



CITY PLAN COMMISSION AGENDA

November 14, 2023 at 4:00 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify potential conflict of interest

MINUTES

- [4.](#) Approval of the Plan Commission minutes from October 24, 2023.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Public Hearing regarding a Territorial and Project Plan amendments for Tax Incremental District (TID) 17.
6. Public Hearing regarding a Territorial and Project Plan Amendment for Tax Incremental District (TID) 18.
- [7.](#) Consideration and possible action on approving the Territorial and Project Plan Amendments for Tax Incremental District (TID) 17.
- [8.](#) Consideration and possible action on approving the Territorial and Project Plan Amendments for Tax Incremental District (TID) 18.
- [9.](#) Application for Conditional Use with exceptions by Amy Lee to operate Chubby Bunny Boba at 3325A Business Drive.

NEXT MEETING

10. November 28, 2023

ADJOURN

11. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN
CITY PLAN COMMISSION MINUTES

Tuesday, October 24, 2023

MEMBERS PRESENT: Mayor Ryan Sorenson, Marilyn Montemayor, Jerry Jones and Braden Schmidt

EXCUSED: Kimberly Meller, Ryan Sazama and Alderperson Trey Mitchell,

STAFF/OFFICIALS PRESENT: Program Assistant Ellise Rose

OPENING OF MEETING

1. Roll Call

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge is recited.

3. Identify potential conflict of interest

No committee member had a conflict.

MINUTES

4. Approval of the Plan Commission minutes from October 10, 2023.

Motion by Marilyn Montemayor, second by Jerry Jones to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Application for Conditional Use Permit with exceptions by Ramirez and Sons Auto Sales to operate an auto sales, towing and repair shop located at 2044 Calumet Drive

Motion by Marilyn Montemayor, second by Jerry Jones to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Outdoor storage of materials, products or equipment shall be prohibited.
3. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
4. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
6. Applicant shall remove all unused signs and all signage referring to previous businesses.
7. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.

8. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
9. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use and/or architectural review applications reflecting those amendments.
10. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
11. Dumpster(s) shall be screened and enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatted (PDS) material in order to effectively screen and enclose the dumpsters. Dumpster enclosure will be completed prior to issuance of an occupancy permit.
12. The applicant may not store any inoperable vehicles on the property
13. Vehicle location shall not cause any type of pedestrian/vehicle conflict or safety issues.
14. In no instance shall the auto repair create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.

Motion carried.

6. Application for Conditional Use with exceptions by Partners for Community Development to construct an apartment building located at parcels 59281204550, 5928104560, 5928104570, 5928104580.

Motion by Jerry Jones, second by Marilyn Montemayor to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, DNR, State of Wisconsin, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a landscape plan prior to building permit issuance. Landscape plan shall provide a legend that shows how the four (4) landscape criteria are being met (create a legend along with the landscape plan site plan). Landscaping shall be installed prior to issuance of an occupancy permit.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
8. Applicant shall install individual letter signs – no cabinet or flat panel signs.
9. All areas used for parking/maneuvering of vehicles shall be paved.
10. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
11. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and improved to standard City specifications.

12. Absolutely no portion of the new building and/or site improvements shall cross the property line including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
13. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, relocation of street lights, grading, etc.).
14. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
15. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
16. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
17. Applicant is responsible for working with all private and public utilities in order to adequately service this apartment complex development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
18. City Development staff will issue a building permit only if the applicant has adequately satisfied all concerns related to the Sheboygan Fire Department, including but not limited to fire lane access at the site, sprinkler systems, hydrants, water pressures, etc.
19. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy (future tenants, if any)
20. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded.
21. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
22. If the applicant does not proceed, the applicant shall grade and landscape/grass all private and public lands/property, temporary roads, temporary access drives, etc. 60 days after the City is notified that the applicant is not proceeding. Within this same 60 day period, the applicant shall also be required to remove any permanent/temporary off-premise signage, structures, etc. from this parcel.
23. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use and/or architectural review application reflecting those amendments.

Exceptions granted:

- To have 45 parking stalls on site
- From the locational landscaping bufferyard requirements. Landscape Plan still required and required point must be met.
- To have the building height equal to 50.5 ft
- To have a building setback of:
 - Street yard setback varies from 3.4 ft to 6.9 ft
 - Side yard setback varies from 7 ft to 8.7 ft

Motion carried.

7. Application for Site Plan Review by Wisconsin Power and Light Company to construct, own, and operate a 99 MW alternating current, 4-hour battery energy storage system at the site of WPL's Edgewater Generating Station (Parcels 59281321485, 59281321460, 59281321170, and 59281321160).

Motion by Marilyn Montemayor, second by Jerry Jones to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, Local, State, Federal, etc.
2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. Fencing shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance. Applicant shall work with staff with regards to constructing appropriate and well-designed fence/retaining wall and shall obtain the necessary permits prior to installation. If staff has any concerns with proposed fence design, the matter may be brought back to the Plan Commission for their consideration.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets that will cause nuisances or traffic hazards.
7. Applicant shall appropriately maintain the landscaping on this site.
8. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, grading, etc.).
10. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
11. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
12. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
13. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
14. If there are any amendments to the approved use permit (including but not limited to site plan, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

8. Res. No. 85-23-24 by Alderpersons Mitchell and Perrella vacation the east-west alley east of North 9th Street, located in Block 127 of the Original Plat. REFER TO CITY PLAN COMMISSION

Motion by Jerry Jones, second by Marilyn Montemayor to recommend approval. Motion carried.

NEXT MEETING

9. November 14, 2023

ADJOURN

10. Motion to Adjourn

Motion by Jerry Jones, second by Braden Schmidt to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:22 p.m.

Item 4.

RESOLUTION NO. _____

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN
AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 17**

WHEREAS, the City of Sheboygan (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 17 (the "District") was created by the City on August 20, 2018; and

WHEREAS, the City now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
- b. Amend the categories, locations, or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sheboygan County, the Sheboygan Area School District, and the Lakeshore Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the to owners of all property located within the territory proposed to be added to the District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on November 14, 2023 held a public hearing concerning the proposed amended boundaries of the District and the proposed amendment to its Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Sheboygan that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 17 be amended with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the District's Project Plan and boundaries promotes orderly development in the City.

Adopted this _____ day of _____, 2023.

Plan Commission Chair

Secretary of the Plan Commission

EXHIBIT A -

**TAX INCREMENTAL DISTRICT NO. 17
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

November 14, 2023

PROJECT PLAN AMENDMENT

City of Sheboygan, Wisconsin

Tax Incremental District No. 17



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for Nov. 14, 2023
Public Hearing Held:	Scheduled for Nov. 14, 2023
Approval by Plan Commission:	Scheduled for Nov. 14, 2023
Adoption by Common Council:	Scheduled for Dec. 4, 2023
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 17 (“District”) is a 108.72-acre area in Need of Rehabilitation or Conservation District, created on August 20, 2018. The District was created with the anticipation of making total project expenditures of approximately \$32.9 million to undertake the projects listed in this Project Plan. The City anticipated completing the projects in multiple phases. The Expenditure Period of this District is 22 years from the date of adoption of the authorizing Resolution of the Common Council (the “Creation Resolution”). The projects to be undertaken pursuant to this Project Plan are expected to be financed with general obligation debt issued by the City, however, the City may use other alternative financing methods which may provide overall lower costs of financing, preserve debt capacity, mitigate risk to the City, or provide other advantages as determined by the Common Council.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”). Specifically, the City anticipates a number of project to improve public infrastructure in district boundaries and within a ½ mile of district boundaries. This includes; construction of a pedestrian bridge within ½ mile of district boundaries, the reconstruction of Commerce Street, the Indiana Avenue Trail Project and gateway signage, and reimbursements to the Redevelopment Authority (RDA) for certain land purchase.

Estimated Total Project Cost Expenditures

The City anticipates making total additional expenditures of approximately \$10,150,000 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$3,250,000 for the Commerce Street Reconstruction, \$2,250,000 for the Indiana Avenue Trail Project, \$250,000 for the Indiana Avenue Gateway Signage, \$1,200,000 to reimburse the Redevelopment Authority (RDA) for land purchases, and \$3,200,000 to construct a pedestrian bridge within ½ mile of district boundaries.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within 23 of its allowable 27 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:**

That the City is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

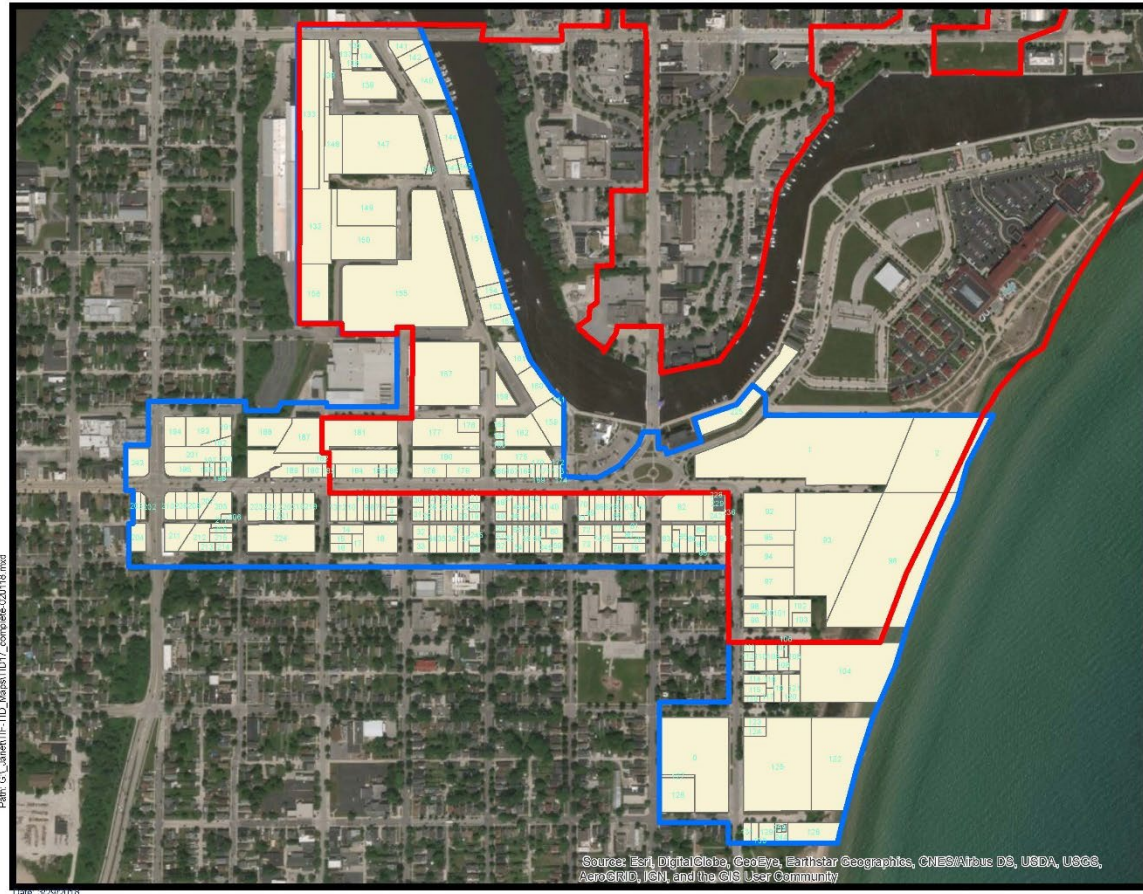
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District, as amended, is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a), or was in need of rehabilitation or conservation work as the time the District was created.

5. Based on the foregoing finding, the District remains designated as rehabilitation and conservation district.
6. The Project Costs relate directly to the rehabilitation and conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).

