



**CITY OF STURGEON BAY COMMON COUNCIL AGENDA
TUESDAY, DECEMBER 6, 2016
12:00 p.m. Noon
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. Public Comment on Agenda Items.
6. Consideration of the following bills: General Fund – \$47,735.92, Capital Fund - \$12,609.28, Cable TV - \$4,685.00, TID #3 - \$363.00, TID #4 - \$3,718.00 and Solid Waste Enterprise - \$16,698.57 for a grand total of \$85,809.77. [roll call]
7. **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 the 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 11/15/16 regular Common Council minutes.
 - * b. Approval of the following minutes:
 - (1) Finance/Purchasing & Building Committee – 11/8/16
 - (2) Waterfront Design Review Board – 11/9/16
 - (3) Community Protection & Services Committee – 11/10/16
 - (4) City Plan Commission – 11/16/16
 - (5) Aesthetic Design & Site Plan Review Board – 11/22/16
 - (6) Waterfront Redevelopment Authority – 11/23/16
 - * c. Place the following reports on file:
 - (1) Fire Department Report – October 2016
 - (2) Inspection Department Report – October 2016
 - (3) Bank Reconciliation – October 2016
 - (4) Revenue & Expense Report – October 2016
 - * d. Consideration of: Approval of beverage operator licenses.
 - * e. Finance/Purchasing & Building Committee recommendation re: Reduce the Sunset Hill #2 Subdivision price per lot to \$14,000, with the \$5,000 down payment forgivable loan.
8. Mayoral appointments.
9. Consideration of: Final Assessment Report – YMCA Sidewalk Extension Along Michigan Street.

10. Consideration of: Request from Sawyer Hotel Development, LLC. to extend PUD.
11. Resolution re: Bradley Lake Grant Funding.
12. Waterfront Redevelopment Authority recommendation re: Creation of the Premier Economic Development District.
13. First reading of ordinance re: Designating Premier Economic Development District.
14. Waterfront Redevelopment Authority recommendation re: Adopt a resolution to have the Department of Revenue redetermine the tax increment base value for TID #4.
15. Committee Chairperson Report
 - a. City Plan Commission
 - b. Finance/Purchasing & Building Committee
 - c. Park & Recreation Committee
16. Public comment on Non-Agenda items.
17. Mayor's comments.
18. Convene in closed session in accordance with the following exemption:

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

 - a. Consideration of: Contracted Fire Protection Services.
 - b. Consideration of: Sale of City Property in Sunset Hills Subdivision #2.
 - c. Consideration of: Sale of City Property on Sycamore Street.

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

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

Posted:

Date: 12.2.16
 Time: 12:00pm
 By: JM

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

INVOICES DUE ON/BEFORE 12/06/2016

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
GENERAL FUND				
LIABILITIES				
04696	DOOR COUNTY TREASURER	2016 DOG LICENSES	01-000-000-24335	1,053.00
R0001441	SUNRISE SHORE	MHT OVERPAYMENT	01-000-000-41300	17.46
TOTAL LIABILITIES				1,070.46
TOTAL GENERAL FUND				1,070.46
MAYOR				
04696	DOOR COUNTY TREASURER	10/16 MAYOR INTERNET	01-100-000-56700	2.70
CHASE	JP MORGAN CHASE BANK	LEAGUE OF WI SEMINAR-MAYOR	01-100-000-55600	135.00
TOTAL				137.70
TOTAL MAYOR				137.70
CITY COUNCIL				
CHASE	JP MORGAN CHASE BANK	LEAGUE OF WI SEMINAR-STEW FETT	01-105-000-55600	135.00
TOTAL				135.00
TOTAL CITY COUNCIL				135.00
CITY CLERK-TREASURER				
04696	DOOR COUNTY TREASURER	OCTOBER CHARGES	01-115-000-56350	30.00
04696		10/16 MAYOR INTERNET	01-115-000-56700	10.90
CHASE	JP MORGAN CHASE BANK	LEAGUE OF WI SEMINAR-VAL	01-115-000-55600	135.00
CHASE		SALES TAX CREDIT FROM SEPT TRN	01-115-000-55600	-10.05
LAURIE	LAURIE SPITTLEMEISTER	MILEAGE REIMB/SPITTLEMEISTER	01-115-000-55600	53.35
TOTAL				219.20
TOTAL CITY CLERK-TREASURER				219.20
ADMINISTRATION				
04696	DOOR COUNTY TREASURER	10/16 ADMIN INTERNET	01-120-000-56700	2.70
CHASE	JP MORGAN CHASE BANK	LEAGUE OF WI SEMINAR-JOSH	01-120-000-55600	135.00
CHASE		FUEL	01-120-000-55600	27.39
TOTAL				165.09
TOTAL ADMINISTRATION				165.09
COMPUTER				
04696	DOOR COUNTY TREASURER	10/16 TECH SUPPORT	01-125-000-55550	2,575.00
TOTAL				2,575.00

INVOICES DUE ON/BEFORE 12/06/2016

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
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GENERAL FUND

TOTAL COMPUTER 2,575.00

CITY ASSESSOR

04696	DOOR COUNTY TREASURER	10/16 ASSESS INTERNET	01-130-000-56700	5.40
ASSO APP	ASSOCIATED APPRAISAL	12/06/16 CONTRACT	01-130-000-55010	1,245.83
TOTAL				1,251.23
TOTAL CITY ASSESSOR				1,251.23

BUILDING/ZONING CODE ENFORCEMENT

04696	DOOR COUNTY TREASURER	10/16 INSPECTION INTERNET	01-140-000-56700	2.70
SAFEBUILD	SAFE BUILT	OCT PERMITS	01-140-000-55010	5,531.78
SAFEBUILD		PLAN REVIEW SERVICE	01-140-000-55010	1,232.50
TOTAL				6,766.98
TOTAL BUILDING/ZONING CODE ENFORCEMENT				6,766.98

MUNICIPAL SERVICES ADMIN.

03133	CELLCOM WISCONSIN RSA 10	10/16 CHAD CELL SVC	01-145-000-58250	17.89
04696	DOOR COUNTY TREASURER	10/16 ENGINEER INTERNET	01-145-000-56700	5.40
CHASE	JP MORGAN CHASE BANK	HOTEL EXPENSE	01-145-000-55600	188.00
CHASE		MEAL EXPENSE	01-145-000-55600	21.34
CHASE		FUEL	01-145-000-55600	18.49
CHASE		FUEL	01-145-000-55600	25.49
TOTAL				276.61
TOTAL MUNICIPAL SERVICES ADMIN.				276.61

PUBLIC WORKS ADMINISTRATION

03133	CELLCOM WISCONSIN RSA 10	10/16 STEVE CELL SVC	01-150-000-58250	55.38
03133		10/16 BOB CELL SVC	01-150-000-58250	156.19
04696	DOOR COUNTY TREASURER	10/16 MUNICIPAL INTERNET	01-150-000-56700	6.75
22800	WALMART COMMUNITY	ENVELOPES & ADDRESS LABELS	01-150-000-51950	20.26
BUBRICKS	BUBRICK'S COMPLETE OFFICE, INC	RETURN PAPER	01-150-000-52800	-276.00
BUBRICKS		COPY PAPER	01-150-000-54999	138.00
STAPLES	WISCONSIN DOCUMENT IMAGING LLC	MAGENTA TONER	01-150-000-56250	204.46
STAPLES		CYAN TONER	01-150-000-56250	214.68
TOTAL				519.72
TOTAL PUBLIC WORKS ADMINISTRATION				519.72

ELECTIONS DEPARTMENT

INVOICES DUE ON/BEFORE 12/06/2016

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
22800	WALMART COMMUNITY	ELECTION SUPPLIES	01-155-000-54999	77.55
CHASE	JP MORGAN CHASE BANK	ABSENTEE BALLOT POSTAGE	01-155-000-54999	94.00
R0000229	ECONO FOODS	BAKERY-	01-155-000-54999	44.20
TOTAL				215.75
TOTAL ELECTIONS DEPARTMENT				215.75
CITY HALL				
04575	DOOR COUNTY HARDWARE	DOUBLE SIDED TAPE	01-160-000-55300	4.49
23730	WFS	421 MICHIGAN STREET-CITY HALL	01-160-000-56600	765.10
VIKING	VIKING ELECTRIC SUPPLY, INC	SUPPLIES	01-160-000-55300	19.35
VIKING		LIGHT BULBS	01-160-000-55300	68.40
WARNER	WARNER-WEXEL WHOLESALE &	CLEANING SUPPLIES	01-160-000-51850	55.99
WARNER		PAPER PRODUCTS-CITY HALL	01-160-000-55300	49.09
TOTAL				962.42
TOTAL CITY HALL				962.42
INSURANCE				
MUN PROP	MUNICIPAL PROPERTY INSURANCE	27' SAFEBOAT	01-165-000-57350	412.00
TOTAL				412.00
TOTAL INSURANCE				412.00
GENERAL EXPENDITURES				
04696	DOOR COUNTY TREASURER	ANSI CLASS 3 REFLECTIVE CLOTHS	01-199-000-55605	395.79
04696		10/16 CITY HALL PHONE SVC	01-199-000-58200	114.44
04696		10/16 PD PHONE SVC	01-199-000-58200	65.53
04696		10/16 FD PHONE SVC	01-199-000-58200	44.19
04696		10/16 MUN SVC PHONE SVC	01-199-000-58200	21.96
08167	GANNETT WISCONSIN NEWSPAPERS	BUDGET NOTICE	01-199-000-57450	514.24
08167		ORDINANCE PUBL 1324-1016	01-199-000-57450	372.41
08167		PUBLIC HRING-FINCANTIERI	01-199-000-57450	32.52
08167		PUBLIC HRING- CHPTR 29	01-199-000-57450	31.52
08167		PUBLIC HRING-MASER	01-199-000-57450	30.44
BOETTCOM	BOETTCHER COMMUNICATIONS	BACKUP & PLUG IN ON WEBSITE	01-199-000-51100	142.50
CHASE	JP MORGAN CHASE BANK	HOST GATOR RENEWAL	01-199-000-51100	203.40
COMPTODA	COMPTODAY	WORK COMP-EKENSTEDT	01-199-000-55605	19.71
LOCATORS	LOCATORS & SUPPLIES, INC	ANSI CLASS 3 REFLECTIVE CLOTHE	01-199-000-55605	766.48
TOTAL				2,755.13
TOTAL GENERAL EXPENDITURES				2,755.13
POLICE DEPARTMENT				

DATE: 11/23/2016
 TIME: 12:10:45
 ID: AP443000.CST

CITY OF STURGEON BAY
 DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 12/06/2016

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
04696	DOOR COUNTY TREASURER	10/16 POLICE INTERNET	01-200-000-56700	37.80
22800	WALMART COMMUNITY	MAILING SUPPLIES	01-200-000-58920	35.88
BUBRICKS	BUBRICK'S COMPLETE OFFICE, INC	ASSTD OFFICE SUPPLIES	01-200-000-51950	67.31
CHASE	JP MORGAN CHASE BANK	BUSINESS CARDS- B SHEW	01-200-000-51600	18.79
SPUDE	SARAH SPUDE-OLSON	MEAL EXPENSE/OLSON	01-200-000-55600	10.07
STAPLES	WISCONSIN DOCUMENT IMAGING LLC	4200 BLACK COPIES	01-200-000-51600	42.00
STAPLES		1121 COLOR COPIES	01-200-000-51600	33.63
TOTAL				245.48
TOTAL POLICE DEPARTMENT				245.48
POLICE DEPARTMENT/PATROL				
03075	CARQUEST OF DOOR COUNTY	MINI LAMP-SQUAD	01-215-000-58600	4.05
03133	CELLCOM WISCONSIN RSA 10	10/16 SQUAD PRINTERS	01-215-000-58250	221.76
03133		10/16 CELL PHONES	01-215-000-58250	674.03
19880	STURGEON BAY UTILITIES	SUNSET PRK BT LAUNCH	01-215-000-56150	10.48
19880		NAUTICAL DR CAMERA	01-215-000-56150	10.36
19880		1209.09G FUEL @ 2.0750/G	01-215-000-51650	2,508.86
19959	SUPERIOR CHEMICAL CORP	HAND WASH WIPES	01-215-000-54999	41.54
19959		GERM HAND RINSE	01-215-000-54999	104.43
22800	WALMART COMMUNITY	2-NUFINISH	01-215-000-58600	15.97
CHASE	JP MORGAN CHASE BANK	AIRLINE FLIGHT TO LOUISIANA	01-215-000-55600	537.92
CHASE		FUEL	01-215-000-51650	60.15
CHASE		FUEL	01-215-000-51650	57.23
CHASE		MEAL EXPENSE	01-215-000-55600	16.86
CHASE		MEAL EXPENSE	01-215-000-55600	35.89
CHASE		HOTEL EXPENSE	01-215-000-55600	92.98
CHASE		WINDSHIELD/TRACTOR	01-215-000-58600	163.54
CHIEF CO	CHIEF SUPPLY CORPORATION	4 BADGES	01-215-000-51050	338.36
TOTAL				4,894.41
TOTAL POLICE DEPARTMENT/PATROL				4,894.41
POLICE DEPT. / INVESTIGATIONS				
22800	WALMART COMMUNITY	2-BATTERIES	01-225-000-51500	23.15
TOTAL				23.15
TOTAL POLICE DEPT. / INVESTIGATIONS				23.15
FIRE DEPARTMENT				
02001	RED THE UNIFORM TAYLOR	UNIFORM	01-250-000-52900	115.50
02001		UNIFORM	01-250-000-52900	12.24
03075	CARQUEST OF DOOR COUNTY	LIGHTING PARTS	01-250-000-53000	71.30
04696	DOOR COUNTY TREASURER	10/16 FIRE INTERNET	01-250-000-56700	16.20
04696		OCT FUEL	01-250-000-51650	1,055.57
08225	HERLACHE SMALL ENGINE	FAN PARTS #6	01-250-000-56250	14.50
19880	STURGEON BAY UTILITIES	835 N 14TH AVE SALT SHED	01-250-000-56675	13.44

INVOICES DUE ON/BEFORE 12/06/2016

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
19880		835 N 14TH AVE-CITY GARAGE	01-250-000-56675	42.00
19880		SUNSET CNTR CONC	01-250-000-56675	42.00
19880		FRANK GRASSE SHELTER	01-250-000-56675	13.00
19880		OTUMBA PARK	01-250-000-56675	5.20
19880		WEST SIDE WARMING HOUSE	01-250-000-56675	5.20
19880		WEST SIDE FIRE STATION	01-250-000-56675	42.00
19880		WEST SIDE FIRE STATION	01-250-000-56150	97.14
19880		WEST SIDE FIRE STATION	01-250-000-58650	77.89
19880		38 S NEENAH AVE PAVILLION	01-250-000-56675	5.20
19880		38 S NEENAH AVE RESTROOM	01-250-000-56675	26.00
19880		JAYCEE BALLFLD	01-250-000-56675	13.00
19880		JAYCEE BALLFLD SPRINKLER	01-250-000-56675	42.00
19880		WEST SIDE BALLFLD LITES	01-250-000-56675	5.20
19880		911 N 14TH AVE-HOUSE	01-250-000-56675	4.51
19880		916 N 14TH WARNING SIREN	01-250-000-56150	8.24
19880		COVE RD/CANAL RD SIREN	01-250-000-56150	15.06
19880		SIGN SHED	01-250-000-56675	5.20
19880		CHERRY BLOSSOM	01-250-000-56675	13.00
19880		CLAY BANKS SIREN	01-250-000-56150	16.12
23730	WPS	656 OXFORD AVE-WS FIRE	01-250-000-56600	75.97
23897	W.S. DARLEY & CO.	ADAPTERS	01-250-000-52700	229.33
23897		BAGS	01-250-000-52700	104.79
CHASE	JP MORGAN CHASE BANK	FIRE PREVENTION	01-250-000-52250	32.04
CHASE		REPAIR GEAR	01-250-000-54999	65.00
CHASE		CORE CREDIT RETURN	01-250-000-53000	-96.00
CHASE		FUEL	01-250-000-51650	29.35
CHASE		FIRE PREVENTION	01-250-000-52250	14.97
CHASE		TI STEERING WHEEL PARTS	01-250-000-53000	64.66
JBTRUCK	JARED BUTTS	ELECTRONIC ISSUES E4	01-250-000-53000	332.50
JBTRUCK		SHIPPING	01-250-000-54999	62.08
LEGEND	LEGEND DATA SYSTEMS, INC.	REPLACEMENT ID TAGS	01-250-000-51350	45.80
O'REILLY	O'REILLY AUTO PARTS	HEADLIGHT #4	01-250-000-53000	15.30
R0000350	KEYSTONE PSYCHOLOGY LLC	PRE EMPLOY EXAM-PT	01-250-000-57100	150.00
STATEEMP	STATE EMPLOYMENT RELATIONS	PT EXAM	01-250-000-57100	175.00
US CELL	US CELLULAR	MONTHLY DATA	01-250-000-58250	62.76
WARNER	WARNER-WEXEL WHOLESALE &	CLEANING SUPPLIES	01-250-000-54999	56.36
WARNER		CLEANING SUPPLIES	01-250-000-54999	18.32
			TOTAL	3,214.94
			TOTAL FIRE DEPARTMENT	3,214.94
SOLID WASTE MGMT/SPRING/FALL				
ADVANCED	ADVANCED DISPOSAL	2.29 TON REFUSE	01-311-000-58400	137.31
ADVANCED		HAZ ITEM DISPOSAL	01-311-000-58400	60.00
			TOTAL	197.31
			TOTAL SOLID WASTE MGMT/SPRING/FALL	197.31
STREET SWEEPING				
19880	STURGEON BAY UTILITIES	SWEEPER WATER-SEPT& OCT	01-330-000-53050	33.14

DATE: 11/23/2016
TIME: 12:10:45
ID: AP443000.CST

CITY OF STURGEON BAY
DEPARTMENT SUMMARY REPORT

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INVOICES DUE ON/BEFORE 12/06/2016

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
			TOTAL	33.14
			TOTAL STREET SWEEPING	33.14
ROADWAYS/STREETS				
13360	MENARDS-GREEN BAY EAST	BARRICADE PAINT	01-400-000-51400	65.94
14826	NORTHEAST ASPHALT, INC.	ROAD REPAIRS	01-400-000-52200	435.91
			TOTAL	501.85
			TOTAL ROADWAYS/STREETS	501.85
STREET MACHINERY				
02330	JIM OLSON MOTORS	REPAIR SWITCH	01-450-000-53000	258.69
04696	DOOR COUNTY TREASURER	395.35G UNL @ 2.075/G	01-450-000-51650	820.35
04696		848.10G DSL @ 2.047/G	01-450-000-51650	1,736.06
06005	JFTCO, INC	WASHERS-GRADER	01-450-000-53000	71.91
06005		CREDIT -GASKET	01-450-000-53000	-3.25
06005		FUEL SENDING UNIT-GRADER	01-450-000-53000	153.80
06005		INDICATOR ASSMBLY	01-450-000-53000	60.01
FLEETPRI	FLEETPRIDE	CREDIT CORE-BRAKES	01-450-000-53000	-100.00
FLEETPRI		TRUCK MIRROR & LIGHT STROBES	01-450-000-53000	367.87
O'REILLY	O'REILLY AUTO PARTS	WINTER BLADES-TRCK 3	01-450-000-53000	16.64
QUALITY	QUALITY TRUCK CARE CENTER INC	EXHAUST CLAMP-TRCK #3	01-450-000-53000	67.42
			TOTAL	3,449.50
			TOTAL STREET MACHINERY	3,449.50
CITY GARAGE				
01766	AURORA MEDICAL GROUP	MRO FEE-DUBOIS	01-460-000-57100	8.00
01766		MRO FEE SPITTLEMEISTER	01-460-000-57100	8.00
01766		PRE EMPLOY SPITTLEMEISTER	01-460-000-57100	67.00
01766		MRO FEE-GEISSEMAN	01-460-000-57100	8.00
06012	FASTENAL COMPANY	BATTERIES	01-460-000-54999	20.84
13360	MENARDS-GREEN BAY EAST	LEAF VAC	01-460-000-56250	20.23
18950	SAFETY-KLEEN CORP	PARTS WASHER SERVICE	01-460-000-58999	241.68
19310	GALETON GLOVES INC	GLOVES	01-460-000-52350	281.20
19880	STURGEON BAY UTILITIES	835 N 14TH AVE-CITY GARAGE	01-460-000-56150	809.43
19880		835 N 14TH AVE-CITY GARAGE	01-460-000-58650	82.40
19880		911 N 14TH AVE-HOUSE	01-460-000-56150	87.49
19880		911 N 14TH AVE HOUSE-REFUSE	01-460-000-58999	7.57
19880		911 N 14TH AVE-HOUSE	01-460-000-58650	23.71
23730	WPS	835 N 14TH AVE-CITY GARAGE	01-460-000-56600	455.62
			TOTAL	2,121.17
			TOTAL CITY GARAGE	2,121.17

