. C & S Manufacturing Corp
29. Peninsula Creations
30. Hatco Corp
31. S & R Truck Center
32. Future Industrial Park Property
33. Future Industrial Park Property
34. Viking Electric
35. City of Sturgeon Bay – AVAILABLE
36. Sturgeon Bay Cold Storage, LLC
37. Warner-Wexel, LLC
38. MMC Machine Co, Inc
39. City of Sturgeon Bay – AVAILABLE
40. City of Sturgeon Bay – AVAILABLE
41. City of Sturgeon Bay – AVAILABLE
42. City of Sturgeon Bay – AVAILABLE
43. HTF, Inc
44. Linen Press
45. Key Industrial Plastics, Inc
46. Bay Electric Systems
47. WireTech Fabricators, Inc
48. City of Sturgeon Bay – AVAILABLE
49. Murrock Landscaping
50. City of Sturgeon Bay – AVAILABLE
51. City of Sturgeon Bay – AVAILABLE
52. Door County Overhead Door
53. Hill Building Maintenance
54. Shiloh Road, LLC
55. Bissen Asphalt/Sturgeon Bay Sand & Gravel
56. Sturgeon Bay Iron & Scrap Metal, LLC
57. City of Sturgeon Bay (Compost Site)
58. Little Hoppers/Door County Waste & Recycling

Sturgeon Bay Industrial Park

Lot Size and Pricing

LOT # ON MAP	LOT DIMENSIONS LINEAR FEET	LOT SIZE IN ACRES	MINIMUM BUILDING SIZE IN SQUARE FEET	LIST PRICE PER LOT IN U.S. DOLLARS*
8	240' X 290'	1.60	N/A	**
10	243' X 329'	1.84	N/A	**
12	Irregular	1.09	N/A	**
14	Irregular	5.10	N/A	**
21	1,888' X 425'	15.68	83,500	470,400
22	480' X 425'	4.68	22,600	140,400
35	157' X 280'	1.01	4,000	30,300
39	259' X 474'	2.81	12,200	84,300
40	301' X 474'	3.27	16,000	98,100
41	150' X 220'	0.76	4,000	22,800
42	150' X 220'	0.76	4,000	22,800
48	Irregular	1.23	4,600	36,900
50	450' X 250'	2.58	11,300	77,400
51	132' X 250'	0.76	4,000	22,800

* Before Incentives. Incentives are based on the number of jobs created and the amount of private investment to improve property. Minimum sale price could equal \$10,000 per acre.

** These lots are privately owned and marketed. Contact owner for prices.

Sturgeon Bay Industrial Park

Land Purchase Procedures

1. **Preliminary Information**
Door County Economic Development Corporation (DCEDC) will meet with prospective buyers and provide information on available sites, zoning and development restrictions, land costs, Industrial Park Site Acquisition Incentive Program, other business finance and incentive programs.
2. **Zoning Issues**
If there are any concerns or questions regarding allowable uses or zoning restrictions, DCEDC will facilitate a meeting the City Zoning Administrator to address these matters.
3. **Project Definition**
Buyer will provide a brief written description of project including proposed uses, size of buildings, possible future expansions, lot size requirements, preliminary site plan, current and future job estimates, rough private financial investment estimates.
4. **Invitation to Purchase Property**
Upon review of project information, DCEDC will invite the prospective buyer to submit an offer to purchase for a specific parcel of property for an agreed price.
5. **Offer to Purchase**
City Attorney prepares offer to purchase using current standard real estate forms for vacant land transactions. Offer includes provisions required by City Development Policies.
6. **City Approval**
DCEDC will facilitate review and approval of offer to purchase. Offer is reviewed by City Attorney, City Administrator and other appropriate City officials. Offer is presented to City Finance Committee which makes recommendation for approval to City Council. All review and approvals are done in confidence and closed session.
7. **Development Agreement**
City Attorney prepares draft Development Agreement which commits both parties to perform their part of the project. Final draft is executed by both parties.
8. **Closing**
DCEDC will work with the City Attorney and Buyer to close the transaction. Title conveyance will be deferred until the buyer files a building permit application with the City.
9. **Business Incentives**
At the end of the 3 yr City Finance term, DCEDC will contact the Buyer to collect written verification of job creation and property investment. DCEDC will calculate earned incentives and communicate this information with the City Treasurer who will close out the incentive finance loan and, if applicable, invoice the Buyer for any outstanding balance due the City.

Sturgeon Bay Industrial Park **Offer to Purchase Requirements**

Prospective buyers will work with the cities marketing agent (Door County Economic Development Corporation) to submit a complete offer to purchase package for industrial park land sale approval. Required material and information includes the following:

- a. Standard Vacant Land Offer to Purchase Real Estate Form including required appendices to insure compliance with City Development Policies
- b. Written statement by buyer describing proposed use of property, projected job creation, and the number, size and estimated value of proposed buildings and improvements.
- c. Site plan map showing proposed buildings and improvements and possible future expansions
- d. Earnest Money Check in the amount of \$3,000 per acre of subject property. The down payment balance of \$7,000 per acre will be due at closing.
- e. Written statement by appropriate City Officials and DCEDC that Offer to Purchase is in compliance with City Development Policies, Zoning and other City Ordinances.

An Offer to Purchase will be considered by the City Finance, Purchasing and Building Committee and upon recommendation of the Committee acted on by the Common Council.

Sturgeon Bay Industrial Park

Minimum City Development Policies

1. Land Pricing

City owned industrial property is priced at \$30,000 per acre less price reduction incentive credits to be awarded at the end of three years based on the number of jobs created and real estate improvements completed on the subject property. A minimum payment of \$10,000 per acre will be collected by the City at the sale closing with the balance to be financed by the City at 0 % interest for a term of 3 years. At the end of the 3-year term the incentive credits earned will be calculated in accordance with the incentive policies stated below and the resulting purchase price balance will be collected by the City.

2. Minimum Building Size

Buyer shall construct an industrial/commercial building meeting the requirements of applicable building codes having a minimum size of the greater of 4,000 sq.ft. or 15% of the buildable area of the subject parcel, within 18 months of closing.

Enforcement Policy - This requirement shall survive the closing of this transaction as a covenant affecting the property and may be enforced by seller or its assignee. No buildings shall be constructed upon the subject parcel unless plans and permits call for construction of the building as required herein, except with the express written approval by seller or its assignee.

3. Incentives

The City offers incentive financing on the purchase of industrial park land. Sales are subject to the following terms: \$10,000 per acre downpayment, 3-year term, 0% interest.

Incentive credits listed below can be earned by the owner during the 3-year finance term and are subtracted from the purchase price balance due the City.

- a. Jobs credits of \$ 4,000/job for each new full time equivalent (FTE) job that pays at least \$ 15.00/hr, exclusive of benefits.
- b. Real Estate Investment Credit of \$ 4,000 for each \$100,000 in real estate improvements.

Enforcement Policy - The buyer shall produce for the City's inspection and examination any and all records, which relate to this Agreement and the claim for incentive credits.

4. Repurchase Option

Buyers are required to sign a repurchase option at closing giving the City the option to repurchase the subject parcel if buyer does not complete construction of a facility within 18 months of closing.

Enforcement Policy - DCEDC will monitor buyer's performance schedule and notify the City of any non-compliance.

5. Purchase Option

If a buyer is not ready to commit to begin construction in the time limits required by the City an option may be granted upon the property. The option period would be six months for a fee of \$1,000.00 per acre. Buyer shall also pay all legal fees incurred by the City in preparing such option. The option fee shall be applied to the purchase of the property or, if not purchased, retained by the City.

Enforcement Policy - DCEDC will monitor option schedule and notify the City of buyer's intentions to exercise the option.

7. Land Title Conveyance

The actual conveyance of the property title on land sales approved by the City Council will be deferred until the prospective owner files application for a building permit for improvements on the subject property, however the deferral shall not exceed six months from the date of approval at which time the sale is null and void. Title will be conveyed within 10 business days of receipt of the building permit application. The prospective property owner and/or its agents and representatives are granted unrestricted access to the property for site planning and building design purposes during the period after sale approval and before actual title conveyance.