SECTION 2:

Map of Original District Boundary

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

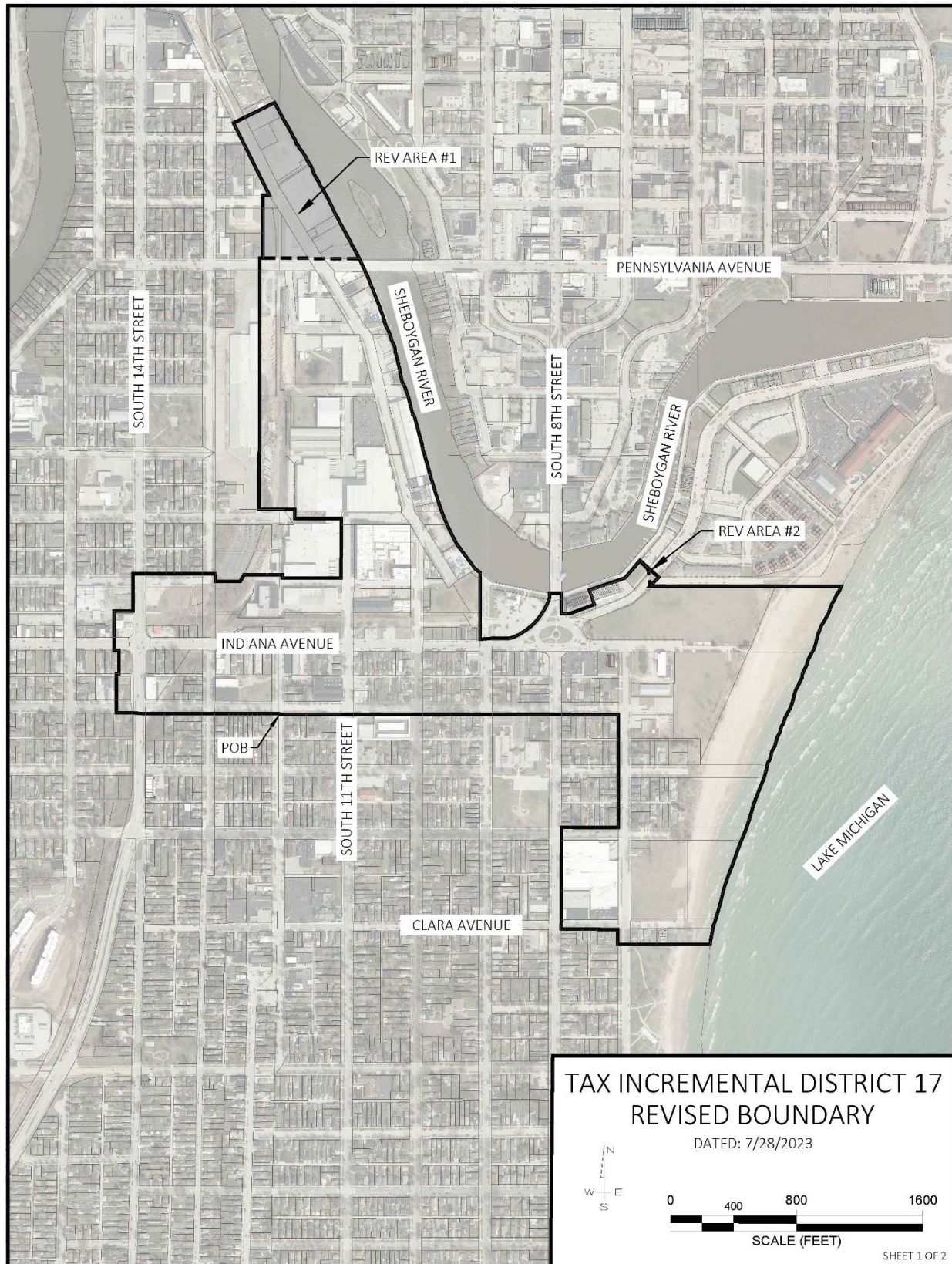


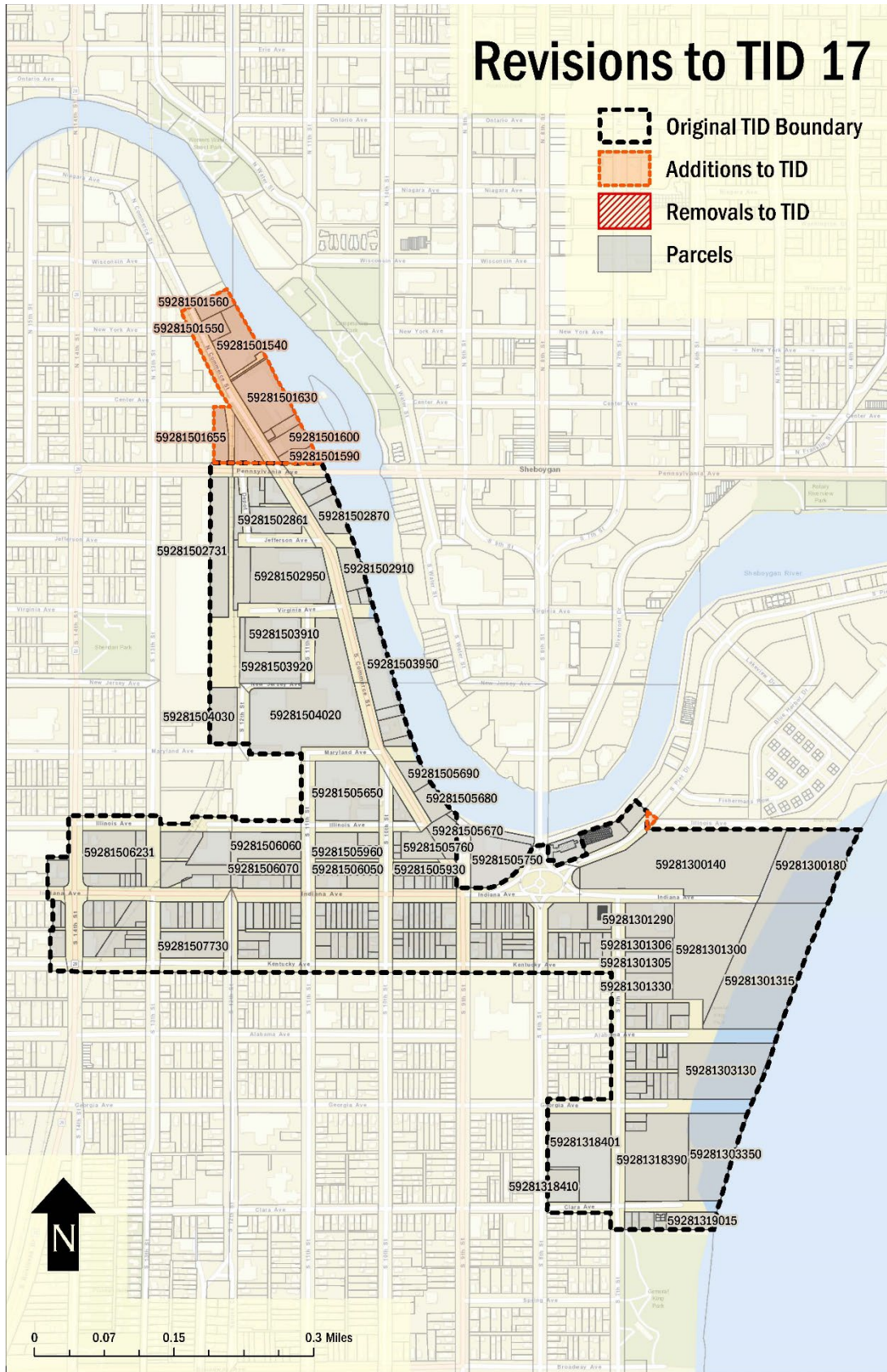
The shaded parcels outlined in **Blue** denote the TID 17 boundaries
 The shaded parcels outlined in **Red** denote the existing TID 6 boundaries

SECTION 3:

Map Showing Existing Uses and Conditions Within the Territory to be Added

Maps Found on Following Page.





SECTION 4:

Preliminary Identification of Parcels to be Added

City of Sheboygan

Tax Incremental District No. 17

Base Property Information

Property Information							Assessment Information 1				Equalized Value				
				Wetland	Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #									
Parcel Number	Street Address	Owner	Acreage	Acreage			Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total
ROW Areas															
59281501560	N Commerce St	575 RIVERWOODS PART	0.46		N		91,500	0		91,500	100.00%	91,500	0	0	91,500
59281501550	639 N Commerce St	LBJ SQUARED PROPERTI	0.36		N		26,700	61,800		88,500	100.00%	26,700	61,800	0	88,500
59281501540	N Commerce St	575 RIVERWOODS PART	1.39		N		238,900	0		238,900	100.00%	238,900	0	0	238,900
59281501630	605 N Commerce St	575 RIVERWOODS PART	1.79		N		299,000	0		299,000	100.00%	299,000	0	0	299,000
59281501620	N Commerce St	REDEVELOPMENT AUTH	0.27		N		0	0		0	100.00%	0	0	0	0
59281501610	N Commerce St	REDEVELOPMENT AUTH	0.06		N		0	0		0	100.00%	0	0	0	0
59281501600	N Commerce St	REDEVELOPMENT AUTH	0.54		N		0	0		0	100.00%	0	0	0	0
59281501590	1054 Pennsylvania Avenue	LEHMANN LLC	0.39		N		7,200	199,400		206,600	100.00%	7,200	199,400	0	206,600
59281501640	1134 Pennsylvania Avenue	REDEVELOPMENT AUTH	0.57		N		38,700	27,000		65,700					
59281501650	Shoreline 400 Trail	SHEBOYGAN COUNTY PI	0.00		N		0	0		0					
59281501655		PBRK LLP	0.56		N		3,600	5,500		9,100	100.00%	3,600	5,500	0	9,100
Total Acreage			6.38	0.00			705,600	293,700	0	999,300				0	
													Estimated Base Value		933,600

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the value of the territory proposed to be added to the District, totals \$109,005,600. This value is less than the maximum of \$504,527,280 in equalized value that is permitted for the City.

City of Sheboygan, Wisconsin	
Tax Increment District #17	
Valuation Test Compliance Calculation	
District Creation Date	9/17/2018
	Valuation Data Currently Available 2023
Total EV (TID In)	4,204,394,000
12% Test	504,527,280
Increment of Existing TIDs	
TID #16	25,672,800
TID #17	21,033,000
TID #18	20,452,500
TID #19	6,509,300
TID #20	34,404,400
Total Existing Increment	108,072,000
Projected Base of New or Amended District	933,600
Total Value Subject to 12% Test	109,005,600
Compliance	PASS

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on August 28, 2018 is amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that

property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance

of any redevelopment or urban renewal project. Funds provided to the CDA (RDA) for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its CDA (RDA), may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the CDA (RDA) in the program manual. Any funds returned to the CDA (RDA) from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the CDA (RDA) for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