INVOICES DUE ON/BEFORE 12/06/2016

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
HIGHWAYS - GENERAL				
06012	FASTENAL COMPANY	SWEATSHIRT RETURN	01-499-000-56800	-318.65
06012		SWEATSHIRTS	01-499-000-56800	318.65
19880	STURGEON BAY UTILITIES	3 TRFC WARNING LGTS	01-499-000-58000	8.25
GIESSEMA	CASEY GIESSEMAN	2016 WORK BOOT REIMB/GIESSEMAN	01-499-000-56800	75.00
TOTAL				83.25
TOTAL HIGHWAYS - GENERAL				83.25
PARK & RECREATION ADMIN				
03133	CELLCOM WISCONSIN RSA 10	10/16 BOB CELL SVC	01-500-000-58250	156.18
03133		10/16 CELL SVC	01-500-000-58250	20.64
04696	DOOR COUNTY TREASURER	10/16 PARK INTERNET	01-500-000-56700	4.05
15890	PACK AND SHIP PLUS	NEWSLETTER SHIPPING	01-500-000-57450	67.24
BUBRICKS	BUBRICK'S COMPLETE OFFICE, INC	BOXES & ENVELOPES	01-500-000-51950	80.48
TOTAL				328.59
TOTAL PARK & RECREATION ADMIN				328.59
PARKS AND PLAYGROUNDS				
02330	JIM OLSON MOTORS	SHIFTER CABLE-P3	01-510-000-58600	180.25
04603	HALRON LUBRICANTS INC	WASTE OIL PICKUP	01-510-000-58999	37.50
04696	DOOR COUNTY TREASURER	487.10G UNL @ 2.075/G	01-510-000-51650	1,010.73
04696		10.70 G DSL @ 2.047/G	01-510-000-51650	21.90
06012	FASTENAL COMPANY	EAR MUFF	01-510-000-52350	23.91
12100	LAMPERT YARDS INC	2 SHTS 4X8X3/8" PLYWOOD	01-510-000-51800	35.58
19070	SCHARTNER IMPLEMENT INC	THERMOSTAT FOR 1520 TRACTOR	01-510-000-58600	42.85
19880	STURGEON BAY UTILITIES	METER READINGS	01-510-000-58650	396.57
19880		SUNSET CNTR CONC	01-510-000-56150	36.82
19880		SUNSET CNTR CONC	01-510-000-58650	55.94
19880		FRANK GRASSE SHELTER	01-510-000-56150	77.27
19880		FRANK GRASSE SHELTER	01-510-000-58650	34.11
19880		OTUMBA PARK	01-510-000-56150	55.41
19880		OTUMBA PARK	01-510-000-58650	19.27
19880		WEST SIDE WARMING HOUSE	01-510-000-56150	55.21
19880		WEST SIDE WARMING HOUSE	01-510-000-58650	18.52
19880		JAYCEE BALLFLD	01-510-000-56150	23.18
19880		JAYCEE BALLFLD	01-510-000-58650	314.79
19880		OTUMBA PRK WALKWAY LIGHTS	01-510-000-56150	28.01
19880		FLORIDA ST/SUNSET PRK	01-510-000-56150	14.60
19880		SIGN SHED	01-510-000-56150	20.59
19880		SIGN SHED	01-510-000-58650	17.76
19880		CHERRY BLOSSOM	01-510-000-56150	18.11
19880		CHERRY BLOSSOM	01-510-000-58650	25.79
22800	WALMART COMMUNITY	RV ANTIFREEZE	01-510-000-54999	258.00
23730	WPS	335 N 14TH AVE-MEM FLD	01-510-000-56600	69.81
CHASE	JP MORGAN CHASE BANK	OFFICE CHAIR	01-510-000-54999	199.99
HORST	HORST DISTRIBUTING	BALLFLD MATERIAL	01-510-000-58999	1,043.25
METALROO	NORTHERN METAL & ROOFING INC	ROOF REPAIR-CITY SHOP	01-510-000-58999	656.28
O'REILLY	O'REILLY AUTO PARTS	HYDRO OIL	01-510-000-53000	54.99

INVOICES DUE ON/BEFORE 12/06/2016

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE

GENERAL FUND				
TOTAL PARKS AND PLAYGROUNDS				4,846.99
MUNICIPAL DOCKS				
19880	STURGEON BAY UTILITIES	LIGHT REPAIR	01-550-000-51850	15.84
19880		38 S NEENAH AVE PAVILLION	01-550-000-56150	49.18
19880		38 S NEENAH AVE PAVILLION	01-550-000-58650	18.52
19880		38 S NEENAH AVE RESTROOM	01-550-000-56150	112.36
19880		38 S NEENAH AVE RESTROOM	01-550-000-58650	95.87
19880		36 S NEENAH PKG LOT LTS	01-550-000-56150	239.57
23730	WPS	36 S NEENAH AVE-RESTROOM	01-550-000-56600	26.28
TOTAL				557.62
TOTAL MUNICIPAL DOCKS				557.62
WATERFRONT PARKS & WALKWAYS				
19880	STURGEON BAY UTILITIES	DC MUSEUM WALKWAY LIGHTS	01-570-000-56150	14.82
19880		DC MUSEUM PKG LOT LIGHTS	01-570-000-56150	182.20
VIKING	VIKING ELECTRIC SUPPLY, INC	LIGHT BULBS-WATERFRONT	01-570-000-54999	157.38
VIKING		LIGHT BULBS-WATERFRONT	01-570-000-54999	157.38
TOTAL				511.78
TOTAL WATERFRONT PARKS & WALKWAYS				511.78
EMPLOYEE BENEFITS				
03780	COUNSELING ASSOCIATES OF DC	OCTOBER EAP	01-600-000-56553	150.83
TOTAL				150.83
TOTAL EMPLOYEE BENEFITS				150.83
COMMUNITY & ECONOMIC DEVLPMT				
01510	AMERICAN PLANNING ASSOC	APA MEMBERSHIP	01-900-000-56000	305.00
01510		WI CHAPTER	01-900-000-56000	45.00
01510		AICP MEMBERSHIP	01-900-000-56000	155.00
04696	DOOR COUNTY TREASURER	10/16 COMM DEV INTERNET	01-900-000-56700	5.40
17700	QUILL CORPORATION	CASE 8.5X11	01-900-000-52800	25.54
17700		CASE 11X17	01-900-000-52800	88.25
17700		#10 ENVELOPES	01-900-000-52800	14.41
17700		8 CARTRIDGES	01-900-000-51950	186.37
17700		LEGAL PADS	01-900-000-51950	10.03
17700		CORRECTION TAPE	01-900-000-51950	7.11
17700		2 LABELS	01-900-000-51950	22.98
17700		SELF SEAL ENVELOPES	01-900-000-51950	46.81
17700		INK REFILLS	01-900-000-51950	15.95
CHASE	JP MORGAN CHASE BANK	FUEL-BROWNFLD CONF-KERNOSKY	01-900-000-55600	23.39

INVOICES DUE ON/BEFORE 12/06/2016

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
GENERAL FUND				
CHASE		FUEL-BROWNFLD CONF-KERNOSKY	01-900-000-55600	26.00
		TOTAL		977.24
		TOTAL COMMUNITY & ECONOMIC DEVLPMT		977.24
		TOTAL GENERAL FUND		39,599.54
CAPITAL FUND				
FIRE DEPARTMENT				
EXPENSE				
03101	CDW GOVERNMENT, INC.	COMPUTER MOUNTS-TENDER #3	10-250-000-59060	96.02
CHASE	JP MORGAN CHASE BANK	MOUNTING HARDWARE-TNDER #3	10-250-000-59060	192.95
CHASE		NEW TENDER EQUIPMNT	10-250-000-59060	125.09
CHASE		NEW TENDER EQUIPMNT	10-250-000-59060	339.98
PAULCONW	PAUL CONWAY SHIELDS	HELMET -SHIPPING	10-250-000-59050	80.50
PORT	WEST MARINE PRO	TENDER #3	10-250-000-59060	48.87
		TOTAL EXPENSE		883.41
		TOTAL FIRE DEPARTMENT		883.41
ROADWAYS/STREETS				
ANNUAL EXPENSE SL SEAL/CR FILL				
060001	FAHRNER ASPHALT SEALERS, INC.	CRACK FILLING	10-400-113-59096	4,929.00
		TOTAL ANNUAL EXPENSE SL SEAL/CR FILL		4,929.00
		TOTAL ROADWAYS/STREETS		4,929.00
CURB/GUTTER/SIDEWALK				
EXPENSE				
03667	KEVIN OR JEAN COOKLE	CURB & SIDEWALK REIMB/COOKLE	10-440-000-59102	1,355.00
		TOTAL EXPENSE		1,355.00
		TOTAL CURB/GUTTER/SIDEWALK		1,355.00
PARKS AND PLAYGROUNDS				
EXPENSE				
06580	FOTH AND VAN DYKE	BRADLEY LAKE ENGINEERING	10-510-000-59025	5,441.87
		TOTAL EXPENSE		5,441.87
		TOTAL PARKS AND PLAYGROUNDS		5,441.87
		TOTAL CAPITAL FUND		12,609.28
CABLE TV				
CABLE TV / GENERAL				
CABLE TV / GENERAL				

INVOICES DUE ON/BEFORE 12/06/2016

VENDOR #	NAME	ITEM DESCRIPTION	ACCOUNT #	AMOUNT DUE
CABLE TV				
CABLE TV / GENERAL				
CABLE TV / GENERAL				
MANN	MANN COMMUNICATIONS, LLC	12/06/16 CONTRACT	21-000-000-55015	4,685.00
TOTAL CABLE TV / GENERAL				4,685.00
TOTAL CABLE TV / GENERAL				4,685.00
TOTAL CABLE TV				4,685.00
TID #3 DISTRICT				
TID #3 DISTRICT				
\$1.685 NOTES				
01761	ASSOCIATED TRUST COMPANY	GO REF BOND 10/22/13	27-330-937-70002	363.00
TOTAL \$1.685 NOTES				363.00
TOTAL TID #3 DISTRICT				363.00
TOTAL TID #3 DISTRICT				363.00
TID #4 DISTRICT				
TID #4 DISTRICT				
16555	PINKERT LAW FIRM, LLP	10/16 TID 4 LEGAL	28-340-000-55001	3,718.00
TOTAL				3,718.00
TOTAL TID #4 DISTRICT				3,718.00
TOTAL TID #4 DISTRICT				3,718.00
SOLID WASTE ENTERPRISE				
SOLID WASTE ENTERPRISE FUND				
SOLID WASTE ENTERPRISE FUND				
04696	DOOR COUNTY TREASURER	833.04G DSL @ 2.047/G	60-000-000-51650	1,705.23
18500	R N O W INC	ELECTRIC SOLENOID/ TRCK #41	60-000-000-53000	369.72
ADVANCED	ADVANCED DISPOSAL	219.27 TON REFUSE @ 59.96/TN	60-000-000-58300	13,146.37
ADVANCED		78.42 TON RECYCLE @ 13.74/TN	60-000-000-58350	1,077.25
CHASE	JP MORGAN CHASE BANK	JOYSTICK-GARBAGE TRUCK	60-000-000-54999	400.00
TOTAL SOLID WASTE ENTERPRISE FUND				16,698.57
TOTAL SOLID WASTE ENTERPRISE FUND				16,698.57
TOTAL SOLID WASTE ENTERPRISE				16,698.57
TOTAL ALL FUNDS				77,673.39

MANUAL CHECKS

BP AMOCO 11/17/16 Check # 80523 Statement Charges 01-215-000-51650	\$201.85
US BANK EQUIPMENT FINANCE 11/17/16 Check # 80524 Lease payment 01-200-000-51600	\$194.02
MINNESOTA LIFE INSURANCE 11/21/16 Check # 80525 12/16 Life Insurance 01-600-000-50552	\$1,962.20
SOUTHERN DOOR SCHOOL 11/21/16 Check #80526 October Mobile Home Tax 01-000-000-41300	\$237.66
STURGEON BAY SCHOOLS 11/21/16 Check #80527 October Mobile Home Tax 01-000-000-41300	\$3,700.28
SUN LIFE FINANCIAL 11/21/16 Check # 80528 December Short and Long Term Disability 01-000-000-21545	\$1,840.37
TOTAL MANUAL CHECKS	\$8,136.38

INVOICES DUE ON/BEFORE 12/06/2016

VENDOR # NAME ITEM DESCRIPTION ACCOUNT # AMOUNT DUE

SUMMARY OF FUNDS:

GENERAL FUND	39,599.54	47,735.92
CAPITAL FUND	12,609.28	
CABLE TV	4,685.00	
TID #3 DISTRICT	363.00	
TID #4 DISTRICT	3,718.00	
SOLID WASTE ENTERPRISE	16,698.57	
TOTAL --- ALL FUNDS	77,673.39	85,809.77

Stewart *Just* 11-28-16
[Signature] 11-28-16

COMMON COUNCIL
November 15, 2016

A meeting of the Common Council was called to order at 12:00 p.m. by Mayor Birmingham. The Pledge of Allegiance was recited. Roll call: Catarozoli, Vandertie, Ward, Wiesner, Stults, Fett and Gregory.

Gregory/Catarozoli to adopt agenda. Carried.

No one spoke during public comment on agenda items.

Fett/Stults to approve the following bills - General Fund - \$361,005.89, Capital Fund - \$49,116.00, Cable TV - \$179.43, TID #4 - \$38,877.50 and Solid Waste Enterprise Fund - \$500.45 for a grand total of \$449,679.27. Carried.

Stults/Ward to approve consent agenda:

- a. Approval of 11/1/16 regular and 11/8/16 special Common Council minutes.
- b. Approval of the following minutes:
 - (1) Sturgeon Bay Utility Commission – 9/13/16
 - (2) Zoning Board of Appeals – 10/25/16
 - (3) Personnel Committee – 10/27/16
 - (4) Finance/Purchasing & Building Committee – 11/1/16
- c. Place the following report on file:
 - (1) Police Department Report – October 2016
- d. Consideration of: Approval of beverage operator licenses.
- e. Personnel Committee recommendation re: Change the Planner/Zoning Administrator position to an hourly paid position at a rate of \$20.52 per hour effective December 1, 2016 due to FLSA law changes and reevaluate this position in December 2016.
- f. Personnel Committee recommendation re: Update the Human Resources Policy to eliminate the wording that requires an employment ad “be placed in the local newspaper for two weeks as a 2 column wide, 3 inch long sized display (box) ad and replace with may be placed in local newspaper if deemed appropriate and to update position titles.
- g. Personnel Committee recommendation re: Update Personnel Handbook.
- h. Finance/Purchasing & Building Committee recommendation re: Transfer ownership and full maintenance of the City’s repeater to the County of Door.
- i. Finance/Purchasing & Building Committee recommendation re: Accept the bid from Ferrara Fire Apparatus with Option #5 in the amount of \$983,468.00 and declare the 1987 Pierce 105’ aerial with 1500gpm pump surplus, and allow the use of the sale proceeds to be used to purchase a radio, hose, tools and other required equipment to outfit a new unit in an amount not to exceed the net amount of \$960,000.00 as allocated in the 2017 Capital Budget.

Carried.

There were no mayoral appointments.

Fett/Ward to adopt the resolution Just Fix it Wi regarding Transportation Funding. Carried.

Wiesner/Vandertie to read in title only and adopt the second reading of ordinance re: Rezone parcel #281-10-85400101 from Two-Family Residential (R-3) to Mixed Commercial Residential (C-5). Carried.

Wiesner/Vandertie to read in title only and adopt the second reading of ordinance re: Repealing Chapter 29 of the Municipal Code (Waterfront Design Review Code) and amend Section 20.43 of the Municipal Code (Zoning Code) to include the Waterfront Redevelopment Area for applicability and to add two additional members to the Aesthetic Design & Site Plan Review Board. Carried.

Personnel Committee Chair Vandertie, Parking & Traffic Committee Chair Stults, Community Protection & Services Committee Chair Wiesner and Sturgeon Bay Utility Commission Chair Fett presented reports for their respective committees/commissions.

No one spoke during public comment on non-agenda items.

The Mayor made his comments.

Fett/Catarozoli to adjourn. Carried. The meeting adjourned at 12:13 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Stephanie L. Reinhardt".

Stephanie L. Reinhardt
City Clerk/HR Director

FINANCE/PURCHASING & BUILDING COMMITTEE
November 8, 2016

A meeting of the Finance/Purchasing & Building Committee was called to order at 4:20 pm by Alderperson Fett in the Council Chambers, City Hall. Roll call: Alderpersons Fett, Stults and Ward were present. Also present: Alderpersons Catarozoli and Vandertie, City Administrator Van Lieshout, Finance Director/City Treasurer Clarizio, Fire Chief Dietman, Assistant Fire Chief Montevideo, Community Development Director Olejniczak, Planner/Zoning Administrator Kernosky, Police Chief Porter and Receptionist Metzger.

A motion was made by Alderperson Stults, seconded by Alderperson Ward to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Consideration of: Price of Residential Lots in Sunset Hills #2.
4. Consideration of: Approve Transfer of Ownership of Sturgeon Bay Fire Department Radio Repeater to the County of Door.
5. Consideration of: Replacement/Bids of Sturgeon Bay Fire Department Truck #2 (Aerial)
6. Convene in closed session in accordance with the following exceptions:

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

- a. Consideration of: Contracted Fire Protection Services.
- b. Consideration of: Sale of City Property in Sunset Hill Subdivision #2.
- c. Consideration of: Sale of City Property on Sycamore Street.

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

7. Review of unfinished business list.
8. Review bills.
9. Adjourn.

Carried.

Consideration of: Price of Residential Lots in Sunset Hills #2:

Community Development Director Olejniczak explained that of the 17 lots in Sunset Hills #2 subdivision 5 lots remain undeveloped. The lots currently sell for \$20,000 each with a \$5,000 down payment forgivable loan. According to the developers and realtor who markets these lots, with changes in the housing market the lots are priced too high. Pricing the lots between \$12,000-\$16,000 with the \$5,000 down payment forgivable loan would be more in line with the current market. Mr. Olejniczak continued to explain that the City has a development agreement in place with two Green Bay developers but they are no longer interested in building residential homes and have given the City permission to seek other developers. The reduction in lot pricing should draw the interest of potential developers to build on the remaining lots.

Moved by Alderperson Stults, seconded by Alderperson Ward to recommend to the Common Council to reduce the Sunset Hill #2 Subdivision price per lot to \$14,000, with the \$5,000 down payment forgivable loan. Carried.

Consideration of: Approve Transfer of Ownership of Sturgeon Bay Fire Department Radio Repeater to the County of Door:

Fire Chief Dietman led the discussion explaining that a power outage at the County several months ago left the Sturgeon Bay Fire Department as the only department in the County that lost radio frequency. It was discovered that the fire department was the only one without any back up power supply to its radio repeater. The County has taken on the liability of all radio repeaters except for Sturgeon Bay but they are willing to assume ownership and full maintenance of the City's repeater. Chief Dietman continued to explain, that the operations of the department will remain the same and the radio frequency will still be maintained by the department but that we are just transferring the ownership of all radio repeater equipment and full maintenance to the County. Chief Dietman stated that if the City keeps the repeater a backup power supply can be put on at a cost of \$6,700.

Moved by Alderperson Ward, seconded by Alderperson Stults to recommend to the Common Council to transfer ownership and full maintenance liability of the City's repeater to the County of Door. Carried.

Consideration of: Replacement/Bids of Sturgeon Bay Fire Department Truck #2 (Aerial):

Fire Chief Dietman stated \$980,000, was allocated in the 2017 capital budget to replace the 1987 Pierce 105' aerial truck. It is anticipated the trade in or sale value of the truck will come in at \$20,000. Bids were sent to four companies with only Ferrera Fire Apparatus returning the bid, in the amount of \$979,856. Chief Dietman explained that Ferrera offers a pre-payment option. If the City pre-pays \$488,059.50, which is 50% of the aerial unit cost, by January 6, 2017 a \$7,349.00 savings is generated on the truck itself which can be used to install upgraded equipment. Chief Dietman stated that by declaring the 1987 aerial truck as surplus, the potential additional revenue from the sale proceeds would be used to outfit the new platform aerial unit with a radio, hose, tools and other required equipment.

Moved by Alderperson Stults, seconded by Alderperson Ward to recommend to the Common Council to accept the bid from Ferrara Fire Apparatus with option #5 in the amount of \$983,468.00 and declare the 1987 Pierce 105' aerial with 1500gpm pump surplus, and allow the use of the sale proceeds to be used to purchase a radio, hose, tools and other required equipment to outfit the new unit in an amount not to exceed the net amount of \$960,000.00 as allocated in the 2017 capital budget.

After Alderperson Fett announced the statutory basis, it was moved by Alderperson Fett, seconded by Alderperson Stults to convene in closed session. Roll call: Alderperson Fett, Alderperson Stults and Alderperson Ward voted aye. Carried. The meeting moved into closed session at 4:47 p.m. The meeting reconvened in open session at 5:43 p.m.

There were no items on the unfinished business list.

Review bills

Moved by Alderperson Stults, seconded by Alderperson Ward to approve the bills as presented and forward to the Common Council for payment. Carried.

Moved by Alderperson Fett, seconded by Alderperson Stults to adjourn. Carried. The meeting adjourned at 5:44p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Tricia Metz", with a horizontal line extending to the right from the end of the signature.

Tricia Metzger

WATERFRONT DESIGN REVIEW BOARD

Wednesday, November 9, 2016

The Waterfront Design Review Board meeting was called to order at 12:10 p.m. by Vice-Chairperson Dennis Statz in Community Room, City Hall, 421 Michigan Street.