8. Offer to Purchase

Prospective buyers shall work with the cities marketing agent (DCEDC) to submit a complete offer to purchase package for industrial park land sale approval. Required material and information includes the following:

- a. Standard Vacant Land Offer to Purchase Real Estate Form including required appendices to insure compliance with City Development Policies
- b. Written statement by buyer describing proposed use of property, projected job creation, and the number, size and estimated value of proposed buildings and improvements.
- c. Site plan map showing proposed buildings and improvements and possible future expansions
- d. Earnest Money Check in the amount of \$3,000 per acre of subject property. The down payment balance of \$7,000 per acre will be due at closing.
- e. Written statement by appropriate City Officials and DCEDC that Offer to Purchase is in compliance with City Development Policies, Zoning and other City Ordinances.

An Offer to Purchase will be considered by the City Finance, Purchasing and Building Committee and upon recommendation of the Committee acted on by the Common Council.

Approved 1-19-99
Revised: 6-5-01
Revised: Sept, 07

Sturgeon Bay Industrial Park **Model Language: Repurchase Option**

Agreement made and concluded this ___ day of _____ 20___, by and between the CITY OF STURGEON BAY, hereafter referred to as CITY, and _____, hereafter referred to as OPTIONOR, for the purpose of defining the terms of a Repurchase Agreement affecting a parcel of real estate.

RECITALS:

WHEREAS, the CITY is selling parcels of real estate presently owned by the CITY at a favorable price for the purpose of promoting industrial development in the CITY OF STURGEON BAY and obtaining related economic benefits for the local area including creation of jobs, increasing the tax base of the CITY OF STURGEON, and enlarging the market for other industries and businesses in the area, and

WHEREAS, OPTIONOR is purchasing a parcel of real estate from the CITY described in Exhibit "A" hereto, for industrial development at a favorable price with the present intention of building an industrial facility to operate in the local area, and

WHEREAS, the CITY desires to limit the potential for speculative use of the above-described parcel of real estate, and

WHEREAS, OPTIONOR is willing to provide this OPTION TO REPURCHASE to the CITY for the above-stated reason.

NOW, THEREFORE, FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS ACKNOWLEDGED BY BOTH OF THE PARTIES HERETO, IT IS COVENANTED AND AGREED BY AND BETWEEN THE CITY AND OPTIONOR AS FOLLOWS:

1. OPTIONOR hereby grants and conveys this OPTION TO REPURCHASE to the CITY OF STURGEON BAY on the following terms and conditions.

a. In the event that OPTIONOR's present intention to build an industrial facility to operate in the local area changes and OPTIONOR wishes to dispose of the real estate described in Exhibit "A", OPTIONOR shall notify the CITY in writing by certified mail with return receipt of OPTIONOR's which to dispose of the above-described real estate. Upon receipt of said notice from OPTIONOR, the CITY shall have 30 consecutive calendar days to exercise the option granted herein to repurchase the above-described parcel of real estate at the price paid by OPTIONOR to the CITY; this option shall be deemed to have been exercised when the CITY responds to Optionor within said 30-day period with a letter declaring the CITY's intent to exercise the option granted herein. Thereafter, the CITY shall tender said purchase price in full within 30 days of the providing of the notice of exercising option and OPTIONOR agrees to provide to the CITY a properly executed Warranty Deed describing the above-described parcel of real estate upon tender of said purchase price. OPTIONOR agrees and represents that said conveyance by OPTIONOR shall be free and clear of all liens and encumbrances and OPTIONOR further agrees and represents to be responsible for delinquent and prorated real estate taxes, and special assessments and other special charges levied and of record against the above-described parcel of real estate at the time of the Warranty Deed conveyance by OPTIONOR. If necessary, the CITY may deduct said real estate taxes, special assessments, and special charges from the purchase price tendered for the Warranty Deed. In the event that the CITY does not respond to OPTIONOR's initial notice of his wish to dispose of the above-described parcel of real estate within 30 consecutive calendar days, or if the CITY does not tender the purchase price within 30 consecutive calendar days after the CITY's notice of intent to exercise its option rights herein, with appropriate modifications as described above, then this OPTION TO REPURCHASE shall be automatically null, void, and of no further legal effect without further action by either party. City of Sturgeon Bay Industrial Park Information

b. In the event that OPTIONOR has not physically commenced construction of an industrial facility to operate in the local area within twelve (12) months of the execution of this OPTION TO REPURCHASE, then the CITY may at any time thereafter provide written notice to OPTIONOR by certified mail with return receipt of its intent to exercise the option granted herein to repurchase the above-described parcel of real estate at the price paid by OPTIONOR to the CITY. The CITY shall tender said purchase price, less any adjustments for delinquent and prorated real estate taxes, special assessments, and special charges levied and of record from said purchase price within 30 days and OPTIONOR agrees to provide to the CITY a Warranty Deed for the above described parcel of real estate. OPTIONOR agrees and represents that said conveyance by OPTIONOR shall be free and clear of all liens and encumbrances at the time of the delivery of said Warranty Deed.

2. In the event that OPTIONOR does not complete construction of an industrial facility on the above-described parcel of real estate within eighteen (18) months from the date of issuance of the original building permit issued to OPTIONOR, then the CITY may exercise this OPTION TO REPURCHASE in accordance with the terms and procedures described in Paragraph 1b above. For the purposes of this OPTION TO REPURCHASE, completion of construction occurs with the issuance of the occupancy permit by the City Assessor's office. In the event that construction is completed as described above, then this OPTION TO REPURCHASE shall be automatically and permanently null, void, and of no further legal effect without further action by either party.

F:\2014 Sturgeon Bay RE List - EXEMPT Lists

City of Sturgeon Bay, Door County

2014 Real Estate Property List

Properties having land classified as exempt local.

Sorted by owner then tax key number

2/4/14 finalized pjf
2/5/14 valued rpa

Tax Key Number	Description of Use	Street Address	Owner	Other notes
281-10-85010101C2	Graham Park Water front	Pennsylvania St	City of Sturgeon Bay	
281-10-85020101C2	Graham Park Green Space	Pennsylvania St	City of Sturgeon Bay	
281-10-85020501	Graham Park Water front (no structure here)	10 Pennsylvania St	City of Sturgeon Bay	
281-10-85030501	S 1st Ave Utilites sub station and parking lot corner Nebraska st & 1st Ave	113 S 1st Ave Unit UTIL	City of Sturgeon Bay	
281-10-85031201C	Oregon & First, Long narrow strip, part of bridge right of way		City of Sturgeon Bay	
281-10-85070101	MARTIN PARK. With band shell and well house	207 S 3rd Ave	City of Sturgeon Bay	
281-10-85130101	Miller Art Center as a small office. And most of the parking area (market square)	360 Nebraska St	City of Sturgeon Bay	
281-10-85152101	Parking lot 4th and Kentucky.		City of Sturgeon Bay	
281-10-85160801	Parking lot on N 2nd Ave across from 29 N 2nd Ave the Holiday motel.		City of Sturgeon Bay	
281-10-85222001	City Hall, Fire and Police Stations	421 Michigan St	City of Sturgeon Bay	
281-10-85271601	Parking lot on Kentucky St. between N 4th and N 5th Ave		City of Sturgeon Bay	
281-12-10051101	Vacant lot fika 32 N Joliet Ave is southwest corner of Otumba Park so it is only part of the entire park the main parcel is 2816461001403.		City of Sturgeon Bay	\$25,000 0.365ac
281-12-10051601	vacant now part of Otumba Park.		City of Sturgeon Bay	\$5,000 0.145ac
281-12-10080101	Co.Op property only Grain Tower still remains.	92 E Maple St	City of Sturgeon Bay	\$390,000 Recent Purchase
281-12-40010201	Black Walnut Subd.**Utilites Test Well is on this site just off of S. Lansing Ave.**		City of Sturgeon Bay	
281-23-0527260006	Part of Babel Subd. This is a large vacant lot 3.28Ac running between Erie St and Florida St south of N 8th Ave.		City of Sturgeon Bay	
281-24-11060200	No Structures here. Part of - Little Creek Parkway on S 16th Pl. and encompasses parcels 2812411060200 to 061000.		City of Sturgeon Bay	
281-24-11060300	Part of - Little Creek Parkway on S 16th Pl.	601 S 16th Pl	City of Sturgeon Bay	
281-24-11060400	Part of - Little Creek Parkway on S 16th Pl		City of Sturgeon Bay	
281-24-11060500	Part of - Little Creek Parkway on S 16th Pl		City of Sturgeon Bay	
281-24-11060600	Part of - Little Creek Parkway on S 16th Pl		City of Sturgeon Bay	
281-24-11060700	Part of - Little Creek Parkway on S 16th Pl		City of Sturgeon Bay	
281-24-11060800	Part of - Little Creek Parkway on S 16th Pl		City of Sturgeon Bay	
281-24-11060900	Part of - Little Creek Parkway on S 16th Pl		City of Sturgeon Bay	
281-24-11061000	Part of - Little Creek Parkway on S 16th Pl		City of Sturgeon Bay	
281-24-15090101	Lot is vacant, L shaped parcel to the east of the CO-Op		City of Sturgeon Bay	\$250,000+/- 1.45ac
281-24-26001400	Vacant lot north of Texas St Cul du Sac, possibly St. Row		City of Sturgeon Bay	\$5,000 0.19ac
281-28-15020501	WELL #8 OZONE TREATMENT*	236 S Duluth Ave Unit WEL#8	City of Sturgeon Bay	

