

AGENDA
CITY OF STURGEON BAY
CITY PLAN COMMISSION
Wednesday, April 19, 2017
6:00 p.m.
Council Chambers, City Hall
421 Michigan Street

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from March 15, 2017.
4. Conditional use request from James Riead to construct a two-family dwelling in a Single-Family Residential (R-2) zoning district, located on Georgia Street between N. 15th Place and N. 16th Drive, parcel #281-36-21130101.

Presentation
Public hearing
Consideration of

5. Conceptual Planned Unit Development for SC Swiderski, LLC, to construct two 12-unit multiple-family dwellings and two 16-unit multiple-family dwellings, including two detached garages, located at the corner of Sycamore Street and Grant Avenue, portion of parcel #281-12-10021702.
6. Public hearing regarding proposed project plan amendment for Tax Incremental District No. 4 (Base Value Redetermination).
7. Consideration of: Resolution approving Amendment No. 1 to the Project Plan for Tax Incremental District No. 4 and requesting a base value redetermination from the Wisconsin Department of Revenue.
8. Consideration of: Zoning code amendment to allow accessory dwelling units.
9. Consideration of: Revisions to sec. 8.03 of municipal code regarding construction of driveways.
10. Public comment on Plan Commission related items.
11. Adjourn.

NOTE: DEVIATION FROM THE AGENDA ORDER SHOWN MAY OCCUR.

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

Plan Commission Members:

Rick Wiesner – Chair
Ron Vandertie
Mike Gilson
Jeff Norland
Robert Starr
Dennis Statz
Steven Hurley

4/13/17
3:30 p.m.
CN

CITY PLAN COMMISSION
Wednesday, March 15, 2017

A meeting of the City Plan Commission was called to order at 6:04 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, Dennis Statz and Mike Gilson were present. Staff present were City Administrator Josh Van Lieshout, City Engineer Chad Shefchik, Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

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

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from February 15, 2017.
4. Floodplain Zoning Code amendment to change the floodplain zoning district boundaries for a vacant parcel located between 129 W Juniper Street and 147 W. Juniper Street, owned by Nancy Schopf, parcel #281-64-61001702:
Presentation
Public Hearing
Consideration of
5. Conceptual Planned Unit Development for Will Estes, LLC (Jason Estes, Agent), to convert an existing commercial garage into a duplex, located at 39 W. Maple Street, parcel #281-12-10021702.
6. Discussion of: Zoning code amendment to allow accessory dwelling units.
7. Public comment on Plan Commission related items.
8. Adjourn.

Carried.

Approval of minutes from February 15, 2017: Moved by Mr. Starr, seconded by Mr. Hurley to approve the minutes from February 15, 2017. All ayes. Carried.

Floodplain Zoning Code amendment to change the floodplain zoning district boundaries for a vacant parcel located between 129 W Juniper Street and 147 W. Juniper Street, owned by Nancy Schopf, parcel #281-64-61001702:

Presentation: Mr. Olejniczak introduced this item that involves an amendment to the Flood Fringe Boundary, which deals with protection from flood events. If a property is within the designated floodplain boundary it has to be developed with proper flood proofing, which includes raising the elevation of the habitable space of the dwelling to two feet above the flood elevation, which is 587.0' above sea level. In addition, the property must be filled to one foot above flood elevation – 586' above sea level extending 15 feet around the foundation.

The subject property is located in the flood fringe zoning district. The lot is only 53 feet wide. To meet the requirement of Chapter 23, the house could only be 23 feet wide. Extending the fill 15 feet on either side takes up the other 30 feet of the lot. There would have to be retaining walls installed to the existing grade unless it can be filled out to the neighbor's property and tapered down.

Mr. Olejniczak gave a background on the property. The property owners had applied for a variance from the Floodplain Code and also the Zoning Code that dealt with the length to width ratio. Both variances were denied by the Zoning Board of Appeals. The alternative was to fill the property, pulling it out of the Flood Fringe District. The property owners filled in the property to 587'. They received a letter of map revision from the Federal Emergency Management Agency (FEMA) and one approval.

The next step is a public hearing before the Plan Commission, followed by a recommendation to Council where an ordinance would have to be approved to officially take that property out of the flood plain. If all approved, the property owner can develop the lot as if it were not in the floodplain.

C & C Custom Builders representative Adam Koslowski and property owner Nancy Schopf presented the plans for a redesigned house. The proposed house will be built in compliance with R-2 zoning. The lot is filled and removed from the floodplain. Water will be collected through the gutters and directed to a storm sewer. A swale will be created on both sides of the yard. There will be no basement and will have a coastal design. The garage will be a single stall, but double deep.

Public hearing: Chairperson Wiesner opened the public hearing at 6:13 p.m.

Chris Kellems, 120 Alabama Street, congratulated the property owners for raising their lot to meet the FEMA requirements. This is adding to the tax base.

Gary May, 133 N. Lansing Avenue and 1916 Dickinson Rd., De Pere, WI, stated that he and his wife are in favor of the amendment. They have a very well kept-up home in Green Bay. He did not understand the questioning of building the home.

Steve Bousley, 150 W Larch Street, stated he was not opposed to a house on that lot, but questioned as to the manner this was going about. He was concerned as to where the water was going to go, as well as the footprint of the property and the length to width ratio of the home. He thought the property owners should build with existing parameters and not go through hoops. He has been waiting for conversation from the owners.

Ted Brauer, 140 W Larch Street, stated that the existing dirt pile is at a 45 degree angle. Not all the water will hit their roof. There is already a water problem in the area.

Bob Gray, 1151 N 8th Avenue, stated that he owns a house and cottages on Larch Street. He was also concerned about water issues.

Ms. Nault read a letter from Jerry and Rhoda Wierer, 132 W Larch Street, who stated that they are against the amendment. She also read the introduction of a 6 page letter from Don and Christina Healy, 129 W. Juniper Street, who strongly disagreed with the proposed amendment to change the floodplain zoning district boundaries.

A petition handed in by Ms. Schopf, containing 29 signatures, supported the building of a home on the vacant lot.

Mr. Kernosky added that he had a conversation with DNR Regional Representative Miles Winkler and the DNR had no concerns with the amendment.

The public hearing was declared closed at 6:36 p.m.

Consideration of: Mr. Gilson stated that all we are doing is amending the flood plain boundary. FEMA and DNR have approved this. Water issues that concern the neighbors have been addressed.

Mr. Starr concurred with Mr. Gilson. For the City to deviate from FEMA would not look good for the City. Conditions can be added to the approval. He understood the concerns of the neighbors.

Mr. Shefchik stated that the proposed dwelling should improve the area. He would keep an eye on the project as it progresses and will work with the contractor during construction. He didn't think installation of drain tile would be necessary. If drain tile was installed, more root damage could occur to the neighbor's tree roots.

After further discussion, it was moved by Mr. Gilson, seconded by Mr. Starr to recommend to Council approval of the Floodplain Zoning Code amendment to change the floodplain zoning district boundaries for a vacant parcel located between 129 W Juniper Street and 147 W Juniper Street, with the following conditions:

1. Roof drains are to be connected directly to the storm sewer system.
2. Swales are to be graded and maintained along the side property lines to prevent runoff from flowing onto the adjoining lots.

All ayes. Carried.

Conceptual Planned Unit Development for Will Estes, LLC (Jason Estes, Agent), to convert an existing commercial garage into a duplex, located at 39 W. Maple Street, parcel #281-12-10021702: Mr. Kernosky stated that Jason Estes, represented by Jack Gigstead of Portside Builders, would like to construct a duplex where there is currently an existing garage that needs to be removed or repaired. It is located behind

the former Sonny's Pizzeria, with the only road frontage being an alley. Within C-2 zoning, zero lot lines are allowed. This request will be taken through the PUD process.

Jack Gigstead, 417 N. 18th Avenue, stated that the existing garage extends onto the neighbor's lot about one foot. They would remove the existing building and build a duplex where each unit would be approximately 1552 square feet of living area, 293 square feet of patio, and an attached garage totaling 334 square feet. The new building would comply with the lot lines. There will be no crawl space. Sewer and water would have to be hooked up to Maple Street, where it is all ready to connect to. Jason's brother, Steve, owns the house to the north that is rented out. An existing wood fence would be replaced.

Mr. Kernosky mentioned that this is a small lot and would exceed the density maximum with a duplex. In the C-2 district, 100% impervious surface is allowed.

In regard to water issues, Mr. Shefchik stated that there is storm sewer in the alley that could be connected to, or a swale could be installed.

Mr. Olejniczak added that part of a PUD process is review of the drainage.

Green space and snow storage was discussed.

Mr. Starr thought that this was an odd use of the property. He would rather see customer parking.

It was the consensus of the Commission to allow a combined process of a preliminary and final PUD.

Discussion of: Zoning code amendment to allow accessory dwelling units: Mr. Kernosky stated that staff has been gathering feedback in regard to allowing accessory dwelling units. He and Mr. Olejniczak had a meeting with the Homebuilder's Association to find out how it works in the County and how it would work in the City. An informal survey was also placed on Facebook with 137 respondents. Staff asked for direction from the Commission if this should continue to be pursued.

Mr. Starr liked the idea of this being put on Facebook. The public should reach out to their aldermen. The City needs public input.

Mr. Olejniczak reminded members that this would be a permanent residence, not a short term rental. The owner of the lot must live either in the main building or in the smaller unit.

Mr. Wiesner thought this should be approved on a case by case basis.

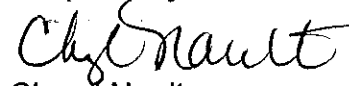
Jack Gigstead, 417 N 18th Place, stated that something similar to this has already been done on 18th Avenue. An addition was added to the home that provided separate living quarters for their disabled son.

It was the consensus of the Commission to bring this item back to a future meeting.

Public comment on Plan Commission related items: Barb Allmann, 717 Prairie Lane, spoke in regard to the proposed duplex and wondered if the alley should have curbing to help with water problems.

Adjourn: Moved by Mr. Vandertie, seconded by Mr. Statz to adjourn. Carried. Meeting adjourned at 7:35 p.m.

Respectfully submitted,



Cheryl Nault
Community Development Secretary

STAFF REPORT

Title: Conditional Use Permit Application – James Riead

Background: A Conditional Use Petition from James Riead has been submitted to the Community Development Department to construct a two-family dwelling in the R-2 (high density single-family residential) zoning district. Under section 20.10(2)(b) of the zoning code, two-family dwellings are a conditional use in the R-2 zoning district.

Existing Conditions: The subject parcel is 14,900 sq ft (.34 acres) in size, is currently vacant, and abuts Georgia Street. The parcel is serviced by City water and sewer off of Georgia Street and along the west property line.

Surrounding Uses and Zoning:

- North: R-2 – Whispering Winds Assisted Living Facility
- South: PUD – Hill Crest Court Condominiums
- East: R-1 – Single-Family Dwellings
- West: R-2 – Vacant Land

Comprehensive Plan: Under the 2010 Comprehensive Plan Future Land Use (Figure 9-5A), this parcel is designated as “Multiple Family Residential.” Multiple Family Residential is defined as “a residential area predominantly comprised of multiple-family dwellings. Typical density will not exceed 12.4 units per acre.” Because the land use plan does not include a two-family residential category, it’s expected that two-family dwellings would be found within multiple family residential designations. Given that the subject lot was previously created and that the surrounding existing, staff believes that this use is consistent with our comprehensive plan. Furthermore, several neighborhood goals and policies identified in the Comprehensive Plan include encouraging infill development and encouraging compatible and commentary design of infill development.

Proposed Use: James Riead intends to purchase the property and build a two-family dwelling. As stated above, the property is zoned R-2 and requires a conditional use for two-family dwellings. Mr. Riead has several options of ownership if the duplex is constructed, including utilizing it as a rental, selling the units through a condominium, or selling the units as a zero-lot line duplex. The property is large enough for any of these potential options of ownership.

Conditional Use Findings: Under s. 20.25(4) of the zoning code, a conditional use permit may only be issued by the plan commission upon making a finding that:

- (a) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.

(b) The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted nor substantially diminish and impair property values within the surrounding area.

(c) The establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

(d) Adequate utilities, access roads, drainage, and/or other necessary facilities will be provided.

(e) Adequate measures will be taken to provide ingress and egress so designed as to minimize traffic congestion on the public streets.

(f) The conditional use shall in all other respects conform to the applicable regulations of the district in which it is located and the plan commission shall find that there is a public necessity for the conditional use.


City staff believes that all conditions of a conditional use are met.

Plan Commission Options: The Plan Commission has the following options:

- 1) Approve the conditional use petition as presented
- 2) Approve the conditional use petition with conditions
- 3) Deny the conditional use petition

City Staff Recommendation: Staff is supportive of the conditional use petition, and recommends approval as presented.

Prepared by: 
Ryan Kernosky
Planner/Zoning Admin


Date

Reviewed by: 
Marty Olejniczak
Community Development Director


Date

CITY OF STURGEON BAY CONDITIONAL USE PERMIT APPLICATION

Date Received:	<u>7/24/13</u>
Fee Paid	\$ <u>350.00</u> <u>300450 Sign</u>
Received By:	<u>CW</u> <u>dep.</u>

	APPLICANT/AGENT	LEGAL PROPERTY OWNER (if different)
Name	James W. Riead	James W. Reiad
Company	James W. Riead, Incorporated	Georgia Place, LLC to be formed
Street Address	3548 Bay Harbor Drive	3548 Bay harbor Drive
City/State/Zip	Green Bay, WI 54311	Green Bay, WI 54311
Daytime Telephone No.	262 949-1470	262 949-1470
Fax No.	none email jriead@att.net	none, email jriead@att.net

STREET ADDRESS OF SUBJECT PROPERTY: Georgia Street - BETWEEN N 15th PL
 Location if not assigned a common address: and N 16th DR.

TAX PARCEL NUMBER: 281-36-21130101

CURRENT ZONING CLASSIFICATION: R-2 - SINGLE FAMILY RESIDENTIAL

CURRENT USE AND IMPROVEMENTS:
VACANT LAND

IDENTIFY MUNICIPAL CODE SECTION PERTINENT TO REQUEST AND STATEMENT OF SPECIFIC ITEM
 BEING REQUESTED FOR REVIEW: C-70.10(2)(b)

ZONING AND USES OF ADJACENT SURROUNDING PROPERTIES:

North:	<u>R-2, RESIDENTIAL RETIREMENT HOME</u>
South:	<u>DVD1 HILL CREST COURT CONDO</u>
East:	<u>R-11 SINGLE FAMILY HOME</u>
West:	<u>R-21 VACANT LAND</u>

PROPOSED USE OF SURROUNDING PROPERTY UNDER COMPREHENSIVE PLAN:

North: MULTIPLE-FAMILY RESIDENTIAL
South: MULTIPLE-FAMILY RESIDENTIAL
East: LOW DENSITY SINGLE FAMILY RESIDENTIAL
West: MULTIPLE-FAMILY RESIDENTIAL

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? NO IF YES, EXPLAIN: _____

Attach an 8-1/2" X 11" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 15 large sized copies), full legal description (preferably on disk), 8-1/2 x 11" location map, construction plans for the proposed project, and Agreement for Reimbursement of expenses. Site plan shall include dimensions of property, pertinent structures and buildings, proposed site improvements, signature of person who drew plan, etc.