Roll call: Members Dennis Statz, James Goodwin, and Eric Paulsen were present. Excused: Member Cindy Weber. Also present were Fincantieri representatives Peter Glassen and Jerome Orsted, Alderperson Stewart Fett, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Ryan Kernosky, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Paulsen, seconded by Mr. Goodwin to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 5, 2016.
4. Consideration of: Building changes and signage for Fincantieri Bay Shipbuilding, 128 Kentucky Street.
5. Adjourn.

Carried.

Approval of minutes from October 5, 2016: Moved by Mr. Goodwin, seconded by Mr. Paulsen to approve the minutes from October 5, 2016. Carried.

Consideration of: Building changes and signage for Fincantieri Bay Shipbuilding, 128 Kentucky Street: Mr. Glassen and Mr. Orsted presented the plans for proposed building changes to 128 Kentucky Street. Mr. Glassen gave a background on the property, such as purchasing the property in May, 2016; office remodeling and upgrades they have done, receiving approvals for fencing, guard shack and signage from the WDRB; and continuing to do building improvements.

Mr. Glassen stated that they recently received a variance from the Zoning Board of Appeals to raise the roof in the manufacturing section of the building. There would be very little change to the structure. Approvals they were asking for included the new wall section material and grey color to match what is existing; trim; and replacing the overhead doors, which will be more energy efficient fabric doors; as well as adding one additional sign. The standing seam roof would be of a stone white color. It will appear that the walls and roof all blend together. The raised roof section of the building will be approximately 73 feet tall.

An 8-foot x 40-foot blue lettered sign is proposed to be located on the east side of the building and will be visible coming down Jefferson Street.

The Board discussed the proposal. Moved by Mr. Paulsen, seconded by Mr. Goodwin to grant a certificate of appropriateness as presented. All ayes. Carried.

Adjourn: Moved by Mr. Paulsen, seconded by Mr. Goodwin to adjourn. All ayes. Carried.
Meeting adjourned at 12:23 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary

COMMUNITY PROTECTION & SERVICES COMMITTEE
November 10, 2016

A meeting of the Community Protection & Services Committee was called to order at 4:30 p.m. by Chairperson Wiesner in Council Chambers, City Hall. **Roll Call:** Members Mr. Wiesner, Ms. Catarozoli and Mr. Ward were present. Also present was Alderman Vandertie and Fire Chief Dietman.

Moved by Ms. Catarozoli, seconded by Mr. Ward to adopt the agenda.

After Chairperson Wiesner announced statutory basis, Catarozoli/Ward to convene in closed session in accordance with the following exemption: Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. Wis. Stats. 19.85(1)(e) Consideration of: Contracted Fire Protection Services. Roll Call: All voted aye. Carried. The meeting moved to closed session at 4:32 p.m. The meeting adjourned at 4:56 p.m.

Respectfully submitted,



Sarah Spude-Olson
Police Department
Administrative Office Manager

CITY PLAN COMMISSION
Wednesday, November 16, 2016

A meeting of the City Plan Commission was called to order at 7:00 p.m. by Chairperson Rick Wiesner in the Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Jeff Norland, Ron Vandertie, Bob Starr, Rick Wiesner, Steven Hurley, and Dennis Statz were present. Excused: Member Mike Gilson. Also present were City Administrator Josh Van Lieshout, Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 19, 2016.
4. Consideration of: Cooperative ground sign for Tractor Supply Company and Pick 'n Save.
5. Consideration of: Jefferson Street corridor rezoning to Mixed Commercial-Residential (C-5).
6. Discussion of: Zoning code amendment to allow accessory dwelling units.
7. Consideration of: Future meeting time.
8. Public comment on Plan Commission related items.
9. Adjourn.

Carried.

Approval of minutes from October 19, 2016: Moved by Mr. Vandertie, seconded by Mr. Statz to approve the minutes from October 19, 2016. All ayes. Carried.

Consideration of: Cooperative ground sign for Tractor Supply Company and Pick 'n Save: Mr. Kernosky stated that Tractor Supply Company has petitioned for a cooperative ground sign for Tractor Supply Company and Pick n' Save that needs approval from the Plan Commission since cooperative signs can be 25 feet tall and up to 200 square feet in size. The proposal is for the sign to be 25 feet high and 99 square feet for each face. Creative Sign Company will install the sign, but it will actually be constructed by a sign company out of Alabama.

Mr. Kernosky added that if a new business or businesses would occupy the rest of the K- Mart building, only wall signage would be allowed, since the square footage is maxed out for the pylon sign.

Commission members were concerned with the brightness of the sign. Mr. Statz stated that he preferred the raised backlit "halo" letters, with LED lights.

Discussion continued. Moved by Mr. Starr, seconded by Mr. Vandertie to approve the cooperative ground sign, subject to review by the Aesthetic Design & Site Plan Review Board.

Creative Sign Company representative Andrea Swanson stated that this is a more economical sign. If bulbs are taken out there would be inconsistent lighting. That is why the bulbs are placed so close together. LED lights are actually less expensive and last longer than fluorescent bulbs. She mentioned that a diffuser to tone down the lighting could be added. Vinyl could be placed on the back side of the sign.

Mr. Kernosky thought that the steel tube holding the signs seemed to be unscaled to the size of the sign.

Mr. Hurley said the sign had a cold feel to it and suggested some type of landscaping around the sign to warm up the area.

Mr. Starr added to his motion, along with Mr. Vandertie's second, to add potential landscaping around the sign. All ayes. Carried.

Consideration of: Jefferson Street corridor rezoning to Mixed Commercial-Residential (C-5): Mr. Kernosky stated that a neighborhood meeting was held on November 15th, with 16 people in attendance, to discuss a potential rezoning for Jefferson Street. Most concerns were in regard to signage and parking if the use would change. There was a request from the neighborhood to send out a survey to gather feedback. There were no objections from those in attendance.

Mr. Olejniczak addressed parking concerns in the C-5 district. A property owner could pay in lieu of parking. That amount is set by the Finance Committee. There may be landscaping that property owners may not want to tear out for parking. A special overlay district to restrict Jefferson Street could be considered to prevent on-site parking in the front of the building.

Mr. Starr added that there are many older homes on Jefferson Street. C-5 zoning is specifically for those homes and this is an appropriate process to go through.

No further action was needed at this time.

Discussion of: Zoning code amendment to allow accessory dwelling units: Mr. Olejniczak began discussion explaining that an accessory unit would be a second unit on a property. It can create more affordable housing in a neighborhood. He went through the purpose to allow such accessory dwelling units, as well as potential requirements.

Commission members discussed items such as converting an upstairs of a garage to a dwelling unit, minimum floor area, setbacks for existing buildings, lot size, requiring parking space, etc.

Mr. Norland expressed his concern that this was opening a Pandora's Box, especially in existing neighborhoods. Over time it could become an eyesore.

Mr. Wiesner could see this as a duplex in the R-1 district. It would be a great idea if taking care of parents, etc.

Mr. Vandertie asked if we are trying to fix something that doesn't have to be

Mr. Starr stated there are pre-existing duplexes in R-1. He is cautiously interested in the accessory dwelling unit idea. Public input would be important.

Mr. Olejniczak mentioned that this could be done in certain districts only.

Chris Kellems, 120 Alabama St., stated she was concerned about permeability filling up lots. A variance should be obtained. She suggested doing a go slow approach.

Mr. Statz spoke about a carriage house idea with a small dwelling above a garage in back of the house. Mr. Norland responded that the older persons, such as parents, won't want to climb steps to a dwelling.

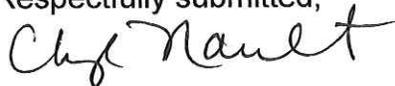
It was the consensus of the Commission to continue with discussion at a future meeting.

Consideration of: Future meeting time: Commission members discussed the possibility of changing future meetings to an earlier time of day. It was the consensus of the Commission to begin future meetings at 6:00 p.m.

Public comment on Plan Commission related items: There was no public comment.

Adjourn: Moved by Mr. Statz, seconded by Mr. Norland to adjourn. Carried. Meeting adjourned at 8:20 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary

AESTHETIC DESIGN & SITE PLAN REVIEW BOARD

Tuesday, November 22, 2016

The Aesthetic Design & Site Plan Review Board meeting was called to order at 4:30 p.m. by Chairperson Mark Lake in the Community Room, City Hall, 421 Michigan St.

Roll call: Members Mark Lake, Josh Van Lieshout, Jeff Serafico, Jon Burk, and Dennis Van Bramer were present. Also present were Creative Sign Company's representative Andrea Swanson, Jimmy John's owner Rob Esposito, Community Development Director Marty Olejniczak, Planner/Zoning Administrator Ryan Kernosky, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Serafico, seconded by Mr. Burk to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from October 12, 2016.
4. Consideration of: Cooperative ground sign for Tractor Supply Company and Pick 'n Save, to be located at 1833 Egg Harbor Road.
5. Consideration of: Signage for Jimmy Johns, 845 Egg Harbor Road.
6. Adjourn.

Carried.

Approval of minutes from October 12, 2016: Moved by Mr. Van Bramer, seconded by Mr. Burk to approve the minutes from October 12, 2016. All ayes. Carried.

Consideration of: Cooperative ground sign for Tractor Supply Company and Pick 'n Save, to be located at 1833 Egg Harbor Road: Mr. Kernosky stated that this item is a follow up from Plan Commission. Originally, Mr. Lake had approved the sign before it had gone to Plan Commission for their approval for the cooperative ground sign. The Plan Commission reviewed the proposal and thought that it should be reviewed by the entire Aesthetic Design & Site Plan Review Board. Within the sign code, two properties abutting each other are allowed to have a cooperative ground sign up to 25 feet in height and 200 square feet in size. There is currently a Pick 'n Save sign at that location that will be removed. Plan Commission also preferred LED lighting that would give the sign a more cleaner, crisper look instead of the fluorescent tubes. There was also concern about the sign pole and how the signs did not look scaled. Landscaping should be added around the bottom of the pole to scale it off. Another concern was that if other businesses should occupy the rest of the building, there would be no room on the sign for those businesses.

Mr. Van Lieshout preferred a backlit sign similar to Walmart's sign. It would give more depth. With the proposed white background, burnt out tubes would be visible. It would be a maintenance issue. Ms. Swanson replied that it is a standard sign. Tractor Supply is going according to their budgetary guidelines. They want to utilize the maximum size allowed. The sign is an upgrade from what is currently there. It matches the wall sign. Creative Sign Company is only installing the sign. LED lights require less service.

Mr. Van Bramer said that the City should try and work with what is proposed. The City is costing them more money if they are told to change it. Landscaping around the sign would

spruce it up.

Mr. Lake expressed his concern of having too much light. There are no other signs in the area to blend in with.

After considering the landscaping, signage, and lighting, it was moved by Mr. Van Bramer, seconded by Mr. Burk to issue a certificate of appropriateness for the signage as presented, with the condition of using LED lighting instead of fluorescent bulbs. All ayes. Carried.

Moved by Mr. Van Lieshout, seconded by Mr. Burk to grant a certificate of appropriateness by adding 4-6 trees (1-1/2" caliper), 6-8 feet tall, around the sign pole that are suitable for planting under overhead wires, along with adding mulch around the base of the pole. All ayes. Carried.

Consideration of: Signage for Jimmy Johns, 845 Egg Harbor Road: Mr. Esposito presented the signage plans for Jimmy Johns. He explained that they will be using LED lighting. The existing pole will be used and the sign will be internally illuminated. A total of six signs will be installed, including two directional signs. A landscaping plan will be submitted in spring.

Mr. Kernosky mentioned that all signage meets the sign code as it relates to size and location.

Board members discussed the signage plan. It was moved by Mr. Burk, seconded by Mr. Serafico to issue a certificate of appropriateness as presented, with the landscaping and lighting to come back to the Board for approval. All ayes. Carried.

Adjourn: Moved by Mr. Van Lieshout, seconded by Mr. Burk to adjourn. Carried. Meeting adjourned at 5:13 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary

WATERFRONT REDEVELOPMENT AUTHORITY

Wednesday, November 23, 2016

A meeting of the Waterfront Redevelopment Authority was called to order at 1:00 p.m. by Chairperson Tom Herlache in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members John Asher, Rick Wiesner, Will Gregory, Chris Jeanquart, Tom Herlache, Ryan Hoernke, and Cindy Weber were present. Also present were Alderpersons Stewart Fett and Kelly Catarozoli, DCEDC Executive Director Bill Chaudoir, Planner/Zoning Administrator Ryan Kernosky, City Treasurer/Finance Director Val Clarizio, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Gregory, seconded by Mr. Asher to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from September 19, 2016.
4. Consideration of: Creation of Premier Economic Development District.
5. Consideration of: Tax Increment District #4 – Redetermination of the Tax Increment Base.
6. Adjourn.

Carried.

Approval of minutes from September 19, 2016: Moved by Mr. Wiesner, seconded by Mr. Jeanquart to approve the minutes from September 19, 2016. All ayes. Carried.

Consideration of: Creation of Premier Economic Development District: Mr. Olejniczak explained that a Premier Economic Development District (PEDD) is a new means of achieving liquor licenses in the City. The West Waterfront Redevelopment Area would qualify with certain requirements such as: Not exceeding 40 acres; must be contiguous; the district cannot include property that is zoned exclusively for single-family residential, two-family residential, or industrial uses, only one PEDD can be created in a municipality; must have future development that would get to a \$20 Million value; and requires 2/3 vote of the Council to adopt. If this is successfully adopted, two Class B licenses become available with a \$30,000.00 fee per license, which can only be used in the district.

Mr. Olejniczak offered different options to consider regarding location of the proposed district. Option A includes the properties in TID #4 (Bay Lofts, Hotel Lindgren, proposed brewpub, and planned apartments on Maple Street), and extends to Marina View. Option B eliminates the Maritime Museum and parking lot and expands picking up a portion of the downtown area along Madison Avenue and Oak Street. Option C eliminates the portion of the City's redevelopment site below the DNR's ordinary high water mark and a portion of Sawyer Park in order to pick up the greater part of the West downtown area. A draft letter had been received from Associated Appraisal Consultants, Inc. regarding the value of the district.

Members discussed the different options. Moved by Mr. Hoernke, seconded by Ms. Weber to recommend to Council the creation of the Premier Economic Development District using option C. Carried, with Mr. Asher abstaining due to conflict of interest.

Consideration of: Tax Increment District #4 – Redetermination of the Tax Increment Base:

Mr. Olejniczak stated that in regard to tax increment financing, when a district is created the value it has at that time is the base value. Future development is the increment. Whatever is created above the base value goes to the City for paying off development costs. The taxes paid on the base value continue to go to all the taxing jurisdictions. Recently, the State adopted a new portion of the TID law, which would allow for municipalities to request a redetermination of the base value in a situation where the current value is negative. When TID #4 was created, the Harbor Place Shops still existed. Currently, that property is being valued as land value only. In order to request the redetermination, there has to be two consecutive years and a minimum of a 10% drop in total value. In addition, it requires approval of Council and Joint Review Board, with a project plan amendment. The State requires one of three things to be done in the project plan. The first option is at least 51% of the value of the public infrastructure must be financed by a private developer. A development agreement would then be set up to repay the developer based on the increments received. The second option is to have the project plan show that the costs will be recovered within 90% of the normal life of the TID. The third option is to have the project plan show that the expenditures will only be made in the first half of the remaining life of the TID unless there is a unanimous vote of the Joint Review Board to do later expenditures.

Staff recommended option 3. That would mean planned expenditures are made by year 2028, except that with unanimous approval of the Joint Review Board, an expenditure could be made up to year 2035.

Members discussed the options presented. Moved by Ms. Weber, seconded by Mr. Asher to recommend to Council to adopt a resolution to have the Department of Revenue re-determine the tax increment base value for TID #4 and approve a project plan amendment specifying expenditures may be made only within the first half of the TID's remaining life, unless the expenditure is approved by unanimous vote of the Joint Review Board. All ayes. Carried.

Adjourn: Moved by Mr. Jeanquart, seconded by Mr. Wiesner to adjourn. All ayes. Carried. Meeting adjourned at 1:15 p.m.

Respectfully Submitted,



Cheryl Nault
Community Development Secretary



CITY of STURGEON BAY FIRE DEPARTMENT

Kalin Montevideo
Assistant Fire Chief

421 Michigan St
Sturgeon Bay, WI 54235

920-746-2916 Station 920-746-2448 Office
920-746-6901 FAX
Email: kmontevideo@sturgeonbaywi.org

TO: The Sturgeon Bay Police & Fire Commission/Sturgeon Bay Common Council
FROM: Assistant Fire Chief Kalin Montevideo
SUBJECT: October 2016 Monthly Fire Report
DATE: November 11, 2016

I submit the following report of activities for the Sturgeon Bay Fire Department for the month of October 2016.

CALLS FIRE DEPARTMENT RECEIVED: 120

CITY CALLS: 108

East Side Calls: 75

West Side Calls: 33

Type of Call:

Fire: 30

EMS: 90

Year to Date Incidents: 1204

OUTSIDE CITY CALLS: 12

Town of Sevastopol: 08

Town of Sturgeon Bay: 04

INCIDENT TYPE

46 – Medical Non-Emergent
44 – Medical Emergent
01 – Grass/Outside Fire
01 – Elevator Rescue
01 – Vehicle Fire
02 – Assist Law Enforcement/Gvnmnt
Agency

01 – Vehicle Accident
05 – CO incident
02 – Gas Leak
01 – Fire Investigation
01 – Unauthorized Burning
01 – Building Fire
01 – Water Problem

01 – Excessive Heat/Scorch Burns
06 – Alarm/Detect Activation, No Fire
01 – Citizen Complaint
01 – Public Assist
01 – Smoke Scare/Odor of Smoke
01 – Animal Rescue
02 – Flammable/Combustible Liquid
Spill

CALLS PER DAY:

Monday 16
Tuesday 20
Wednesday 17
Thursday 17
Friday 17
Saturday 12
Sunday 21

INPECTION REPORT:

Inspections within the city limits: 204

Inspections outside the city limits: 32

Total number of inspection hours: 164.6 Hours

SPECIAL REPORTS, ACTIVITIES AND REPAIRS

TRUCK/STATION MAINTENANCE: Firefighters obtained air samples on air compressors at East and West Stations; installed new emergency lights on C11; repaired lights on Engine 4; replaced steering column tilt petal on Tender 1; winterized BUG Fire boat; hauled fencing from Bay Ship to future training facility site; repaired compartment door latch on Tender 1; repaired lights on Brush 8 and replaced brakes, rotors and calipers on City car.

TRAINING: 248.7 hours of training were conducted in October. Firefighters trained with driver/operator procedures; PT FF Vandertie continued Entry Level Firefighter training at NWTC Green Bay; Honor Guard members attended a monthly training; all firefighters trained with new SCBA; Firefighters trained with Southern Door FD on Rapid Intervention Crew procedures (RIC) and firefighters toured/preplanned with USCG Mobile Bay.

OTHER: Fire Chief and AC attended city and other town meetings; installed four car seats; gave multiple station tours.

Firefighters participated in Sturgeon Bay Homecoming Parade and Bonfire, "Thrills on Third" and "Trunk or Treat" at Community Church. Fire Extinguisher/Safety presentations were presented at NWTC and YMCA Barker Center.

We also held our annual "Firefighter of the Day" for our Fire Prevention winners at the Eastside Station.

CITY OF STURGEON BAY
INSPECTION DEPARTMENT
October 30, 2016

THE FOLLOWING IS THE MONTHLY SUMMARY OF THE ACTIVITIES OF THE INSPECTION DEPARTMENT FOR THE MONTH OF OCTOBER,

October-16	YEAR TO DATE		October-16	YEAR TO DATE
1	6	ONE FAMILY DWELLINGS	131,925	1,628,325
0	0	TWO FAMILY DWELLINGS	-----	-----
0	3	MULTIPLE FAMILY DWELLINGS	-----	4,459,400
1	14	MANUFACTURED HOME	5,000	538,474
0	0	C.B.R.F.	-----	-----
0	4	RESIDENTIAL ADDITIONS	-----	370,840
6	45	RESIDENTIAL ALTERATIONS	82,050	839,250
2	8	RESIDENTIAL GARAGES/CARPORTS	28,500	103,600
1	2	RESIDENTIAL GARAGE ADDITIONS & ALTERATIONS	18,000	20,000
1	4	RESIDENTIAL STORAGE BUILDINGS	500	32,300
0	0	RESIDENTIAL SWIMMING POOLS	-----	-----
1	1	NON-RESIDENTIAL SWIMMING POOLS	50,000	50,000
1	4	NEW COMMERCIAL BUILDINGS	100,000	2,764,148
0	5	NON-RESIDENTIAL GARAGES & STORAGE BUILDINGS	-----	637,000
0	3	NON-RESIDENTIAL ADDITIONS	-----	539,000
7	31	NON-RESIDENTIAL ALTERATIONS	523,168	2,352,334
0	0	MUNICIPAL BUILDINGS	-----	-----
0	0	WAREHOUSES	-----	-----
0	0	FACTORY & SHOP	-----	-----
0	0	COMMUNICATION TOWER	-----	-----
0	0	SUBSTATION	-----	-----
0	0	AGRICULTURAL BUILDINGS	-----	-----
21	130	TOTAL ESTIMATED COST OF CONSTRUCTION	\$939,143	\$14,334,671
October-16	YEAR TO DATE	TOTAL PERMITS ISSUED	October-16	YEAR TO DATE
21	130	BUILDING PERMITS	2,864.00	36,610.00
20	134	ELECTRICAL PERMITS	1,784.00	18,865.00
11	88	PLUMBING PERMITS	864.00	13,531.00
11	60	HEATING PERMITS	1,295.00	12,577.00
12	102	SIGN PERMITS	490	3,545.00
0	9	MISCELLANEOUS PERMITS	-----	225.00
0	0	SUMP PUMP PERMITS	-----	-----
0	0	ELECTRICIAN LICENSES	-----	-----
0	1	EARLY STARTS	-----	100.00
0	17	EROSION CONTROL	100	2,445.00
0	0	STATE PLAN APPROVALS	-----	-----
1	58	PARK & PLAYGROUND PAYMENTS	300	17,400.00
1	18	WISCONSIN PERMIT SEALS	35	630.00
1	10	ZONING BOARD OF APPEALS APPLICATIONS	300	3,000.00
0	2	ZONING CHANGES/P.U.D. APPLICATIONS	-----	800
0	1	PLAN COMMISSION - CONDITIONAL USES	-----	300.00
0	7	CERTIFIED SURVEY MAP REVIEWS	-----	370.00
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	-----	-----
2	82	COMMERCIAL OCCUPANCY FEES	100	4,200.00
0	0	PIER PERMIT	-----	-----
0	3	DEMOLITION	-----	75.00
2	17	PLAN REVIEW FEE	1,200	5,650.00
		ADMIN FEE	347.00	5,174
		TOTAL RECEIPTS DEPOSITED WITH CITY TREASURER	\$9,679.00	\$125,497.00

Cheryl Nault
Building Inspection Dept.