1. Project costs related to the construction of a pedestrian bridge in the among of \$3,200,000.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of

informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

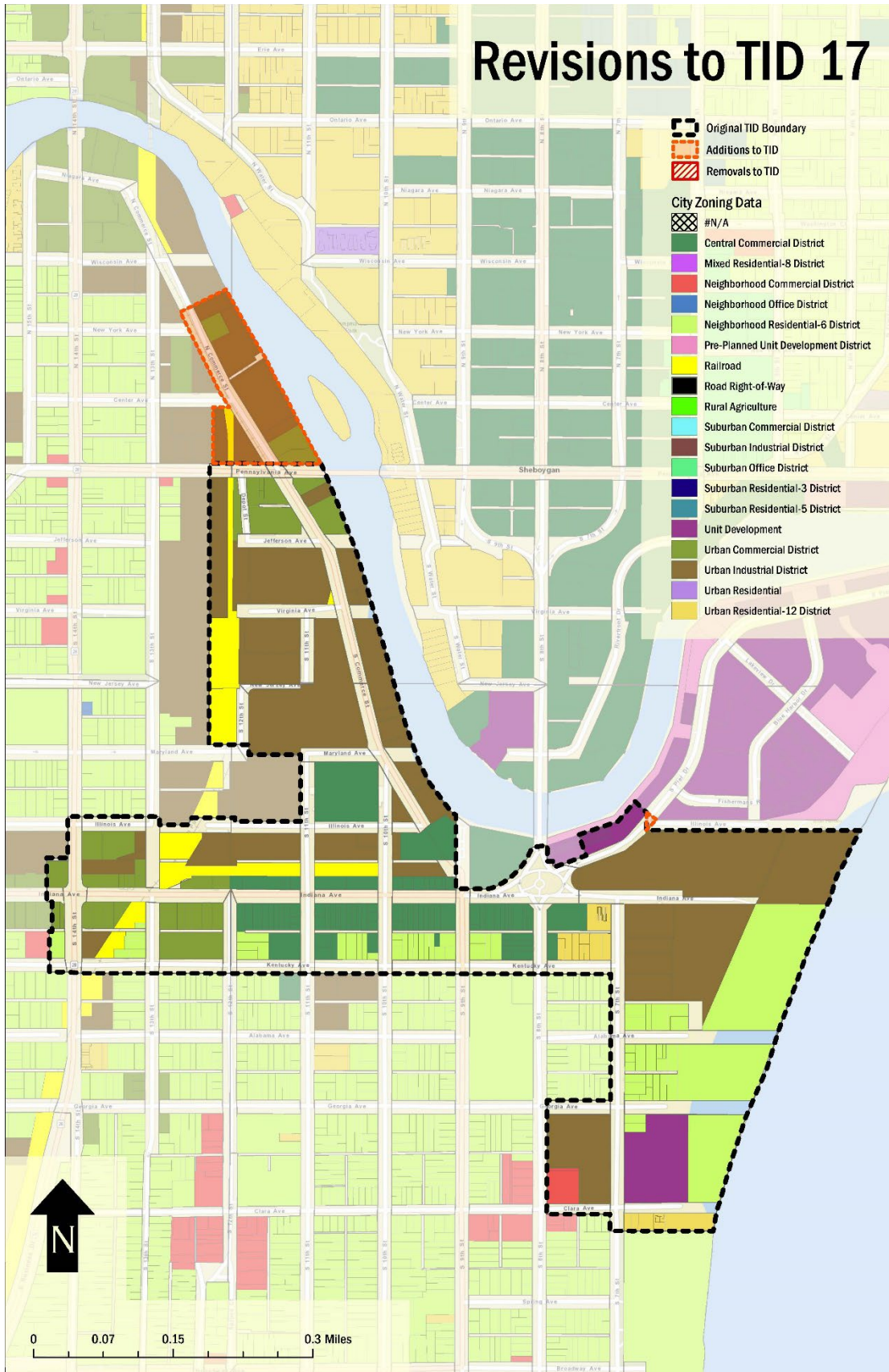
Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses Within the Territory to be Added

Map Found on Following Page.



SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Sheboygan, Wisconsin									
Tax Increment District # 17									
Estimated Project List									
Project ID	Project Name/Type	Phase I 2019	Phase II 2020	Phase III 2021	Phase IV 2022	Phase V 2023	TID Cashflow	2023 Amendment	Total (Note 1)
1	Planning & Engineering	250,000							250,000
2	Acquisition of railroad right-of-way	1,500,000							1,500,000
3	Environmental Audits & Remediation				200,000				200,000
4	Façade renovations			100,000	100,000	100,000			300,000
5	Landscaping & right-of-Way Improvements			750,000					750,000
6	Economic Development Marketing & RFP's	100,000							100,000
7	Land Acquisition & Demolition				250,000	250,000			500,000
8	Development of Pedestrian pathway		1,000,000						1,000,000
9	Infrastructure Improvements	2,500,000		1,000,000					3,500,000
10	Revolving Loan/Low Interest Loan Program								0
11	Development Incentives	100,000	1,000,000	1,000,000	1,000,000				3,100,000
12	Parking Structure (2019 design)	500,000	5,000,000						5,500,000
13	Half mile land acquisition	1,500,000							1,500,000
14	Half mile trail pedestrian pathway		1,500,000						1,500,000
15	Creation	30,000							30,000
16	Admistration with cashflow						246,896		246,896
17	Int. and financing costs through cash flow						5,172,204		5,172,204
18	Commerce Street Reconstruction							3,250,000	
19	Indiana Ave. Trail Project							2,250,000	
20	Indiana Ave. Gateway Signage							250,000	
21	Reimburse Redevelopment Authority Land Purchase							1,200,000	
22	Pedestrian Bridge (1/2 Mile Radius)							3,200,000	
Total Projects		6,480,000	8,500,000	2,850,000	1,550,000	350,000	5,419,100	10,150,000	25,149,100
Notes:									
Note 1 Project costs are estimates and are subject to modification									

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$61 million in incremental value by 2027. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$21.86 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate nearly \$30M in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

City of Sheboygan, Wisconsin

Tax Increment District # 17

Development Assumptions

Construction Year		Actual	Koepsell	Proposed New Dev.	Annual Total	Construction Year	
1	2018	1,999,300			1,999,300	2018	1
2	2019	5,178,200			5,178,200	2019	2
3	2020	21,540,500			21,540,500	2020	3
4	2021	(8,076,900)			(8,076,900)	2021	4
5	2022				0	2022	5
6	2023		4,000,000		4,000,000	2023	6
7	2024		6,000,000	10,000,000	16,000,000	2024	7
8	2025			20,000,000	20,000,000	2025	8
9	2026				0	2026	9
10	2027				0	2027	10
11	2028				0	2028	11
12	2029				0	2029	12
13	2030				0	2030	13
14	2031				0	2031	14
15	2032				0	2032	15
16	2033				0	2033	16
17	2034				0	2034	17
18	2035				0	2035	18
19	2036				0	2036	19
20	2037				0	2037	20
21	2038				0	2038	21
22	2039				0	2039	22
23	2040				0	2040	23
24	2041				0	2041	24
25	2042				0	2042	25
26	2043				0	2043	26
27	2044				0	2044	27
Totals		<u>20,641,100</u>	<u>10,000,000</u>	<u>30,000,000</u>	<u>60,641,100</u>		

Notes: Development assumptions provided by City staff

Development assumptions are represented by construction year.

Table 2 – Tax Increment Projection Worksheet**City of Sheboygan, Wisconsin****Tax Increment District # 17**

Indiana Avenue

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	34,020,700
District Creation Date	September 17, 2018	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2018	Base Tax Rate	\$19.19
Max Life (Years)	27	Rate Adjustment Factor	
Expenditure Period/Termination	22 9/17/2040		
Revenue Periods/Final Year	27 2046		
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	3.50%
Recipient District	Yes	Taxable Discount Rate	5.00%

	Construction Year	Est. Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment
								0
3	2020	21,540,500	2021	0	28,718,000	2022	\$21.86	627,800
4	2021	-8,076,900	2022	0	20,641,100	2023	\$19.19	396,010
5	2022	391,900	2023	0	21,033,000	2024	\$19.19	403,529
6	2023	4,000,000	2024	0	25,033,000	2025	\$19.19	480,271
7	2024	16,000,000	2025	0	41,033,000	2026	\$19.19	787,239
8	2025	20,000,000	2026	0	61,033,000	2027	\$19.19	1,170,949
9	2026	0	2027	0	61,033,000	2028	\$19.19	1,170,949
10	2027	0	2028	0	61,033,000	2029	\$19.19	1,170,949
11	2028	0	2029	0	61,033,000	2030	\$19.19	1,170,949
12	2029	0	2030	0	61,033,000	2031	\$19.19	1,170,949
13	2030	0	2031	0	61,033,000	2032	\$19.19	1,170,949
14	2031	0	2032	0	61,033,000	2033	\$19.19	1,170,949
15	2032	0	2033	0	61,033,000	2034	\$19.19	1,170,949
16	2033	0	2034	0	61,033,000	2035	\$19.19	1,170,949
17	2034	0	2035	0	61,033,000	2036	\$19.19	1,170,949
18	2035	0	2036	0	61,033,000	2037	\$19.19	1,170,949
19	2036	0	2037	0	61,033,000	2038	\$19.19	1,170,949
20	2037	0	2038	0	61,033,000	2039	\$19.19	1,170,949
21	2038	0	2039	0	61,033,000	2040	\$19.19	1,170,949
22	2039	0	2040	0	61,033,000	2041	\$19.19	1,170,949
23	2040	0	2041	0	61,033,000	2042	\$19.19	1,170,949
24	2041	0	2042	0	61,033,000	2043	\$19.19	1,170,949
25	2042	0	2043	0	61,033,000	2044	\$19.19	1,170,949
26	2043	0	2044	0	61,033,000	2045	\$19.19	1,170,949
27	2044	0	2045	0	61,033,000	2046	\$19.19	1,170,949
Totals		61,033,000		0		Future Value of Increment		26,326,873

Notes:

Financing and Implementation

Table 3 provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2042 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Financing Plan

City of Sheboygan, Wisconsin			
Tax Increment District # 17			
Estimated Financing Plan - 2023 Amendment			
	G.O. Bond 2024	G.O. Bond 2026	Totals
Projects			
Commerce Street Reconstruction	3,250,000		3,250,000
Indiana Ave. Trail Project		2,250,000	2,250,000
Indiana Ave. Gateway Signage		250,000	250,000
Reimburse Redevelopment Authority Land Purchase	1,200,000		1,200,000
Pedestrian Bridge (1/2 Mile Radius)	250,000	2,950,000	3,200,000
Total Project Funds	4,700,000	5,450,000	10,150,000
Estimated Finance Related Expenses			
Municipal Advisor	44,500	48,500	
Bond Counsel	20,000	22,500	
Disclosure Counsel (if engaged)	12,000	13,500	
Rating Agency Fee	17,500	20,000	
Paying Agent	850	850	
Underwriter Discount	12.00 57,900	12.00 67,200	
Total Financing Required	4,852,750	5,622,550	
Estimated Interest	4.00% (31,333)	3.00% (27,250)	
Assumed spend down (months)	2	2	
Rounding	3,583	4,700	
Net Issue Size	4,825,000	5,600,000	
Notes: The City reserves the right to use alternate financing solutions for the projects as they are implemented.			