F:\2014 Sturgeon Bay RE List - EXEMPT Lists

Tax Key Number	Description of Use	Street Address	Owner	Other notes
281-32-16071502	Triangular piece of waterfront 2,200 sf. North of Banview bridge on Memorial Dr.		City of Sturgeon Bay	
281-46-16050401	Vacant lot on N 14th Ave and Georgia St, next to the Citys Dept of public works property. fka 607 N 14th Ave.		City of Sturgeon Bay	\$70,000 0.842ac
281-46-16080201	Vacant lot on N 14th Ave, south of Evenson Laundry.		City of Sturgeon Bay	\$70,000 0.835ac
281-46-55030101	Small piece approx. 280 x 45 of waterfront property on W Juniper St. at the end of S. Lansing Ave.		City of Sturgeon Bay	
281-46-65020401	Parking lot on W Oak St. Next to restaurant.		City of Sturgeon Bay	\$60,000 0.353ac
281-46-65041401	Westside ball field and the vacant lot to the south. On S Madison Ave.	37 W Redwood St	City of Sturgeon Bay	
281-46-94100100	Vacant lot on N 6th Ave Sunset Subd. Lot 1 Block 10	741 N 6th Ave	City of Sturgeon Bay	\$20,000
281-46-94100200	Vacant lot on N 6th Ave Sunset Subd. Lot 2 Block 10	749 N 6th Ave	City of Sturgeon Bay	\$20,000
281-46-94100600	Vacant lot on N 6th Ave Sunset Subd. LOT 6 BLK 10	831 N 6th Ave	City of Sturgeon Bay	\$20,000
281-46-94110100	Vacant lot on N 6th Ave and Erie St. SUNSET HILL #2 LOT 1 BLK 11		City of Sturgeon Bay	\$20,000
281-46-94110300	Vacant lot on N 6th Ave SUNSET HILL #2 LOT 3 BLK 11		City of Sturgeon Bay	\$20,000
281-46-94110500	Vacant lot on N 6th Pl Cul De Sac SUNSET HILL #2 LOT 5 BLK 11		City of Sturgeon Bay	\$20,000
281-46-94110600	Vacant lot on N 6th Pl Cul De Sac SUNSET HILL #2 LOT 6 BLK 11		City of Sturgeon Bay	\$20,000
281-46-94110800	Vacant lot on the corner of Erie St and N 6th Pl Cul Du Sac SUNSET HILL #2 LOT 8 BLK 11		City of Sturgeon Bay	\$20,000
281-46-94111100	Vacant lot on N 6th Pl Cul De Sac SUNSET HILL #2 LOT 11 BLK 11		City of Sturgeon Bay	\$20,000
281-62-04000601	Garland park on n 8th Ave between Jefferson St and Egg Harbor Rd. Out door toilets only structures.	435 N 8th Ave	City of Sturgeon Bay	
281-62-07000505	2 small pieces of a triangular shape adj to N 3rd Ave and Bradley Lake (aka Little Lake)		City of Sturgeon Bay	
281-62-11000117C	Large vacant lot off of N 14th Ave, next to John Miles Park (DC Fair Grounds). Possibly being used for future detention pond.		City of Sturgeon Bay	
281-62-11000117D	Smaller lot on N 14th Ave. fka Diane Gill Property Street Department. in addition 609 N 14th Ave is Well House. It is on the far south end of this parcel, down toward Georgia St.		City of Sturgeon Bay	Landlocked \$75,000 0.52ac
281-62-15000106	Part of N 8th Ave ST ROW.	835 N 14th Ave	City of Sturgeon Bay	
281-62-16000104B	part of Big Hill Park with access onto Georgia St		City of Sturgeon Bay	
281-62-17000104B2	This is the Big Hill Park main area, water towers and reservoirs are located on this piece.		City of Sturgeon Bay	
281-62-17000201	Jaycee & Memorial Fields (Press Box, & warming house concession stand and a couple storage bldg etc) are the only buildings here.	191 N 9th Ave	City of Sturgeon Bay	
281-62-28000117	There is a well on this parcel on the corner of 3rd and Florida St. The number of the well is possibly #3. Also the Sail Training Building is 61 Florida St.	307 S 14th Ave	City of Sturgeon Bay	
281-62-33000101		747 N 3rd Ave	City of Sturgeon Bay	