OCTOBER 2016 BANK RECONCILIATION

CHECKING ACCOUNTS

INVESTMENT ACCOUNTS

GENERAL FUND	WDF	SNAP	GENERAL/CAPITAL FUND
BAYLAKE	BAYLAKE	BAYLAKE	INVESTMENTS
PRIOR G/L BALANCE	2,844,364.77	359,351.09	4,952.26
REVENUE	725,087.60	18,749.35	0.00
DISBURSEMENTS	1,268,006.70	0.00	49.05
AMOUNT IN TRANSIT	6,466.97	0.00	0.00
ADJUSTMENTS	26,993.41	0.00	0.00
ENDING BALANCE	2,321,972.11	378,100.44	4,903.21

BANK BALANCE	2,392,061.24	378,100.44	4,903.21
LESS OUTS. CHECKS	70,089.13	0.00	0.00
	2,321,972.11	378,100.44	4,903.21

SAVINGS ACCOUNTS

GENERAL FUND	GENERAL FUND	TIF #1 DEBT	WDF	CAPITAL - BUILDING DEBT	CAPITAL - EH RD	TIF #3 DEBT	TIF #3 CONSTRUCTION
STATE - #2	BAYLAKE BANK - WMBI	STATE - #11	STATE - #4	STATE - #9	STATE - #15	STATE - #08	STATE - #14
PRIOR G/L BALANCE	2,839,082.46	26,226.93	221,480.47	105,646.30	5,981.41	21,503.66	89,601.82
REVENUE	254,093.72	0.22	80.97	38.62	2.19	7.86	32.76
DISBURSEMENTS	0.00	847.89	0.00	0.00	0.00	0.00	0.00
AMOUNT IN TRANSIT	0.00	326.30	0.00	0.00	0.00	0.00	0.00
ADJUSTMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ENDING BALANCE	3,093,176.18	25,052.96	221,561.44	105,684.92	5,983.60	21,511.52	89,634.58

BANK BALANCE	3,093,176.18	25,052.96	221,561.44	105,684.92	5,983.60	21,511.52	89,634.58
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PRIOR G/L BALANCE	REVENUE	DISBURSEMENTS	AMOUNT IN TRANSIT	ADJUSTMENTS	ENDING BALANCE	BANK BALANCE
3,728.06	0.03	0.00	0.00	0.00	3,728.09	3,728.09
56,940.91	17.43	35,891.34	0.00	0.00	21,067.00	21,067.00
1,065,059.90	387.83	16,248.50	0.00	0.00	1,049,199.23	1,049,199.23
56,870.57	20.69	1,120.68	0.00	0.00	55,770.58	55,770.58
68,426.03	25.02	0.00	0.00	0.00	68,451.05	68,451.05
891.06	0.33	0.00	0.00	0.00	891.39	891.39
2,064.28	0.72	363.00	0.00	0.00	1,702.00	1,702.00
1,754,123.68	640.66	6,585.33	0.00	0.00	1,748,179.01	1,748,179.01

11/22/2016

7c4.

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: GENERAL FUND
 FOR 10 PERIODS ENDING OCTOBER 31, 2016

DEPARTMENT DESCRIPTION	OCTOBER BUDGET		OCTOBER ACTUAL		VARI-ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL		VARI-ANCE
	931,338.19	207,476.10	207,476.10	11,176,055.00			7,860,372.25	7,860,372.25	
REVENUES	931,338.19	207,476.10	(77.7)	11,176,055.00	(29.6)	7,860,372.25	(29.6)		
GENERAL FUND	931,338.19	207,476.10	(77.7)	11,176,055.00	(29.6)	7,860,372.25	(29.6)		
TOTAL REVENUES	931,338.19	207,476.10	(77.7)	11,176,055.00	(29.6)	7,860,372.25	(29.6)		
EXPENSES	66,338.19	55,724.66	15.9	796,055.00	0.5	791,932.90	0.5		
GENERAL FUND	66,338.19	55,724.66	15.9	796,055.00	0.5	791,932.90	0.5		
MAYOR	1,045.03	1,258.85	(20.4)	12,540.00	8.9	11,421.76	8.9		
CITY COUNCIL	4,792.52	4,521.30	5.6	57,510.00	16.4	48,067.54	16.4		
LAW/LEGAL	4,583.34	1,688.00	63.1	55,000.00	54.6	24,966.00	54.6		
CITY CLERK-TREASURER	31,849.63	30,089.72	5.5	382,195.00	17.7	314,325.09	17.7		
ADMINISTRATION	11,525.45	10,536.25	8.5	138,305.00	20.7	109,634.79	20.7		
COMPUTER	4,383.36	433.80	90.1	52,600.00	35.7	33,781.45	35.7		
CITY ASSESSOR	8,258.41	6,271.70	24.0	99,100.00	26.0	73,280.03	26.0		
BOARD OF REVIEW	126.69	0.00	100.0	1,520.00	64.5	538.25	64.5		
BUILDING/ZONING CODE ENFORCEMENT	5,498.76	41,661.68	(657.6)	65,985.00	(19.7)	78,990.74	(19.7)		
MUNICIPAL SERVICES ADMN.	18,217.96	16,040.18	11.9	218,615.00	17.4	180,457.38	17.4		
PUBLIC WORKS ADMINISTRATION	20,347.57	18,587.98	8.6	244,170.00	19.2	197,129.18	19.2		
ELECTIONS DEPARTMENT	1,717.53	9.79	99.4	20,610.00	21.2	16,222.53	21.2		
CITY HALL	12,296.73	8,979.44	26.9	147,560.00	28.7	105,170.48	28.7		
INSURANCE	35,175.86	32,708.00	7.0	422,110.00	9.7	380,917.86	9.7		
GENERAL EXPENDITURES	120,063.38	1,671.74	98.6	1,440,760.00	95.9	58,549.02	95.9		
POLICE DEPARTMENT	33,284.66	31,749.57	4.6	399,415.00	18.2	326,613.80	18.2		
PATROL BOAT	1,056.27	439.18	58.4	12,675.00	51.4	6,149.91	51.4		
PARKING ENFORCEMENT	0.00	0.00	0.0	0.00	0.0	0.00	0.0		
POLICE DEPARTMENT/PATROL	167,066.78	147,431.89	11.7	2,004,800.00	23.7	1,529,563.18	23.7		
POLICE DEPT. / INVESTIGATIONS	11,219.19	9,116.34	18.7	134,630.00	12.6	117,636.83	12.6		
FIRE DEPARTMENT	154,310.11	135,673.48	12.0	1,851,720.00	19.7	1,486,350.88	19.7		
STORM SEWERS	2,780.44	2,898.18	(4.2)	33,365.00	56.3	14,551.97	56.3		
SOLID WASTE MGMT/SPRING/FALL	4,117.10	1,154.32	71.9	49,405.00	80.6	9,554.52	80.6		
COMPOST/SOLID WASTE SITE	2,619.62	85.81	96.7	31,435.00	57.2	13,428.31	57.2		
STREET SWEEPING	3,230.43	3,734.92	(15.6)	38,765.00	21.6	30,369.65	21.6		
WEED ABATEMENT	783.34	67.97	91.3	9,400.00	78.4	2,023.63	78.4		
ROADWAYS/STREETS	14,846.28	16,867.47	(13.6)	178,155.00	(0.6)	179,355.12	(0.6)		
SNOW REMOVAL	16,845.44	2,463.15	85.3	202,145.00	29.2	142,981.54	29.2		
STREET SIGNS AND MARKINGS	4,562.53	1,438.67	68.4	54,750.00	9.7	49,387.65	9.7		
CURB/GUTTER/SIDEWALK	1,241.69	2,525.60	(103.4)	170,900.00	61.5	5,724.46	61.5		
STREET MACHINERY	14,195.03	7,528.35	46.9	170,940.00	34.6	111,268.52	34.6		
CITY GARAGE	5,205.07	3,028.19	41.8	62,460.00	30.4	43,460.54	30.4		
CELEBRATION & ENTERTAINMENT	4,183.37	164.95	96.0	50,500.00	17.4	41,444.70	17.4		
HIGHWAYS - GENERAL	42,399.62	34,970.06	17.5	508,795.00	28.6	363,121.98	28.6		
PARK & RECREATION ADMIN	9,289.64	8,487.17	8.6	111,475.00	14.7	95,024.07	14.7		
PARKS AND PLAYGROUNDS	32,956.77	22,719.90	31.0	395,480.00	19.9	316,569.51	19.9		
BALLFIELDS	2,657.94	6,910.77	(160.0)	31,895.00	(1.5)	32,383.73	(1.5)		
ICE RINKS	868.77	0.00	100.0	10,425.00	(0.8)	10,513.45	(0.8)		
BEACHES	101.26	0.00	100.0	1,215.00	100.0	0.00	100.0		

7c4.

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: GENERAL FUND
 FOR 10 PERIODS ENDING OCTOBER 31, 2016

DEPARTMENT DESCRIPTION	OCTOBER		VARI- ANCE	FISCAL YEAR	FISCAL YEAR-TO-DATE	VARI- ANCE
	BUDGET	ACTUAL				
EXPENSES						
MUNICIPAL DOCKS	4,107.12	3,159.75	23.0	49,285.00	38,535.20	21.8
WATER WEED MANAGEMENT	7,959.62	1,402.48	82.3	95,515.00	55,192.22	42.2
WATERFRONT PARKS & WALKWAYS	5,055.04	7,180.64	(42.0)	60,660.00	54,619.98	9.9
EMPLOYEE BENEFITS	2,054.18	788.22	61.6	24,650.00	12,496.99	49.3
PUBLIC FACILITIES	6,361.67	0.00	100.0	76,340.00	56,028.99	26.6
BOARDS AND COMMISSIONS	43.76	0.00	100.0	525.00	132.32	74.7
COMMUNITY & ECONOMIC DEVELOPM	29,716.74	19,865.50	33.1	356,600.00	287,419.56	19.4
TOTAL EXPENSES	931,339.89	702,035.62	24.6	11,176,055.00	7,857,288.21	29.6
TOTAL FUND REVENUES	931,338.19	207,476.10	(77.7)	11,176,055.00	7,860,372.25	(29.6)
TOTAL FUND EXPENSES	931,339.89	702,035.62	24.6	11,176,055.00	7,857,288.21	29.6
SURPLUS (DEFICIT)	(1.70)	(494,559.52)	1636.4	0.00	3,084.04	100.0

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: CAPITAL FUND
 FOR 10 PERIODS ENDING OCTOBER 31, 2016

DEPARTMENT DESCRIPTION	OCTOBER 31, 2016		FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI-ANCE
	OCTOBER BUDGET	OCTOBER ACTUAL			
REVENUES	201,495.54	266,990.96	2,417,946.00	2,038,318.59	(15.7)
TOTAL REVENUES	201,495.54	266,990.96	2,417,946.00	2,038,318.59	(15.7)
EXPENSES					
CITY CLERK-TREASURER	0.00	0.00	0.00	0.00	0.0
ADMINISTRATION	0.00	0.00	0.00	0.00	0.0
COMPUTER	1,500.00	3,488.51	18,000.00	6,745.58	62.5
CITY ASSESSOR	833.34	0.00	10,000.00	0.00	100.0
MUNICIPAL SERVICES ADMIN.	2,083.34	0.00	25,000.00	22,505.50	9.9
ELECTIONS	0.00	0.00	0.00	0.00	0.0
CITY HALL	0.00	0.00	0.00	0.00	0.0
GENERAL EXPENDITURES	7,916.68	76,248.95	95,000.00	425,055.12	(347.4)
POLICE DEPARTMENT	0.00	0.00	0.00	0.00	0.0
PATROL	11,466.68	0.00	137,600.00	85,820.71	37.6
POLICE DEPT. / INVESTIGATIONS	0.00	0.00	0.00	0.00	0.0
FIRE DEPARTMENT	44,128.84	5,073.29	529,546.00	358,339.64	32.3
STORM SEWERS	25,225.01	275.00	302,700.00	296,079.28	2.1
SOLID WASTE MGMT/REUSE/RECYCL	0.00	0.00	0.00	0.00	0.0
ROADWAYS/STREETS	77,300.01	98,516.34	927,600.00	659,836.58	28.8
SNOW REMOVAL	416.67	0.00	5,000.00	3,530.00	29.4
CURB/GUTTER/SIDEWALK	15,000.00	8,346.85	180,000.00	92,015.72	48.8
CITY GARAGE	833.34	0.00	10,000.00	2,568.50	74.3
PARKS AND PLAYGROUNDS	6,291.68	18,339.38	75,500.00	214,477.47	(184.0)
BALLFIELDS	4,416.67	0.00	53,000.00	0.00	100.0
ICE RINKS	0.00	0.00	0.00	0.00	0.0
BEACHES	0.00	0.00	0.00	0.00	0.0
MUNICIPAL DOCKS	0.00	0.00	0.00	0.00	0.0
WATER WEED MANAGEMENT	5,000.00	0.00	60,000.00	0.00	100.0
WATERFRONT PARKS & WALKWAYS	541.68	0.00	6,500.00	4,228.50	34.9
SANITARY & WATER MAIN	0.00	0.00	0.00	0.00	0.0
PUBLIC FACILITIES	0.00	0.00	0.00	0.00	0.0
COMMUNITY & ECONOMIC DEVLPMT	0.00	0.00	0.00	0.00	0.0
TOTAL EXPENSES	202,953.94	210,288.32	2,435,446.00	2,171,202.60	10.8
TOTAL FUND REVENUES	201,495.54	266,990.96	2,417,946.00	2,038,318.59	(15.7)
TOTAL FUND EXPENSES	202,953.94	210,288.32	2,435,446.00	2,171,202.60	10.8
SURPLUS (DEFICIT)	(1,458.40)	56,702.64	(17,500.00)	(132,884.01)	659.3

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: CABLE TV
 FOR 10 PERIODS ENDING OCTOBER 31, 2016

DEPARTMENT DESCRIPTION	OCTOBER BUDGET	OCTOBER ACTUAL	VARI-ANCE %	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	VARI-ANCE %
REVENUES						
CABLE TV / GENERAL	11,250.00	0.00	100.0	135,000.00	105,043.56	(22.1)
TOTAL REVENUES	11,250.00	0.00	100.0	135,000.00	105,043.56	(22.1)
EXPENSES						
CABLE TV / GENERAL	8,775.07	5,717.40	34.8	105,300.00	53,552.37	49.1
TOTAL EXPENSES	8,775.07	5,717.40	34.8	105,300.00	53,552.37	49.1
TOTAL FUND REVENUES	11,250.00	0.00	100.0	135,000.00	105,043.56	(22.1)
TOTAL FUND EXPENSES	8,775.07	5,717.40	34.8	105,300.00	53,552.37	49.1
SURPLUS (DEFICIT)	2,474.93	(5,717.40)	(331.0)	29,700.00	51,491.19	73.3

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TOURISM FUND
 FOR 10 PERIODS ENDING OCTOBER 31, 2016

DEPARTMENT DESCRIPTION	OCTOBER BUDGET	OCTOBER ACTUAL	% VARI-ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI-ANCE
REVENUES						
TOURISM COMMITTEE / GENERAL	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL REVENUES	0.00	0.00	0.0	0.00	0.00	0.0
EXPENSES						
TOURISM COMMITTEE / GENERAL	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL EXPENSES	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL FUND REVENUES	0.00	0.00	0.0	0.00	0.00	0.0
TOTAL FUND EXPENSES	0.00	0.00	0.0	0.00	0.00	0.0
SURPLUS (DEFICIT)	0.00	0.00	0.0	0.00	0.00	0.0

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #2 DISTRICT
 FOR 10 PERIODS ENDING OCTOBER 31, 2016

DEPARTMENT DESCRIPTION	OCTOBER BUDGET	OCTOBER ACTUAL	VARI-ANCE %	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	VARI-ANCE %
REVENUES						
TID DISTRICT #2	129,928.61	451.33	(99.6)	1,559,143.00	9,009,911.66	477.8
TOTAL REVENUES	129,928.61	451.33	(99.6)	1,559,143.00	9,009,911.66	477.8
EXPENSES						
TID DISTRICT #2	232,831.71	16,248.50	93.0	2,793,980.00	10,151,924.49	(263.3)
TOTAL EXPENSES	232,831.71	16,248.50	93.0	2,793,980.00	10,151,924.49	(263.3)
TOTAL FUND REVENUES	129,928.61	451.33	(99.6)	1,559,143.00	9,009,911.66	477.8
TOTAL FUND EXPENSES	232,831.71	16,248.50	93.0	2,793,980.00	10,151,924.49	(263.3)
SURPLUS (DEFICIT)	(102,903.10)	(15,797.17)	(84.6)	(1,234,837.00)	(1,142,012.83)	(7.5)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #1 DISTRICT
 FOR 10 PERIODS ENDING OCTOBER 31, 2016

DEPARTMENT DESCRIPTION	OCTOBER BUDGET	OCTOBER ACTUAL	VARI-ANCE %	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	VARI-ANCE %
REVENUES						
TID #1 DISTRICT	50,609.34	80.97	(99.8)	607,312.00	608,607.07	0.2
TOTAL REVENUES	50,609.34	80.97	(99.8)	607,312.00	608,607.07	0.2
EXPENSES						
TID #1 DISTRICT	48,614.75	0.00	100.0	583,377.00	583,376.90	0.0
TOTAL EXPENSES	48,614.75	0.00	100.0	583,377.00	583,376.90	0.0
TOTAL FUND REVENUES	50,609.34	80.97	(99.8)	607,312.00	608,607.07	0.2
TOTAL FUND EXPENSES	48,614.75	0.00	100.0	583,377.00	583,376.90	0.0
SURPLUS (DEFICIT)	1,994.59	80.97	(95.9)	23,935.00	25,230.17	5.4

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #3 DISTRICT
 FOR 10 PERIODS ENDING OCTOBER 31, 2016

DEPARTMENT DESCRIPTION	OCTOBER BUDGET		OCTOBER ACTUAL		FISCAL YEAR BUDGET		FISCAL YEAR-TO-DATE ACTUAL		%
	BUDGET	VARI-ANCE	ACTUAL	VARI-ANCE	BUDGET	VARI-ANCE	ACTUAL	VARI-ANCE	
REVENUES									
TID #3 DISTRICT	22,129.19	(98.7)	273.61	(98.7)	265,550.00		231,252.67	(12.9)	
TOTAL REVENUES	22,129.19	(98.7)	273.61	(98.7)	265,550.00		231,252.67	(12.9)	
EXPENSES									
TID #3 DISTRICT	19,402.45	100.0	0.00	100.0	232,829.00		157,555.50	32.3	
TOTAL EXPENSES	19,402.45	100.0	0.00	100.0	232,829.00		157,555.50	32.3	
TOTAL FUND REVENUES	22,129.19	(98.7)	273.61	(98.7)	265,550.00		231,252.67	(12.9)	
TOTAL FUND EXPENSES	19,402.45	100.0	0.00	100.0	232,829.00		157,555.50	32.3	
SURPLUS (DEFICIT)	2,726.74	(89.9)	273.61	(89.9)	32,721.00		73,697.17	125.2	

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: TID #4 DISTRICT
 FOR 10 PERIODS ENDING OCTOBER 31, 2016

DEPARTMENT DESCRIPTION	OCTOBER BUDGET	OCTOBER ACTUAL	% VARI-ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI-ANCE
REVENUES						
TID #4 DISTRICT	147,543.34	878.43	(99.4)	1,770,520.00	21,440.54	(98.7)
TOTAL REVENUES	147,543.34	878.43	(99.4)	1,770,520.00	21,440.54	(98.7)
EXPENSES						
TID #4 DISTRICT	0.00	0.00	0.0	0.00	3,152.00	100.0
TID #4 DISTRICT	309,034.70	0.00	100.0	3,708,416.00	184,640.88	95.0
TOTAL EXPENSES	309,034.70	0.00	100.0	3,708,416.00	187,792.88	94.9
TOTAL FUND REVENUES	147,543.34	878.43	(99.4)	1,770,520.00	21,440.54	(98.7)
TOTAL FUND EXPENSES	309,034.70	0.00	100.0	3,708,416.00	187,792.88	94.9
SURPLUS (DEFICIT)	(161,491.36)	878.43	(100.5)	(1,937,896.00)	(166,352.34)	(91.4)