Charles E Marsh
Jean M Marsh
Property Owner (Print Name)

Charles E Marsh Jean M Marsh
Signature

03-15-2017
Date

JAMES W. RIEDEL
Applicant/Agent (Print Name)

[Signature]
Signature

Date

I, JAMES W. RIEDEL, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

3/29/17
Date of review meeting

[Signature]
Applicant Signature

[Signature]
Staff Signature

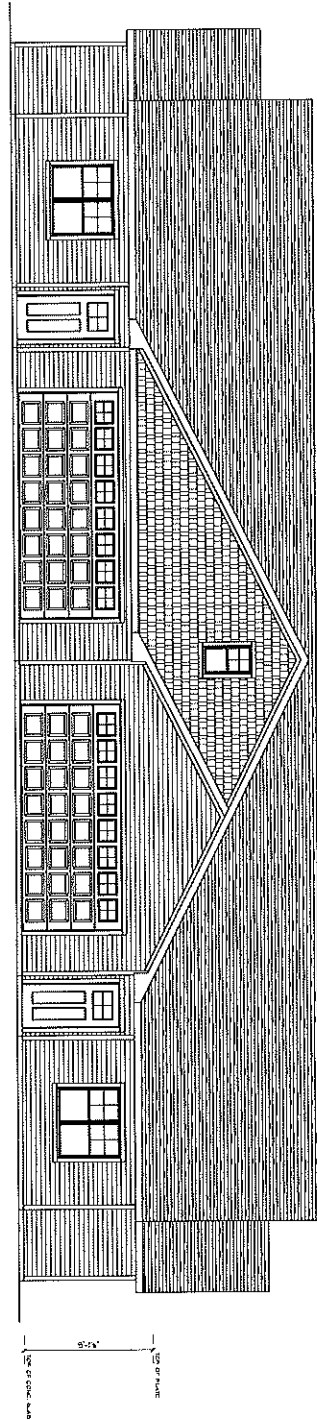
- Attachments:
Procedure & Check List
Agreement For Reimbursement of Expenses

STAFF USE ONLY

Application conditions of approval or denial:

Date

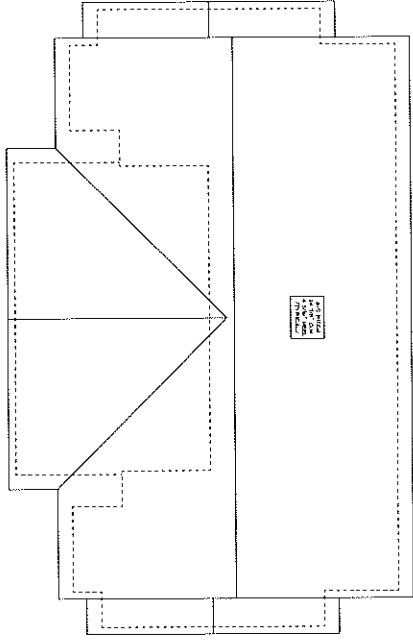
Community Development Director



FRONT ELEVATION

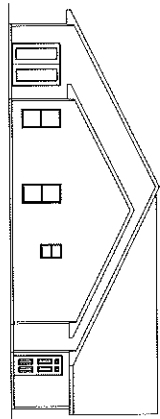
SCALE: 1/4" = 1'-0"

... PER PLAN ONLY ...
NOT FOR CONSTRUCTION ...
MAY NOT BE SUFFICIENT FOR BIDS



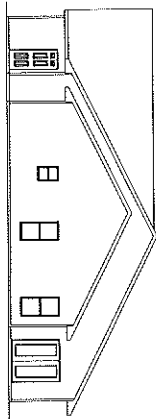
ROOF PLAN

SCALE: 1/8" = 1'-0"



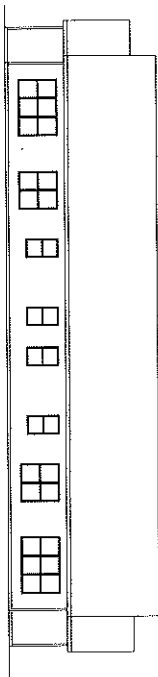
LEFT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

Wisconsin
BUILDING SUPPLY

OFFICE:
PHONE (608) 426-5040
FAX (608) 426-3530
1930 LARSEN ROAD
GREEN BAY, WI 54303

MAILING ADDRESS:
P.O. BOX 10001
GREEN BAY, WI 54307-0001

DOCUMENTS:
PHONE (608) 426-5044
FAX (608) 426-3532
FAX "CRANE TERRACE"
GREEN BAY, WI 54303

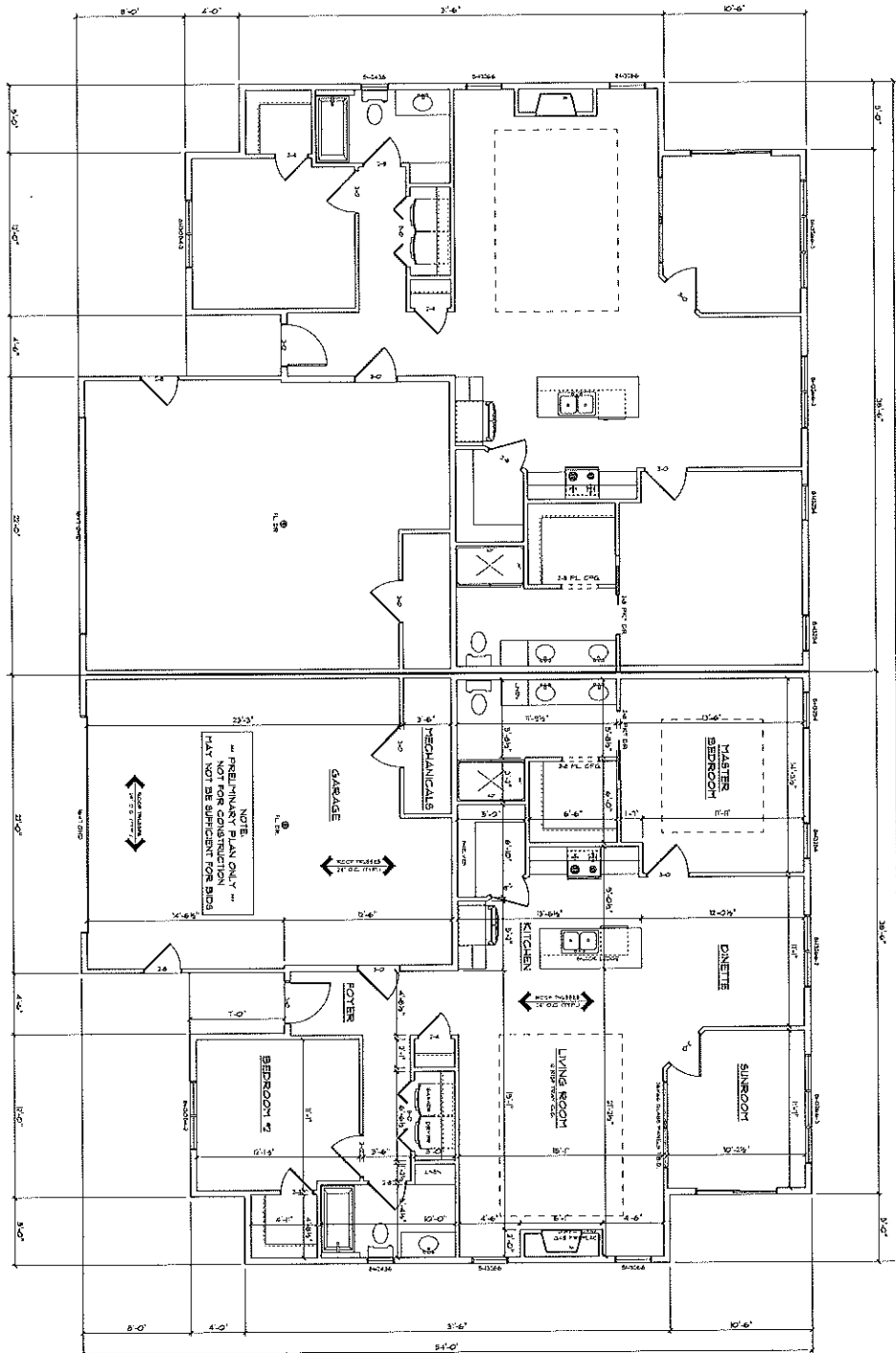
CLIENT DESIGNED FOR:

JIM RIEAD

JOB NAME: GEORGIA ST. COMPLEX		EG. RT.: 1431 SIDE
DRAWN BY: JILL VERMAAS		SCALE: PER PLAN
DATE: FEBRUARY 7, 2017		PLAN NO. 17-053-M
REVISED:	1/5/17	2/23/17
	3/30/17	

IMPORTANT NOTE:

- IT IS AGREED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH DETAILS AND VERIFY BEFORE BEGINNING ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE DESIGNER ASSUMES NO LIABILITY FOR ANY CHANGES OR MODIFICATIONS TO THESE PLANS THAT MAY BE REQUIRED FOR PERMITS AND LOCAL ORDINANCES SHALL TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.



FLOOR PLAN

SCALE: 1/4" = 1'-0"
 8'-1 1/8" CLG. HGT.
 1473 SQ. FT./SIDE
 354 SQ. FT. (EACH GARAGE)
 32 SQ. FT. (EACH PORCH)



OFFICE
 PHONE (800) 426-5000
 FAX (202) 481-3399
 899 LARSEN ROAD
 GREEN BAY, WI 54303

COMPONENTS
 PHONE (800) 426-5004
 FAX (800) 426-5178
 618 FORBANE TERRACE
 GREEN BAY, WI 54303

MAILING ADDRESS
 P.O. BOX 10001
 GREEN BAY, WI 543010001

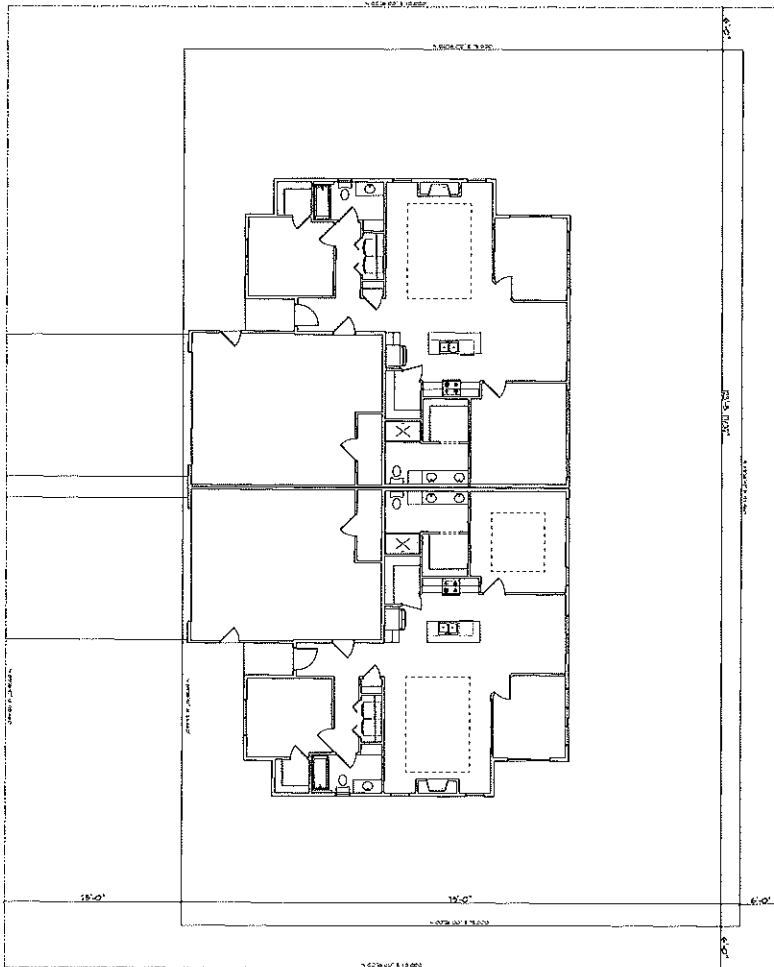
CLIENT DESIGNED FOR:

JIM READ

JOB NAME:	GEORGIA ST. DUPLEX	EG. FT.:	MTV 502
DRAWN BY:	JUL VERHAASH	SCALE:	PER PLAN
DATE:	FEBRUARY 2, 2001	PLAN NO.:	17-033-M
REVISED BY:	3/5/01		
	3/20/01		

IMPORTANT NOTE:

- IT IS ASSUMED THAT ALL WORK SHOWN HEREIN HAS BEEN PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY OMISSIONS, DETAILS AND NOTES SHOWN HEREIN OR ANY CONSTRUCTION AND IS HEREBY HELD RESPONSIBLE FOR ANY OMISSIONS OR ERRORS.
- IT IS UNDERSTOOD THAT THE USER OF THESE ARCHITECTURAL PLANS SHALL TAKE FULL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND REGULATIONS FROM ALL APPLICABLE AGENCIES.



SITE PLAN
 FOR REFERENCE ONLY
 NOT FOR PERMIT PURPOSES
 SCALE: 1/8" = 1'-0"



OFFICE
 PHONE (252) 434-3280
 FAX (252) 434-3319
 7800 LANSER ROAD
 GREEN BAY, WI 54303

COMPANIES
 PHONE (252) 434-3284
 FAX (252) 434-3319
 7800 LANSER ROAD
 GREEN BAY, WI 54303

MAILING ADDRESS:
 P.O. BOX 10001
 GREEN BAY, WI 54307-0001

CLIENT PROVIDED FOR:

JIM RIEAD

JOB NAME: GEORGIA BL. DUPLEX

DESIGN BY: JILL VERMAGH

DATE: FEBRUARY 11, 2011

REVISED:

SQ. FT. 1047 SQF

SCALE: PER PLAN

PLAN NO. 17-053-M

IMPORTANT NOTE:

- IT IS ASSUMED THAT ALTHOUGH EVERY EFFORT HAS BEEN MADE IN PREPARING AND CHECKING THESE PLANS FOR ACCURACY, THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS AND NOTES BEFORE ANY CONSTRUCTION AND IS HEREBY MADE RESPONSIBLE FOR ANY DISCOVERED DISCREPANCIES.
- IT IS UNDERSTOOD THAT THE WISCONSIN ARCHITECTURE BOARD AND LAND DEVELOPMENT BOARD REQUIRE ALL PLANS TAKE FINAL PRECEDENCE OVER THESE ARCHITECTURAL PLANS.



Stock No. 26273

D-92232

513041

1 VOL

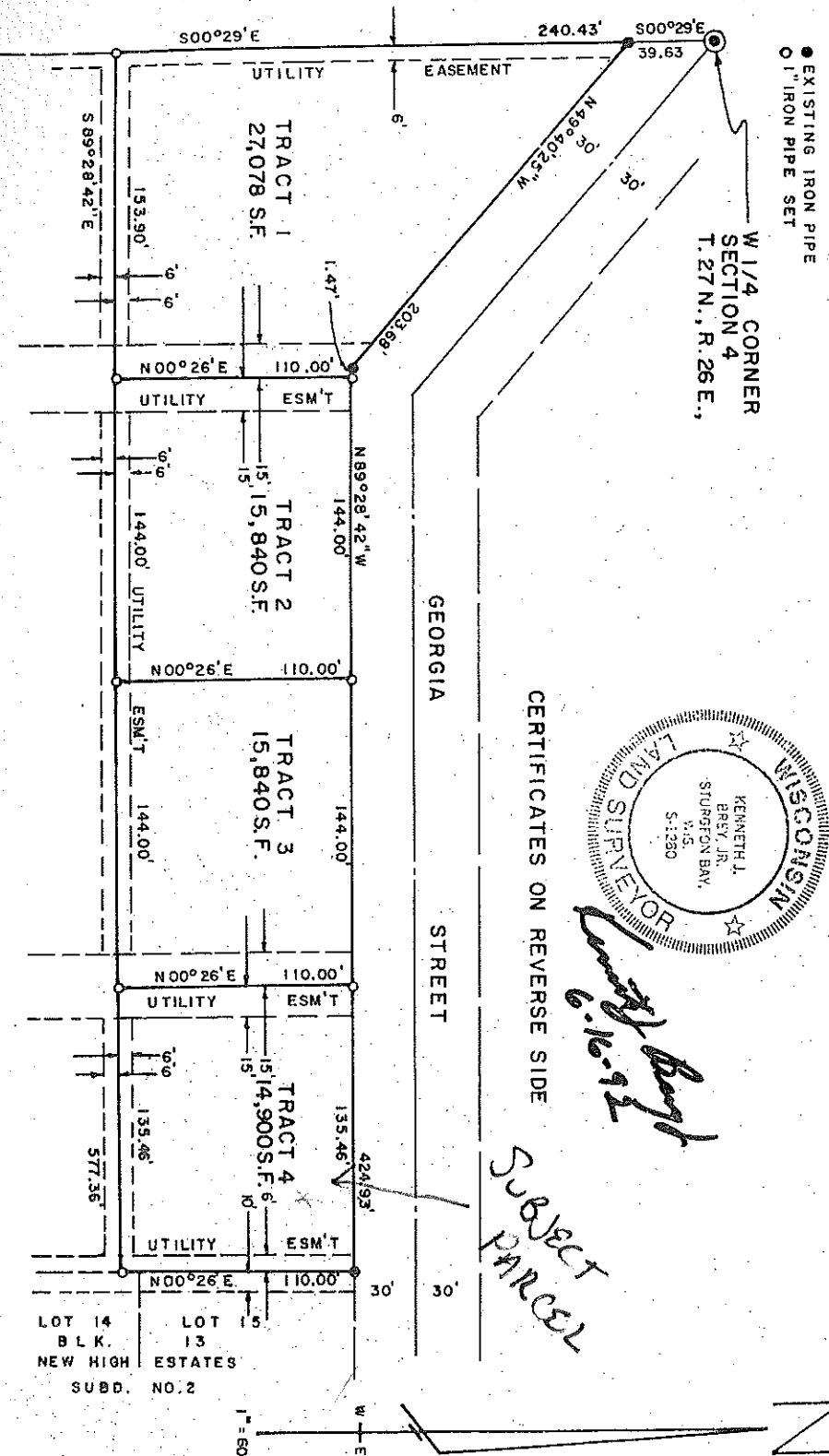
2 PAGE 261

421

SURVEY IN BLOCKS 13, 14 AND 16 OF NEW HIGH ESTATES SUBDIVISION NO. 2, AND PART OF VACATED N. 15 TH DRIVE AND VACATED N. 16 TH PLACE, CITY OF STURGEON BAY, DOOR COUNTY, WISCONSIN.

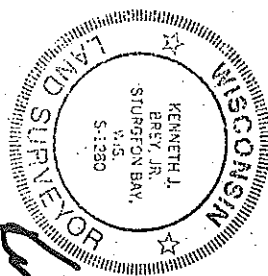
CERTIFIED SURVEY MAP

1 VOL 2 PAGE 261



● EXISTING IRON PIPE
○ 1" IRON PIPE SET

W 1/4 CORNER SECTION 4 T. 27 N., R. 26 E.,

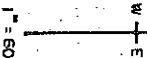


CERTIFICATES ON REVERSE SIDE

County Book 6-16-92

SUBJECT PARCEL

LOT 14 BLK. 13 NEW HIGH ESTATES SUBD. NO. 2



NOTICE OF PUBLIC HEARING

The City of Sturgeon Bay Plan Commission will hold a public hearing in the Council Chamber, 421 Michigan Street, Sturgeon Bay, Door County, Wisconsin on Wednesday, April 19, 2017, at 6:00 p.m. or shortly thereafter regarding a request from James Riead for a conditional use approval of a proposed two-family dwelling in a Single-Family Residential (R-2) zoning district. The proposed project is located on Georgia Street, between N 15th Place and N 16th Drive, tax parcel #281-36-21130101. The application is on file with the Community Development Department and can be viewed at 421 Michigan Street weekdays between 8:00 a.m. and 4:30 p.m. The public is invited to attend the meeting and give testimony in favor or against the proposed conditional use permit.