F:\2014 Sturgeon Bay RE List - EXEMPT Lists

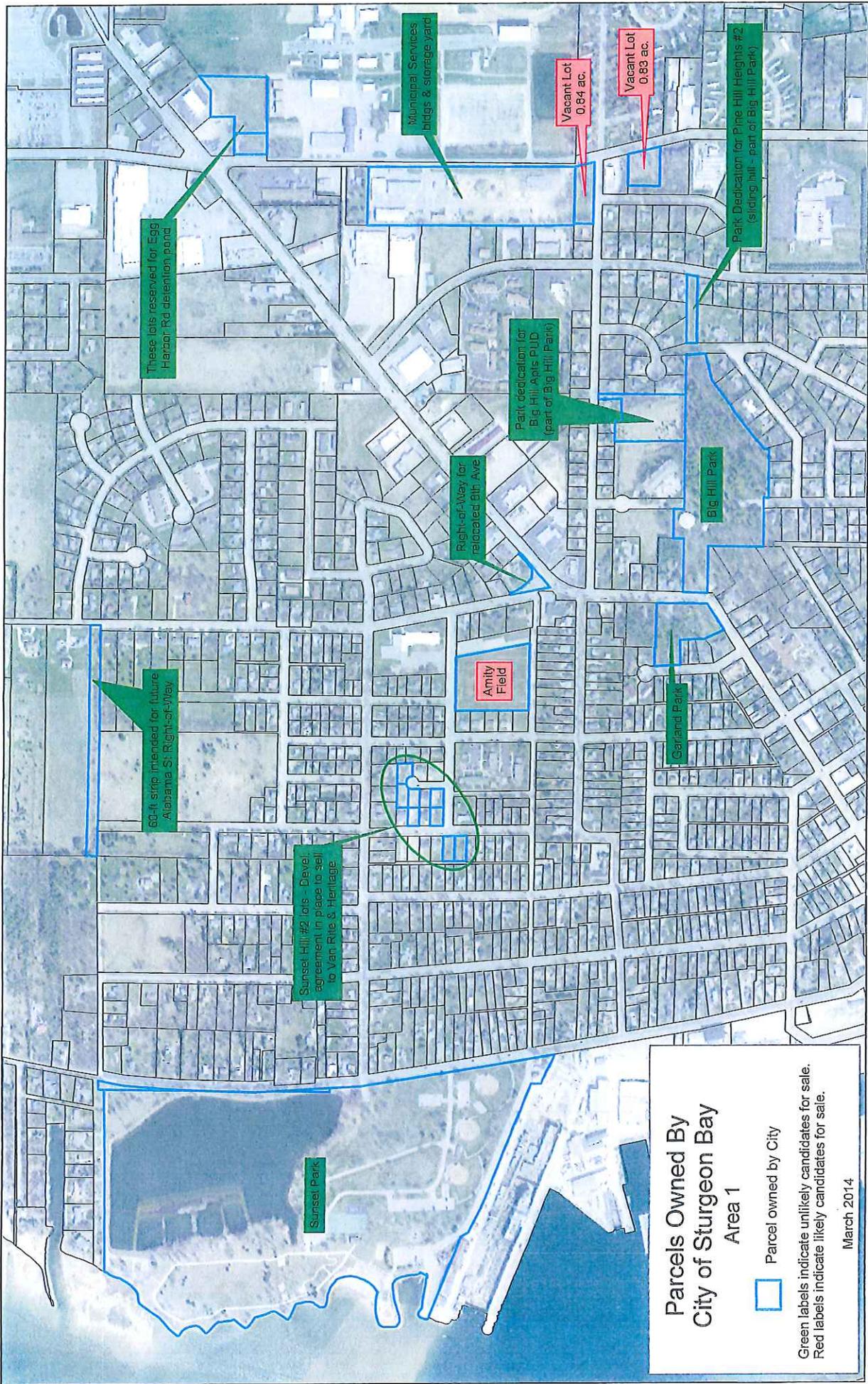
Tax Key Number	Description of Use	Street Address	Owner	Other notes
281-62-42000101	DNR CONSERVATION EASEMENT 100FT WIDE FOR TRAIL. RECORDED 2/15/2012, on parcel 2816242000101. SUBJ TO DNR TRAIL ESMT RECD DOC# 757253 ESMT (parcel runs east of Hwy 42-57 michigan st to approx. half way to Utah st.		City of Sturgeon Bay	
281-64-54000104	Lot is approx 45x50 on the water it is south of and adj to bullhead point parcel. On N Duluth Ave.		City of Sturgeon Bay	
281-64-60000120	Well site and Utility sub station, couple of buildings here.	210 W Redwood St	City of Sturgeon Bay	
281-64-61001403	Otumba Park, address is for the shelter and bathrooms. (majority of park is on this parcel).	225 W Juniper St	City of Sturgeon Bay	
281-64-63000108A	Willow Dr - St Row, between State Hwy 42-57 and Sawyer Elementary on the west side. Running between S Neenah Ave and S Lansing Ave.		City of Sturgeon Bay	
281-64-63000109	Woodside Park - This is an approximate two acre park located on the corner of Lansing Avenue and Hwy 42-57.		City of Sturgeon Bay	
281-64-64000106	This park has a 1/4 mile walking/nature trail. EX-UTILITIES SUB STATION	8 W Yew St Unit UTIL	City of Sturgeon Bay	
281-64-65000108	This parcel is STREET ROW it is the Westside of S Neenah Ave. between E Deck St and E Leeward St. The Anapee Trail also runs along here.		City of Sturgeon Bay	
281-64-66000101A	15.86 AC piece along S neenah Ave south of TTX running along the road. Approx. 1500 x 425.		City of Sturgeon Bay	\$30,000/ac 15.86ac
281-64-66000101C	Vacant lot on the westside of S neenah Ave approx 425ft deep by 475ft along the road toward E Leeward St.		City of Sturgeon Bay	\$30,000/ac 4.68ac
281-64-72000100C2	Vacant lot 2.56 Ac with approx 450ft on E leeward St.		City of Sturgeon Bay	\$30,000/ac 2.56ac
281-64-74000107	This lot has a Water Tower on it, it is in the Industrial park, located in front of the Hatco building.	1138 S Neenah Ave	City of Sturgeon Bay	
281-64-76000101A	This parcel is located on the west side and is part of the Oregon St Bridge Right of way and also part of Neenah St Right of way. Right R.O.W ***UTILITIES TRANSMISSION LINES CROSS THE BAY AT THIS POINT***		City of Sturgeon Bay	
281-64-76000102	This is the location of the launching ramp, and is known as Sawyer Park and the address is issued as 36 S Neenah Ave. per memo from T. DePies and M. Kleist. dated 9-26-03.	36 S Neenah Ave	City of Sturgeon Bay	
281-64-76000821	This parcel is the site of the Sturgeon Bay Yacht Club.	600 Nautical Dr	City of Sturgeon Bay	\$900,000 2.288ac
281-64-76000828	Location of Westside Fire Station, Utilities and Sewage treatment plant, are all included on this parcel.	230 E VINE ST Unit UTIL	City of Sturgeon Bay	
281-64-78000103	Part of the Shiloh Rd right of way, located on the east side of the road. Not actually part of the Road, it starts where E Walnut and Oxford Ave meet. Map in notes screen.		City of Sturgeon Bay	
281-64-78000300	This is part of the access road in to skipper marine and Quarterdeck Condos parcels.		City of Sturgeon Bay	
281-64-91000113	Highway 42-57 and Tacoma Beach Rd.		City of Sturgeon Bay	

F:\2014 Sturgeon Bay RE List - EXEMPT Lists

Tax Key Number	Description of Use	Street Address	Owner	Other notes
281-66-01000101	Builhead Point aka. on N Duluth Ave. 900 Block.	950 N Duluth Ave	City of Sturgeon Bay	
281-66-12000411B	Woods West Park - This 4.77 acre neighborhood park is located at 101 North Cumberland Avenue (off West Maple Street) and is partially covered by an orchard. A gravel parking area, a backstop for playing baseball, regulation soccer goal, and playground equipment have been installed at this park. Source: city of sturgeon bays website.	101 N Cumberland Ave	City of Sturgeon Bay	
281-66-13000406A	this parcel is a well site, located out by the County Shop on S Duluth Ave. The address for the Water tower will be using 1003 S Duluth Ave.	1003 S Duluth Ave	City of Sturgeon Bay	
281-68-04001501B	This is the property next to big creek on michigan st where the St. Dept dumps snow in winter.		City of Sturgeon Bay	
281-68-17000119	Parcel to the east of the KC Hall on Tacoma Beach Rd. between that and the Hwy 42-57.		City of Sturgeon Bay	\$75,000 0.584ac
281-68-17001102	Vacant parcel - Compost site - to the west of the Incinerator (former City Dump) parcel, fronting on Division Rd and E Leward St.		City of Sturgeon Bay	
281-68-18000501	Cherry Blossom Park - 919 S Lansing Avenue	919 S Lansing Ave	City of Sturgeon Bay	
281-68-20000101	Frankie Park, parcel is on the corner of Division Rd and Strawberry Lane.	1700 Clay Banks Rd	City of Sturgeon Bay	
281-68-22000601	Parcel On Barge Rd. Utilities has some use of this Parcel. Property is on the west side of the canal. Map Attached		City of Sturgeon Bay	
281-70-32001105	Street Right of way between N 8th ave and N 8th Ave.		City of Sturgeon Bay	
281-72-182726000	WHITFORD'S 1ST ADDN TO THE INDUSTRIAL PRK STURGEON BAY WI 54235 OUTLOT 1. STROW		City of Sturgeon Bay	
281-72-182726003	Vacant lots in Ind. Park WHITFORD'S 1ST ADDN TO THE INDUSTRIAL PRK		City of Sturgeon Bay	\$30,000/ac 1.0ac
281-72-182726005	Vacant lots in Ind. Park WHITFORD'S 1ST ADDN TO THE INDUSTRIAL PRK		City of Sturgeon Bay	\$30,000/ac 2.81ac
281-72-182726006	Vacant lots in Ind. Park WHITFORD'S 1ST ADDN TO THE INDUSTRIAL PRK		City of Sturgeon Bay	\$30,000/ac 3.272ac
281-72-182726007	Vacant lots in Ind. Park WHITFORD'S 1ST ADDN TO THE INDUSTRIAL PRK		City of Sturgeon Bay	\$30,000/ac 0.765ac
281-72-182726008	Vacant lots in Ind. Park WHITFORD'S 1ST ADDN TO THE INDUSTRIAL PRK		City of Sturgeon Bay	\$30,000/ac 0.765ac
281-72-182726013	Vacant lots in Ind. Park WHITFORD'S 1ST ADDN TO THE INDUSTRIAL PRK		City of Sturgeon Bay	\$30,000/ac 1.23ac
281-72-182726015	Vacant lots in Ind. Park WHITFORD'S 1ST ADDN TO THE INDUSTRIAL PRK		City of Sturgeon Bay	\$30,000/ac 0.774ac
281-10-85120101	Door County Library	107 S 4th Ave	City of Sturgeon Bay & County of Door	
281-10-85170712	Waterfront Walkway by Stoneharbor Hotel Condos and the Residential Condos. This also includes a large part of the parking area in the front of the Hotel.		City - Waterfront Redevelop Sturgeon Bay	