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: REVOLVING LOAN FUND (STATE)
 FOR 10 PERIODS ENDING OCTOBER 31, 2016

DEPARTMENT DESCRIPTION	OCTOBER		FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE	
	BUDGET	ACTUAL		BUDGET	ACTUAL
REVENUES					
REVOLVING LOAN FUND (STATE)	1,189.61	759.75	14,275.00	10,917.36	(23.5)
TOTAL REVENUES	1,189.61	759.75	14,275.00	10,917.36	(23.5)
EXPENSES					
REVOLVING LOAN FUND (STATE)	983.34	0.00	11,800.00	0.00	100.0
TOTAL EXPENSES	983.34	0.00	11,800.00	0.00	100.0
TOTAL FUND REVENUES	1,189.61	759.75	14,275.00	10,917.36	(23.5)
TOTAL FUND EXPENSES	983.34	0.00	11,800.00	0.00	100.0
SURPLUS (DEFICIT)	206.27	759.75	2,475.00	10,917.36	341.1

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: SOLID WASTE ENTERPRISE
 FOR 10 PERIODS ENDING OCTOBER 31, 2016

DEPARTMENT DESCRIPTION	OCTOBER 2016		%		FISCAL YEAR		FISCAL YEAR-TO-DATE		%	
	BUDGET	ACTUAL	VARI-ANCE		BUDGET	ACTUAL	ACTUAL	VARI-ANCE		
REVENUES										
SOLID WASTE ENTERPRISE FUND	41,470.85	37,509.49	(9.5)		497,650.00	437,170.29			(12.1)	
TOTAL REVENUES	41,470.85	37,509.49	(9.5)		497,650.00	437,170.29			(12.1)	
EXPENSES										
SOLID WASTE ENTERPRISE FUND	42,796.76	31,137.43	27.2		513,560.00	378,483.45			26.3	
TOTAL EXPENSES	42,796.76	31,137.43	27.2		513,560.00	378,483.45			26.3	
TOTAL FUND REVENUES	41,470.85	37,509.49	(9.5)		497,650.00	437,170.29			(12.1)	
TOTAL FUND EXPENSES	42,796.76	31,137.43	27.2		513,560.00	378,483.45			26.3	
SURPLUS (DEFICIT)	(1,325.91)	6,372.06	(580.5)		(15,910.00)	58,686.84			(468.8)	

CITY OF STURGEON BAY
 SUMMARIZED REVENUE & EXPENSE REPORT

DEPARTMENT DESCRIPTION	MUNICIPAL REPORT TOTALS		2016		FISCAL		FISCAL	
	OCTOBER BUDGET	OCTOBER 31, 2016 ACTUAL	VARI-ANCE %	YEAR BUDGET	YEAR-TO-DATE ACTUAL	VARI-ANCE %		
TOTAL MUNICIPAL REVENUES	1,536,954.67	514,420.64	(66.5)	18,443,451.00	20,323,033.99	10.1		
TOTAL MUNICIPAL EXPENSES	1,796,732.61	965,427.27	46.2	21,560,763.00	21,541,176.40	0.0		
SURPLUS (DEFICIT)	(259,777.94)	(451,006.63)	73.6	(3,117,312.00)	(1,218,142.41)	(60.9)		

7d.

7d.

BEVERAGE OPERATOR LICENSES

1. Dalton, Marie L.
2. Dalton, Paul L.
3. Henry, Julie A.

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Finance/Purchasing & Building Committee, hereby recommend to reduce the Sunset Hill #2 Subdivision price per lot to \$14,000, with the \$5,000 down payment forgivable loan.

Respectfully submitted,

FINANCE/PURCHASING & BUILDING
COMMITTEE

By: Stewart Fett, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Dated: November 8, 2016

Introduced by _____.

Moved by Alderperson _____ seconded by

Alderperson _____ that said recommendation be adopted.

Passed by the Council on the _____ day of _____, 2016.

EXECUTIVE SUMMARY
Price of Residential Lots in Sunset Hill #2

Background: The City created Tax Increment Finance District (TID) #3 in 2008. This TID was designed to move an industrial-use property into the Industrial Park, and to redevelop the parcel into a residential use. Sunset Hill #2 Subdivision was created in part of TID #3. There is a development agreement with Shawn Aalsma and Russ Van Rite (builders from the Green Bay area) that gives them exclusive right to build homes on the lots. However, the original developers have given us permission to seek other developers or individuals who may want to build a home on the remaining 5 lots.

Price Per Lot: When the City began this redevelopment effort, we sold the lots at \$20,000 each with a \$5,000 down-payment forgivable loan to buyers. As a part of the development contract, the City would hold the title to the parcel until the home was sold; this allowed no holding costs to the developer.

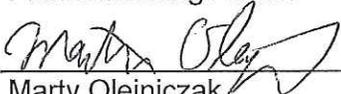
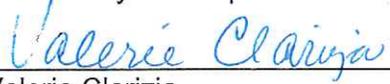
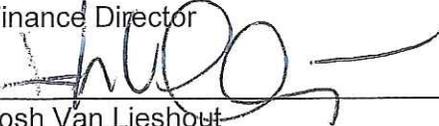
Due in part to the depressed values of homes and residential lots, the developers are no longer interested in constructing more homes under those parameters. Staff has been speaking with a local real estate professional, who believes that we are asking too much for the lots. They believe that the price per lot should be \$12,000 - \$16,000, with the \$5,000 down-payment forgivable loan.

Fiscal Impact: The City has already invested in the public infrastructure amenities that came along with the creation of the TID (i.e. N 6th PI was built, sewer and water laterals installed, surveying has been completed). There are no more expenditures within the TID, and the TID is performing well under the current situation.

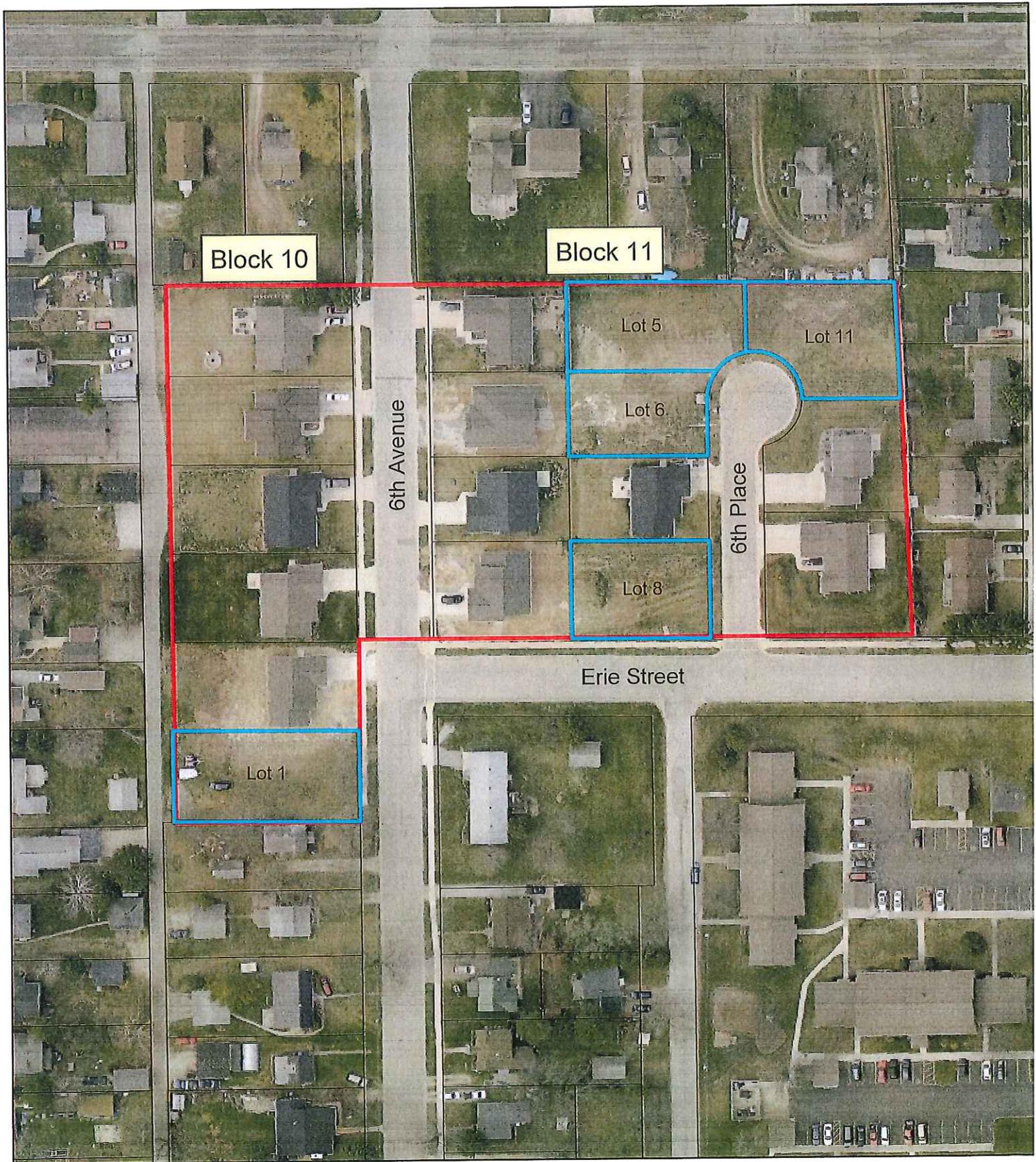
Staff Recommendation: Staff wishes to see this project completed. We also believe that the current cost per lot is too high in comparison to other vacant lots in the City.

Finance Committee Options: The Finance Committee has the following options:

- 1) Recommend to Council to reduce the price per lot to \$14,000
- 2) Recommend to Council to retain the \$20,000 price per lot

Prepared by: 	<u>11/3/16</u>
Ryan Kernosky Planner/Zoning Admin	Date
Reviewed by: 	<u>11-3-16</u>
Marty Olejniczak Community Development Director	Date
Reviewed by: 	<u>11/3/16</u>
Valerie Clarizio Finance Director	Date
Reviewed by: 	<u>11/3/16</u>
Josh Van Lieshout City Administrator	Date

Sunset Hill #2 - Available Lots



MAYORAL APPOINTMENTS

Aesthetic Design & Site Plan Review Board

Dennis Statz – newly created seat, term expires May 1, 2019

Cindy Weber – newly created seat, term expires May 1, 2020

EXECUTIVE SUMMARY

DATE: November 21, 2016

TITLE: Final Assessment Report – YMCA Sidewalk Extension Along Michigan Street

BACKGROUND: The preliminary assessment report for the YMCA sidewalk extension along Michigan Street was assembled and created using budgeted costs from recent similar projects and was estimated to be \$9,960.00. Based upon unit pricing from the awarded contractor and the actual installed quantities, the final actual cost for the sidewalk extension was \$8,827.00.

FISCAL IMPACT: The YMCA will be assessed \$8,827.00 and will have the option of making payments per the terms of the attached Final Resolution based upon the amount of their assessment.

RECOMMENDATION: Approve the final assessment report and final resolution for the YMCA sidewalk extension along Michigan Street.

SUBMITTED BY: Chad Shefchik
Chad Shefchik
City Engineer

11-21-16
Date

REVIEWED BY: Josh VanLieshout
Josh VanLieshout
City Administrator

11/23/16
Date

REVIEWED BY: Val Clarizio
Val Clarizio
Finance Director

11/21/16
Date

REVIEWED BY: Stephanie Reinhardt
Stephanie Reinhardt
City Clerk

11/21/16
Date

FINAL RESOLUTION

AUTHORIZING IMPROVEMENTS AND LEVYING SPECIAL ASSESSMENTS AGAINST BENEFITTED PROPERTY.

WHEREAS the Common Council of the City of Sturgeon Bay, Wisconsin, held a public hearing at the City Hall at 12:00 P.M. on the 15th day of September 2015, for the purpose of hearing all interested persons concerning the preliminary resolution and report of the City's Engineer on the proposed improvement installation in/on the following streets or parts thereof:

Sidewalk installation on the north side of Michigan St from STH 42/57 for a distance of approximately 415'.

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

1. That the reports of the City's Engineer pertaining to the construction of the above-described public improvements, including plans and specifications thereof, as modified, is hereby adopted and approved.
2. That payment for said improvements be made by assessing the cost to the property benefitted as indicated in said reports, as modified to reflect the actual cost of construction.
3. That benefits (and damages) shown on the reports (as modified) are true and correct, have been determined on a reasonable basis and are hereby confirmed.
4. That the assessments for all projects included in said reports are hereby combined as a single assessment, but any interested property owner shall be entitled to object to each assessment separately or both assessments jointly for any purpose or purposes.
5. That the assessments may be paid in cash or six (6) annual installments. If the total assessment levied against a single parcel exceeds \$6,000.00 application can be made at the **CITY CLERK-TREASURER'S** office for twelve (12) annual installments. Installment payments are to bear interest at a floating rate to be determined on the first business day of the new calendar year for the ensuing year and will be the prime rate as posted by the official City depository on that day. The rate so established shall be applied to the unpaid balance of each assessment for that year. Installments or assessments not paid when due shall bear interest on the amount past due at the rate of one percent (1%) per month or a fractional part thereof plus one-half of one percent (0.5%) per month or fraction thereof penalty.
6. That if the title to a parcel of property changes for any reason the full amount of the outstanding assessment becomes due and payable together with applicable interest immediately.
7. The City Clerk-Treasurer is directed to publish this resolution as a Class 1 notice in the assessment district.
8. The City Clerk-Treasurer is further directed to mail a copy of this resolution and a

statement of the final assessment against his property to every property owner whose name appears on the assessment roll whose post office address is known or can, with reasonable diligence, be ascertained.

December 6, 2016
Stephanie L Reinhardt
City Clerk

* * * * *

Introduced by:_____.

Moved by Alderperson _____, seconded by Alderperson _____, that said resolution be adopted.

Passed by the Council on the __ day of _____, 2016, and submitted to the Mayor on the ____ day of _____, 2016.

Final Assessment Roll - YMCA Sidewalk Extension Along Michigan Street				
PARCEL NUMBER	PROPERTY OWNER	ADDRESS	SQUARE FEET	SIDEWALK ASSESSMENT
				\$ 3.88
2814660001002A	Door County YMCA, Inc	Michigan St	2275.00	\$ 8,827.00

Preliminary

REPORT ON THE PROPOSED SPECIAL ASSESSMENTS FOR THE WATER MAIN IMPROVEMENTS AGAINST PROPERTIES LOCATED IN STURGEON BAY, WISCONSIN

This report is submitted in accordance with the requirements of ss66.60, Stats., and the preliminary resolution of the City of Sturgeon Bay, Wisconsin; dated August 11, 2015, determining to levy special assessments on the benefited properties for the public improvements described in Schedule B of this report to be made in the assessment district described in Schedule C of this report.

This report consists of the following schedules:

- Schedule A Preliminary plans
- Schedule B Estimate of the entire cost of the proposed improvements
- Schedule C Schedule of the proposed assessments against each benefiting property

Schedule A Preliminary Plans and are attached hereto:

Schedule B The estimated cost for improving Egg Harbor Road and N. 14th Ave with sidewalks, Curb and Gutter to the benefit of the abutting properties, in accordance with the plans and specifications in Schedule A is \$224,856.40. This cost has been determined with the following estimate:

Description	Quantity	Unit	Unit price	Sidewalk and Curb Cost
Sidewalk Egg Harbor and N. 14th	8131	LF	\$ 21.00	\$ 162,686.79
Curb & Gutter	4462.99	LF	\$ 11.07	\$ 52,209.40
Sidewalk on Michigan	415	LF	\$ 24.00	\$ 9,960.00
Total Construction				\$ 224,856.40

Assessment rates calculated per above unit prices

Schedule C PROPOSED ASSESSMENTS

The following properties against which the proposed assessments are to be made are benefited by the proposed work because they will now have direct access to municipal sidewalks and be serviced by Curb and Gutter.

Property / Owner	Assessment Quantity		Assessment amount	
	Sidewalk	C&G	Sidewalk	C&G
STURGEON BAY BUILDING CO	236.00	0.00	\$ 4,956.00	\$ -
ATKINS BRUCE A	157.00	0.00	\$ 3,297.00	\$ -
CE & CW LP	351.98	351.98	\$ 7,391.58	\$ 4,118.17
JJK HOLDINGS LLC	124.25	124.25	\$ 2,609.25	\$ 1,453.73
BANK MUTUAL	298.30	298.30	\$ 6,264.30	\$ 3,490.11
XENIA STURGEON BAY LLC	734.12	100.00	\$ 15,416.52	\$ 1,170.00
BANK BAYLAKE	414.80	414.80	\$ 8,710.80	\$ 4,853.16
SIMON YVONNE W	105.70	105.70	\$ 2,219.70	\$ 1,236.69
GEORGENSON WHALTON D & LINDA M TRST	129.70	129.70	\$ 2,723.70	\$ 1,517.49
PEIL KEN TRST	167.80	167.80	\$ 3,523.80	\$ 1,963.26
CRANDON NEVA AND WAUSAU TRANSPORTATION LLC	130.70	130.70	\$ 2,744.70	\$ 1,529.19
CHERRY POINT MALL I LLC ET AL	288.86	240.00	\$ 6,066.06	\$ 2,808.00
MC DONALD'S CORPORATION 04810126	221.00	221.00	\$ 4,641.00	\$ 2,585.70
BANK ASSOCIATED OF GREEN BAY	175.00	0.00	\$ 3,675.00	\$ -
WAGENER NICHOLAS & GRETNA TRST	30.00	30.00	\$ 630.00	\$ 351.00
GAUGER CHESTER	131.30	0.00	\$ 2,757.30	\$ -
SCHOONOVER THOMAS	109.90	0.00	\$ 2,307.90	\$ -

AUTOZONE INC			253.96	0.00	\$ 5,333.16	\$ -
STURGEON BAY	DEVELOPMENT GROUP LLC		223.91	0.00	\$ 4,702.11	\$ -
PETERSON	DONNA K	TRST	277.52	247.52	\$ 5,827.92	\$ 2,895.98
NICHOLAS PROPERTIES	LLC		115.00	0.00	\$ 2,415.00	\$ -
STURGEON BAY	CITY OF		50.00	0.00	\$ 1,050.00	\$ -
PARSONS	WILLIAM C & ELIZABETH C	TRST	50.53	50.53	\$ 1,061.13	\$ 591.20
BAY RIDGE PLAZA LLC			240.98	240.98	\$ 5,060.58	\$ 2,819.47
HUBER	BRADLEY		116.22	116.22	\$ 2,440.62	\$ 1,359.77
NAMI DOOR COUNTY INC			168.58	0.00	\$ 3,540.18	\$ -
GOLDENEYE LLC			118.00	0.00	\$ 2,478.00	\$ -
WANFLO 1	PROPERTIES LLC		120.00	0.00	\$ 2,520.00	\$ -
FROZEN ASSETS INC			219.80	119.80	\$ 4,615.80	\$ 1,401.66
DE VAULT	KEVIN & CAROL		113.00	113.00	\$ 2,373.00	\$ 1,322.10
ZEPNICK	JAMES		187.00	187.00	\$ 3,927.00	\$ 2,187.90
SAMUELSON	RUTH	ET AL	160.00	160.00	\$ 3,360.00	\$ 1,872.00
O'REILLY	AUTOMOTIVE STORES INC		118.00	118.00	\$ 2,478.00	\$ 1,380.60
BANK	BAYLAKE		170.72	170.72	\$ 3,585.12	\$ 1,997.42
LA VINE'S INC			253.00	0.00	\$ 5,313.00	\$ -
ESTES	JASON M CA. LTD		150.00	0.00	\$ 3,150.00	\$ -
R.I.C. 22 LTD	PARTNERSHIP		194.30	194.30	\$ 4,080.30	\$ 2,273.31
ESPOSITO	ROBERT L & TERESA A	ET AL	150.00	0.00	\$ 3,150.00	\$ -
ATKINS	BRUCE		166.80	166.80	\$ 3,502.80	\$ 1,951.56
SHORE TO SHORE	RENTAL LLC		120.00	120.00	\$ 2,520.00	\$ 1,404.00
CHICKEN OR THE EGG	LLC		113.26	113.26	\$ 2,378.46	\$ 1,325.14
KIEHNAU	WAYNE & DIANNE M	ET AL	30.00	30.00	\$ 630.00	\$ 351.00
WAL-MART REAL ESTATE	TRST		60.00	0.00	\$ 1,260.00	\$ -
Door County YMCA, Inc	BUSINESS TRUST		415.00	0.00	\$ 9,960.00	\$ -
Totals			8161.99	4462.36	\$ 172,646.79	\$ 52,209.61

November 12, 2016

City of Sturgeon Bay
421 Michigan Street
Sturgeon Bay, WI 54235

Please extend the PUD for Sawyer Hotel. Also extend any other requirements as may be needed.

Sawyer Hotel Development LLC intends to construct the hotel when the City provides the property as outlined in the Development Agreement.