By order of:
City of Sturgeon Bay Plan Commission

Public Hearing Location Map - James Riead, Conditional Use Permit

City of Sturgeon Bay

LEGEND

- Subject Parcel
- City Streets
- City Limits
- Tax Parcels



Prepared by:
City of Sturgeon Bay
Community Development Department
421 Michigan Street
Sturgeon Bay, WI 54235
920-746-2910
Air Photo: 4/2015



**NOTE: PUBLIC HEARING TO BE HELD APRIL 19, 2017 AT 6:00 PM
IN THE CITY COUNCIL CHAMBERS (421 MICHIGAN STREET, 2ND FLOOR)**

Georgia Street Parcel

City of Sturgeon Bay

12 WTR
Georgia St

Legend

-  Building Profile
-  Tax Parcels

NOTE: 25'
SETBACK FROM
STREET RIGHT-OF-
WAY
10' SIDE YARD
SETBACKS
25' FRONT YARD
SETBACKS

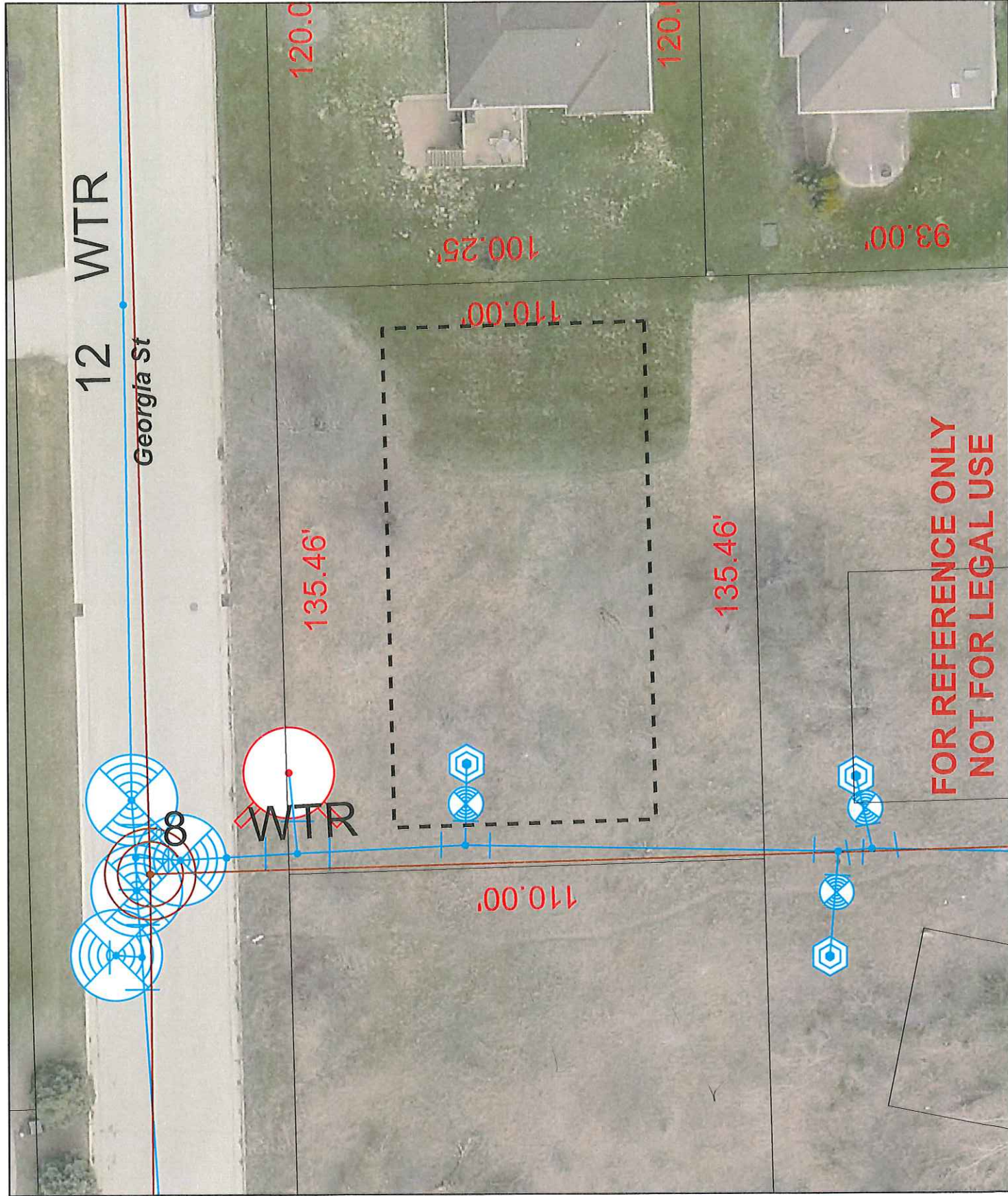


1 inch = 30 feet



City of Sturgeon Bay
Community Development
421 Michigan Street
Sturgeon Bay, WI 54235
920-746-2910

Photo: 4/2015



**FOR REFERENCE ONLY
NOT FOR LEGAL USE**

MEMO

To: City Plan Commission
From: Ryan Kernosky, Planner & Zoning Administrator
Date: April 13, 2017
Subject: SC Swiderski Conceptual Planned Unit Development

S.C. Swiderski, LLC is initiating a Planned Unit Development (PUD) to construct a 56-unit multi-family development project on a City owned parcel on Sycamore Street and Grant Avenue. A location map is within your packets.

The property is currently zoned C-1. Within that zoning classification, multiple-family dwellings are a conditional use. However, within the PUD section of the zoning code "*Any multiple-family residential development which contains 25 or more dwelling units on a single lot, whether in one building or more than one building [s.20.24(3)(d)(2)].*" This means that this project must be reviewed under the PUD classification, and not as a conditional use.

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

SC Swiderski is looking to follow the combined preliminary/final PUD procedures for the next phase of the PUD process. Within our PUD code, this is permitted, but requires approval of the Plan Commission at the time of conceptual review.

CITY OF STURGEON BAY PLANNED UNIT DEVELOPMENT APPLICATION

Date Received: _____
Fee Paid \$ _____
Received By: _____

Application For: Conceptual ___ Preliminary ___ Final ___ Combined Preliminary/Final ___
 Note: There are different requirements for each of the above processes. A separate application is required for each.

NAME OF PROPOSED PLANNED UNIT DEVELOPMENT: _____		
	APPLICANT/AGENT	LEGAL PROPERTY OWNER
Name		City of Sturgeon Bay
Company	SC Swiderski LLC	
Street Address	401 Ranger St	
City/State/Zip	Mosinee WI 54455	
Daytime Telephone No.	715-693-7808	
Fax No.	715-693-9523	
STREET ADDRESS(es) OF SUBJECT PROPERTY: <u>Sycamore + Grant St</u> Location if not assigned a common address: _____		
TAX PARCEL NUMBER(s): <u>281-66-12003301</u>		
AREA OF SUBJECT PROPERTY AND NO. OF LOTS: <u>5 acres, 1 lot</u>		
CURRENT ZONING CLASSIFICATION: <u>C-1</u>		
CURRENT USE AND IMPROVEMENTS: <u>vacant</u>		
COMPREHENSIVE PLAN DESIGNATION OF SUBJECT PROPERTY: <u>single + multi-family commercial + light industrial</u>		
WOULD APPROVAL OF THE PROPOSED PLANNED UNIT DEVELOPMENT CONFORM WITH THE COMPREHENSIVE PLAN? Yes ___ No ___ Explain: _____ _____ _____		

PLEASE IDENTIFY SPECIFIC PROPOSED LAND USES. USES MUST IDENTIFY AND CORRESPOND TO A PARTICULAR LOT, LOCATION, BUILDING, ETC. 56 unit development consisting of 1, 2 and 3 bedroom apartments on lot of off Grant and Sycamore streets.

CURRENT USE AND ZONING OF ADJACENT SURROUNDING PROPERTIES:

North: multifamily/residential
 South: commercial/light industrial
 East: commercial/single family
 West: vacant

COMPREHENSIVE PLAN DESIGNATION OF ADJACENT SURROUNDING LAND USES:

North: multifamily/residential
 South: commercial/light industrial
 East: commercial/residential
 West: agricultural

IS ANY VARIANCE FROM COMPREHENSIVE PLAN, SUBDIVISION ORDINANCE, OR ZONING ORDINANCE BEING REQUESTED? If yes, describe:
No

HAVE THERE BEEN ANY VARIANCES, CONDITIONAL USE PERMITS, ETC. GRANTED PREVIOUSLY FOR THIS PROPERTY? No IF YES, EXPLAIN: _____

Attach an 11" X 17" detailed site plan (if site plan is larger than 8-1/2" x 11", also include 20 copies folded to 8-1/2" X 11"), full legal description (preferably on disk), location map with site boundaries marked, proof of ownership, and Agreement for Reimbursement of expenses. Site or plot plan shall include dimensions of property, structures, building elevations, proposed site improvements, signature of person who drew plan, etc.

Property Owner (Print Name)

S.C Swiderski LLC
 Applicant/Agent (Print Name)

Signature

Day Hardin
 Signature

Date

4/04/2017
 Date

I, _____, have attended a review meeting with at least one member of staff and understand that I am responsible for sign placement and following all stages listed on the check list in regard to the applicant.

Date of review meeting

Applicant Signature

Staff Signature



S.C. SWIDERSKI LLC

**THE STURGEON BAY
APARTMENT
COMPLEX PROJECT**

SYCAMORE & GRANT ST
STURGEON BAY, WI
54235





S.C. SWIDERSKI LLC

OUR MISSION

To use integrity, experience and proven approaches in construction and real estate investment to deliver quality developments while embracing our responsibility to customers.

OUR VISION

To be an industry leading company with comprehensive capabilities achieved through investment in our people, processes and properties.

OUR VALUES

- :: Treat people, partners and customers with fairness and respect.
- :: Act in an honest and professional manner at all times.
- :: Provide a high level of service while being proactive and responsive to client needs.
- :: Plan and invest for longevity and stability.
- :: Set high standards and goals to pursue growth and improvement.

ABOUT US:

S.C. Swiderski is a comprehensive construction and real estate investment company headquartered in Mosinee, Wisconsin. The company was founded in 1992 and has grown to be a regional leader in their industry. The Construction Division provides complete planning, architectural design and construction services. The Real Estate Division acquires property and develops plans for their portfolio which includes multifamily, commercial, retail and resort properties as well as commercial, residential, waterfront and recreational land. The Property Management Division handles the professional management, grounds keeping and maintenance of their portfolio. S.C. Swiderski is expanding and actively pursuing opportunities for acquisition and investment throughout the Midwest.

MULTI-FAMILY LOCATIONS

ANTIGO
EAGLE RIVER
EDGAR
KRONENWETTER
MARATHON CITY
MEDFORD
MERRILL
MOSINEE
PLOVER
RICE LAKE
STEVENS POINT
WAUPACA
WAUSAU
WESTON
WISCONSIN RAPIDS

COMMERCIAL LOCATIONS

MEDFORD
MOSINEE
MERRILL
STEVENS POINT

COMMERCIAL & MULTI-FAMILY LAND

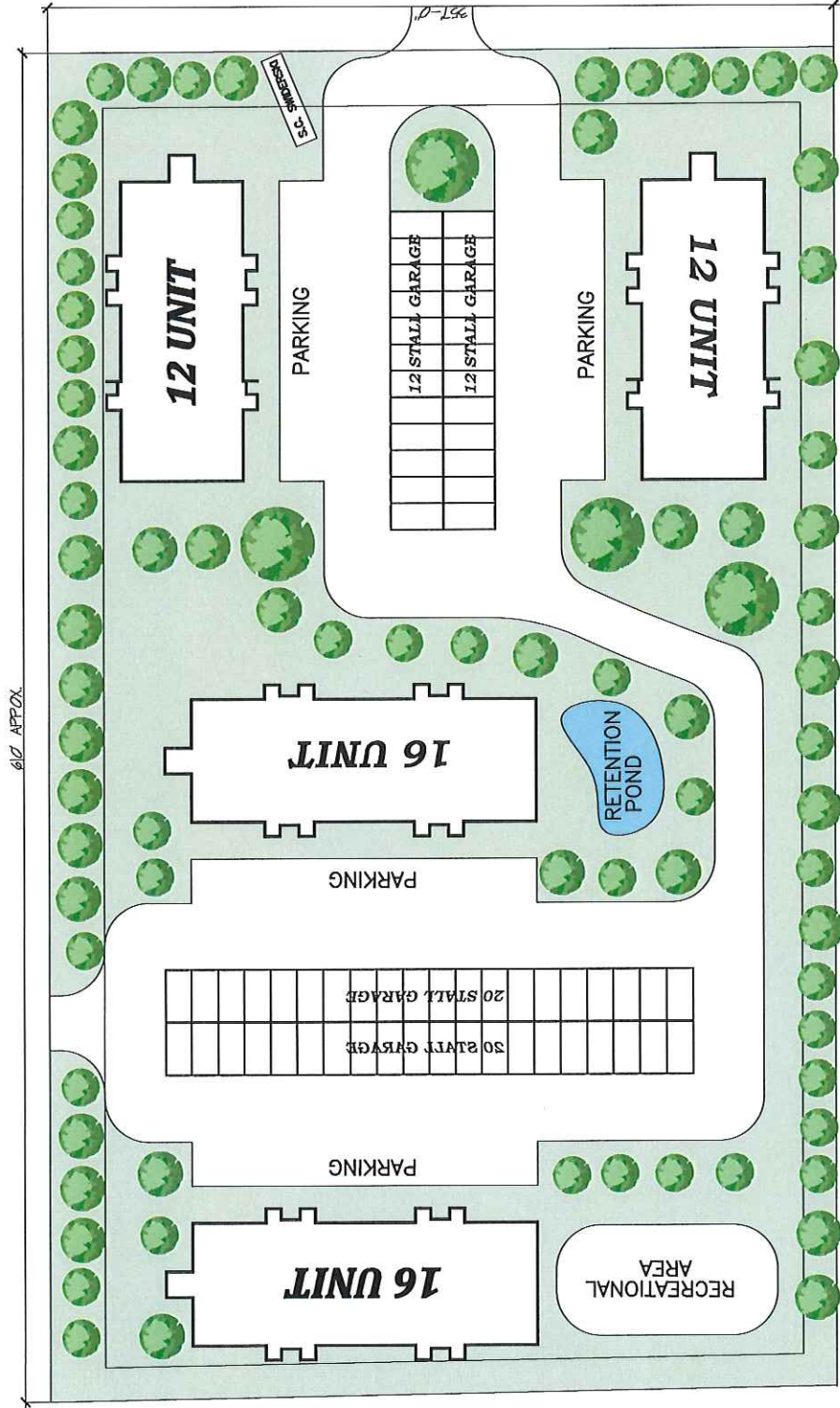
EAU CLAIRE
MADISON
PLOVER
WAUPACA
WAUSAU

EXPERTISE | EXPERIENCE | INTEGRITY



S.C. SWIDERSKI LLC

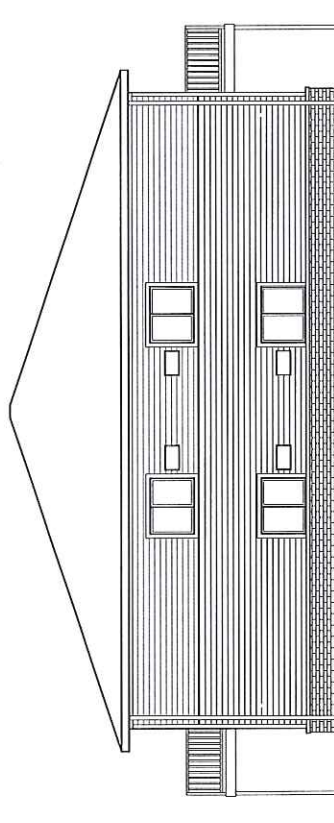
STURGEON BAY SITE MAP



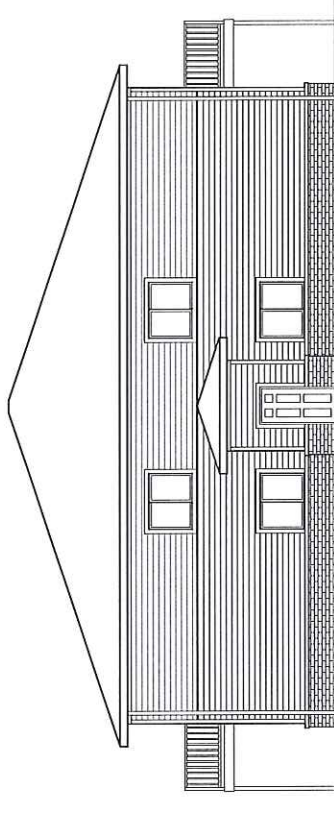


S.C. SWIDERSKI LLC

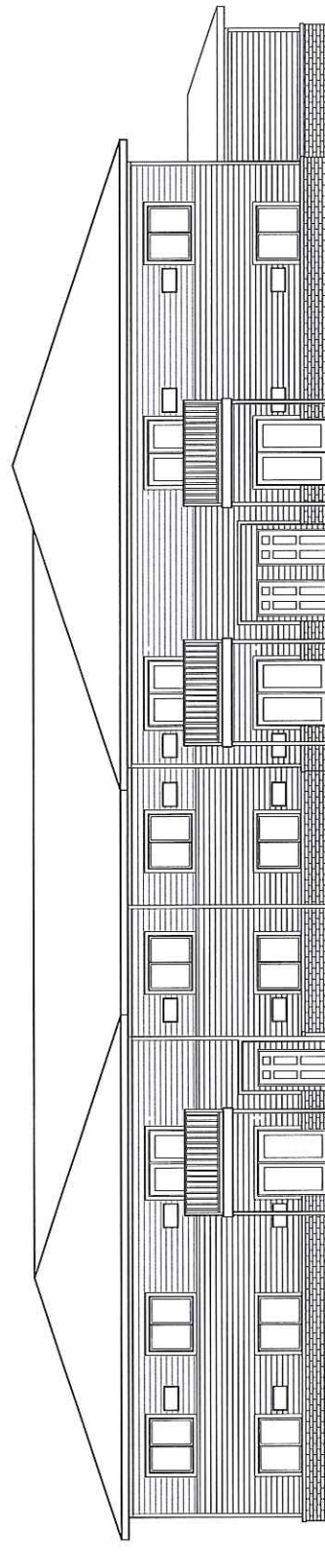
**STURGEON BAY
12 Unit Building
Elevations**