Table 4 – Cash Flow

City of Sheboygan, Wisconsin

Tax Increment District # 17

Cash Flow Projection

Year	Projected Revenues			Expenditures										Balances		Year		
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Existing Debt Payments	Badger State Lofts	Koeppell Upfront Incentive	Koeppell PAYGO Incentive	2024 GO Bonds Dated Date: 4/1/24 \$ 4,825,000			2026 GO Bonds Dated Date: 8/1/26 \$ 5,600,000			Audit & Admin.	Total Expenditures		Annual	Cumulative
								Prin.	Est. Rate	Interest	Prin.	Est. Rate	Interest					
2023	396,010	4.50% 135,825	531,835	339,490	57,860	2,000,000							40,000	2,437,350	(1,905,515)	1,112,812	2023	
2024	403,529	50,077	453,605	358,920	57,860			4.50%	108,563				40,000	565,343	(111,737)	1,001,074	2024	
2025	480,271	45,048	525,319	362,765	57,860		69,068	4.50%	217,125				40,000	746,818	(221,499)	779,575	2025	
2026	787,239	35,081	822,320	361,325	57,860		172,670	4.50%	217,125				40,000	848,980	(26,660)	752,915	2026	
2027	1,170,949	33,881	1,204,830	364,700	57,860		172,670	4.50%	217,125		0	5.00%	280,000	40,000	1,232,355	(27,525)	725,390	2027
2028	1,170,949	32,643	1,203,591	367,825	57,860		172,670	4.50%	212,625		50,000	5.00%	280,000	1,000	1,241,980	(38,388)	687,002	2028
2029	1,170,949	30,915	1,201,864	365,125	57,860		172,670	4.50%	208,125		50,000	5.00%	277,500	1,000	1,232,280	(30,416)	656,586	2029
2030	1,170,949	29,546	1,200,495	287,525	57,860		172,670	4.50%	203,625		50,000	5.00%	275,000	1,000	1,247,680	(47,185)	609,401	2030
2031	1,170,949	27,423	1,198,372	266,250	57,860		172,670	4.50%	194,625		50,000	5.00%	272,500	1,000	1,214,905	(16,533)	592,869	2031
2032	1,170,949	26,679	1,197,628	264,950	39,355		172,670	4.50%	185,625		100,000	5.00%	270,000	1,000	1,258,600	(60,972)	531,897	2032
2033	1,170,949	23,935	1,194,884	268,500			172,670	4.50%	175,500		100,000	5.00%	265,000	1,000	1,232,670	(37,786)	494,111	2033
2034	1,170,949	22,235	1,193,184	266,750			68,654	4.50%	164,250		150,000	5.00%	260,000	1,000	1,210,654	(17,470)	476,641	2034
2035	1,170,949	21,449	1,192,397	269,850				4.50%	150,750		200,000	5.00%	252,500	1,000	1,224,100	(31,703)	444,938	2035
2036	1,170,949	20,022	1,190,971	267,650				4.50%	135,000		250,000	5.00%	242,500	1,000	1,246,150	(55,179)	389,759	2036
2037	1,170,949	17,539	1,188,488	265,300				4.50%	119,250		300,000	5.00%	230,000	1,000	1,265,550	(77,062)	312,697	2037
2038	1,170,949	14,071	1,185,020	267,800				4.50%	103,500		325,000	5.00%	215,000	1,000	1,262,300	(77,280)	235,417	2038
2039	1,170,949	10,594	1,181,542					4.50%	87,750		350,000	5.00%	198,750	1,000	1,212,500	(30,958)	204,459	2039
2040	1,170,949	9,201	1,180,149					4.50%	72,000		400,000	5.00%	170,000	1,000	1,218,000	(37,851)	166,608	2040
2041	1,170,949	7,497	1,178,446					4.50%	54,000		400,000	5.00%	141,250	1,000	1,196,250	(17,804)	148,804	2041
2042	1,170,949	6,696	1,177,645					4.50%	36,000		400,000	5.00%	111,250	1,000	1,173,250	4,395	153,199	2042
2043	1,170,949	6,894	1,177,843					4.50%	18,000		400,000	5.00%	80,000	1,000	1,149,000	28,842	182,041	2043
2044	1,170,949	8,192	1,179,140								950,000	5.00%	47,500	15,000	1,012,500	166,640	348,682	2044
2045	1,170,949	15,691	1,186,639												0	1,186,639	1,535,321	2045
2046	1,170,949	69,089	1,240,038												0	1,240,038	2,775,359	2046
Total	26,162,724	745,141	28,778,193	5,172,204	750,000	2,000,000	1,519,077	4,825,000	2,772,000		5,600,000	3,868,750		246,896	32,364,579			Total
Notes: ¹ Assumes the financing of capital projects related to the future TID Amendment.																Projected TID Closure		

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the territory proposed to be added to the District was annexed during the past three years.

SECTION 11:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed use.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by providing necessary public infrastructure improvements. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and housing opportunities.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY LETTERHEAD

SAMPLE

Mayor
City of Sheboygan
828 Center Ave
Sheboygan, Wisconsin 53081

RE: Project Plan Amendment for Tax Incremental District No. 17

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of Sheboygan, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Sheboygan Tax Incremental District No. 17 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2022	Percentage			
Sheboygan County		15,129,924	21.12%			
City of Sheboygan		31,920,100	44.56%			
School District of Sheboygan Area		22,283,436	31.11%			
Lakeshore Technical College		2,303,112	3.21%			
Total		71,636,572				
Revenue Year	Sheboygan County	City of Sheboygan	School District of Sheboygan Area	Lakeshore Technical College	Total	Revenue Year
2022	132,594	279,738	195,285	20,184	627,800	2022
2023	83,639	176,456	123,184	12,732	396,010	2023
2024	85,227	179,806	125,523	12,973	403,529	2024
2025	101,435	214,001	149,394	15,441	480,271	2025
2026	166,268	350,781	244,880	25,310	787,239	2026
2027	247,309	521,756	364,238	37,646	1,170,949	2027
2028	247,309	521,756	364,238	37,646	1,170,949	2028
2029	247,309	521,756	364,238	37,646	1,170,949	2029
2030	247,309	521,756	364,238	37,646	1,170,949	2030
2031	247,309	521,756	364,238	37,646	1,170,949	2031
2032	247,309	521,756	364,238	37,646	1,170,949	2032
2033	247,309	521,756	364,238	37,646	1,170,949	2033
2034	247,309	521,756	364,238	37,646	1,170,949	2034
2035	247,309	521,756	364,238	37,646	1,170,949	2035
2036	247,309	521,756	364,238	37,646	1,170,949	2036
2037	247,309	521,756	364,238	37,646	1,170,949	2037
2038	247,309	521,756	364,238	37,646	1,170,949	2038
2039	247,309	521,756	364,238	37,646	1,170,949	2039
2040	247,309	521,756	364,238	37,646	1,170,949	2040
2041	247,309	521,756	364,238	37,646	1,170,949	2041
2042	247,309	521,756	364,238	37,646	1,170,949	2042
2043	247,309	521,756	364,238	37,646	1,170,949	2043
2044	247,309	521,756	364,238	37,646	1,170,949	2044
2045	247,309	521,756	364,238	37,646	1,170,949	2045
2046	247,309	521,756	364,238	37,646	1,170,949	2046
		5,525,669	11,657,687	8,138,237	841,130	26,162,723

RESOLUTION NO. _____

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN
AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 18**

WHEREAS, the City of Sheboygan (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 18 (the "District") was created by the City on December 18, 2017 and

WHEREAS, the City now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2.
- b. Amend the categories, locations, or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1105(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sheboygan County, the Sheboygan Area School District, and the Lakeshore Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on November 14, 2023 held a public hearing concerning the proposed

amended boundaries of the District and the proposed amendment to its Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Sheboygan that:

1. It recommends to the Common Council that the boundaries of Tax Incremental District No. 18 be amended with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Amendment of the District's Project Plan and boundaries promotes orderly development in the City.

Adopted this _____ day of _____, 2023.

Plan Commission Chair

Secretary of the Plan Commission

EXHIBIT A -

**TAX INCREMENTAL DISTRICT NO. 18
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

Date

PROJECT PLAN AMENDMENT

City of Sheboygan, Wisconsin

Tax Incremental District No. 18



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for November 14, 2023
Public Hearing Held:	Scheduled for November 14, 2023
Approval by Plan Commission:	Scheduled for November 14, 2023
Adoption by Common Council:	Scheduled for December 4, 2023
Approval by the Joint Review Board:	TBD

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 18 (“District”) is a 290.65 - acre Industrial District created on December 18, 2017. The District was created to:

- Provide the financing tool necessary to pay public infrastructure and development incentives to promote industrial development.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The City anticipates making total expenditures of approximately \$36M (“Project Costs”) of which \$5.4M are being added as part of this amendment, to undertake the projects listed in this Project Plan (“Plan”). New Project Costs include an estimated \$3.4M for Taylor Drive, \$1.2M for Storm Water, and \$800K for fill and compaction.

Incremental Valuation

The City projects that new land and improvements value of approximately \$130M will result from existing and new Project Costs. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District won’t generate sufficient tax increment to pay all Project Costs within its allowable 20 years. As such, it is possible that the City may seek to extend the TID life in the future.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of infrastructure improvements.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the City has considered the following information:**

The expectation that the Project will create employment opportunities once the development has occurred. In addition, the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites as defined by Wis. Stat. § 66.1101 and has been zoned for industrial use. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of creation of the District or at the time of this Plan Amendment will remain zoned for industrial use for the life of the District.
5. Based on the foregoing finding, the District remains designated as an industrial district.

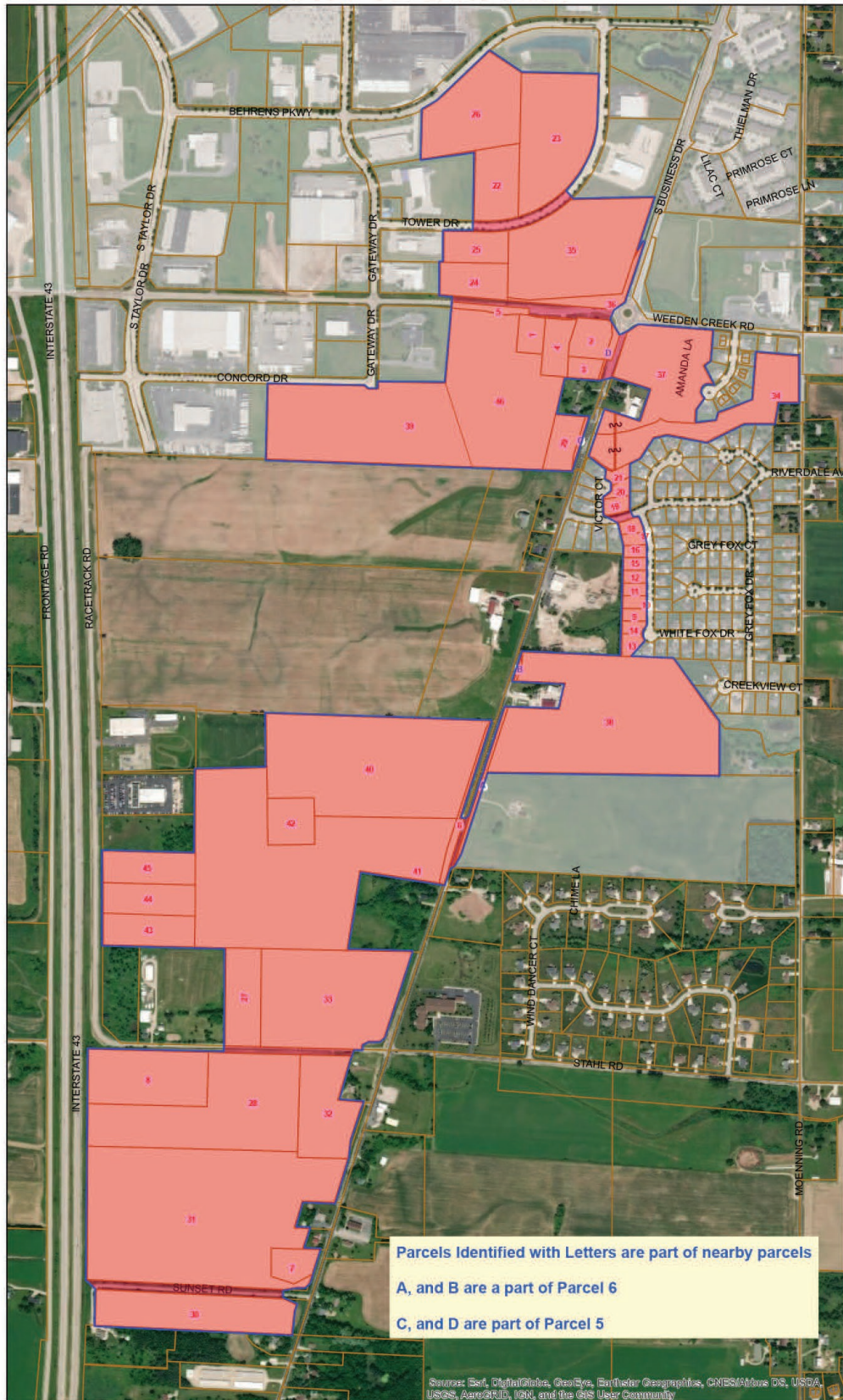
6. That Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the City.
10. The City estimates that no territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
11. That for those parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Wilson an amount equal to the property taxes the town last levied on the territory for each of the next five years.

