



JOINT REVIEW BOARD AGENDA

April 16, 2024 at 1:30 PM

City Hall
Council Chambers (3rd Floor)
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. Call to Order
2. Pledge of Allegiance

MINUTES

3. Approval of the minutes from the February 27, 2024 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Review the public record, planning documents, and the resolutions passed by the Plan Commission and Common Council.
5. Consideration of resolution approving the creation of Tax Incremental District No 21.
6. Consideration of resolution approving the creation of Tax Incremental District No 22.
7. Consideration of resolution approving the creation of Tax Incremental District No. 23.
8. Consideration of resolution approving the creation of Tax Incremental District No 24.

NEXT MEETING

9. TBD

ADJOURN

10. 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

JOINT REVIEW BOARD MINUTES

Tuesday, February 27, 2024

OPENING OF MEETING

MEMBERS PRESENT: Mayor Ryan Sorenson, Roberta Filicky-Peneski (citizen), Roger TeStroete (County), Mark Boehlke (SASD), and Meredith Sauer (LTC)

STAFF/OFFICIALS PRESENT: Finance Director Kaitlyn Krueger, Planning & Development Director Diane McGinnis-Casey, and Community Development Planner Janet Duellman

OTHERS PRESENT: Phil Cosson (Ehlers), Kayla Thorpe (Ehlers), Brion Winters (von Briesen & Roper), and members of the public

1. Call to Order

Mayor Ryan Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

MINUTES

3. Approval of minutes from the December 19, 2023 meeting.

Motion by Roger TeStroete, second by Roberta Filicky-Peneski to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Consideration and appointment and/or reaffirmation of the Joint Review Board's public member.

Motion by Mark Boehlke, second by Roger TeStroete to reaffirm Roberta Filicky-Peneski as citizen member. Motion carried.

5. Election and/or reaffirmation of Chairperson.

Motion by Roberta Filicky-Peneski, second by Roger TeStroete to reaffirm Mayor Ryan Sorenson as Chairperson. Motion carried.

6. Discussion of responsibilities of the Joint Review Board.

Phil Cosson from Ehlers explained the meeting process, the "But For" test, and that this meeting to introduce the TID plans to the committee.

7. Review and discuss draft Project Plan for Tax Incremental District No. 21

Phil Cosson reviewed the Project Plan for Tax Incremental District No. 21

8. Review and discuss draft Project Plan for Tax Incremental District No. 22

Phil Cosson reviewed the Project Plan for Tax Incremental District No. 22

9. Review and discuss draft Project Plan for Tax Incremental District No. 23

Phil Cosson reviewed the Project Plan for Tax Incremental District No. 23

10. Review and discuss draft Project Plan for Tax Incremental District No. 24

Phil Cosson reviewed the Project Plan for Tax Incremental District No. 24

NEXT MEETING

11. To Be Determined

ADJOURN

12. Motion to adjourn

Motion by Roberta Filicky-Peneski, second by Roger TeStroete to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 3:44 p.m.


City Clerk

**CITY OF SHEBOYGAN
RESOLUTION 185-23-24**

BY ALDERPERSONS DEKKER.

MARCH 18, 2024

A RESOLUTION creating Tax Incremental District No. 21, approving its project plan and establishing its boundaries City of Sheboygan, Wisconsin.

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. 21 (the "District") is proposed to be created by the City as a district in need of rehabilitation or conservation work in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District 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 owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 27, 2024 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Sheboygan that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 21, City of Sheboygan", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2024.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a district in need of rehabilitation or conservation work based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) The City estimates that approximately 30% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the rehabilitation or conservation of the area consistent with the purpose for which the District is created.
4. The Project Plan for "Tax Incremental District No. 21, City of Sheboygan" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District,

specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL
March 25, 2024.

Presiding Officer


Ryan Sorenson, Mayor, City of
Sheboygan

Attest


Meredith DeBruin, City Clerk, City of
Sheboygan

Published April 1, 2024.

Certified March 26, 2024 to - Atty.; Fin. Dir.; CA.; DPW; Eng.; Planning


City Clerk

**CITY OF SHEBOYGAN
RESOLUTION 186-23-24**

BY ALDERPERSONS DEKKER.

MARCH 18, 2024

A RESOLUTION creating Tax Incremental District No. 22, approving its project plan and establishing its boundaries City of Sheboygan, Wisconsin.

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. 22 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District 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 February 27, 2024 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Sheboygan that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 22, City of Sheboygan", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2024.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) 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 Sheboygan an amount equal to the property taxes the town last levied on the territory for each of the next five years.
 - (f) 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 Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.
 - (h) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.

(i) Costs related to newly platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wisconsin Statutes Section 66.1105(2)(f)3.a.

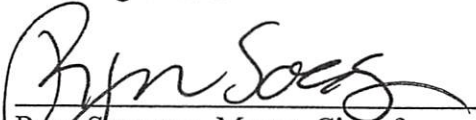
4. The Project Plan for "Tax Incremental District No. 22, City of Sheboygan" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL
March 25, 2024

Presiding Officer


Ryan Sorenson, Mayor, City of Sheboygan

Attest


Meredith DeBruin, City Clerk, City of Sheboygan

Published April 1, 2024.
Certified March 26, 2024 to - Atty.; Fin. Dir.; CA.; DPW; Eng.; Planning


City Clerk

**CITY OF SHEBOYGAN
RESOLUTION 183-23-24**

BY ALDERPERSONS DEKKER.

MARCH 18, 2024

A RESOLUTION creating Tax Incremental District No. 24, approving its project plan and establishing its boundaries City of Sheboygan, Wisconsin.

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. 24 (the "District") is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District 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 owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 27, 2024 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Sheboygan that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 24, City of Sheboygan", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2024.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a blighted area district based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
 - (f) 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, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District is created.

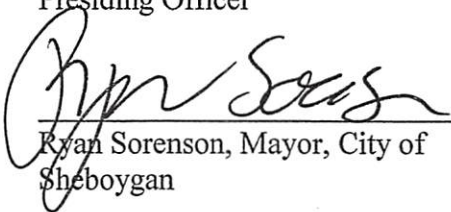
- 4. The Project Plan for "Tax Incremental District No. 24, City of Sheboygan" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL
March 25, 2024

Presiding Officer


 Ryan Sorenson, Mayor, City of Sheboygan

Attest


 Meredith DeBruin, City Clerk, City of Sheboygan

Published April 1, 2024.
Certified March 26, 2024 to - Atty.; Fin. Dir.; CA.; DPW; Eng.; Planning

I hereby certify that this is a true copy
of a document from the Common Council
proceedings of the City of Sheboygan.

Item 4.


City Clerk

**CITY OF SHEBOYGAN
RESOLUTION 184-23-24**

BY ALDERPERSONS DEKKER.

MARCH 18, 2024

A RESOLUTION creating Tax Incremental District No. 23, approving its project plan and establishing its boundaries City of Sheboygan, Wisconsin.

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. 23 (the "District") is proposed to be created by the City as a district in need of rehabilitation or conservation work in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District 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 owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 27, 2024 held a public hearing concerning the project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission designated the boundaries of the District, adopted the Project Plan, and recommended to the Common Council that it create such District and approve the Project Plan.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Sheboygan that:

1. The boundaries of the District that shall be named "Tax Incremental District No. 23, City of Sheboygan", are hereby established as specified in Exhibit A of this Resolution.
2. The District is created effective as of January 1, 2024.
3. The Common Council finds and declares that:
 - (a) Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).
 - (b) Based upon the finding stated in 3.a. above, the District is declared to be a district in need of rehabilitation or conservation work based on the identification and classification of the property included within the District.
 - (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.
 - (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.
 - (e) 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.
 - (f) The City estimates that approximately 5% to 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).
 - (g) The project costs relate directly to promoting the rehabilitation or conservation of the area consistent with the purpose for which the District is created.
4. The Project Plan for "Tax Incremental District No. 23, City of Sheboygan" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

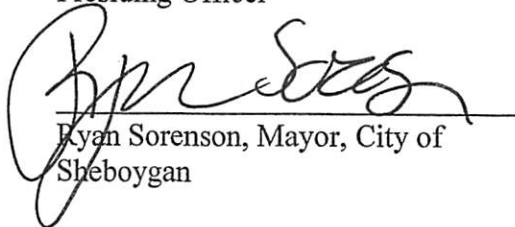
BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue, in such form as may be prescribed, for a "Determination of Tax Incremental Base", as of January 1, 2024, pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(b).

BE IT FURTHER RESOLVED THAT pursuant to Section 66.1105(5)(f) of the Wisconsin Statutes that the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under Wisconsin Statutes Section 70.45, those parcels of property which are within the District, specifying thereon the name of the said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under Section 70.65 of the Wisconsin Statutes.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

March 25, 2024

Presiding Officer


Ryan Sorenson, Mayor, City of Sheboygan

Attest


Meredith DeBruin, City Clerk, City of Sheboygan

Published April 1, 2024.

Certified March 26, 2024 to - Atty.; Fin. Dir.; CA.; DPW; Eng.; Planning

CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, February 27, 2024

MEMBERS PRESENT: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Jerry Jones and Alderperson Trey Mitchell

EXCUSED: Braden Schmidt

STAFF/OFFICIALS PRESENT: Associate Planner Ellise Rose and Director of Planning & Development Diane McGinnis Casey

OPENING OF MEETING

- 1. Roll Call

Mayor Sorenson called the meeting to order at 4pm.

- 2. Pledge of Allegiance

The Pledge of Allegiance was recited.

- 3. Identify potential conflict of interest

No committee member had a conflict.

MINUTES

- 4. Approval of the Plan Commission minutes from February 13, 2024.

MOTION TO APPROVE

Motion made by Jerry Jones, seconded by Kimberly Meller.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Jerry Jones and Alderperson Trey Mitchell

PUBLIC HEARING

- 5. Public Hearing regarding the proposed creation of Tax Incremental District No. 21, the proposed boundaries of the District, and the proposed Project Plan for the District.

Bryan Kelly, Dr. Toby Watson, Darrel Hofland, Kristine Balazs and Tom Liebl spoke.

- 6. Public Hearing regarding the proposed creation of Tax Incremental District No. 22, the proposed boundaries of the District, and the proposed Project Plan for the District.

No public comment.

- 7. Public Hearing regarding the proposed creation of Tax Incremental District No. 23, the proposed boundaries of the District, and the proposed Project Plan for the District.

No public comment.

- 8. Public Hearing regarding the proposed creation of Tax Incremental District No. 24, the proposed boundaries of the District, and the proposed Project Plan for the District.

No public comment.

9. Public hearing regarding application for Conditional Use Permit with exceptions by Richard Sadiq to locate and operate a Chester's food truck at the Blast Soft Serve property located at 406 Pennsylvania Avenue.

Darrel Hofland spoke.

MOTION TO CLOSE ALL THE PUBLIC HEARINGS.

Motion made by Jerry Jones, seconded by Alderperson Trey Mitchell.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Jerry Jones and Alderperson Trey Mitchell

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

10. Application for Conditional Use Permit with exceptions by Richard Sadiq to locate and operate a Chester's food truck at the Blast Soft Serve property located at 406 Pennsylvania Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS:

Motion made by Jerry Jones, seconded by Alderperson Trey Mitchell.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Jerry Jones and Alderperson Trey Mitchell

1. Applicant will be required to meet and/or obtain all codes, requirements, licenses, etc. to operate the food truck including but not limited to building, electrical, plumbing, HVAC, fire, health, food, vendors, etc.
2. Applicant shall obtain all necessary County Health Department licenses/permits to operate the food truck.
3. Food truck shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances (vision triangle requirements of Section 15.703 of the City of Sheboygan Zoning Ordinance).
4. No portion of the operation shall take place upon the City of Sheboygan public right-of-way or on adjacent properties – operation shall remain on the private property.
5. This conditional use permit is for Chester's only. No other temporary use is permitted to operate from the site. This conditional use permit is not transferable and any future food truck proposal would be required to obtain a conditional use permit to operate from this property.
6. If the applicant wishes to operate from the City public right-of-way or from another private commercial property they will need to obtain the necessary permits/approvals to do so.
7. Applicant shall adequately monitor/regulate and maintain this property.
8. In no instance shall the food stand create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issues arise, the Plan Commission may again review the conditional use permit.
9. If there are any amendments to the approved plans, the applicant will be required to submit a new conditional use application reflecting those amendments.
10. Food trailer to close at 10pm and operating from April through October
11. No amplified speakers
12. Signage limited to the wall sign
13. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.).

Exceptions granted:

- To operate the food truck permanently from the site

- 11. Gen. Ord. No. 41-23-24 by Alderperson Mitchell amending the City of Sheboygan Official Zoning Map the Sheboygan Zoning Ordinance to change the Use District Classification for property located around 1828 Oakland Avenue including Parcel Nos. 59281425440, 59281425550, and 59281425510 from Class Urban Industrial (UI) to Class Urban Industrial (UI) with PUD overlay Classification.

MOTION TO RECOMMEND THE COMMON COUNCIL ADOPT THE ORDINANCE.

Motion made by Ryan Sazama, seconded by Marilyn Montemayor.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Jerry Jones and Alderperson Trey Mitchell

- 12. R. O. No. 108-23-24 by City Clerk submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located around 1828 Oakland Avenue including Parcel Nos. 59281425440, 59281425550, and 59281425510 from Class Urban Industrial (UI) to Class Urban Industrial (UI) with PUD Overlay Classification.

MOTION TO RECOMMEND THE COMMON COUNCIL FILE THE R. O.

Motion made by Alderperson Trey Mitchell, seconded by Jerry Jones.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Jerry Jones and Alderperson Trey Mitchell

- 13. Resolution establishing the boundaries of and approving the project plan for Tax Incremental District No. 21.

MOTION TO APPROVE THE FOLLOWING RESOLUTION:

Motion made by Ryan Sazama, seconded by Marilyn Montemayor.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Jerry Jones and Alderperson Trey Mitchell

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 21

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. 21 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District 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 owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 27, 2024 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed 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 Tax Incremental District No. 21 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

14. Resolution establishing the boundaries of and approving the project plan for Tax Incremental District No. 22.

MOTION TO APPROVE THE FOLLOWING RESOLUTION:

Motion made by Marilyn Montemayor, seconded by Alderperson Trey Mitchell.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Jerry Jones and Alderperson Trey Mitchell

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 22

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. 22 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District 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 February 27, 2024 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed 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 Tax Incremental District No. 22 be created with boundaries as designated in Exhibit A of this Resolution.
 2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
 3. Creation of the District promotes orderly development in the City.
15. Resolution establishing the boundaries of and approving the project plan for Tax Incremental District No. 23.

MOTION TO APPROVE THE FOLLOWING RESOLUTION:

Motion made by Jerry Jones, seconded by Kimberly Meller.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Jerry Jones and Alderperson Trey Mitchell

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 23

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. 23 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District 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 owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 27, 2024 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed 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 Tax Incremental District No. 23 be created with boundaries as designated in Exhibit A of this Resolution.
 2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
 3. Creation of the District promotes orderly development in the City.
16. Resolution establishing the boundaries of and approving the project plan for Tax Incremental District No. 24.

MOTION TO APPROVE THE FOLLOWING RESOLUTION:

Motion made by Marilyn Montemayor, seconded by Kimberly Meller.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Jerry Jones and Alderperson Trey Mitchell

RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR TAX INCREMENTAL DISTRICT NO. 24

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. 24 (the "District") is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District 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 owners of all property in the proposed District; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on February 27, 2024 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed 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 Tax Incremental District No. 24 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.
3. Creation of the District promotes orderly development in the City.

NEXT MEETING

17. March 12, 2024

The next meeting is scheduled to be held on March 12, 2024.

ADJOURN

18. Motion to Adjourn

MOTION TO ADJOURN AT 5:19 PM.

Motion made by Ryan Sazama, seconded by Jerry Jones.

Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, Jerry Jones and Alderperson Trey Mitchell

April 16, 2024

PROJECT PLAN

City of Sheboygan, Wisconsin

Tax Incremental District No. 21

Downtown, River Front, and Southeast Side



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:	February 27, 2024
Public Hearing Held:	February 27, 2024
Approval by Plan Commission:	February 27, 2024
Adoption by Common Council:	March 25, 2024
Approval by the Joint Review Board:	April 16, 2024

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 21 (“District”) is proposed to be created to provide rehabilitation or conservation with an area of approximately 250.67 acres (excluding wetlands) located throughout the City’s downtown, river front, and near southside. When created, the district will pay the costs of new public infrastructure, cleanup and demolition costs, land acquisition, development incentives and other project costs, all of which are required to rehabilitate and conserve the area within the District with needed development and redevelopment of a variety of housing developments, ancillary retail and commercial uses and ancillary public uses (“Project”).

AUTHORITY

The City is creating the District under the provisions of Chapter 66 of the Wisconsin Statutes, particularly Sec. 66.1337 and Sec. 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$93M (“Project Costs”) not including potential future incentives of \$35M, to undertake the projects listed in this Project Plan (“Plan”). Project Costs associated with the proposed redevelopment of sites, necessary public infrastructure, development incentives, and administrative costs are detailed on Page 34 of this project plan.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$329M will result from the Project. 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 will generate sufficient tax increment to pay all Project Costs within its allowable 27 years. To cashflow the proposed project costs, we have included TID revenue sharing from TIDS 22, and 24. Future revenue sharing will need to be approved in future amendments.

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 City has received representations from various developers that the extraordinary costs associated with demolition of structures and redevelopment of existing sites makes the proposed redevelopment projects not economically viable without public involvement and incentives.

The public infrastructure necessary to allow for development and redevelopment within the District requires substantial investment. Absent the use of tax increment financing, the City is unable to fully-fund the necessary 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 provide new employment and housing opportunities and benefits to local businesses as the developers will likely purchase goods and services from local suppliers, retailers, restaurants and service companies during the construction of the projects.

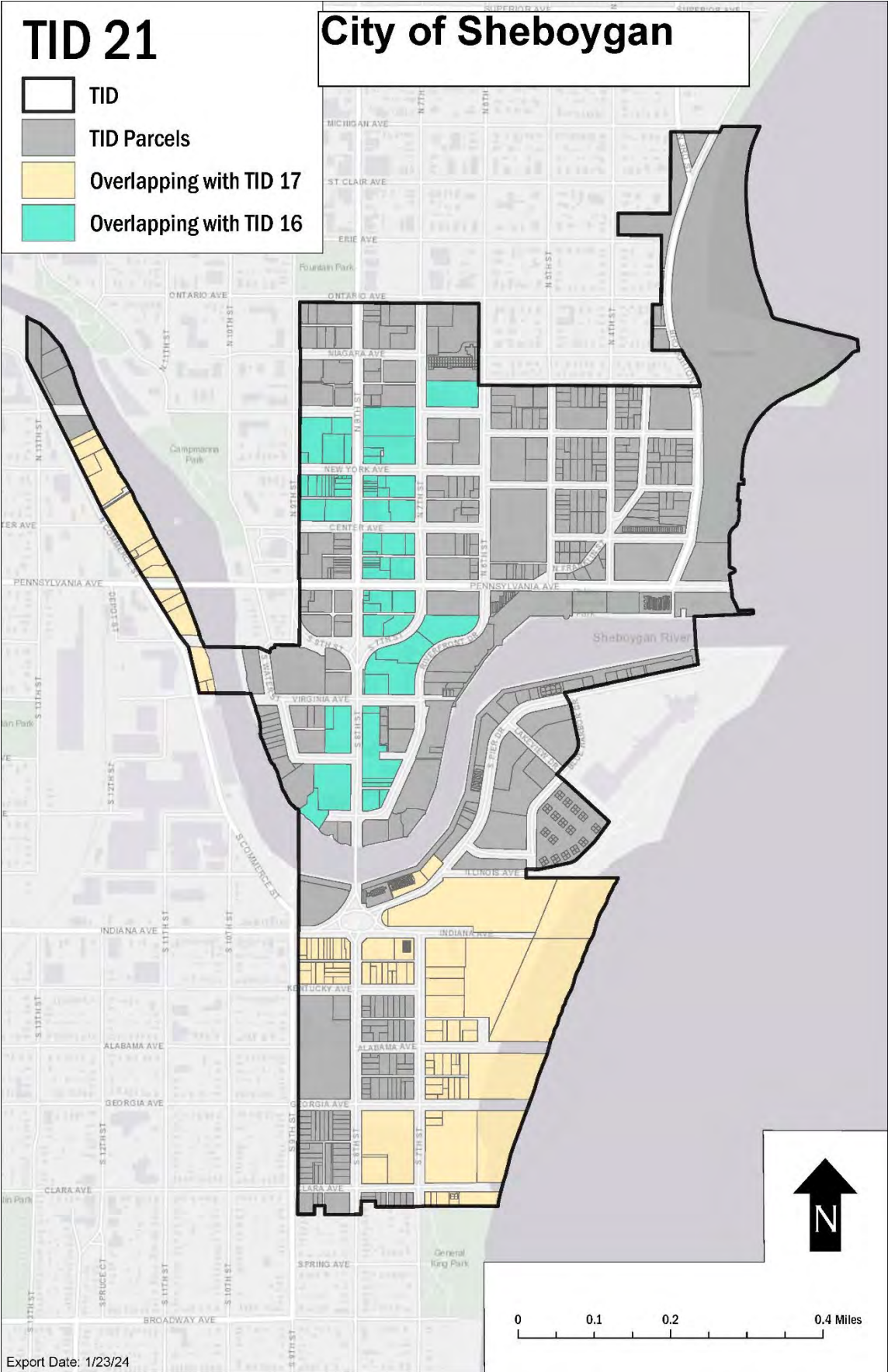
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the 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 is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).

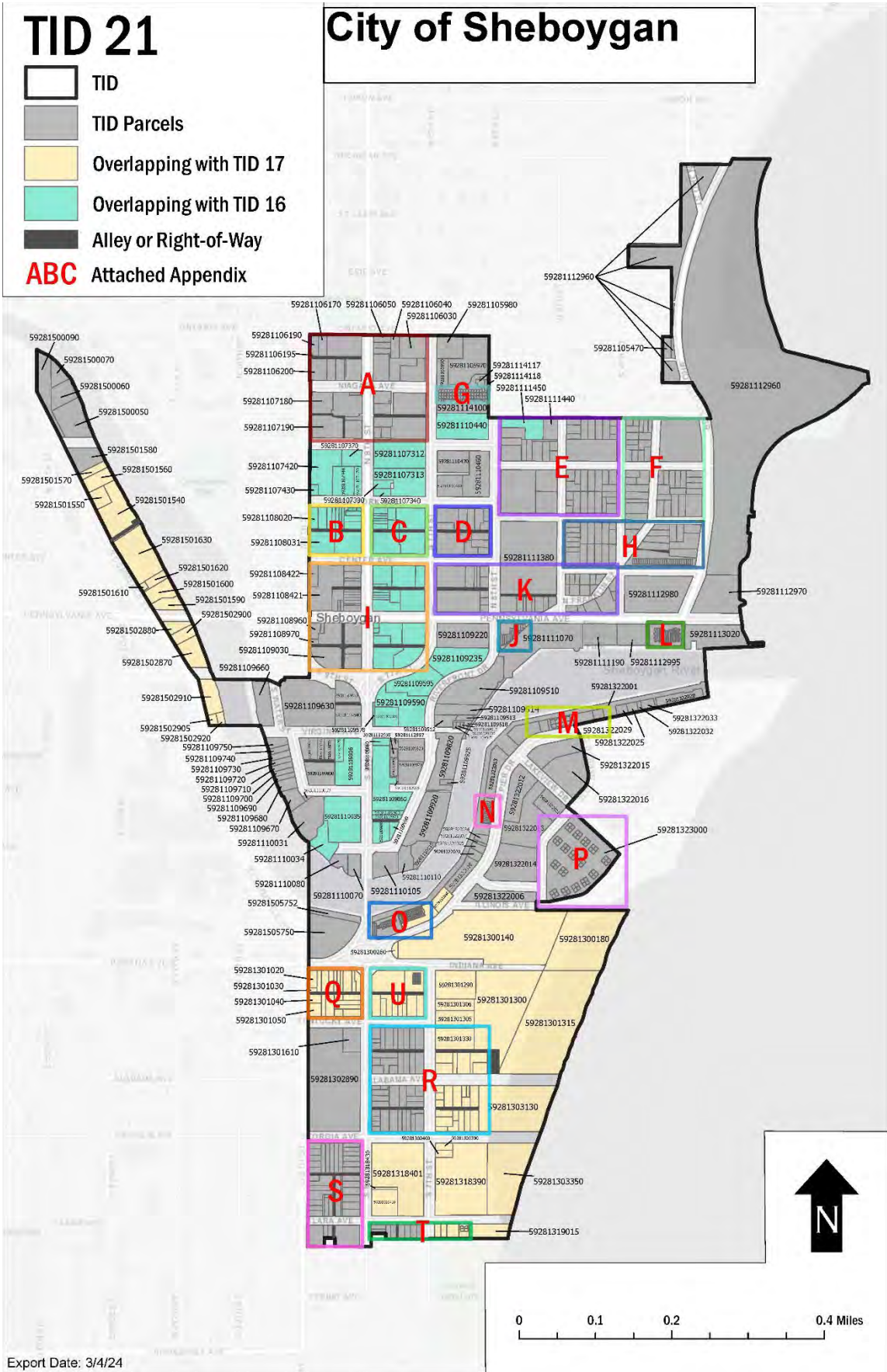
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all the other real property in the District.
8. The equalized value of taxable property in 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 City estimates that approximately 30% 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).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

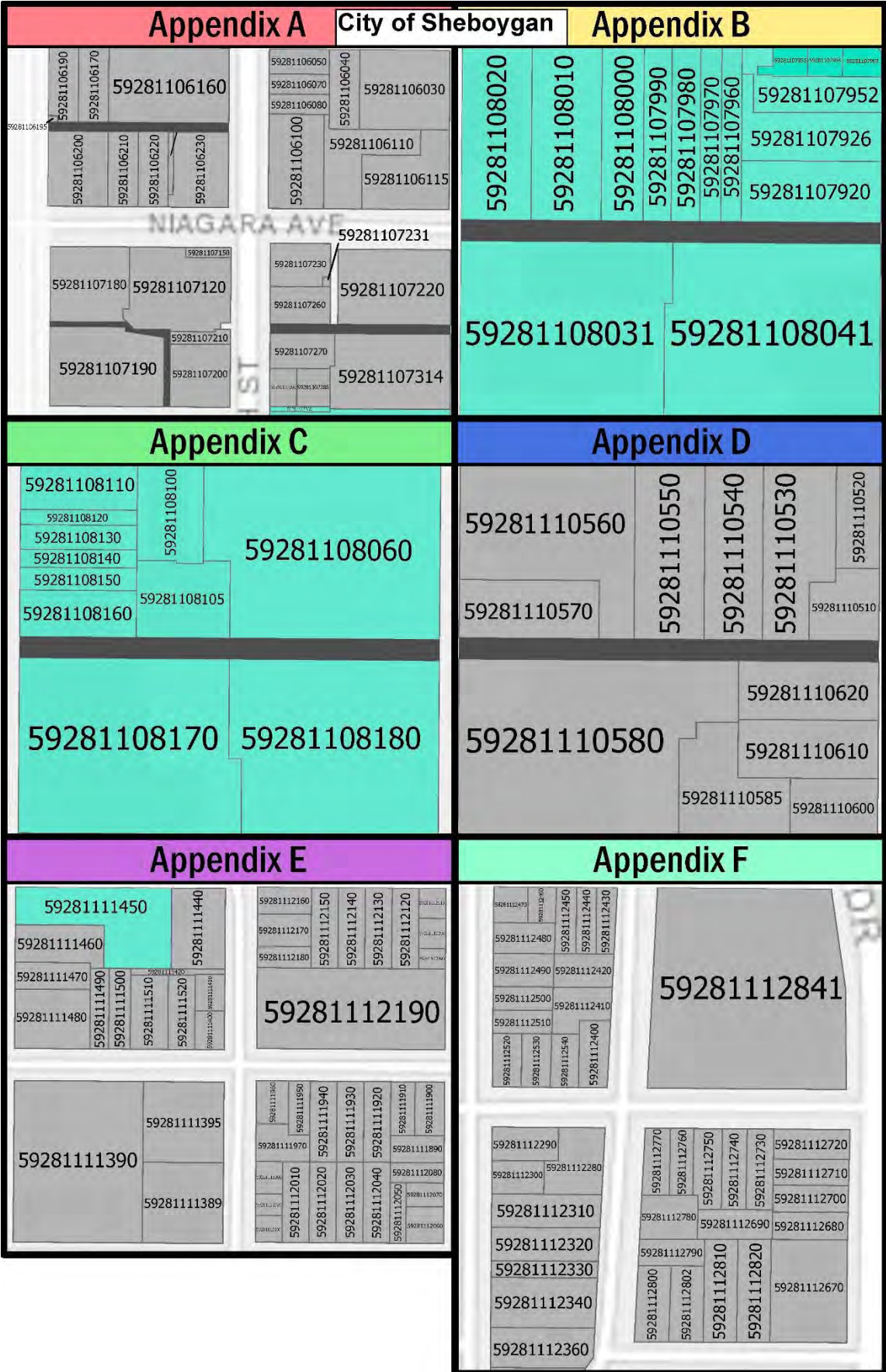
SECTION 2: Preliminary Map of Proposed District Boundary

Maps Found on Following Page.

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







Appendix H

City of Sheboygan

Parcel IDs shown include: 59281111740, 59281111750, 59281111760, 59281111770, 59281111780, 59281111790, 59281111810, 59281111730, 59281111720, 59281111710, 59281111700, 59281111680, 59281111690, 59281112370, 59281112380, 59281112620, 59281112630, 59281112640, 59281112650, 59281112660, 59281112590, 59281112580, 59281112560, 59281112550, 59281113000.

Appendix G

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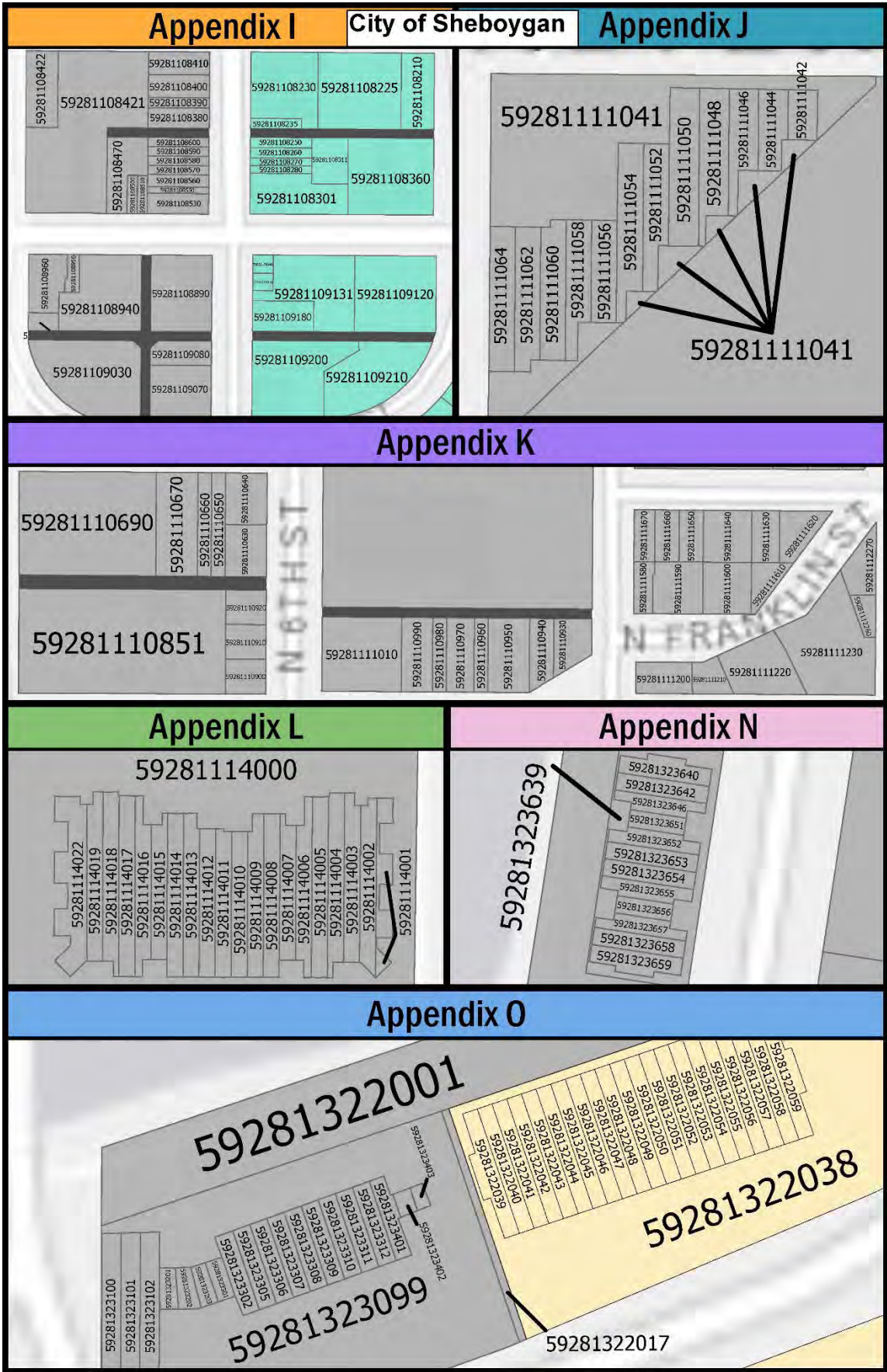
Appendix M

City of Sheboygan

Parcel IDs shown include: 59281322021, 59281322026, 59281323510, 59281323511, 59281323512, 59281323513, 59281323514, 59281323515, 59281323516, 59281323517, 59281323509, 59281322010, 59281322011.

Appendix T

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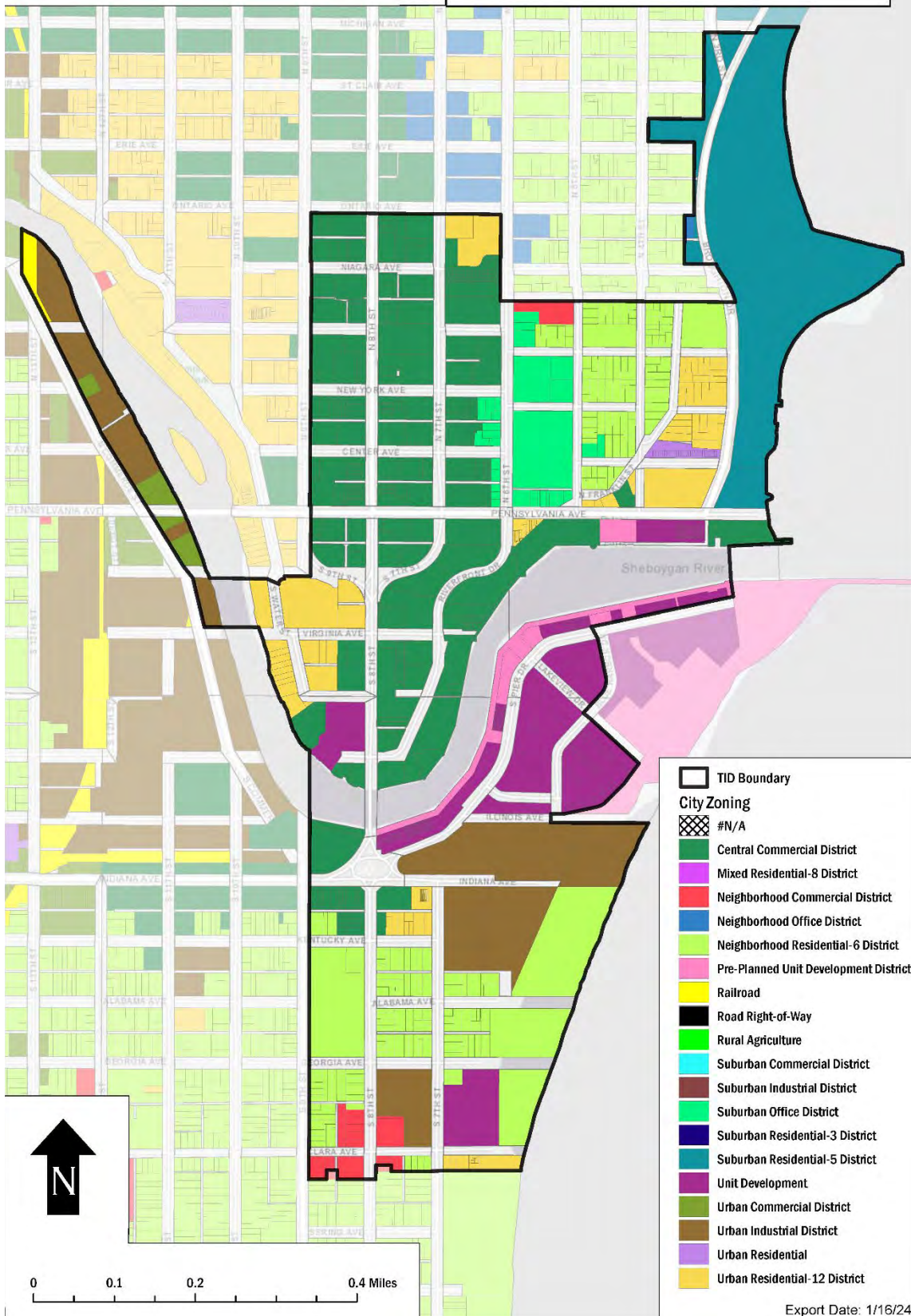
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SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.