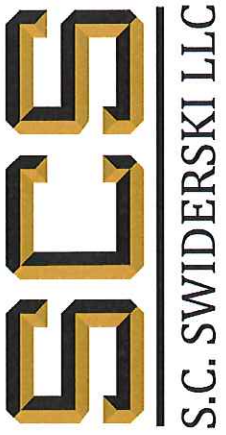
SIDE ELEVATION



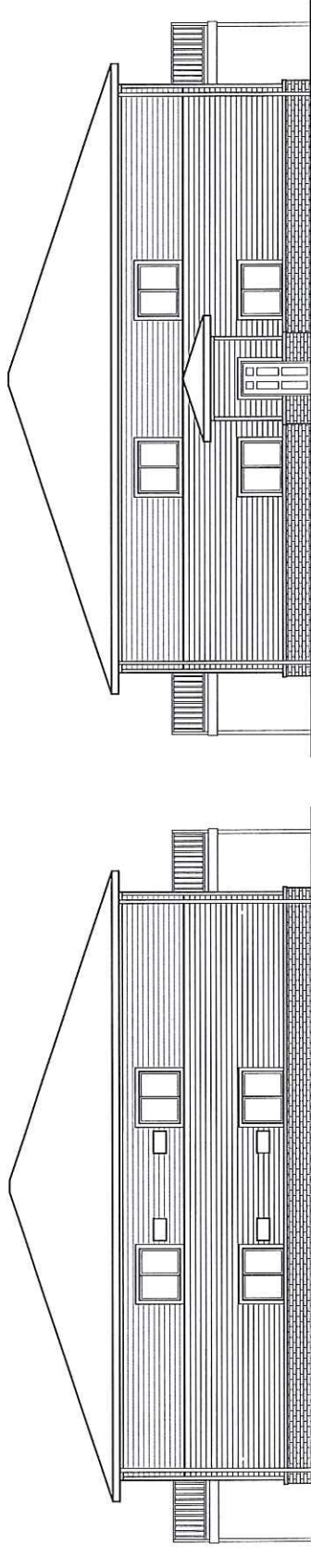
SIDE ELEVATION



FRONT ELEVATION

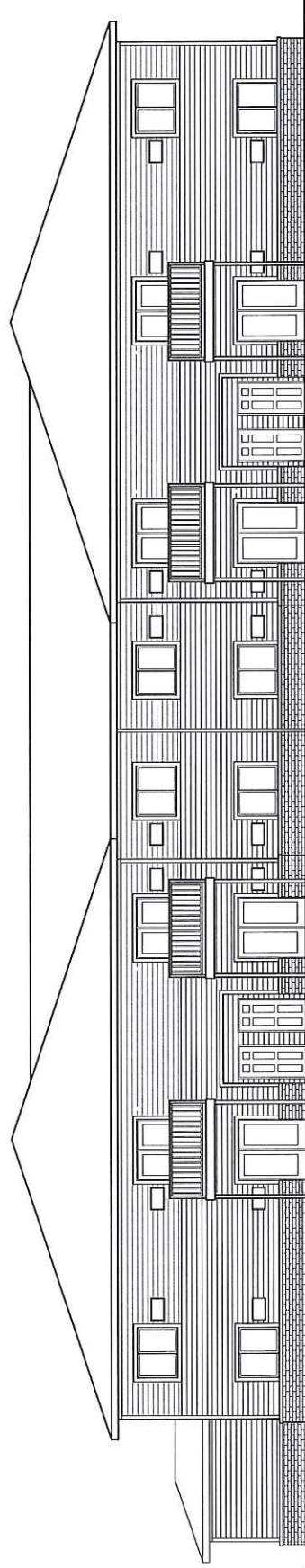


**STURGEON BAY
16 Unit Building
Elevations**

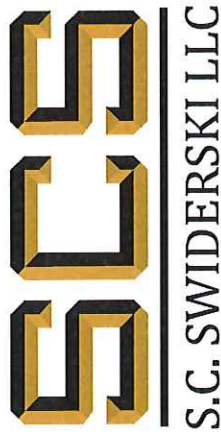


— SIDE ELEVATION —

— SIDE ELEVATION —



— FRONT ELEVATION —



STURGEON BAY OVERVIEW

56 Unit Multi-family Luxury Apartment Complex

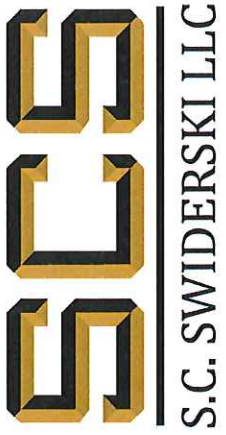
- 2 - 12 Unit Buildings
 - 8 - 2 bedroom, 1 bath units
Approximate sq. ft. 890 - 983.
 - 16 - 3 bedroom, 2 bath units
Approximate sq. ft. 1,115 - 1,200
- 2 - 16 Unit Building
 - 16 - 2 bedroom, 1 bath units
Approximate sq. ft. 867 - 960
 - 16 - 1 bedroom, 1 bath units
Approximate sq. ft. 627 - 720

1 garage stall for each apartment plus 8 additional stalls available

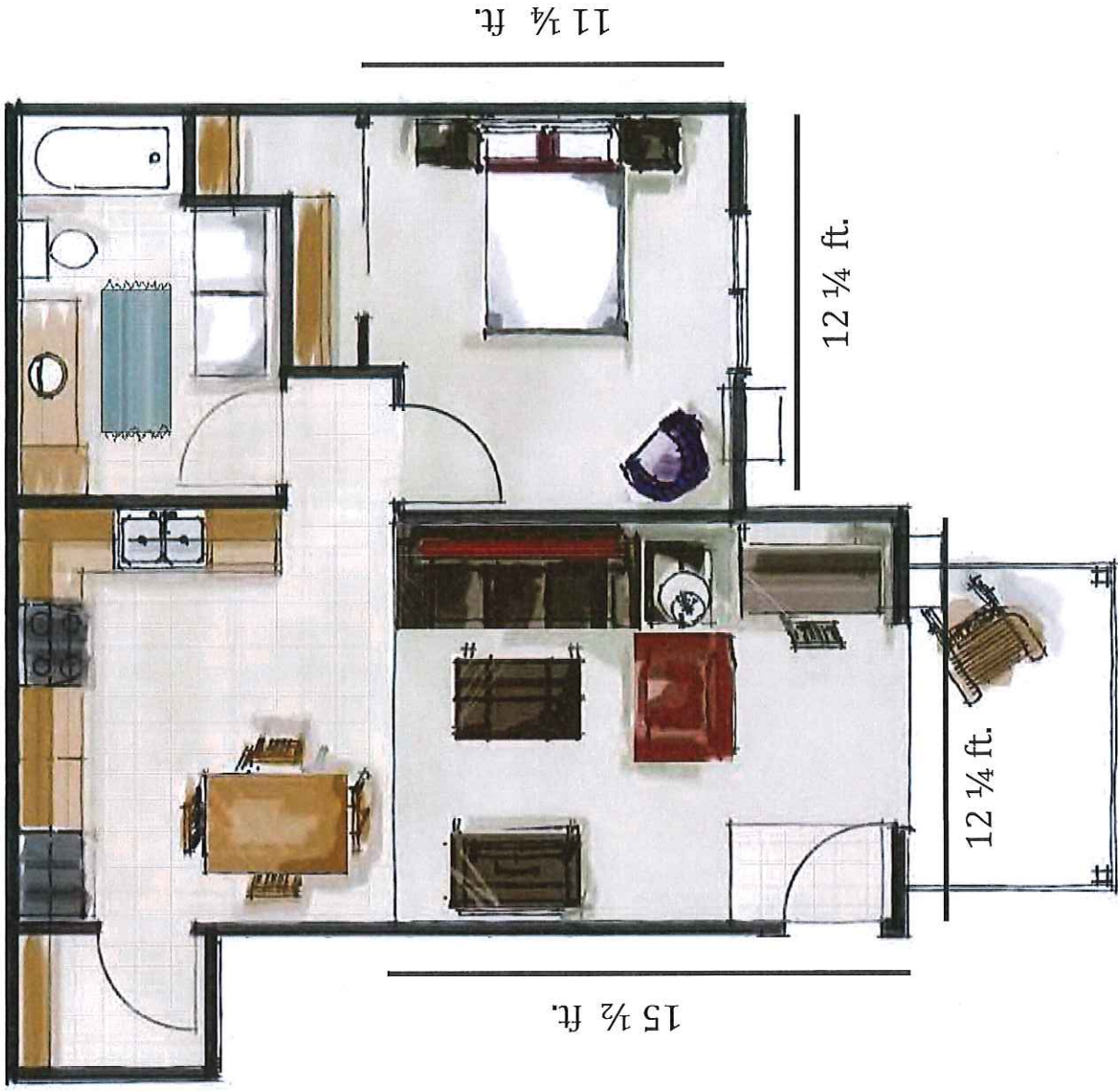
An additional 56 outside parking spaces

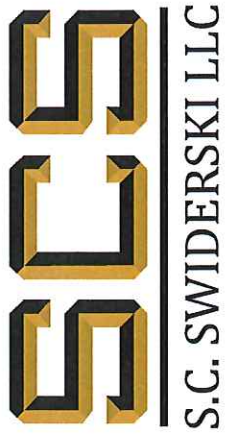
Apartment Amenities

- Private entrances.
- Dishwasher, range, refrigerator, washer and dryers in each unit.
- Air conditioned and ceiling fans.
- Heat, sewer & water, and trash included in rent.
- Queen size master bedrooms with double closets
- Queen size bedroom with walk in closet.
- Balcony or patio for each unit.

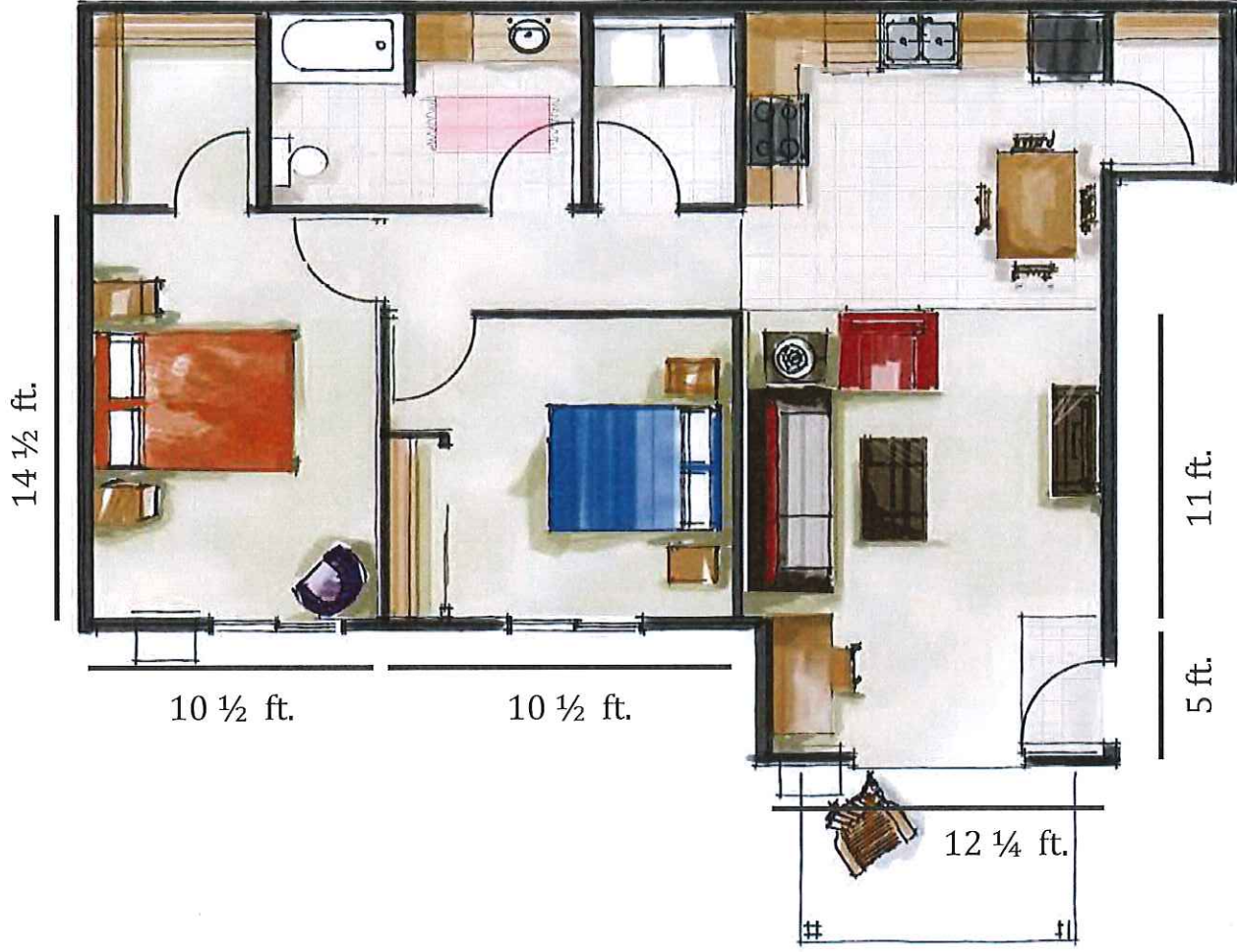


**STURGEON BAY
FLOOR PLANS
1 Bedroom - Lower**





**STURGEON BAY
FLOOR PLANS
2 Bedroom - Lower**





S.C. SWIDERSKI LLC

**STURGEON BAY
FLOOR PLANS
3 Bedroom - Upper**

12 1/4 ft.



12 ft.

SCS

S.C. SWIDERSKI LLC






STURGEON BAY
INTERIOR &
EXTERIOR



SC Swiderski PUD Location Map

City of Sturgeon Bay

LEGEND

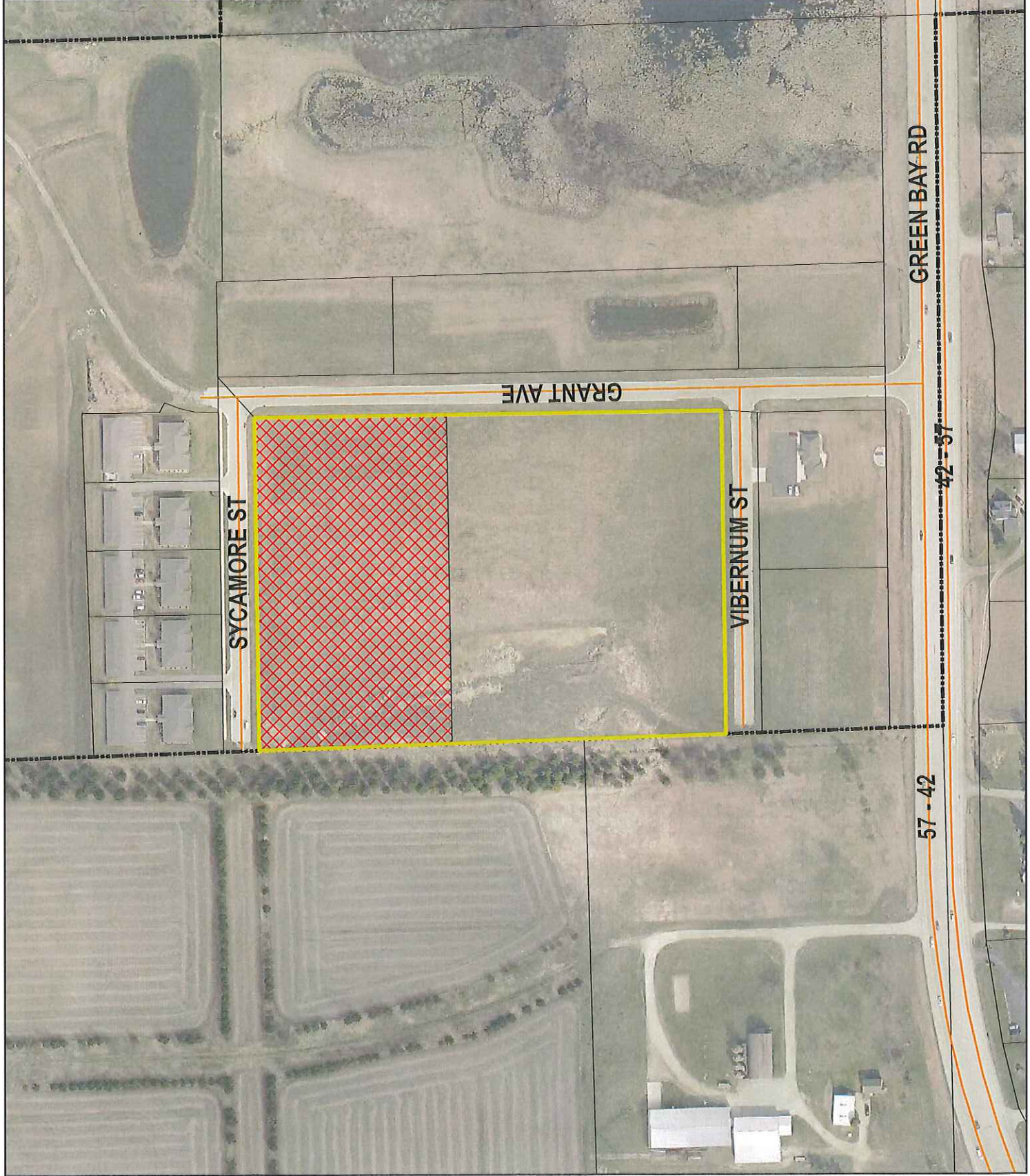
-  City Owned Parcel
-  SCS Approx. Location
-  City Streets
-  City Limits
-  Tax Parcels

NOT TO SCALE



Prepared by:
City of Sturgeon Bay
Community Development Department
421 Michigan Street
Sturgeon Bay, WI 54236
920-746-2910
Air Photo: 4/2015

**FOR REFERENCE ONLY
NOT FOR LEGAL USE**



From: Fay Harder [<mailto:fay@scswiderski.com>]
Sent: Tuesday, April 04, 2017 5:11 PM
To: Olejniczak, Marty
Cc: Jacqui Miller
Subject: SC Swiderski proposal

Please consider this a request for the April 19th meeting to be a combined preliminary/final PUD process for the SC Swiderski development on Sycamore and Grant street site.