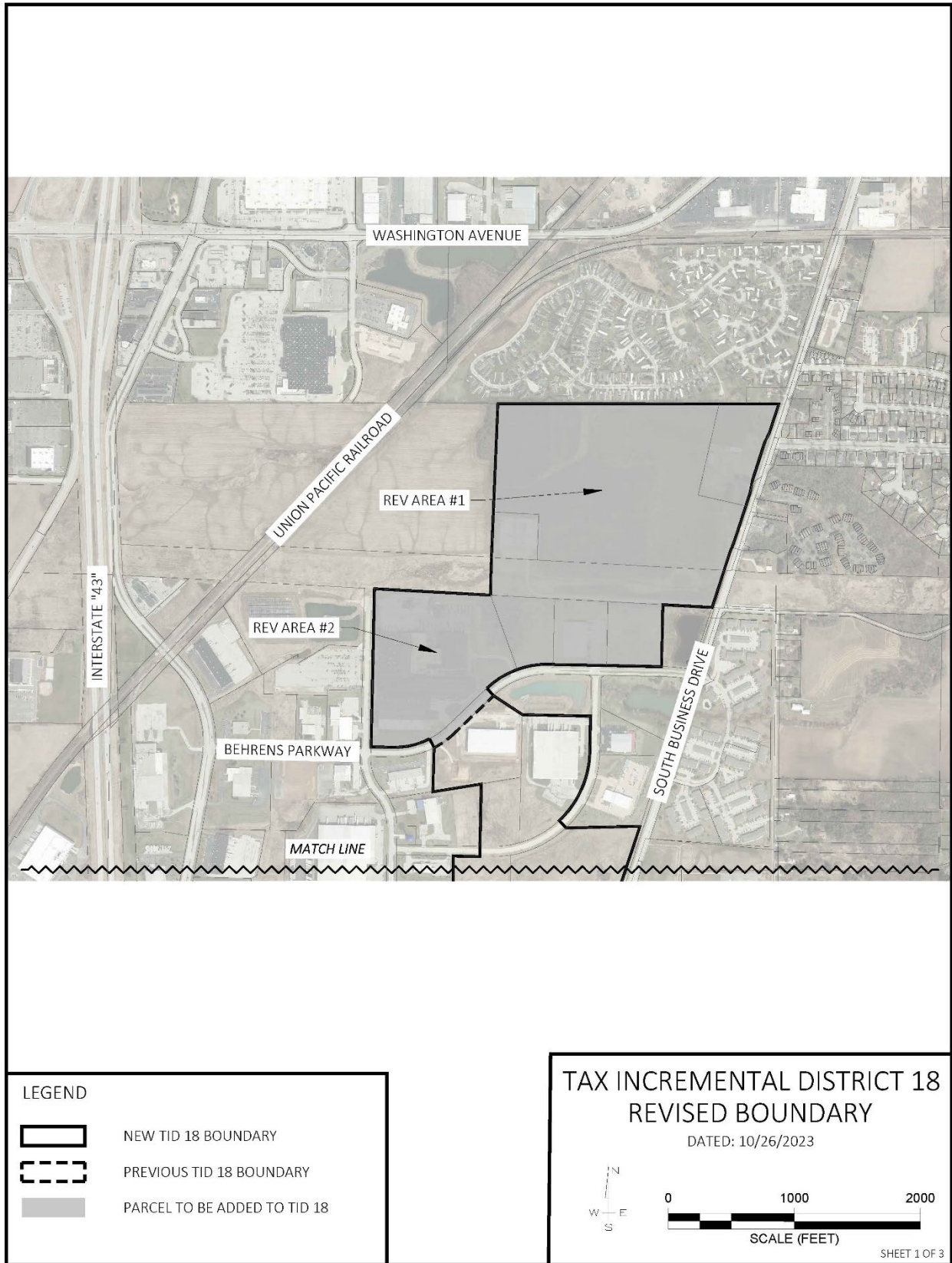
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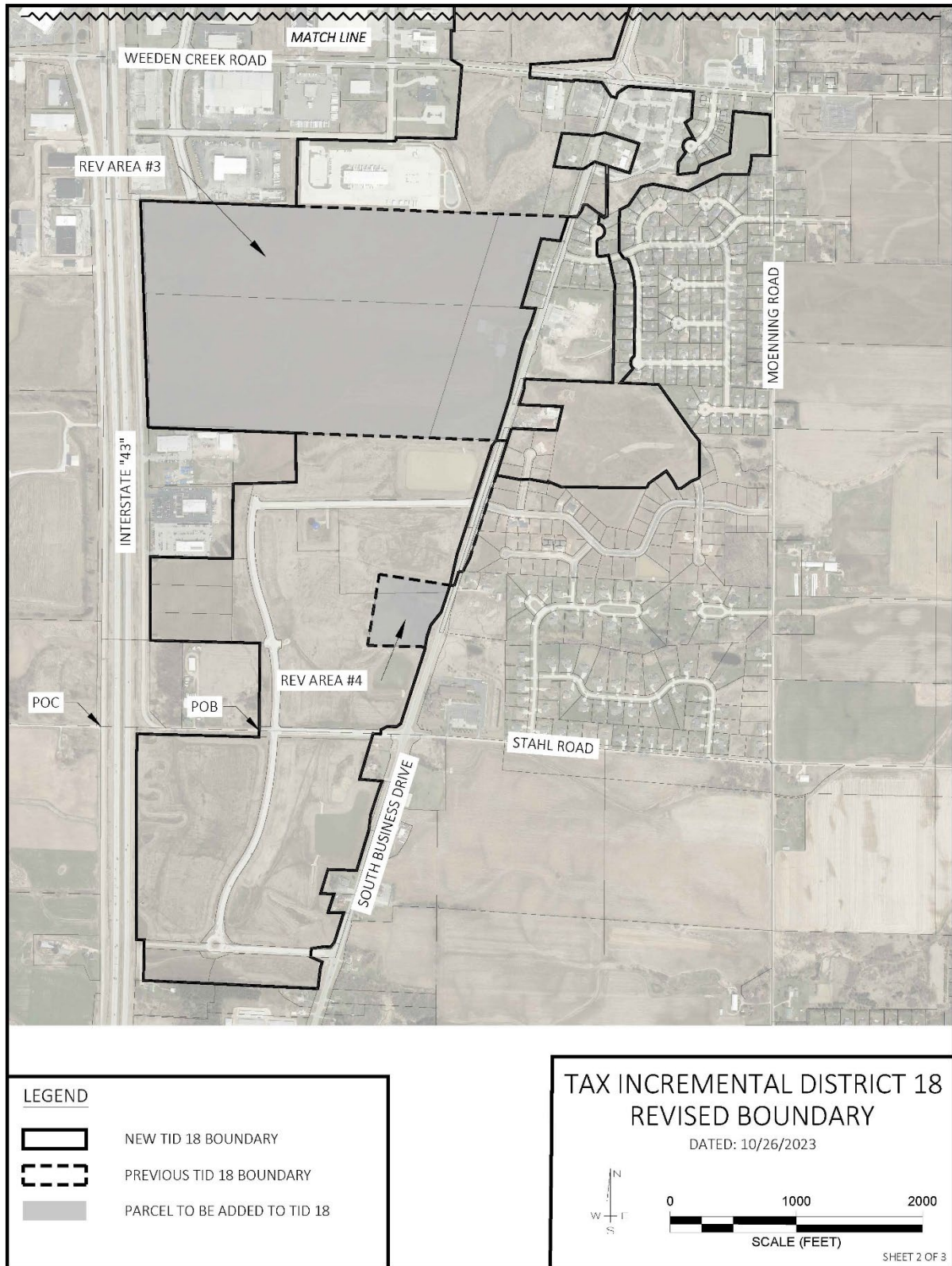
Preliminary Map of Original District Boundary and Territory to be Added

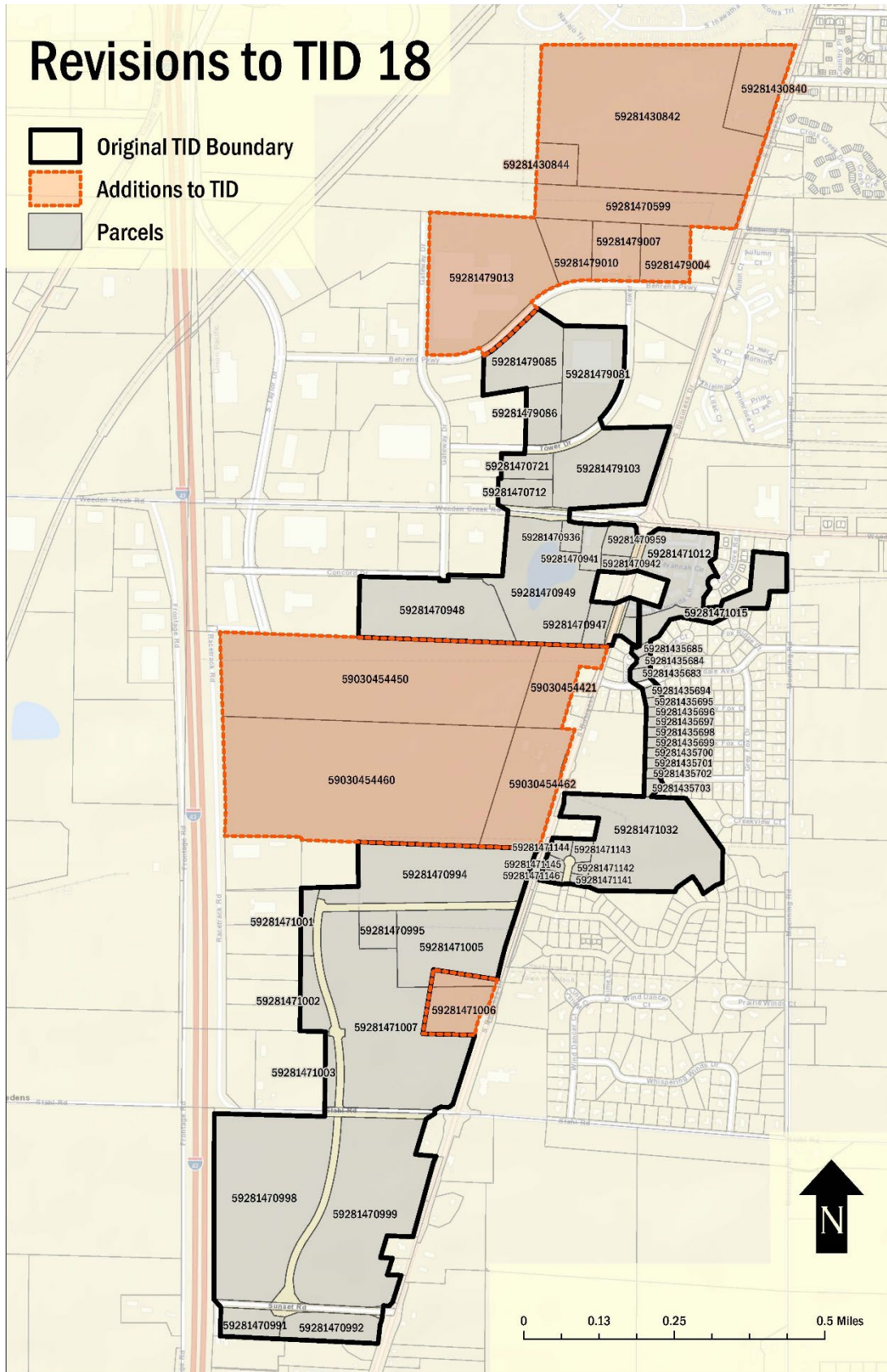
Maps Found on Following Page.