Sincerely,

SAWYER HOTEL DEVELOPMENT LLC

A handwritten signature in black ink, appearing to read 'Rob Papke', written in a cursive style.

Robert Papke

EXECUTIVE SUMMARY

Request to Extend Planned Unit Development – Sawyer Hotel Development

Background: The Common Council adopted a planned unit development (PUD) zoning district for the proposed waterfront hotel being developed by Sawyer Hotel Development, LLC (Robert Papke, agent). Within our zoning code, a PUD project must commence within two years (c. 20.24(9)). The City Council upon a written petition from the holder of the PUD may extend the PUD for a period of up to one additional year. Up to three one-year extensions may be granted.

Sawyer Hotel Development has requested the PUD be extended for another year. Due to the pending lawsuit between the City and opponents of the hotel, the city has been unable to sell the subject property to the developer. The developer still desires to construct the hotel if the lawsuit is resolved favorably to the city and the property is then able to be transferred.

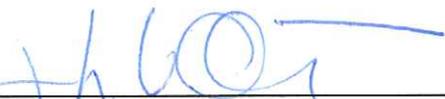
The PUD is set to expire in February if the project does not commence. Therefore, the extension is necessary. Up to three one-year extensions may be requested.

Options: The Council has the option of granting the one-year extension to February 17, 2018 in order to provide additional time for the project to begin construction. The other option is to reject the extension. If the Council rejects the extension request, the property will revert back to the underlying C-2 Central Business District zoning classification unless the project is commenced by the expiration.

Staff Recommendation: Approve the one-year extension of the PUD.

Prepared by: 
Marty Olejniczak
Community Development Director

12-1-16
Date

Reviewed by: 
Josh Van Lieshout
City Administrator

12/1/16
Date

Executive Summary

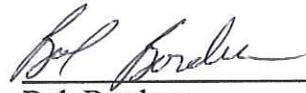
Title: Bradley Lake Grant Funding

Background: 2016 the City of Sturgeon Bay finished the Engineered Wetland for Bradley Lake. In an effort to continue remediation of Bradley Lake and its connection to the Bay of Sturgeon Bay, Foth Engineering has been working on a reconnection plan for the city. The cost of this reconnection plan is \$78,150.00. I would like to apply for a DNR Lake Planning Grant in the amount of \$25,000.00 to help cover some of the cost, leaving \$53,150.00 to be covered by the city. To cover the \$53,150.00 I would also like to apply for a Coastal Management Grant, if awarded there will be no cost for the reconnection plan to the city. In order for me to do this a resolution from the Common Council needs to be passed stating our intentions (resolution attached).

Fiscal Impacts: \$53,150.00 if Coastal Management Grant is not awarded.

Recommendation: Staff recommends passage of this resolution and have city apply for DNR Lake Planning Grant and Coastal Management Grant.

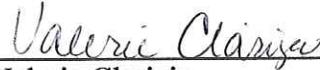
Prepared By:



Bob Bordeau
Municipal Services Director

Date: 11/30/2016

Reviewed By:



Valerie Clarizio
Finance Director

Date: 11/30/16

Reviewed By:



Josh VanLieshout
City Administrator

Date: 11/30/2016

AUTHORIZING RESOLUTION
CITY OF STURGEON BAY

WHEREAS, the *City of Sturgeon Bay* is interested in obtaining a cost-share grant from the Wisconsin Department of Natural Resources for the purpose of developing a *Coastal Resource Management Plan for Bradley Lake-Sturgeon Bay Connectivity*;

WHEREAS, the applicant attests to the validity and veracity of the statements and representations contained in the grant application;

WHEREAS, a grant agreement is requested to carry out the project; and

NOW, THEREFORE, BE IT RESOLVED, that the *City of Sturgeon Bay* will meet the financial obligations necessary to fully and satisfactorily complete the project and hereby authorizes and empowers *Robert Bordeau, Municipal Services Director*, bbordeau@sturgeonbaywi.org to submit the following documents to the Wisconsin Department of Natural Resources for financial assistance that may be available:

- Sign and submit a grant application;
- Enter into a grant agreement with the DNR;
- Submit quarterly and/or final reports to the DNR to satisfy the grant agreement, as appropriate;
- Submit reimbursement request(s) to the DNR no later than the date specified in the grant agreement; and
- Sign and submit all necessary documents.

BE IT FURTHER RESOLVED that applicant will comply with all local, state and federal rules, regulations and ordinances relating to this project and the cost-share agreement.

Adopted on _____ day of _____, 2016.

I hereby certify that the foregoing resolution was duly adopted by _____ at a legal meeting held on day of _____, 2016.

Authorized Signature

Date Certified

Title

RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Waterfront Redevelopment Authority, hereby recommend the creation of the Premier Economic Development District using option C.

Respectfully submitted,
WATERFRONT REDEVELOPMENT AUTHORITY
By: Thomas Herlache, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

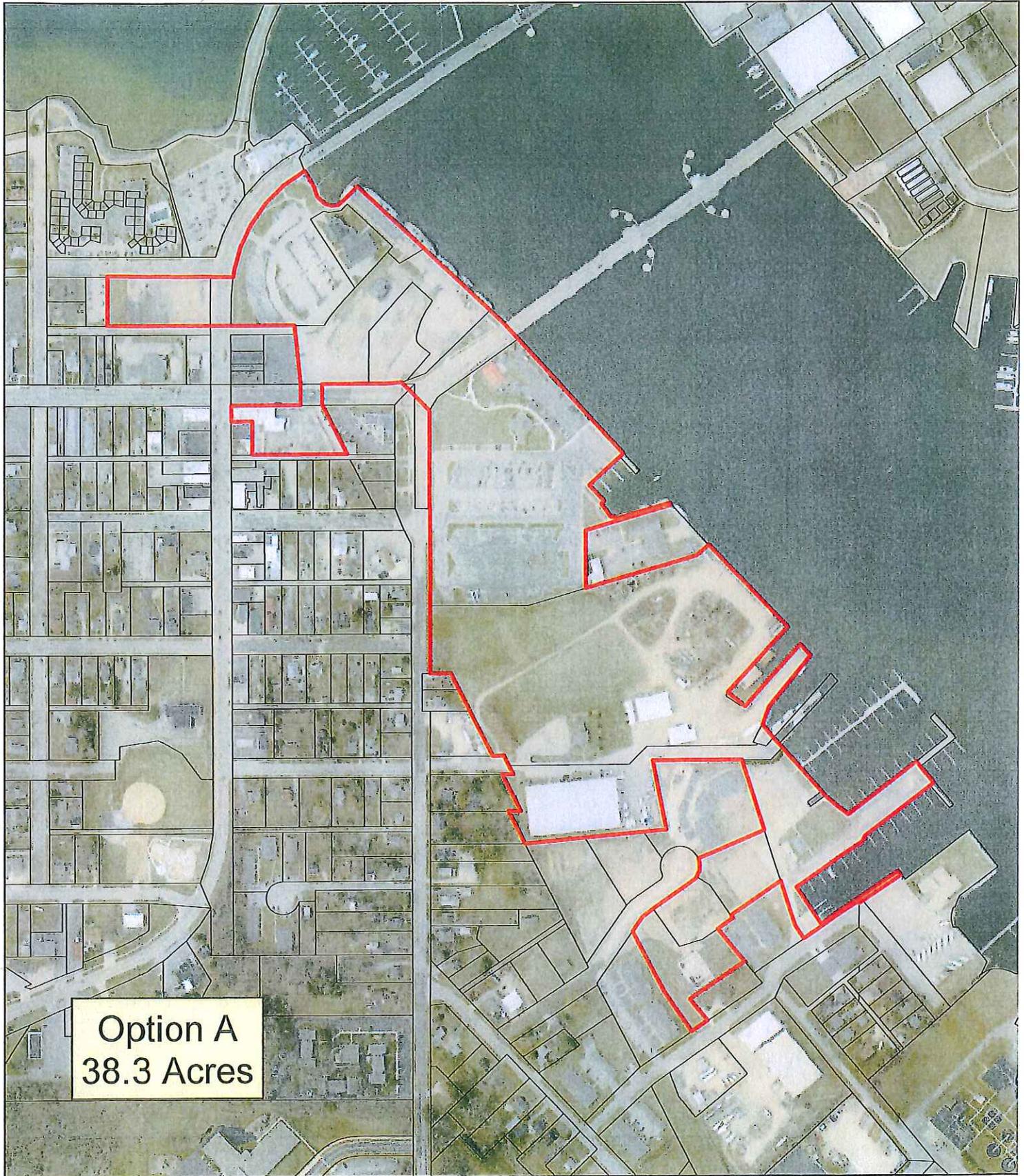
Date: November 23, 2016

Introduced by _____.

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

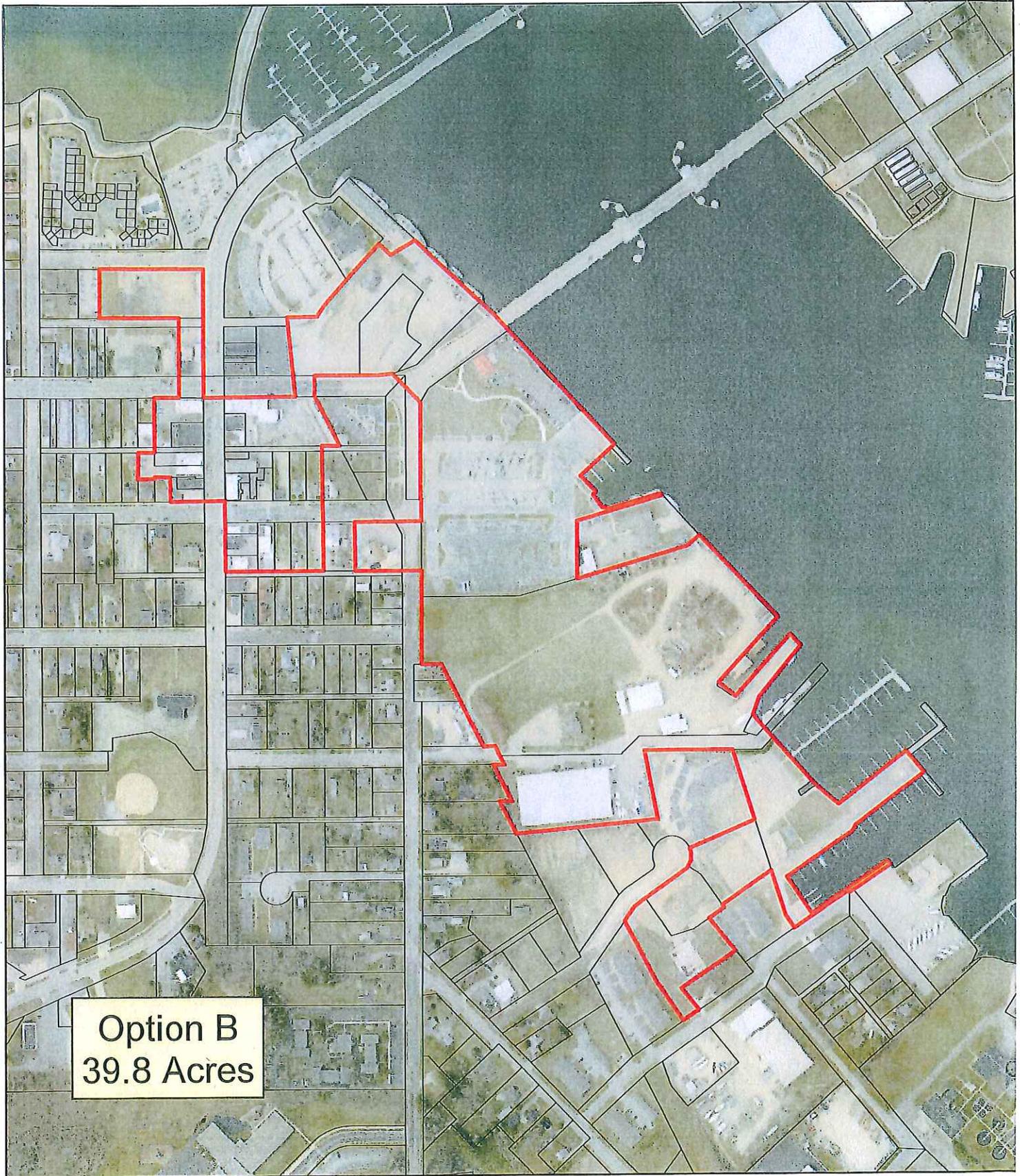
Passed by the Council on the _____ day of _____, 2016.

Premier Economic Development District



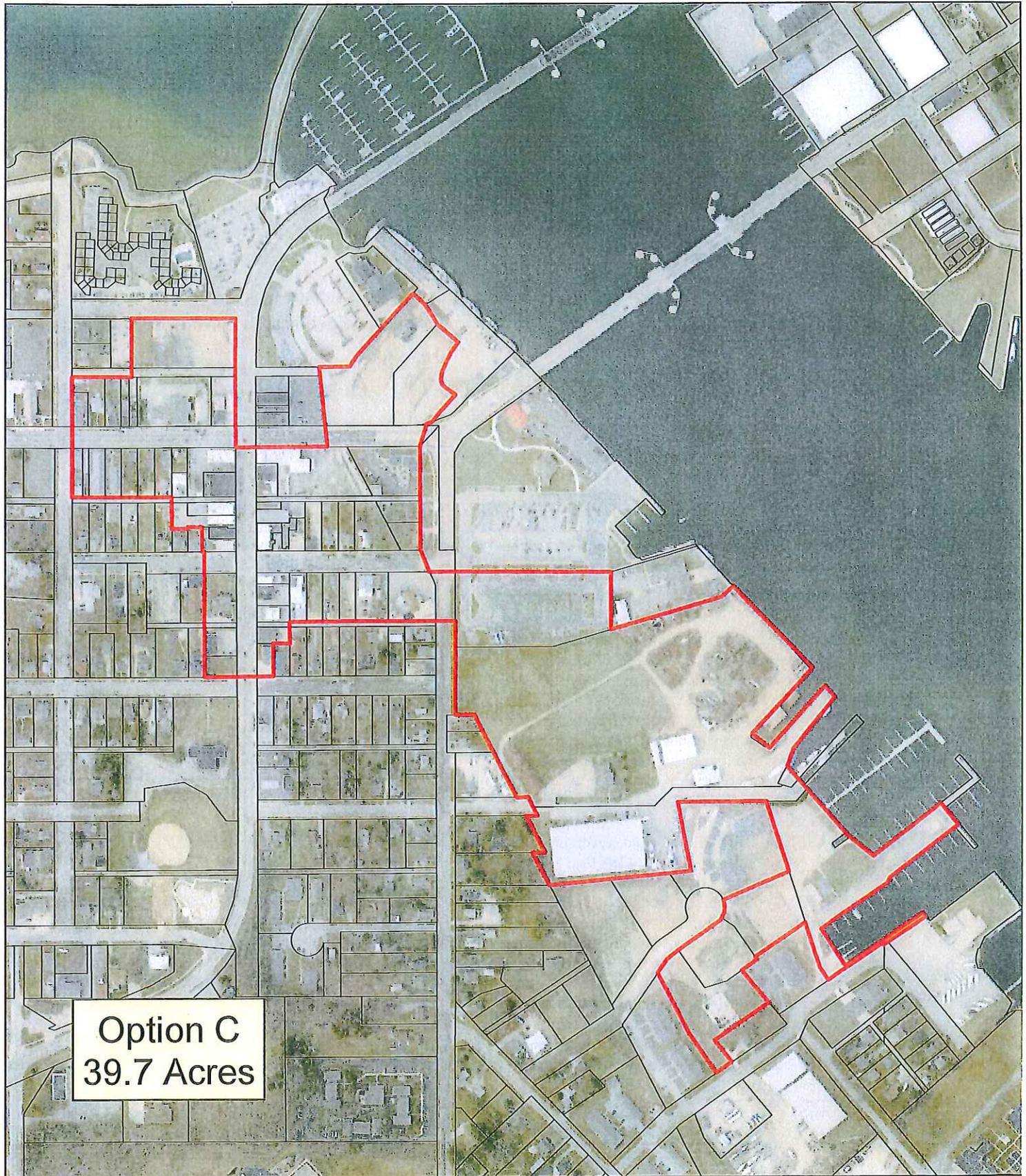
November 14, 2016

Premier Economic Development District



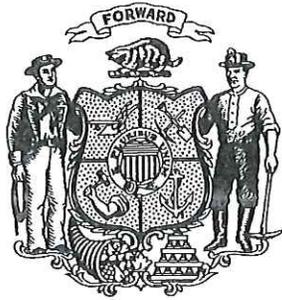
November 14, 2016

Premier Economic Development District



November 14, 2016

State of Wisconsin



2015 Assembly Bill 612

Date of enactment: **March 29, 2016**
Date of publication*: **March 30, 2016**

2015 WISCONSIN ACT 286

AN ACT to amend 125.51 (3) (e) 1., 125.51 (3) (e) 2., 125.51 (4) (br) 2. and 125.51 (4) (v) 1.; and to create 125.51 (3) (e) 4., 125.51 (3) (e) 6., 125.51 (4) (br) 1. g. and h., 125.51 (4) (e) and 125.51 (4) (u) of the statutes; relating to: municipal quotas for retail intoxicating liquor licenses.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 125.51 (3) (e) 1. of the statutes is amended to read:

125.51 (3) (e) 1. Except as provided in subds. 2. and ~~3. to 4. and 6.~~, the annual fee for a "Class B" license shall be established by the municipal governing body and shall be the same for all "Class B" licenses, except that the minimum fee shall be \$50 and the maximum fee shall be \$500. The minimum fee does not apply to licenses issued to bona fide clubs and lodges situated and incorporated in the state for at least 6 years.

SECTION 2. 125.51 (3) (e) 2. of the statutes is amended to read:

125.51 (3) (e) 2. Each municipal governing body shall establish the fee, in an amount not less than \$10,000, for an initial issuance of a reserve "Class B" license, as defined in sub. (4) (a) 4., and, if the municipality contains a capital improvement area enumerated under sub. (4) (x) 2. a., for an initial issuance of a "Class B" license under sub. (4) (x) 3. and 4., except that the fee for an initial issuance of a reserve "Class B" license to a bona fide club or lodge situated and incorporated in the state for at least 6 years is the fee established under subd. 1. for such a club or lodge. The fee under this subdivision is in addition to any other fee required under this chapter. The annual fee

for renewal of a reserve "Class B" license, as defined in sub. (4) (a) 1., and a "Class B" license issued under sub. (4) (x) 3. or 4. is the fee established under subd. 1. A municipality may not rebate or refund to a "Class B" licensee or a person affiliated with the "Class B" licensee or with the license application process, including through any grant or tax credit program, the fee paid by the licensee under this subdivision for initial issuance of a reserve "Class B" license.

SECTION 3. 125.51 (3) (e) 4. of the statutes is created to read:

125.51 (3) (e) 4. Each municipal governing body that transfers a license under sub. (4) (e) shall establish the fee, in an amount not less than \$10,000, for issuance of a reserve "Class B" license after it has been transferred under sub. (4) (e). A municipality may not rebate or refund to a "Class B" licensee or a person affiliated with the "Class B" licensee or with the license application process, including through any grant or tax credit program, the fee paid under this subdivision for issuance of the license after transfer. The annual fee for renewal of a reserve "Class B" license after it has been transferred and reissued under sub. (4) (e) is the fee established under subd. 1.

SECTION 4. 125.51 (3) (e) 6. of the statutes is created to read:

* Section 991.11, WISCONSIN STATUTES: Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication."

125.51 (3) (e) 6. Notwithstanding subd. 2., each municipal governing body that has designated a premier economic development district under sub. (4) (u) 2. shall establish the fee, in an amount not less than \$30,000, for initial issuance of a reserve "Class B" license under sub. (4) (u) 3. A municipality may not rebate or refund to a "Class B" licensee or a person affiliated with the "Class B" licensee or with the license application process, including through any grant or tax credit program, the fee paid by the licensee under this subdivision for initial issuance of a reserve "Class B" license under sub. (4) (u) 3. The annual fee for renewal of a reserve "Class B" license issued under sub. (4) (u) 3. is the fee established under subd. 1.

SECTION 5. 125.51 (4) (br) 1. g. and h. of the statutes are created to read:

125.51 (4) (br) 1. g. Add one license for each license transferred to the municipality under par. (e).

h. Subtract one license for each license transferred from the municipality under par. (e).

SECTION 6. 125.51 (4) (br) 2. of the statutes is amended to read:

125.51 (4) (br) 2. Notwithstanding subd. 1., if the difference between the number of licenses determined under par. (b) 1g. and under par. (bm) 1. is 3 or fewer, the number of reserve "Class B" licenses authorized to be issued by that municipality is the difference between the number of licenses determined under par. (b) 1g. and under par. (bm) 1., plus one per each increase of 500 population to the population recorded under par. (bm), plus one for each license transferred to the municipality under par. (e). minus one for each license transferred from the municipality under par. (e). plus one if the municipality had issued a license under s. 125.51 (4) (br) 2., 1999 stats., based on a fraction of 500 population but only as long as the total number of licenses issued by the municipality equals the maximum number of licenses authorized.

SECTION 7. 125.51 (4) (e) of the statutes is created to read:

125.51 (4) (e) 1. A municipality may make a request to another municipality that is contiguous with, or within 2 miles of, the requesting municipality that the other municipality transfer a reserve "Class B" license to the requesting municipality. If the request is granted, the reserve "Class B" license shall be transferred.