F:\2014 Sturgeon Bay RE List - EXEMPT Lists

Tax Key Number	Description of Use	Street Address	Owner	Other notes
281-10-85180001	Parking Structure Lot - 2 parcels. 2811085180001 & 2 which make up the parking structure.	122 N 1st Ave	City - Waterfront Redevelop Sturgeon Bay	
281-10-85180002	Parking Structure Lot - 2 parcels. 2811085180001 & 2 which make up the parking structure.	117 N 2nd Ave	City - Waterfront Redevelop Sturgeon Bay	
281-24-15090101A1	Vacant parcel, parking lot by the Maritime Museum and the water front area in front of the Museum.		City - Waterfront Redevelop Sturgeon Bay	
281-24-15090301A	Parking lot behind Apple Bees and par of Bayview Park	10 W Larch St Unit BAYVW	City - Waterfront Redevelop Sturgeon Bay	
281-24-15100200	This is the shore front and walkway around Bridgeport Condo's		City - Waterfront Redevelop Sturgeon Bay	
281-46-65021803	Vacant lot on the Corner of 100 blk of S Madison Ave. and 0 Blk of W Pine St.		City - Waterfront Redevelop Sturgeon Bay	\$50,000 0.15ac
Tax Key Number	description	Street Address	Owner	Assigned To
281-52-05000208	Sunset Preschool School former elementary K-6th Grade.	827 N 8th Ave	School District Sturgeon Bay	School
281-62-22000201	High School and middle school	1230 Michigan St	School District Sturgeon Bay	School
281-62-28000118			School District Sturgeon Bay	School
281-62-29000128		1414 Rhode Island St	School District Sturgeon Bay	School
281-62-29000130			School District Sturgeon Bay	School
281-62-44000101		2200 Utah St Unit OBSRV	School District Sturgeon Bay	School
281-64-63000108		60 Willow Dr	School District Sturgeon Bay	School
281-23-0527260007	Parking lot just north of Babel Subd. Running between Erie St. and Florida St.		Sturgeon Bay School District	School
281-64-79000200			Town Of Sturgeon Bay	Town owned
281-64-66000101D			TTX Leasing, Inc.	Sold
281-46-94100400		815 N 6th Ave	Tyler N. Goss	Sold
281-62-41000104			Utilities Sturgeon Bay	Utility
281-68-04001502		3417 Lily Bay Rd	Utilities Sturgeon Bay	Utility
281-68-04001503		2210 Michigan St	Utilities Sturgeon Bay	Utility
281-70-32001302	Projected use is for the site Utility substation and possibly a water tower.		Utilities Sturgeon Bay	Utility
Total properties listed: 113				

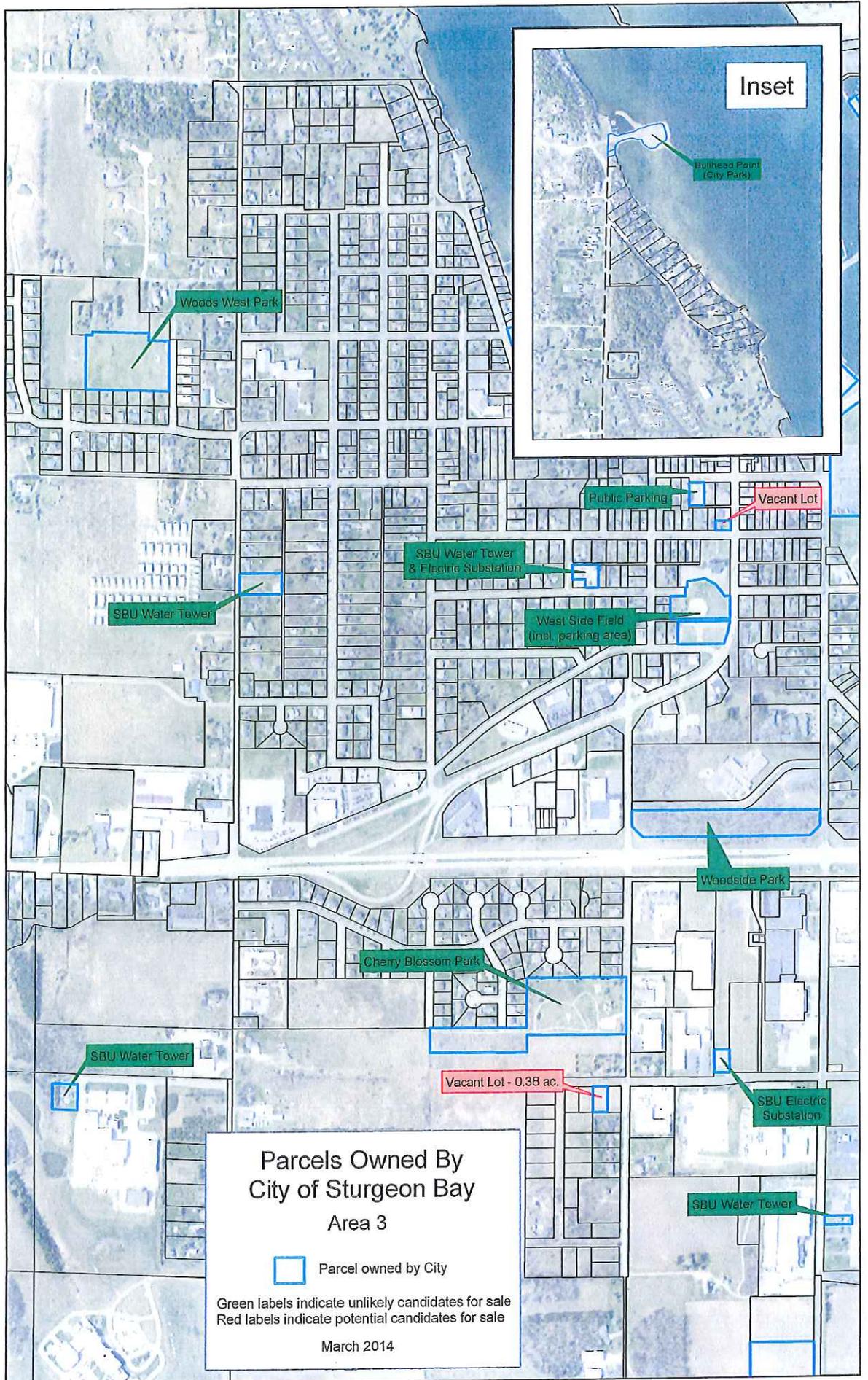


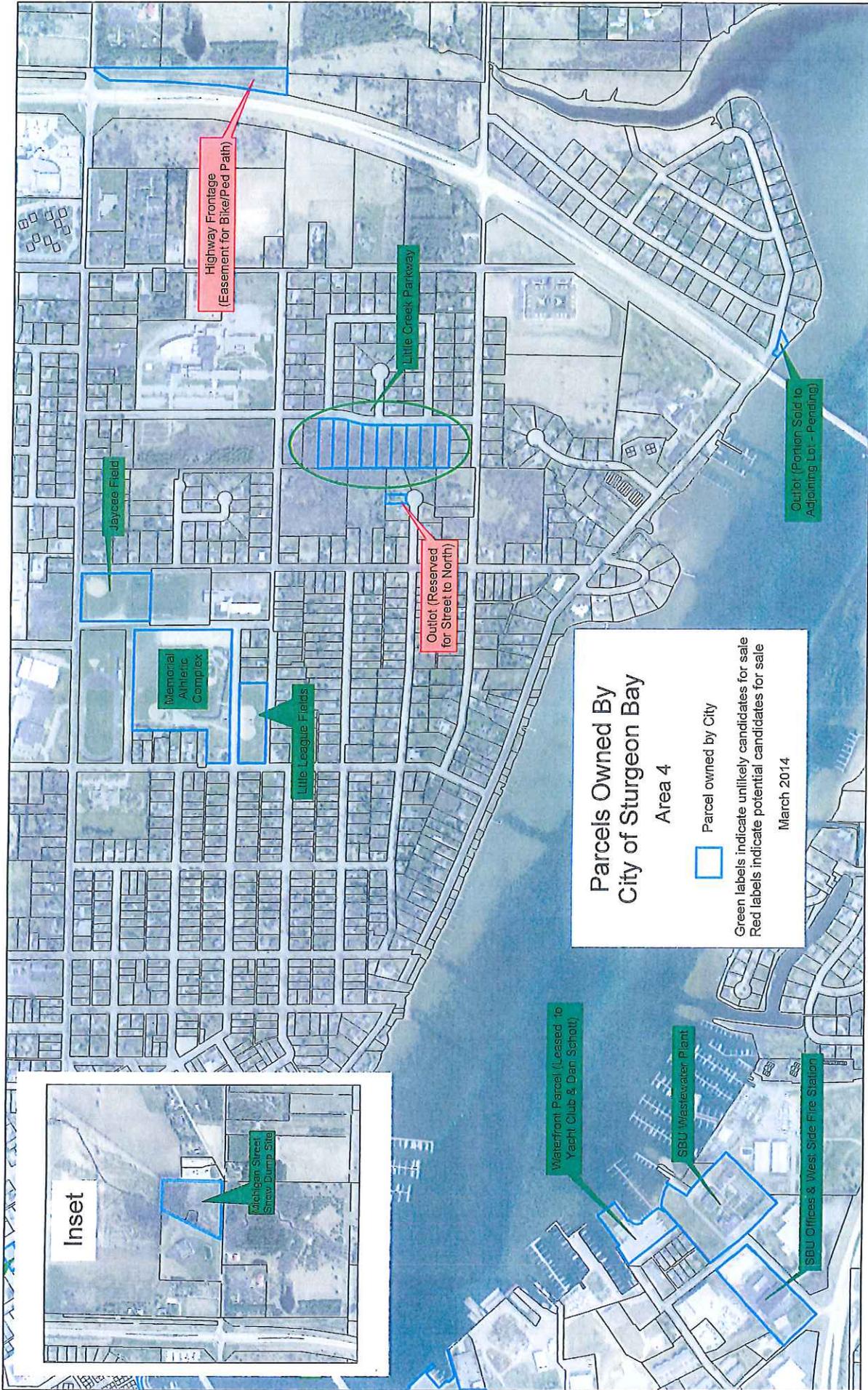
**Parcels Owned By
City of Sturgeon Bay
Area 1**