Thank you



S.C. SWIDERSKI, LLC

Fay Harder

Director of Operations

fay@scswiderski.com

Direct: 715-693-7808 | Main: 715-693-9522

Fax: 715-693-9523

401 Ranger Street, Mosinee, WI 54455



www.scswiderski.com

EXPERTISE | EXPERIENCE | INTEGRITY

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING
REGARDING THE PROPOSED AMENDMENT NO. 1 TO THE PROJECT
PLAN FOR TAX INCREMENTAL DISTRICT (TID) NO. 4
IN THE CITY OF STURGEON BAY, WISCONSIN**

NOTICE IS HEREBY GIVEN, that the City of Sturgeon Bay will hold an organizational Joint Review Board (JRB) meeting on April 19, 2017 at 5:00 PM in the Council Chambers of City Hall, located at 421 Michigan Street. The purpose of this meeting is to organize a JRB for purposes of considering the proposed Amendment No. 1 to the Project Plan for TID No. 4. The meeting is open to the public.

NOTICE IS HEREBY GIVEN, that the City of Sturgeon Bay Plan Commission will hold a public hearing on April 19, 2017 at 6:00 PM or shortly thereafter, in the Council Chambers of City Hall, located at 421 Michigan Street, Sturgeon Bay, WI regarding the proposed Amendment No. 1 to the Project Plan for Tax Incremental District No. 4 in the City of Sturgeon Bay.

The purpose of the proposed amendment is to request a base value redetermination from the Wisconsin Department of Revenue and to update and modify portions of the original project plan. Tax Incremental District No. 4 is generally located in the West Waterfront area and consists of six parcels located along E. Maple Street and N. Madison Avenue. TID No. 4 was created in 2013 upon a finding that not less than 50% of the real property in the district is blighted.

At the public hearing, all persons will be afforded a reasonable opportunity to be heard concerning the proposed Project Plan Amendment. A copy of the TID No. 4 Project Plan Amendment is available for inspection and will be provided upon request. Arrangements for either inspection or receipt of a copy of the Project Plan may be made by contacting the Sturgeon Bay Community Development Department, 421 Michigan Street, Sturgeon Bay, WI; Phone (920) 746-2910.

Stephanie L. Reinhardt
City Clerk

**City of Sturgeon Bay
Tax Increment Financing
District No. 4
Project Plan
Amendment No. 1**



April 4, 2017

Prepared by: City of Sturgeon Bay Community Development Department

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

INTRODUCTION

Tax Incremental District No. 4, located on the west side of Sturgeon Bay, was created in 2013. This TID was established in order to eliminate blight in the District and was created under state law (Sec. 66.1105(4)(f), Wis. Stats) by resolution of the City of Sturgeon Bay Common Council. The project plan for TID No. 4 was intended to implement the West Waterfront Redevelopment Plan. The purpose of this amendment is to authorize a redetermination of the base value of the District in accordance with Wisconsin Statute Section 66.1105(5)(h). In addition, this amendment updates the economic feasibility analysis for the District, project costs, and other aspects of the original project plan. This document is the first amendment to the project plan for TID No. 4. However, the boundaries of TID No. 4 do not change.

BASE VALUE REDETERMINATION

Under section 66.1105(5)(h) of the current tax incremental financing law, if a tax incremental district is in a decrement situation, the local legislative body can request the Department of Revenue (DOR) to redetermine the tax incremental base value of the District to its current equalized value, thereby eliminating the decrement. Under the statute "decrement situation" is a decline in current equalized value of TID property of at least 10% compared to the tax incremental base value of the TID. The decrement situation must be for at least two consecutive years. In addition, the municipality may request redetermination of the base value of a TID only once during the lifespan of the TID and it is subject to joint review board approval.

The current base value of TID No. 4 is \$1,059,100. The chart below shows that TID No. 4 is in a decrement situation and qualifies for the base value redetermination.

Year	TID Equalized Value	Increment (Decrement)	% Decrease
2015	\$416,800	(\$642,300)	-60.65%
2016	\$415,900	(\$643,200)	-60.73%

The decrease in value has been over 60% for two consecutive years. Without this amendment and base value redetermination, any new development within TID No. 4 would have to have a taxable value of at least \$643,200 before any tax increments are allocated to the TID to pay back expenses. This amendment and the subsequent resetting of the base value will allow all of the new taxable value generated in the TID to go toward repayment of TID expenditures.

REQUIRED CONDITION FOR THE CITY TO HAVE ITS BASE VALUE RESET

In order to request the redetermination by DOR, the municipality must complete a financial analysis of the TID and must amend the Project Plan to satisfy the requirements of Sec. 66.1105(5)(i), Wis. Stats. That section of that statute requires, as a condition of being able to take advantage of the base value reset described above, that the City agree to make the TID subject to any one of the three provisions within subdivisions 3, 4 & 5 of the referenced statute, as outlined here:

Option 1 (subd. 3). At least 51% of the total value of additional public infrastructure improvements to be constructed in the District will be financed by a private developer, or other private entity, pursuant to a development agreement, in return for the City's agreement to repay the developer or other entity for those costs solely through the payment of cash grants.

Option 2 (subd. 4). The project plan specifies that the City expects all project costs to be paid within 90 percent of the District's remaining life, which is by 2037.

Option 3 (subd. 5). Expenditures may be made only within the first half of the remaining life of the District, which is by March 19, 2028. Expenditures may be made after this period if approved by a unanimous vote of the joint review board.

Based upon the financial analysis and the expected timing for completing the planned expenditures, the City selects option 3 (Wis. Stat. §66.1105(5)(i)5.) and hereby restricts TID No. 4 expenditures to the first half of its remaining life, unless such expenditure is approved unanimously by the joint review board.

PROJECT PLAN AMENDMENT: CHANGES TO THE TID NO. 4 PROJECT PLAN

The project plan for Tax Incremental District No. 4 was originally adopted in 2013. In order to comply with the requirements of the state statutes for a base value determination and to update the financial analysis for the district and other aspects of the project plan, the following changes are made to the original plan. To the extent the original project plan is not modified or made obsolete by this amendment, the original project plan remains in effect.

Promotion of Orderly Development of the City

A description of how TID No. 4 will promote the orderly development of the City of Sturgeon Bay is included in the original project plan. This amendment does not change the description. It is noted, however, that the redetermination of the base value of the district will aid in the city's ability to fully implement the redevelopment plan for the West Waterfront.

Proposed Public Works

Tax Incremental District No. 4 is intended to spur redevelopment of underutilized property within the district. It also is intended to create new public parkland and amenities. Specific proposed public works projects are listed in this section and further detailed in the table showing project costs. The proposed projects included have been established on the basis of meeting the goals of the TID and providing public improvements that have the greatest chance of stimulating the desired economic development. Some of the projects may be modified, downsized, or eliminated depending upon the location, type, and pace of the new private investment and development.

Scheduling of project activities will be monitored to ensure that the projected economic stimulation is occurring prior to proceeding with other project activities. This monitoring will occur on an ongoing basis. The goal of the proposed project costs is to provide the necessary public improvements to attract and stimulate private reinvestment and redevelopment and to provide benefits to the general public.

Projects and expenditures within TID No. 4 include:

- 1. Public Improvements at the Former Door County Cooperative Co-Op and Former USCG Sites:**
One of the primary goals of the project plan and redevelopment effort is creation of a public waterfront promenade and park along the existing dock wall, which includes portions of the former Door County Cooperative parcel and former U.S. Coast Guard leased parcel. The public space amenities potentially include a public plaza, boardwalk/baywalk connecting to existing walkways at either end, walkways to the site from Madison Avenue or Maple Street, entry features, parking area(s), and other site amenities. The design of the public space and specific amenities still need to be finalized, but include features such as skating rink, stage, water feature, splash pad, garden/lawn area, restrooms and similar features. The exact level of public

improvements will depend upon the availability of tax increment, grants, and other revenue sources along with citizen input. Detailed costs will be determined for improvements once detailed design and engineering are completed.

- 2. Site Preparation Costs for the Former Door County Cooperative and Former USCG Area:** Improvements are necessary to prepare the site itself for redevelopment. These costs include environmental investigation and remediation such as Phase 1 and Phase 2 environmental site assessments (ESA) and Voluntary Party Liability Exemption (VPLE). Additional site preparation costs include building demolition including asbestos abatement; removal of old concrete/asphalt; and filling the sites for floodplain compliance and to provide separation from any contaminated soils. Other site improvements for the redevelopment include replacement of an existing sanitary sewer main, relocation of fiber optics, relocation of and improvements to stormwater management facilities; relocation of guy wires for electrical transmission lines; and creation of new driveways/parking areas to serve both public and private uses.
- 3. E. Maple Street improvements:** Improvements to E. Maple Street consist of upgrading to concrete pavement.
- 4. Larch Street improvements:** Improvements to Larch Street are needed to assist in redevelopment of the area. Proposed improvements include undergrounding utilities and widening the south side of the street. Improvements to Larch Street also include new curb/gutter, sidewalk, and street trees. Those features are to be paid by the developer of The Bay Lofts through the approved development agreement.
- 5. N. Madison Avenue improvements:** For the west side of the street between Larch Street and Locust Street, the angle parking area will be replaced with new curb/gutter, relocated sidewalk, street lights and trees, and conventional parallel parking. The cost of those improvements will be paid by the developer of The Bay Lofts in accordance with the approved development agreement for that project. The other planned improvement for N. Madison Avenue involves the existing pedestrian crossing north of Larch Street, which is planned to be improved with pedestrian activated signals or safety island/bump-outs. That cost will be borne by the District.
- 6. Maple and Madison intersection controls:** New intersection controls may be needed at the intersection of Maple and Madison in order to improve the traffic flow as part of successful redevelopment of the project area.
- 7. Dock improvements:** To help facilitate community connections and boat access to this site, a main pier and transient docks are planned. The main pier (also called festival pier or grand pier) will provide mooring for large vessels such as tugboats, tall ships, commercial fishing vessels, tour vessels, research boats, and other large craft. It also will provide a means for residents and visitors to gain access out onto the water and further has the potential to split this section of dock face into two mooring areas – one for pleasure craft and one for working vessels. The transient docks are intended to accommodate visiting boaters and encourage them to spend time in the West Waterfront Area. The docks could serve the many well-connected amenities of a cohesive West Waterfront.
- 8. Additional public improvements within ½ mile of the TID boundary:** Public improvements within a ½ mile radius include new parking facilities that would support development within the TID No. 4 boundary, if additional parking facilities are determined to be necessary.

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

Miscellaneous projects for TID No. 4 also include; low- interest loans or cash grants to prospective developers; the potential rehabilitation of the grain elevator on the former Co-op site; potential relocation of a portion of the tugboat fleet (if necessary); and potential property acquisition costs as determined integral to the successful redevelopment of the project area. Any cash grants to a developer shall be based upon and accompanied by an approved development agreement.

Project Costs

Figure 1 details the projects and their estimated costs. These project costs have been updated from the original TID No. 4 project plan as some individual projects are now complete and others have detailed plans and cost estimates. However, some of the proposed projects still have preliminary estimates and may be adjusted and refined as the redevelopment project moves forward. The adjustments and refinements may include reallocating the cost of specific projects within the limitation of the total estimated project costs. The City reserves the right to increase these costs to reflect inflationary increases and other uncontrollable circumstances between this amendment and the time of construction. The City also reserves the right to increase certain project costs to the extent others are reduced or not implemented, without amending the project plan. If necessary, adjustments to the proposed project plan will be made on the recommendation of the City Plan Commission, subject to review and adoption by the City Council and ratification by the Joint Review Board.

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

Redevelopment Plan

The uses and conditions of the property within Tax Incremental District No. 4 are shown in Figure 2. This map and air photo updates the existing conditions from the original project plan. The two city-owned waterfront sites on the north side of E. Maple Street have been cleared of buildings, except for a former grain elevator that potentially can be redeveloped into a new use.

The proposed new uses and development under the West Waterfront Redevelopment Plan have been evolving over time and are altered from the original project plan. The new development needs to generate the desired economic activity for the region, be financially feasible, and be appropriate for the subject site. The current development site plan is shown in Figure 3. It shows the general areas for proposed private development, public space, and parking.

The principal new developments include a mixed-use building at the northwest corner of N. Madison Ave and Larch Street. The project, known as The Bay Lofts, contains 37 apartment units with ground floor parking and retail use facing Madison Avenue. This project is currently being constructed.

FIGURE 1 – PROJECT COST ESTIMATES

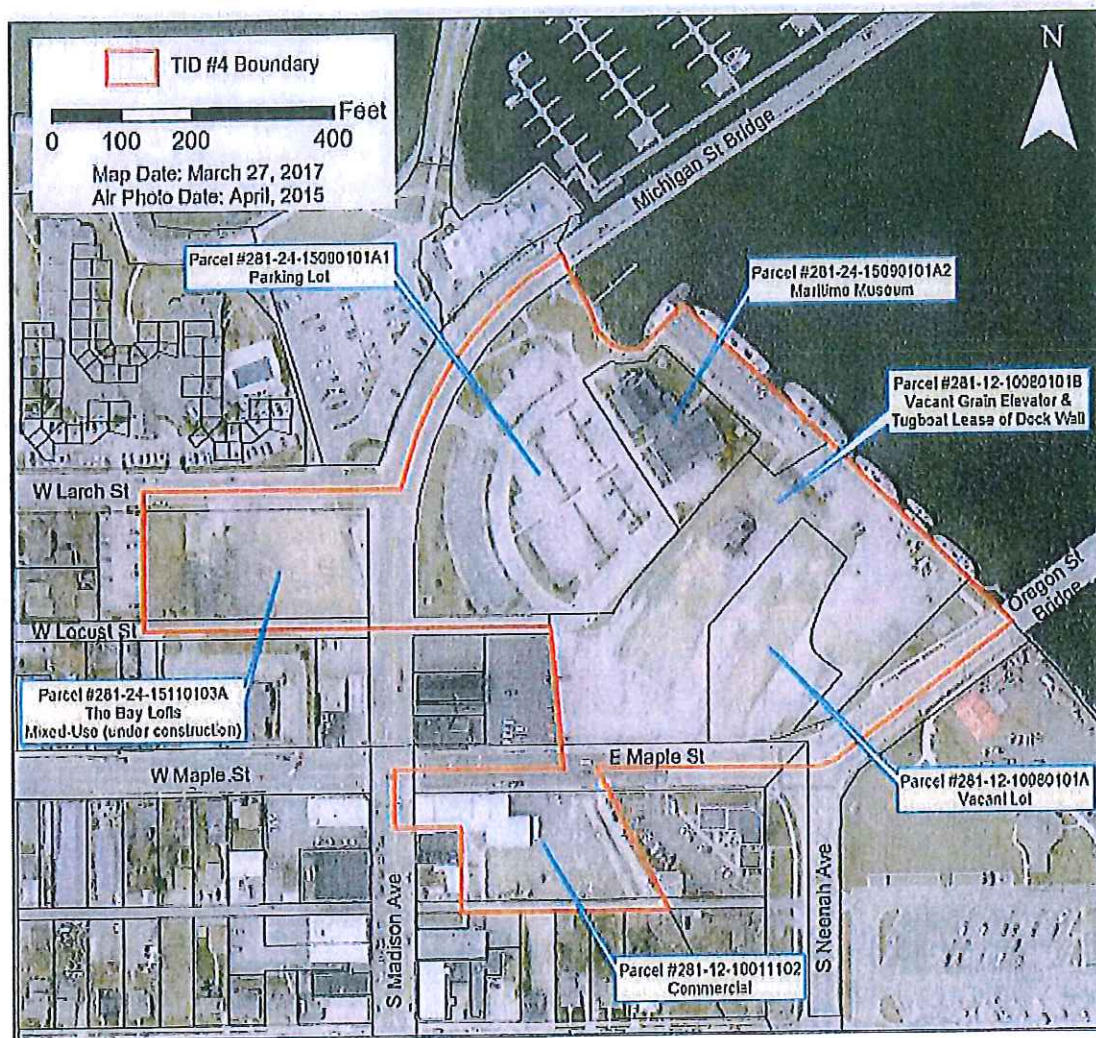
ITEM	COST
Former Co-op & USCG Area Improvements	
Improvements to sanitary sewer	\$88,000
Public space amenities (promenade, plaza, walkways, park features, etc.)	\$1,660,000
Parking	\$840,000
ATC power pole reconfiguration	\$1,000
Improvements to storm sewer	\$200,000
Subtotal	\$2,789,000
Site Preparation Costs	
Environmental investigation	\$200,000
Site clearance	\$108,000
Floodplain compliance	\$60,000
Subtotal	\$368,000
Maple Street - upgrade to concrete	\$70,000
Larch Street - undergrounding utilities	\$55,000
N. Madison Ave – Improve Pedestrian crossing	\$10,000
Maple/Madison intersection controls	\$150,000
Dock improvements (transient docks, festival pier)	\$800,000
Miscellaneous	
Design, engineering, architecture	\$125,000
Planning/developer recruitment	\$340,000
Administration/legal	\$200,000
Development assistance:	
Hotel	\$800,000
Brewpub	\$500,000
Larch St Residential	\$850,000
Maple St Residential	\$100,000
Tugboat relocation	\$60,000
Project management & implementation	\$250,000
Subtotal	\$3,225,000
TOTAL	\$7,467,000

The second proposed new private development is an approximately 76-room hotel located on the north side of E. Maple Street adjoining the Oregon Street Bridge. The City has a signed development agreement TID No. 4 Project Plan Amendment #1

for the hotel, but construction has not started due to legal issues concerning the ordinary high water mark location.