TID 21 Existing Use

City of Sheboygan



SECTION 4:
Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin																Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)				
Tax Incremental District #21																				
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Property Information				Assessment Information			Equalized Value			District Classification										
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ..Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
59281105970	930 N 6TH ST	THE FOUNDERS CLUB LLC	1.617		No	251,700	4,577,400	4,829,100	97.29%	258,724	4,705,142	4,963,866			1.617		1.617		0.00	2
59281105980	623 ONTARIO AVE	ST LUKE UNITED METHODIST CHURCH	0.660		No	-	-	-	97.29%	0	0	0		0.660			0.660			X
59281105990	915 N 7TH ST	ST LUKE UNITED METHODIST CHURCH	0.367		No	-	-	-	97.29%	0	0	0		0.367			0.367			X
59281106030	N/A	PARKING UTILITY CITY OF SHEBOYGAN	0.657		No	-	-	-	97.29%	0	0	0		0.657			0.657	0.657		X
59281106040	721 ONTARIO AVE	FRIENDSHIP HOUSE INC	0.219		No	-	-	-	97.29%	0	0	0			0.219		0.219			X
59281106050	929 N 8TH ST	CHAMBERLAIN WORLD TRADE LLC	0.138		No	50,400	956,800	1,007,200	97.29%	51,807	983,502	1,035,308			0.138		0.138			2
59281106070	925 N 8TH ST	RICHARD W RUPP INC	0.110		No	33,600	382,700	416,300	97.29%	34,538	393,380	427,918			0.110		0.110			2
59281106080	919 N 8TH ST	THE RUDNICK GROUP LLC	0.110		No	33,600	277,100	310,700	97.29%	34,538	284,833	319,371			0.110		0.110			2
59281106100	909 N 8TH ST	NIAGARA LLC	0.475		No	145,600	3,009,300	3,154,900	97.29%	149,663	3,093,281	3,242,944			0.475		0.475	0.475		2
59281106110	722 NIAGARA AVE	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.420		No	-	-	-	97.29%	0	0	0		0.420			0.420	0.420		X
59281106115	708 NIAGARA AVE	SHEBOYGAN GSRS LLC	0.499		No	146,100	3,215,600	3,361,700	97.29%	150,177	3,305,338	3,455,515			0.499		0.499	0.499		2
59281106160	930 N 8TH ST	I&Z PROPERTIES LLC	0.827		No	162,100	903,200	1,065,300	97.29%	166,624	928,406	1,095,029			0.827		0.827	0.827		2
59281106170	N/A	SHEBOYGAN AREA SCHOOL DISTRICT	0.207		No	-	-	-	97.29%	0	0	0		0.207			0.207	0.207		X
59281106190	N/A	I&Z PROPERTIES LLC	0.201		No	61,300	-	61,300	97.29%	63,011	0	63,011			0.201		0.201	0.201		2
59281106195	N/A	CITY OF SHEBOYGAN	0.005		No	-	-	-	97.29%	0	0	0		0.005			0.005			X
59281106200	909 N 9TH ST	SHEBOYGAN AREA SCHOOL DISTRICT	0.413		No	-	-	-	97.29%	0	0	0		0.413			0.413			X
59281106210	822 NIAGARA AVE	DARROW PROPERTIES LLC	0.207		No	63,000	259,600	322,600	97.29%	64,758	266,845	331,603			0.207		0.207		0.00	2
59281106220	816 NIAGARA AVE	PARKING UTILITY CITY OF SHEBOYGAN	0.207		No	-	-	-	97.29%	0	0	0		0.207			0.207	0.207		X
59281106225	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.029		No	-	-	-	97.29%	0	0	0		0.029			0.029	0.029		X
59281106230	902 N 8TH ST	ABOVE & BEYOND CORP	0.385		No	-	-	-	97.29%	0	0	0			0.385		0.385			X
59281107120	826 N 8TH ST	SHEBOYGAN COMMUNITY THEATRE FOUNDATION INC	0.727		No	-	-	-	97.29%	0	0	0			0.727		0.727	0.727		X
59281107150	832 N 8TH ST	DUBOIS REAL ESTATE HOLDINGS LLC	0.041		No	12,600	145,200	157,800	97.29%	12,952	149,252	162,204			0.041		0.041		0.00	2
59281107180	821 NIAGARA AVE	PARKING UTILITY CITY OF SHEBOYGAN	0.537		No	-	-	-	97.29%	0	0	0		0.537			0.537	0.537		X
59281107190	824 WISCONSIN AVE	TRINITY EV LUTH CONG	0.804		No	-	-	-	97.29%	0	0	0		0.804			0.804	0.804		X
59281107200	804 N 8TH ST	FIFTH GENERATION PROPERTIES LLC	0.344		No	102,300	327,600	429,900	97.29%	105,155	336,742	441,897			0.344		0.344	0.344		2
59281107210	816 N 8TH ST	SHEBOYGAN COMMUNITY THEATRE FOUNDATION INC	0.073		No	-	-	-	97.29%	0	0	0			0.073		0.073	0.073		X
59281107220	721 NIAGARA AVE	PARKING UTILITY CITY OF SHEBOYGAN	0.774		No	-	-	-	97.29%	0	0	0		0.774			0.774	0.774		X
59281107230	N/A	NIAGARA LLC	0.230		No	70,500	-	70,500	97.29%	72,467	0	72,467			0.230		0.230	0.230		2
59281107231	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.007		No	-	-	-	97.29%	0	0	0		0.007			0.007	0.007		X
59281107260	821 N 8TH ST	BLACK PIG ELKHART LAKE LLC	0.205		No	62,600	884,500	947,100	97.29%	64,347	909,184	973,531			0.205		0.205			2
59281107270	809 N 8TH ST	KOHLBECK, THOMAS J	0.207		No	63,400	511,800	575,200	97.29%	65,169	526,083	591,252			0.207		0.207			2
59281107280	801 N 8TH ST	MARTENS MAKE MOVES LLC	0.093		No	28,600	254,300	282,900	97.29%	29,398	261,397	290,795			0.093		0.093			2
59281107285	804 N 7TH ST	URB LLC	0.116		No	35,300	123,300	158,600	97.29%	36,285	126,741	163,026			0.116		0.116			2
59281107306	N/A	CITY OF SHEBOYGAN	0.028		No	-	-	-	97.29%	0	0	0		0.028			0.028			X
59281107312	734 N 7TH ST	EIGHTH STREET SHEBOYGAN HOUSING CORP	1.666		16	510,300	9,386,500	9,896,800	97.29%	524,541	9,648,450	10,172,991			1.666		1.666			2
59281107313	710 NEW YORK AVE	CITY OF SHEBOYGAN	1.270		16	-	-	-	97.29%	0	0	0		1.270			1.270			X
59281107314	710 NEW YORK AVE	CITY OF SHEBOYGAN	0.812		16	-	-	-	97.29%	0	0	0		0.812			0.812			X
59281107330	709 N 8TH ST	WALKER, SAMUELA	0.172		16	52,800	359,800	412,600	97.29%	54,273	369,841	424,114			0.172		0.172		0.00	2
59281107340	701 N 8TH ST	PARK PLACE HOLDINGS LLC	0.144		16	43,700	520,800	564,500	97.29%	44,920	535,334	580,254			0.144		0.144		0.00	2
59281107370	N/A	CITY OF SHEBOYGAN	0.370		16	-	-	-	97.29%	0	0	0		0.370			0.370			X
59281107420	825 WISCONSIN AVE	PARKING UTILITY CITY OF SHEBOYGAN	1.213		16	-	-	-	97.29%	0	0	0		1.213			1.213	1.213		X
59281107430	703 N 9TH ST	ASHLING PROPERTIES LLC	0.103		16	31,500	113,900	145,400	97.29%	32,379	117,079	149,458			0.103		0.103			2
59281107440	710 N 8TH ST	CITY OF SHEBOYGAN MEAD PUBLIC LIBRARY	0.697		16	-	-	-	97.29%	0	0	0		0.697			0.697			X
59281107470	N/A	CITY OF SHEBOYGAN	0.246		16	-	-	-	97.29%	0	0	0		0.246			0.246			X
59281107520	N/A	EIGHTH STREET INVESTMENTS LLC	0.145		16	44,500	7,100	51,600	97.29%	45,742	7,298	53,040			0.145		0.145			2
59281107526	N/A	EIGHTH STREET INVESTMENTS LLC	0.122		16	35,400	7,100	42,500	97.29%	36,388	7,298	43,686			0.122		0.122			2
59281107552	N/A	EIGHTH STREET CONDOMINIUM OWNERS IN COMMON	0.146		16	-	-	-	97.29%	0	0	0			0.146		0.146			2
59281107553	632 N 8TH ST	EIGHTH STREET INVESTMENTS LLC	0.019		16	24,300	236,700	261,000	97.29%	24,978	243,306	268,284			0.019		0.019			2
59281107554	N/A	EIGHTH STREET INVESTMENTS LLC	0.017		16	20,200	202,700	222,900	97.29%	20,764	208,357	229,120			0.017		0.017			2
59281107555	N/A	AMERICAN ORTHODONTICS CORP	0.019		16	20,200	231,700	251,900	97.29%	20,764	238,166	258,930			0.019		0.019			2
59281107560	813 NEW YORK AVE	EIGHTH STREET INVESTMENTS LLC	0.060		16	18,200	62,900	81,100	97.29%	18,708	64,655	83,363			0.060		0.060			2
59281107570	815 NEW YORK AVE	815 NEW YORK AVE SHEBOYGAN LLC	0.062		16	18,900	221,300	240,200	97.29%	19,427	227,476	246,903			0.062		0.062			2
59281107580	817 NEW YORK AVE	HANN, ANDREW J	0.085		16	25,900	267,200	293,100	97.29%	26,623	274,657	301,280			0.085		0.085			2
59281107590	819 NEW YORK AVE	MOORE, ASHLEY	0.083		16	25,200	117,600	142,800	97.29%	25,903	120,882	146,785			0.083		0.083			2
59281108000	N/A	CITY OF SHEBOYGAN	0.124		16	-	-	-	97.29%	0	0	0		0.124			0.124			X
59281108010	827 NEW YORK AVE	CITY OF SHEBOYGAN	0.207		16	-	-	-	97.29%	0	0	0		0.207			0.207	0.207		X
59281108020	833 NEW YORK AVE	CITY OF SHEBOYGAN FIRE STATION -- NO 1	0.207		16	-	-	-	97.29%	0	0	0		0.207			0.207			X
59281108031	828 CENTER AVE	CITY OF SHEBOYGAN CITY HALL	0.611		16	-	-	-	97.29%	0	0	0		0.611			0.611			X
59281108041	604 N 8TH ST	EIGHTH STREET INVESTMENTS LLC	0.629		16	179,600	825,500	1,005,100	97.29%	184,612	848,537	1,033,149			0.629		0.629			2
59281108060	715 NEW YORK AVE	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.664		16	-	-	-	97.29%	0	0	0		0.664			0.664	0.664		X
59281108100	723 NEW YORK AVE																			

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Property Information					Assessment Information			Equalized Value			District Classification			District Classification							
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? (Indicate TID #)	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant		
59281108410	532 N 8TH ST	TECH HUB LLC	0.124		No	37,800	423,200	461,000	97.29%	38,855	435,010	473,865			0.124		0.124				2
59281108421	828 PENNSYLVANIA AVE	CITY OF SHEBOYGAN PARKING UTILITY	1.227		No	-	-	-	97.29%	0	0	0			1.227		1.227				X
59281108422	833 CENTER AVE	SHEBOYGAN COLUMBUS INSTITUTE	0.216		No	-	-	-	97.29%	0	0	0			0.216		0.216				X
59281108470	818 PENNSYLVANIA AVE	HEARTLAND AFFORDABLE HOUSING - SHEBOYGAN BALZER INC	0.207		No	39,600	290,800	330,400	97.29%	40,705	298,915	339,621			0.207		0.207				2
59281108500	816 PENNSYLVANIA AVE	KISTNER, ELISA M	0.034		No	10,500	123,800	134,300	97.29%	10,793	127,255	138,048			0.034		0.034				2
59281108510	814 PENNSYLVANIA AVE	SWANSON, KEVIN R	0.034		No	10,500	61,700	72,200	97.29%	10,793	63,422	74,215			0.034		0.034				2
59281108530	502 N 8TH ST	502 NORTH 8TH LLC	0.110		No	33,600	390,900	424,500	97.29%	34,538	401,809	436,347			0.110		0.110				2
59281108550	506 N 8TH ST	NICLA, THOMAS R	0.036		No	10,900	63,700	74,600	97.29%	11,204	65,478	76,682			0.036		0.036				2
59281108560	508 N 8TH ST	SLSV REAL ESTATE LLC	0.066		No	20,200	164,600	184,800	97.29%	20,764	169,194	189,957			0.066		0.066				2
59281108570	510 N 8TH ST	MUM MILLER HOLDINGS LLC	0.050		No	15,100	121,700	136,800	97.29%	15,521	125,096	140,618			0.050		0.050				2
59281108580	512 N 8TH ST	TAYLOR PROPERTIES LLC	0.051		No	15,400	132,200	147,600	97.29%	15,830	135,889	151,719			0.051		0.051				2
59281108590	514 N 8TH ST	TAYLOR PROPERTIES LLC	0.051		No	15,400	84,000	99,400	97.29%	15,830	86,344	102,174			0.051		0.051				2
59281108600	516 N 8TH ST	PETR, JAMES M	0.051		No	15,400	186,700	202,100	97.29%	15,830	191,910	207,740			0.051		0.051				2
59281108690	502 S 8TH ST	LAKEVIEW BEVERAGES INC	0.413		No	122,400	943,500	1,065,900	97.29%	125,816	969,830	1,095,646			0.413		0.413				2
59281108940	815 PENNSYLVANIA AVE	CITY OF SHEBOYGAN	0.489		No	-	-	-	97.29%	0	0	0			0.489		0.489				X
59281108950	827 PENNSYLVANIA AVE	R & G HOLDINGS LLC	0.043		No	13,200	156,100	169,300	97.29%	13,568	160,456	174,025			0.043		0.043				2
59281108960	833 PENNSYLVANIA AVE	JCB MANAGEMENT GROUP LLC	0.183		No	55,900	532,700	588,600	97.29%	57,460	547,566	605,026			0.183		0.183				2
59281108970	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.048		No	-	-	-	97.29%	0	0	0			0.048		0.048		0.048		X
59281109030	N/A	CITY OF SHEBOYGAN	0.631		No	-	-	-	97.29%	0	0	0			0.631		0.631				X
59281109070	532 S 8TH ST	SHEB RETAIL LLC	0.281		No	84,400	285,000	369,400	97.29%	86,755	292,954	379,709			0.281		0.281				2
59281109080	522 S 8TH ST	PESTO LLC W/ LTD LIABILITY CO	0.130		No	39,500	439,300	478,800	97.29%	40,602	451,560	492,162			0.13		0.13				2
59281109120	N/A	7 PENN HOLDINGS LLC	0.551		16	101,700	10,600	112,300	97.29%	104,538	10,896	115,434				0.551		0.551	0.551		2
59281109131	731 PENNSYLVANIA AVE	FOODWORKS HOLDINGS LLC	0.459		16	134,500	685,400	819,900	97.29%	138,254	704,528	842,781			0.459		0.459				2
59281109140	733 PENNSYLVANIA AVE	ARMY HOLDINGS LLC	0.033		16	10,100	190,600	200,700	97.29%	10,382	195,919	206,301			0.033		0.033				2
59281109150	505 S 8TH ST	JC FREEDOM INVESTMENTS LLC	0.031		16	9,500	146,200	155,700	97.29%	9,765	150,280	160,045			0.031		0.031				2
59281109180	511 S 8TH ST	PESTO LLC	0.165		16	50,400	434,900	485,300	97.29%	51,807	447,037	498,843			0.165		0.165				2
59281109200	531 S 8TH ST	HEARTLAND AFFORDABLE HOUSING - SHEBOYGAN LEVERENZ LLC	0.548		16	158,200	733,800	892,000	97.29%	162,615	754,278	916,893			0.548		0.548				2
59281109210	518 S 7TH ST	PARKING UTILITY CITY OF SHEBOYGAN	0.478		16	-	-	-	97.29%	0	0	0			0.478		0.478		0.478		4
59281109220	615 PENNSYLVANIA AVE	PRAIRIE ON THE LAKE LLC	1.386		No	400,900	1,951,000	2,351,900	97.29%	412,088	2,005,447	2,417,535			1.386		1.386				2
59281109235	N/A	PRAIRIE ON THE LAKE LLC	1.349		No	391,700	-	391,700	97.29%	402,631	-	402,631			1.349		1.349				2
59281109250	539 RIVERFRONT DR	539 RIVERFRONT LLC	1.716	0.019318	No	371,400	435,600	807,000	97.29%	381,765	447,756	829,521			1.697		1.697				2
59281109512	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.272		No	-	-	-	97.29%	0	0	0			0.272		0.272				X
59281109513	635 RIVERFRONT DR	HOLBROOK TRUST	0.105	0.00749	No	48,200	233,500	281,700	97.29%	49,545	240,016	289,561			0.098		0.098				2
59281109514	631 RIVERFRONT DR	SIMENZ, ELLEN	0.527	0.002308	No	52,900	223,400	276,300	97.29%	54,376	229,634	284,011			0.525		0.525				2
59281109515	641 RIVERFRONT DR UNIT A	HOLBROOK TRUST	0.026		No	38,900	118,600	157,500	97.29%	39,986	121,910	161,895			0.026		0.026				2
59281109516	641 RIVERFRONT DR UNIT B	HOLBROOK TRUST	0.026		No	38,900	110,300	149,200	97.29%	39,986	113,378	153,364			0.026		0.026				2
59281109517	641 RIVERFRONT DR UNIT C	THE BRASS BELL LLC	0.026		No	41,200	182,800	224,000	97.29%	42,350	187,901	230,251			0.026		0.026				2
59281109518	641 RIVERFRONT DR	HARBORSIDE CONDOMINI	0.073	0.026156	No	-	-	-	97.29%	0	0	0			0.047		0.047				2
59281109578	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.049		16	-	-	-	97.29%	0	0	0			0.049		0.049				X
59281109580	621 S 8TH ST	SHEBOYGAN COUNTY CHAMBER OF COMMERCE	0.514		16	134,400	239,300	373,700	97.29%	138,151	245,978	384,129			0.514		0.514				2
59281109590	615 S 8TH ST	SOUTH PIER FAMILY INVESTMENTS INC	1.370		16	306,600	1,603,200	1,909,800	97.29%	315,156	1,647,941	1,963,097			1.37		1.370				2
59281109595	610 RIVERFRONT DR	SOUTH PIER FAMILY INVESTMENTS INC	1.148		16	263,700	757,700	1,021,400	97.29%	271,059	778,845	1,049,904			1.148		1.148				2
59281109610	N/A	CITY OF SHEBOYGAN	0.467		No	-	-	-	97.29%	0	0	0			0.467		0.467		0.467		X
59281109630	843 JEFFERSON AVE	SHEB AREA SCHOOL DIST	2.650		No	-	-	-	97.29%	0	0	0			2.650		2.650				X
59281109640	620 S 8TH ST	HEARTLAND AFFORDABLE HOUSING-SHEBOYGAN JUNG LLC	0.620		No	239,400	1,629,300	1,868,700	97.29%	246,081	1,674,769	1,920,850			0.62		0.620				2
59281109660	N/A	SHEB AREA SCHOOL DIST	0.789		No	-	-	-	97.29%	0	0	0			0.789		0.789				X
59281109670	S 5 WATER ST	PULASKI, JAMES S	0.365	0.002893	No	39,300	-	39,300	97.29%	40,397	0	40,397			0.362		0.362				1
59281109680	730 S WATER ST	KODIAK HOLDINGS LLC	0.233	0.00429	No	26,900	74,000	100,900	97.29%	27,651	76,065	103,716			0.229		0.229				1
59281109690	726 S WATER ST	KODIAK HOLDINGS LLC	0.110	0.001398	No	16,400	80,500	96,900	97.29%	16,858	82,747	99,604			0.109		0.109				1
59281109700	724 S WATER ST	CAPITAL INVESTMENT PROPERTIES LLC	0.117	0.002491	No	14,400	80,900	95,300	97.29%	14,802	83,158	97,960			0.115		0.115				1
59281109710	718 S WATER ST	KODIAK HOLDINGS LLC	0.141	0.00842	No	16,500	96,300	112,800	97.29%	16,960	98,987	115,948			0.133		0.133				1
59281109720	714 S WATER ST	ZUNIGA, MAGDALENO	0.128	0.00116	No	15,400	81,800	97,200	97.29%	15,830	84,083	99,913			0.127		0.127				1
59281109730	N/A	ZUNIGA, BENITO C	0.142		No	18,900	-	18,900	97.29%	19,427	0	19,427			0.142		0.142				1
59281109740	708 S WATER ST	JAROSINSKI, ERIC RICHARD	0.131		No	16,700	49,700	66,400	97.29%	17,166	51,087	68,253			0.131		0.131				1
59281109750	702 S WATER ST	SPIELVOGEL, CHAD	0.221		No	22,300	113,000	135,300	97.29%	22,922	116,154	139,076			0.221		0.221				1
59281109770	N/A	SS CYRIL & METH CONG	0.222		16	-	-	-	97.29%	0	0	0			0.222		0.222		0.222		4
59281109780	823 VIRGINIA AVE																				

City of Sheboygan, Wisconsin																											
Tax Increment District #21																											
Base Property Information																											
Property Information							Assessment Information					Equalized Value					District Classification					District Classification					
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #		Land			Equalized Value Ratio			Industrial (Zoned and Suitable)					Rehab/Conservation					Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)				
							Imp	Total	Value	Ratio	Land	Imp	Total	Commercial/Business	Existing Residential	Suitable for Mixed Use	Rehab/Conservation	Vacant									
5928110670	N/A	SHEBOYGAN PRESS LLC	0.207		No	63,000	-	63,000	97.29%	64,758	0	64,758														2	
5928110690	611 CENTER AVE	FIRST WIS NATL BANK	0.683		No	195,500	172,300	367,800	97.29%	200,956	177,108	378,064															2
5928110851	622 PENNSYLVANIA AVE	CCM SHEBOYGAN 7PENN LLC	1.032		No	435,600	9,094,800	9,530,400	97.29%	447,756	9,348,610	9,796,366															2
5928110900	502 N 6TH ST	COMMODORE PROPERTIES LLC	0.067		No	11,900	65,800	77,700	97.29%	12,232	67,636	79,868															2
5928110910	508 N 6TH ST	PERKINS, TIFFANI	0.067		No	11,900	168,300	180,200	97.29%	12,232	172,997	185,229															2
5928110920	514 N 6TH ST	PAZUR, DENISE M	0.067		No	9,000	102,300	111,300	97.29%	9,251	105,155	114,406															1
5928110930	502 PENNSYLVANIA AVE	PENTEK, DENNIS P	0.087		No	12,600	116,900	129,500	97.29%	12,952	120,162	133,114															1
5928110940	504 PENNSYLVANIA AVE	PRIGGE, JILL	0.077		No	10,100	139,200	149,300	97.29%	10,382	143,085	153,467															1
5928110950	510 PENNSYLVANIA AVE	SAVANH, KHAMVANG	0.147		No	16,800	137,600	154,400	97.29%	17,269	141,440	158,709															1
5928110960	N/A	SHEBOYGAN COUNTY	0.049		No	-	-	-	97.29%	0	0	0															3
5928110970	516 PENNSYLVANIA AVE	DAMKOT, GERALD G & JULIE A	0.098		No	11,900	82,300	94,200	97.29%	12,232	84,597	96,829															1
5928110980	520 PENNSYLVANIA AVE	SHEBOYGAN COUNTY	0.049		No	-	-	-	97.29%	0	0	0															3
5928110990	524 PENNSYLVANIA AVE	SMYTH, JEFFREY G	0.111		No	13,200	111,300	124,500	97.29%	13,568	114,406	127,974															1
5928111010	N/A	SHEBOYGAN COUNTY	0.283		No	-	-	-	97.29%	0	0	0															3
5928111041	N/A	HARBOR POINTE CONDOMINIUMS	0.211		No	-	-	-	97.29%	0	0	0															1
5928111042	525 PENNSYLVANIA AVE	MOYER, JACQUELYN J	0.009		No	37,500	312,800	350,300	97.29%	38,547	321,529	360,076															1
5928111044	525 PENNSYLVANIA AVE	RAIRIE ON THE LAKE LLC	0.014		No	37,500	281,300	318,800	97.29%	38,547	280,150	327,697															1
5928111046	525 PENNSYLVANIA AVE	KOBER LIVING TRUST OF 1997	0.017		No	37,500	266,700	304,200	97.29%	38,547	274,143	312,689															1
5928111048	525 PENNSYLVANIA AVE	ROENITZ, CHRISTINE M	0.024		No	37,500	346,100	383,600	97.29%	38,547	355,759	394,305															1
5928111050	525 PENNSYLVANIA AVE	KALMUCK REVOCABLE TRUST, JOHN R AND SUSAN L	0.029		No	37,500	372,400	409,900	97.29%	38,547	382,793	421,339															1
5928111052	525 PENNSYLVANIA AVE	SCHNEIDER, VALERIE L	0.020		No	37,500	317,600	355,100	97.29%	38,547	326,463	365,010															1
5928111054	525 PENNSYLVANIA AVE	RAUWERDINK LIVING TRUST OF 2007	0.025		No	37,500	308,300	345,800	97.29%	38,547	316,904	355,450															1
5928111056	525 PENNSYLVANIA AVE	MUNSON, MARK B	0.016		No	37,500	372,200	409,700	97.29%	38,547	382,587	421,134															1
5928111058	525 PENNSYLVANIA AVE	ABLER, RONALD F	0.019		No	37,500	428,700	466,200	97.29%	38,547	440,664	479,210															1
5928111060	525 PENNSYLVANIA AVE	BARNES SEPARATE TRUST, POLLY J	0.021		No	37,500	389,600	427,100	97.29%	38,547	400,473	439,019															1
5928111062	525 PENNSYLVANIA AVE	PAIGE SR, JAMES R	0.022		No	37,500	369,000	406,500	97.29%	38,547	379,298	417,844															1
5928111064	525 PENNSYLVANIA AVE	WALKER LIVING TRUST OF 2000	0.022		No	37,500	448,300	485,800	97.29%	38,547	460,811	499,357															1
5928111070	505 PENNSYLVANIA AVE	CITY OF SHEBOYGAN ROTARY RIVERVIEW PARK	2.702	0.219298	No	-	-	-	97.29%	0	0	0															2
5928111190	N/A	400 RIVERVIEW LLC	0.802		No	301,200	-	301,200	97.29%	309,606	0	309,606															X
5928111200	434 PENNSYLVANIA AVE	PREMER PROPERTIES OF WI LLC	0.084		No	32,100	198,100	230,200	97.29%	32,996	203,628	236,624															2
5928111210	507 N FRANKLIN ST	HARDY, MATTHEW	0.055		No	8,900	149,800	158,700	97.29%	9,148	153,980	163,129															1
5928111220	420 PENNSYLVANIA AVE	HECKENDORF, BRIAN	0.177		No	19,400	78,000	97,400	97.29%	19,941	80,177	100,118															2
5928111230	406 PENNSYLVANIA AVE	EVANS, DENNIS L	0.360		No	111,400	54,000	165,400	97.29%	114,509	55,507	170,016															2
5928111300	615 N 6TH ST	SHEBOYGAN COUNTY COURT HOUSE & LAW CENTER	4.513		No	-	-	-	97.29%	0	0	0															3
5928111389	508 NEW YORK AVE	SHEBOYGAN COUNTY	0.517		No	-	-	-	97.29%	0	0	0															3
5928111390	522 NEW YORK AVE	ST CLEMENTS CONGREGATION	1.653		No	-	-	-	97.29%	0	0	0															X
5928111395	503 WISCONSIN AVE	CATHOLIC SOCIAL SERVICES ARCHDIOCESE OF MILWAUKEE INC	0.517		No	-	-	-	97.29%	0	0	0															X
5928111400	502 WISCONSIN AVE	HILDEBRAND, ELLEN E	0.091		No	10,700	170,100	180,800	97.29%	10,999	174,847	185,846															1
5928111410	812 N 5TH ST	OLSON, JUSTIN	0.086		No	10,400	123,800	134,200	97.29%	10,690	127,255	137,945															1
5928111420	N/A	CITY OF SHEBOYGAN	0.046		No	-	-	-	97.29%	0	0	0															X
5928111440	507 WASHINGTON CT	TAYLOR, KENNETH R	0.344		No	23,800	442,600	466,400	97.29%	24,644	454,952	479,416															1
5928111450	N/A	WELLS FARGO BANK	0.696		16	86,900	17,500	104,400	97.29%	89,325	17,988	107,314															2
5928111460	819 N 6TH ST	819N6 LLC	0.271		No	44,800	208,200	253,000	97.29%	46,050	214,010	260,060															2
5928111470	813 N 6TH ST	STAR HOLDINGS LLC	0.161		No	27,700	149,200	176,900	97.29%	28,473	153,364	181,837															2
5928111480	805 N 6TH ST	LIFE POINT HOLDINGS LLC	0.354		No	63,700	371,900	435,600	97.29%	65,478	382,279	447,756															2
5928111490	524 WISCONSIN AVE	GRUBE, TERENCE E	0.121		No	10,500	107,300	117,800	97.29%	10,793	110,294	121,087															1
5928111500	520 WISCONSIN AVE	TSIOULOS, NIKOLAOS I	0.138		No	11,800	95,100	106,900	97.29%	12,129	97,754	109,883															1
5928111510	512 WISCONSIN AVE	TSIOULOS, NIKOLAOS I	0.222		No	30,500	208,600	239,100	97.29%	31,351	214,421	245,773															2
5928111520	508 WISCONSIN AVE	PIRRUNG, GARY R	0.158		No	13,700	166,800	180,500	97.29%	14,082	171,455	185,537															1
5928111580	436 N FRANKLIN ST	WERMUTH, ALEXANDER	0.048		No	6,100	77,400	83,500	97.29%	6,270	79,580	85,830															1
5928111590	422 N FRANKLIN ST	LIVERNORE, TIMOTHY J	0.124		No	13,500	89,000	102,500	97.29%	13,977	91,484	105,360															1
5928111600	424 N FRANKLIN ST	WILLIS, RITA A	0.121		No	13,200	88,100	101,300	97.29%	13,568	90,559	104,127															