2. A municipality may transfer or receive more than one reserve "Class B" license under this paragraph as long as each transfer meets the requirements of this paragraph, but a municipality may not transfer more than 3 reserve "Class B" licenses under this paragraph.

3. After transfer of a reserve "Class B" license under this paragraph, the municipality receiving the reserve "Class B" license may issue and renew the reserve "Class B" license in the same manner as other reserve "Class B" licenses that have not been so transferred, except that the

fee under sub. (3) (e) 4., not sub. (3) (e) 2., applies upon issuance of the reserve "Class B" license by the receiving municipality after the transfer. Upon receipt of the issuance fee from the licensee, the receiving municipality shall remit this issuance fee to the municipality that transferred the license.

4. Notwithstanding subds. 1. to 3., if a municipality has not issued any licenses, the municipality may not transfer any licenses under this paragraph.

SECTION 8. 125.51 (4) (u) of the statutes is created to read:

125.51 (4) (u) 1. In this paragraph:

a. "Economic development project" means a project or projects within a premier economic development district that, alone or together, have an estimated comprehensive new construction assessed valuation increase of at least \$20,000,000, as established and certified by an independent 3rd-party appraiser or market research firm that provides a written report regarding the estimated value to be created by the project or projects.

b. "Premier economic development district" means a geographic area designated under subd. 2.

2. A municipality may, by ordinance enacted by at least a two-thirds vote of the municipality's governing body, designate a geographic area within the municipality as a premier economic development district if all of the following apply:

a. The geographic area does not exceed 40 acres and the boundaries of the geographic area are precisely identified in the ordinance.

b. No part of the geographic area is physically separated from the rest of the geographic area so that, except for public streets, similar community infrastructure, and rivers and other waterways, each portion of the geographic area is contiguous with some other portion of the geographic area.

c. The geographic area does not include any land that is zoned exclusively for industrial use or zoned exclusively for single-family or 2-family residences.

3. Notwithstanding pars. (am) to (d) and s. 125.185 (5), a municipality that has designated a premier economic development district may issue up to 2 "Class B" licenses in connection with an economic development project within the premier economic development district, in addition to the number of licenses determined for the municipality's quota under pars. (b) to (d) and in addition to any license under par. (v) or (w).

4. A "Class B" license issued under subd. 3. may not be transferred under s. 125.04 (12) (b) 4. If a "Class B" license issued under subd. 3. is surrendered to the issuing municipality, revoked, or not renewed, the municipality may reissue the license only for premises located within the premier economic development district.

5. A municipality may not designate more than one premier economic development district under this paragraph.

2015 Assembly Bill 612

2015 Wisconsin Act 286

* { 6. Not more than 2 "Class B" licenses may be issued under this paragraph for premises within a premier economic development district, regardless of the number of economic development projects within the premier economic development district.

SECTION 9. 125.51 (4) (v) 1. of the statutes is amended to read:

125.51 (4) (v) 1. A full-service restaurant that has ~~a~~ an interior, permanent seating capacity of 300 or more persons.

SECTION 10. Initial applicability.

(1) The treatment of section 125.51 (3) (e) 2. of the statutes first applies to licenses initially issued on the effective date of this subsection.

(2) The treatment of section 125.51 (4) (v) 1. of the statutes first applies to licenses initially issued under section 125.51 (4) (v) 1. of the statutes on the effective date of this subsection.

SECTION 11. Effective date.

(1) This act takes effect on the first day of the 3rd month beginning after publication.

EXECUTIVE SUMMARY

Title: Creation of Premier Economic Development District

Background: The Wisconsin Statutes were recently amended in regard to "Class B" liquor licenses. Municipalities may issue up to two additional "Class B" reserve licenses within an established Premier Economic Development District (PEDD). Such district is a defined geographic area created by ordinance where new development is occurring or is expected to occur.

The West Waterfront Redevelopment Area is a prime candidate for designation as a PEDD. There is significant development expected to occur and the hotel developer is requesting a "Class B" liquor license. The proposed brewpub will also require a liquor license and currently there is only one such license available to the City. Thus, the additional two licenses from the PEDD would be a great benefit to the City.

The rules for creating a PEDD include the following:

1. The district cannot exceed 40 acres.
2. The boundaries of the district must be precisely identified in the ordinance.
3. The property within the district must be contiguous.
4. The district cannot include property that is zoned exclusively for single-family residential, two-family residential or industrial uses.
5. The projects within the PEDD must have an estimated new construction assessed valuation of at least \$20 Million as established and certified through a written report by an independent 3rd-party appraiser or market research firm.
6. Only one PEDD can be created in a municipality.
7. The PEDD requires a two-thirds vote of the Council to approve.
8. A "Class B" license issued under a PEDD can only be used within the PEDD and cannot be transferred outside of the PEDD.
9. The initial fee for issuance of the license must be at least \$30,000.

The current projects planned within the West Waterfront Redevelopment District (TID #4) include The Bay Lofts, Hotel Lindgren, a proposed brewpub, and planned apartments on the south side of E. Maple Street. Based upon the required minimum assessed values from the development contracts and the estimated values of the projects without a current development agreement, the new construction will have an estimated value of \$18.7 Million. It is possible that the value will ultimately hit \$20 Million from those projects or that additional development will occur in the nearby area. But the \$20 Million threshold can be met by including the portion of the Marina View Apartments that is currently under construction. There are two buildings under construction that match existing buildings and the value of that development would enable the city to meet the required assessed valuation.

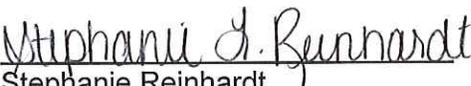
Waterfront Redevelopment Authority Action: The Waterfront Redevelopment Authority considered the establishment of a PEDD district centered on the West Waterfront Redevelopment Area and reviewed three draft versions of the boundaries. The options were all similar in order to comply with the requirements to be contiguous and not include strictly residentially zoned or industrially zoned property. Plus, they all included the Marina View Apartments and the TID #4 developments to meet the value threshold. The WRA recommended adopting a Premier Economic Development District based upon Option C, which maximizes future options for using the liquor licenses since it includes the greater part of the West Downtown area. The map and description of the chosen boundaries is included with the draft ordinance.

Report of Estimated Value: Associated Appraisal Services, Inc was requested to provide the required report to certify that the projects within the proposed district will meet the \$20 Million new construction assessed valuation increase. The firm reviewed the information regarding the new projects, including the Marina View Apartments. The report is included with the draft ordinance. Associated Appraisal Services found that the district would increase the assessed value by the minimum required.

Fiscal Impact: If both of the two additional "Class B" licenses are issued, it will generate at least \$60,000 in license fees. The availability of the liquor licenses may help generate future development and economic activity in the district.

Recommendation: Adopt the ordinance creating the Premier Economic Development District as drafted.

Prepared by:  12-1-16
Martin Olejniczak Date
Community Development Director

Reviewed by:  12-1-16
Stephanie Reinhardt Date
City Clerk

Reviewed by:  12/1/16
Josh Van Lieshout Date
City Administrator

ORDINANCE NO. _____

DESIGNATING PREMIER ECONOMIC DEVELOPMENT DISTRICT

WHEREAS the Wisconsin statutes provide for the creation of Premier Economic Development Districts: and

WHEREAS up to two "Class B" liquor licenses are available for issuance in connection with an economic development project within a Premier Economic Development District in addition to a municipality's quota; and

WHEREAS the establishment of a Premier Economic Development District in the City of Sturgeon Bay will improve economic development activity: and

WHEREAS the Premier Economic Development District for the City of Sturgeon Bay complies with the requirements of section 125.51(4)(u)2 of the Wisconsin Statutes; and

WHEREAS the City of Sturgeon Bay has received a written report from an independent 3rd-party appraiser regarding the projects within the Premier Economic Development District having an estimated comprehensive new construction assessed valuation increase of at least \$20,000,000;

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

SECTION 1: A Premier Economic Development District under Section 125.51(4)(u) of the Wisconsin Statutes is hereby established within the City of Sturgeon Bay. The boundaries of the Premier Economic Development District shall be as described below and graphically depicted in the map that is included as Attachment A:

DESCRIPTION: City of Sturgeon Bay Premier Economic Development District

A parcel of land located in the East 1/2 of Section 7, and partly in Section 8, Township 27 North, Range 26 East, City of Sturgeon Bay, Door County, Wisconsin bounded and described as follows.

Commencing at the intersection of the southerly right-of-way line of West Larch Street and the westerly right-of-way line of North Madison Avenue, thence westerly along said southerly right-of-way line of West Larch Street to the northwest corner of Lot 1 of Certified Survey #3044 recorded in Volume 18 of Certified Survey Maps, Page 272, thence southerly along the westerly line of said Lot 1 to the intersection with the northerly right-of-way line of West Locust Court, thence continue southerly along the westerly line of said Lot 1 extended to the intersection with the southerly right-of-way line of West Locust Court, thence westerly along said southerly right-of-way line of West Locust Court to the northwest corner of Lot 10, Block 7 of Bayview Plat, thence southerly along of the easterly right-of-way line of Lansing Avenue crossing West Maple Street to the southwest corner of Lot 11, Block 2 of Bayview Plat, thence easterly along the southerly line of Lots 11, 12, 13, 14, 15 and 16, Block 2 to the southeast corner of said Lot 16, thence southerly across an alley to the northwest corner of Lot 4 of said Block 2, thence southerly along the westerly line of said Lot 4, Block 2 to a point located 70 feet northerly of the northerly right-of-way line of West Oak Street, thence easterly to a point on the easterly line of said Lot 4, Block 2 located 70 feet northerly of the northerly right-of-way line of West Oak Street, then northerly along said easterly line of Lot 4, Block 2 5 feet, thence easterly 45

feet, thence southerly 75 feet to the intersection with said northerly right-of-way line of West Oak Street, thence southerly across the right-of-way of West Oak Street to the northwest corner of Lot 2, Block 2 of Sorenson Addition, thence southerly along the westerly line of Lots 2 and 18, Block 2 of Sorenson Addition to the northerly right-of-way line of West Pine Street, thence easterly along said northerly right-of-way line of West Pine Street crossing South Madison Avenue to the southwest corner of Lot 11, Block 1 of Sorenson Addition, thence northerly along the westerly line of said Lot 11 100 feet, thence easterly 50 feet to the intersection with the easterly line of said Lot 11, thence northerly along said easterly line of said Lot 11 50 feet to the northeast corner of said Lot 11, thence crossing an alley to the southwest corner of Lot 7, Block 1 of Sorenson Addition, thence easterly along the southerly line of Lots 1,2,3,4,5,6 and 7 of said Block 1 of Sorenson Addition to the southeast corner of said Lot 1, Block 1, thence continue easterly to intersection with the easterly right-of-way line of South Neenah Avenue, thence southerly along said easterly right-of-way line of South Neenah Avenue to the intersection with the northerly line of a tract recorded in Document No. 602014, thence easterly along said northerly line 60.85 feet, thence along the westerly line of a tract or land recorded in Document No. 790377 283.11 feet to the intersection with the northerly right-of-way line of East Redwood Street, thence easterly along said northerly right-of-way line of East Redwood Street 33.75 feet, thence southeasterly 33.75 feet to the northwest corner of Lot 2 of a Certified Survey recorded in Volume 11 of Certified Survey Maps, Page 43, thence along the westerly line of said Lot 2 as follows; southeasterly 29.25 feet, westerly 33.75 feet, southeasterly 127.08 feet, westerly 39.37 feet, and southeasterly 111.95 feet to the northwest corner of Marina View Subdivision, thence along the northerly boundary of Marina View Subdivision as follows; easterly 433.03 feet, northerly 214.51 feet, and easterly 270.51 feet to the northeast corner of Lot 3 of said Marina View Subdivision, thence southerly along the easterly line of said Lot 3 224.77 feet to the southeast corner of said Lot 3, thence westerly along the southerly line of said Lot 3 218.20 feet to the intersection with the right-of-way cul-de-sac of Thorn Street, thence westerly along the southerly right-of-way line of Thorn Street to the northwest corner of Lot 6 of said Marina View Subdivision, thence along the westerly line of said Lot 6 as follows; southeasterly 209.12 feet and southeasterly 146.58 feet to the intersection with the northerly line of Nautical Drive, thence along said northerly line of Nautical Drive 58.76 feet, thence along the southerly border of said Marina View Subdivision as follows; northwesterly 85.00 feet, northeasterly 201.50 feet, northwesterly 128.96 feet, northeasterly 56.38 feet, northwesterly 10.00 feet, and northeasterly 184.69 feet to the southeast corner of Lot 4 of said Marina View Subdivision, thence along the easterly line of Lot 1 of a Certified Survey recorded in Volume 17 of Certified Survey Maps, Page 105 as follows; southeasterly 153.19 feet, and southeasterly 39.80 feet to the intersection with the northerly right-of-way line of Nautical Drive, thence easterly along said northerly right-of-way line of Nautical Drive and the southerly line of Lot 2 of a Certified Survey recorded in Volume 14 of Certified Survey Maps, Page 359 352.45 feet more or less to the intersection with the shoreline of the Bay of Sturgeon Bay, thence northwesterly along said shoreline to the intersection with southerly line of the State of Wisconsin D.N.R. parcel, recorded in Document No. 624305, thence along the boundary of said parcel recorded in Document No. 624305 as follows; southwestery 46 feet more or less, westerly 352.75 feet, and northerly 175.14 feet to the northwest corner of said parcel recorded in Document No. 624305, thence westerly across the Sawyer Park parcel owned by the City of Sturgeon Bay to a point on the southerly right-of-way line of East Oak Street located 20 feet westerly of the northeast corner of Lot 1, Block 1 of Sorenson

Addition, thence northerly to the intersection of northerly right-of-way line of East Oak Street and the westerly right-of-way line of South Neenah Avenue, thence northerly along said westerly right-of-way line of South Neenah Avenue to the intersection with the northerly right-of-way line of East Maple Street, thence easterly along said northerly right-of-way line of East Maple street to the southeast corner of Lot 1 of Certified Survey #2952 recorded in Volume 18 of Certified Survey Maps, Page 57, thence northeasterly and northwesterly along the easterly line of said Lot 1 to the northeast corner of said Lot 1, thence northwesterly along the northerly line of said Lot 1 84.25 feet to the northwest corner of said Lot 1, thence northwesterly to a point on the northerly line of Lot 2 of said Certified Survey #2952 located 50.38 feet southeasterly from the northwest corner of said Lot 2, thence northwesterly along the northerly line of said Lot 2 50.38 feet to the aforementioned northwest corner of Lot 2, thence southwest, westerly and southerly along the westerly line of said Lot 2 to the intersection with the northerly line East Maple Street, thence southerly along the westerly line of said Lot 2 extended to the southerly right-of-line of East Maple Street, thence westerly along said southerly right-of-way line of East Maple Street to the intersection with the westerly line of North Madison Avenue, thence northerly along said westerly line of North Madison Avenue crossing West Locust Court to point of commencement.

SECTION 2: The fee for an initial issuance of a reserve "Class B" license available within the Premier Economic Development District under section 125.51(4)(u)3 of the Wisconsin statutes shall be \$30,000.

SECTION 3: This ordinance shall take effect on the day after its publication.

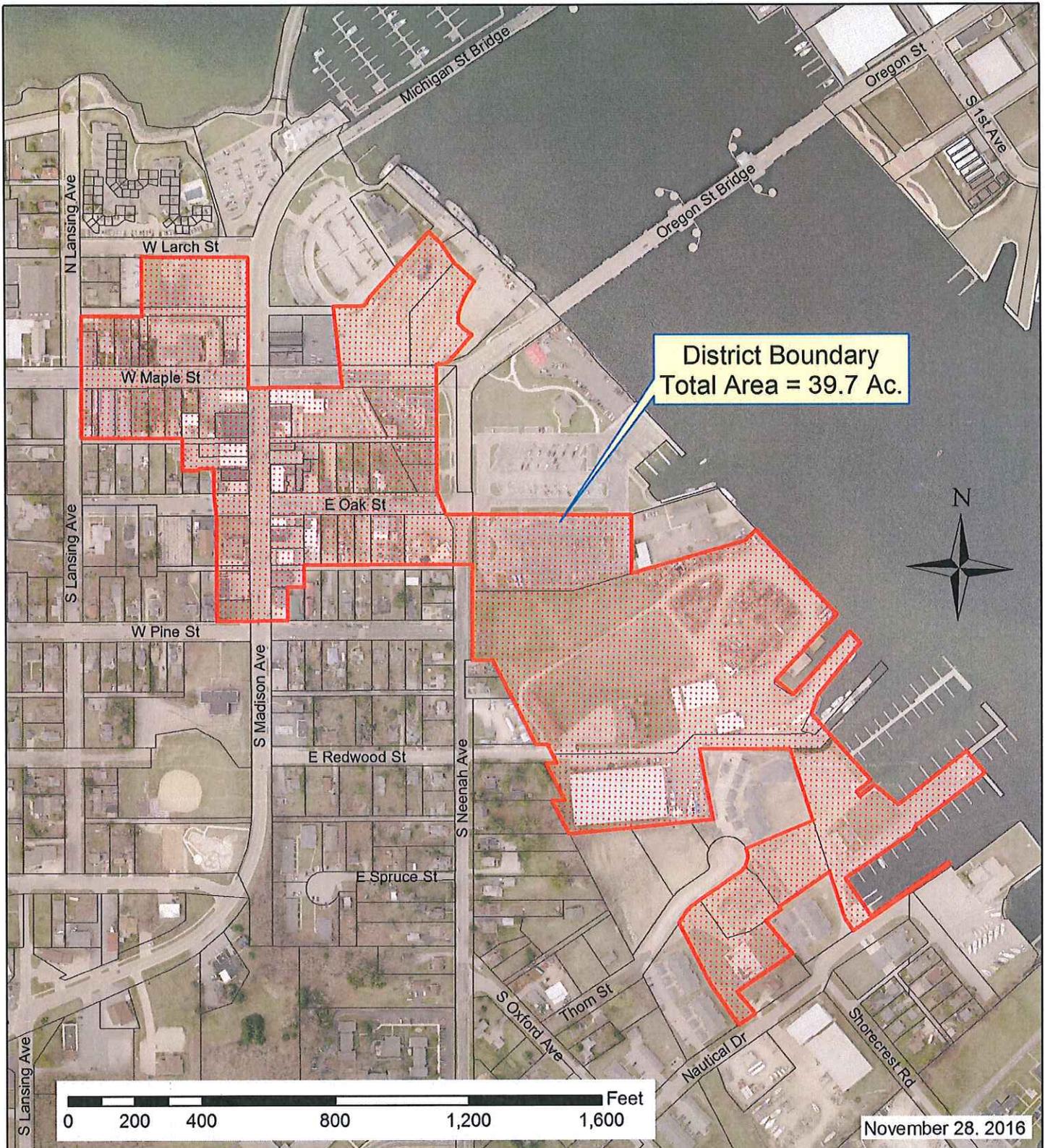
Approved:

Thad Birmingham
Mayor

Attest: I attest that this ordinance was adopted by a two-thirds vote of the Sturgeon Bay Common Council

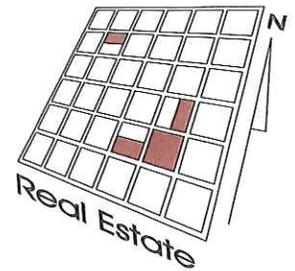
Stephanie L. Reinhardt
City Clerk

City of Sturgeon Bay Premier Economic Development District



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November 28, 2016

Thad Birmingham, Mayor
City of Sturgeon Bay
421 Michigan St.
Sturgeon Bay, WI 54235

Re: Premier Economic Development District Assessed Valuation Increase

Dear Mr. Birmingham,

I have reviewed current developer agreements, building permits and plans, along with proposed plans for development in the newly created Premier Economic Development District.

There is currently about \$14,650,000 in new construction that is in process or the City has developer agreements in place for. I estimate another \$5,500,000 in new construction for proposed plans within the district. There are also parcels in the district that have future development potential, but no current plans. When these parcels are developed the new construction assessed value will be even higher.

I certify that the assessed value of the district will increase by at least \$20 million due to the estimated value of new construction.

Respectfully,

A handwritten signature in cursive script, appearing to read "Ryan Andersen".

Ryan Andersen
Project Manager
Wisconsin Certified Assessor 3 #WI83644CA

Report Regarding Sturgeon Bay Premier Economic Development District

Introduction: The City of Sturgeon Bay has identified a portion of the west side of its downtown area to be a Premier Economic Development District (PEDD) under section 125.51(4)(u) of the Wisconsin Statutes. The PEDD includes Tax Incremental District #4, which has been established to implement the West Waterfront Redevelopment Plan. In addition to adopting the redevelopment plan, the City has adopted the project plan for TID #4. These documents include financial information regarding the various redevelopment projects.

The PEDD also includes part of the Marina View Apartments development and other developable lands. The Marina View Apartments is an ongoing apartment complex overlooking a marina and the waters of Sturgeon Bay.

Development Projects: There are a number of ongoing and planned new developments in this district. I have reviewed several of these projects in order to offer an estimate of the value created by these projects. The following is a summary of the specific projects within the PEDD and my conclusion regarding estimate of value.