The third component of the current redevelopment vision is a brewpub located on the site of the former Door County Co-op grain elevator. If deemed financially feasible, the proposed development would incorporate the grain elevator into the design of the brewpub. The project has not been formally reviewed or approved and the City does not have a development agreement at this time.

FIGURE 2 – EXISTING USES & CONDITIONS



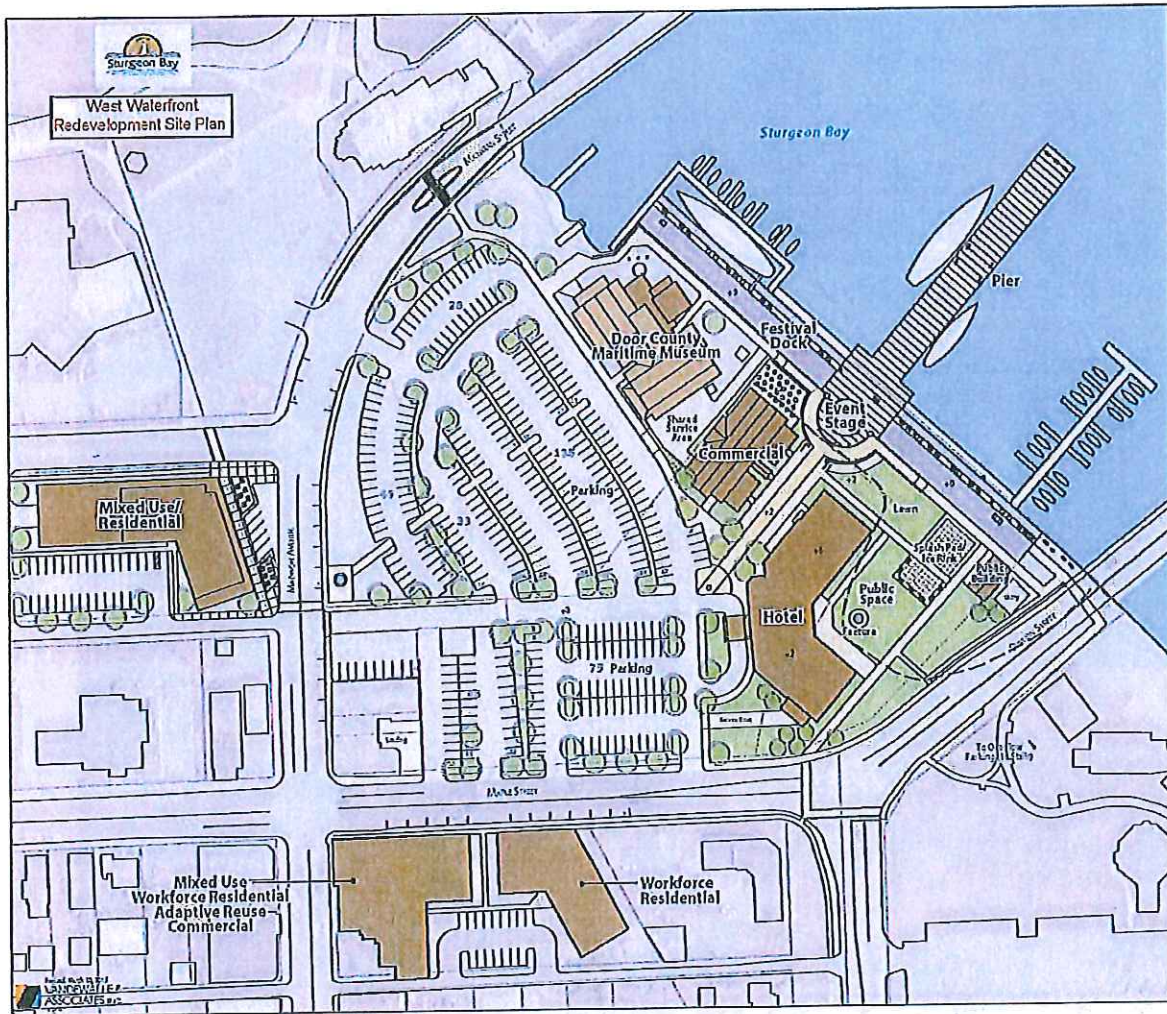
The fourth project within TID No. 4 is proposed multiple-family housing on the south side of E. Maple Street. This component has not been specifically designed yet since the property is still privately owned. But the anticipated development could involve one or more new buildings or it could involve a renovation or expansion of the existing building at the corner of E. Maple Street and Madison Avenue. Ideally, the project will involve mixed-use development with ground-floor retail space at the corner and possibly along Maple Street.

Depending upon the size and intensity of the uses identified above, additional buildings potentially could be added along the north side of E. Maple Street or elsewhere within the district. This will be dictated by the

availability of space not needed for parking, the need for additional tax increment, and other factors. However, there are no specific plans at this time and the financial analysis only includes the four project detailed above.

In addition to the private increment generating developments, the redevelopment plan for TID No. 4 includes the creation of a waterfront park and promenade adjoining the existing dock wall between the two downtown bridges.

FIGURE 3 – REDEVELOPMENT SITE PLAN



Economic Feasibility Analysis and Financing

The economic analysis was performed by the City's financial consultant, RW Baird and Associates. Cash flow proformas were created for the District under both the recertification of the TID Base Value and without recertifying. The Feasibility Analysis and Financing are found in Appendix A.

The City will finance the project costs through the issuance of general obligation bonds. The various assumptions used for the analysis are shown with the proformas in Appendix A, including the projected increment value of the specific development projects. Two scenarios were run for both recertifying and without recertifying the base value. Under the second scenario the development of the proposed hotel and

brewpub are delayed by a year. The analysis illustrates that the base value recertification is necessary to improve the financial health of TID No. 4.

The financial analysis assumes that all of the project costs are undertaken. If the base value is not reset, the proforma shows that TID No. 4 will have a deficit of about \$68,000 upon the close of the District and a deficit of nearly \$741,000 if the redevelopment projects are delayed by a year. If the base value is reset, the District expenditures are recovered in the year 2040. If the projects are delayed by a year, then the District still closes with a deficit of about \$400,000. Thus, the analysis shows that without the base value recertification the District will not recover all of its expenditures. Even with the resetting of the base value to capture the additional tax increments, the cash flow proforma shows that the expenditures will not be fully recovered if the hotel and brewpub projects are delayed by a year. In order to ensure the financial health of the District, additional revenue such as grants will be needed or the project costs will need to be scaled back such as eliminating the pier or park amenities under that scenario.

The parameters used for the financial analysis, including the increment value and timing of the projects, are based on the implementation progress and conditions that exist at the time of this amendment. It is expected and recommended that the Sturgeon Bay Redevelopment Authority and the Common Council continually review the financial condition of TID No. 4 and make budget and implementation adjustments as needed.

Non-tax revenues (i.e., land sales, grants, dock wall leases, etc.) help to make TID No. 4 economically feasible. Known and expected non-tax grant revenue is included in the cash flow proforma analysis. The City intends to seek out alternate funding sources to alleviate increment-generating pressure from the redevelopment projects.

Estimated Non-Project Costs

There are currently not any estimated non-project costs of the district.

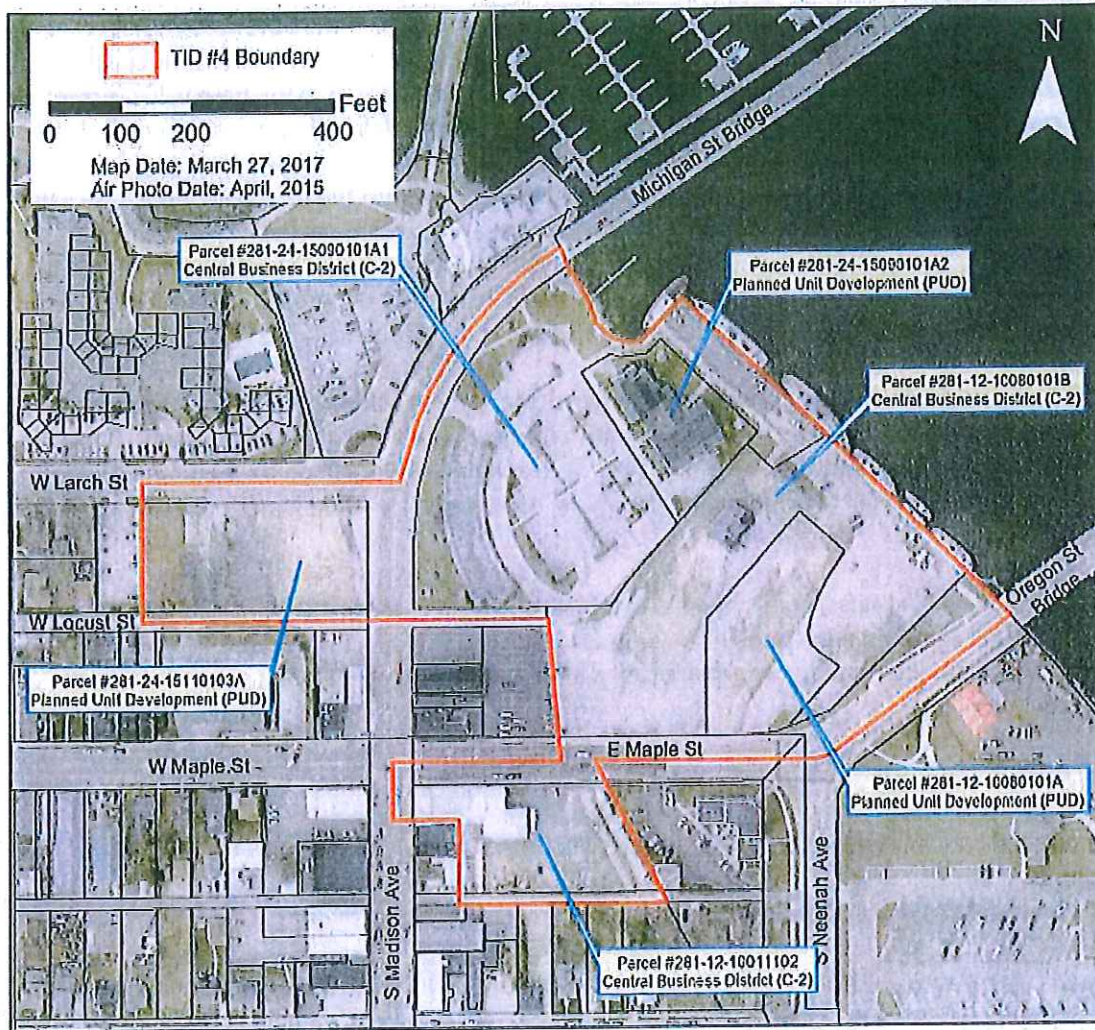
Proposed Changes in Zoning Code and Other City Ordinances

The updated current zoning classifications of the parcels within TID No. 4 are shown in Figure 4. All of the properties are zoned Central Business District (C-2) or are Planned Unit Development (PUD) with underlying C-2. It is expected that new development will be accommodated through Planned Unit Developments so some of the current C-2 area may be changed to PUD at the time of development approval. No other changes to the zoning code or other city ordinances are planned.

Statement on Relocation

If acquisition would occur within TID No. 4 which causes displacements, the City will conform to the requirements as set forth by the Department of Commerce in the State of Wisconsin Relocation Laws. If federal funds are used in the relocation process, the federal relocation process will also be followed.

FIGURE 4 – ZONING CLASSIFICATION



APPENDIX A

**FINANCIAL FEASIBILITY
&
FINANCING ANALYSIS**

DRAFT

City of Sturgeon Bay

Property Value Assumptions

New Construction	Construction Year	Valuation Year	Projected Values		2013 Certified Base Value (3)		2015 Actual Increment Value Equalized Value	Projected Increment Value Equalized Value
			Assessed Value	Equalized Value	Assessed Value	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

IID#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 (Equivalent Value)	0.00%
Annual Inflation During Life of TID (Equivalent Value)	0.00%
Annual Adjustment to Tax Rate	0.00%
Investment rate	0.00%
Data above divided five are actual	

Year	Background Data				Revenues			
	(a) TID District Increment (Amount)	(b) Inflation Increment (%)	(c) Construction Increment (%)	(d) TID Increment Start Year	(e) Tax Rate	(f) Tax Revenue	(g) Investment Revenue	(h) Total Revenue
2013	\$1,059,130			2013	2.5%	\$0	\$0	\$0
2014	\$1,059,130			2014	2.5%	\$0	\$0	\$0
2015	\$1,059,130			2015	2.5%	\$0	\$0	\$0
2016	\$1,059,130			2016	2.5%	\$0	\$0	\$0
2017	\$1,059,130			2017	2.5%	\$0	\$0	\$0
2018	\$1,059,130			2018	2.5%	\$0	\$0	\$0
2019	\$1,059,130			2019	2.5%	\$0	\$0	\$0
2020	\$1,059,130			2020	2.5%	\$0	\$0	\$0
2021	\$1,059,130			2021	2.5%	\$0	\$0	\$0
2022	\$1,059,130			2022	2.5%	\$0	\$0	\$0
2023	\$1,059,130			2023	2.5%	\$0	\$0	\$0
2024	\$1,059,130			2024	2.5%	\$0	\$0	\$0
2025	\$1,059,130			2025	2.5%	\$0	\$0	\$0
2026	\$1,059,130			2026	2.5%	\$0	\$0	\$0
2027	\$1,059,130			2027	2.5%	\$0	\$0	\$0
2028	\$1,059,130			2028	2.5%	\$0	\$0	\$0
2029	\$1,059,130			2029	2.5%	\$0	\$0	\$0
2030	\$1,059,130			2030	2.5%	\$0	\$0	\$0
2031	\$1,059,130			2031	2.5%	\$0	\$0	\$0
2032	\$1,059,130			2032	2.5%	\$0	\$0	\$0
2033	\$1,059,130			2033	2.5%	\$0	\$0	\$0
2034	\$1,059,130			2034	2.5%	\$0	\$0	\$0
2035	\$1,059,130			2035	2.5%	\$0	\$0	\$0
2036	\$1,059,130			2036	2.5%	\$0	\$0	\$0
2037	\$1,059,130			2037	2.5%	\$0	\$0	\$0
2038	\$1,059,130			2038	2.5%	\$0	\$0	\$0
2039	\$1,059,130			2039	2.5%	\$0	\$0	\$0
2040	\$1,059,130			2040	2.5%	\$0	\$0	\$0
	\$1,059,130					\$0	\$0	\$0

Type of TID: **None**
 2013 TID Inception: **(2/1/2013)**
 2040 Minimum Legal Life of TID (Years): **27**
 2040 Maximum Legal Life of TID (Years): **27**

Notes: 1. Data is based on the information provided by the applicant for the project. The information is not guaranteed or verified by the City of Sturgeon Bay. The applicant is responsible for the accuracy of the information provided. 2. The information is based on the information provided by the applicant for the project. The information is not guaranteed or verified by the City of Sturgeon Bay. The applicant is responsible for the accuracy of the information provided. 3. The information is based on the information provided by the applicant for the project. The information is not guaranteed or verified by the City of Sturgeon Bay. The applicant is responsible for the accuracy of the information provided.