City of Sheboygan, Wisconsin											Assessment Roll Classification?									
Tax Increment District #21											(Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 6M, Forest = Class 6, Other = Class 7 & Exempt = X)									
Base Property Information											District Classification									
Property Information	Assessment Information	Equalized Value			District Classification			District Classification												
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
59281112120	409 WASHINGTON CT	BLAHA, JAMES J	0.172	No		14,300	240,000	254,300	97.29%	14,699	246,698	261,397				0.172	0.172		1	
59281112130	413 WASHINGTON CT	XIONG, VANG	0.172	No		14,300	84,200	98,500	97.29%	14,699	86,550	101,249				0.172	0.172		1	
59281112140	419 WASHINGTON CT	GLEUE, MICHAEL LEE	0.172	No		14,300	76,300	90,600	97.29%	14,699	78,429	93,128				0.172	0.172		1	
59281112150	421 WASHINGTON CT	MORAIN PROPERTIES INC	0.172	No		14,300	70,900	85,200	97.29%	14,699	72,879	87,578				0.172	0.172		1	
59281112160	829 N 5TH ST	BRUYETTE ENTERPRISES NORTH LLC	0.115	No		11,600	93,200	104,800	97.29%	11,924	95,801	107,725				0.115	0.115		1	
59281112170	821 N 5TH ST	BESTUL, MICHELLE E	0.138	No		13,500	156,500	170,000	97.29%	13,877	160,867	174,744				0.138	0.138		1	
59281112180	817 N 5TH ST	PILOGER, SARA	0.092	No		9,600	117,700	127,300	97.29%	9,868	120,985	130,853				0.092	0.092		1	
59281112190	428 WISCONSIN AVE	CITY OF SHEBOYGAN	1.205	No		-	-	-	97.29%	0	0	0		1.205				1.205	X	
59281112200	512 N 4TH ST	GRAY, PETER L	0.038	No		7,100	53,800	60,900	97.29%	7,298	55,301	62,600				0.038	0.038		1	
59281112270	520 N 4TH ST	K R PROPERTIES 1 LLC	0.078	No		17,800	96,400	114,200	97.29%	18,297	99,090	117,387			0.078				2	
59281112280	325 WISCONSIN AVE	SWEET HOME WI PROPERTIES LLC	0.180	No		18,200	169,700	187,900	97.29%	18,708	174,496	193,144				0.180			2	
59281112290	727 N 4TH ST	SWEET HOME WI PROPERTIES LLC	0.114	No		11,600	116,900	128,500	97.29%	11,924	120,162	132,086				0.114	0.114		1	
59281112300	721 N 4TH ST	CHESTER HOLDINGS LLC	0.090	No		10,600	91,400	102,000	97.29%	10,896	93,951	104,847				0.090	0.090		1	
59281112310	717 N 4TH ST	JOCHIMSEN, DUNCAN G	0.188	No		14,700	120,500	135,200	97.29%	15,110	123,863	138,973				0.188	0.188		1	
59281112320	713 N 4TH ST	CHESTER, CURT	0.185	No		14,700	91,400	106,100	97.29%	15,110	93,951	109,061				0.185	0.185		1	
59281112330	709 N 4TH ST	JEFFREY, JOSEPH A	0.092	No		8,100	46,200	54,300	97.29%	8,326	47,489	55,815				0.092	0.092		1	
59281112340	703 N 4TH ST	KAHNOREN PROPERTIES LLC	0.271	No		20,100	49,800	69,900	97.29%	20,661	51,190	71,851				0.271	0.271		1	
59281112360	633 N 4TH ST	GUSE, MICHAEL	0.211	No		16,700	104,300	121,000	97.29%	17,166	107,211	124,377				0.211	0.211		1	
59281112370	629 N 4TH ST	KOBYLINSKI, CASEY S	0.142	No		13,400	142,200	155,600	97.29%	13,774	146,168	159,942				0.142	0.142		1	
59281112380	619 N 4TH ST	KOBYLINSKI, CASEY S	0.157	No		15,900	119,500	135,400	97.29%	16,344	122,835	139,179				0.157	0.157		1	
59281112550	610 BROUGHTON DR	PFANNES, KEVIN	0.252	No		22,100	162,000	184,100	97.29%	22,717	166,521	189,238				0.252	0.252		1	
59281112560	620 BROUGHTON DR	MIM APARTMENTS LLC	0.377	No		88,000	484,300	572,300	97.29%	90,456	497,815	588,271				0.377	0.377		2	
59281112580	630 BROUGHTON DR	KRONICH LIVING TRUST, CHRISTINE G	0.159	No		18,800	177,800	196,600	97.29%	19,325	182,762	202,087				0.159	0.159		1	
59281112590	301 NEW YORK AVE	OREN, RONEN	0.136	No		16,600	138,800	155,400	97.29%	17,063	142,674	159,737				0.136	0.136		1	
59281112600	305 NEW YORK AVE	HEIMBOLD, THERESE A	0.137	No		16,600	169,700	186,300	97.29%	17,063	174,496	191,499				0.137	0.137		1	
59281112620	631 N FRANKLIN ST	GRANZDOW, KENNETH A	0.106	No		10,300	98,500	108,800	97.29%	10,587	101,249	111,836				0.106	0.106		1	
59281112630	627 N FRANKLIN ST	LITTECH, RICHARD C	0.133	No		11,600	110,900	122,500	97.29%	11,924	113,995	125,919				0.133	0.133		1	
59281112640	623 N FRANKLIN ST	COTTON, JOSEPH K	0.186	No		14,400	171,000	185,400	97.29%	14,802	175,772	190,574				0.186	0.186		1	
59281112650	617 N FRANKLIN ST	615 FRANK ENP LLC	0.249	No		21,800	166,100	187,900	97.29%	22,408	187,735	193,144				0.249	0.249		2	
59281112670	704 BROUGHTON DR	HORIZON CAPITAL INVESTMENTS LLC	0.405	No		126,000	844,500	970,500	97.29%	129,516	868,068	997,584				0.405	0.405		2	
59281112680	720 BROUGHTON DR	GONZALES, MARY G	0.107	No		13,600	132,400	146,000	97.29%	13,980	136,095	150,074				0.107	0.107		1	
59281112690	7208 BROUGHTON DR	GONZALES, MARY G	0.115	No		7,500	61,100	68,600	97.29%	7,709	62,805	70,514				0.115	0.115		1	
59281112700	724 BROUGHTON DR	724B LLC	0.104	No		13,400	113,400	126,800	97.29%	13,774	116,565	130,339				0.104	0.104		1	
59281112710	728 BROUGHTON DR	ROSENTHAL RENTAL LLC	0.102	No		13,100	101,200	114,300	97.29%	13,466	104,024	117,490				0.102	0.102		1	
59281112720	732 BROUGHTON DR	HORWITZ, STUART	0.118	No		14,800	216,300	231,100	97.29%	15,213	222,336	237,549				0.118	0.118		1	
59281112730	241 WISCONSIN AVE	HAACK, DONALD W	0.111	No		13,800	85,400	99,200	97.29%	14,185	87,783	101,968				0.111	0.111		1	
59281112740	303 WISCONSIN AVE	ESSENTIAL HOMES LLC	0.103	No		12,900	99,600	112,500	97.29%	13,260	102,380	115,640				0.103	0.103		1	
59281112750	305 WISCONSIN AVE	FOSS, MARIE	0.116	No		12,400	160,100	172,500	97.29%	12,746	164,568	177,314				0.116	0.116		1	
59281112760	309 WISCONSIN AVE	BLACKLOCK, QUENTIN J	0.080	No		11,100	114,700	125,800	97.29%	11,410	117,901	129,311				0.080	0.080		1	
59281112770	311 WISCONSIN AVE	BRUYETTE, ALEXANDER	0.091	No		14,600	128,400	143,000	97.29%	15,007	131,983	146,991				0.091	0.091		2	
59281112780	721 N FRANKLIN ST	VAN RIKEL, JACQUELINE A	0.129	No		12,600	123,500	136,100	97.29%	12,952	126,947	139,898				0.129	0.129		1	
59281112790	N/A	VAN RIKEL, JACQUELINE	0.090	No		4,800	-	4,800	97.29%	4,934	0	4,934				0.090	0.090		1	
59281112800	314 NEW YORK AVE	PATTERSON, TODD A	0.132	No		16,700	92,000	108,700	97.29%	17,166	94,567	111,734				0.132	0.132		1	
59281112810	310 NEW YORK AVE	BALAZS, KRISTINE F	0.132	No		16,400	95,700	112,100	97.29%	16,858	98,371	115,228				0.132	0.132		1	
59281112810	304 NEW YORK AVE	PARRA, ANTONIO	0.177	No		18,800	168,400	187,200	97.29%	19,325	173,100	192,424				0.177	0.177		1	
59281112820	242 NEW YORK AVE	SCHROEDER, SAM G	0.176	No		19,700	207,900	227,600	97.29%	20,250	213,702	233,952				0.176	0.176		1	
59281112955	RIVERFRONT DR	GOTTSACKER, WILLIAM A	0.159	No		48,000	675,600	723,600	97.29%	49,340	694,454	743,794			0.159		0.159		2	
59281112956	N/A	FOND DU LAC BUILDING	0.068	No		-	-	-	97.29%	0	0	0			0.068				2	
59281112957	712 RIVERFRONT DR	FOND DU LAC BUILDING ASSOCIATES	0.078	No		48,000	468,000	516,000	97.29%	49,340	481,061	530,400			0.078				2	
59281112958	712 RIVERFRONT DR	ABC REAL ESTATE HOLDINGS LLC	0.075	No		48,000	577,500	625,500	97.29%	49,340	593,616	642,956			0.075				2	
59281112960	821 BROUGHTON DR	CITY OF SHEBOYGAN DELAND PARK	36.707	No		-	-	-	97.29%	0	0	0		36.707				36.707	X	
59281112970	214 PENNSYLVANIA AVE	SHEB YACHT CLUB INC	1.769	No		473,400	441,200	914,600	97.29%	486,611	453,513	940,124			1.769			1.769	2	
59281112980	516 BROUGHTON DR	CITY OF SHEBOYGAN MUNICIPAL AUDITORIUM	2.476	No		-	-	-	97.29%	0	0	0		2.476				2.476	X	
59281112995	N/A	400 RIVERVIEW LLC	0.754	No		285,600	-	285,600	97.29%	293,570	0	293,570		0.754				0.754	2	
59281113000	N/A	HARBOR CENTER CONDOMINIUM	0.530	No		-	-	-	97.29%	0	0	0				0.530		0.530	1	
59281113001	240 CENTER AVE UNIT 1	FESSLER, SHERRIE M	0.012	No		5,400	132,700	138,100	97.29%	5,551	136,403	141,954				0.012	0.012		1	
59281113002	240 CENTER AVE UNIT 2	SMITH, MARK T	0.012	No		5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.012		1	
59281113003	240 CENTER AVE UNIT 3	GRAY, MATHEW	0.012	No		5,400	129,200	134,600	97.29%	5,551	132,806	138,356				0.012	0.012		1	
59281113004	240 CENTER AVE UNIT 4	GRECH, ALEX W	0.012	No		5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.012		1	
59281113005	244 CENTER AVE UNIT 1	KASBERGER, HOLLY	0.012	No		5,400	114,800	120,200	97.29%	5,551	118,004	123,554				0.012	0.012		1	
59281113006	244 CENTER AVE UNIT 2	FESSLER, SHERRIE M	0.012	No		5,400	100,400	105,800	97.29%	5,551	103,202	108,753				0.012	0.012		1	
59281113007	244 CENTER AVE UNIT 3	THE MACLEOD FAMILY LIVING TRUST UTD 4-26-19	0.012	No		5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012		1	
59281113008	244 CENTER AVE UNIT 4	BEAM, CHRISTY L	0.012	No		5,400	114,800	120,200	97.29%	5,551	118,004	123,554				0.012	0.012		1	
59281113009	304 CENTER AVE UNIT 1	WALLACE, DONALD P	0.012	No		5,400	114,800	120,200	97.29%	5,551	118,004	123,554				0.012	0.012		1	
59281113010	304 CENTER AVE UNIT 2	STAYPLAYVACAVWI LLC	0.012	No		5,400	117,400	122,800	97.29%	5,551	120,676	126,227				0.012	0.012		1	
59281113011	304 CENTER AVE UNIT 3	PEACE, GREGORY J	0.012	No		5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.012		1	

City of Sheboygan, Wisconsin											Assessment Roll Classification					
Tax Increment District #21											Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Underdeveloped = Class 5, Ag Forest = Class 6, Forest = Class 6, Other = Class 7 & Exempt = X					
Base Property Information											Assessment Roll Classification					
Property Information				Assessment Information			Equalized Value				District Classification		District Classification		Assessment Roll Classification	
Parcel Number	Street Address	Owner	Part of Existing TID? ..Indicate TID #	Total Acreage	Wetland Acreage	Land Imp Total	Equalized Value Ratio	Land Imp Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	Assessment Roll Classification
5928114012	303 PENNSYLVANIA AVE UNIT 305	ROMA BRAUN-EISEMAN MARITAL TRUST	No	0.015		37,500 377,500 415,000	97.29%	38,547 388,035 426,581				0.015	0.015			1
5928114013	303 PENNSYLVANIA AVE UNIT 306	OTTO, PAUL A	No	0.016		37,500 377,500 415,000	97.29%	38,547 388,035 426,581				0.016	0.016			1
5928114014	303 PENNSYLVANIA AVE UNIT 307	BUSCHMANN, BARBARA A	No	0.016		37,500 450,200 487,700	97.29%	38,547 462,764 501,310				0.016	0.016			1
5928114015	303 PENNSYLVANIA AVE UNIT 401	POSTMA, DARRELL C	No	0.014		37,500 383,800 421,300	97.29%	38,547 394,511 433,057				0.014	0.014			1
5928114016	303 PENNSYLVANIA AVE UNIT 402	LINNELL, ROBERT S	No	0.016		37,500 343,600 381,100	97.29%	38,547 353,189 391,735				0.016	0.016			1
5928114017	303 PENNSYLVANIA AVE UNIT 403	WERNER, DANIEL B	No	0.018		37,500 460,500 498,000	97.29%	38,547 473,351 511,898				0.018	0.018			1
5928114018	303 PENNSYLVANIA AVE UNIT 404	BRANTMEIER LIVING TRUST OF 2001	No	0.017		37,500 564,400 601,900	97.29%	38,547 580,151 618,697				0.017	0.017			1
5928114019	303 PENNSYLVANIA AVE UNIT 405	STONE, CHARLES	No	0.016		37,500 411,800 449,300	97.29%	38,547 423,292 461,839				0.016	0.016			1
5928114022	303 PENNSYLVANIA AVE UNIT 406	REED, SAMUEL TRACY	No	0.028		75,000 611,600 686,600	97.29%	77,093 628,668 705,761				0.028	0.028			1
5928114100	832 N 6TH ST	LANDMARK SQUARE CONDOMINIUM	No	1.098		- - -	97.29%	0 0 0				1.098	1.098			1
5928114101	832 N 6TH ST UNIT 101	EBERT, CHARLES F	No	0.009		20,800 223,900 244,700	97.29%	21,380 230,148 251,529				0.009	0.009			1
5928114102	832 N 6TH ST UNIT 102	KRAL, MARGARET L	No	0.009		20,800 115,600 136,400	97.29%	21,380 118,826 140,207				0.009	0.009			1
5928114103	832 N 6TH ST UNIT 103	WAHL, DIANE	No	0.009		20,800 213,700 234,500	97.29%	21,380 219,664 241,044				0.009	0.009			1
5928114104	832 N 6TH ST UNIT 104	WHITAKER, PATSY A	No	0.009		20,800 115,600 136,400	97.29%	21,380 118,826 140,207				0.009	0.009			1
5928114105	832 N 6TH ST UNIT 105	RICHARD W GIER AND LAVERNE K GIER REVOCABLE TRUST	No	0.009		20,800 223,900 244,700	97.29%	21,380 230,148 251,529				0.009	0.009			1
5928114106	832 N 6TH ST UNIT 106	ALTENDAH, VIRGINIA	No	0.009		20,800 115,600 136,400	97.29%	21,380 118,826 140,207				0.009	0.009			1
5928114107	832 N 6TH ST UNIT 108	BIEBEL, DAVID	No	0.009		20,800 128,700 149,500	97.29%	21,380 132,292 153,672				0.009	0.009			1
5928114108	832 N 6TH ST UNIT 109	DUENING, NORBERT	No	0.010		20,800 218,600 239,400	97.29%	21,380 224,700 246,081				0.010	0.010			1
5928114109	832 N 6TH ST UNIT 110	BOLDA, JAMES L	No	0.010		20,800 137,600 158,400	97.29%	21,380 141,440 162,820				0.010	0.010			1
5928114110	832 N 6TH ST UNIT 111	GARDINER TRUST	No	0.009		20,800 223,900 244,700	97.29%	21,380 230,148 251,529				0.009	0.009			1
5928114111	832 N 6TH ST UNIT 112	OLANDER, MARTHA A	No	0.009		20,800 115,600 136,400	97.29%	21,380 118,826 140,207				0.009	0.009			1
5928114112	832 N 6TH ST UNIT 113	SCHULZE IRREVOCABLE TRUST	No	0.009		20,800 218,600 239,400	97.29%	21,380 224,700 246,081				0.009	0.009			1
5928114113	832 N 6TH ST UNIT 114	SULLIVAN, SUSAN A	No	0.009		20,800 115,600 136,400	97.29%	21,380 118,826 140,207				0.009	0.009			1
5928114114	832 N 6TH ST UNIT 115	GERALD H RAMMER AND NORMA L METOXEN-RAMMER REV FAMILY TRUST	No	0.009		20,800 260,900 281,700	97.29%	21,380 268,181 289,561				0.009	0.009			1
5928114115	832 N 6TH ST UNIT 116	LANDMARK SQUARE CONDOMINIUM OWNERS ASSOCIATION INC	No	0.009		23,000 63,300 86,300	97.29%	23,642 65,067 88,708				0.009	0.009			2
5928114116	832 N 6TH ST UNIT 117	YOUNG, MICHAEL L	No	0.009		20,800 143,800 164,600	97.29%	21,380 147,813 169,194				0.009	0.009			1
5928114117	832 N 6TH ST UNIT 118	THOMPSON REVOCABLE LIVING TRUST 3-8-99, PHILLIP C	No	0.097		20,800 128,700 149,500	97.29%	21,380 132,292 153,672				0.097	0.097			1
5928114118	832 N 6TH ST UNIT 119	LUBOTSKY, FRANK S	No	0.039		20,800 143,800 164,600	97.29%	21,380 147,813 169,194				0.039	0.039			1
5928114119	832 N 6TH ST UNIT 120	DANIELS, MARY A	No	0.009		20,800 128,700 149,500	97.29%	21,380 132,292 153,672				0.009	0.009			1
5928114120	832 N 6TH ST UNIT 121	GARNETT, CAROL A	No	0.009		20,800 143,200 164,000	97.29%	21,380 147,196 168,577				0.009	0.009			1
5928114121	832 N 6TH ST UNIT 201	ROHDE LIVING TRUST OF 1996	No	0.009		20,800 246,600 267,400	97.29%	21,380 253,482 274,862				0.009	0.009			1
5928114122	832 N 6TH ST UNIT 202	STEFFEN, MARY	No	0.009		20,800 151,600 172,400	97.29%	21,380 155,831 177,211				0.009	0.009			1
5928114123	832 N 6TH ST UNIT 203	SCHNEIDER TRUST DATED 12-18-2000, JANET A	No	0.009		20,800 223,900 244,700	97.29%	21,380 230,148 251,529				0.009	0.009			1
5928114124	832 N 6TH ST UNIT 204	SHERIDAN, PATRICK M	No	0.009		20,800 115,600 136,400	97.29%	21,380 118,826 140,207				0.009	0.009			1
5928114125	832 N 6TH ST UNIT 205	KOSY TRUST, CHARLES J	No	0.009		20,800 218,600 239,400	97.29%	21,380 224,700 246,081				0.009	0.009			1
5928114126	832 N 6TH ST UNIT 206	RESSMEYER REVOCABLE TRUST UTA 2-21-2019, GEORGIA J	No	0.009		20,800 143,200 164,000	97.29%	21,380 147,196 168,577				0.009	0.009			1
5928114127	832 N 6TH ST UNIT 207	THE MESTAS LIVING TRUST	No	0.009		20,800 176,200 197,000	97.29%	21,380 181,117 202,498				0.009	0.009			1
5928114128	832 N 6TH ST UNIT 208	ALMA FERN SMITH REVOCABLE TRUST DATED OCTOBER 9 2007	No	0.009		20,800 139,200 160,000	97.29%	21,380 143,085 164,465				0.009	0.009			1
5928114129	832 N 6TH ST UNIT 209	STONE, ELIDA	No	0.009		20,800 218,600 239,400	97.29%	21,380 224,700 246,081				0.009	0.009			1
5928114130	832 N 6TH ST UNIT 210	ZIMMERMAN, JOEL A	No	0.009		20,800 143,200 164,000	97.29%	21,380 147,196 168,577				0.009	0.009			1
5928114131	832 N 6TH ST UNIT 211	DROZDA, WILLIAM J	No	0.009		20,800 218,600 239,400	97.29%	21,380 224,700 246,081				0.009	0.009			1
5928114132	832 N 6TH ST UNIT 212	CASSIDY, IRENE	No	0.009		20,800 115,600 136,400	97.29%	21,380 118,826 140,207				0.009	0.009			1
5928114133	832 N 6TH ST UNIT 213	WATSON FAMILY REVOCABLE LIVING TRUST	No	0.009		20,800 218,600 239,400	97.29%	21,380 224,700 246,081				0.009	0.009			1
5928114134	832 N 6TH ST UNIT 214	MATUSCHKA, NANCY P	No	0.009		20,800 143,200 164,000	97.29%	21,380 147,196 168,577				0.009	0.009			1
5928114135	832 N 6TH ST UNIT 215	KOHL, FRANK T	No	0.009		20,800 272,900 293,700	97.29%	21,380 280,516 301,896				0.009	0.009			1
5928114136	832 N 6TH ST UNIT 216	LANDMARK SQUARE CONDOMINIUM OWNERS ASSOCIATION INC	No	0.009		23,000 54,100 77,100	97.29%	23,642 55,610 79,252				0.009	0.009			2
5928114137	832 N 6TH ST UNIT 217	HODSON, EUGENE F	No	0.010		20,800 143,800 164,600	97.29%	21,380 147,813 169,194				0.010	0.010			1
5928114138	832 N 6TH ST UNIT 218	STUCKEL, MARIANNE	No	0.009		20,800 128,700 149,500	97.29%	21,380 132,292 153,672				0.009	0.009			1
5928114139	832 N 6TH ST UNIT 219	RACH REVOCABLE LIVING TRUST, KENNETH M & TERRI A	No	0.009		20,800 143,800 164,600	97.29%	21,380 147,813 169,194				0.009	0.009			1
5928114140	832 N 6TH ST UNIT 220	CHRISTENSEN, MARSHA D	No	0.009		20,800 128,700 149,500	97.29%	21,380 132,292 153,672				0.009	0.009			1
5928114141	832 N 6TH ST UNIT 221	SCHAEFER TRUST DTD 2-27-2012	No	0.009		20,800 143,200 164,000	97.29%	21,380 147,196 168,577				0.009	0.009			1
5928114142	832 N 6TH ST UNIT 301	BELL LIVING TRUST	No	0.009		20,800 292,800 313,600	97.29%	21,380 300,971 322,352				0.009	0.009			1
5928114143	832 N 6TH ST UNIT 302	BORSENIK, STANLEY J	No	0.009		20,800 151,600 172,400	97.29%	21,380 155,831 177,211				0.009	0.009			1
5928114144	832 N 6TH ST UNIT 303	SCHNELL, JANET M	No	0.009		20,800 142,300 163,100	97.29%	21,380 146,271 167,652				0.009	0.009			1
5928114145	832 N 6TH ST UNIT 304	BRUSS IRREVOCABLE TRUST, BRENDAN W & STEPHANIE A	No	0.009		20,800 115,600 136,400	97.29%	21,380 118,826 140,207				0.009	0.009			1
5928114146	832 N 6TH ST UNIT 305	D'AMATO, CARMINE J	No	0.009		20,800 218,600 239,400	97.29%	21,380 224,700 246,081				0.009	0.009			1
5928114147	832 N 6TH ST UNIT 306	STRAKALAITIS LIVING TRUST OF 1999	No	0.009		20,800 144,600 165,400	97.29%	21,380 148,635 170,016				0.009	0.009			1
5928114148	832 N 6TH ST UNIT 307	MIOSI, FRANCESCA	No	0.009		20,800 180,600 201,400	97.29%	21,380 185,640 207,020				0.009	0.009			1
5928114149	832 N 6TH ST UNIT 308	SORENSEN, BEVERLY	No	0.009		20,800 139,200 160,000	97.29%	21,380 143,085 164,465				0.009	0.009			1
5928114150	832 N 6TH ST UNIT 309	LUCCHESI, CATHERINE H	No	0.009		20,800 218,600 239,400	97.29%	21,380 224,700 246,081				0.009	0.009			1
5928114151	832 N 6TH ST UNIT 310	ORTWEIN, THOMAS J	No	0.009		20,800 143,200 164,000	97.29%	21,380 147,196 168,577				0.009	0.009			1
5928114152	832 N 6TH ST UNIT 311	ROENITZ IRREVOCABLE SUPPLEMENTAL TRUST	No	0.009		20,800 218,600 239,400	97.29%	21,380 224,700 246,081				0.009	0.009			1
5928114153	832 N 6TH ST UNIT 312	SCHNEIDER REVOCABLE TRUST OF 2023, STEVEN S & ANNELIESE M	No	0.009		20,800 115,600 136,400	97.29%	21,380 118,826 140,207				0.009	0.009			1
5928114154	832 N 6TH ST UNIT 313	PETERSON, FRANCIS C	No	0.010		20,800 218,600 239,400	97.29%	21,380 224,700 246,081				0.010	0.010			1
5928114155	832 N 6TH ST UNIT 314	ANDERSON, MICHAEL J	No	0.010		20,800 143,200 164,000	97.29%	21,380 147,196 168,577				0.010	0.010			1
5928114156	832 N 6TH ST UNIT 315	MAHONEY, MARK J	No	0.008		20,800 272,900 293,700	97.29%									

City of Sheboygan, Wisconsin																	Assessment Roll Classification (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Underdevelopment = Class 5, Ag Forest = Class 6, Forest = Class 6, Other = Class 7 & Exempt = X)				
Tax Increment District #21																					
Base Property Information																					
Property Information							Assessment Information			Equalized Value			District Classification					District Classification			
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ..Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant		
59281301080	816 KENTUCKY AVE	FOREST APARTMENTS LLC	0.069		17	7,600	73,500	81,100	97.29%	7,812	75,551	83,363				0.069	0.069			1	
59281301090	N/A	RANIERI INVESTMENT GROUP LLC	0.055		17	5,900	4,300	10,200	97.29%	6,065	4,420	10,485			0.055		0.055			2	
59281301100	1132 S 8TH ST	M LAPLANT CONTRACTORS LLC	0.138		17	23,700	158,500	182,200	97.29%	24,361	162,923	187,285			0.138		0.138			2	
59281301110	1126 S 8TH ST	RANIERI INVESTMENT GROUP LLC	0.124		17	7,800	68,500	76,300	97.29%	8,018	70,412	78,429				0.124	0.124			1	
59281301120	1122 S 8TH ST	RANIERI INVESTMENT GROUP LLC	0.124		17	7,800	53,800	61,600	97.29%	8,018	55,301	63,319				0.124	0.124			1	
59281301130	1120 S 8TH ST	ROCK CONTRACTING LLC	0.110		17	7,900	61,200	69,100	97.29%	8,120	62,908	71,028				0.110	0.110			1	
59281301160	N/A	BLUE WATER CONDOMINIUM OWNERS COMMON AREA	0.370		17	-	-	0	97.29%	0	0	0				0.370	0.370			1	
59281301161	1106 S 7TH ST UNIT 1	JMI LLC	0.009		17	5,000	100,700	105,700	97.29%	5,140	103,510	108,650				0.009	0.009			1	
59281301162	1106 S 7TH ST UNIT 2	JMI LLC	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301163	1106 S 7TH ST UNIT 3	JMI LLC	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301164	1106 S 7TH ST UNIT 4	9TH PROPERTIES LLC	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301165	1106 S 7TH ST UNIT 5	PLAVSIC, RUKIA	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301166	1106 S 7TH ST UNIT 6	SPATT, KURT A	0.009		17	5,000	100,700	105,700	97.29%	5,140	103,510	108,650				0.009	0.009			1	
59281301167	1106 S 7TH ST UNIT 7	DUROW, LEONARD G	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301168	1106 S 7TH ST UNIT 8	BOYD, MELANIE	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301169	1106 S 7TH ST UNIT 9	KRUEGER, PAUL R	0.009		17	5,000	100,700	105,700	97.29%	5,140	103,510	108,650				0.009	0.009			1	
59281301170	1106 S 7TH ST UNIT 10	JEFFREY H. HIGH AND PEGGY A. BOERMAN REVOCABLE TRUST DATED O	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301171	1106 S 7TH ST UNIT 11	LOFFE REVOCABLE LIVING TRUST	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301180	725 INDIANA AVE	LISEC LLC	0.761		17	161,200	473,800	635,000	97.29%	165,699	487,022	652,721			0.761		0.761			2	
59281301190	1129 S 8TH ST	BIVIANO, SONIA	0.207		17	52,200	139,100	191,300	97.29%	53,657	142,982	196,639			0.207		0.207			2	
59281301200	730 KENTUCKY AVE	SWEIGERT INVESTMENTS LLC	0.112		17	8,500	77,900	86,400	97.29%	8,737	80,074	88,811				0.112	0.112			1	
59281301210	726 KENTUCKY AVE	AMETI, NEHAT	0.163		17	10,000	98,000	108,000	97.29%	10,279	100,735	111,014				0.163	0.163			1	
59281301220	722 KENTUCKY AVE	MC CARTY, CONNIE M	0.138		17	9,400	65,200	74,600	97.29%	9,662	67,020	76,682				0.138	0.138			1	
59281301230	716 KENTUCKY AVE	FOREST APARTMENTS LLC	0.062		17	5,700	63,100	68,800	97.29%	5,859	64,861	70,720				0.062	0.062			1	
59281301240	714 KENTUCKY AVE	FOREST APARTMENTS LLC	0.062		17	5,700	53,900	59,600	97.29%	5,859	55,404	61,263				0.062	0.062			1	
59281301250	714 KENTUCKY AVE	ECHOLS, CANDANCE A	0.083		17	5,200	75,000	80,200	97.29%	5,345	77,093	82,438				0.083	0.083			1	
59281301270	708 KENTUCKY AVE	BEHNKE, FREDERICK E	0.241		17	14,900	113,400	128,300	97.29%	15,316	116,565	131,880				0.241	0.241			1	
59281301280	1120 S 7TH ST	BEHNKE, RICKY S	0.172		17	16,500	156,700	173,200	97.29%	16,960	161,073	178,034				0.172	0.172			1	
59281301290	627 INDIANA AVE	SHEBOYGAN SCREW PRODUCTS INC	1.264		17	85,000	225,700	310,700	97.29%	87,372	231,999	319,371			1.264		1.264			2	
59281301300	N/A	NEW MIDWEST PROPERTIES LLC	4.528		17	429,500	-	429,500	97.29%	441,486	0	441,486			4.528		4.528			2	
59281301305	1133 S 7TH ST	B & B PARTNERSHIP	0.738		17	89,200	452,400	541,600	97.29%	91,689	465,025	556,714			0.738		0.738			2	
59281301306	1127 S 7TH ST	SHEBOYGAN COUNTY TREASURER	0.492		17	-	-	0	97.29%	0	0	0		0.492		0.492				3	
59281301315	N/A	CITY OF SHEBOYGAN	6.853	0.26088	17	-	-	0	97.29%	0	0	0		6.592		6.592		6.592		X	
59281301330	1213 S 7TH ST	JL RESOURCES LLC	0.923		17	58,700	218,900	277,600	97.29%	60,338	225,009	285,347	0.923				0.000				3
59281301340	1217 S 7TH ST	GILPSKY, JOHN G	0.207		17	14,000	71,500	85,500	97.29%	14,391	73,495	87,886				0.207	0.207			1	
59281301350	1229 S 7TH ST	GRECH, ALEX W	0.207		17	36,000	228,800	264,800	97.29%	37,005	235,185	272,190				0.207	0.207			2	
59281301360	624 ALABAMA AVE	JONES, REKHA A	0.103		17	18,200	147,700	165,900	97.29%	18,708	151,822	170,530				0.103	0.103			1	
59281301370	618 ALABAMA AVE	SCHARRER, WILMA	0.310		17	55,600	282,700	338,300	97.29%	57,152	290,589	347,741				0.310	0.310			1	
59281301380	ALABAMA AVE	CONNELLY, JOHN	0.230		17	88,500	-	88,500	97.29%	90,970	0	90,970				0.230	0.230			1	
59281301390	606 ALABAMA AVE	CONNELLY, JOHN	0.184		17	78,200	377,400	455,600	97.29%	80,382	387,932	468,314				0.184	0.184			1	
59281301400	1208 S 7TH ST	CITY OF SHEBOYGAN SEWAGE PUMPING STATION	0.207		17	-	-	0	97.29%	0	0	0		0.207		0.207				X	
59281301410	707 KENTUCKY AVE	BETTER DIGS LLC	0.138		No	11,800	90,300	102,100	97.29%	12,129	92,820	104,949				0.138	0.138			1	
59281301430	711 KENTUCKY AVE	SOUKUP, JEAN	0.138		No	11,800	115,400	127,200	97.29%	12,129	118,620	130,750				0.138	0.138			1	
59281301440	715 KENTUCKY AVE	LIKNESS, DENNIS S	0.138		No	11,800	96,100	107,900	97.29%	12,129	98,782	110,911				0.138	0.138			1	
59281301450	719 KENTUCKY AVE	MACIAS-ROMERO, FRANCISCO	0.103		No	9,100	108,200	117,300	97.29%	9,354	111,220	120,574				0.103	0.103			1	
59281301471	725 KENTUCKY AVE	SCHNUR, MICHAEL J	0.207		No	16,500	116,700	133,200	97.29%	16,960	119,957	136,917				0.207	0.207			1	
59281301480	729 KENTUCKY AVE	729 KENTUCKY AVE LLC	0.103		No	9,100	109,700	118,800	97.29%	9,354	112,761	122,115				0.103	0.103			1	
59281301490	1201 S 8TH ST	SCHANNO, ISAAC D	0.103		No	11,700	81,600	93,300	97.29%	12,027	83,877	95,904				0.103	0.103			1	
59281301500	1209 S 8TH ST	BARILLAS, BENJAMIN A	0.041		No	5,800	78,800	84,600	97.29%	5,962	80,999	86,961				0.041	0.041			1	
59281301510	1213 S 8TH ST	FREDRICHSEN, DREW E	0.062		No	8,200	66,600	74,800	97.29%	8,429	68,459	76,887				0.062	0.062			1	
59281301520	1217 S 8TH ST	RENEKING PROPERTIES LLC	0.165		No	12,500	66,800	79,300	97.29%	12,849	68,664	81,513				0.165	0.165			1	
59281301530	1221 S 8TH ST	KOLAR, BARBARA J	0.069		No	9,000	83,000	92,000	97.29%	9,251	85,316	94,567				0.069	0.069			1	
59281301540	1227 S 8TH ST	TRINA HOMES LLC	0.110		No	12,100	72,300	84,400	97.29%	12,438	74,318	86,755				0.110	0.110			1	
59281301550	728 ALABAMA AVE	CLARK, NANCY M	0.193		No	12,700	101,600	114,300	97.29%	13,054	104,435	117,490				0.193	0.193			1	
59281301560	722 ALABAMA AVE	HIRT, JERALD W	0.083		No	10,500	86,700	97,200	97.29%	10,793	89,120	99,913				0.083	0.083			1	
59281301570	716 ALABAMA AVE	OCHOA, ANGELICA	0.138		No	11,800	110,700	122,500	97.29%	12,129	113,789	125,919				0.138	0.138			1	
59281301580	712 ALABAMA AVE	HERMANN, STEVEN R	0.138		No	11,800	106,700	118,500	97.29%</												

City of Sheboygan, Wisconsin
 Tax Incremental District #21
 Base Property Information