TID 18 Parcels





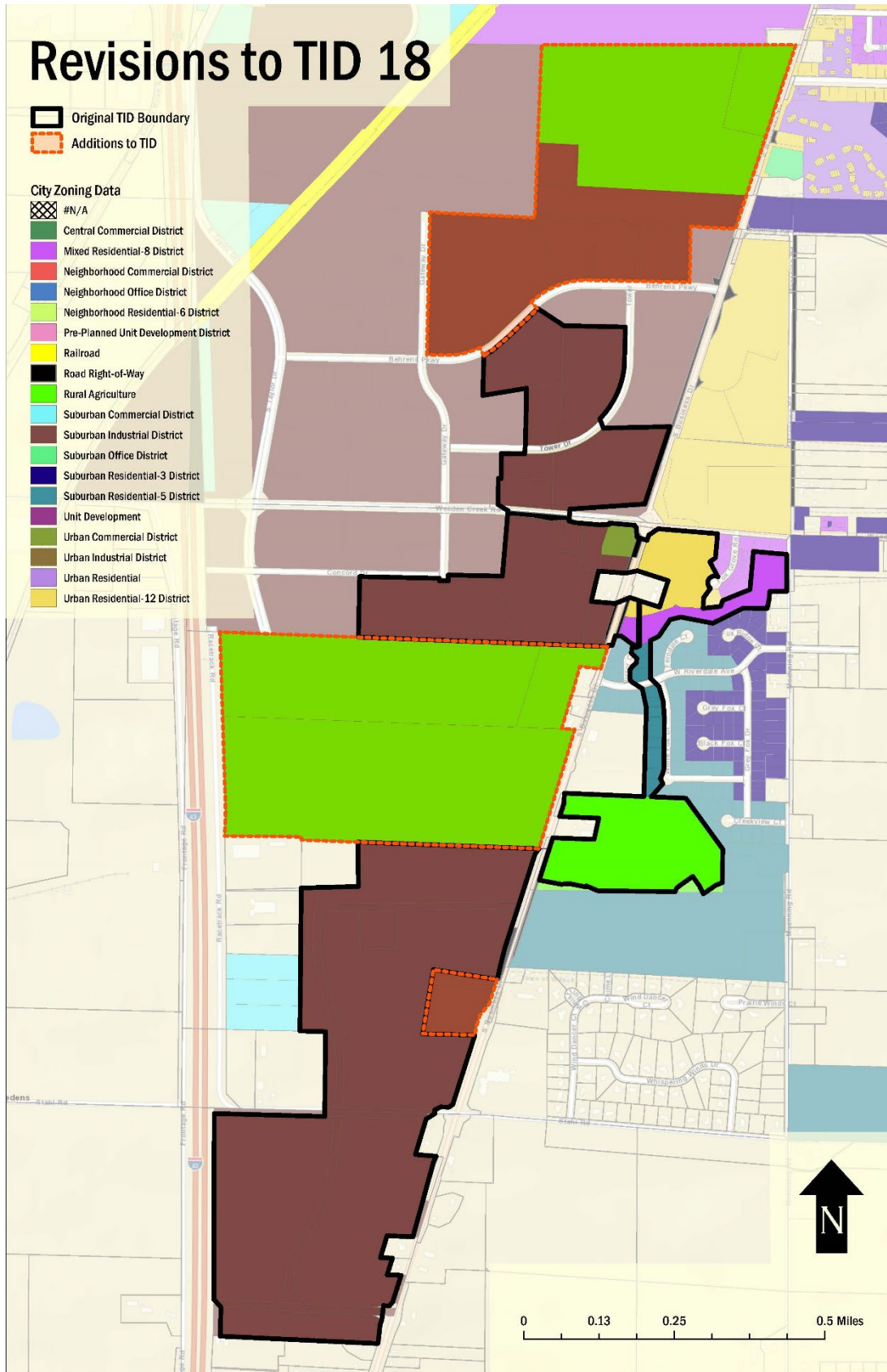




SECTION 3:

Map Showing Existing Uses and Conditions Within the Territory to be Added

Map Found on Following Page.



SECTION 4:

Preliminary Identification of Parcels to be Added

City of Sheboygan

Tax Incremental District No. 18

Base Property Information

Property Information							Assessment Information 1				Equalized Value					
						Annexed Post 1/1/04? ...Indicate date	Part of Existing TID? ...Indicate TID #									
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Wetland Acreage			Land	Imp	PP	Total	Equalized Value Ratio	Land	Imp	PP	Total
NA	ROW Areas															
	59281430842	S Business Dr	City of Sheboygan	48.96		N		0	0		0	100.00%	0	0	0	0
	59281430840	S Business Dr	City of Sheboygan	7.54		N		0	0		0	100.00%	0	0	0	0
	59281430844		WI Power & Light Co	3.00		N		0	0		0	100.00%	0	0	0	0
	59281470599		WIS Power & Light Co	12.37		N		0	0		0	100.00%	0	0	0	0
	59281479004		Partners for Communit	5.00		N		112,200	0		112,200	100.00%	112,200	0	0	112,200
	59281479007	2932 Behrens Parkway	Sheboygan WIP LLC	5.00		N		222,500	1,807,300		2,029,800	100.00%	222,500	1,807,300	0	2,029,800
	59281479010		Sheboygan WIP LLC	5.00		N		243,900			243,900	100.00%	243,900	0	0	243,900
	59281479013	4243 Gateway Dr	JL French LLC	25.00		N		643,700	9,557,700		10,201,400	100.00%	643,700	9,557,700	0	10,201,400
	59030454421	S Business Dr	The Boerke Company LI	9.82		N		4,900	3,900		8,800					
	59030454460		The Boerke Company LI	59.48		N		68,500	0		68,500					
	59030454462	5030 S Business Dr	The Boerke Company LI	11.97		N		42,000	187,200		229,200					
	59281471006	S Business Dr	City of Sheboygan	4.89		N		0	0		0					
	59030454450		The Boerke Company LI	42.90		N		67,000	0		67,000	100.00%	67,000	0	0	67,000
								0				100.00%	0	0	0	0
								1,404,700	11,556,100	0	12,960,800		1,289,300	11,365,000	0	
													Estimated Base Value		12,654,300	

Notes:

1Assessed valuations as of 1-1-2022. Actual base value will be determined using 1-1-2023 assessed values.

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City.

The equalized value of the increment of existing tax incremental districts within the City, plus the value of the territory proposed to be added to the District, totals \$120,726,300. This value is less than the maximum of \$504,527,280 in equalized value that is permitted for the City.

City of Sheboygan, Wisconsin	
Tax Increment District #18	
Valuation Test Compliance Calculation	
District Creation Date	12/18/2017
	Valuation Data Currently Available 2023
Total EV (TID In)	4,204,394,000
12% Test	504,527,280
Increment of Existing TIDs	
TID #16	25,672,800
TID #17	21,033,000
TID #18	20,452,500
TID #19	6,509,300
TID #20	34,404,400
Total Existing Increment	108,072,000
Projected Base of New or Amended District	12,654,300
Total Value Subject to 12% Test	120,726,300
Compliance	PASS

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on December 18, 2017, is amended to add the following Project Costs that the City has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that

property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1. c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the City may acquire property within the District that it will designate for conservancy. These conservancy objectives include preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The City may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The City may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the City to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the City related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the City may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material or bring in fill material to provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the City may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the City may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the City will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the City construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the City to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the City to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to telephone lines, cable lines and fiber optic cable. Costs incurred by the City to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the City may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the City may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the City are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the City executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the City are eligible Project Costs.

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property

acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

To encourage private development consistent with the objectives of this Plan, the City, through its RDA, may provide loans or grants to eligible property owners in the District. Eligible improvements will be those that are likely to improve the value of the property, enhance the visual appearance of the property and surrounding area, correct safety deficiencies, or as otherwise specified by the RDA in the program manual. Any funds returned to the RDA from the repayment of loans made are not considered revenues to the District and will not be used to offset District Project Costs. Instead, these funds may be placed into a revolving fund and will continue to be used for the program purposes stated above. Any funds provided to the RDA for purposes of implementing this program are considered eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the City may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Property Tax Payments to Town

Property tax payments due to the Town of Wilson under Wis. Stat. § 66.1105(4)(gm)1. because of the inclusion of lands annexed after January 1, 2004 within the boundaries of the District are an eligible Project Cost.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the

undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses Within the Territory to be Added

Map Found on Following Page.

INSERT MAP FROM CLIENT

SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

City of Sheboygan, Wisconsin

Tax Increment District # 18

Estimated Project List

Project ID	Project Name/Type	Phase I 2018	Phase II 2018	Ongoing with Cash Flow	2023 TID Amendment	Total (Note 1)
1	Grading		4,100,610			4,100,610
2	Street Construction		2,525,798			2,525,798
3	Storm Sewer		2,600,825			2,600,825
4	Sanitary Sewer		2,436,350			2,436,350
5	Water Main		2,700,900			2,700,900
6	Stormwater management		100,000			100,000
7	Street Lighting		244,283			244,283
8	Pump Station Capacity Upgrades		1,344,500			1,344,500
9	Allowance for Downstream Sanitary Sewer Capacity Improvements		3,000,000			3,000,000
10	Wetland Mitigation		150,000			150,000
11	Entrance Monuments		300,000			300,000
12	Landscaping		172,000			172,000
13	Legal, Engineering, Contingencies		2,951,290			2,951,290
14	Land Acquisition	2,588,968				2,588,968
15	Developer Incentives (PAGO not forecasted in cash flow)/Revolving loan fund	0		3,425,000		3,425,000
16	TID creation and Administration	30,000				30,000
17	Ongoing Administration			623,000		623,000
18	Town Taxes	200				200
19	Financing Costs			1,347,830		1,347,830
20	Taylor Drive Extension				3,400,000	3,400,000
21	Stormwater Pond				1,200,000	1,200,000
22	Engineered Fill & Compaction				825,000	825,000
Total Projects		2,619,168	22,626,556	5,395,830	5,425,000	36,066,554

Notes:

Note 1 Project costs are estimates and are subject to modification

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$130 million in incremental value by 2030. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the City's current equalized TID Interim tax rate of \$21.86 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$36.7 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

City of Sheboygan, Wisconsin											
Tax Increment District # 18											
Development Assumptions											
Construction Year		Actual	FedX	Torginol Development	Consolidated Construction - Spec Bldg	Nemak	Project Ice Box	Industrial Development	Acres	Annual Total	Construction Year
1	2018	3,995,700	Part of the Actual Amounts							3,995,700	2018
2	2019	8,532,100								8,532,100	2019
3	2020	1,079,600								1,079,600	2020
4	2021	4,732,400								4,732,400	2021
5	2022	2,112,700								2,112,700	2022
6	2023				6,750,000					6,750,000	2023
7	2024					8,000,000	30,000,000			38,000,000	2024
8	2025						30,000,000	9,750,000	15	39,750,000	2025
9	2026							13,000,000	20	13,000,000	2026
10	2027							13,000,000	20	13,000,000	2027
11	2028							13,000,000	20	13,000,000	2028
12	2029							13,000,000	20	13,000,000	2029
13	2030							13,000,000	20	13,000,000	2030
14	2031							3,250,000	5	3,250,000	2031
15	2032									0	2032
16	2033									0	2033
17	2034									0	2034
18	2035									0	2035
19	2036									0	2036
20	2037									0	2037
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500	0	0	6,750,000	0	8,000,000	0	60,000,000	0	78,000,000
Totals		20,452,500</									

Table 2 - Tax Increment Projection Worksheet**City of Sheboygan, Wisconsin****Tax Increment District # 18****Tax Increment Projection Worksheet**

Type of District	Industrial		Base Value	10,895,280	Apply to Base Value
District Creation Date	January 1, 2018		Appreciation Factor	0.00%	
Valuation Date	Jan 1,	2018	Base Tax Rate	\$24.46	
Max Life (Years)	20		Rate Adjustment Factor		
Expenditure Period/Termination	15	1/1/2033			
Revenue Periods/Final Year	20	2039			
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	4.50%	
Recipient District	No		Taxable Discount Rate	5.50%	

Construction		Valuation	Inflation	Total	Revenue	Tax		Tax Exempt		
Year	Value Added	Year	Increment	Increment	Year	Tax Rate	Increment	NPV	Taxable NPV	
								Calculation	Calculation	
1	2018	3,995,700	2019	0	3,995,700	2020	\$24.46	97,738	85,647	83,235
2	2019	8,532,100	2020	0	12,527,800	2021	\$22.87	286,453	325,855	314,464
3	2020	1,079,600	2021	0	13,607,400	2022	\$21.86	297,470	564,560	542,068
4	2021	4,732,400	2022	0	18,339,800	2023	\$19.19	352,023	834,877	797,372
5	2022	2,112,700	2023	0	20,452,500	2024	\$19.19	392,576	1,123,353	1,067,243
6	2023	6,750,000	2024	0	27,202,500	2025	\$19.19	522,138	1,490,513	1,407,467
7	2024	38,000,000	2025	0	65,202,500	2026	\$19.19	1,251,529	2,332,672	2,180,448
8	2025	39,750,000	2026	0	104,952,500	2027	\$19.19	2,014,511	3,629,872	3,359,805
9	2026	13,000,000	2027	0	117,952,500	2028	\$19.19	2,264,039	5,024,970	4,616,144
10	2027	13,000,000	2028	0	130,952,500	2029	\$19.19	2,513,568	6,507,130	5,938,234
11	2028	13,000,000	2029	0	143,952,500	2030	\$19.19	2,763,096	8,066,267	7,315,805
12	2029	13,000,000	2030	0	156,952,500	2031	\$19.19	3,012,625	9,693,002	8,739,479
13	2030	13,000,000	2031	0	169,952,500	2032	\$19.19	3,262,153	11,378,624	10,200,706
14	2031	3,250,000	2032	0	173,202,500	2033	\$19.19	3,324,535	13,022,504	11,612,240
15	2032	0	2033	0	173,202,500	2034	\$19.19	3,324,535	14,595,596	12,950,188
16	2033	0	2034	0	173,202,500	2035	\$19.19	3,324,535	16,100,947	14,218,385
17	2034	0	2035	0	173,202,500	2036	\$19.19	3,324,535	17,541,474	15,420,467
18	2035	0	2036	0	173,202,500	2037	\$19.19	3,324,535	18,919,969	16,559,882
19	2036	0	2037	0	173,202,500	2038	\$19.19	3,324,535	20,239,103	17,639,896
20	2037	0	2038	0	173,202,500	2039	\$19.19	3,324,535	21,501,432	18,663,606
Totals		173,202,500	0		Future Value of Increment		42,301,666			