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

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

Year	FINA1		FINA2		Example Interest Issue		Example Developer Grant		Example New Issues - Refunded 2015 Tax Note Anticipation Notes		Example New Issues - Refunded 2015 Tax Note Anticipation Notes		Example New Issues - Refunded 2015 Tax Note Anticipation Notes		Example New Issues - Refunded 2015 Tax Note Anticipation Notes		Combined Expenditures
	Principal (101)	Interest (120)	Principal (101)	Interest (120)	Principal (101)	Interest (120)	Principal (101)	Interest (120)	Principal (101)	Interest (120)	Principal (101)	Interest (120)	Principal (101)	Interest (120)	Principal (101)	Interest (120)	
2013																	\$0
2014																	\$0
2015																	\$0
2016																	\$0
2017																	\$0
2018																	\$0
2019																	\$0
2020																	\$0
2021																	\$0
2022																	\$0
2023																	\$0
2024																	\$0
2025																	\$0
2026																	\$0
2027																	\$0
2028																	\$0
2029																	\$0
2030																	\$0
2031																	\$0
2032																	\$0
2033																	\$0
2034																	\$0
2035																	\$0
2036																	\$0
2037																	\$0
2038																	\$0
2039																	\$0
2040																	\$0

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

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

Year	(M)	(M)	(M)
Year	TD Savings	TD	Cost Recovery
Year	Annual Contribution (December 31)	Year End Contribution (December 31)	Cost Recovery
2013	\$0	\$0	\$0
2014	(\$12,133)	\$39,000	\$0
2015	(\$28,905)	\$195	\$195
2016	(\$22,886)	\$29,844	\$29,844
2017	(\$93,427)	\$29,094	\$29,094
2018	(\$66,829)	\$27,438	\$27,438
2019	(\$227,449)	(\$210,281)	(\$210,281)
2020	(\$134,343)	(\$394,626)	(\$394,626)
2021	(\$123,422)	(\$576,201)	(\$576,201)
2022	(\$125,618)	(\$690,791)	(\$690,791)
2023	(\$123,964)	(\$904,165)	(\$904,165)
2024	(\$122,788)	(\$1,094,421)	(\$1,094,421)
2025	(\$122,315)	(\$1,276,201)	(\$1,276,201)
2026	(\$112,788)	(\$1,500,281)	(\$1,500,281)
2027	(\$111,628)	(\$1,466,471)	(\$1,466,471)
2028	\$16,615	(\$1,307,920)	(\$1,307,920)
2029	\$16,615	(\$1,150,281)	(\$1,150,281)
2030	(\$69,910)	(\$1,007,281)	(\$1,007,281)
2031	(\$64,381)	(\$1,007,281)	(\$1,007,281)
2032	(\$78,075)	(\$1,413,659)	(\$1,413,659)
2033	\$244,132	(\$1,413,659)	(\$1,413,659)
2034	\$493,245	(\$1,413,659)	(\$1,413,659)
2035	\$493,245	(\$1,413,659)	(\$1,413,659)
2036	\$493,245	(\$1,413,659)	(\$1,413,659)
2037	\$493,245	(\$1,413,659)	(\$1,413,659)
2038	\$493,245	(\$1,413,659)	(\$1,413,659)
2039	\$493,245	(\$1,413,659)	(\$1,413,659)
2040	\$493,245	(\$1,413,659)	(\$1,413,659)

TID#4 - Scenario B_1
Re-Certifying Base Value

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

Annual Initiation During Life of TID (Estimated Value)	1,100%
Annual Increment During Life of TID (Estimated Value)	100.0%
Annual Adjustment to tax rate	0.00%
Investment rate	0.00%
Data shown divided five are actual	

Year	Background Data						Revenues		
	(a) TIF District Increment (Amount \$)	(b) Initiation Increment (a) (Amount \$)	(c) Construction Increment (b) (Amount \$)	(d) TIF Increment Start Year	(e) Tax Rate	(f) Year Revenue	(g) Investment Adjustment	(h) Total Revenues	
2013	\$1,039,100			2013	23.5%	\$0	\$0	\$0	
2014	\$1,680,000			2014	23.5%	\$0	\$0	\$0	
2015	\$1,680,000			2015	23.5%	\$0	\$0	\$0	
2016	\$1,680,000	\$4,150	(\$24,400)	2016	23.5%	\$0	\$0	\$0	
2017	\$1,680,000	\$4,150	\$4,556,470	2017	23.5%	\$0	\$0	\$0	
2018	\$1,680,000	\$4,150	\$10,263,376	2018	23.5%	\$0	\$0	\$0	
2019	\$1,680,000	\$4,150	\$18,031,832	2019	23.5%	\$109,876	\$448	\$110,324	
2020	\$1,680,000	\$4,150	\$26,865,922	2020	23.5%	\$228,765	\$448	\$229,213	
2021	\$1,680,000	\$4,150	\$35,764,470	2021	23.5%	\$358,065	\$279	\$358,344	
2022	\$1,680,000	\$4,150	\$44,724,594	2022	23.5%	\$497,566	\$0	\$497,566	
2023	\$1,680,000	\$4,150	\$53,742,376	2023	23.5%	\$646,267	\$0	\$646,267	
2024	\$1,680,000	\$4,150	\$62,814,910	2024	23.5%	\$804,271	\$0	\$804,271	
2025	\$1,680,000	\$4,150	\$71,948,404	2025	23.5%	\$970,687	\$0	\$970,687	
2026	\$1,680,000	\$4,150	\$81,140,458	2026	23.5%	\$1,145,524	\$0	\$1,145,524	
2027	\$1,680,000	\$4,150	\$90,397,682	2027	23.5%	\$1,328,802	\$0	\$1,328,802	
2028	\$1,680,000	\$4,150	\$99,718,186	2028	23.5%	\$1,519,541	\$0	\$1,519,541	
2029	\$1,680,000	\$4,150	\$109,099,670	2029	23.5%	\$1,717,771	\$0	\$1,717,771	
2030	\$1,680,000	\$4,150	\$118,538,934	2030	23.5%	\$1,923,522	\$0	\$1,923,522	
2031	\$1,680,000	\$4,150	\$128,034,584	2031	23.5%	\$2,136,835	\$0	\$2,136,835	
2032	\$1,680,000	\$4,150	\$137,586,230	2032	23.5%	\$2,357,749	\$0	\$2,357,749	
2033	\$1,680,000	\$4,150	\$147,192,682	2033	23.5%	\$2,585,304	\$0	\$2,585,304	
2034	\$1,680,000	\$4,150	\$156,853,650	2034	23.5%	\$2,819,549	\$0	\$2,819,549	
2035	\$1,680,000	\$4,150	\$166,568,844	2035	23.5%	\$3,060,524	\$0	\$3,060,524	
2036	\$1,680,000	\$4,150	\$176,337,974	2036	23.5%	\$3,308,279	\$0	\$3,308,279	
2037	\$1,680,000	\$4,150	\$186,160,750	2037	23.5%	\$3,562,765	\$0	\$3,562,765	
2038	\$1,680,000	\$4,150	\$196,037,882	2038	23.5%	\$3,824,032	\$0	\$3,824,032	
2039	\$1,680,000	\$4,150	\$205,969,080	2039	23.5%	\$4,092,131	\$0	\$4,092,131	
2040	\$1,680,000	\$4,150	\$215,955,054	2040	23.5%	\$4,367,012	\$0	\$4,367,012	
TOTAL						\$0	\$0	\$0	

Typo of TID: (b) Elimination

2013 TID Initiation (2/19/2013)

2035 Final Year to Incur TIF Rebuild Costs

2040 Maximum Legal Life of TID (27 Years)

(f) Increment Per City Estimate.

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TID#4 - Scenario B_1
Re-Certifying Base Value

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

Year	Tax, Note Anticipation Notes		Tax, Note Anticipation Notes		Taxable Interest Income		Developer Order / Refinement		Taxable New Issues - Refunded 2016 Tax Note Anticipation Notes		Taxable New Issues - Refunded 2016 Tax Note Anticipation Notes		Taxable New Issues - Refunded 2016 Tax Note Anticipation Notes		Taxable New Issues - Refunded 2016 Tax Note Anticipation Notes	
	Principal (101)	Interest (122%)	Principal (101)	Interest (122%)	Principal (101)	Interest (122%)	Principal (101)	Interest (122%)	Principal (101)	Interest (102%)	Principal (101)	Interest (102%)	Principal (101)	Interest (102%)	Principal (101)	Interest (102%)
2013																
2014	\$12,131	\$12,131	\$12,131	\$12,131	\$12,131	\$12,131	\$0	\$0	\$12,131	\$12,131	\$12,131	\$12,131	\$12,131	\$12,131	\$12,131	\$12,131
2015	\$39,000	\$39,000	\$39,000	\$39,000	\$39,000	\$39,000	\$0	\$0	\$39,000	\$39,000	\$39,000	\$39,000	\$39,000	\$39,000	\$39,000	\$39,000
2016	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$0	\$0	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000
2017																
2018																
2019																
2020																
2021																
2022																
2023																
2024																
2025																
2026																
2027																
2028																
2029																
2030																
2031																
2032																
2033																
2034																
2035																
2036																
2037																
2038																
2039																
2040																
	\$1,120,000	\$1,120,000	\$1,120,000	\$1,120,000	\$1,120,000	\$1,120,000	\$0	\$0	\$1,120,000	\$1,120,000	\$1,120,000	\$1,120,000	\$1,120,000	\$1,120,000	\$1,120,000	\$1,120,000

TID#4 - Scenario B_1
 Re-Certifying Base Value

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

TID#4 - Scenario B_1				Year
(I)	(II)	(III)	(IV)	
Annual	Year End	Year End	Exp Receipts	
Balance	Cumulative	Cumulative		
	(Revenue 21)	(Revenue 21)		
\$0	\$0	\$0		2013
(\$1,123)	(\$1,123)	\$0		2014
(\$38,605)	(\$39,728)	\$152		2015
(\$93,427)	(\$133,155)	\$49,894		2016
(\$1,431)	(\$134,586)	\$17,653		2017
(\$211,602)	(\$136,017)	(\$162,879)		2018
(\$118,951)	(\$157,968)	(\$502,429)		2019
(\$10,429)	(\$168,397)	(\$507,489)		2020
(\$108,290)	(\$276,687)	(\$518,316)		2021
(\$97,401)	(\$374,088)	(\$522,200)		2022
(\$107,930)	(\$482,018)	(\$530,238)		2023
(\$96,240)	(\$578,258)	(\$512,844)		2024
\$22,198	(\$556,060)	(\$1,101,746)		2025
(\$6,655)	(\$562,715)	(\$1,229,427)		2026
(\$54,231)	(\$616,946)	(\$1,343,958)		2027
(\$58,207)	(\$675,153)	(\$1,380,671)		2028
\$229,567	(\$445,586)	(\$1,121,194)		2029
\$208,317	(\$237,269)	(\$584,122)	Expenditures Recovered	2030
\$514,107	\$185,972			2040

City of Sturgeon Bay

Property Value Assumptions

New Construction	Construction Year	Valuation Year	Projected Values		2013 Certified Base Value (3)		2015 Actual Increment Value Equalized Value	Projected Increment Value Equalized Value
			Assessed Value	Equalized Value	Assessed Value	Equalized Value		
Hotel	2019	2020	\$8,533,000	\$8,133,113 (1)	\$213,351	\$206,544	\$0	\$8,133,113
Maple Street Apartments	2020	2021	\$3,000,000	\$2,859,409 (1)			\$1,043	\$2,651,822
Brew Pub	2019	2020	\$2,500,000	\$2,382,841 (1)	\$880,649	\$852,556	\$0	\$2,382,841
Larch Street Apartments	2017	2018	\$5,000,000	\$4,765,682 (2)			(\$643,343)	\$4,556,470
			\$19,033,000	\$18,141,046	\$1,094,000	\$1,059,100	(\$642,300)	\$17,724,246

TID#4 Project Cost Detail

Amount Needed for Projects	Scenario B
Less: Grants	\$7,110,000
Land Sales	(1,502,750)
Total Borrowing Needs for Projects	(180,000)
	\$5,427,250
Maximum Project Amount	\$7,960,000
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_2
Without Re-Certifying Base Value

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

Year	2013			2014			2015			2016			2017			2018			2019			2020			2021			2022			2023			2024			2025			2026			2027			2028			2029			2030			2031			2032			2033			2034			2035			2036			2037			2038			2039			2040																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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TID#4 - Scenario B_2
Without Re-Certifying Base Value

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

Year	TID SAVINGS		
	(A) Annual Millions (December 31)	(B) Year End Cumulative Millions (December 31)	(C) Cost Recovery
2012	\$0	\$0	
2013	(\$12,133)	\$29,000	
2014	(\$28,039)	\$58	
2015	(\$28,842)	\$97,594	
2016	(\$97,677)	\$2,711	
2017	(\$55,233)	(\$2,711)	
2018	(\$28,441)	(\$46,599)	
2019	(\$247,428)	(\$52,952)	
2020	(\$146,200)	(\$59,242)	
2021	(\$139,924)	(\$1,124,280)	
2022	(\$136,138)	(\$1,260,419)	
2023	(\$132,490)	(\$1,393,401)	
2024	(\$116,048)	(\$1,510,300)	
2025	(\$111,620)	(\$1,622,680)	
2026	(\$127,152)	(\$1,740,832)	
2027	(\$120,924)	(\$1,861,756)	
2028	(\$105,729)	(\$1,987,485)	
2029	(\$22,697)	(\$2,010,182)	
2030	(\$21,561)	(\$2,031,743)	
2031	(\$21,561)	(\$2,053,304)	
2032	(\$21,561)	(\$2,074,865)	
2033	(\$21,561)	(\$2,096,426)	
2034	(\$21,561)	(\$2,117,987)	
2035	(\$21,561)	(\$2,139,548)	
2036	(\$21,561)	(\$2,161,109)	
2037	(\$21,561)	(\$2,182,670)	
2038	(\$21,561)	(\$2,204,231)	
2039	(\$21,561)	(\$2,225,792)	
2040	(\$21,561)	(\$2,247,353)	

TID#4 - Scenario B_2
Re-Certifying Base Value

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

TID #4 - Scenario B_2			(M)	Year
(U)	(D)	(M)		
Annual	Year End	Year End	Cash Recreony	Year
Contribue	Contribue	Contribue		
Revenue 21	Revenue 21	Revenue 21		
\$0	\$0	\$0		2012
(\$12,127)	\$39,030	\$15		2015
(\$18,825)	\$78,060	\$30		2016
(\$25,522)	\$117,090	\$45		2017
(\$32,219)	\$156,120	\$60		2018
(\$38,916)	\$195,150	\$75		2019
(\$45,613)	\$234,180	\$90		2020
(\$52,310)	\$273,210	\$105		2021
(\$59,007)	\$312,240	\$120		2022
(\$65,704)	\$351,270	\$135		2023
(\$72,401)	\$390,300	\$150		2024
(\$79,098)	\$429,330	\$165		2025
(\$85,795)	\$468,360	\$180		2026
(\$92,492)	\$507,390	\$195		2027
(\$99,189)	\$546,420	\$210		2028
(\$105,886)	\$585,450	\$225		2029
(\$112,583)	\$624,480	\$240		2030
(\$119,280)	\$663,510	\$255		2031
(\$125,977)	\$702,540	\$270		2032
(\$132,674)	\$741,570	\$285		2033
(\$139,371)	\$780,600	\$300		2034
(\$146,068)	\$819,630	\$315		2035
(\$152,765)	\$858,660	\$330		2036
(\$159,462)	\$897,690	\$345		2037
(\$166,159)	\$936,720	\$360		2038
(\$172,856)	\$975,750	\$375		2039
(\$179,553)	\$1,014,780	\$390		2040

**RESOLUTION
OF THE
CITY OF STURGEON BAY PLAN COMMISSION**

**APPROVING AMENDMENT NO. 1 TO THE PROJECT PLAN FOR TAX
INCREMENTAL DISTRICT NO. 4 AND REQUESTING A BASE VALUE
REDETERMINATION FROM THE WISCONSIN DEPARTMENT OF REVENUE**

WHEREAS, the City of Sturgeon Bay desires to promote development, blight removal, infrastructure improvements, and broaden the property tax base of Tax Incremental District No. 4; and

WHEREAS, pursuant to sec. 66.11.05, Wisconsin Statutes, the Plan Commission of the City of Sturgeon Bay, Wisconsin has held a public hearing on April 19, 2017 at which interested parties were afforded a reasonable opportunity to express their views on the proposed Amendment No. 1 to the Project Plan for Tax Incremental District No. 4; and

WHEREAS, pursuant to said statutory section, the public hearing notice was duly published and, prior to publication of said notice, a copy of the notice was sent by first class mail to the chief executive officer or administrator of all local governmental entities having the power to levy taxes on property within Tax Incremental District No. 4 including the Sturgeon Bay School District, Northeast Wisconsin Technical College, and Door County; and

WHEREAS, the project plan amendment is intended only to modify certain portions of the original 2013 project plan; and

WHEREAS, the purpose of this project plan amendment is to request a Base Value Redetermination from the Wisconsin Department of Revenue; and

WHEREAS, the original 2013 project plan and this 2017 amendment to the project plan together contain all of the elements required by sec. 66.1105(4)(f), Wisconsin Statutes, and includes an opinion of the city attorney advising that the project plan amendment is complete and complies with sec. 66.1105, Wisconsin Statutes; and

WHEREAS, the Plan Commission makes the following findings:

- A. Tax Incremental District No. 4 is in a decrement situation (equalized value is at least 10% below the current base value of the district) for two consecutive years.
- B. In approving the base value redetermination the City has opted for Option #5 (sec. 1105(5)(i)5., by amending the project plan to specify that expenditures may be made only within the first half of Tax Incremental District No. 4's remaining life, except that expenditures may be made after this period if the expenditures are approved by a unanimous vote of the Joint Review Board.
- C. Tax Incremental District No. 4 was created upon a finding that not less than 50% of the real property in the district is blighted.
- D. Only one base value redetermination is allowed during the life of the district under current Wisconsin Statutes.