Property Information				Assessment Information			Equalized Value				District Classification					Assessment Roll Classification (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Underdeveloped = Class 5, Ag Forest = Class SM, Forest = Class 6, Other = Class 7 & Exempt = X)		
Parcel Number	Street Address	Owner	Part of Existing TID? ..Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/Institutional	Commercial/Business	Existing Residential	Suitable for Mixed Use		Rehab/Conservation	Vacant
59281303310	616 GEORGIA AVE	BEACHGRASS FAMILY TRUST	17	27,500	86,000	113,500	97.29%	28,267	88,400	116,667				0.138	0.138		1	
59281303320	610 GEORGIA AVE	YANAKKEREN, JOHN N	17	63,400	199,800	263,200	97.29%	65,169	205,376	270,545				0.207	0.207		1	
59281303350	N/A	CITY OF SHEBOYGAN	17	-	-	-	97.29%	0	0	0		2.830		0.207	0.207	2.830	X	
59281303390	5 7TH ST	SHEBOYGAN LAKEVIEW PROPERTY LLC	17	44,400	-	44,400	97.29%	45,639	0	45,639		0.138			0.138		2	
59281303400	1407 S 7TH ST	HAWKINS, PAUL W	17	15,300	104,200	119,500	97.29%	15,727	107,108	122,835		0.138			0.138		1	
59281303570	1418 S 8TH ST	CORTEZ HOME RENTALS LLC	17	10,500	83,000	93,500	97.29%	10,793	85,316	96,109				0.110	0.110		1	
59281303580	1416 S 8TH ST	CORTEZ HOME RENTALS LLC	17	10,100	80,800	90,900	97.29%	10,382	83,055	93,437				0.105	0.105		1	
59281303590	1412 S 8TH ST	REINIKING PROPERTIES LLC	17	10,100	76,600	86,700	97.29%	10,382	78,738	89,120				0.105	0.105		1	
59281303600	1408 S 8TH ST	BUTTNER, JOSHUA M	17	8,200	84,800	93,000	97.29%	8,429	87,167	95,595				0.083	0.083		1	
59281303610	1404 S 8TH ST	HERNANDEZ, ARMANDO A	17	8,200	87,600	95,800	97.29%	8,429	90,045	98,474				0.083	0.083		1	
59281303620	1402 S 8TH ST	ANDREWS CAPITAL LLC	17	14,200	124,200	138,400	97.29%	14,596	127,666	142,262			0.083		0.083		2	
59281303630	815 GEORGIA AVE	REINIKING PROPERTIES LLC	17	9,800	74,800	84,600	97.29%	10,073	76,887	86,961				0.143	0.143		1	
59281303640	817 GEORGIA AVE	ORTLIEB HOMES LLC	17	9,800	102,000	111,800	97.29%	10,073	104,847	114,920				0.144	0.144		1	
59281303650	819 GEORGIA AVE	RINCON-TAVERA, JOSE VINCENTE	17	9,800	71,900	81,700	97.29%	10,073	73,907	83,980				0.144	0.144		1	
59281303660	823 GEORGIA AVE	BRAMI, MARC	17	9,800	35,700	45,500	97.29%	10,073	36,696	46,770				0.144	0.144		1	
59281303670	825 GEORGIA AVE	BARDON, KERRY A	17	9,800	63,100	72,900	97.29%	10,073	64,861	74,934				0.144	0.144		1	
59281303680	1401 S 9TH ST	MCGUIRE, GREGORY D	17	9,500	102,500	112,000	97.29%	9,765	105,360	115,126				0.087	0.087		1	
59281303700	1405 S 9TH ST	BOUTELLE, NICOLE B	17	9,500	92,100	101,600	97.29%	9,765	94,670	104,435				0.087	0.087		1	
59281303710	1409 S 9TH ST	WEISSGERBER, CURTIS D	17	9,500	76,500	86,000	97.29%	9,765	78,635	88,400				0.087	0.087		1	
59281303720	1415 S 9TH ST	COREAS, NELSON D FLORES	17	9,500	78,500	88,000	97.29%	9,765	80,691	90,456				0.087	0.087		1	
59281303730	1419 S 9TH ST	APEX VI LLC	17	9,500	89,600	99,100	97.29%	9,765	92,100	101,866				0.086	0.086		1	
59281318390	N/A	SHEBOYGAN LAKEVIEW PROPERTY LLC	17	1,124,800	-	1,124,800	97.29%	1,156,190	0	1,156,190	3.950	3.786			3.786		2	
59281318401	716 CLARA AVE	SHEBOYGAN PAPER BOX CO	17	181,000	2,170,200	2,351,200	97.29%	186,051	2,230,764	2,416,815				0.000	0.000		3	
59281318410	1447 S 8TH ST	BOARDWALK ON 8TH LLC	17	99,400	227,700	327,100	97.29%	102,174	234,054	336,228			0.76		0.760		2	
59281318430	N/A	BOARDWALK ON 8TH LLC	17	10,200	3,800	14,000	97.29%	10,485	3,906	14,391			0.066		0.066		2	
59281318460	1424 S 8TH ST	YANG, TOU	17	10,500	99,300	109,800	97.29%	10,793	102,071	112,864				0.110	0.110		1	
59281318470	1428 S 8TH ST	RIVERA, AMALUO CALDERON	17	11,400	69,000	80,400	97.29%	11,718	70,926	82,644				0.121	0.121		1	
59281318480	1432 S 8TH ST	THAT PLACE LLC	17	23,700	121,900	145,600	97.29%	24,361	125,302	149,663			0.138		0.138		2	
59281318490	1438 S 8TH ST	BNB PROPERTIES LLC	17	19,200	57,700	76,900	97.29%	19,736	59,310	79,046		0.138			0.000	0.138		3
59281318500	5 8TH ST	SHEBOYGAN PAPER BOX CO 716 CLARA AVE	17	23,700	8,500	32,200	97.29%	24,361	8,737	33,099			0.138		0.138		2	
59281318510	1450 S 8TH ST	SHEBOYGAN PAPER BOX CO	17	23,700	87,300	111,000	97.29%	24,361	89,736	114,098				0.138	0.138		2	
59281318520	N/A	CITY OF SHEBOYGAN	17	-	-	-	97.29%	0	0	0			0.078		0.078		X	
59281318530	818 CLARA AVE	ORTLIEB COMMERCIAL LLC	17	30,500	22,100	52,600	97.29%	31,351	22,717	54,068			0.261		0.261		2	
59281318540	822 CLARA AVE	MERGET, CARITA L	17	8,500	86,400	94,900	97.29%	8,737	88,811	97,548				0.090	0.090		1	
59281318550	824 CLARA AVE	BALLARD-DAVIS, TAUNALEAH D	17	8,500	74,400	82,900	97.29%	8,737	76,476	85,213				0.090	0.090		1	
59281318560	N/A	CITY OF SHEBOYGAN	17	-	-	-	97.29%	0	0	0			0.041		0.041		X	
59281318570	1449 S 9TH ST	GUETZKE, TRACY A	17	9,600	110,400	120,000	97.29%	9,868	113,481	123,349				0.092	0.092		1	
59281318580	1445 S 9TH ST	BEMAR LLC	17	8,600	67,700	76,300	97.29%	8,840	69,589	78,429				0.080	0.080		1	
59281318590	1441 S 9TH ST	LEE, MAI	17	9,600	111,300	120,900	97.29%	9,868	114,406	124,274				0.092	0.092		1	
59281318600	1435 S 9TH ST	WASRUD, JOSHUA A	17	16,600	83,400	100,000	97.29%	17,063	85,727	102,791				0.199	0.199		1	
59281318610	N/A	CITY OF SHEBOYGAN	17	-	-	-	97.29%	0	0	0			0.028		0.028		X	
59281318620	1429 S 9TH ST	CAPETILLU, EFREM	17	10,500	103,100	113,600	97.29%	10,793	105,977	116,770				0.130	0.130		1	
59281318630	1427 S 9TH ST	NELSON, ERIC J	17	14,600	13,100	27,700	97.29%	15,007	13,466	28,473				0.208	0.208		2	
59281318640	1423 S 9TH ST	OLIVAS, JOSE L	17	8,300	80,600	88,900	97.29%	8,532	82,849	91,381				0.072	0.072		1	
59281318700	1508 S 8TH ST	STOP N SHOP LLC	17	110,800	711,200	822,000	97.29%	113,892	731,048	844,940			0.592		0.592		2	
59281318781	1503 S 9TH ST	WALLACE HOMES OF SHEBOYGAN LLC	17	40,800	145,400	186,200	97.29%	41,939	149,458	191,396			0.372		0.372		2	
59281318800	823 CLARA AVE	WALLACE HOMES OF SHEBOYGAN LLC	17	8,200	61,600	69,800	97.29%	8,429	63,319	71,748				0.079	0.079		1	
59281318810	819 CLARA AVE	GOLDBECK, JAMES P	17	7,500	73,700	81,200	97.29%	7,709	75,757	83,466				0.066	0.066		1	
59281318830	715 CLARA AVE	HILBELINK, JOSHUA & SHERRI	17	10,000	61,000	71,000	97.29%	10,279	62,702	72,981				0.096	0.096		1	
59281318840	711 CLARA AVE	RJ AND G INVESTMENTS LLC	17	10,000	135,800	145,800	97.29%	10,279	139,590	149,869				0.096	0.096		1	
59281318850	707 CLARA AVE	PALMER, DAVID K	17	10,000	94,200	104,200	97.29%	10,279	96,829	107,108				0.096	0.096		1	
59281318860	701 CLARA AVE	MAC HOUSE	17	-	-	-	97.29%	0	0	0				0.106	0.106		X	
59281318970	1505 S 8TH ST	GUSE, TODD M. & NANCY J	17	7,400	67,500	74,900	97.29%	7,607	69,384	76,990				0.069	0.069		1	
59281318980	1501 S 8TH ST	SEEBOTH HOSPITALITY GROUP LLC	17	14,200	138,300	152,500	97.29%	14,596	142,160	156,756			0.069		0.069		2	
59281318990	725 CLARA AVE	SHEB HARBOR LLC	17	8,800	80,100	88,900	97.29%	9,046	82,335	91,381				0.083	0.083		1	
59281319000	719 CLARA AVE	ROBERT W SCHMITT JR AND JANELLE L SCHMITT REV TRUST	17	8,800	75,900	84,700	97.29%	9,046	78,018	87,064				0.083	0.083		1	
59281319015	607 CLARA AVE	BURKARD, KATHLEEN	17	129,200	190,800	320,000	97.29%	132,806	196,125	328,930				0.576	0.576		2	
59281319020	CLARA AVE	SOUTH BEACH CONDOMINIUM	17	-	-	-	97.29%	0	0	0				0.120	0.120		1	
59281319021	615 CLARA AVE UNIT 1	GRECH, ALEX	17	13,200	97,200	110,400	97.29%	13,568	99,913	113,481				0.010	0.010		1	
59281319022	615 CLARA AVE UNIT 2	WAVES OF HAPPINESS RENTALS LLC	17	13,200	97,200	110,400	97.29%	13,568	99,913	113,481				0.009	0.009		1	
59281319023	615 CLARA AVE UNIT 3	WAVES OF HAPPINESS RENTALS LLC	17	13,200	97,200	110,400	97.29%	13,568	99,913	113,481				0.011	0.011		1	
59281319024	615 CLARA AVE UNIT 4	SMUDGE, BRADLEY A	17	13,200	105,500	118,700	97.29%	13,568	108,444	122,013				0.011	0.011		1	
59281319030	625 CLARA AVE	MONTGOMERY, JEREMIAH J	17	17,500	143,100	160,600	97.29%	17,988	147,094	165,082				0.195	0.195		1	
59281319040	629 CLARA AVE	PIEL, RICHARD C. & KARI	17	9,600	75,500	85,100	97.29%	9,868	77,607	87,475				0.092	0.092		1	
59281319050	1501 S 7TH ST	YANG, SOUJ & KOU VUE	17	10,000	100,400	110,400	97.29%	10,279	103,202	113,481				0.096	0.096		1	
59281322001	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	17	-	-	-	97.29%	0	0	0			2.839		2.839		X	
59281322003	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	17	-	-	-	97.29%	0	0	0			0.661		0.661		X	
59281322006	501 FISHERMANS ROW	PORTSCAPE SHEBOYGAN LLC	17	336,000	4,231,000	4,567,000	97.29%	345,377	4,349,075	4,694,452				0.872	0.872		1	
59281322010	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	17	-	-	-	97.29%	0	0	0			0.547		0.547		X	
59281322011	434 SOUTH PIER DR	R & M MOELLER LLC	17	56,200	328,600	384,800	97.29%	57,768	337,770	395,539			0.123		0.123		2	
59281322012	611 SOUTH PIER DR	SOUTH PIER SHEBOYGAN LLC	17	280,000	3,375,600	3,655,600	97.29%	287,814	3,469,808	3,757,617			1.132		1.132		2	
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City of Sheboygan, Wisconsin														Assessment Roll Classification (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Underdeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)		
Tax Increment District #21																
Base Property Information																
Property Information				Assessment Information			Equalized Value			District Classification				District Classification		
Parcel Number	Street Address	Owner	Part of Existing TID? ..Indicate TID #	Total Acreage	Wetland Acreage	Land Imp Total	Equalized Value Ratio	Land Imp Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
59281322049	750 SOUTH PIER DR	BOWERS, ROBERT W	17	0.013		16,500 317,800	97.29%	16,960 334,300				0.013	0.013			1
59281322050	750 SOUTH PIER DR	BEGALKE, BRIAN	17	0.013		16,500 326,800	97.29%	16,960 343,300				0.013	0.013			1
59281322051	750 SOUTH PIER DR	STEPHEN, ROBERT J	17	0.013		16,500 307,500	97.29%	16,960 324,000				0.013	0.013			1
59281322052	750 SOUTH PIER DR	OBEDAT, AHMED	17	0.013		16,500 301,000	97.29%	16,960 317,500				0.013	0.013			1
59281322053	750 SOUTH PIER DR	THOMAS A GERBER 2012 REVOCABLE TRUST	17	0.013		16,500 336,700	97.29%	16,960 353,200				0.013	0.013			1
59281322054	750 SOUTH PIER DR	THOMAS A GERBER 2012 REVOCABLE TRUST	17	0.013		16,500 307,600	97.29%	16,960 324,100				0.013	0.013			1
59281322055	750 SOUTH PIER DR	HOFMANN, KURT H	17	0.013		16,500 305,700	97.29%	16,960 322,200				0.013	0.013			1
59281322056	750 SOUTH PIER DR	LEMAMEU, BRIAN L	17	0.013		16,500 317,800	97.29%	16,960 334,300				0.013	0.013			1
59281322057	750 SOUTH PIER DR	HERMANN, HARRIET M	17	0.013		16,500 320,700	97.29%	16,960 337,200				0.013	0.013			1
59281322058	750 SOUTH PIER DR	STEC, MICHEL ALEXANDRA	17	0.013		16,500 316,900	97.29%	16,960 333,400				0.013	0.013			1
59281322059	750 SOUTH PIER DR	RI AND G INVESTMENTS LLC	17	0.013		16,500 303,900	97.29%	16,960 320,400				0.013	0.013			1
59281322060	750 SOUTH PIER DR	OTO HLS LLC	17	0.323		207,900 -	97.29%	213,702 0				0.323	0.323			1
59281323000	437 BEACHFRONT CT	SOUTH PIER FAMILY INVESTMENTS INC	No	4.460	No	- - -	97.29%	0 0 0				4.460	4.460			1
59281323001	435 BEACHFRONT LN	BLUE HARBOR RESORT CONDOMINIUM	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323002	437 BEACHFRONT LN	CLEVELAND, ANDREW S	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323003	439 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323004	441 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323005	427 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323006	429 BEACHFRONT LN	BKR PROPERTIES LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323007	431 BEACHFRONT LN	SHEBOYGAN RESORT OPERATOR LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323008	433 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323009	419 BEACHFRONT LN	KLEINHEINZ TRUST 4-2-92	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323010	421 BEACHFRONT LN	PINSKY, SUSAN	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323011	423 BEACHFRONT LN	T&S DEVELOPMENT CO	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323012	425 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323013	411 BEACHFRONT LN	ESCOBEDO, PAUL	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323014	413 BEACHFRONT LN	413 BEACHFRONT LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323015	415 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323016	417 BEACHFRONT LN	SHANLEY, LARRY	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323017	807 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 128,900	97.29%	16,960 145,400				0.014	0.014			1
59281323018	809 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 200,500	97.29%	16,960 217,000				0.014	0.014			1
59281323019	811 BEACHFRONT DR	811 BLUE HARBOR LLC	No	0.014	No	16,500 200,500	97.29%	16,960 217,000				0.014	0.014			1
59281323020	813 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 128,900	97.29%	16,960 145,400				0.014	0.014			1
59281323021	817 BEACHFRONT DR	J POHAR FAMILY LLC	No	0.014	No	16,500 128,900	97.29%	16,960 145,400				0.014	0.014			1
59281323022	819 BEACHFRONT DR	HANG JIANG	No	0.014	No	16,500 205,600	97.29%	16,960 222,100				0.014	0.014			1
59281323023	821 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 200,500	97.29%	16,960 217,000				0.014	0.014			1
59281323024	823 BEACHFRONT DR	ARELENE KEELER	No	0.014	No	16,500 131,700	97.29%	16,960 148,200				0.014	0.014			1
59281323025	412 BEACHFRONT CT	FORSYTHE, GERALD R	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323026	414 BEACHFRONT CT	BESBEAS, PAMELA	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323027	416 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323028	418 BEACHFRONT CT	PALATINE RESORT PROPERTIES LLC	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323029	420 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323030	422 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323031	424 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323032	426 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323033	428 BEACHFRONT CT	BRESLOW, ROBERT A	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323034	430 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323035	432 BEACHFRONT CT	SENGODAN SUBRAMANIAM, RAI	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323036	434 BEACHFRONT CT	SHANLEY, LARRY	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323037	436 BEACHFRONT CT	SHANLEY, LARRY	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323038	438 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323039	440 BEACHFRONT CT	BHR INVESTMENTS LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323040	442 BEACHFRONT CT	FORSYTHE, GERALD R	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323041	825 BEACHFRONT DR	JOSEPH BONELLI	No	0.014	No	16,500 128,900	97.29%	16,960 145,400				0.014	0.014			1
59281323042	827 BEACHFRONT DR	BYUNG-IL WILLIAM CHOI	No	0.014	No	16,500 200,500	97.29%	16,960 217,000				0.014	0.014			1
59281323043	829 BEACHFRONT DR	NEIL BIALK	No	0.014	No	16,500 200,500	97.29%	16,960 217,000				0.014	0.014			1
59281323044	831 BEACHFRONT DR	IRIS J BRIGHAM REVOCABLE TRUST 5-3-17	No	0.014	No	16,500 128,900	97.29%	16,960 145,400				0.014	0.014			1
59281323045	833 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 128,900	97.29%	16,960 145,400				0.014	0.014			1
59281323046	835 BEACHFRONT DR	CYTHERA 835 LLC	No	0.014	No	16,500 200,500	97.29%	16,960 217,000				0.014	0.014			1
59281323047	837 BEACHFRONT DR	MICAH Y STEELE	No	0.014	No	16,500 200,500	97.29%	16,960 217,000				0.014	0.014			1
59281323048	839 BEACHFRONT DR	KENNETH ZIMMERMANN	No	0.014	No	16,500 128,900	97.29%	16,960 145,400				0.014	0.014			1
59281323049	415 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323050	417 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323051	419 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323052	421 BEACHFRONT CT	SHANLEY, LARRY	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323053	423 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323054	425 BEACHFRONT CT	FLAHERTY INVESTMENT GROUP INC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323055	427 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 165,800	97.29%	16,960 182,300				0.014	0.014			1
59281323056	429 BEACHFRONT CT	WELSH, DAN	No	0.014	No	16,500 109,100	97.29%	16,960 125,600				0.014	0.014			1
59281323057	841 BEACHFRONT DR	KEVIN KURZ	No	0.014	No	16,500 128,900	97.29%	16,960 145,400				0.014	0.014			1
59281323058	843 BEACHFRONT DR	KAREN RODY	No	0.014	No	16,500 200,500	97.29%	16,960 217,000				0.014	0.014			1
59281323059	845 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No	16,500 200,500	97.29%	16,960 217,000				0.014	0.014			1
59281323060	847 BEACHFRONT DR	RTM FOX RIVER LLC	No	0.014	No	16,500 131,700	97.29%	16,960 148,200				0.014	0.014			1
59281323061	849 BEACHFRONT DR	RKB HOLDINGS LLC	No	0.014	No	16,500 128,900	97.29%	16,960 145,400				0.014	0.014			1
59281323062	851 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC	No	0.014	No</											

City of Sheboygan, Wisconsin														Assessment Roll Classification?					
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Base Property Information														District Classification					
Property Information				Assessment Information			Equalized Value			District Classification				District Classification					
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant
59281323102	780 SOUTH PIER DR UNIT 102	TESTWUIDE, THOMAS	0.020		No	11,300	127,300	138,600	97.29%	11,615	130,853	142,468				0.020	0.020		1
59281323201	780 SOUTH PIER DR UNIT 201	MOTISKA, RODGER	0.004		No	11,300	214,300	225,600	97.29%	11,615	220,280	231,896				0.004	0.004		1
59281323202	780 SOUTH PIER DR UNIT 202	MIDDLESWORTH, GREGORY D	0.005		No	11,300	143,000	154,300	97.29%	11,615	146,991	158,606				0.005	0.005		1
59281323203	780 SOUTH PIER DR UNIT 203	ALEXANDER & MIKESSELL FAMILY REVOCABLE LIVING TRUST 4-15-2012	0.004		No	11,300	205,700	217,000	97.29%	11,615	211,440	223,056				0.004	0.004		1
59281323301	780 SOUTH PIER DR UNIT 301	FISCHER, MICHAEL J	0.004		No	11,300	214,300	225,600	97.29%	11,615	220,280	231,896				0.004	0.004		1
59281323302	780 SOUTH PIER DR UNIT 302	DUTRA, JARED	0.009		No	11,300	143,000	154,300	97.29%	11,615	146,991	158,606				0.009	0.009		1
59281323305	780 SOUTH PIER DR UNIT 305	PAULUS, JAYSON	0.009		No	11,300	162,500	173,800	97.29%	11,615	167,035	178,650				0.009	0.009		1
59281323306	780 SOUTH PIER DR UNIT 306	SCHUPP, SCOTT	0.009		No	11,300	172,100	183,400	97.29%	11,615	176,903	188,518				0.009	0.009		1
59281323307	780 SOUTH PIER DR UNIT 307	ULRICH TRUST	0.009		No	11,300	162,500	173,800	97.29%	11,615	167,035	178,650				0.009	0.009		1
59281323308	780 SOUTH PIER DR UNIT 308	BROOKS REVOCABLE LIVING TRUST	0.009		No	11,300	172,100	183,400	97.29%	11,615	176,903	188,518				0.009	0.009		1
59281323309	780 SOUTH PIER DR UNIT 309	OPGENORTH, RACHEL A	0.009		No	11,300	162,500	173,800	97.29%	11,615	167,035	178,650				0.009	0.009		1
59281323310	780 SOUTH PIER DR UNIT 310	DROZDA, PETER J	0.009		No	11,300	172,100	183,400	97.29%	11,615	176,903	188,518				0.009	0.009		1
59281323311	780 SOUTH PIER DR UNIT 311	THOMPSON, THOMAS J	0.009		No	11,300	190,900	202,200	97.29%	11,615	196,227	207,843				0.009	0.009		1
59281323312	780 SOUTH PIER DR UNIT 312	SWANTEK, ANTHONY C	0.009		No	11,300	225,900	237,200	97.29%	11,615	232,204	243,820				0.009	0.009		1
59281323401	780 SOUTH PIER DR UNIT 401	LACEY, RICHARD L	0.008		No	11,300	238,100	249,400	97.29%	11,615	244,745	256,360				0.008	0.008		1
59281323402	780 SOUTH PIER DR UNIT 402	MIRECKI, STEVEN J	0.003		No	11,300	158,900	170,200	97.29%	11,615	163,334	174,950				0.003	0.003		1
59281323403	780 SOUTH PIER DR UNIT 403	SMITH, BRIAN H	0.002		No	11,300	238,500	249,800	97.29%	11,615	245,156	256,771				0.002	0.002		1
59281323509	510 SOUTH PIER DR	NEW HORIZON CONDOMINIUM	0.125		No	-	-	-	97.29%	0	0	0				0.125	0.125		2
59281323510	510 SOUTH PIER DR	SOUTH PIER HOSPITALITY GROUP LLC	0.021		No	19,500	138,200	157,700	97.29%	20,044	142,057	162,101			0.021	0.021			2
59281323511	514A SOUTH PIER DR UNIT 1	PAJA RENTALS LLC	0.024		No	18,800	338,100	356,900	97.29%	19,325	347,535	366,860				0.024	0.024		1
59281323512	514A SOUTH PIER DR UNIT 2	ALTMAYER, DANIEL J	0.025		No	18,800	308,700	327,500	97.29%	19,325	317,315	336,640				0.025	0.025		1
59281323513	514A SOUTH PIER DR UNIT 3	PAJA RENTALS LLC	0.024		No	18,800	298,000	316,800	97.29%	19,325	306,316	325,641				0.024	0.024		1
59281323514	514A SOUTH PIER DR UNIT 4	PAJA RENTALS LLC	0.024		No	18,800	338,100	356,900	97.29%	19,325	347,535	366,860				0.024	0.024		1
59281323515	524 SOUTH PIER DR	SPARTACUS PROPERTIES LLC	0.021		No	19,500	139,500	159,000	97.29%	20,044	143,393	163,437			0.021	0.021			2
59281323516	522 SOUTH PIER DR	DOMINGUEZ, DAN	0.023		No	19,500	122,600	142,100	97.29%	20,044	126,021	146,066			0.023	0.023			2
59281323517	518 SOUTH PIER DR	SOUTH PIER HOSPITALITY GROUP LLC	0.022		No	19,500	148,800	168,300	97.29%	20,044	152,953	172,997				0.022	0.022		2
59281323639	N/A	CENTRAL PIER CONDOMINIUM	0.101		No	-	-	-	97.29%	0	0	0				0.101	0.101		2
59281323640	640 SOUTH PIER DR	HEITZMANN ENTERPRISES LLC	0.019		No	13,500	117,800	131,300	97.29%	13,877	121,087	134,964			0.019	0.019		0.101	2
59281323642	644 SOUTH PIER DR	CMEINVEST LLC	0.017		No	13,500	59,100	72,600	97.29%	13,877	60,749	74,626			0.017	0.017			2
59281323646	646 SOUTH PIER DR	CMEINVEST LLC	0.014		No	13,500	52,500	66,000	97.29%	13,877	53,965	67,842			0.014	0.014			2
59281323651	650 SOUTH PIER DR	BKCC LLC	0.010		No	12,400	301,800	314,200	97.29%	12,746	310,222	322,968				0.010	0.010		1
59281323652	650 SOUTH PIER DR	BKCC LLC	0.015		No	12,400	204,200	216,600	97.29%	12,746	209,899	222,645				0.015	0.015		1
59281323653	650 SOUTH PIER DR	FISCHER, TRACI J	0.017		No	12,400	268,200	280,600	97.29%	12,746	275,685	288,431				0.017	0.017		1
59281323654	650 SOUTH PIER DR	MCDONOUGH, DAN	0.017		No	6,400	113,000	119,400	97.29%	6,579	116,154	122,732				0.017	0.017		1
59281323655	650 SOUTH PIER DR	MOSCHWARZ LLC	0.015		No	7,500	86,400	93,900	97.29%	7,709	88,811	96,520				0.015	0.015		1
59281323656	650 SOUTH PIER DR	MOSCHWARZ LLC	0.010		No	12,400	210,400	222,800	97.29%	12,746	216,272	229,018				0.010	0.010		1
59281323657	650 SOUTH PIER DR	SCHNELL, WILLIAM R	0.014		No	12,400	288,800	301,200	97.29%	12,746	296,860	309,606				0.014	0.014		1
59281323658	650A SOUTH PIER DR	MEYER, RANDALL W	0.017		No	12,400	230,500	242,900	97.29%	12,746	236,933	249,679				0.017	0.017		1
59281323659	652 SOUTH PIER DR	CMEINVEST LLC	0.019		No	13,500	73,600	87,100	97.29%	13,877	75,654	89,531			0.019	0.019			2
59281505750	820 INDIANA AVE	HH2 PROPERTIES LLC	1.792		No	485,900	670,900	1,156,800	97.29%	499,460	689,623	1,189,083			0.019	1.792		1.792	2
59281505752	N/A	CITY OF SHEBOYGAN	0.357	0.065185	No	-	-	-	97.29%	0	0	0		0.292			0.292	0.292	X
59281502920	631 S COMMERCE ST	VERHAGE TRUST	0.110	0.053444	17	8,600	14,800	23,400	97.29%	8,840	15,213	24,053			0.057	0.057	0.057	0.057	2
59281502905	N/A	VERHAGE REVOCABLE FAMILY TRUST DTD 12-16-2014	0.113		17	40,200	-	40,200	97.29%	41,322	0	41,322			0.113	0.113	0.113	0.113	2
59281502910	N/A	ANTON KOLAR	0.643	0.195793	17	32,600	-	32,600	97.29%	33,510	0	33,510			0.447	0.447	0.447	0.447	2
59281502870	525 S COMMERCE ST	SOUTH PIER LLC	0.727	0.195867	17	87,300	216,700	304,000	97.29%	89,736	222,747	312,484			0.531	0.531	0.531	0.531	2
59281502880	505 S COMMERCE ST	PRIGGE'S CHARTERED BUSES INC	0.274	0.021459	17	42,600	352,500	395,100	97.29%	43,789	362,337	406,126			0.253	0.253	0.253	0.253	2
59281501610	N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.059		17	-	-	-	97.29%	0	0	0		0.059			0.059	0.059	4
59281501550	639 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.361		17	26,700	61,800	88,500	97.29%	27,445	63,525	90,970		0.361			0.361	0.361	2
59281501570	715 N COMMERCE ST	THE DURBROW-STEINGRABER LIVING TRUST OF 2018	0.241	0.002103	17	15,000	24,900	39,900	97.29%	15,419	25,595	41,013		0.239			0.239	0.239	2
59281500090	N/A	SHEBOYGAN COUNTY WISCONSIN PLANNING DEPT	0.950	0.007432	No	-	-	-	97.29%	0	0	0		0.943			0.943	0.943	3
59281500070	N/A	SHEB RIVERSIDE BOAT CLUB	0.345	0.041274	No	23,700	-	23,700	97.29%	24,361	0	24,361		0.304			0.304	0.304	2
59281500060	1228A WISCONSIN AVE	SHEB RIVERSIDE BOAT CLUB	0.606	0.073037	No	33,600	84,800	118,400	97.29%	34,538	87,167	121,704				0.533	0.533	0.533	2
59281500050	1228 WISCONSIN AVE	THOMSON'S PARKVIEW MARINA LLC	1.150	0.017479	No	62,500	22,400	84,900	97.29%	64,244	23,025	87,269		1.133			1.133	1.133	2
59281501580	N/A	THOMSON'S PARKVIEW MARINA LLC	0.713	0.000292	No	62,500	-	62,500	97.29%	64,244	0	64,244		0.713			0.713	0.713	2
59281501560	N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.487	0.001104	17	91,500	-	91,500	97.29%	94,053	0	94,053		0.486			0.486	0.486	2
59281501540	N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.412	0.008972	17	238,900	-	238,900	97.29%	245,567	0	245,567		1.403			1.403	1.403	2
59281501630	605 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.812	0.09803	17	299,000	-	299,000	97.29%	307,344	0	3							

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 in the proposed 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 value of those parcels located within Tax Incremental District No's 16 & 17 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$257,334,801. 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 #21	
Valuation Test Compliance Calculation	
District Creation Date	1/1/2024
	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	223,181,348
Less Value of Any Underlying TID Parcels	73,918,547 ▼
Total Value Subject to 12% Test	257,334,801
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 City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. 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.

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.

Municipal Revenue Obligations (MRO's) (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 a guaranteed increment value through a Municipal Revenue Obligation (MRO). Terms of an MRO may be negotiated specifically with each developer and approved by the City Council. No MRO payments will be provided until the City executes a developer agreement with the recipient and the agreed upon increment is generated. Any payments related to an MRO executed by the City are eligible Project Costs.

Miscellaneous Project Costs

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) Pennsylvania Avenue Bridge - \$120K

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

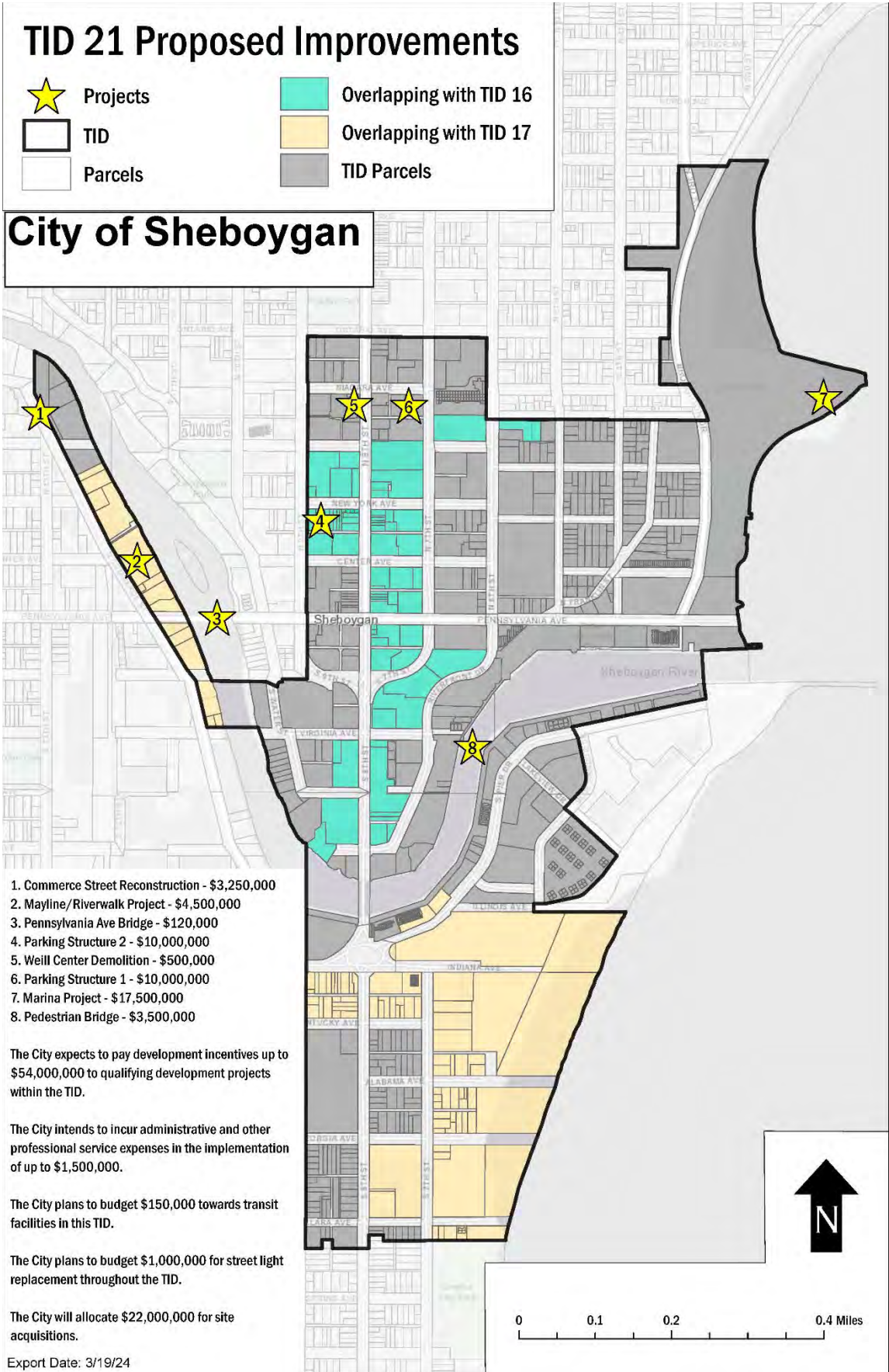
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

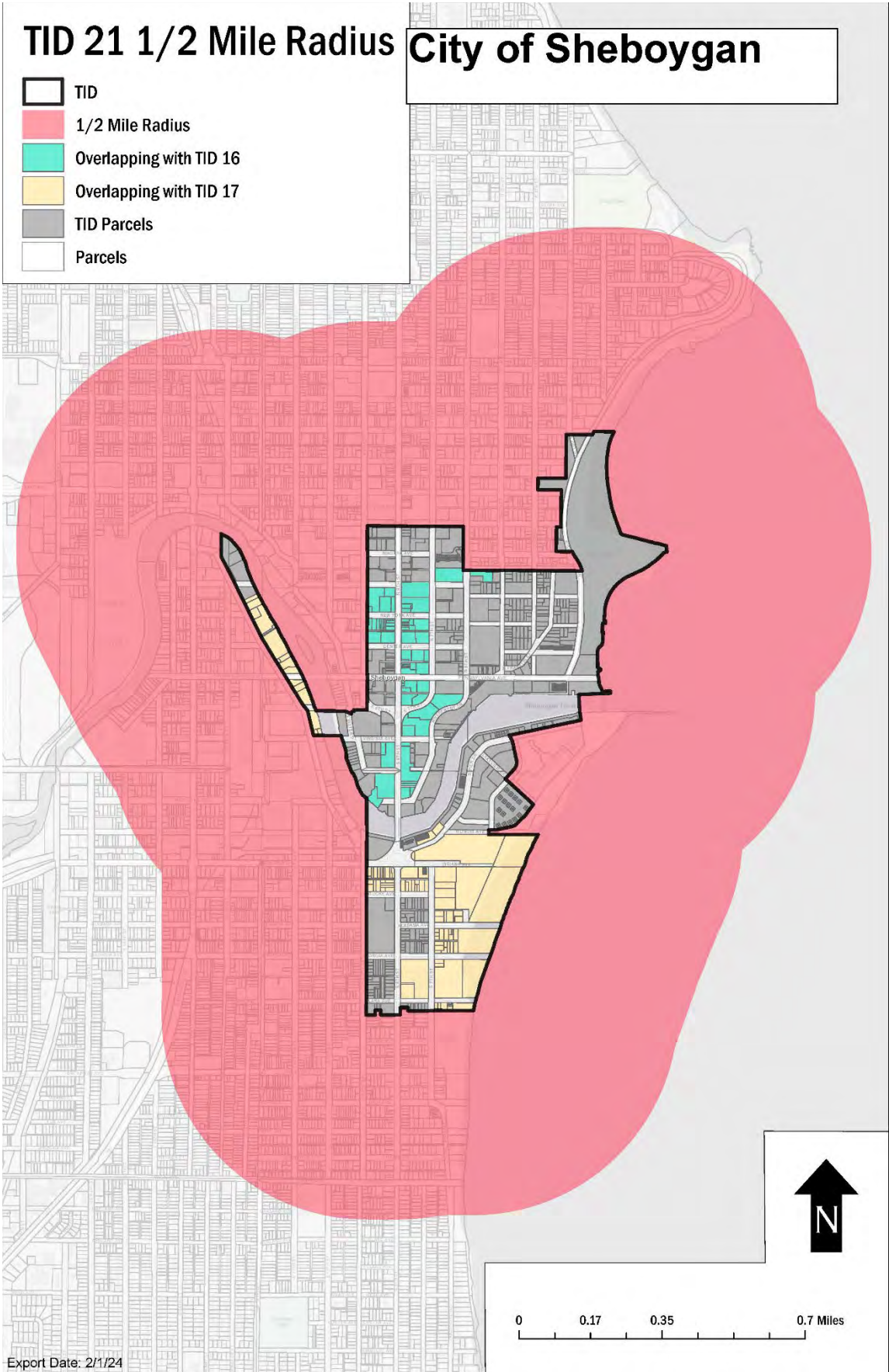
Financing Costs

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

Maps Found on Following Page.





SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. 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 Incremental District #21

Estimated Project List

Project ID	Project Name/Type	Phase I 2025	Phase II 2030	Phase III 2035	Phase IV 2040	Phase V 2045	Total (Note 1)
1	Vacant Commercial Building	4,000,000					4,000,000
2	Vacant Manufacturing Building	4,000,000					4,000,000
3	Parking Structure No. 1			10,000,000			10,000,000
4	Commercial Space (Hotel)	4,000,000					4,000,000
5	Parking Structure No. 2					10,000,000	10,000,000
6	Mayline Site Clean Up	3,000,000					3,000,000
7	Pedestrian Bridge	3,500,000					3,500,000
8	Development Incentives ²	19,175,000			35,000,000		54,175,000
9	South Point Land Purchases		10,000,000				10,000,000
10	Mayline River Walk/Shoreline Restoration	1,500,000					1,500,000
11	Weil Center Site Demo	500,000					500,000
12	Marina Project		17,500,000				17,500,000
13	Penn Ave. Bridge	120,000					120,000
14	City Costs (Reimbursements)	250,000	250,000	300,000	300,000	300,000	1,400,000
15	Street Lights (Place Making)	1,000,000					1,000,000
16	Commerce Street Reconstruction	3,250,000					3,250,000
Total Projects		<u>44,295,000</u>	<u>27,750,000</u>	<u>10,300,000</u>	<u>35,300,000</u>	<u>10,300,000</u>	<u>127,945,000</u>

Notes:

Note 1 Project costs are estimates and are subject to modification.

Note 2 The initial known incentives shown are in the cashflow. Additional incentives up to another \$35M (not shown in the cashflow) may be needed to support future redevelopment efforts.

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 a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$328M in incremental value by 2031. 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 \$17.06824 per thousand of equalized value and declining by 1% annually, a 2% economic appreciation, the Project would generate \$145M 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 #21
Development Assumptions

Construction Year		North Downtown	Downtown	South Downtown	River Front	Blue Harbor Area	South Lake Front	Annual Total	Construction Year	
1	2024				7,800,000	6,700,000	15,000,000	29,500,000	2024	1
2	2025	15,000,000	8,000,000		35,000,000		15,000,000	73,000,000	2025	2
3	2026	15,000,000	25,000,000		14,000,000		10,000,000	64,000,000	2026	3
4	2027		20,000,000		12,000,000			32,000,000	2027	4
5	2028							0	2028	5
6	2029	15,000,000					25,000,000	40,000,000	2029	6
7	2030			30,000,000			30,000,000	60,000,000	2030	7
8	2031			30,000,000				30,000,000	2031	8
9	2032							0	2032	9
10	2033							0	2033	10
Totals		<u>45,000,000</u>	<u>53,000,000</u>	<u>60,000,000</u>	<u>68,800,000</u>	<u>6,700,000</u>	<u>95,000,000</u>	<u>328,500,000</u>		

Notes:

Table 2 - Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #21

Tax Increment Projection Worksheet

Type of District	Rehabilitation	Base Value	223,181,348	Apply to Base Value
District Creation Date	January 1, 2024	Appreciation Factor	2.00%	
Valuation Date	Jan 1, 2024	Base Tax Rate	\$17.07	
Max Life (Years)	27	Rate Adjustment Factor	-1.00%	
Expenditure Period/Termination	22 1/1/2046	Tax Exempt Discount Rate	4.00%	
Revenue Periods/Final Year	27 2052	Taxable Discount Rate	5.50%	
Extension Eligibility/Years	Yes 3			
Eligible Recipient District	Yes			

Construction Year	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1 2024	2025	0	29,500,000	2026	\$17.07	503,513	447,621	428,799
2 2025	2026	590,000	103,090,000	2027	\$16.90	1,741,969	1,936,664	1,834,945
3 2026	2027	2,061,800	169,151,800	2028	\$16.73	2,829,670	4,262,446	4,000,023
4 2027	2028	3,383,036	204,534,836	2029	\$16.56	3,387,362	6,939,528	6,456,693
5 2028	2029	4,090,697	208,625,533	2030	\$16.40	3,420,558	9,538,871	8,808,111
6 2029	2030	4,172,511	252,798,043	2031	\$16.23	4,103,349	12,537,147	11,481,848
7 2030	2031	5,055,961	317,854,004	2032	\$16.07	5,107,726	16,125,768	14,636,529
8 2031	2032	6,357,080	354,211,084	2033	\$15.91	5,635,043	19,932,601	17,935,456
9 2032	2033	7,084,222	361,295,306	2034	\$15.75	5,690,267	23,628,890	21,093,044
10 2033	2034	7,225,906	368,521,212	2035	\$15.59	5,746,031	27,217,844	24,115,351
11 2034	2035	7,370,424	375,891,636	2036	\$15.44	5,802,342	30,702,580	27,008,170
12 2035	2036	7,517,833	383,409,469	2037	\$15.28	5,859,205	34,086,126	29,777,051
13 2036	2037	7,668,189	391,077,658	2038	\$15.13	5,916,626	37,371,418	32,427,303
14 2037	2038	7,821,553	398,899,212	2039	\$14.98	5,974,608	40,561,310	34,964,009
15 2038	2039	7,977,984	406,877,196	2040	\$14.83	6,033,160	43,658,573	37,392,033
16 2039	2040	8,137,544	415,014,740	2041	\$14.68	6,092,285	46,665,896	39,716,032
17 2040	2041	8,300,295	423,315,035	2042	\$14.53	6,151,989	49,585,891	41,940,463
18 2041	2042	8,466,301	431,781,335	2043	\$14.39	6,212,278	52,421,093	44,069,590
19 2042	2043	8,635,627	440,416,962	2044	\$14.24	6,273,159	55,173,966	46,107,499
20 2043	2044	8,808,339	449,225,301	2045	\$14.10	6,334,636	57,846,900	48,058,095
21 2044	2045	8,984,506	458,209,807	2046	\$13.96	6,396,715	62,859,904	52,671,003
22 2045	2046	9,164,196	467,374,003	2047	\$13.82	6,459,403	65,480,654	54,556,327
23 2046	2047	9,347,480	476,721,483	2048	\$13.68	6,522,705	68,025,302	56,360,876
24 2047	2048	9,534,430	486,255,913	2049	\$13.55	6,586,628	70,496,056	58,088,112
25 2048	2049	9,725,118	495,981,031	2050	\$13.41	6,651,177	72,895,064	59,741,346
26 2049	2050	9,919,621	505,900,652	2051	\$13.28	6,716,358	75,224,408	61,323,751
27 2050	2051	10,118,013	516,018,665	2052	\$13.14	6,782,178	77,486,112	62,838,359
Totals	328,500,000	187,518,665	Future Value of Increment	144,930,940				

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.

Table 3 – Financing Plan

City of Sheboygan, Wisconsin						
Tax Increment District #21						
Estimated Financing Plan						
	G.O. Promissory Note 2025	Municipal Revenue Obligation (MRO) 2025	G.O. Promissory Note 2030	G.O. Bond 2035	G.O. Promissory Note 2045	Totals
Projects						
Phase I	25,120,000	19,175,000				25,120,000
Phase II			27,750,000			27,750,000
Phase III				10,300,000		10,300,000
Phase IV (Cash Funded)						0
Phase V					10,300,000	10,300,000
Total Project Funds	25,120,000	19,175,000	27,750,000	10,300,000	10,300,000	73,470,000
Estimated Finance Related Expenses	148,500		158,000	90,000	85,000	
Underwriter Discount	12.00 332,400		12.00 355,620	12.00 132,600	10.00 104,550	
Capitalized Interest	2,216,000		1,481,750	552,750		
Total Financing Required	27,962,900	19,175,000	29,911,370	11,166,350	10,573,550	
Estimated Interest	4.25% (266,900)	0	4.00% (277,500)	3.50% (120,167)	3.50% (120,167)	
Assumed spend down (months)	3		3	4	4	
Rounding	4,000	(0)	1,130	3,817	1,617	
Net Issue Size	27,700,000	19,175,000	29,635,000	11,050,000	10,455,000	78,840,000
Notes:						

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 2052 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions including future revenue sharing from TIDs 22 and 24 as noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

City of Sheboygan, Wisconsin																														
Tax Increment District #21																														
Cash Flow Projection																														
Year	Projected Revenues					Expenditures													Balances			Year								
	Tax Increments	Future TID Revenue Sharing TID 22	Future TID Rev. Sharing TID 24	Cap Interest	Total Revenues	G.O. Promissory Note 27,700,000 Dated Date: 10/01/25			G.O. Promissory Note 29,635,000 Dated Date: 10/01/30			G.O. Bond 11,050,000 Dated Date: 10/01/35			G.O. Promissory Note 10,455,000 Dated Date: 10/01/40			Kite Beach MRO Payment \$8M	Mayline MRO Payment \$10.8M	Hotel MRO Payment \$375K	Admin.		Total Expenditures	Annual	Cumulative	Principal Outstanding				
2024					0																0	0	0	0	0	0	2024			
2025					0																0	0	0	0	0	0	2025			
2026	503,513			1,108,000	1,611,513			4.00%	1,108,000												15,000	1,123,000	488,513	488,513			2026			
2027	1,741,969			1,108,000	2,849,969			4.00%	1,108,000												15,300	2,358,614	491,355	979,868			2027			
2028	2,829,670	0	20,000		2,849,670	150,000		4.00%	1,108,000												15,606	2,508,920	340,750	1,320,618			2028			
2029	3,387,362	0	20,000		3,407,362	1,000,000		4.00%	1,102,000												15,918	3,353,232	54,130	1,374,748			2029			
2030	3,420,558	0	20,000		3,440,558	1,100,000		4.00%	1,062,000												16,236	3,413,550	27,008	1,401,756			2030			
2031	4,103,349	0	20,000	1,481,750	5,605,099	1,550,000		4.00%	1,018,000	250,000		5.00%	1,481,750								16,561	5,551,625	53,474	1,455,230			2031			
2032	5,107,726	0	20,000		5,127,726	1,200,000		4.00%	956,000	250,000		5.00%	1,469,250								16,892	5,127,456	270	1,455,499			2032			
2033	5,635,043	0	20,000		5,655,043	1,750,000		4.00%	908,000	250,000		5.00%	1,456,750								17,230	5,617,294	37,749	1,493,249			2033			
2034	5,690,267	0	20,000		5,710,267	1,900,000		4.00%	838,000	250,000		5.00%	1,444,250								17,575	5,685,139	25,128	1,518,376			2034			
2035	5,746,031	0	20,000	552,750	6,318,781	2,000,000		4.00%	762,000	250,000		5.00%	1,431,750		5.00%	552,750					17,926	6,249,740	69,041	1,587,417			2035			
2036	5,802,342	0	20,000		5,822,342	1,650,000		4.00%	682,000	250,000		5.00%	1,419,250		5.00%	552,750					18,285	5,807,599	14,744	1,602,161			2036			
2037	5,859,205	0	20,000		5,879,205	1,800,000		4.00%	616,000	250,000		5.00%	1,406,750		5.00%	552,750					18,651	5,879,464	(259)	1,601,902			2037			
2038	5,916,626	50,000	20,000		5,986,626	1,925,000		4.00%	544,000	250,000		5.00%	1,394,250	100,000	5.00%	552,750					19,024	6,011,303	(24,677)	1,577,225			2038			
2039	5,974,608	50,000	20,000		6,044,608	2,075,000		4.00%	467,000	250,000		5.00%	1,381,750	100,000	5.00%	547,750					19,404	6,044,215	393	1,577,618			2039			
2040	6,033,160	50,000	20,000		6,103,160	1,800,000		4.00%	384,000	250,000		5.00%	1,369,250	100,000	5.00%	542,750				5.00%	522,750	19,792	6,191,853	(88,693)	1,488,925			2040		
2041	6,092,285	50,000	20,000		6,162,285	2,300,000		4.00%	312,000	250,000		5.00%	1,356,750	100,000	5.00%	537,750				5.00%	522,750	20,188	6,602,749	(440,464)	1,048,460			2041		
2042	6,151,989	125,000	100,000		6,376,989	2,750,000		4.00%	220,000	875,000		5.00%	1,344,250	100,000	5.00%	532,750				5.00%	522,750	20,592	7,115,678	(738,689)	309,771			2042		
2043	6,212,278	250,000	100,000		6,562,278	2,750,000		4.00%	110,000	1,225,000		5.00%	1,300,500	100,000	5.00%	527,750					21,004	6,557,004	5,275	315,046			2043			
2044	6,273,159	200,000	100,000		6,573,159					3,270,000		5.00%	1,239,250	700,000	5.00%	522,750						21,424	6,526,174	46,985	362,031			2044		
2045	6,334,636	725,000	100,000		7,159,636					3,765,000		5.00%	1,075,750	700,000	5.00%	487,750						21,852	6,810,602	349,034	711,065			2045		
2046	6,396,715		100,000		6,496,715					3,550,000		5.00%	887,500	760,000	5.00%	452,750						22,289	6,420,289	76,426	787,491			2046		
2047	6,459,403		100,000		6,559,403					3,550,000		5.00%	710,000	1,000,000	5.00%	414,750						22,735	6,432,735	126,668	914,159			2047		
2048	6,522,705		100,000		6,622,705					3,550,000		5.00%	532,500	1,000,000	5.00%	364,750						23,190	6,443,190	179,515	1,093,674			2048		
2049	6,586,628		100,000		6,686,628					3,500,000		5.00%	355,000	1,000,000	5.00%	314,750						23,653	6,641,153	45,474	1,139,149			2049		
2050	6,651,177		100,000		6,751,177					3,600,000		5.00%	180,000	1,245,000	5.00%	264,750						24,127	6,711,627	39,550	1,178,699			2050		
2051	6,716,358		100,000		6,816,358							5.00%	202,500	2,000,000	5.00%	347,750						24,609	5,929,859	886,499	2,065,198			2051		
2052	6,782,178		120,000		6,902,178							5.00%	102,500	2,050,000	5.00%	102,500						40,000	5,972,500	929,678	2,994,876			2052		
Total	144,930,940	1,500,000	1,400,000	4,250,500	152,081,440	27,700,000		13,305,000		29,635,000		23,236,500		11,055,000		8,027,000					10,455,000		5,953,000		8,000,000	10,800,000	375,000	545,064	149,086,564	Total
Notes:																					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 property within the proposed District boundary 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 approximately 30% 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 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 is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for a mixed development including, commercial, retail and housing.

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 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 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 Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by rehabilitating and conserving property, providing necessary public infrastructure improvements, and providing appropriate 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 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.
- 1) Penn Avenue Bridge - 50% of the project or \$60K.

**SECTION 16:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.



TAGLaw International Lawyers

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March 25, 2024

Mayor
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

RE: Project Plan for City of Sheboygan Tax Incremental District No. 21

Dear Mayor:

Wisconsin Statute §66.1105(4)(f) requires that a project plan for a tax incremental district includes an opinion provided by counsel advising as to whether the project plan is complete and complies with Wisconsin Statute §66.1105.

We have acted as counsel for the City of Sheboygan in connection with the proposed creation of Tax Incremental District No. 21 of the City of Sheboygan (the “**District**”) and the review of the project plan for the District dated March 25, 2024 (the “**Project Plan**”) for compliance with applicable statutory requirements.

Based upon our review, relying upon the accuracy of the statements set forth in the Project Plan, it is our opinion that the Project Plan is complete and complies with the provisions of Wisconsin Statute §66.1105.

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40771919_2.DOCX

411 East Wisconsin Avenue, Suite 1000 Milwaukee, WI 53202 Phone 414-276-1122 Fax 414-276-6281

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		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	Lakeshore Technical College	Total	Revenue Year
2026	106,344	224,357	156,624	16,188	503,513	2026
2027	367,911	776,193	541,861	56,004	1,741,969	2027
2028	597,637	1,260,855	880,204	90,974	2,829,670	2028
2029	715,424	1,509,354	1,053,681	108,904	3,387,362	2029
2030	722,435	1,524,146	1,064,007	109,971	3,420,558	2030
2031	866,643	1,828,386	1,276,397	131,922	4,103,349	2031
2032	1,078,772	2,275,920	1,588,821	164,213	5,107,726	2032
2033	1,190,143	2,510,884	1,752,849	181,166	5,635,043	2033
2034	1,201,807	2,535,491	1,770,027	182,942	5,690,267	2034
2035	1,213,584	2,560,339	1,787,374	184,735	5,746,031	2035
2036	1,225,477	2,585,430	1,804,890	186,545	5,802,342	2036
2037	1,237,487	2,610,767	1,822,578	188,373	5,859,205	2037
2038	1,249,614	2,636,353	1,840,439	190,219	5,916,626	2038
2039	1,261,861	2,662,189	1,858,475	192,083	5,974,608	2039
2040	1,274,227	2,688,279	1,876,688	193,966	6,033,160	2040
2041	1,286,714	2,714,624	1,895,080	195,867	6,092,285	2041
2042	1,299,324	2,741,227	1,913,652	197,786	6,151,989	2042
2043	1,312,057	2,768,091	1,932,406	199,724	6,212,278	2043
2044	1,324,916	2,795,218	1,951,343	201,682	6,273,159	2044
2045	1,337,900	2,822,611	1,970,466	203,658	6,334,636	2045
2046	1,351,011	2,850,273	1,989,777	205,654	6,396,715	2046
2047	1,364,251	2,878,206	2,009,277	207,669	6,459,403	2047
2048	1,377,621	2,906,412	2,028,968	209,705	6,522,705	2048
2049	1,391,121	2,934,895	2,048,851	211,760	6,586,628	2049
2050	1,404,754	2,963,657	2,068,930	213,835	6,651,177	2050
2051	1,418,521	2,992,701	2,089,206	215,931	6,716,358	2051
2052	1,432,423	3,022,029	2,109,680	218,047	6,782,178	2052
	<u>30,609,980</u>	<u>64,578,888</u>	<u>45,082,550</u>	<u>4,659,522</u>	<u>144,930,940</u>	

Notes:
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 21,
CITY OF SHEBOYGAN**

WHEREAS, the City of Sheboygan (the "City") seeks to create Tax Incremental District No. 21 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Plan Commission, and the resolution passed by the Common Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
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.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Common Council creating the District, approving its Project Plan, and establishing its boundaries.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that 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, and that the benefits of the

proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this _____ day of _____, 2024.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature Clerk Signature

April 16, 2024

PROJECT PLAN

City of Sheboygan, Wisconsin

Tax Incremental District No. 22 West Side of Sheboygan



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:	February 27, 2024
Public Hearing Held:	February 27, 2024
Approval by Plan Commission:	February 27, 2024
Adoption by Common Council:	March 25, 2024
Approval by the Joint Review Board:	April 16, 2024

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 22 (“District”) is a proposed Mixed-Use District comprising approximately 432.39 acres excluding wetlands, located on the west side of the City. When created, the District will pay the costs of a variety of public infrastructure projects, development incentives and other project costs, all of which are required to support development and redevelopment within the District with needed development and redevelopment of a variety of housing developments and job creation (“Project”).

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$15.2M (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$9.8M in development incentives, \$2.9M for street improvements and bridge repairs, \$1M in TID eligible City expenses, \$600K in ongoing administrative costs and \$1.5M in future revenue sharing with TID 21. The future revenue sharing will need to be approved through a future amendment.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$55M will result from the Developments. 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 will generate sufficient tax increment to pay all Project Costs within its allowable 20 years, assuming the City amends TID 22 in the future to share revenue with TID 21. If that doesn’t occur the TID could close out 4 years earlier than the allowable 20 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 City has received representations from various developers that the extraordinary costs associated with demolition of structures, site clean-up and assembly and redevelopment of existing sites makes the proposed redevelopment projects not economically viable without public involvement and incentives.

The public infrastructure necessary to allow for development and redevelopment within the District requires substantial investment. Absent the use of tax increment financing, the City is unable to fully-fund the necessary 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 provide new employment and housing opportunities and benefits to local businesses as the developers will likely purchase goods and services from local suppliers, retailers, restaurants and service companies during the construction of the projects.

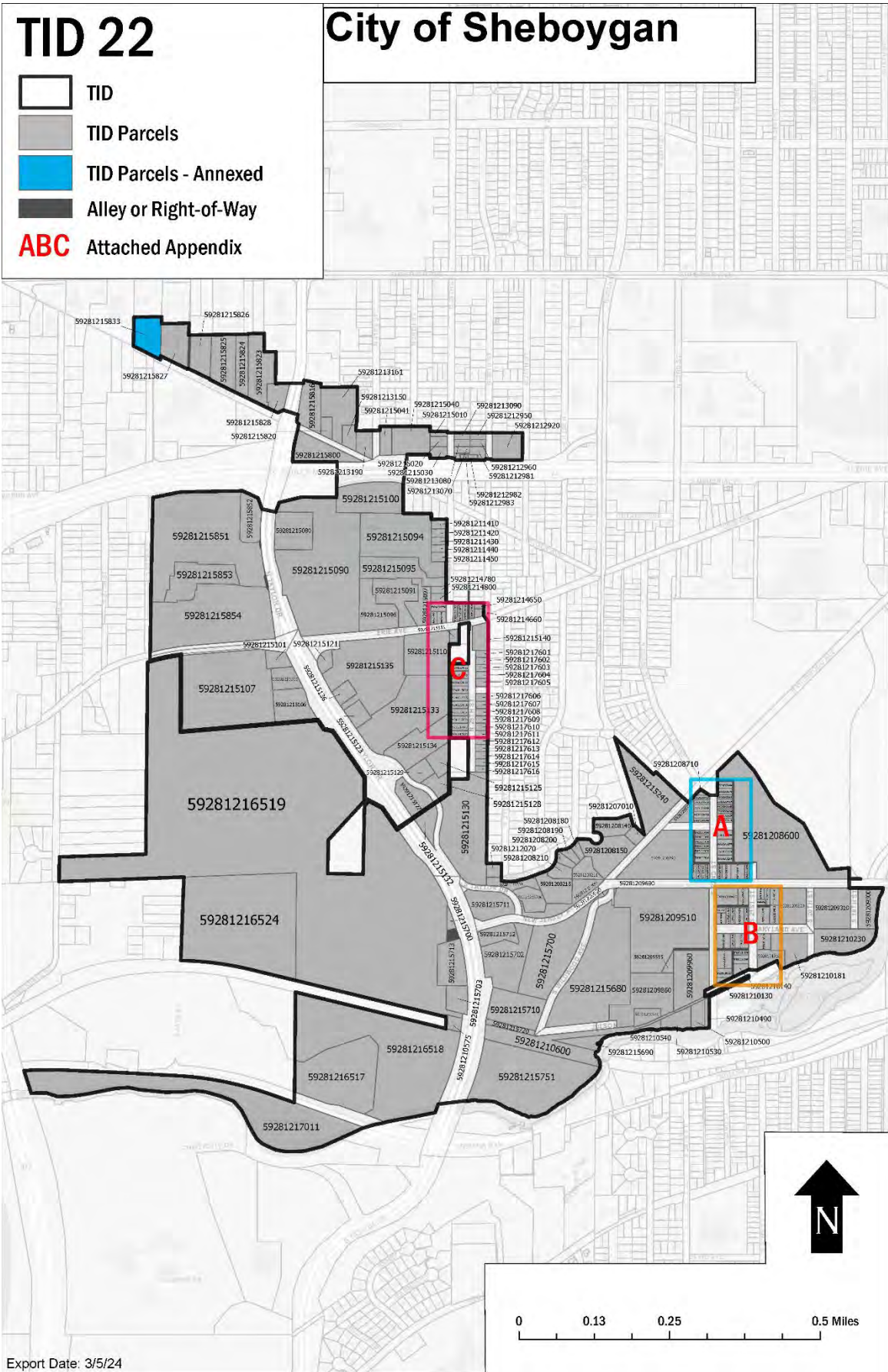
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the 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 is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.

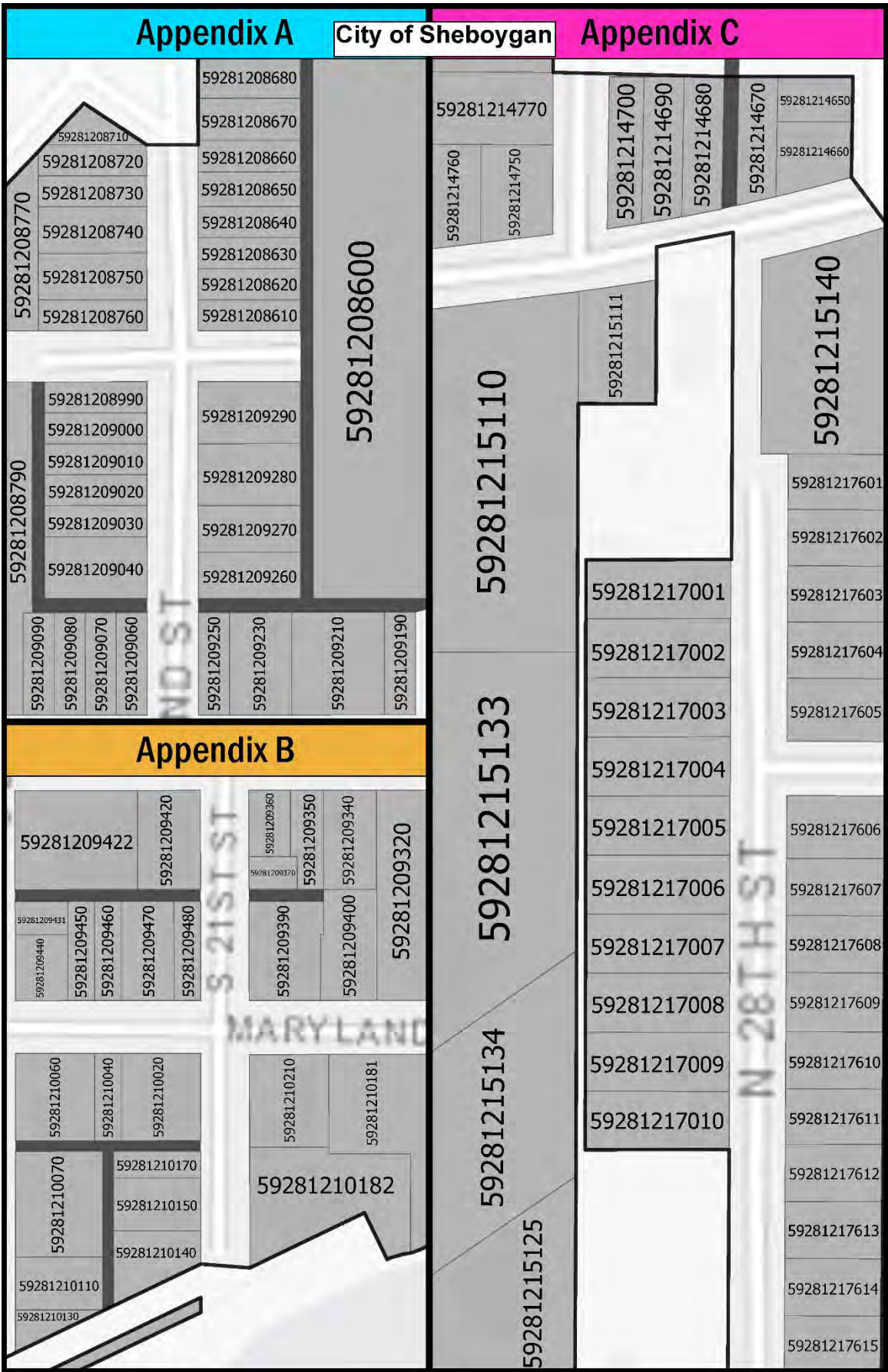
5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in 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 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).
10. 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 Plan by resolution, the City pledges to pay the Town of Sheboygan an amount equal to the property taxes the town last levied on the territory for each of the next five years.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2: Preliminary Map of Proposed District Boundary

Maps Found on Following Page.

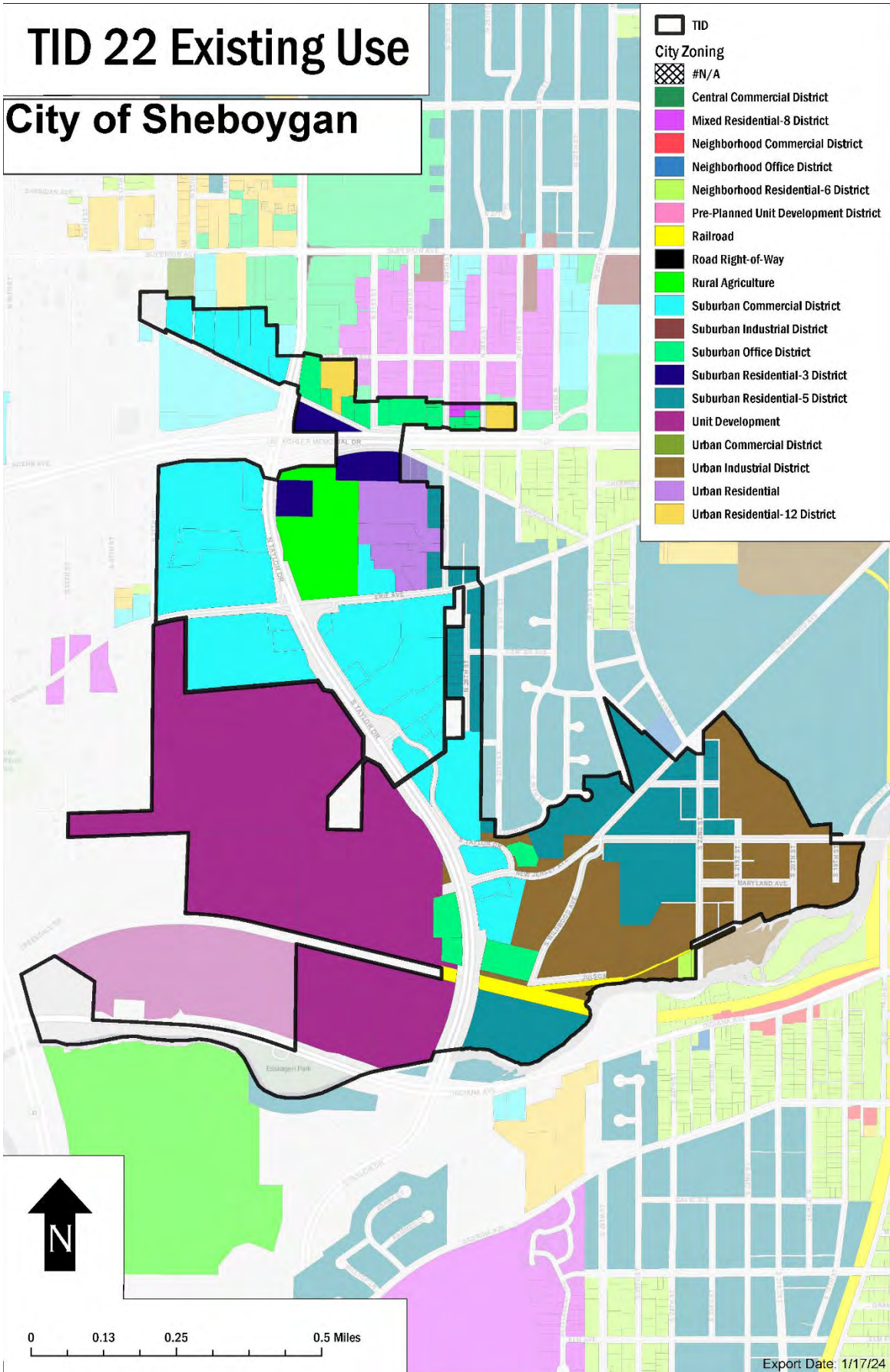
To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.





SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin																Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)				
Tax Increment District #22																				
Base Property Information																				
Property Information						Assessment Information			Equalized Value			District Classification (Minus Wetland Portion)								
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Post 1/1/04? ...Indicate date	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant /Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Vacant		
ROW Areas																				
59281215833			5.640		TBD - 2/5/24?	48,200	0	48,200	97.29%	49,545	0	49,545			5.64		5.64	5.64	X	
59281207010	N/A	CITY OF SHEBOYGAN	0.386		No	0	0	0	97.29%	0	0	0		0.386			0.39		1	
59281208140	2506 RIDGEWAY CIR	GILBERT, STEPHEN M	1.140		No	44,600	246,200	290,800	97.29%	45,845	253,071	298,915					1.140	1.14	0.00	1
59281208150	2509 RIDGEWAY CIR	WAGNER, THOMAS M	2.423		No	42,600	481,800	524,400	97.29%	43,789	495,246	539,034					2.423	2.42	0.00	1
59281208180	705 FAIRWAY DR	LUKAS, BARBARA J	0.237		No	29,200	234,800	264,000	97.29%	30,015	241,353	271,367					0.237	0.24	0.00	1
59281208190	713 FAIRWAY DR	BUTLER, CHARLES E	0.289		No	33,400	178,000	211,400	97.29%	34,332	182,967	217,300					0.289	0.29	0.00	1
59281208200	727 FAIRWAY DR	LINDOW REVOCABLE TF	0.306		No	31,400	162,400	193,800	97.29%	32,276	166,932	199,208					0.306	0.31	0.00	1
59281208210	735 FAIRWAY DR	OBEAR, KIRK B	0.558		No	39,300	271,500	310,800	97.29%	40,397	279,077	319,474					0.558	0.56	0.00	1
59281208211	N/A	WAGNER, THOMAS M	0.801		No	0	0	0	97.29%	0	0	0					0.801	0.80		1
59281208215	N/A	OBEAR, KIRK B	1.534		No	11,500	0	11,500	97.29%	11,821	0	11,821					1.534	1.53	1.53	X
59281208600	2026 NEW JERSEY AVE	CITY OF SHEBOYGAN M	12.500		No	0	0	0	97.29%	0	0	0		12.500			12.50			X
59281208610	N/A	CITY OF SHEBOYGAN	0.121		No	0	0	0	97.29%	0	0	0		0.121			0.12			X
59281208620	N/A	CITY OF SHEBOYGAN	0.121		No	0	0	0	97.29%	0	0	0		0.121			0.12			X
59281208630	N/A	CITY OF SHEBOYGAN	0.121		No	0	0	0	97.29%	0	0	0		0.121			0.12			X
59281208640	N/A	CITY OF SHEBOYGAN	0.121		No	0	0	0	97.29%	0	0	0		0.121			0.12			1
59281208650	607 S 22ND ST	BALLWEG, LAURA J	0.136		No	9,800	96,900	106,700	97.29%	10,073	99,604	109,678					0.136	0.14	0.00	1
59281208660	601 S 22ND ST	BORTH, DAVID	0.121		No	8,800	52,300	61,100	97.29%	9,046	53,760	62,805					0.121	0.12	0.00	X
59281208670	N/A	CITY OF SHEBOYGAN	0.167		No	0	0	0	97.29%	0	0	0		0.167			0.17			1
59281208680	529 S 22ND ST	BORTH, DAVID C	0.182		No	12,400	67,200	79,600	97.29%	12,746	69,075	81,821					0.182	0.18	0.00	X
59281208710	N/A	CITY OF SHEBOYGAN	0.081		No	0	0	0	97.29%	0	0	0		0.081			0.08			1
59281208720	602 S 22ND ST	LUECK, DONALD	0.128		No	11,400	87,400	98,800	97.29%	11,718	89,839	101,557					0.128	0.13	0.00	1
59281208730	N/A	LUECK, DONALD	0.129		No	4,300	0	4,300	97.29%	4,420	0	4,420					0.129	0.13	0.13	1
59281208740	612 S 22ND ST	CLARK IRREVOCABLE TF	0.193		No	16,000	100,400	116,400	97.29%	16,447	103,202	119,648					0.193	0.19	0.00	1
59281208750	618 S 22ND ST	NOWAK, DEVIN W	0.193		No	16,000	71,200	87,200	97.29%	16,447	73,187	89,633					0.193	0.19	0.00	1
59281208760	S 22ND ST	PREUSS, SHAUN	0.129		No	11,400	0	11,400	97.29%	11,718	0	11,718					0.129	0.13	0.13	X
59281208770	605 S WILDWOOD AVE	CITY OF SHEBOYGAN	0.586		No	0	0	0	97.29%	0	0	0		0.586			0.59			X
59281208790	2328 NEW JERSEY AVE	CITY OF SHEBOYGAN W	4.704		No	0	0	0	97.29%	0	0	0		4.704			4.70			1
59281208990	702 S 22ND ST	JOOSSE, LEVI S	0.121		No	11,100	73,800	84,900	97.29%	11,410	75,860	87,269					0.121	0.12	0.00	1
59281209000	708 S 22ND ST	ANDERSON, KEITH	0.121		No	11,100	64,900	76,000	97.29%	11,410	66,711	78,121					0.121	0.12	0.00	1
59281209010	712 S 22ND ST	TUPPER, CHRISTIAN M	0.121		No	11,100	79,900	91,000	97.29%	11,410	82,130	93,540					0.121	0.12	0.00	1
59281209020	716 S 22ND ST	COULSON, SARA L	0.121		No	11,100	67,400	78,500	97.29%	11,410	69,281	80,691					0.121	0.12	0.00	1
59281209030	N/A	COULSON, SARA L	0.121		No	5,500	0	5,500	97.29%	5,653	0	5,653					0.121	0.12	0.12	1
59281209040	726 S 22ND ST	BERTI, TINA	0.242		No	19,300	101,500	120,800	97.29%	19,839	104,333	124,171					0.242	0.24	0.00	1
59281209060	N/A	KUECKER, RACHEL	0.121		No	4,200	0	4,200	97.29%	4,317	0	4,317					0.121	0.12	0.12	1

City of Sheboygan, Wisconsin

Tax Incremental District #22

Base Property Information

Assessment Roll Classification?
(Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)

Property Information						Assessment Information			Equalized Value			District Classification (Minus Wetland Portion)					Assessment Roll Classification?		
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Post 1/1/04? ...Indicate date	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant /Institutional	Commercial/Business	Existing Residential		Suitable for Mixed Use	Vacant
59281209070	2206 NEW JERSEY AVE	KUECKER, RACHEL	0.121		No	11,100	52,400	63,500	97.29%	11,410	53,862	65,272				0.121	0.12	0.00	1
59281209080	2212 NEW JERSEY AVE	DEPIES, JOSHUA	0.121		No	11,100	96,100	107,200	97.29%	11,410	98,782	110,192				0.121	0.12	0.00	1
59281209090	N/A	DEPIES, JOSHUA	0.121		No	4,200	0	4,200	97.29%	4,317	0	4,317				0.121	0.12	0.12	X
59281209190	N/A	CITY OF SHEBOYGAN	0.121		No	0	0	0	97.29%	0	0	0		0.121			0.12		1
59281209210	2112 NEW JERSEY AVE	DAMROW, DEBORAH S	0.364		No	19,700	85,800	105,500	97.29%	20,250	88,194	108,444				0.364	0.36	0.00	1
59281209230	2118 NEW JERSEY AVE	RABITTOY, JESSICA S	0.242		No	15,400	91,900	107,300	97.29%	15,830	94,465	110,294				0.242	0.24	0.00	X
59281209250	N/A	CITY OF SHEBOYGAN	0.121		No	0	0	0	97.29%	0	0	0		0.121			0.12		1
59281209260	725 S 22ND ST	ELIZALDE, ERNESTO	0.182		No	12,400	86,900	99,300	97.29%	12,746	89,325	102,071				0.182	0.18	0.00	1
59281209270	719 S 22ND ST	TROSSEN, LORRI M	0.182		No	12,400	88,900	101,300	97.29%	12,746	91,381	104,127				0.182	0.18	0.00	1
59281209280	711 S 22ND ST	KRAMER, RENEE A	0.242		No	15,400	96,900	112,300	97.29%	15,830	99,604	115,434				0.242	0.24	0.00	1
59281209290	705 S 22ND ST	SEYMOUR, LAWRENCE	0.242		No	15,400	114,600	130,000	97.29%	15,830	117,798	133,628				0.242	0.24	0.00	2
59281209300	N/A	OWC WATERFRONT LLC	1.466	0.048275	No	88,700	17,000	105,700	97.29%	91,175	17,474	108,650			1.418		1.42	1.47	2
59281209310	825 S 20TH ST	COPPERCRAFT ENTERPI	2.630		No	212,600	176,300	388,900	97.29%	218,533	181,220	399,753			2.630		2.63	2.63	2
59281209320	2005 NEW JERSEY AVE	LW ACQUISITIONS LLC	1.752		No	146,700	728,800	875,500	97.29%	150,794	749,139	899,933			1.752		1.75	0.00	1
59281209340	2031 NEW JERSEY AVE	CARROTHERS, WALTER	0.276		No	16,400	92,300	108,700	97.29%	16,858	94,876	111,734				0.276	0.28	0.00	1
59281209350	2037 NEW JERSEY AVE	SPECKMAN, STEVE J	0.161		No	11,000	76,200	87,200	97.29%	11,307	78,327	89,633				0.161	0.16	0.00	1
59281209360	2043 NEW JERSEY AVE	BOGENSCHUETZ, DAVIC	0.145		No	12,200	103,400	115,600	97.29%	12,540	106,286	118,826				0.145	0.15	0.00	1
59281209370	S 21ST ST	ALTMAYER ELECTRIC INC	0.084		No	7,300	0	7,300	97.29%	7,504	0	7,504				0.084	0.08	0.08	2
59281209390	827 S 21ST ST	ALTMAYER ELECTRIC INC	0.377		No	32,300	318,700	351,000	97.29%	33,201	327,594	360,795			0.377		0.38	0.00	2
59281209400	2028 MARYLAND AVE	CCJ REAL ESTATE LLC	0.320		No	21,700	74,600	96,300	97.29%	22,306	76,682	98,987			0.320		0.32	0.00	3
59281209420	2105 NEW JERSEY AVE	SCHERMETZLER PROPEF	0.327		No	21,900	236,800	258,700	97.29%	22,511	243,408	265,920	0.327				0.33	0.00	2
59281209422	2115 NEW JERSEY AVE	WOLF'S LINEN & UNIFO	0.637		No	44,600	213,800	258,400	97.29%	45,845	219,767	265,611			0.637		0.64	0.00	X
59281209431	N/A	REDEVELOPMENT AUTH	0.092		No	0	0	0	97.29%	0	0	0		0.092			0.09		X
59281209440	N/A	REDEVELOPMENT AUTH	0.184		No	0	0	0	97.29%	0	0	0		0.184			0.18		X
59281209450	N/A	REDEVELOPMENT AUTH	0.138		No	0	0	0	97.29%	0	0	0		0.138			0.14		X
59281209460	N/A	REDEVELOPMENT AUTH	0.138		No	0	0	0	97.29%	0	0	0		0.138			0.14		X
59281209470	N/A	REDEVELOPMENT AUTH	0.276		No	0	0	0	97.29%	0	0	0		0.276			0.28		X
59281209480	N/A	REDEVELOPMENT AUTH	0.138		No	0	0	0	97.29%	0	0	0		0.138			0.14		X
59281209510	2213 NEW JERSEY AVE	CITY OF SHEBOYGAN W	10.561		No	0	0	0	97.29%	0	0	0		10.561			10.56		3
59281209515	N/A	NEMSCHOFF CHAIRS IN	0.250		No	6,500	5,600	12,100	97.29%	6,681	5,756	12,438	0.25				0.25	0.25	X
59281209670	N/A	CITY OF SHEBOYGAN	0.069		No	0	0	0	97.29%	0	0	0		0.069			0.07		X
59281209690	N/A	CITY OF SHEBOYGAN	0.019		No	0	0	0	97.29%	0	0	0		0.019			0.02		3
59281209860	2304 JULSON CT	NEMSCHOFF CHAIRS IN	3.721		No	114,700	1,987,600	2,102,300	97.29%	117,901	2,043,068	2,160,969	3.721				3.72	0.00	3
59281209960	2218 JULSON CT	NEMSCHOFF CHAIRS IN	3.277		No	138,800	4,310,300	4,449,100	97.29%	142,674	4,430,588	4,573,261	3.277				3.28	0.00	2
59281210020	910 S 21ST ST	ALTMAYER ELECTRIC INC	0.364		No	24,500	171,000	195,500	97.29%	25,184	175,772	200,956			0.364		0.36	0.00	X
59281210040	N/A	SHEBOYGAN JAYCEES FI	0.121		No	0	0	0	97.29%	0	0	0			0.121		0.12		2
59281210060	2125 MARYLAND AVE	WITTNEBEN, RAYMOND	0.364		No	25,400	81,500	106,900	97.29%	26,109	83,774	109,883			0.364		0.36	0.00	2
59281210070	923 S 22ND ST	LARRY L HENSCHHEL LLC	0.485		No	32,000	94,500	126,500	97.29%	32,893	97,137	130,030			0.485		0.49	0.00	2
59281210110	933 S 22ND ST	LEONHARDS BUILDING:	0.242		No	16,800	73,100	89,900	97.29%	17,269	75,140	92,409			0.242		0.24	0.00	X
59281210130	N/A	CITY OF SHEBOYGAN	0.100		No	0	0	0	97.29%	0	0	0		0.100			0.10		2
59281210140	928 S 21ST ST	KLEEMAN SHEETING ME	0.249		No	17,200	38,800	56,000	97.29%	17,680	39,883	57,563			0.249		0.25	0.00	2
59281210150	924 S 21ST ST	KLEEMAN SHEETING ME	0.242		No	16,800	162,600	179,400	97.29%	17,269	167,138	184,407			0.242		0.24	0.00	2
59281210170	N/A	KLEEMAN SHEETING ME	0.121		No	8,400	0	8,400	97.29%	8,634	0	8,634			0.121		0.12	0.12	2
59281210181	2025 MARYLAND AVE	COPPERCRAFT ENTERPI	1.607	0.085546	No	96,300	0	96,300	97.29%	98,987	0	98,987			1.521		1.52	1.61	3
59281210182	923 S 21ST ST	ENCOM INTERNATIONAL	0.772	0.013843	No	73,900	37,700	111,600	97.29%	75,962	38,752	114,714	0.758				0.76	0.77	3
59281210210	905 S 21ST ST	JLTD ENTERPRISES LLC	0.386		No	24,900	185,500	210,400	97.29%	25,595	190,677	216,272	0.386				0.39	0.00	2
59281210230	838 S 19TH ST	COPPERCRAFT ENTERPI	2.471	0.111493	No	70,900	127,400	198,300	97.29%	72,879	130,955	203,834			2.360		2.36	0.00	X
59281210490	N/A	CITY OF SHEBOYGAN	0.243	0.009007	No	0	0	0	97.29%	0	0	0		0.234			0.23		X
59281210500	N/A	CITY OF SHEBOYGAN	0.638	0.02768	No	0	0	0	97.29%	0	0	0		0.610			0.61		3
59281210530	N/A	NEMSCHOFF CHAIRS IN	0.885	0.053444	No	36,800	16,100	52,900	97.29%	37,827	16,549	54,376	0.832				0.83	0.89	X

City of Sheboygan, Wisconsin

Tax Incremental District #22

Base Property Information

Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)

Table with columns: Property Information (Parcel Number, Street Address, Owner, Total Acreage, Wetland Acreage, Annexed Post 1/1/04?), Assessment Information (Land, Imp, Total), Equalized Value (Value Ratio, Land, Imp, Total), District Classification (Industrial, Vacant/Institutional, Commercial/Business, Existing Residential, Suitable for Mixed Use, Vacant), and Assessment Roll Classification.

City of Sheboygan, Wisconsin

Tax Incremental District #22

Base Property Information

Assessment Roll Classification?
(Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)

Property Information						Assessment Information			Equalized Value			District Classification (Minus Wetland Portion)					Assessment Roll Classification?		
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Post 1/1/04? ...Indicate date	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant /Institutional	Commercial/Business	Existing Residential		Suitable for Mixed Use	Vacant
59281215129	641 S TAYLOR DR	KJH SHEBOYGAN LLC	0.710		No	334,100	770,000	1,104,100	97.29%	343,424	791,488	1,134,912			0.710		0.71	0.00	X
59281215130	725 S TAYLOR DR	CREATION & PRESERVA	7.694		No	0	0	0	97.29%	0	0	0		7.694			7.69		2
59281215132	707 S TAYLOR DR	DIRKER INVESTMENTS L	0.883		No	293,700	900,500	1,194,200	97.29%	301,896	925,630	1,227,527			0.883		0.88	0.00	2
59281215133	595 S TAYLOR DR	SCF RC FUNDING IV LLC	7.074		No	2,584,200	8,631,000	11,215,200	97.29%	2,656,318	8,871,866	11,528,184			7.074		7.07	0.00	2
59281215134	625 S TAYLOR DR	KT REAL ESTATE HOLDIN	2.973		No	1,278,900	1,322,600	2,601,500	97.29%	1,314,590	1,359,510	2,674,100			2.973		2.97	0.00	2
59281215135	549 S TAYLOR DR	645 SOUTH TAYLOR OW	7.763		No	1,410,600	3,737,600	5,148,200	97.29%	1,449,966	3,841,906	5,291,871			7.763		7.76	0.00	2
59281215136	555 S TAYLOR DR	2020 INVESTMENTS LLC	0.588		No	245,600	913,100	1,158,700	97.29%	252,454	938,582	1,191,036			0.588		0.59	0.00	X
59281215240	N/A	CITY OF SHEBOYGAN	4.197		No	0	0	0	97.29%	0	0	0		4.197			4.20		2
59281215680	933 S WILDWOOD AVE	WIS PUBLIC SERVICE CC	10.959		No	0	0	0	97.29%	0	0	0			10.959		10.96		2
59281215690	N/A	WIS PUBLIC SERVICE CC	0.784	0.048128	No	0	0	0	97.29%	0	0	0			0.736		0.74		X
59281215700	N/A	CITY OF SHEBOYGAN	8.780		No	0	0	0	97.29%	0	0	0		8.780			8.78		2
59281215702	919 S TAYLOR DR	ALDI INC	3.704		No	736,800	1,268,300	2,005,100	97.29%	757,362	1,303,695	2,061,057			3.704		3.70	0.00	2
59281215703	1018 S TAYLOR DR	LAKEVIEW BEVERAGES	1.000		No	364,600	766,500	1,131,100	97.29%	374,775	787,891	1,162,666			1.000		1.00	0.00	2
59281215706	815 S TAYLOR DR	HUBERTY HOLDINGS II L	1.042		No	226,100	350,300	576,400	97.29%	232,410	360,076	592,486			1.042		1.04	0.00	2
59281215710	1108 S WILDWOOD AVE	ROGERS MEMORIAL HO	3.048		No	156,200	1,528,400	1,684,600	97.29%	160,559	1,571,053	1,731,612			3.048		3.05	0.00	2
59281215711	831 S TAYLOR DR	KOHLER CREDIT UNION	2.015		No	595,600	1,134,200	1,729,800	97.29%	612,221	1,165,852	1,778,074			2.015		2.02	0.00	2
59281215712	905 S TAYLOR DR	COHEN, PAZ	1.132		No	425,600	1,197,400	1,623,000	97.29%	437,477	1,230,816	1,668,293			1.132		1.13	0.00	X
59281215713	1004 S TAYLOR DR	MEALS ON WHEELS OF S	2.131		No	0	0	0	97.29%	0	0	0			2.131		2.13		X
59281215751	1202 S WILDWOOD AVE	CITY OF SHEBOYGAN BL	10.876	0.06711	No	0	0	0	97.29%	0	0	0		10.809			10.81		X
59281215800	3169 WILGUS AVE	CITY OF SHEBOYGAN	2.081		No	0	0	0	97.29%	0	0	0		2.081			2.08		2
59281215816	1217 N TAYLOR DR	ASSOCIATED SHEBOYG/	1.776		No	616,900	1,580,200	2,197,100	97.29%	634,116	1,624,299	2,258,415			1.776		1.78	0.00	2
59281215820	3144 WILGUS AVE	WALL & HAMILTON OP1	0.404		No	117,300	203,300	320,600	97.29%	120,574	208,974	329,547			0.404		0.40	0.00	2
59281215823	3212 WILGUS AVE	SPECHT ELECTRIC CO IN	2.726		No	398,300	519,900	918,200	97.29%	409,415	534,409	943,824			2.726		2.73	0.00	2
59281215824	3304 WILGUS AVE	SHAMER LLC	1.354		No	233,300	444,200	677,500	97.29%	239,811	456,596	696,407			1.354		1.35	0.00	2
59281215825	3402 WILGUS AVE	SAHEB INVESTMENT GR	2.275		No	409,600	1,156,200	1,565,800	97.29%	421,031	1,188,466	1,609,497			2.275		2.28	0.00	2
59281215826	3422 WILGUS AVE	BADGER HOUSING ASSC	1.440		No	273,700	608,300	882,000	97.29%	281,338	625,276	906,614			1.440		1.44	0.00	2
59281215827	3512 WILGUS AVE	VANHORN PROPERTIES	1.898		No	421,000	823,400	1,244,400	97.29%	432,749	846,379	1,279,128			1.898		1.90	0.00	2
59281215828	1230 N TAYLOR DR	STOP N SHOP LLC	0.924		No	644,200	563,400	1,207,600	97.29%	662,178	579,123	1,241,301			0.924		0.92	0.92	2
59281215851	924 N TAYLOR DR	MEIJER STORES LP	14.239		No	4,260,500	13,354,100	17,614,600	97.29%	4,379,398	13,726,774	18,106,172			14.239		14.24	0.00	2
59281215852	936 N TAYLOR DR	936 NORTH MISTY DRIV	1.732		No	640,700	1,674,600	2,315,300	97.29%	658,580	1,721,333	2,379,913			1.732		1.73	0.00	2
59281215853	KOHLER MEMORIAL DR	MEIJER STORES LP	3.172		No	704,300	55,200	759,500	97.29%	723,955	56,740	780,695			3.172		3.17	3.17	2
59281215854	3347 KOHLER MEMORIAL DR	MEIJER STORES LP	11.376		No	2,905,400	8,984,900	11,890,300	97.29%	2,986,481	9,235,643	12,222,124			11.376		11.38	0.00	X
59281216517	LOWER FALLS RD	CREATION & PRESERVA	8.124	0.089269	No	0	0	0	97.29%	0	0	0		8.035			8.03		X
59281216518	3022 LOWER FALLS RD	GLACIAL LAKES CONSEF	19.241	2.744325	No	0	0	0	97.29%	0	0	0		16.497			16.50		X
59281216519	N/A	GLACIAL LAKES CONSEF	97.374	1.316926	No	0	0	0	97.29%	0	0	0		96.057			96.06		X
59281216524	N/A	GLACIAL LAKES CONSEF	18.772	0.074274	No	0	0	0	97.29%	0	0	0		18.698			18.70		1
59281217001	616 N 28TH ST	BROWN, JOHN P	0.238		No	25,500	217,500	243,000	97.29%	26,212	223,570	249,781				0.238	0.24	0.00	1
59281217002	610 N 28TH ST	KONG, SAM & TOUK	0.237		No	25,500	225,200	250,700	97.29%	26,212	231,485	257,696				0.237	0.24	0.00	1
59281217003	602 N 28TH ST	SCHOMMER, MARK	0.236		No	25,500	294,400	319,900	97.29%	26,212	302,616	328,827				0.236	0.24	0.00	1
59281217004	538 N 28TH ST	OTTEN, ERIC J	0.236		No	25,500	243,000	268,500	97.29%	26,212	249,781	275,993				0.236	0.24	0.00	1
59281217005	532 N 28TH ST	KAMANA, EMMANUEL	0.236		No	25,500	263,000	288,500	97.29%	26,212	270,340	296,551				0.236	0.24	0.00	1
59281217006	526 N 28TH ST	WHELTON, GREGORY S	0.236		No	25,500	224,700	250,200	97.29%	26,212	230,971	257,182				0.236	0.24	0.00	1
59281217007	520 N 28TH ST	RENZELMAN, BRIAN D	0.236		No	25,500	260,300	285,800	97.29%	26,212	267,564	293,776				0.236	0.24	0.00	1
59281217008	512 N 28TH ST	SPAETH, MARTIN	0.236		No	25,500	225,300	250,800	97.29%	26,212	231,587	257,799				0.236	0.24	0.00	1
59281217009	506 N 28TH ST	HERR, ALAN R	0.236		No	25,500	279,600	305,100	97.29%	26,212	287,403	313,614				0.236	0.24	0.00	1
59281217010	502 N 28TH ST	SHARP, JOHN S	0.233		No	25,200	227,000	252,200	97.29%	25,903	233,335	259,238				0.233	0.23	0.00	3
59281217011	3301 LOWER FALLS RD	SHEBOYGAN COUNTY	14.929	1.53872	No	0	0	0	97.29%	0	0	0	13.390				13.39		1
59281214660	2804 ERIE AVE	DARYL GAVIN	0.137		No	14,100	98,400	112,500	97.29%	14,493	101,146	115,640				0.137	0.14	0.00	1
59281217601	629 N 28TH ST	DANIEL TRESP	0.152		No	20,000	156,900	176,900	97.29%	20,558	161,279	181,837				0.152	0.15	0.00	1
59281217602	623 N 28TH ST	MICHAEL KAMPS	0.155		No	20,200	152,700	172,900	97.29%	20,764	156,961	177,725				0.155	0.16	0.00	1

City of Sheboygan, Wisconsin																		Assessment Roll Classification? <i>(Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)</i>		
Tax Increment District #22																				
Base Property Information																				
Property Information						Assessment Information			Equalized Value			District Classification (Minus Wetland Portion)								
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Post 1/1/04? <i>...Indicate date</i>	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant /Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Vacant		
59281217603	617 N 28TH ST	GLODY ONYA	0.155		No	20,200	206,000	226,200	97.29%	20,764	211,749	232,513				0.155	0.16	0.00	1	
59281217604	611 N 28TH ST	PETER MITTNACHT	0.155		No	20,200	155,500	175,700	97.29%	20,764	159,840	180,603				0.155	0.16	0.00	1	
59281217605	603 N 28TH ST	TRAVIS LARSON	0.172		No	22,000	162,400	184,400	97.29%	22,614	166,932	189,546				0.172	0.17	0.00	1	
59281217606	2719 CENTER AVE	BIRDGET VOIGHT	0.172		No	22,000	152,400	174,400	97.29%	22,614	156,653	179,267				0.172	0.17	0.00	1	
59281217607	525 N 28TH ST	CHADWICK SCHOEN	0.157		No	20,600	159,500	180,100	97.29%	21,175	163,951	185,126				0.157	0.16	0.00	1	
59281217608	517 N 28TH ST	WALTER GROSSTUECK	0.157		No	20,500	147,300	167,800	97.29%	21,072	151,411	172,483				0.157	0.16	0.00	1	
59281217609	511 N 28TH ST	JOSEPH PAYNE	0.162		No	21,000	160,800	181,800	97.29%	21,586	165,287	186,874				0.162	0.16	0.00	1	
59281217610	505 N 28TH ST	WILLIAM BECKER	0.157		No	20,500	148,500	169,000	97.29%	21,072	152,644	173,716				0.157	0.16	0.00	1	
59281217611	501 N 28TH ST	JANE CURRY	0.152		No	20,000	141,400	161,400	97.29%	20,558	145,346	165,904				0.152	0.15	0.00	1	
59281217612	507 S 28TH ST	CHAD BRANDIS	0.157		No	20,500	149,300	169,800	97.29%	21,072	153,467	174,539				0.157	0.16	0.00	1	
59281217613	513 S 28TH ST	KIM VERHELST	0.157		No	20,600	148,700	169,300	97.29%	21,175	152,850	174,025				0.157	0.16	0.00	1	
59281217614	519 S 28TH ST	ANDREW LENTZ	0.157		No	20,500	119,800	140,300	97.29%	21,072	123,143	144,215				0.157	0.16	0.00	1	
59281217615	525 S 28TH ST	BRADLEY SCHWARK	0.152		No	20,000	170,100	190,100	97.29%	20,558	174,847	195,405				0.152	0.15	0.00	1	
59281217616	533 S 28TH ST	TROY JUSTUS	0.142		No	19,700	128,500	148,200	97.29%	20,250	132,086	152,336				0.142	0.14	0.00	1	
59281214700	2826 ERIE AVE	TERRI BELTRAN	0.143		No	12,300	103,000	115,300	97.29%	12,643	105,874	118,518				0.143	0.14	0.00	1	
59281214690	2822 ERIE AVE	CARL CRNECKIY	0.160		No	13,700	74,200	87,900	97.29%	14,082	76,271	90,353				0.160	0.16	0.00	1	
29281214680	2818 ERIE AVE	TROY MOLZNER	0.152		No	13,300	110,400	123,700	97.29%	13,671	113,481	127,152				0.152	0.15	0.00	1	
59281214670	2812 ERIE AVE	BARBARA TEAL	0.136		No	12,500	97,100	109,600	97.29%	12,849	99,810	112,659				0.136	0.14	0.00	1	
59281214650	738 N 28TH ST	HOPE ZIMMERMANN	0.095		No	13,800	171,300	185,100	97.29%	14,185	176,080	190,266				0.095	0.10	0.00	1	
59281215140	2805 ERIE AVE	KEVIN & ANN PHALIN	0.738		No	32,300	129,400	161,700	97.29%	33,201	133,011	166,213				0.738	0.74	0.00	1	
Less Wetland Acreage			(6.52)																	
Total Acreage			432.39	6.52		32,183,200	98,814,700	130,997,900		33,081,340	101,572,332	134,653,672	38.548993		151.408118	26.282	432.391986	33.609	The Assessment Roll Class, for each parcel, is required for the DOR	
												8.92%		35.02%	6.08%	100.00%	7.77%			
															134,653,672					

The above values are as of January 1, 2023. Actual base value certification of the territory will be based on January 1, 2024 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 in the proposed 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 base value of the proposed District, totals \$242,725,672. 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 #22	
Valuation Test Compliance Calculation	
District Creation Date	1/1/2024
	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	134,653,672
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	242,725,672
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 City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. 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.

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.

Municipal Revenue Obligations (MRO's) (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 a guaranteed increment value through a Municipal Revenue Obligation (MRO). Terms of an MRO may be negotiated specifically with each developer and approved by the City Council. No MRO payments will be provided until the City executes a developer agreement with the recipient and the agreed upon increment is generated. Any payments related to an MRO executed by the City are eligible Project Costs.

Miscellaneous Project Costs

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 Sheboygan 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:

- 1) New Jersey Avenue Bridge - \$1,500,000.
- 2) Taylor Drive & Wilgus Avenue - \$700K.

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.

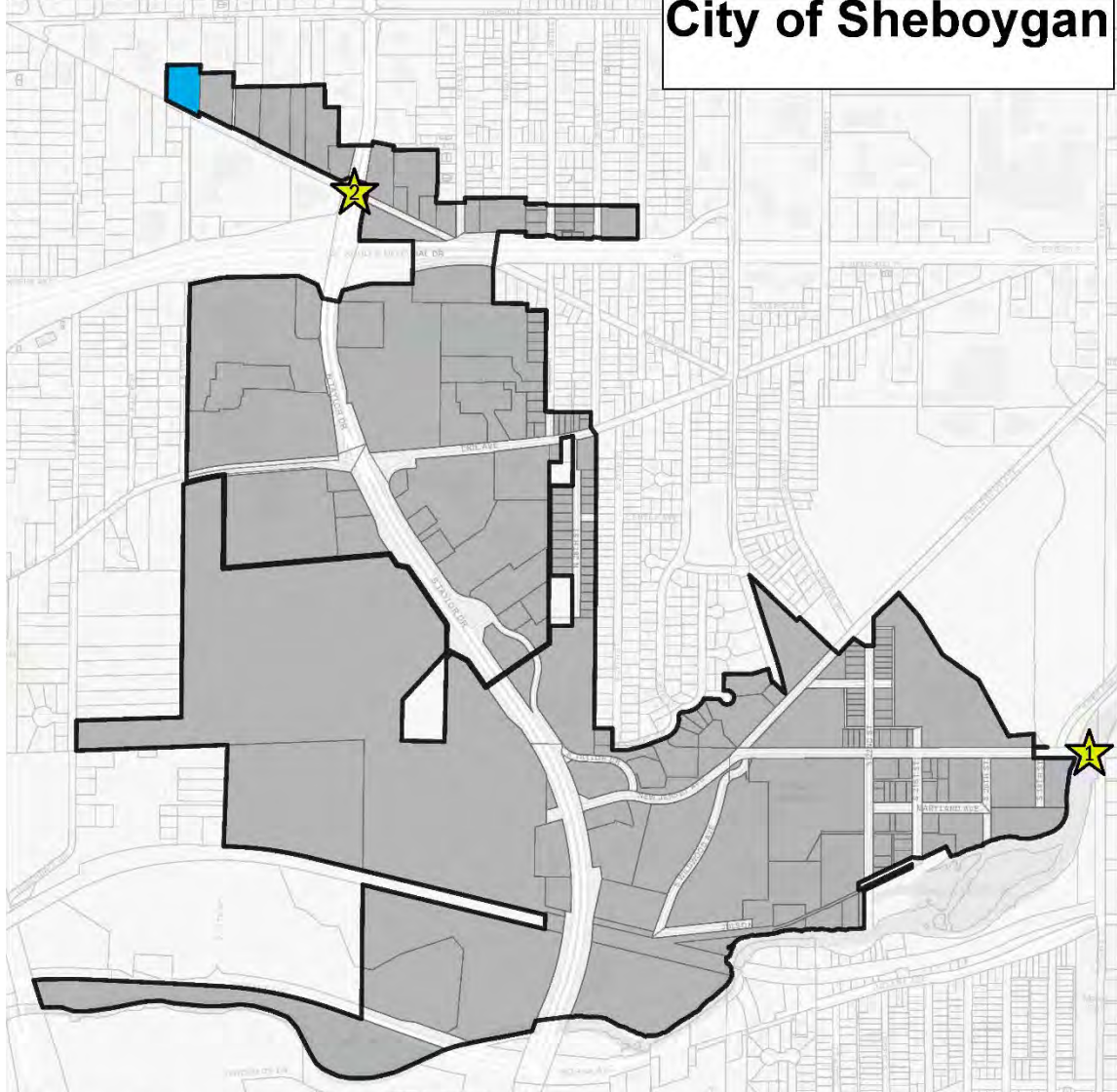
SECTION 7: Map Showing Proposed Improvements and Uses

Maps Found on Following Page.

TID 22 Proposed Improvements

-  TID
-  TID Parcels - Annexed
-  TID Parcels
-  Parcels
-  Projects

City of Sheboygan



1. New Jersey Ave Bridge - \$1,500,000
2. Kohler Memorial Dr & Wilgus Ave Upgrades - \$1,400,000

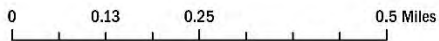
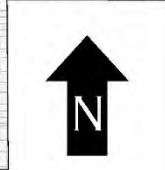
The City expects to pay development incentives up to \$9,800,000 to qualifying development projects within the TID.

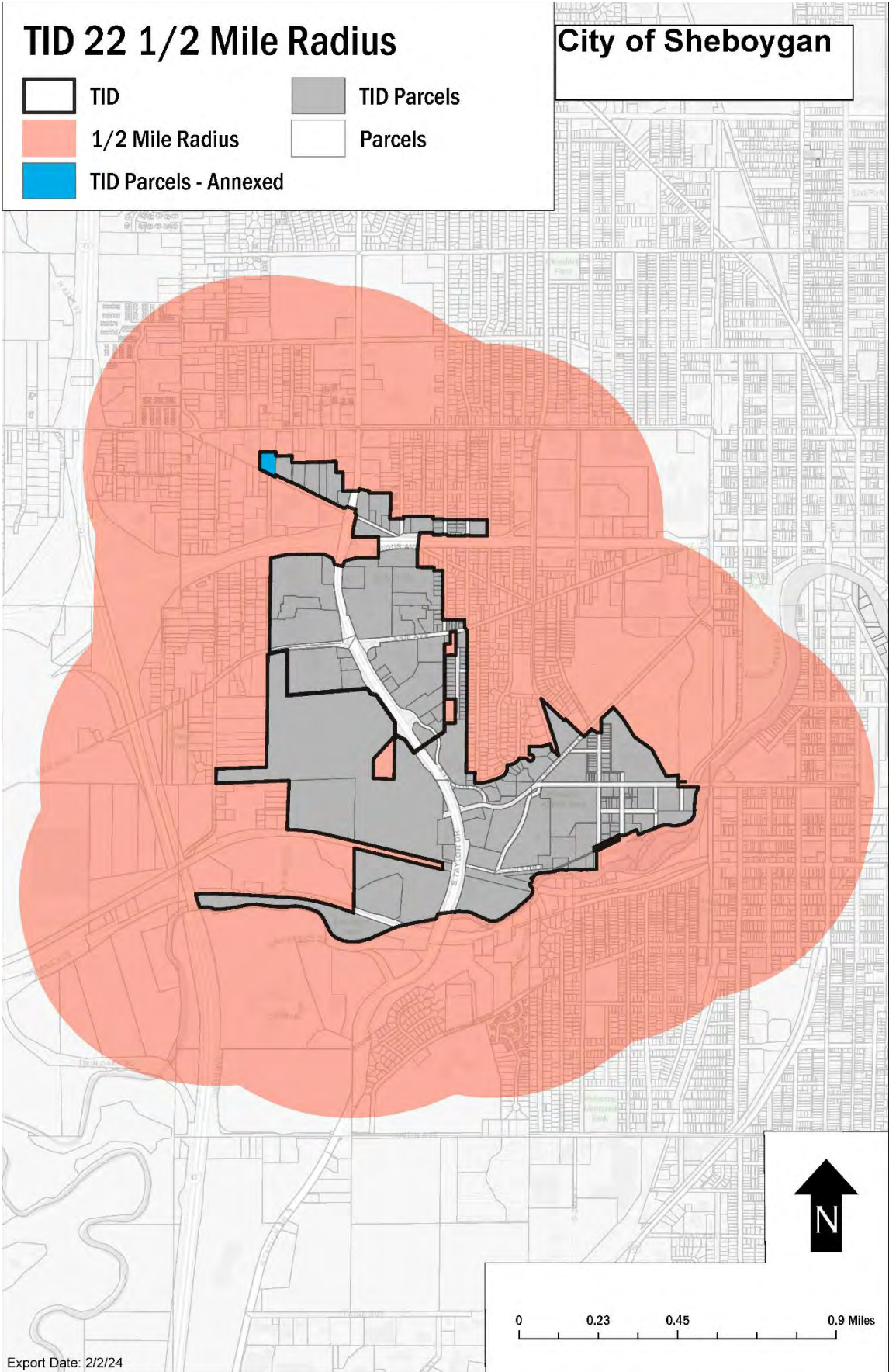
The City intends to incur administrative and other professional expenses of up to \$950,000 and an additional approximate \$5,000 on township taxes for a property that was annexed.

Future revenue sharing with TID 21 is anticipated of up to \$1,500,000

The City plans to budget \$50,000 towards transit facilities in this TID.