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Financing and Implementation

Table 3 provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District isn't projected to accumulate sufficient funds by the end of the TID life. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Financing Plan

City of Sheboygan, Wisconsin		
Tax Increment District # 18		
Estimated Financing Plan - Amended Area		
	G.O. Bond 2024	Totals
Projects		
Taylor Drive Extension	3,400,000	3,400,000
Stormwater Pond	1,200,000	1,200,000
Engineered Fill & Compaction	825,000	825,000
Total Project Funds	5,425,000	5,425,000
Estimated Finance Related Expenses		
Municipal Advisor	45,000	
Bond Counsel	22,500	
Rating Agency Fee	20,000	
Paying Agent	850	
Underwriter Discount	12.00 66,720	
Contingency/ Disclosure counsel	13,500	
Total Financing Required	5,593,570	
Estimated Interest	4.00% (36,167)	
Assumed spend down (months)	2	
Rounding	2,597	
Net Issue Size	5,560,000	5,560,000
Notes:		

Table 4 - Cash Flow

City of Sheboygan, Wisconsin

Tax Increment District # 18

Cash Flow Projection

Year	Projected Revenues				Expenditures							Balances		Year	
	Tax Increments	Interest Earnings/ (Cost)	Land Sale	Total Revenues	Debt Service	Development Incentives	G.O. Bond Dated Date 4/1/24 \$ 5,560,000			Payments on Advances from City	Admin. & Prof. Services	Total Expenditures	Annual		Cumulative
							Principal	Est. Rate	Interest						
2022													0	(863,839)	2022
2023	352,023	(12,958)		339,066	539,633						80,000	1,159,265	(820,199)	(1,684,038)	2023
2024	392,576	(25,261)	319,000	686,315	579,105	367,500	0	4.50%	125,100		80,000	1,730,810	(1,044,495)	(2,728,533)	2024
2025	522,138	(40,928)	800,000	1,281,210	692,640	343,223	0	4.50%	250,200		80,000	2,058,703	(777,493)	(3,506,026)	2025
2026	1,251,529	(52,590)	800,000	1,998,939	809,943	335,223	0	4.50%	250,200		80,000	2,285,308	(286,369)	(3,792,395)	2026
2027	2,014,511	(56,886)	800,000	2,757,625	920,570	343,223	500,000	4.50%	250,200		80,000	3,014,563	(256,938)	(4,049,333)	2027
2028	2,264,039	(60,740)	800,000	3,003,299	1,034,345	343,223	550,000	4.50%	227,700		80,000	3,269,613	(266,314)	(4,315,647)	2028
2029	2,513,568	(64,735)	800,000	3,248,833	1,140,855	343,223	550,000	4.50%	202,950		30,000	3,407,883	(159,050)	(4,474,697)	2029
2030	2,763,096	(67,120)		2,695,976	1,264,610	343,223	100,000	4.50%	178,200		30,000	3,180,643	(484,667)	(4,959,364)	2030
2031	3,012,625	(74,390)		2,938,234	1,375,065	343,223	100,000	4.50%	173,700		30,000	3,397,053	(458,819)	(5,418,183)	2031
2032	3,262,153	(81,273)		3,180,881	1,397,118		350,000	4.50%	169,200		30,000	3,343,435	(162,555)	(5,580,738)	2032
2033	3,324,535	(83,711)		3,240,824	1,401,805		400,000	4.50%	153,450		30,000	3,387,060	(146,236)	(5,726,973)	2033
2034	3,324,535	(85,905)		3,238,631	1,399,740		500,000	4.50%	135,450		1,000	3,435,930	(197,299)	(5,924,273)	2034
2035	3,324,535	(88,864)		3,235,671	1,400,850		500,000	4.50%	112,950		1,000	3,415,650	(179,979)	(6,104,251)	2035
2036	3,324,535	(91,564)		3,232,972	1,399,980		500,000	4.50%	90,450		1,000	3,391,410	(158,438)	(6,262,690)	2036
2037	3,324,535	(93,940)		3,230,595	1,402,380		500,000	4.50%	67,950		1,000	3,373,710	(143,115)	(6,405,805)	2037
2038	3,324,535	(96,087)		3,228,448	1,398,080		500,000	4.50%	45,450		1,000	3,342,610	(114,162)	(6,519,967)	2038
2039	3,324,535	(97,799)		3,226,736	1,032,268		510,000	4.50%	22,950		1,000	2,598,485	628,251	(5,891,716)	2039
2040	3,324,535	(88,376)		3,236,160	1,029,120					1,796,000	1,000	2,059,240	1,176,920	(4,714,796)	2040
2041	3,324,535	(70,722)		3,253,813							1,000	1,797,000	1,456,813	(3,257,983)	2041
2042	3,324,535	(48,870)		3,275,666							15,000	15,000	3,260,666	2,683	2042
Total	51,593,613	(1,382,719)	4,319,000	54,529,894	20,218,105	2,762,061	5,560,000		2,456,100	1,796,000	653,000	53,663,372			Total

Notes: Land sales based upon sale v \$ 40,000
Average based upon higher values along interstate and lower values inland.
Land sale assumed one year prior to construction of new development

Projected TID Closure

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. Since territory proposed to be added to the District has been annexed within the past three years, the City pledges to pay the Town of Wilson for each of the next five years an amount equal to the property taxes levied on that territory by the town at the time of the annexation. Such payments allow for inclusion of the annexed lands as a permitted exception under Wis. Stat. § 66.1105(4)(gm)1.

SECTION 11:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that no territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the City's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the City's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the City

This Plan Amendment promotes the orderly development of the City by creating new industrial site providing necessary public infrastructure improvements and financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

INSERT SIGNED LEGAL OPINION

SAMPLE

Mayor
City of Sheboygan
828 Center Ave
Sheboygan, Wisconsin 53081

RE: Project Plan Amendment for Tax Incremental District No. 18

Dear Mayor:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the City Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As City Attorney for the City of Sheboygan, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the City of Sheboygan Tax Incremental District No. 18 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2022		Percentage		
Sheboygan County		15,129,924		21.12%		
City of Sheboygan		31,920,100		44.56%		
School District of Sheboygan Area		22,283,436		31.11%		
Lakeshore Technical College		2,303,112		3.21%		
Total		71,636,572				
Revenue Year	Sheboygan County	City of Sheboygan	School District of Sheboygan Area	Lakeshore Technical College	Total	Revenue Year
2020	20,643	43,550	30,403	3,142	97,738	2020
2021	60,500	127,639	89,105	9,209	286,453	2021
2022	62,827	132,548	92,532	9,564	297,470	2022
2023	74,349	156,856	109,501	11,318	352,023	2023
2024	82,914	174,926	122,116	12,621	392,576	2024
2025	110,278	232,656	162,417	16,787	522,138	2025
2026	264,328	557,661	389,303	40,237	1,251,529	2026
2027	425,473	897,634	626,638	64,766	2,014,511	2027
2028	478,174	1,008,819	704,257	72,789	2,264,039	2028
2029	530,875	1,120,005	781,876	80,811	2,513,568	2029
2030	583,577	1,231,191	859,495	88,833	2,763,096	2030
2031	636,278	1,342,377	937,114	96,856	3,012,625	2031
2032	688,979	1,453,563	1,014,733	104,878	3,262,153	2032
2033	702,155	1,481,359	1,034,137	106,884	3,324,535	2033
2034	702,155	1,481,359	1,034,137	106,884	3,324,535	2034
2035	702,155	1,481,359	1,034,137	106,884	3,324,535	2035
2036	702,155	1,481,359	1,034,137	106,884	3,324,535	2036
2037	702,155	1,481,359	1,034,137	106,884	3,324,535	2037
2038	702,155	1,481,359	1,034,137	106,884	3,324,535	2038
2039	702,155	1,481,359	1,034,137	106,884	3,324,535	2039
		8,934,277	18,848,939	13,158,452	1,359,996	42,301,664

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Amy Lee to operate Chubby Bunny Boba at 3325A Business Drive. UC Zone.

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: November 6, 2023

MEETING DATE: November 14, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Amy Lee is proposing to operate Chubby Bunny Boba at 3325A South Business Drive. The applicant states:

- The space at 3325A S Business Drive prior usage was an office space for TDL Drivers Inc. The space is now vacant, and we are proposing to lease and renovate the indoor space into a retail boba tea café offering desserts, lemonade, fruit teas, milk tea, and blended drinks.
- All drinks will be prepared in the space along with desserts.
- The café is being proposed from this property due to it being on a busy road within the city and it provides easy access to Interstate 43. The location is close to surrounding cities, only 4 miles from Sheboygan Falls and the Village of Kohler, 9 miles from Oostburg and 10 miles from Howards Grove.
- A boba café on the South side of Sheboygan would serve as a great asset to the city, introducing new cultural experiences to the residents.
- Southtown mall is currently occupied by eight tenants, Theo's Pizza, Dollhouse Dance Factory, Clay Crafts, Spa Nails, POSC, Robertson Ryan, Youth Center and Peak Fitness Performance.
- The unit intended for lease is 1440sqft. with a parking lot containing 98 parking stalls at the front of the building for customers and 23 employee parking stalls at the back.

- No outdoor improvements will be done to the property, besides including outdoor seating for customers during the summer months and installation of a business sign.
- The following interior renovations will include but not limited to –
 - Installation of vinyl flooring
 - Changing ceiling tiles and lights
 - Plumbing
 - Adding more electrical outlets for appliances
 - Installation of privacy wall for kitchen and storage area
 - Demolition of backroom wall
 - Installation of countertop space
 - Installation of handwashing sink
 - Installation of dishwashing sink and grease trap
 - Painting walls
- The space will be modernly designed to allow customers to sit and dine in or quickly order for take-out as there is sufficient parking in the parking lot for customers to quickly grab and go.
- A sign with our store name, Chubby Bunny, will also be professionally installed in the front of the store, after getting required approval.
- The project timeline is to start renovation December 2023, with an intended opening date in March 2024.
- The estimated value of the project is \$40,000.
- We intend to employ 4-6 employees in the shop, which mainly consists of family members.
- The café will be a great asset to Southtown mall and the city of Sheboygan as we offer products not widely available in the Sheboygan County area. Our business is a great complement to the surrounding tenants as well, since most of them offer a service, besides Theos Pizza.
- The business will ensure to not become a nuisance by ensuring the following –
 - Parking in designated parking spot in employee parking stall
 - Maintaining outside cleanliness
 - Proper disposals of garbage
 - Actively managing music and noises outside business hours
 - Provide customers appropriate business hours – Tuesday-Saturday 11am-9pm, Sunday 11am-8pm and closed Monday.

STAFF COMMENTS:

The applicant will need to work with the Sheboygan County Health Department and the City Inspections Department regarding required permits and occupancy.

The applicant mentions possible signage but no formal sign package has been submitted. Applicant shall work with staff with regards to constructing a well-designed sign package for

the site that utilizes colors and materials similar to the building Individual letter sign). Staff may bring the proposed signage design back to the Plan Commission if there are any concerns.