NOW THEREFORE, BE IT RESOLVED that the City of Sturgeon Bay Plan Commission hereby approves and adopts Amendment No. 1 to the Project Plan for Tax Incremental District No. 4, said project plan amendment being attached and incorporated by reference.

BE IT FURTHER RESOLVED, that the Plan Commission does recommend the project plan amendment for adoption by the City of Sturgeon Bay Common Council.

MEMO

To: City Plan Commission
From: Ryan Kernosky, Planner & Zoning Administrator
Date: April 13, 2017
Subject: Accessory Dwelling Units

At the direction of the City Plan Commission, staff has been working diligently to garner feedback from residents of Sturgeon Bay on their opinions regarding Accessory Dwelling Units (ADU). Several weeks back, staff put an informal survey on the City's facebook page and has most recently put information on the City's website. We have also reached out to the Door County Home Builders Association to gather their feedback.

Overall, there seems to be support in amending our ordinances to allow ADUs within our residential zoning districts. After further discussion among staff and others, it appears that amending our code to allow them as a conditional use in the residentially zoned districts (R-1, R-2, R-3, R-4, C-5, and A) would be the most appropriate option at this time.

The Plan Commission should take the following steps:

- 1) Determine whether or not you are in favor of allowing ADUs within the City
- 2) If you are in favor of allowing ADUs within the City, how they should be regulated.

Within this packet is what staff has proposed as an ordinance allowing ADUs as a conditional use. Please feel free to recommend changes and ask more questions.

FACEBOOK SURVEY

MEMO

To: City Plan Commission
From: Ryan Kernosky, Planner & Zoning Administrator
Date: March 15, 2017
Subject: Accessory Dwelling Unit – Survey Results

I put together an online survey that was posted to the City's Facebook page asking individuals their opinions on Accessory Dwelling Units (ADUs). While this survey by no means gives us an appropriate view of public opinion on the subject, it does allow us to get a general idea on what people think about ADUs.

The following information was gathered from the online survey from March 8th – March 15th:

Total Respondents: 137

Q: Do you live in the City of Sturgeon Bay?

119 – Yes
18 – No

Q: Do you feel as though you have an understanding of what an ADU is?

136 – Yes
1 – No

Q: Do you believe there should be a size limitations (example: 300 square feet minimum and 700 square feet maximum) on an ADU?

62 – Yes
42 – Unsure
30 - No
2 – Depends on lot size

Q: Do you believe that the property owner of record must reside in either the primary dwelling or ADU?

91 – Yes
28 – No
17 - Unsure

Q: Are you supportive of ADUs being used for short-term rentals? (example Air B&B or VRBO)

77 – Yes
30 – Unsure
29 – No

Q: Do you believe ADUs should only be used for long-term rentals?

70 – No
34 – Yes
32 – Unsure

Q: Would you say, in general, you are supportive of ADUs in the City?

120 – Yes
10 – Unsure
7 – No

We also allowed respondents to post comments and concerns at the end of the survey. The following are a few selected comments:

There should be appropriate parking (not sure what that would be), perhaps a limit to the number of occupants based on square footage, and if used for transient rental, room tax must be paid.

Ensuring there is still enough green space in a yard

Many residential areas already look like junk...storage of stuff all over the properties etc.

Parking

There should be plenty of space on the lot for a new structure. Lot size should be taken into account. Existing structures that are converted, not so much.

Impact they may have on property values, how they will be used/rented.

none, it makes great since

Just that the short term rental may increase our housing problem

I DON'T THINK THEY BELONG IN SINGLE FAMILY NEIGHBORHOODS.

That the idea might be exploited to cater unfairly to upper class.

Everything must be up to code; i.e., safety concerns.

Some architectural controls to maintain neighborhood consistency; possibly minimum lot sizes, sewer and water use and fees if on municipal

What happens when parents pass away? Can your adult children or another family member than live there?

Major drug problem in the city, sounds like these are a great opportunity for drug dealers to operate out of smaller less visible accomodations. Also concerned about parking, noise, sewer system handling extra capacity etc.

I would only be concerned if they turned into vacation rentals and people were disrespectful or loud .

Sanitation, must have bathroom/running water in each living unit. Perhaps a maximum number of units per parcel...

Too many regulations on a community trying to survive a depression is not helpful.

None, a great idea

I think they are great

If there main purpose is to facilitate affordable housing then I am in favor, if not, then we are not addressing the needs of the community.

over crowding. excessive unknown people living in all of our neighborhoods that do not care about peace and serenity that we all deserve when we own a home and live in a quaint little town. and the owners renting out to anyone because all they care about is \$\$\$\$\$

People would use them as rental properties. Feel they should be used for family only, by home owners.

Overcrowding of lot

Unsure what kinds of issues have happened in other communities that allow. Overall, I feel it is a very good idea. I've seen several stories and comments regarding this and thought "it is a great idea, but the city would never allow it." I appreciate the progressive look at the idea--which may solve many problems for many residents. Research into problems other communities might have experienced would give us a leg up regarding any proposed ordinance.

they need to be up to code; off street parking required; long term rentals only to relieve housing shortage.

I do not have a concern .

Close to neighbor, poor material quality

Water zoning

The safety/ condition of the adu.

Use as Airbnb could limit affordable housing

These should be for family use If there is a need to have more rental properties this is not the solution

Taxes , parking

For family or Seniors

increased strain on available parking during snow emergencies

The City will look like a trailer park

Destabilizing neighborhoods, proliferation of unattached dwellings or accessory stand alone dwellings. Creating a new housing nuisance where property maintenance on some lower cost rental housing is already an issue.

I like the idea of smaller, independently operated rental units. Having an ADU can't help supplement income for struggling homeowners, can provide semi-independent living for adult children or elderly, can add to the quality of life for all residents, and – because some of these units can be smaller than standard apartments, this provides affordable housing for those with low or minimum-wage jobs.

Setbacks should be strictly adhered to when building new structures.

While I support size limitations, I don't agree with the limits you included.

I think that the future is already shaping travel lodging. Airbnb is a great way for people to make some extra money, so they can afford to live in Door County. I am against restrictions on personal property.

A mother/father/child add on should be allowed.

ADUs being allowed could have a great positive impact on our affordable housing shortage and could help our property values to rebound. This could be especially useful in attracting young people to the area.

Thanks for asking!

Would like to hear more before making final decision

It would be great for a lot of people to move their parents in "next door" while still giving them freedom. You can be assured that many people will use this for short term rentals.

Thanks for asking. Minimum size is my primary concern. Short-term/Airbnb rentals are fine with me; more revenue in the TZC fund.

Thank you so much for asking for our opinions. It is very much appreciated.

Great idea! Thank you for providing an opportunity to give feedback :)

Great solution for elder care

This is a wonderful way for multi generations to live together or for home owners to have supplemental income to afford their home and be able to keep it up

I live next to a rental building where the owner does not care who lives there and what havoc their tenants have caused and continue to cause in this neighborhood. It is long term but is constantly changing tenants...it is an ugly situation. I can only imagine what Sturgeon Bay will turn into if anyone was allowed to put up an additional building on there property to rent Air b n b or VRBO. Absurd idea.

Thank you for the opportunity to add input.

Thank you for asking for our citizen's/taxpaye's input!

We are in our 50's planning for retirement and are looking to buy, but want a place for children, or our future caregiver to live in, and rent it out in the mean time.

Instead of creating yet another long term TIF the city should look into grants for home owners who want to take on the task of providing additional housing within city limits. Areas where support is needed: utility installation for ADU; a cap on property tax increase (to 2-3% over 10 years), perhaps in other areas.

*Affordable housing is a necessity. If we can provide this through ADUs, all the better!
Anything that would increase the amount of affordable housing that is smart and has the impact of bringing in a more diverse community is a positive
Allow current structures to be modified without excessive cost to meet newer building code restrictions.*

We see them used for relatives and friends, when we travel to other states. Up to code, efficient & convenient housing. A win win!

We need more housing, rental for sure

Use should be only for family.

If we must do this which I think is a mistake!! Zoning and lot size must take precedent. They should only be used for immediate family, not rentable.

Any new ADU should be either located in or attached to an existing single family home (think attached garage). Unattached ADU's should have their own utility service laterals/meters. ADU's should not be inseparable from the parent parcel and in no way subdivided . ADU's should have sufficient off street parking, and should otherwise be undistinguished from a single family home.

Accessory Dwelling Units
Proposed Zoning Text Amendments to Allow as a Conditional Use in Residential Districts

Proposed Amendment of s. 20.03
Creation of s. 20.09(2)(h)
Creation of s. 20.175(2)(p)
Creation of s. 20.22(2)(m)

S. 20.03 – Definitions

Definition: An accessory dwelling unit means a smaller, secondary home on the same lot as a principal dwelling. Accessory dwelling units are independently habitable and provide the basic requirements of shelter, heating, cooking and sanitation.

S. 20.09(2)(h) – Conditional Use of R-1 Zoning District

(h) Accessory Dwelling Units, subject to the following:

1. Not more than one accessory dwelling unit shall be permitted on a lot.
2. Accessory dwelling units shall be allowed only on a lot having at least 5,000 square feet. *(Option: Increase minimum lot area such as 7,000 sq. ft.)*
3. Accessory dwelling units shall not exceed 800 square feet in floor area and shall have a minimum floor area of 250 square feet.
4. The property owner of record must reside in either the primary dwelling unit or the accessory dwelling unit as their permanent and legal address. A restrictive agreement shall be recorded to this effect.
5. In addition to off-street parking spaces required for the primary dwelling unit, a minimum of one off-street parking space for an efficiency or one-bedroom accessory dwelling unit, or a minimum of two off-street parking spaces for a two- or more bedroom accessory dwelling unit, shall be provided.
6. The accessory dwelling unit shall not be leased for a period of less than 30 days at a time. A restrictive agreement shall be recorded to this effect. If the property owner of record resides in the accessory dwelling unit, then this minimum rental period shall apply to the primary dwelling unit.
7. The accessory dwelling unit shall not be conveyed or separated in ownership from the primary dwelling unit.
8. The accessory dwelling unit shall comply with the Sturgeon Bay Housing Code (chapter 22 of the municipal code) and with all pertinent building codes.

9. Accessory dwelling units may be attached to or detached from the single family residence.

10. Attached accessory dwelling units shall comply with the following:

- a. The accessory dwelling unit shall be clearly incidental to the principal dwelling unit and the building's exterior shall appear to be single-family.
- b. If the accessory dwelling unit is created from a portion of the principal dwelling unit, the floor area of the principal dwelling unit shall not be reduced below the minimum floor area required for the zoning district in which it is located.
- c. Location of entrances. Only 1 entrance may be located on the facade of the dwelling facing the street, unless the dwelling contained additional entrances before the accessory dwelling unit was created. An exception to this regulation is entrances that do not have access from the ground such as entrances from balconies or decks.
- d. Exterior stairs. Fire escapes or exterior stairs for access to an upper level accessory dwelling shall not be located on the front of the primary dwelling unit.

11. Detached accessory dwelling units shall comply with the following:

- a. The accessory dwelling unit shall be subject to the requirements of section 20.29 *Accessory building height and area regulations*, except that the minimum yards for accessory dwelling units shall be as required for principal buildings regardless of whether the accessory dwelling unit is detached from or attached to the principal building.
- b. The accessory dwelling unit shall comply with all building code regulation relating to dwellings, including a frost protected foundation.

S. 20.175(2)(p) – Conditional Use of C-5 Zoning District

(p) Accessory Dwelling Units. Subject to the requirements set forth in section 20.09(2)(h)

S. 20.22(2)(m) – Conditional Use of A Zoning District

(m) Accessory Dwelling Units. Subject to the requirements set forth in section 20.09(2)(h)

EXECUTIVE SUMMARY

Title: Revisions to Requirements for Driveways (Chapter 8.03)

Background: Permits are required for new driveways in the City of Sturgeon Bay under section 8.03 of the municipal code. The code is fairly basic and the standards for driveways are very limited, especially construction standards. This has created some problems with new driveways in areas with curb and gutter or sidewalks. In some cases the new driveways can compromise the existing infrastructure and impact snow plowing and traffic safety. The City Engineer developed some standards that he is asking the installers of new driveways to follow, but insertion into the ordinance is necessary to put teeth into the desired standards.

The main aspects of the proposal include the following elements:

- Precision curb cutting is required so that the remaining curb section after cutting is 30"x6". Many people want to just simply cut down the face of the curb resulting in a remaining curb section of only 24"x6". This reduced section typically cracks within a short period of time.
- Tapers at the ends are required for snow plowing safety. With a taper at the end the plow or wing blade can catch that vertical edge resulting in damage to the plowing equipment or curbing. In some cases it can cause the wing of the plow to swing up and smash into the side of the truck.
- Aprons are needed to avoid gravel getting constantly washed out into the roadway as water runs down the curb line. This causes a continuous mess in the street, extra debris in our storm sewer system, and undermining of the curbing.
- Sidewalk replacement (if less than 6" thick) is required to avoid cracking of the original sidewalk that was not intended for vehicle loads.
- On streets without curbing only gravel or asphalt surface is allowed in the right of way so that in the future we have the option to pulverize in place and repave. This roadway repair option is the least expensive and adds additional base to the roadway. However, it also increases the elevation of the roadway. With concrete or other driveway types it makes this roadway repair option more difficult and more expensive.
- The required info for the permit application is spelled out more definitely so that engineering staff is able to process the application smoothly.

Fiscal impact: There is a minor cost for publishing the adopted code. The City already reviews and approves permits for driveways, so administrative costs are not impacted. The new requirements are expected to save the City money on future road repairs, but an estimate of the savings is not known.

Recommendation: Adopt the proposed amendments to section 8.03 – Construction of Driveways.

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 Community Development Director City Engineer

Reviewed by: Ryan Kernosky 4/13/2017
 Ryan Kernosky Date
 Planner/Zoning Administrator

8.03 - Construction of driveways.

(1) *Permit required.* No person shall construct any driveway ~~across any sidewalk or curbing~~ that connects to or is within the city street right of way without first obtaining a permit for such construction from the ~~building inspector~~ city engineer.

(2) *Application for permit.* The application for such permit shall have attached to it a diagram or plat showing the dimensions of the lot, the location and width of the proposed driveway, the surface material of the driveway, the location of buildings or other improvements serviced by such driveway, the location of existing driveways on the lot or within 25 feet of the lot, and such other information as the ~~building inspector~~ city engineer shall require.

(3) *Construction Specifics.* Construction of driveways must be designed and constructed in a manner that it will not cause any damage to the City infrastructure nor create any hazard to the public.

(a) Precision curb cuts are required from the back side of the curb to the flow line with an 18 inch taper on each end, or curbing can be removed and replaced at the discretion of the city engineer.

(b) If the proposed driveway crosses a city sidewalk, a six inch thick concrete apron is required between the curb and sidewalk. In addition, any portion of the sidewalk that is less than 6 inches thick that is crossed by the driveway shall be removed and replaced with a 6 inch thick sidewalk.

(c) If the proposed driveway does not cross a city sidewalk, a five foot, six inch (5' 6") wide driveway apron is required which shall consist of six inch thick concrete or 2.5 inch thick asphalt. The apron shall be graded to match the top of the curbing at the furthest point from the curbing. Gravel aprons are not permitted along city streets with curbing.

(d) If the proposed driveway is on a street that does not have curbing, only an asphalt or gravel surface is permitted within the city right of way.

~~(3)~~ (4) *Discretion of building inspector city engineer.* ~~In granting permits for driveways leading to places of business, the building inspector shall restrict the width of driveways as much as possible consistent with the business needs of the occupant of the premises, and,~~ In reviewing applications for driveway permits, the city engineer shall consider factors including site distance along curves and hills, steep grades where the driveway meets the street, impacts on stormwater flow, coordination with adjacent driveways, and other traffic safety factors. Where the location of a proposed driveway unnecessarily creates a traffic hazard or stormwater problem, the ~~building inspector~~ city engineer may require such proposed driveway to be relocated to some other portion of the premises or place conditions needed to prevent such traffic hazard or stormwater problem.

~~(4)~~ (5) *Limitation on width.* In no event shall the ~~building inspector~~ city engineer issue a driveway permit for any driveway with a greater proposed width than 35 feet at the curb. In granting permits for driveways leading to places of business, the city engineer shall restrict the width of driveways as much as possible consistent with the business needs of the occupant of the premises.

~~(5)~~ (6) *Safety zone required.* Where a place of business is serviced by two or more driveways leading from the same street, the driveways shall be constructed at least eight feet apart at the sidewalk; the space between the two driveways shall be known as a "safety zone," and when the lot side of the safety zone adjoins a loading platform or driveway used for vehicular travel it shall be separated from the loading platform or driveway by a curb which shall be constructed on the lot line; all driveways shall be constructed at the same level as the sidewalks which they cross.

~~(6)~~ (7) *Distance from crosswalk or building.* No driveway shall hereafter be constructed within four feet of the regular street crosswalk at intersections or within four feet of a building where it abuts the sidewalk.

~~(7)~~ (8) *Setback for driveways serving large parking areas.* An access driveway that serves a parking area for 20 or more vehicles shall be located at least ten feet from any adjoining lot containing a residential principal use or from any adjoining vacant lot within a residential zoning district.

(Code 1992, § 8.03; Ord. No. 1252-0610, § 1, 6-1-10)