Export Date: 3/19/24





SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District's Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. 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 #22

Estimated Project List

Project ID	Project Name/Type	Phase I 2024-2025	Phase II 2026	Phase III 2028	Phase IV 2030	Total <small>(Note 1)</small>
1	Development Incentives (Known Dev.)	2,000,000	2,400,000			4,400,000
2	Township Taxes	5,000				5,000
3	City Expenses	350,000	200,000	200,000	200,000	950,000
4	Taylor Drive & Wilgus Ave. Upgrades	1,400,000				1,400,000
5	New Jersey Bridge (1/2 Mile Radius)	1,500,000				1,500,000
<hr/>						
6	Future Development Incentives ²		2,250,000	2,150,000	1,000,000	5,400,000
7	Future Revenue Sharing - TID 21				1,500,000	1,500,000
Total Projects		<u>5,255,000</u>	<u>4,850,000</u>	<u>2,350,000</u>	<u>2,700,000</u>	<u>15,155,000</u>

Notes:

- Note 1 Project costs are estimates and are subject to modification
- Note 2 Incentives are estimates and will be provided only if there is development to support the cost.

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 a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$54M in incremental value by 2028. 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 \$17.07 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$17.8M in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

<div style="background-color: #003366; color: white; padding: 10px; text-align: center;"> City of Sheboygan, Wisconsin Tax Increment District #22 Development Assumptions </div>									
Construction Year		North Area Development	Northwest Development	Northeast Development	Southwest Development	Land Value Increase	Annual Total	Construction Year	
1	2024	14,000,000	12,000,000		12,000,000		38,000,000	2024	1
2	2025	4,725,000		2,400,000		750,000	7,875,000	2025	2
3	2026						0	2026	3
4	2027	2,640,000		5,600,000		300,000	8,540,000	2027	4
5	2028	680,000					680,000	2028	5
6	2029						0	2029	6
7	2030						0	2030	7
8	2031						0	2031	8
9	2032						0	2032	9
10	2033						0	2033	10
Totals		<u>22,045,000</u>	<u>12,000,000</u>	<u>8,000,000</u>	<u>12,000,000</u>	<u>1,050,000</u>	<u>55,095,000</u>		

Notes:

Table 2 - Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #22

Tax Increment Projection Worksheet

Type of District	Mixed Use	Base Value	134,653,672	<input checked="" type="checkbox"/> Apply to Base Value
District Creation Date	January 1, 2024	Appreciation Factor	0.00%	
Valuation Date	Jan 1, 2024	Base Tax Rate	\$17.07	
Max Life (Years)	20	Rate Adjustment Factor		
Expenditure Period/Termination	15 1/1/2039	Tax Exempt Discount Rate	4.00%	
Revenue Periods/Final Year	20 2045	Taxable Discount Rate	5.50%	
Extension Eligibility/Years	Yes 3			
Eligible Recipient District	No			

Construction	Valuation	Inflation	Total	Revenue	Tax	Tax Exempt				
Year	Value Added	Year	Increment	Year	Tax Rate	Increment	NPV Calculation	Taxable NPV Calculation		
1	2024	38,000,000	2025	0	38,000,000	2026	\$17.07	648,593	576,597	552,351
2	2025	7,875,000	2026	0	45,875,000	2027	\$17.07	783,006	1,245,913	1,184,406
3	2026	0	2027	0	45,875,000	2028	\$17.07	783,006	1,889,487	1,783,510
4	2027	8,540,000	2028	0	54,415,000	2029	\$17.07	928,768	2,623,506	2,457,096
5	2028	680,000	2029	0	55,095,000	2030	\$17.07	940,375	3,338,113	3,103,544
6	2029	0	2030	0	55,095,000	2031	\$17.07	940,375	4,025,236	3,716,291
7	2030	0	2031	0	55,095,000	2032	\$17.07	940,375	4,685,931	4,297,094
8	2031	0	2032	0	55,095,000	2033	\$17.07	940,375	5,321,214	4,847,618
9	2032	0	2033	0	55,095,000	2034	\$17.07	940,375	5,932,064	5,369,442
10	2033	0	2034	0	55,095,000	2035	\$17.07	940,375	6,519,419	5,864,061
11	2034	0	2035	0	55,095,000	2036	\$17.07	940,375	7,084,183	6,332,895
12	2035	0	2036	0	55,095,000	2037	\$17.07	940,375	7,627,226	6,777,288
13	2036	0	2037	0	55,095,000	2038	\$17.07	940,375	8,149,383	7,198,512
14	2037	0	2038	0	55,095,000	2039	\$17.07	940,375	8,651,457	7,597,778
15	2038	0	2039	0	55,095,000	2040	\$17.07	940,375	9,134,220	7,976,228
16	2039	0	2040	0	55,095,000	2041	\$17.07	940,375	9,598,415	8,334,949
17	2040	0	2041	0	55,095,000	2042	\$17.07	940,375	10,044,757	8,674,969
18	2041	0	2042	0	55,095,000	2043	\$17.07	940,375	10,473,932	8,997,263
19	2042	0	2043	0	55,095,000	2044	\$17.07	940,375	10,886,600	9,302,754
20	2043	0	2044	0	55,095,000	2045	\$17.07	940,375	11,283,396	9,592,320
Totals	55,095,000		0		Future Value of Increment	18,189,367				

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.

Table 3 - Financing Plan

City of Sheboygan, Wisconsin					
Tax Increment District #22					
Estimated Financing Plan					
	G.O. Promissory Note 2024	Municipal Revenue Obligation (MRO) 2025	Municipal Revenue Obligation (MRO) 2026	Municipal Revenue Obligation (MRO) TBD	Totals
Projects					
Phase I	3,255,000				3,255,000
Phase II (In Cashflow)		2,000,000			2,000,000
Phase III (In Cashflow)			2,400,000		2,400,000
Phase IV (In Cashflow)				5,286,750	5,286,750
Total Project Funds	3,255,000	2,000,000	2,400,000	5,286,750	12,941,750
Estimated Finance Related Expenses	70,000				
Underwriter Discount	12.00 44,580	0	0	0	
Capitalized Interest	297,200				
Total Financing Required	3,732,780	2,000,000	2,400,000	5,286,750	
Estimated Interest	4.00% (21,700)	0	0	0	
Assumed spend down (months)	2				
Rounding	3,920	0	0	(0)	
Net Issue Size	3,715,000	2,000,000	2,400,000	5,286,750	13,401,750
Notes:					

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 2041 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. However, the City may amend this TID to share excess increment with TID 21. In that case, the projected TID closure will be extended.

Table 4 - Cash Flow

City of Sheboygan, Wisconsin																						
Tax Increment District #22																						
Cash Flow Projection																						
Year	Projected Revenues				Expenditures													Balances		Year		
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Total Revenues	G.O. Promissory Note 3,715,000			Angelus	Van Horn	Medical Office	Professional Bldg.	Duplex	Townhomes	LaQuinta Site	Vacant Site	City Expenses	Future Revenue Sharing - TID 21	Admin.	Total Expenditures		Annual	Cumulative
				Dated Date:	02/01/25		Payment \$2M	Payment \$2.4M	Payment \$708,750	Payment \$396K	Payment \$102K	Payment \$2.4M	Payment \$480K	Payment \$1,120,000								
				Principal	Est. Rate	Interest	75% of Increment	75% of Increment	75% of Increment	75% of Increment	75% of Increment	75% of Increment	75% of Increment	75% of Increment								
2024																				0	0	2024
2025			74,300	74,300	4.00%	74,300											0		74,300	0	0	2025
2026	648,593	0	148,600	797,193	4.00%	148,600	179,217								200,000		24,000		551,817	245,377	245,377	2026
2027	783,006	8,588	74,300	865,894	4.00%	148,600	179,217	153,614				153,614	30,723				24,480		690,248	175,646	421,023	2027
2028	783,006	14,736		797,741	4.00%	148,600	179,217	153,614	60,486			153,614	30,723		200,000		24,970		951,223	(153,482)	267,541	2028
2029	928,768	9,364		938,132	4.00%	148,600	179,217	153,614	60,486			153,614	30,723	71,687			25,469		873,409	64,723	332,264	2029
2030	940,375	11,629		952,004	4.00%	146,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687	100,000		25,978		1,064,418	(112,414)	219,850	2030
2031	940,375	7,695		948,069	4.00%	142,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687			26,498		960,938	(12,868)	206,982	2031
2032	940,375	7,244		947,619	4.00%	138,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687	100,000		27,028		1,057,468	(109,849)	97,133	2032
2033	940,375	3,400		943,774	4.00%	134,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687			27,568		954,008	(10,234)	86,899	2033
2034	940,375	3,041		943,416	4.00%	130,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687			28,120		950,560	(7,143)	79,756	2034
2035	940,375	2,791		943,166	4.00%	126,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687			28,682		972,122	(28,956)	50,800	2035
2036	940,375	1,778		942,153	4.00%	121,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687			29,256		967,696	(25,543)	25,257	2036
2037	940,375	884		941,259	4.00%	116,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687			29,841		937,683	3,576	28,833	2037
2038	940,375	1,009		941,384	4.00%	106,600		153,614	60,486	33,795	8,705	153,614	30,723	71,687		50,000	30,438		939,661	1,723	30,556	2038
2039	940,375	1,069		941,444	4.00%	97,000		153,614	43,409	33,795	8,705	153,614	30,723	71,687		50,000	31,047		923,593	17,851	48,407	2039
2040	940,375	1,694		942,069	4.00%	87,000		153,614		33,795	8,705	153,614	30,723	71,687		50,000	31,667		920,805	21,264	69,671	2040
2041	940,375	2,438		942,813	4.00%	75,000		153,614		24,254		153,614	30,723	71,687		50,000	32,301		922,440	20,374	90,045	2041
2042	940,375	3,152		943,526	4.00%	62,000		95,787				95,787	19,158	71,687		125,000	32,947		927,366	16,161	106,205	2042
2043	940,375	3,717		944,092	4.00%	45,000								71,687		250,000	33,606		925,292	18,799	125,005	2043
2044	940,375	4,375		944,750	4.00%	24,000								71,687		200,000	34,278		929,965	14,785	139,790	2044
2045	940,375	4,893		945,267										53,015		725,000	50,000		828,015	117,253	257,043	2045
Total	18,189,367	93,499	297,200	18,580,066	3,715,000	2,223,100	2,000,000	2,400,000	708,750	396,000	102,000	2,400,000	480,000	1,200,000	600,000	1,500,000	598,173		18,323,023			Total
Notes:																			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 property within the proposed District boundary has been annexed within the past three years, the City pledges to pay the Town of Sheboygan for each of the next five years an amount equal to the property taxes levied on the 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 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.

SECTION 12: Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances

Zoning Ordinances

The proposed Plan 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 is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for mixed use development including, commercial and residential.

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 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 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 Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by creating opportunities for mixed use development, providing necessary public infrastructure improvements, and providing appropriate 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 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.

The projects that will only partially benefit the District include the following:

- 1) Taylor Drive & Wilgus Avenue - \$700K.

**SECTION 16:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.



TAGLaw International Lawyers

Brion T. Winters
Direct Telephone
414-287-1561
brion.winters@vonbriesen.com

March 25 2024

Mayor
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

RE: Project Plan for City of Sheboygan Tax Incremental District No. 22

Dear Mayor:

Wisconsin Statute §66.1105(4)(f) requires that a project plan for a tax incremental district includes an opinion provided by counsel advising as to whether the project plan is complete and complies with Wisconsin Statute §66.1105.

We have acted as counsel for the City of Sheboygan in connection with the proposed creation of Tax Incremental District No. 22 of the City of Sheboygan (the “**District**”) and the review of the project plan for the District dated March 25, 2024 (the “**Project Plan**”) for compliance with applicable statutory requirements.

Based upon our review, relying upon the accuracy of the statements set forth in the Project Plan, it is our opinion that the Project Plan is complete and complies with the provisions of Wisconsin Statute §66.1105.

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40773106_2.DOCX

411 East Wisconsin Avenue, Suite 1000 Milwaukee, WI 53202 Phone 414-276-1122 Fax 414-276-6281

**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		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	Lakeshore Technical College	Total	Revenue Year
2026	136,985	289,003	201,753	20,852	648,593	2026
2027	165,374	348,895	243,563	25,174	783,006	2027
2028	165,374	348,895	243,563	25,174	783,006	2028
2029	196,159	413,844	288,905	29,860	928,768	2029
2030	198,611	419,016	292,515	30,233	940,375	2030
2031	198,611	419,016	292,515	30,233	940,375	2031
2032	198,611	419,016	292,515	30,233	940,375	2032
2033	198,611	419,016	292,515	30,233	940,375	2033
2034	198,611	419,016	292,515	30,233	940,375	2034
2035	198,611	419,016	292,515	30,233	940,375	2035
2036	198,611	419,016	292,515	30,233	940,375	2036
2037	198,611	419,016	292,515	30,233	940,375	2037
2038	198,611	419,016	292,515	30,233	940,375	2038
2039	198,611	419,016	292,515	30,233	940,375	2039
2040	198,611	419,016	292,515	30,233	940,375	2040
2041	198,611	419,016	292,515	30,233	940,375	2041
2042	198,611	419,016	292,515	30,233	940,375	2042
2043	198,611	419,016	292,515	30,233	940,375	2043
2044	198,611	419,016	292,515	30,233	940,375	2044
2045	198,611	419,016	292,515	30,233	940,375	2045
	<u>3,841,665</u>	<u>8,104,889</u>	<u>5,658,026</u>	<u>584,787</u>	<u>18,189,367</u>	

Notes:
 The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 22,
CITY OF SHEBOYGAN**

WHEREAS, the City of Sheboygan (the "City") seeks to create Tax Incremental District No. 22 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Plan Commission, and the resolution passed by the Common Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
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.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Common Council creating the District, approving its Project Plan, and establishing its boundaries.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that 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, and that the benefits of the

proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this _____ day of _____, 2024.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature Clerk Signature

April 16, 2024

PROJECT PLAN

City of Sheboygan, Wisconsin

Tax Incremental District No. 23 Southside Redevelopment



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:	February 27, 2024
Public Hearing Held:	February 27, 2024
Approval by Plan Commission:	February 27, 2024
Adoption by Common Council:	March 25, 2024
Approval by the Joint Review Board:	April 16, 2024

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District No. 23 (the “District”) is proposed to be created to provide rehabilitation and conservation with an area of approximately 327.64 acres, excluding wetland acres, located on the south side of the City. When created, the district will pay the costs of new public infrastructure, land acquisition, development incentives and project costs, all of which are required to rehabilitate and conserve the area within the District with needed development and redevelopment of a variety of housing developments, ancillary retail and commercial uses and ancillary public uses (“Project”).

AUTHORITY

The City is creating the District under the provisions of Chapter 66 of the Wisconsin Statutes, particularly Sec. 66.1337 and Sec. 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$145M (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$30M in public infrastructure, \$110M in development incentives, \$3.4M in land reimbursement, and \$1.5M in professional services fees and administrative costs.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$552M will result from the Project. 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 generating sufficient tax increment to pay all Project Costs within its allowable 27 years, assuming the City amends TID 23 in the future to share revenue with TID 21. If that doesn’t occur the TID could close out 5 years earlier than the 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 Developer’s representation that the Project is not economically viable without public participation based on extraordinary costs associated with land costs, site preparation and infrastructure to serve the area.

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 provide additional job and housing opportunities needed for both the City and County.

That the Developer’s will likely 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 is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.




6. The Project Costs relate directly to the rehabilitation or 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 in 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 City estimates that approximately 5% to 10% 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).
10. 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.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

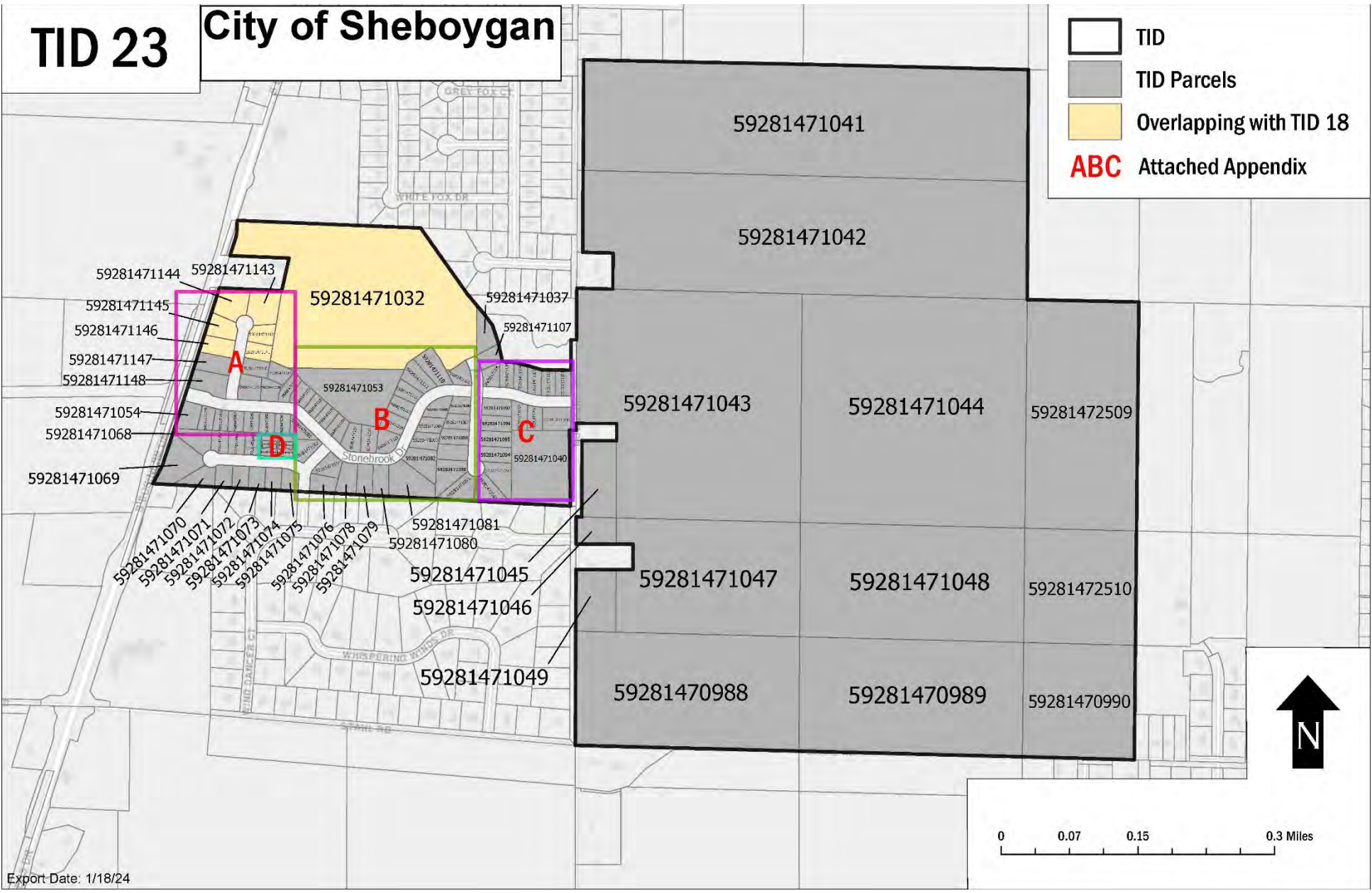
SECTION 2:
Preliminary Map of Proposed District Boundary

Maps Found on Following Page.

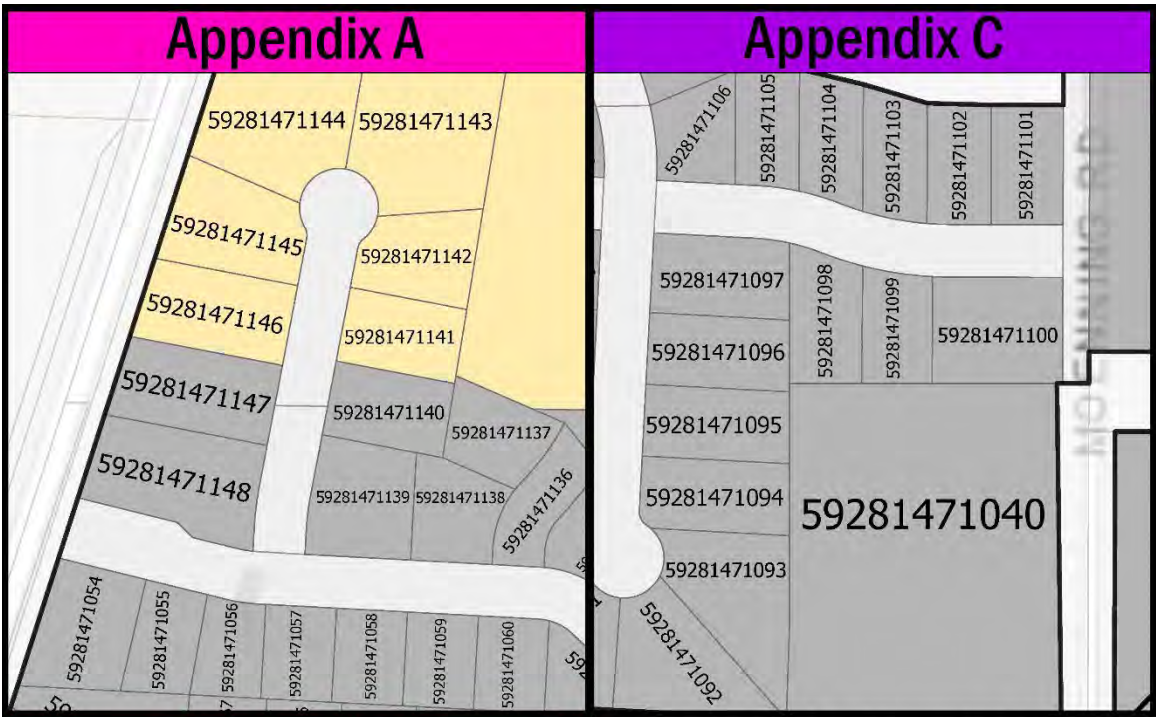
To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

TID 23 City of Sheboygan

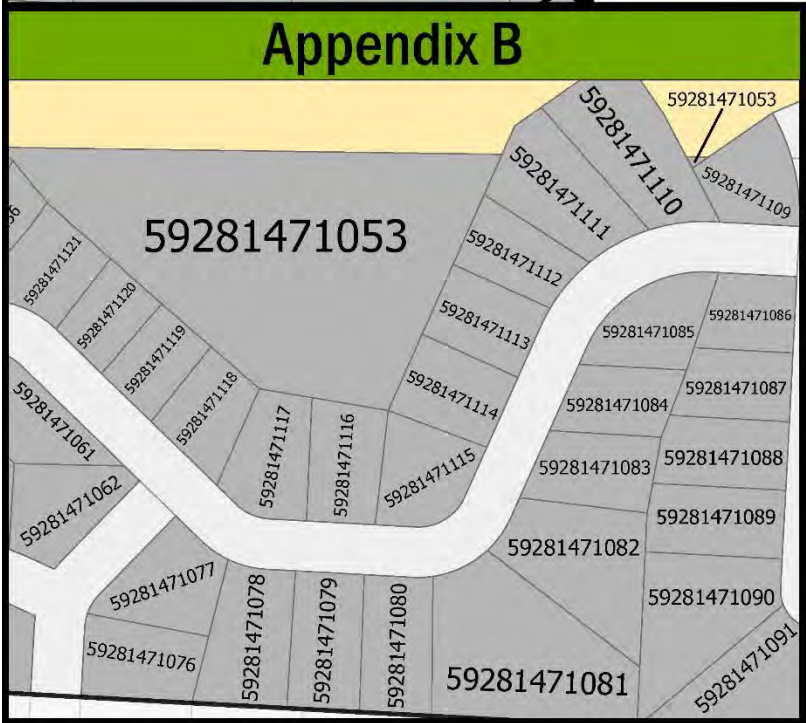
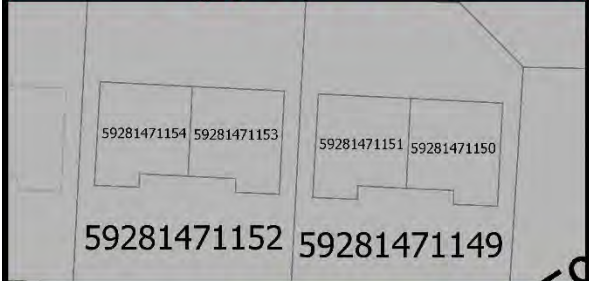
-  TID
-  TID Parcels
-  Overlapping with TID 18
- ABC** Attached Appendix



Export Date: 1/18/24

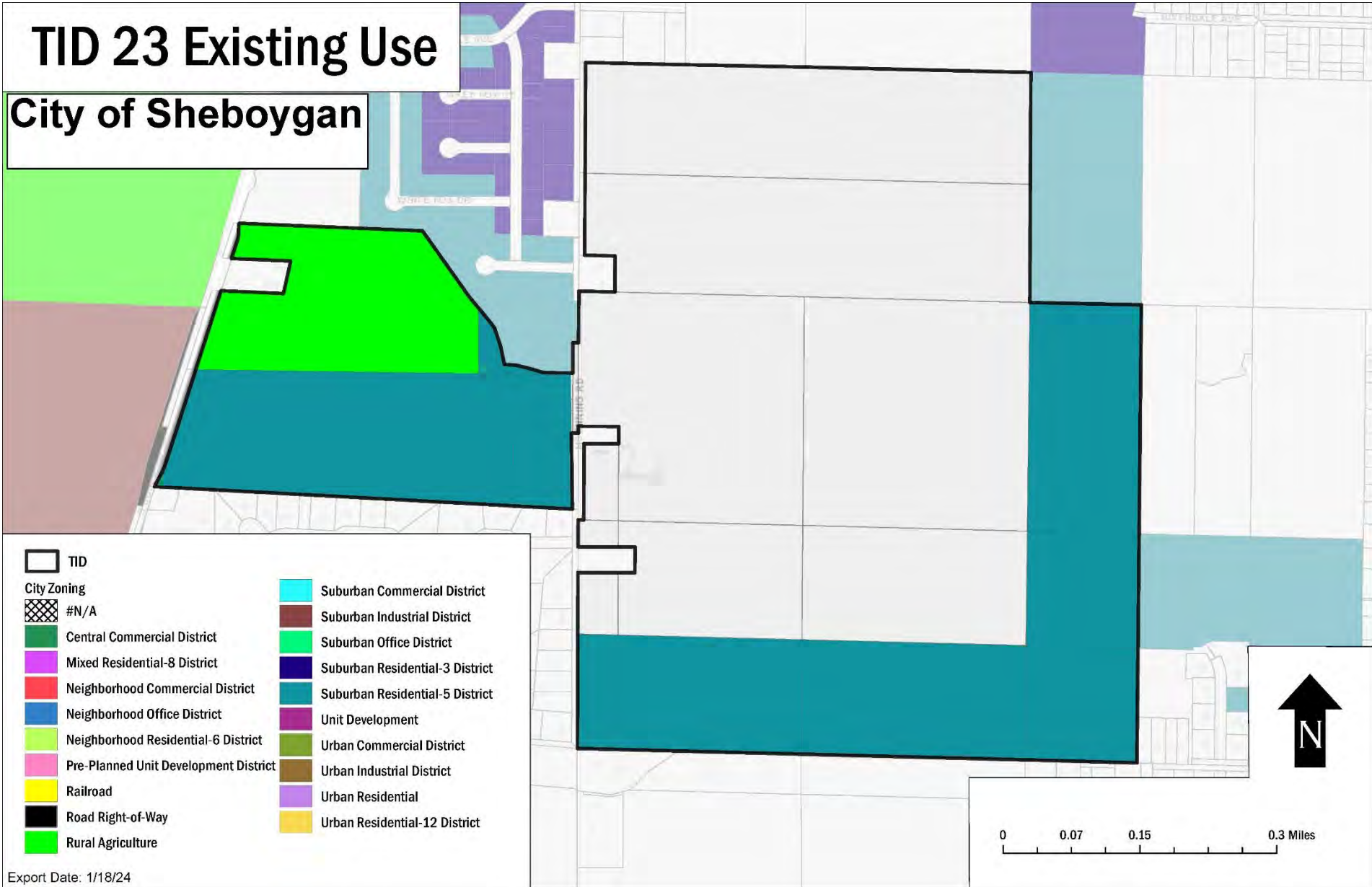


Appendix D **City of Sheboygan**



SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin															Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)
Tax Increment District #23															
Base Property Information															
Property Information							Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Past Three Years	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Rehab/ Conservation	
ROW Areas															
59281470988	N/A	CITY OF SHEBOYGAN	19.711	0.071576	No	No	0	0	0	97.29%	0	0	0	19.639	X
59281470989	N/A	CITY OF SHEBOYGAN	19.712	2.570564	No	No	0	0	0	97.29%	0	0	0	17.141	X
59281470990	N/A	CITY OF SHEBOYGAN	9.862	1.2314	No	No	0	0	0	97.29%	0	0	0	8.631	X
59281471032	S BUSINESS DR	STONEBROOK CROSSIN	20.728	0.135598	No	18	38,800	0	38,800	97.29%	39,881	0	39,881	0.000	4 & 5
59281471037	N/A	STONEBROOK CROSSIN	0.499	0.022997	No	No	5,100	0	5,100	97.29%	5,242	0	5,242	0.476	1
59281471041	MOENNING RD	CITY OF SHEBOYGAN	38.715		9/19/2022	No	0	0	0	97.29%	0	0	0	38.715	X
59281471042	MOENNING RD	CITY OF SHEBOYGAN	39.646		9/19/2022	No	0	0	0	97.29%	0	0	0	39.646	X
59281471043	MOENNING RD	CITY OF SHEBOYGAN	36.707	0.000181	9/19/2022	No	0	0	0	97.29%	0	0	0	36.707	X
59281471044	N/A	CITY OF SHEBOYGAN	39.618		9/19/2022	No	0	0	0	97.29%	0	0	0	39.618	X
59281471045	5509 MOENNING RD	CITY OF SHEBOYGAN	2.040		9/19/2022	No	0	0	0	97.29%	0	0	0	2.040	X
59281471046	N/A	CITY OF SHEBOYGAN	0.825		9/19/2022	No	0	0	0	97.29%	0	0	0	0.825	X
59281471047	N/A	CITY OF SHEBOYGAN	15.877		9/19/2022	No	0	0	0	97.29%	0	0	0	15.877	X
59281471048	N/A	CITY OF SHEBOYGAN	19.751		9/19/2022	No	0	0	0	97.29%	0	0	0	19.751	X
59281471049	N/A	CITY OF SHEBOYGAN	1.924		9/19/2022	No	0	0	0	97.29%	0	0	0	1.924	X
59281471053	N/A	STONEBROOK CROSSIN	3.110		No	No	1,600	0	1,600	97.29%	1,645	0	1,645	3.110	4 & 5
59281471085	STONEBROOK DR	STONEBROOK CROSSIN	0.342		No	No	52,300	0	52,300	97.29%	53,757	0	53,757	0.342	1
59281471086	N/A	STONEBROOK CROSSIN	0.266		No	No	49,600	0	49,600	97.29%	50,982	0	50,982	0.266	1
59281471097	N/A	STONEBROOK CROSSIN	0.396		No	No	52,300	0	52,300	97.29%	53,757	0	53,757	0.396	1
59281471098	2527 STONEBROOK DR	DUANE SCHELBAUER	0.337		No	No	60,500	0	60,500	97.29%	62,185	0	62,185	0.337	1
59281471099	2519 STONEBROOK DR	STONEBROOK CROSSIN	0.281		No	No	60,500	0	60,500	97.29%	62,185	0	62,185	0.281	1
59281471100	N/A	CITY OF SHEBOYGAN	0.498		No	No	0	0	0	97.29%	0	0	0	0.498	X
59281471101	2504 STONEBROOK DR	MICHAEL FALTA	0.311		No	No	49,600	355,800	405,400	97.29%	50,982	365,711	416,692	1	1
59281471102	STONEBROOK DR	STONEBROOK CROSSIN	0.277		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.277	1
59281471103	STONEBROOK DR	STONEBROOK CROSSIN	0.288		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.288	1
59281471104	STONEBROOK DR	STONEBROOK CROSSIN	0.285		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.285	1
59281471105	STONEBROOK DR	STONEBROOK CROSSIN	0.275		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.275	1
59281471106	STONEBROOK DR	STONEBROOK CROSSIN	0.277		No	No	49,600	0	49,600	97.29%	50,982	0	50,982	0.277	1
59281471107	STONEBROOK CIR	STONEBROOK CROSSIN	0.305		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.305	1
59281471109	N/A	STONEBROOK CROSSIN	0.314		No	No	46,000	0	46,000	97.29%	47,281	0	47,281	0.314	1
59281471110	STONEBROOK DR	STONEBROOK CROSSIN	0.578		No	No	57,800	0	57,800	97.29%	59,410	0	59,410	0.578	1
59281471111	STONEBROOK DR	STONEBROOK CROSSIN	0.488		No	No	56,600	0	56,600	97.29%	58,177	0	58,177	0.488	1
59281471112	STONEBROOK DR	STONEBROOK CROSSIN	0.303		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.303	1
59281471113	STONEBROOK DR	STONEBROOK CROSSIN	0.316		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.316	1
59281471121	2826 STONEBROOK DR	ETHAN ROFFMAN	0.316		No	No	52,300	355,600	407,900	97.29%	53,757	365,505	419,262	1	1