1. The Bay Lofts. This project is a four-story mixed-use development located at the corner of Larch Street and N. Madison Avenue. It involves approximately 2,800 square feet of retail space and 37 apartment units. The units are mixture of one-bedroom, two-bedroom, and three-bedroom units. Most will have views of the waterfront. The project also includes first floor parking and amenities such as fitness room and top floor clubhouse.

The project recently commenced construction and the building plans have been approved at the state and municipal levels. The developer has submitted the estimated costs for construction and the projected revenue from the project. The City of Sturgeon Bay entered into a development contract with the The Bay Lofts, LLC (developer). The contract specifies that the minimum assessed value of the project shall be \$5,000,000. Based upon my review of the project, I estimate the \$5,000,000 to be reasonable assessed value for the project.

2. Hotel Lindgren. This project is a new high-end hotel located on E. Maple Street at the foot of the Oregon Street Bridge. The hotel will have 76 rooms within a four-story building overlooking the waterfront. The hotel will also have amenities including a spa, indoor pool, outdoor deck adjacent to city parkland, and meeting rooms.

The project is expected to commence construction during 2017 and the building plans have been approved by the state. The developer has submitted the estimated costs of construction and the City has entered into a development contract with Sawyer Hotel Development, LLC (developer). The contract specifies that the minimum assessed value of the project shall be at least \$7,734,280. In addition, the minimum assessed value is required to be increased

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to approximately \$8,205,000 based upon cost increases due to inflation and design changes. Based upon my review of the project, an estimate of \$8,200,000 is reasonable for the project.

3. Brewpub. The City of Sturgeon Bay owns a development site overlooking the waterfront. It is immediately adjacent to the hotel site. The city is offering the site to developers. It has selected a proposal from Smet Construction Services to redevelop the site into a brewpub. A development contract has not been signed yet. However, the proposal from Smet included preliminary plans and project cost and budget figures. The proposal estimated that the project would create an incremental assessed value of at least \$3,000,000. Based upon my review of the project, an estimate of \$2,500,000 is reasonable for the project.
4. Maple Street Apartments. Another project within TID #4 involves a development site at the southeast corner of Maple Street and Madison Avenue. Apartments are planned at this site. The plan anticipates that the units would be marketed toward the city's workforce and, thus, may not achieve the same level of rents as the nearby Bay Lofts. The city does not have a concrete development proposal for this site yet, but has had interest from developers. This site is expected to develop shortly after The Bay Lofts are occupied. The site is similar in size and shape to The Bay Lofts parcel and it also would offer water views. Based upon the \$5,000,000 expected assessed value for The Bay Lofts, it is reasonable and conservative to estimate that the value created by the Maple Street Apartments will be at least \$3,000,000.
5. Marina View Apartments. This development is being undertaken by a private developer and is currently underway. The overall development includes 92 apartments. Most are 8-unit buildings. The proposed PEDD specifically includes two 8-unit buildings and a clubhouse/pool pavilion. These three buildings are underway with construction expected to be complete by 2017. The two apartment buildings are nearly identical to the previously construction buildings and the plans are approved and on file. The plans for the clubhouse/pool pavilion have also been approved and are on file. Based upon the actual assessed value for the previous buildings and the estimated cost of the clubhouse/pool pavilion, a total estimate in increased value of \$1,450,000 is reasonable for these three projects.

The total estimated increase value from the projects summarized above is \$20,150,000.

It is noted that the proposed PEDD includes other vacant property and underutilized property that likely will be developed in the future. Since there are no current proposals for those sites, they are not included individually in this report. However, those sites could potentially generate several million in additional assessed value.

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Conclusion: I certify that the assessed value of the City of Sturgeon Bay's Premier Economic Development District will increase by at least \$20,000,000 due to the estimated value of new construction from these economic development projects.

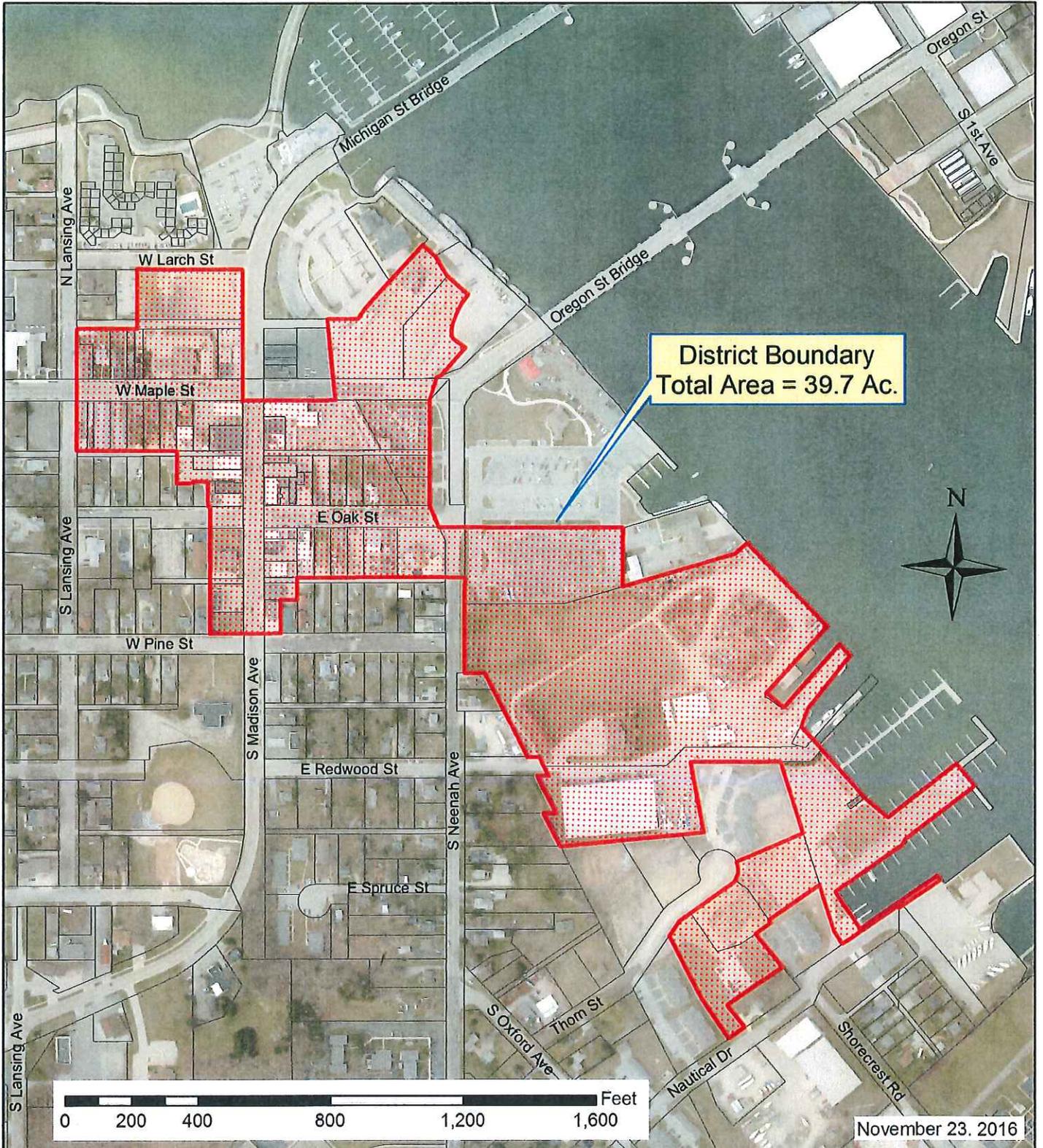
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City of Sturgeon Bay Premier Economic Development District



RECOMMENDATION

TO THE HONORABLE MAYOR AND COMMON COUNCIL:

We, the Waterfront Redevelopment Authority, hereby recommend to adopt a resolution to have the Department of Revenue redetermine the tax increment base value for TID #4 and approve a project plan amendment specifying expenditures may be made only within the first half of the TID's remaining life, unless the expenditure is approved by unanimous vote of the Joint Review Board.

Respectfully submitted,
WATERFRONT REDEVELOPMENT AUTHORITY
By: Thomas Herlache, Chairperson

RESOLVED, that the foregoing recommendation be adopted.

Date: November 23, 2016

Introduced by _____.

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

Passed by the Council on the _____ day of _____, 2016.

TID Base Redetermination Worksheet

Municipality name: City of Sturgeon Bay
Co-muni code: 15281
TID number: 4

Current Base Value: 1,059,100

Year	TID Equalized Value	Change	Decline
1	416,800	(642,300)	-60.65%
2	415,900	(643,200)	-60.73%

Instructions

- 1. Base Value:** Enter the current base value for the TID
See TID Statement of Changes
- 2. Year Column:** Enter the two most current years
- 3. TID Equalized Value Column:** Enter the equalized value of the TID (from the TID Statement of Changes) for the listed years
- 4. Change and Decline Columns:** These cells contain formulas which calculate the change amounts and decline percentages

City of Sturgeon Bay

Property Value Assumptions

TID#4 Increment Detail

New Construction	Construction Year	Valuation Year	Projected Values		2013 Certified Base Value (3)		2015 Actual		Projected	
			Assessed Value	Equalized Value	Assessed Value	Equalized Value	Increment Equalized Value	Increment Equalized Value	Increment Equalized Value	Increment Equalized Value
Hotel	2018	2019	\$8,205,000	\$7,820,484 (1)			\$0		\$7,820,484	
Maple Street Apartments	2020	2021	\$3,000,000	\$2,859,409 (1)	\$213,351	\$206,544	\$1,043		\$2,651,822	
Brew Pub	2018	2019	\$2,500,000	\$2,382,841 (1)			\$0		\$2,382,841	
Larch Street Apartments	2017	2018	\$5,000,000	\$4,765,682 (2)	\$880,649	\$852,556	(\$643,343)		\$4,556,470	
			\$18,705,000	\$17,828,417	\$1,094,000	\$1,059,100	(\$642,300)		\$17,411,617	

TID#4 Project Cost Detail

Amount Needed for Projects	Scenario B	
Less: Grants	\$6,784,000	
Land Sales	(1,502,750)	
Total Borrowing Needs for Projects	(180,000)	
	\$5,101,250	
Maximum Project Amount	\$7,634,000	
Larch Street Apartments Developer Incentive	-\$850,000	

Notes:

- (1) Assumes future aggregate ratio of 1.049 for calculation of equalized value.
 - (2) Assumes City of Sturgeon Bay 2015 Aggregate Ratio of 1.049 for calculation of equalized value.
 - (3) Assumes City of Sturgeon Bay 2013 Aggregate Ratio of 1.033 for calculation of equalized value.
- Included in the base value is \$30,000 of personal property which has been allocated pro-rata between the two non-exempt parcels in the base.

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TID#4 - Scenario B_1
Without Re-Certifying Base Value

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

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2015 Gross Tax Rate (per \$100 Equalized Value).....	0.00%
Applicant to tax rate.....	0.00%
Investment rate.....	0.50%

Data above dashed line are actual

Year	Background Data				Revenues		
	(a) TIF District Valuation	(b) Inflation Increment	(c) Catch-up Increment	(d) TIF Increment Over Base	(f) Tax Revenue	(g) Investment Proceeds	(h) Total Revenues
2013	\$1,059,100				\$0	\$0	\$0
2014	\$1,036,700		(\$28,400)	(\$28,400)	\$0	\$0	\$0
2015	\$1,014,300		(\$52,300)	(\$52,300)	\$0	\$0	\$0
2016	\$991,900	\$4,168	(\$613,900)	(\$613,900)	\$0	\$0	\$0
2017	\$969,500	\$4,210			\$0	\$0	\$0
2018	\$947,100	\$4,252	\$4,556,470	\$4,556,470	\$0	\$0	\$0
2019	\$924,700	\$4,294	\$10,203,326	\$10,203,326	\$94,503	\$0	\$94,503
2020	\$902,300	\$4,336	\$2,651,822	\$2,651,822	\$94,503	\$0	\$94,503
2021	\$879,900	\$4,378			\$94,503	\$0	\$94,503
2022	\$857,500	\$4,420			\$94,503	\$0	\$94,503
2023	\$835,100	\$4,462			\$94,503	\$0	\$94,503
2024	\$812,700	\$4,504			\$94,503	\$0	\$94,503
2025	\$790,300	\$4,546			\$94,503	\$0	\$94,503
2026	\$767,900	\$4,588			\$94,503	\$0	\$94,503
2027	\$745,500	\$4,630			\$94,503	\$0	\$94,503
2028	\$723,100	\$4,672			\$94,503	\$0	\$94,503
2029	\$700,700	\$4,714			\$94,503	\$0	\$94,503
2030	\$678,300	\$4,756			\$94,503	\$0	\$94,503
2031	\$655,900	\$4,798			\$94,503	\$0	\$94,503
2032	\$633,500	\$4,840			\$94,503	\$0	\$94,503
2033	\$611,100	\$4,882			\$94,503	\$0	\$94,503
2034	\$588,700	\$4,924			\$94,503	\$0	\$94,503
2035	\$566,300	\$4,966			\$94,503	\$0	\$94,503
2036	\$543,900	\$5,008			\$94,503	\$0	\$94,503
2037	\$521,500	\$5,050			\$94,503	\$0	\$94,503
2038	\$499,100	\$5,092			\$94,503	\$0	\$94,503
2039	\$476,700	\$5,134			\$94,503	\$0	\$94,503
2040	\$454,300	\$5,176			\$94,503	\$0	\$94,503
					\$9,450,300	\$892	\$9,451,192

Type of TID: Blight Elimination
2013 TID Inception (3/19/2013)
2035 Final Year to Incur TIF Related Costs
2040 Maximum Legal Life of TID (27 Years)

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(1) Increment per City Estimates.

TID #4 - Scenario B_1
Re-Certify Base Value

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

Assumptions	
Annual Inflation During Life of TID.....	1.00%
2015 Gross Tax Rate (per \$1000 Equalized Value).....	\$24.09
Annual Adjustment to tax rate.....	0.00%
Investment rate.....	0.50%

Data above dashed line are actual

Year	Background Data				Revenues			
	(a) TIF District Valuation	(b) Inflation Increment	(c) Construction Increment	(d) TIF Increment Over Base	(e) Tax Rate	(f) Tax Revenue	(g) Investment Proceeds	(h) Total Revenues
2013	\$1,059,100		(628,400)	\$23.55		\$0	\$0	\$0
2014	\$1,030,700		(\$642,300)	\$23.61		\$0	\$0	\$0
2015	\$416,800		(\$113,900)	\$24.09		\$0	\$0	\$0
2016	\$416,800	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2017	\$430,968	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2018	\$445,136	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2019	\$459,304	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2020	\$473,472	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2021	\$487,640	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2022	\$501,808	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2023	\$515,976	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2024	\$530,144	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2025	\$544,312	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2026	\$558,480	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2027	\$572,648	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2028	\$586,816	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2029	\$600,984	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2030	\$615,152	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2031	\$629,320	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2032	\$643,488	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2033	\$657,656	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2034	\$671,824	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2035	\$685,992	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2036	\$700,160	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2037	\$714,328	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2038	\$728,496	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2039	\$742,664	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
2040	\$756,832	\$4,168	\$4,168	\$24.09		\$195	\$195	\$390
						\$5,756,456	\$892	\$5,757,348

Type of TID: Blight Elimination
 2013 TID Inception (3/19/2013)
 2035 Final Year to Incur TIF Related Costs
 2040 Maximum Legal Life of TID (27 Years)

(1) Assumes 2013 certified base value of \$1,059,100 is adjusted down in 2016 due to two years of negative growth.
 (2) Increment per City Estimates.

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

TID#4 Status			
(f)	(g)	(h)	Year
Annual Revenues	Year-End Cumulative (December 31)	Cost Recovery	
\$0	\$0		2013
\$12,133	\$39,000		2014
(\$38,905)	\$12,405		2015
(\$24,219)	\$12,405		2016
(\$123,752)	(\$107,262)		2017
(\$27,602)	(\$331,014)		2018
(\$84,504)	(\$439,616)		2019
(\$84,504)	(\$524,120)		2020
(\$84,504)	(\$608,624)		2021
(\$84,504)	(\$693,128)		2022
(\$84,504)	(\$777,632)		2023
(\$84,504)	(\$862,136)		2024
(\$84,504)	(\$946,640)		2025
(\$84,504)	(\$1,031,144)		2026
(\$84,504)	(\$1,115,648)		2027
(\$84,504)	(\$1,200,152)		2028
(\$84,504)	(\$1,284,656)		2029
(\$84,504)	(\$1,369,160)		2030
(\$84,504)	(\$1,453,664)		2031
(\$84,504)	(\$1,538,168)		2032
(\$84,504)	(\$1,622,672)		2033
(\$84,504)	(\$1,707,176)		2034
(\$84,504)	(\$1,791,680)		2035
(\$84,504)	(\$1,876,184)		2036
(\$84,504)	(\$1,960,688)		2037
(\$84,504)	(\$2,045,192)		2038
(\$84,504)	(\$2,129,696)		2039
(\$84,504)	(\$2,214,200)		2040
\$255,618	(\$255,618)	Expenditures Recovered	
\$264,707	(\$264,707)		
\$514,237	\$272,474		

EXECUTIVE SUMMARY

Title: Tax Increment District #4 – Redetermination of the Tax Increment Base

Background: TID #4 was created in 2013 and is the funding mechanism used to implement the redevelopment plan for the West Waterfront Redevelopment Area. Since the creation of TID #4 a number of factors have altered the proposed development and the financial projections of the district. These include:

- The DNR's determination that the original development plan had to be revised by shifting the new development further away from the dock wall due to the ordinary high water mark location. This impacted the amount of land available for new development and, hence, affected the anticipated tax increments generated from the private development. The DNR's determination also simultaneously increased the amount of public space that needed to be programmed and constructed, thereby impacting the City's project costs. The increase in costs is partially offset by state grants that the City was awarded.
- The City's inability to attract a developer for the proposed public market, which in the original plan was a key catalyst for the overall development. While the public market project might still happen somewhere within TID #4, the focus switched to the other proposed projects.
- The lawsuits that were filed by a group of citizens alleging the proposed development violated the public trust doctrine. These lawsuits have directly held up the construction of the Hotel Lindgren, for which a development contract was approved by the City. They also have indirectly held up the proposed brewpub since it is contingent on the hotel development happening. The delay in construction negatively impacts the total tax increments collected in the district.
- The cost figures and projected increments have been adjusted based upon actual costs for work already completed, clearer estimates for work yet to be performed, and minimum assessed values contained in the development contracts.

The original TID #4 project plan anticipated \$4,915,000 in total project costs, \$4,706,000 to be paid with tax increments, \$17,625,000 in total assessed value of development, \$10,162,000 in total tax increment, and estimated that the expenditures would be recovered in year 2035.

Based upon the latest financial analysis it is anticipated to have \$7,634,000 in total project costs, \$5,951,000 to be paid with tax increments, \$18,705,000 in total assessed value of development, \$9,418,000 in total tax increments, and the TID fails to recover its expenditures by its closing date in year 2040, with a shortfall of about \$68,000.

Redetermination of Tax Incremental Base: The tax increment law was amended to provide an option for the Department of Revenue to redetermine the base value of a TID that is in a decrement situation for at least two consecutive years. Basically, if the TID has gone down in value by at least 10% it qualifies to have its base value reset to the current value.

TID #4 is in a decrement situation because of the fire and subsequent demolition of the Harbor Place Shoppes, which reduced the assessed value of that parcel to just its land value. The base value of TID #4 is \$1,059,100 and its current value is \$416,800. If the base value is reset

to the current value, the total tax increments generated by the TID will increase to \$9,758,000, thereby allowing the TID to recover its expenditures in 2040.

In order for DOR to reset the base value, the Council must adopt a resolution and it must be approved by the Joint Review Board. In addition, a project plan amendment must be adopted and it must include one of three restrictions. The options are that the project plan specifies:

1. At least 51% of the value of the public infrastructure improvements must be financed by a private developer in return for the City's agreement to repay the developer solely through the payment of cash grants via a development agreement.
2. The City expects all project costs to be paid within 90% of the TID's remaining life.
3. Expenditures may be made only within the first half of the TID's remaining life, unless the expenditure is approved by unanimous vote of the joint review board.

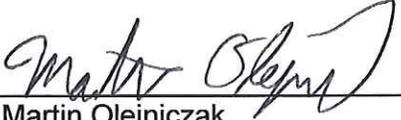
Option 3 appears to be the most likely option for the project plan. It would mean that planned expenditures are made by year 2028, except that with unanimous approval of the Joint Review Board an expenditure could be made up to year 2035 (which is the normal deadline for TID #4).

Waterfront Redevelopment Authority Action: The WRA considered this matter and recommends that the resolution and project plan amendment be adopted in order to reset the base value and further recommends using option 3 for the required project plan amendment – that is specifying that Expenditures may be made only within the first half of the TID's remaining life, unless the expenditure is approved by unanimous vote of the joint review board.

Options: The Council has the following options:

1. Approve the WRA recommendation. The actual project plan amendment and resolution would then be prepared and would undergo the formal review and approval process. The Council, along with the Plan Commission and Joint Review Board would still have to act upon the final project plan and resolution.
2. Reject the WRA recommendation. The redetermination of the TID #4 base value would not be pursued.

Recommendation: Approve the Waterfront Redevelopment Authority recommendation. The project plan amendment process would then begin.

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