□ Parcel owned by City

Green labels indicate unlikely candidates for sale.
Red labels indicate likely candidates for sale.

March 2014





**Parcels Owned By
City of Sturgeon Bay
Area 4**

Parcel owned by City
 Green labels indicate unlikely candidates for sale
 Red labels indicate potential candidates for sale

March 2014



Highway Frontage
(Easement for Bike/Ped Path)

Jaycee Field

Memorial
Athletic
Complex

Little League Fields

Little Creek Parkway

Outlet (Reserved
for Street to North)

Quail (Portion Sold to
Adjoining Lot - Pending)

Waterfront Parcel (Leased to
Yacht Club & Dan Schott)

SBU Wastewater Plant

SBU Offices & West Side Fire Station

Parcels Owned By City of Sturgeon Bay Area 5

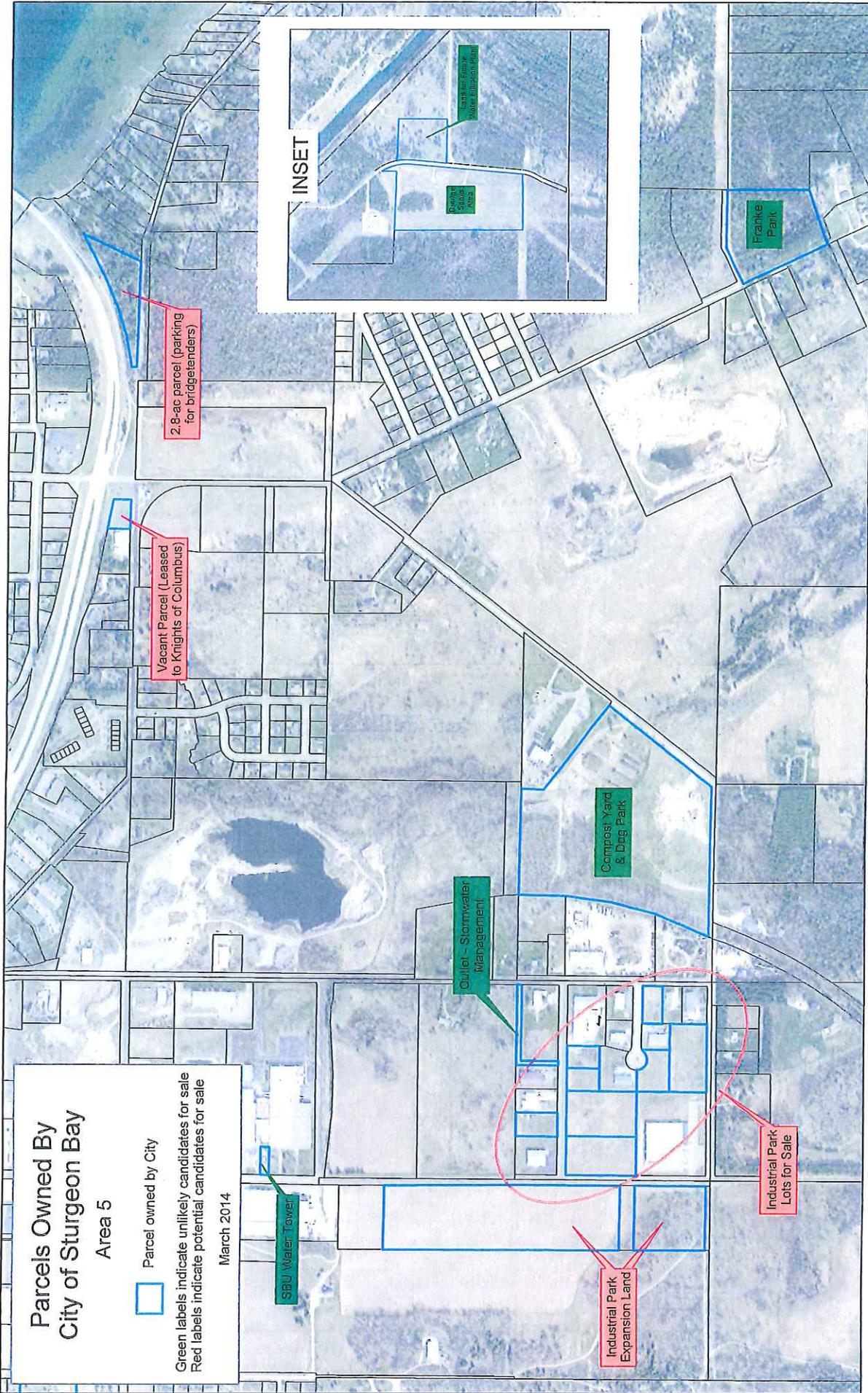
March 2014

□ Parcel owned by City

Green labels indicate unlikely candidates for sale

Red labels indicate potential candidates for sale

March 2014



INVOICES DUE ON/BEFORE 04/01/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
GENERAL FUND				
LIABILITIES				
VISION	VISION INS PLAN OF AMERICA, INC	MARCH BILLING	01-000-000-21540	710.10
VISION		FEB BILLING ADJUST	01-000-000-21540	-6.45
TOTAL LIABILITIES				703.65
TOTAL GENERAL FUND				703.65
LAW/LEGAL				
16555	PINKERT LAW FIRM, LLP	FEB TRAFFIC MATTERS	01-110-000-55010	300.00
TOTAL				300.00
TOTAL LAW/LEGAL				300.00
CITY CLERK-TREASURER				
21520	UW-GREEN BAY	MTAW AUDIT/DEBT TRNING/CLARIZO	01-115-000-55600	69.00
IGFOA	IGFOA-ATTN: WGFOA MBRSHIP DUES	ANNL WGFO MEMRSH/CLARIZIO	01-115-000-56000	25.00
TOTAL				94.00
TOTAL CITY CLERK-TREASURER				94.00
CITY ASSESSOR				
ASSO APP	ASSOCIATED APPRAISAL	04/01/14 CONTRACT	01-130-000-55010	1,245.83
TOTAL				1,245.83
TOTAL CITY ASSESSOR				1,245.83
PUBLIC WORKS ADMINISTRATION				
03133	CELLCOM WISCONSIN RSA 10	02/14 STREETS CELL SERVICE	01-150-000-58250	13.94
03133		02/14 BOB B CELL SERVICE	01-150-000-58250	48.52
TOTAL				62.46
TOTAL PUBLIC WORKS ADMINISTRATION				62.46
CITY HALL				
WARNER	WARNER-WEXEL WHOLESALE &	CLEANER/CITY HALL	01-160-000-51850	50.28
TOTAL				50.28
TOTAL CITY HALL				50.28
POLICE DEPARTMENT				