Chubby Bunny Boba is a nice way of filling this vacant Business Drive commercial tenant space.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

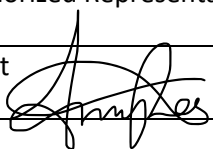
1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Dumpsters and/or grease receptacles shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen the dumpster. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
7. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
8. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments

	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Item 9.	
		Fee: \$250.00	
		Review Date: _____ Zoning: _____	

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Amy Lee		Authorized Representative Title Owner	
Mailing Address 1518 N 15 Street		City Sheboygan	State WI ZIP Code 53081
Email Address chubbybunnyboba@gmail.com		Phone Number (incl. area code) (920) 254-1778	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Southtown Mall LLC		Contact Person Rebecca Ballintine Title Owner Representative	
Mailing Address PO Box 97		City Sheboygan Falls	State WI ZIP Code 53081
Email Address rebecca@posc.life		Phone Number (incl. area code) (920) 889-0212	
SECTION 3: Project or Site Location			
Project Address/Description 3325A S Business Dr, Sheboygan, WI 53081			Parcel No.
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		Chubby Bunny Boba	
Existing Zoning:			
Present Use of Parcel:		Current space used as an office	
Proposed Use of Parcel:		Use will be retail	
Present Use of Adjacent Properties:			
SECTION 5: Certification and Permission			
Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.			
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) Amy Lee		Title Owner	Phone Number (920) 254-1778
Signature of Applicant 		Date Signed 10/16/2023	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, City Plan Commission or
Representative Dept. of City Development

DATE: _____

NOTES

Permits are valid until such time as the business no longer operates from the side. No yearly renewal is required.

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.

CONDITIONAL USE WRITTEN EXPLANATION LETTER

Chubby Bunny Boba - *Boba tea café occupation and renovation*

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The café is being proposed from this property due to it being on a busy road within the city and it provides easy access to Interstate 43. The location is close to surrounding cities, only 4 miles from Sheboygan Falls and the Village of Kohler, 9 miles from Oostburg and 10 miles from Howards Grove. In addition, a boba café on the South side of Sheboygan would serve as a great asset to the city, introducing new cultural experiences to the residents.

Southtown mall is currently occupied by eight tenants, Theo's Pizza, Dollhouse Dance Factory, Clay Crafts, Spa Nails, POSC, Robertson Ryan, Youth Center and Peak Fitness Performance. The unit intended for lease is 1440 sq ft. with a parking lot containing 98 parking stalls at the front of the building for customers and 23 employee parking stalls at the back.

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- Installation of dishwashing sink and grease trap
- Painting walls

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The café will be a great asset to Southtown mall and the city of Sheboygan as we offer products not widely available in the Sheboygan County area. Our business is a great complement to the

surrounding tenants as well, since most of them offer a service, besides Theos Pizza. There is also no conflict of interest either.

The business will ensure to not become a nuisance by ensuring the following –

- Parking in designated parking spot in employee parking stall
- Maintaining outside cleanliness
- Proper disposals of garbage
- Actively managing music and noises outside business hours
- Provide customers appropriate business hours – Tuesday-Saturday 11am-9pm, Sunday 11am-8pm and closed Monday.

Our proposed conditional use is appropriate as it builds upon the goals of the City of Sheboygan. One of the City’s goals is to *“improve the community’s image through concerted marketing strategy focused on improving the “Sheboygan” brand... and improving resident’s perception of their city.”* Not only are we already showcasing what Sheboygan has to offer through our food truck, but our business is also active on social media. Through the use of advertising on our social media pages, we have been constantly attracting people from around Sheboygan to come and visit the city. From experience, when we do food truck events outside of Sheboygan, we commonly get asked where we are from and if we have a storefront as they would love to visit. Many of our customers even make the commute to Sheboygan for our drinks. Therefore, we are using this opportunity to not only expand our business, but also to attract visitors to the city and show them what Sheboygan has to offer.

In addition, the city’s goal is to also *“continue to advance a tradition of rich arts, cultural facilities, and events by partnering with businesses and the Chamber of Commerce to prepare an inventory of Sheboygan’s cultural offerings and a consolidated events calendar.”* Therefore, we plan to join the Sheboygan County Chamber of Commerce and be actively involved in the many community events. As we offer a wide variety of boba tea drinks and desserts from various Asian regions, we can help contribute to Sheboygan’s cultural offerings through active participation in events around Sheboygan.

The business will not have any substantial or undue adverse impact on nearby properties that will affect the character of the neighborhood, environment, traffic, parking, public improvements, public property, or rights-of-way. The location will be adequately serviced with utilities by public agencies.

BUSINESS DRIVE

98 Customer
Parking Stalls

3319



3321

Peak Fitness Performance

3323



3341
Robertson
Ryan

3337
POSC

3335
POSC

3333
Youth
Center

3329
Theos
Pizza

3327
Spa
Nails

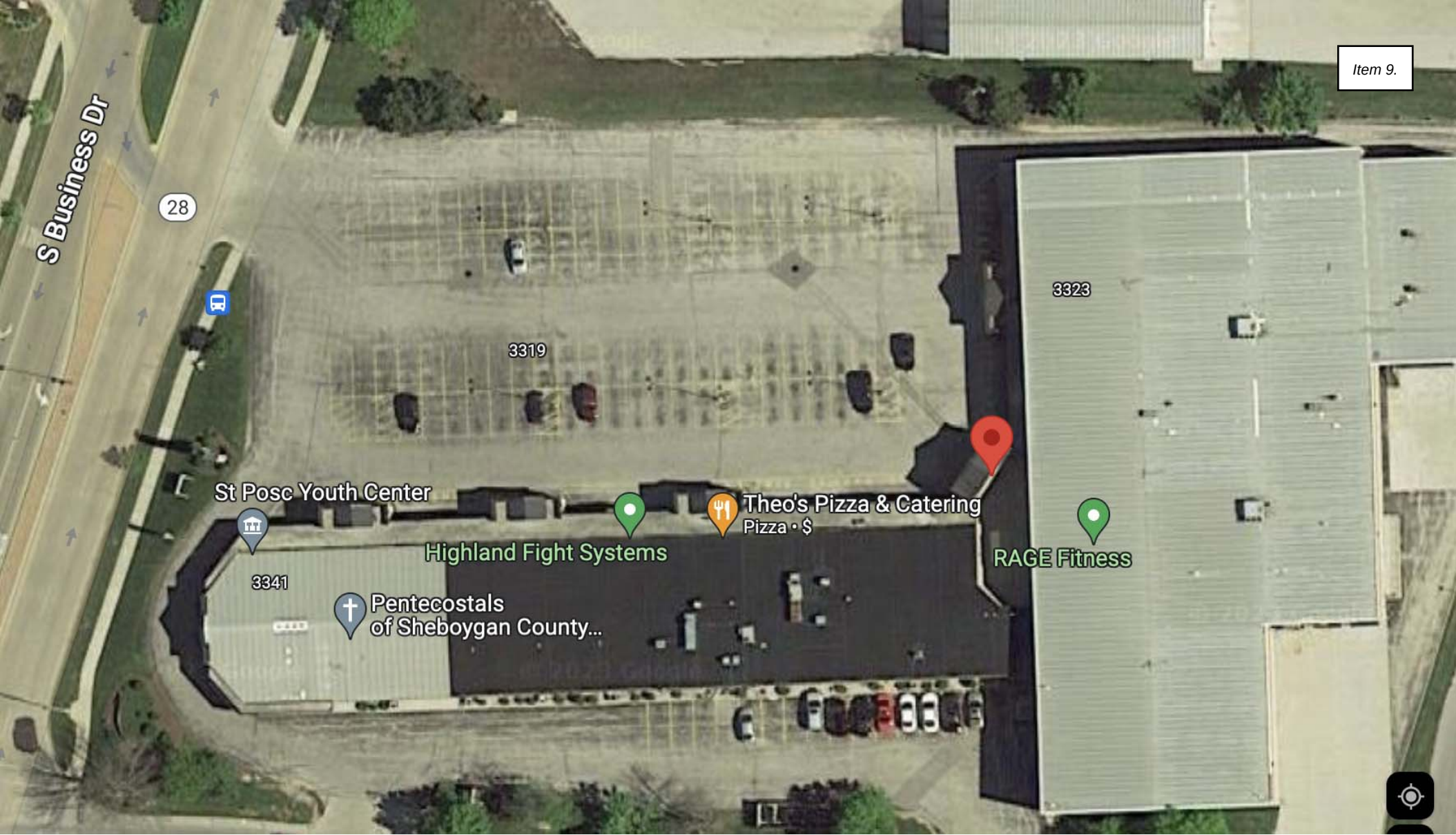
3325
Day Crafts

3325A
Available

23 Employee Parking Stalls

WASHINGTON

AVENUE



28



3319

3323

St Posc Youth Center



3341

Highland Fight Systems



Theo's Pizza & Catering
Pizza • \$

RAGE Fitness

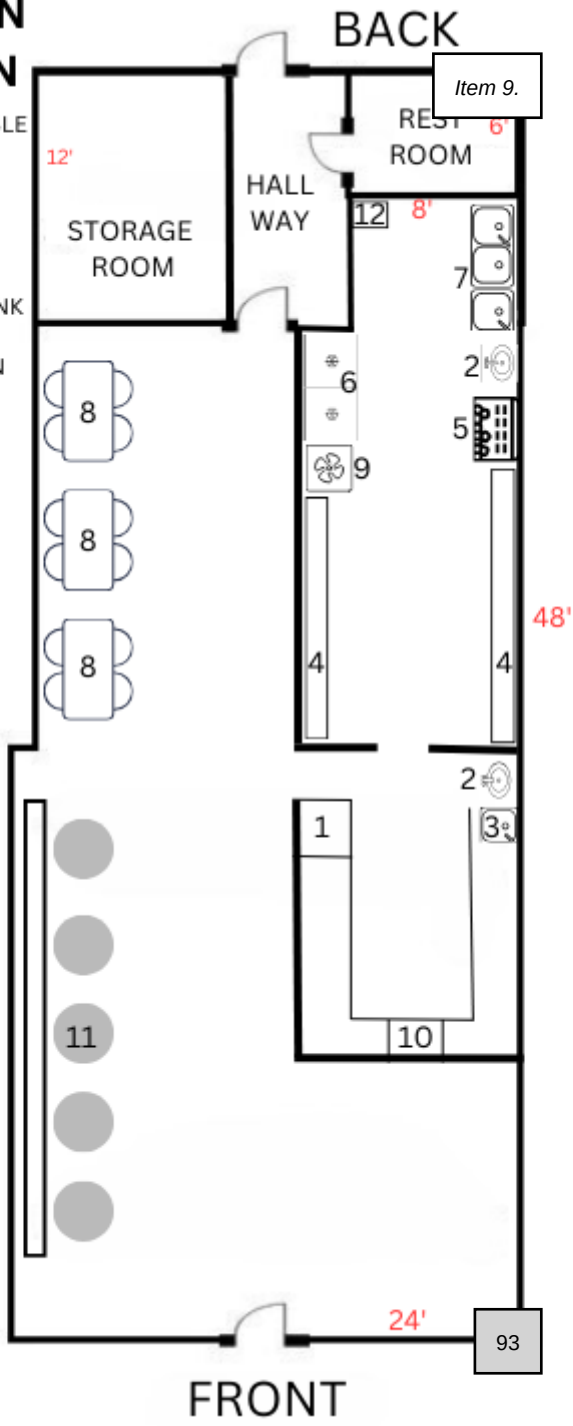


Pentecostals
of Sheboygan County...



RENOVATION FLOOR PLAN

- 1. SANDWICH PREP TABLE
- 2. HANDWASH SINK
- 3. RINSING SINK
- 4. PREP TABLES
- 5. ICE MAKER
- 6. REFRIGERATOR
- 7. 3-COMPARTMENT SINK
- 8. SEATING TABLES
- 9. CONVECTION OVEN
- 10. DISPLAY CASE
- 11. WINDOW SEATING
- 12. MOP SINK



FRONT

Chubby Bunny

BOB A & D E S S E R T