INVOICES DUE ON/BEFORE 04/01/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
19959	SUPERIOR CHEMICAL CORP	2 CS SOAPY HAND WIPE @ 41.52EA	01-200-000-51950	91.03
22800	WALMART COMMUNITY	SCAN DISK	01-200-000-55500	29.88
22800		FRAME	01-200-000-51950	19.97
US BANK	US BANK EQUIPMENT FINANCE	RICOH COPIER LEASE # 14	01-200-000-55650	181.00
TOTAL				321.88
TOTAL POLICE DEPARTMENT				321.88

POLICE DEPARTMENT/PATROL

02005	BAY ELECTRONICS, INC.	6 RADIO ANTENNAS	01-215-000-57550	106.80
03075	CARQUEST OF DOOR COUNTY	SUPER CRIMP TERMINAL/F250	01-215-000-58600	10.90
03133	CELLCOM WISCONSIN RSA 10	02/14 PD CELL SERVICE	01-215-000-58250	810.50
03133		02/14 SQUAD PRINTERS	01-215-000-58999	311.46
04696	DOOR COUNTY TREASURER	FEB FUEL 1539.36G @ 3.2920	01-215-000-51650	5,067.57
15675	OSHKOSH FIRE POLICE	WEAPON MNT, SHTGN LOC, UNV LOC	01-215-000-51050	399.00
19580	STREICHERS PROF POLICE EQUIP	2 HLSTR CUFF/GLCK MAG HOLD/ZAG	01-215-000-52900	168.97
19880	STURGEON BAY UTILITIES	SUNSET PK BT LAUNCH	01-215-000-56150	11.41
19880		NAUTICAL DR CAMERA WWTP	01-215-000-56150	10.88
R0000608	AUTO ZONE, INC	WINDSHIELD FLUID	01-215-000-58600	13.96
R0000608		HALOGEN BULB	01-215-000-58600	9.89
R0000608		WEATHER STRIP/SQUAD CAR	01-215-000-58600	6.29
TOTAL				6,927.63
TOTAL POLICE DEPARTMENT/PATROL				6,927.63

POLICE DEPT. / INVESTIGATIONS

ACCURINT	LEXISNEXIS	FEB '14 @\$80/MO CONTRACT FEE	01-225-000-57950	80.00
TOTAL				80.00
TOTAL POLICE DEPT. / INVESTIGATIONS				80.00

FIRE DEPARTMENT

02208	BAYCOM INC.	COMPUTER DOCKING TUBE	01-250-000-51350	37.00
03075	CARQUEST OF DOOR COUNTY	ROLLERS AND TAPE	01-250-000-53000	35.89
03075		TAPE & 12 V SOCKETS	01-250-000-53000	14.97
04696	DOOR COUNTY TREASURER	FEB FUEL CHARGES	01-250-000-51650	678.40
13842	MOTOROLA	PAGER REPAIR	01-250-000-57550	78.00
14000	NAPA AUTO PARTS	BRUSH ON BED LINER	01-250-000-53000	31.49
19880	STURGEON BAY UTILITIES	835 N 14TH AVE SALT SHED	01-250-000-56675	5.20
19880		835 N 14TH AVE CITY GARAGE	01-250-000-56675	42.00
19880		DUCK POND	01-250-000-56675	5.20
19880		SUNSET CNTR/NEW CONC	01-250-000-56675	42.00
19880		FRANK GRASSE MEM SHELTER	01-250-000-56675	13.00
19880		OTUMBA PRK	01-250-000-56675	5.20
19880		WEST SIDE WARM HOUSE	01-250-000-56675	5.20
19880		WEST SIDE FIRE STAT	01-250-000-56675	42.00
19880		WEST SIDE FIRE STAT	01-250-000-56150	75.66

INVOICES DUE ON/BEFORE 04/01/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
19880		WEST SIDE FIRE STAT	01-250-000-58650	118.91
19880		38 S NEENAH AVE PAVILLION	01-250-000-56675	5.20
19880		38 S NEENAH AVE RESTRM	01-250-000-56675	26.00
19880		JAYCEES BALLFLD STND	01-250-000-56675	13.00
19880		MICH ST JC BALLFLD SPRINK	01-250-000-56675	42.00
19880		WEST SIDE BALLEFLD LITES	01-250-000-56675	5.20
19880		916 N 14TH WARNING SIREN	01-250-000-56150	8.35
19880		COVE RD/CANAL RD SIREN	01-250-000-56150	14.90
19880		SUNSET PK STAR PLANT	01-250-000-56675	42.00
19880		835 N 14TH AVE SIGN SHED	01-250-000-56675	5.20
19880		CHERRY BLSSM PRK	01-250-000-56675	13.00
19880		CLAY BANKS SIREN	01-250-000-56150	14.58
22800	WALMART COMMUNITY	TRUCK SUPPLIES	01-250-000-53000	73.48
22800		CLEAN SUPPLIES/POTS & PANS	01-250-000-54999	105.31
23755	WISCONSIN STATE FIRE CHIEF ASN	RISK ASSESS CLASS/DIETMAN	01-250-000-55600	85.00
JORNS	ETHAN JORNS	2 UNIFORM HATS	01-250-000-52900	18.00
PAULCONW	PAUL CONWAY SHIELDS	TURN OUT GEAR REPAIR THREAD	01-250-000-56250	125.13
PAULCONW		THREAD BOBBINS	01-250-000-56250	12.27
US CELL	US CELLULAR	INSPECTION AIR CARD	01-250-000-58250	48.32
WIEGANDB	BRENT WIEGAND	UNIFORM T SHIRTS	01-250-000-52900	30.00
		TOTAL		1,917.06
		TOTAL FIRE DEPARTMENT		1,917.06
SNOW REMOVAL				
06012	FASTENAL COMPANY	3" PINHNG	01-410-000-51400	5.19
13655	MONROE TRUCK EQUIPMENT, INC	2 HYD SEAL KITS/#33	01-410-000-51400	227.77
		TOTAL		232.96
		TOTAL SNOW REMOVAL		232.96
STREET SIGNS AND MARKINGS				
06012	FASTENAL COMPANY	CABLE TIE	01-420-000-52550	10.18
		TOTAL		10.18
		TOTAL STREET SIGNS AND MARKINGS		10.18
STREET MACHINERY				
03075	CARQUEST OF DOOR COUNTY	OVERPYMNT	01-450-000-52700	-38.25
03075		DUP CHARGE	01-450-000-52150	-38.49
03075		HEET FUEL ANTIFREEZE	01-450-000-52150	77.04
03075		LATEX GLOVES	01-450-000-54999	63.32
04696	DOOR COUNTY TREASURER	FEB FUEL CHARGES	01-450-000-51650	10,890.50
06012	FASTENAL COMPANY	CABLE TIES/BATTERY	01-450-000-53000	36.88
06012		FASTENERS	01-450-000-53000	1.98
13655	MONROE TRUCK EQUIPMENT, INC	2 RUBBER HOLD DOWNS	01-450-000-53000	18.05
23828	WITT PENINSULA FORD LINCOLN	FUEL PUMP DRIVE MODULE	01-450-000-53000	308.53

INVOICES DUE ON/BEFORE 04/01/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
			TOTAL	11,319.56
			TOTAL STREET MACHINERY	11,319.56
CITY GARAGE				
03075	CARQUEST OF DOOR COUNTY	3/8 DR 10 PC MM CROW FOOT SKT	01-460-000-52700	31.82
04966	EAGLE MECHANICAL INC	SHOP HEAT SYST REPAIRS	01-460-000-58999	671.96
06012	FASTENAL COMPANY	SUPPLIES	01-460-000-56250	57.98
19880	STURGEON BAY UTILITIES	835 N 14TH AVE SALT SHED	01-460-000-56150	10.15
19880		835 N 14TH AVE CITY GARAGE	01-460-000-56150	813.18
19880		835 N 14TH AVE CITY GARAGE	01-460-000-58650	127.00
19959	SUPERIOR CHEMICAL CORP	CASE FIREBALL DEGREASER	01-460-000-54999	77.88
19959		CASE MOLECULE 100 NEUTRALIZER	01-460-000-54999	123.43
19959		SHIPPING	01-460-000-54999	14.65
22800	WALMART COMMUNITY	CHAIR PADS	01-460-000-54999	4.97
			TOTAL	1,933.02
			TOTAL CITY GARAGE	1,933.02
HIGHWAYS - GENERAL				
19880	STURGEON BAY UTILITIES	TRFC WARNING LGT ELM CTY C	01-499-000-58000	2.75
			TOTAL	2.75
			TOTAL HIGHWAYS - GENERAL	2.75
PARK & RECREATION ADMIN				
03133	CELLCOM WISCONSIN RSA 10	02/14 BOB B CELL SERVICE	01-500-000-58250	48.52
03133		02/14 SWYR DOCK CELL SERVICE	01-500-000-58250	14.09
03133		02/14 CELL SERVICE	01-500-000-58250	13.10
			TOTAL	75.71
			TOTAL PARK & RECREATION ADMIN	75.71
PARKS AND PLAYGROUNDS				
03075	CARQUEST OF DOOR COUNTY	CREDIT RETURN/DOOR HAND P9	01-510-000-53000	-29.23
03075		MISC TRUCK SHOP STOCK	01-510-000-53000	30.39
03075		P1 SUPPLIES/PARTS	01-510-000-53000	13.12
03075		MISC TRUCK SHOP STOCK	01-510-000-53000	20.42
04696	DOOR COUNTY TREASURER	FEB FUEL CHARGES	01-510-000-51650	1,311.71
19070	SCHARTNER IMPLEMENT INC	MC 28 THROTTLE CABLE	01-510-000-53000	33.28
19880	STURGEON BAY UTILITIES	SUNSET CNTR/NEW CONC	01-510-000-56150	107.47
19880		SUNSET CNTR/NEW CONC	01-510-000-58650	58.96
19880		FRANK GRASSE MEM SHELTER	01-510-000-56150	36.77
19880		OTUMBA PRK	01-510-000-56150	8.35

INVOICES DUE ON/BEFORE 04/01/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
19880		WEST SIDE WARM HOUSE	01-510-000-56150	36.59
19880		JAYCEES BALLELD STND	01-510-000-56150	8.24
19880		OTUMBA PRK WLKWAY LITES	01-510-000-56150	37.41
19880		OTUMBA PRK/ STREET LIGHTS	01-510-000-56150	147.12
19880		FLORIDA ST/SUNSET PK	01-510-000-56150	11.82
19880		835 N 14TH AVE SIGN SHED	01-510-000-56150	17.43
19880		CHERRY BLSSM PK	01-510-000-56150	8.24
20725	T R COCHART TIRE CENTER	PRESSURE WASHER TIRE	01-510-000-53000	10.00
BLUE TRP	BLUE TARP FINANCIAL	PRKS DEPT GREASE GUN	01-510-000-52700	211.46
TOTAL				2,079.55
TOTAL PARKS AND PLAYGROUNDS				2,079.55
BALLFIELDS				
04574	DOOR COUNTY GLASS & MIRROR	PLEXIGLASS/MEM FLD WINDOW	01-520-000-54999	146.15
TOTAL				146.15
TOTAL BALLFIELDS				146.15
MUNICIPAL DOCKS				
04545	DOOR COUNTY COOPERATIVE	WIRE MESH/ICE EATERS	01-550-000-54999	8.99
19880	STURGEON BAY UTILITIES	36 S NEENAH PKG LOT LTS	01-550-000-56150	131.07
19880		38 S NEENAH AVE PAVILLION	01-550-000-56150	8.24
19880		38 S NEENAH AVE RESTRM	01-550-000-56150	29.19
TOTAL				177.49
TOTAL MUNICIPAL DOCKS				177.49
WATERFRONT PARKS & WALKWAYS				
19880	STURGEON BAY UTILITIES	DC MUSEUM WLKMY LIGHTS	01-570-000-56150	29.49
19880		DC MUSEUM PKG LOT LITES	01-570-000-56150	161.85
TOTAL				191.34
TOTAL WATERFRONT PARKS & WALKWAYS				191.34
EMPLOYEE BENEFITS				
03780	COUNSELING ASSOCIATES OF DC	MONTHLY EAP	01-600-000-56553	150.83
TOTAL				150.83
TOTAL EMPLOYEE BENEFITS				150.83
TOTAL GENERAL FUND				28,022.33

INVOICES DUE ON/BEFORE 04/01/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
CAPITAL FUND				
REVENUE				
US FIRE	US FIRECOM	TRADE IN	10-000-000-48100	-415.00
TOTAL REVENUE				-415.00
TOTAL				-415.00
PATROL				
TASER	TASER INTERNATIONAL	6 XP CARTRIDGES @ \$33.95EA	10-215-000-59999	216.66
TOTAL				216.66
TOTAL PATROL				216.66
FIRE DEPARTMENT				
EXPENSE				
O'REILLY	O'REILLY AUTO PARTS	LED CABINT LITE/UNIT #8	10-250-000-59060	39.98
O'REILLY		LED CABINT LITES	10-250-000-59060	161.54
US FIRE	US FIRECOM	PAGER	10-250-000-59055	405.00
US FIRE		WARRANTY	10-250-000-59055	60.00
US FIRE		6 PAGER CASES	10-250-000-59055	90.00
US FIRE		SHIPPING	10-250-000-59055	21.05
TOTAL EXPENSE				777.57
TOTAL FIRE DEPARTMENT				777.57
TOTAL CAPITAL FUND				579.23
CABLE TV				
CABLE TV / GENERAL				
CABLE TV / GENERAL				
MANN	MANN COMMUNICATIONS, LLC	04/01/14 CONTRACT	21-000-000-55015	4,685.00
MANN		COMMON COUNCIL PREVIEW	21-000-000-55015	105.00
MANN		DUP DVD FOR LIBRARY VIEWING	21-000-000-55015	45.00
MANN		COMMON COUNCIL PREVIEW	21-000-000-55015	105.00
MANN		DUP DVD FOR LIBRARY VIEWING	21-000-000-55015	45.00
MANN		COMMON COUNCIL PREVIEW	21-000-000-55015	105.00
MANN		DUP DVD LIBRARY VIEWING	21-000-000-55015	30.00
MANN		PEG MEDIA REIMBURSE	21-000-000-55015	30.00
MANN		IPAD SCREEN REPAIR REIMB	21-000-000-55015	184.63
TOTAL CABLE TV / GENERAL				5,334.63
TOTAL CABLE TV / GENERAL				5,334.63
TOTAL CABLE TV				5,334.63
TID #4 DISTRICT				
TID #4 DISTRICT				
22800	WALMART COMMUNITY	STENCILS/COOP SIGN	28-340-000-58950	35.90

DATE: 03/21/2014
TIME: 11:28:44
ID: AP443000.CST

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 04/01/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

TID #4 DISTRICT				
22800		PAINT AND BRUSHES	28-340-000-58950	26.71
AYRES	AYRES ASSOCIATES, INC	SERVICES THRU 3/1/14	28-340-000-59130	1,053.12
		TOTAL		1,115.73
		TOTAL TID #4 DISTRICT		1,115.73
		TOTAL TID #4 DISTRICT		1,115.73
SOLID WASTE ENTERPRISE				
SOLID WASTE ENTERPRISE FUND				
SOLID WASTE ENTERPRISE FUND				
03075	CARQUEST OF DOOR COUNTY	FUEL FILTER HD/UNIT #39	60-000-000-53000	10.54
04696	DOOR COUNTY TREASURER	FEB FUEL CHARGES	60-000-000-51650	3,034.96
		TOTAL SOLID WASTE ENTERPRISE FUND		3,045.50
		TOTAL SOLID WASTE ENTERPRISE FUND		3,045.50
		TOTAL SOLID WASTE ENTERPRISE		3,045.50
		TOTAL ALL FUNDS		38,097.42

MANUAL CHECKS

BENEFIT ADVANTAGE \$ 391.00
03/12/14
Check # 74430
Cobra fees Feb, March
01-600-000-50510

MINNESOTA LIFE \$1,721.06
03/12/14
Check #74431
April Life Insurance
01-600-000-50552

SUNLIFE FINANCIAL \$6,149.64
03/19/14
Check #74519
Feb-April Short/Long Term Disability
01-000-000-21545

SOUTHERN DOOR SCHOOLS \$458.40
03/21/14
Check # 74525
Jan/Feb Mobile Home Tax Payment

TOTAL MANUAL CHECKS \$8,720.10

DATE: 03/21/2014
TIME: 11:28:44
ID: AP443000.CST

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 04/01/2014

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
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SUMMARY OF FUNDS:

GENERAL FUND	28,022.33	36,742.43
CAPITAL FUND	579.23	
CABLE TV	5,334.63	
TID #4 DISTRICT	1,115.73	
SOLID WASTE ENTERPRISE	3,045.50	
TOTAL --- ALL FUNDS	38,097.42	46,817.52