City of Sheboygan, Wisconsin															Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)
Tax Increment District #23															
Base Property Information															
Property Information							Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Past Three Years	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Rehab/ Conservation	
59281471136	N/A	CITY OF SHEBOYGAN	0.397		No	No	0	0	0	97.29%	0	0	0	0.397	X
59281471137	RIM ROCK RD	STONEBROOK CROSSIN	0.300		No	No	35,600	0	35,600	97.29%	36,592	0	36,592	0.300	1
59281471138	N/A	SHEBOYGAN AREA SCH	0.310		No	No	35,600	0	35,600	97.29%	36,592	0	36,592	0.310	1
59281471139	N/A	STONEBROOK CROSSIN	0.432		No	No	47,500	0	47,500	97.29%	48,823	0	48,823	0.432	1
59281471140	BOULDER PL	STONEBROOK CROSSIN	0.337		No	No	47,500	0	47,500	97.29%	48,823	0	48,823	0.337	1
59281471141	BOULDER PL	STONEBROOK CROSSIN	0.331		No	18	50,000	0	50,000	97.29%	51,393	0	51,393	0.000	1
59281471142	BOULDER PL	STONEBROOK CROSSIN	0.367		No	18	50,000	0	50,000	97.29%	51,393	0	51,393	0.000	1
59281471143	5305 BOULDER PL	THOMAS REINTHALER	0.798		No	18	62,400	520,500	582,900	97.29%	64,138	534,998	599,137	0.000	1
59281471144	BOULDER PL	STONEBROOK CROSSIN	0.740		No	18	52,500	0	52,500	97.29%	53,962	0	53,962	0.000	1
59281471145	BOULDER PL	STONEBROOK CROSSIN	0.473		No	18	49,900	0	49,900	97.29%	51,290	0	51,290	0.000	1
59281471146	BOULDER PL	STONEBROOK CROSSIN	0.452		No	18	49,900	0	49,900	97.29%	51,290	0	51,290	0.000	1
59281471147	BOULDER PL	STONEBROOK CROSSIN	0.482		No	No	49,900	0	49,900	97.29%	51,290	0	51,290	0.482	1
59281471148	N/A	STONEBROOK CROSSIN	0.610		No	No	49,600	0	49,600	97.29%	50,982	0	50,982	0.610	1
59281472509	N/A	CITY OF SHEBOYGAN	19.677	0.338915	No	No	0	0	0	97.29%	0	0	0	19.338	X
59281472510	N/A	CITY OF SHEBOYGAN	9.850	0.100351	No	No	0	0	0	97.29%	0	0	0	9.750	X
59281471120	2818 STONEBROOK DR	CESAR LOREDO	0.234		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.234	1
59281471119	STONEBROOK DR	STONEBROOK CROSSIN	0.247		No	No	48,400	0	48,400	97.29%	49,748	0	49,748	0.247	1
59281471118	STONEBROOK DR	STONEBROOK CROSSIN	0.298		No	No	49,500	0	49,500	97.29%	50,879	0	50,879	0.298	1
59281471117	STONEBROOK DR	STONEBROOK CROSSIN	0.361		No	No	51,200	0	51,200	97.29%	52,626	0	52,626	0.361	1
59281471116	STONEBROOK DR	STONEBROOK CROSSIN	0.341		No	No	51,200	0	51,200	97.29%	52,626	0	52,626	0.341	1
59281471115	STONEBROOK DR	STONEBROOK CROSSIN	0.345		No	No	49,600	0	49,600	97.29%	50,982	0	50,982	0.345	1
59281471114	STONEBROOK DR	STONEBROOK CROSSIN	0.330		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.330	1
59281471054	STONEBROOK DR	STONEBROOK CROSSIN	0.436		No	No	45,100	0	45,100	97.29%	46,356	0	46,356	0.436	1
59281471040	MOENNING RD	CITY OF SHEBOYGAN	3.339		No	No	0	0	0	97.29%	0	0	0	3.339	X
59281471055	S BUSINESS DR	STONEBROOK CROSSIN	0.263		No	No	48,500	0	48,500	97.29%	49,851	0	49,851	0.263	1
59281471056	3001 STONEBROOK DR	ROBERT REED	0.233		No	No	50,000	473,300	523,300	97.29%	51,393	486,484	537,876		1
59281471057	2923 STONEBROOK DR	A XIONG	0.247		No	No	50,000	454,100	504,100	97.29%	51,393	466,749	518,142		1
59281471058	STONEBROOK DR	STONEBROOK CROSSIN	0.247		No	No	50,000	0	50,000	97.29%	51,393	0	51,393	0.247	1
59281471059	STONEBROOK DR	STONEBROOK CROSSIN	0.247		No	No	50,000	0	50,000	97.29%	51,393	0	51,393	0.247	1
59281471060	STONEBROOK DR	SHEBOYGAN AREA SCH	0.246		No	No	50,000	0	50,000	97.29%	51,393	0	51,393	0.246	1
59281471061	2813 STONEBROOK DR	SHEBOYGAN AREA SCH	0.299		No	No	0	0	0	97.29%	0	0	0	0.299	1
59281471062	5510 CHIME LN	AARTHI GUNASEKARAN	0.354		No	No	0	0	0	97.29%	0	0	0	0.354	4
59281471065	2828 GRANITE CT	STONEBROOK CROSSIN	0.286		No	No	50,000	149,100	199,100	97.29%	51,393	153,253	204,646		1
59281471066	GRANITE CT	STONEBROOK CROSSIN	0.286		No	No	50,000	0	50,000	97.29%	51,393	0	51,393	0.286	1
59281471067	GRANITE CT	STONEBROOK CROSSIN	0.287		No	No	50,000	0	50,000	97.29%	51,393	0	51,393	0.287	1
59281471068	GRANITE CT	STONEBROOK CROSSIN	0.494		No	No	52,500	0	52,500	97.29%	53,962	0	53,962	0.494	1
59281471069	N/A	STONEBROOK CROSSIN	1.069		No	No	52,500	0	52,500	97.29%	53,962	0	53,962	1.069	1
59281471070	GRANITE CT	STONEBROOK CROSSIN	0.428		No	No	52,500	0	52,500	97.29%	53,962	0	53,962	0.428	1
59281471071	GRANITE CT	STONEBROOK CROSSIN	0.291		No	No	50,000	0	50,000	97.29%	51,393	0	51,393	0.291	1
59281471072	2831 GRANITE CT	LAURA FELDE	0.282		No	No	50,000	0	50,000	97.29%	51,393	0	51,393	0.282	1
59281471073	2823 GRANITE CT	MARGARET HUPE	0.283		No	No	50,000	24,900	74,900	97.29%	51,393	25,594	76,986		1
59281471074	2815 GRANITE CT	STONEBROOK CROSSIN	0.283		No	No	50,000	55,600	105,600	97.29%	51,393	57,149	108,541		1
59281471075	N/A	STONEBROOK CROSSIN	0.276		No	No	47,500	0	47,500	97.29%	48,823	0	48,823	0.276	1
59281471076	CHIME LN	STONEBROOK CROSSIN	0.351		No	No	52,300	0	52,300	97.29%	53,757	0	53,757	0.351	1
59281471077	N/A	STONEBROOK CROSSIN	0.375		No	No	49,600	0	49,600	97.29%	50,982	0	50,982	0.375	1
59281471078	STONEBROOK DR	STONEBROOK CROSSIN	0.449		No	No	57,800	0	57,800	97.29%	59,410	0	59,410	0.449	1
59281471079	STONEBROOK DR	STONEBROOK CROSSIN	0.382		No	No	57,800	0	57,800	97.29%	59,410	0	59,410	0.382	1
59281471080	STONEBROOK DR	STONEBROOK CROSSIN	0.382		No	No	57,800	0	57,800	97.29%	59,410	0	59,410	0.382	1
59281471081	STONEBROOK DR	CITY OF SHEBOYGAN	1.007		No	No	0	0	0	97.29%	0	0	0	1.007	X
59281471082	STONEBROOK DR	STONEBROOK CROSSIN	0.614		No	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.614	1

City of Sheboygan, Wisconsin														Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)	
Tax Increment District #23															
Base Property Information															
Property Information							Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Past Three Years	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Rehab/ Conservation	
59281471083	STONEBROOK DR	STONEBROOK CROSSIN	0.345		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.345	1
59281471084	2637 STONEBROOK DR	STANLEY LAMERS	0.294		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.294	1
59281471087	STONEBROOK CIR	STONEBROOK CROSSIN	0.295		No	No	53,400	0	53,400	97.29%	54,887	0	54,887	0.295	1
59281471088	5422 STONEBROOK CIR	STONEBROOK CROSSIN	0.346		No	No	55,000	441,500	496,500	97.29%	56,532	453,798	510,330		1
59281471089	5432 STONEBROOK CIR	DENNIS PONGRATZ	0.368		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.368	1
59281471090	STONEBROOK CIR	STONEBROOK CROSSIN	0.604		No	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.604	1
59281471091	STONEBROOK CIR	STONEBROOK CROSSIN	0.501		No	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.501	1
59281471092	STONEBROOK CIR	STONEBROOK CROSSIN	0.496		No	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.496	1
59281471093	STONEBROOK CIR	STONEBROOK CROSSIN	0.541		No	No	65,400	0	65,400	97.29%	67,222	0	67,222	0.541	1
59281471094	5431 STONEBROOK CIR	TYLER HOFFMANN	0.384		No	No	60,500	326,200	386,700	97.29%	62,185	335,286	397,471		1
59281471095	STONEBROOK CIR	STONEBROOK CROSSIN	0.377		No	No	60,500	0	60,500	97.29%	62,185	0	62,185	0.377	1
59281471096	STONEBROOK CIR	STONEBROOK CROSSIN	0.367		No	No	56,700	0	56,700	97.29%	58,279	0	58,279	0.367	1
59281471149	N/A	STONEBROOK CROSSIN	0.205		No	No	0	0	0	97.29%	0	0	0		1
59281471150	2808 GRANITE CT	DENNIS KUHN	0.039		No	No	35,000	352,700	387,700	97.29%	35,975	362,524	398,499		1
59281471151	2814 GRANITE CT	LYNDA WATTERS MCCLI	0.039		No	No	35,000	351,700	386,700	97.29%	35,975	361,497	397,471		1
59281471152	N/A	STONEBROOK CROSSIN	0.208		No	No	0	0	0	97.29%	0	0	0		1
59281471153	2818 GRANITE CT	JAYNE GORSKI	0.039		No	No	35,000	320,100	355,100	97.29%	35,975	329,016	364,991		1
59281471154	2824 GRANITE CT	JOSEPHINE PREVIT	0.039		No	No	35,000	319,100	354,100	97.29%	35,975	327,988	363,963		1
Less Wetland Acreage			(4.47)												
Total Acreage			327.64				4,026,300	4,500,200	8,526,500		4,138,452	4,625,552		300.63 91.76%	The Assessment Roll Class, for each parcel, is required for the DOR filing
												8,764,005			

The above values are as of January 1, 2023. Actual base value certification of the territory will be based on January 1, 2024 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 in the proposed 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 value of those parcels located within Tax Incremental District No. 18 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$115,937,660. 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 #23	
Valuation Test Compliance Calculation	
District Creation Date	1/1/2024
	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	8,764,005
Less Value of Any Underlying TID Parcels	898,345 ▼
Total Value Subject to 12% Test	115,937,660
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 City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. 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.

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.

Municipal Revenue Obligations (MRO's) (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 a guaranteed increment value through a Municipal Revenue Obligation (MRO). Terms of an MRO may be negotiated specifically with each developer and approved by the City Council. No MRO payments will be provided until the City executes a developer agreement with the recipient and the agreed upon increment is generated. Any payments related to an MRO executed by the City are eligible Project Costs.

Miscellaneous Project Costs

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:

1. South Taylor Drive - \$4M.

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.

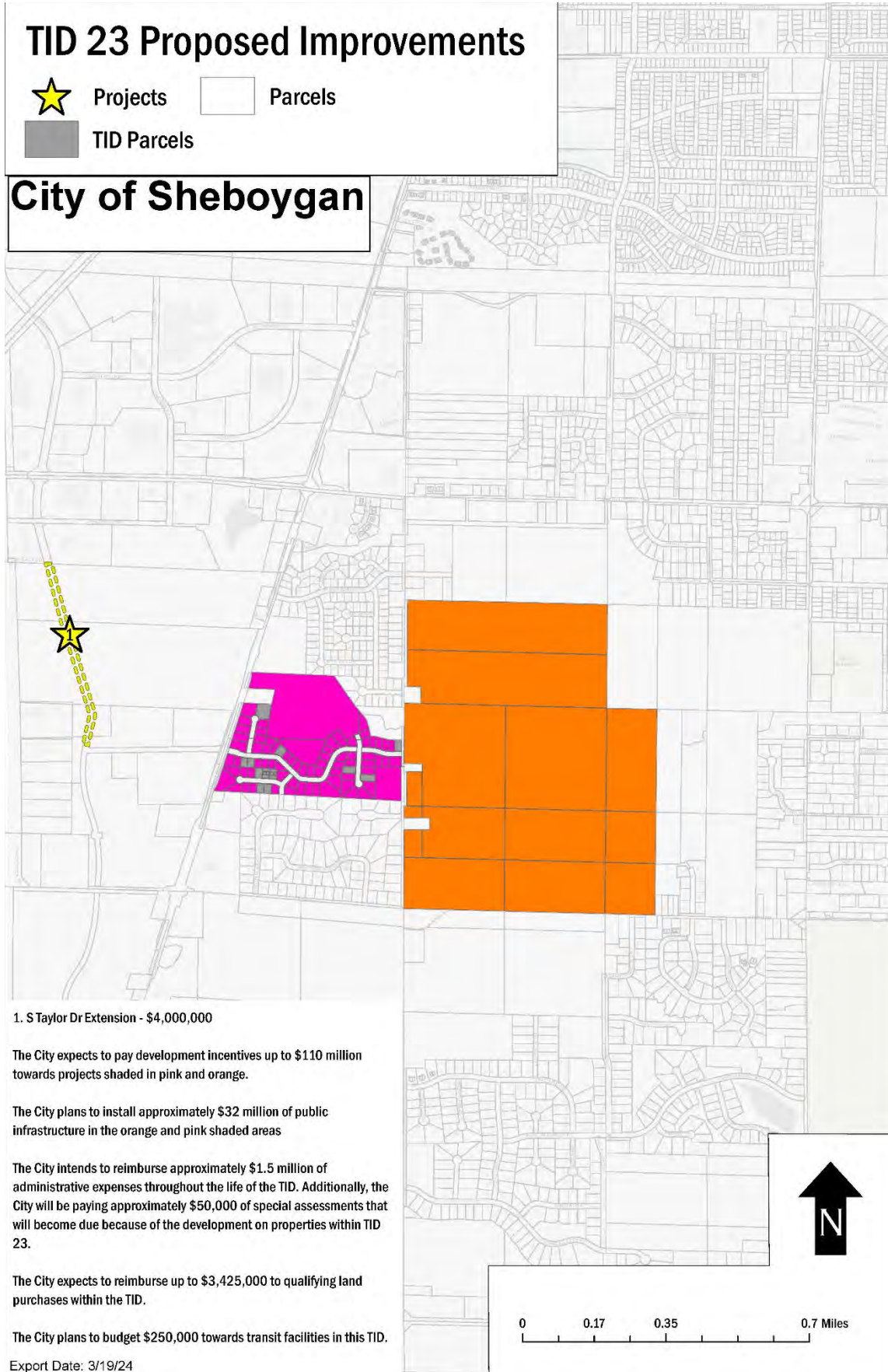
SECTION 7: Map Showing Proposed Improvements and Uses

Maps Found on Following Page.

TID 23 Proposed Improvements

 Projects
  Parcels
 TID Parcels

City of Sheboygan



1. S Taylor Dr Extension - \$4,000,000

The City expects to pay development incentives up to \$110 million towards projects shaded in pink and orange.

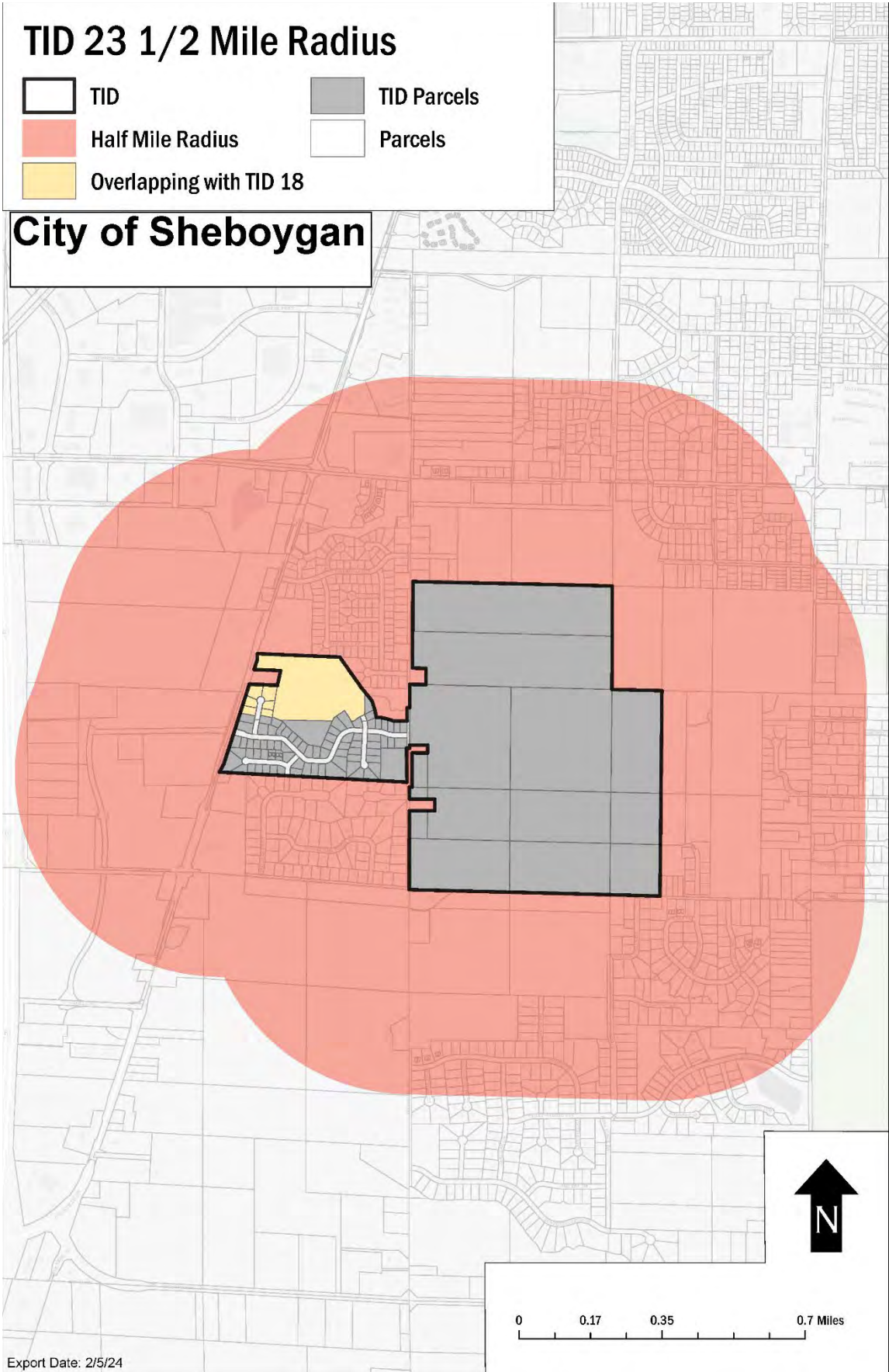
The City plans to install approximately \$32 million of public infrastructure in the orange and pink shaded areas

The City intends to reimburse approximately \$1.5 million of administrative expenses throughout the life of the TID. Additionally, the City will be paying approximately \$50,000 of special assessments that will become due because of the development on properties within TID 23.

The City expects to reimburse up to \$3,425,000 to qualifying land purchases within the TID.

The City plans to budget \$250,000 towards transit facilities in this TID.

Export Date: 3/19/24



SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. 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 #23						
Estimated Project List						
Project ID	Project Name/Type	Phase I 2025	Phase II 2027	Phase III 2029	Phase IV 2031	Total (Note 1)
1	Public Infrastructure - Phased	8,000,000	8,000,000	5,000,000	5,000,000	26,000,000
2	South Taylor Drive (1/2 Mile Radius)	4,000,000				4,000,000
3	Special Assessments	50,000				50,000
4	City Expenses	300,000	400,000	400,000	400,000	1,500,000
5	Land Purchase Reimbursement				3,425,000	3,425,000
6	Transit Facility			250,000		250,000
7	Development Incentives	40,000,000	30,000,000	30,000,000	10,000,000	110,000,000
Total Projects		<u>52,350,000</u>	<u>38,400,000</u>	<u>35,650,000</u>	<u>18,825,000</u>	<u>145,225,000</u>
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 a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$552M in incremental value by 2032. 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 \$17.06824 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$221M in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

<div style="background-color: #004a80; color: white; padding: 10px; text-align: center;"> City of Sheboygan, Wisconsin Tax Increment District #23 Development Assumptions </div>										
Construction Year		Werner	Pelton NW	Pelton NE	Pelton SW	Pelton SE	Land Value Increase	Annual Total	Construction Year	
1	2024	17,500,000	25,000,000					42,500,000	2024	1
2	2025	17,500,000	50,000,000				500,000	68,000,000	2025	2
3	2026	15,000,000		75,000,000				90,000,000	2026	3
4	2027			75,000,000			500,000	75,500,000	2027	4
5	2028				75,000,000			75,000,000	2028	5
6	2029				75,000,000		500,000	75,500,000	2029	6
7	2030					75,000,000		75,000,000	2030	7
8	2031					50,000,000	500,000	50,500,000	2031	8
9	2032							0	2032	9
10	2033							0	2033	10
11	2034							0	2034	11
12	2035							0	2035	12
13	2036							0	2036	13
14	2037							0	2037	14
15	2038							0	2038	15
Totals		<u>50,000,000</u>	<u>75,000,000</u>	<u>150,000,000</u>	<u>150,000,000</u>	<u>125,000,000</u>	<u>2,000,000</u>	<u>552,000,000</u>		

Notes:

Table 2 – Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin
Tax Increment District #23
Tax Increment Projection Worksheet

Type of District	Rehabilitation		Base Value	8,764,005	Apply to Base Value
District Creation Date	January 1, 2024		Appreciation Factor	0.00%	
Valuation Date	Jan 1,	2024	Base Tax Rate	\$17.07	
Max Life (Years)	27		Rate Adjustment Factor	0.00%	
Expenditure Period/Termination	22	1/1/2046	Tax Exempt Discount Rate	4.00%	
Revenue Periods/Final Year	27	2052	Taxable Discount Rate	5.50%	
Extension Eligibility/Years	Yes	3			
Eligible Recipient District	Yes				

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt	Taxable NPV	
								NPV Calculation	Calculation	
1	2024	42,500,000	2025	0	42,500,000	2026	\$17.07	725,400	644,878	617,761
2	2025	68,000,000	2026	0	110,500,000	2027	\$17.07	1,886,041	2,257,073	2,140,204
3	2026	90,000,000	2027	0	200,500,000	2028	\$17.07	3,422,182	5,069,858	4,758,633
4	2027	75,500,000	2028	0	276,000,000	2029	\$17.07	4,710,834	8,792,898	8,175,146
5	2028	75,000,000	2029	0	351,000,000	2030	\$17.07	5,990,952	13,345,530	12,293,547
6	2029	75,500,000	2030	0	426,500,000	2031	\$17.07	7,279,604	18,664,665	17,036,929
7	2030	75,000,000	2031	0	501,500,000	2032	\$17.07	8,559,722	24,678,613	22,323,664
8	2031	50,500,000	2032	0	552,000,000	2033	\$17.07	9,421,668	31,043,554	27,839,397
9	2032	0	2033	0	552,000,000	2034	\$17.07	9,421,668	37,163,691	33,067,580
10	2033	0	2034	0	552,000,000	2035	\$17.07	9,421,668	43,048,437	38,023,203
11	2034	0	2035	0	552,000,000	2036	\$17.07	9,421,668	48,706,847	42,720,477
12	2035	0	2036	0	552,000,000	2037	\$17.07	9,421,668	54,147,626	47,172,869
13	2036	0	2037	0	552,000,000	2038	\$17.07	9,421,668	59,379,144	51,393,145
14	2037	0	2038	0	552,000,000	2039	\$17.07	9,421,668	64,409,450	55,393,408
15	2038	0	2039	0	552,000,000	2040	\$17.07	9,421,668	69,246,282	59,185,125
16	2039	0	2040	0	552,000,000	2041	\$17.07	9,421,668	73,897,083	62,779,171
17	2040	0	2041	0	552,000,000	2042	\$17.07	9,421,668	78,369,006	66,185,849
18	2041	0	2042	0	552,000,000	2043	\$17.07	9,421,668	82,668,933	69,414,927
19	2042	0	2043	0	552,000,000	2044	\$17.07	9,421,668	86,803,477	72,475,665
20	2043	0	2044	0	552,000,000	2045	\$17.07	9,421,668	90,779,001	75,376,839
21	2044	0	2045	0	552,000,000	2046	\$17.07	9,421,668	98,385,685	82,423,739
22	2045	0	2046	0	552,000,000	2047	\$17.07	9,421,668	102,208,304	85,173,666
23	2046	0	2047	0	552,000,000	2048	\$17.07	9,421,668	105,883,899	87,780,233
24	2047	0	2048	0	552,000,000	2049	\$17.07	9,421,668	109,418,125	90,250,912
25	2048	0	2049	0	552,000,000	2050	\$17.07	9,421,668	112,816,420	92,592,787
26	2049	0	2050	0	552,000,000	2051	\$17.07	9,421,668	116,084,010	94,812,575
27	2050	0	2051	0	552,000,000	2052	\$17.07	9,421,668	119,225,925	96,916,639
Totals		552,000,000		0		Future Value of Increment		221,008,106		

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.

Table 3 - Financing Plan

City of Sheboygan, Wisconsin							
Tax Increment District #23							
Estimated Financing Plan							
	G.O. Promissory Note 2025	G.O. Promissory Note 2027	G.O. Promissory Note 2029	G.O. Promissory Note 2031	Municipal Revenue Obligation (MRO) 2025	Municipal Revenue Obligation (MRO) 2025	Totals
Projects							
Phase I	12,350,000						12,350,000
Phase II		8,400,000					8,400,000
Phase III			5,650,000				5,650,000
Phase IV				5,400,000	10,000,000	100,000,000	115,400,000
Phase V							0
Total Project Funds	12,350,000	8,400,000	5,650,000	5,400,000	10,000,000	100,000,000	141,800,000
Estimated Finance Related Expenses							
Underwriter Discount	12.00 126,000	12.00 93,500	12.00 93,500	12.00 93,500	0	0	
Capitalized Interest	1,102,400						
Total Financing Required	13,869,760	8,690,620	5,925,180	5,672,180	10,000,000	100,000,000	
Estimated Interest	4.50% (92,625)	4.00% (56,000)	4.00% (37,667)	4.00% (36,000)	0	0	
Assumed spend down (months)	2	2	2	2			
Rounding	2,865	380	2,487	3,820	0	0	
Net Issue Size	13,780,000	8,635,000	5,890,000	5,640,000	10,000,000	100,000,000	138,305,000
Notes:							

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 2048 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 4 - Cash Flow

City of Sheboygan, Wisconsin																								
Tax Increment District #23																								
Cash Flow Projection																								
Year	Projected Revenues				Expenditures												Balances		Year					
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Total Revenues	G.O. Promissory Note 13,780,000 Dated Date: 03/01/25			G.O. Promissory Note 8,635,000 Dated Date: 08/01/27			G.O. Promissory Note 5,890,000 Dated Date: 08/01/29			G.O. Promissory Note 5,640,000 Dated Date: 08/01/31			Werner MRO Payment \$10M 75% of Increment	Pelton MRO Payment \$100M 75% of Increment		Reimburse City Funds	Admin.	Total Expenditures	Annual	Cumulative
2024				0																	0	0	2024	
2025			275,600	275,600		4.00%	275,600														275,600	0	2025	
2026	725,400		551,200	1,276,600		4.00%	551,200										224,021	277,359	10,000		1,062,580	214,021	214,021	2026
2027	1,886,041		275,600	2,161,641		4.00%	551,200										448,041	832,077	10,250		1,841,568	320,073	534,093	2027
2028	3,422,182			3,422,182	250,000	4.00%	551,200		5.00%	431,750							640,059	1,664,153	10,506		3,547,669	(125,487)	408,607	2028
2029	4,710,834			4,710,834	250,000	4.00%	541,200	0	5.00%	431,750							640,059	2,496,230	10,769		4,370,008	340,826	749,433	2029
2030	5,990,952			5,990,952	450,000	4.00%	531,200	235,000	5.00%	431,750	0	5.25%	309,225				640,059	3,328,307	11,038		5,936,579	54,373	803,806	2030
2031	7,279,604			7,279,604	450,000	4.00%	513,200	300,000	5.00%	420,000	0	5.25%	309,225				640,059	4,160,384	11,314		6,804,182	475,423	1,279,229	2031
2032	8,559,722			8,559,722	925,000	4.00%	495,200	300,000	5.00%	405,000	100,000	5.25%	309,225	0	5.25%	296,100	640,059	4,715,101	11,597		8,197,282	362,440	1,641,669	2032
2033	9,421,668			9,421,668	950,000	4.00%	458,200	300,000	5.00%	390,000	100,000	5.25%	303,975	100,000	5.25%	296,100	640,059	5,547,178	11,887		9,097,399	324,270	1,965,939	2033
2034	9,421,668			9,421,668	1,000,000	4.00%	420,200	300,000	5.00%	375,000	150,000	5.25%	298,725	100,000	5.25%	290,850	640,059	5,547,178		12,184	9,134,196	287,472	2,253,411	2034
2035	9,421,668			9,421,668	1,000,000	4.00%	380,200	350,000	5.00%	360,000	150,000	5.25%	290,850	100,000	5.25%	285,600	640,059	5,547,178	12,489		9,116,376	305,293	2,558,704	2035
2036	9,421,668			9,421,668	1,000,000	4.00%	340,200	400,000	5.00%	342,500	175,000	5.25%	282,975	100,000	5.25%	280,350	640,059	5,547,178	12,801		9,121,063	300,606	2,859,310	2036
2037	9,421,668			9,421,668	1,000,000	4.00%	300,200	400,000	5.00%	322,500	175,000	5.25%	273,788	175,000	5.25%	275,100	640,059	5,547,178	13,121		9,121,945	299,723	3,159,033	2037
2038	9,421,668			9,421,668	1,000,000	4.00%	260,200	400,000	5.00%	302,500	200,000	5.25%	264,600	225,000	5.25%	265,913	640,059	5,547,178	13,449		9,118,898	302,770	3,461,803	2038
2039	9,421,668			9,421,668	1,000,000	4.00%	220,200	450,000	5.00%	282,500	200,000	5.25%	254,100	275,000	5.25%	254,100	640,059	5,547,178	13,785		9,136,922	284,746	3,746,549	2039
2040	9,421,668			9,421,668	1,060,000	4.00%	180,200	450,000	5.00%	260,000	200,000	5.25%	243,600	300,000	5.25%	239,663	640,059	5,547,178	14,130		9,134,829	286,839	4,033,388	2040
2041	9,421,668			9,421,668	1,100,000	4.00%	137,800	500,000	5.00%	237,500	200,000	5.25%	233,100	300,000	5.25%	223,913	640,059	5,547,178	14,483		9,134,032	287,636	4,321,024	2041
2042	9,421,668			9,421,668	1,145,000	4.00%	93,800	750,000	5.00%	212,500	200,000	5.25%	222,600	300,000	5.25%	208,163	367,112	5,547,178	14,845		9,061,198	360,471	4,681,495	2042
2043	9,421,668			9,421,668	1,200,000	4.00%	48,000	1,000,000	5.00%	175,000	400,000	5.25%	212,100	300,000	5.25%	192,413		5,547,178	15,216		9,089,907	331,762	5,013,257	2043
2044	9,421,668			9,421,668				1,250,000	5.00%	125,000	650,000	5.25%	191,100	300,000	5.25%	176,663		6,400,590	15,597		9,108,949	312,719	5,325,977	2044
2045	9,421,668			9,421,668				1,250,000	5.00%	62,500	750,000	5.25%	156,975	300,000	5.25%	160,913		6,400,590	15,987		9,096,964	324,704	5,650,681	2045
2046	9,421,668			9,421,668							1,000,000	5.25%	117,600	1,265,000	5.25%	145,163		6,400,590	16,386		8,944,739	476,930	6,127,611	2046
2047	9,421,668			9,421,668							1,240,000	5.25%	65,100	1,500,000	5.25%	78,750		2,305,661	3,425,000	40,000	8,654,511	767,157	6,894,768	2047
2048	9,421,668			9,421,668																	0	9,421,668	16,316,437	2048
2049	9,421,668			9,421,668																	0	9,421,668	25,738,105	2049
2050	9,421,668			9,421,668																	0	9,421,668	35,159,774	2050
2051	9,421,668			9,421,668																	0	9,421,668	44,581,442	2051
2052	9,421,668			9,421,668																	0	9,421,668	54,003,111	2052
Total	221,008,106	0	1,102,400	222,110,506	13,780,000	6,849,200	8,635,000	5,567,750	5,890,000	4,338,863	5,640,000	3,669,750	10,000,000	100,000,000	3,425,000	311,833	168,107,395						Total	

Notes: 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 property within the proposed District boundary 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 the 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 approximately 5% to 10% 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 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 is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for a mix of commercial, retail and housing.

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 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 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 Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City rehabilitating and conserving property, public infrastructure improvements and providing appropriate 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 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.

Approximately 50% or \$2M of the Taylor Drive improvement will benefit property outside the District.

**SECTION 16:
Legal Opinion Advising Whether the Plan is Complete
and Complies with Wis. Stat. § 66.1105(4)(f)**

Legal Opinion Found on Following Page.



TAGLaw International Lawyers

Brion T. Winters
Direct Telephone
414-287-1561

brion.winters@vonbriesen.com

March 25, 2024

Mayor
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

RE: Project Plan for City of Sheboygan Tax Incremental District No. 23

Dear Mayor:

Wisconsin Statute §66.1105(4)(f) requires that a project plan for a tax incremental district includes an opinion provided by counsel advising as to whether the project plan is complete and complies with Wisconsin Statute §66.1105.

We have acted as counsel for the City of Sheboygan in connection with the proposed creation of Tax Incremental District No. 23 of the City of Sheboygan (the “**District**”) and the review of the project plan for the District dated March 25, 2024 (the “**Project Plan**”) for compliance with applicable statutory requirements.

Based upon our review, relying upon the accuracy of the statements set forth in the Project Plan, it is our opinion that the Project Plan is complete and complies with the provisions of Wisconsin Statute §66.1105.

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40723891_2.DOCX

411 East Wisconsin Avenue, Suite 1000 Milwaukee, WI 53202 Phone 414-276-1122 Fax 414-276-6281

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		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	Lakeshore Technical College	Total	Revenue Year
2026	153,207	323,227	225,645	23,322	725,400	2026
2027	398,339	840,389	586,676	60,636	1,886,041	2027
2028	722,778	1,524,869	1,064,512	110,023	3,422,182	2028
2029	994,947	2,099,072	1,465,363	151,453	4,710,834	2029
2030	1,265,313	2,669,472	1,863,559	192,609	5,990,952	2030
2031	1,537,481	3,243,674	2,264,410	234,039	7,279,604	2031
2032	1,807,847	3,814,074	2,662,607	275,195	8,559,722	2032
2033	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2033
2034	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2034
2035	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2035
2036	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2036
2037	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2037
2038	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2038
2039	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2039
2040	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2040
2041	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2041
2042	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2042
2043	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2043
2044	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2044
2045	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2045
2046	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2046
2047	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2047
2048	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2048
2049	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2049
2050	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2050
2051	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2051
2052	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2052
	46,677,775	98,477,645	68,747,287	7,105,399	221,008,106	

Notes:
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 23,
CITY OF SHEBOYGAN**

WHEREAS, the City of Sheboygan (the "City") seeks to create Tax Incremental District No. 23 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Plan Commission, and the resolution passed by the Common Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
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.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Common Council creating the District, approving its Project Plan, and establishing its boundaries.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that 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, and that the benefits of the

proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this _____ day of _____, 2024.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature Clerk Signature

April 16, 2024

PROJECT PLAN

City of Sheboygan, Wisconsin

Tax Incremental District No. 24 Former Jakum's Hall Site



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:	February 27, 2024
Public Hearing Held:	February 27, 2024
Approval by Plan Commission:	February 27, 2024
Adoption by Common Council:	March 25, 2024
Approval by the Joint Review Board:	April 16, 2024

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 24 (“District”) is Tax Incremental District No. 24 (“District”) is proposed to be created to eliminate a blighted area of approximately 1.153 acres located on the City’s near northside (“Property”). The Property was previously used as a multi-purpose hall (Jakum’s Hall) and was vacant and in disrepair. The City’s Redevelopment Authority (“RDA”) purchased the Property and demolished the building on the Property. When created, the District will pay the costs of site clean-up, development incentives and other project costs, all of which are required to eliminate blight and redevelop the Property with the creation of a workforce housing development (“Project”). The Project will create incremental property value and provide much needed housing in the City.

AUTHORITY

The City is creating the District under the provisions of Chapter 66 of the Wisconsin Statutes, particularly Sec. 66.1331, Sec. 66.1333 and Sec. 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$3.3M (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$1.8M in development incentives, \$700K in revolving loan funds, \$120K in professional services and administrative costs, and \$1.4M in future increment sharing to TID 21. The future increment sharing will need to be approved in a future TID amendment.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$9M will result from the Development. 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 will generate sufficient tax increment to pay all Project Costs within 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 City has received representations from developers that the extraordinary costs associated with site clean-up makes the proposed redevelopment project not economically viable without public involvement and incentives.

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 provide new housing opportunities and benefits to local businesses as the developers will likely purchase goods and services from local suppliers, retailers, restaurants and service companies during the construction of the Project.

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 is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.
5. Based on the foregoing finding, the District is designated as a blighted area district.
6. The Project Costs relate directly to the elimination of blight 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 in 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 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, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

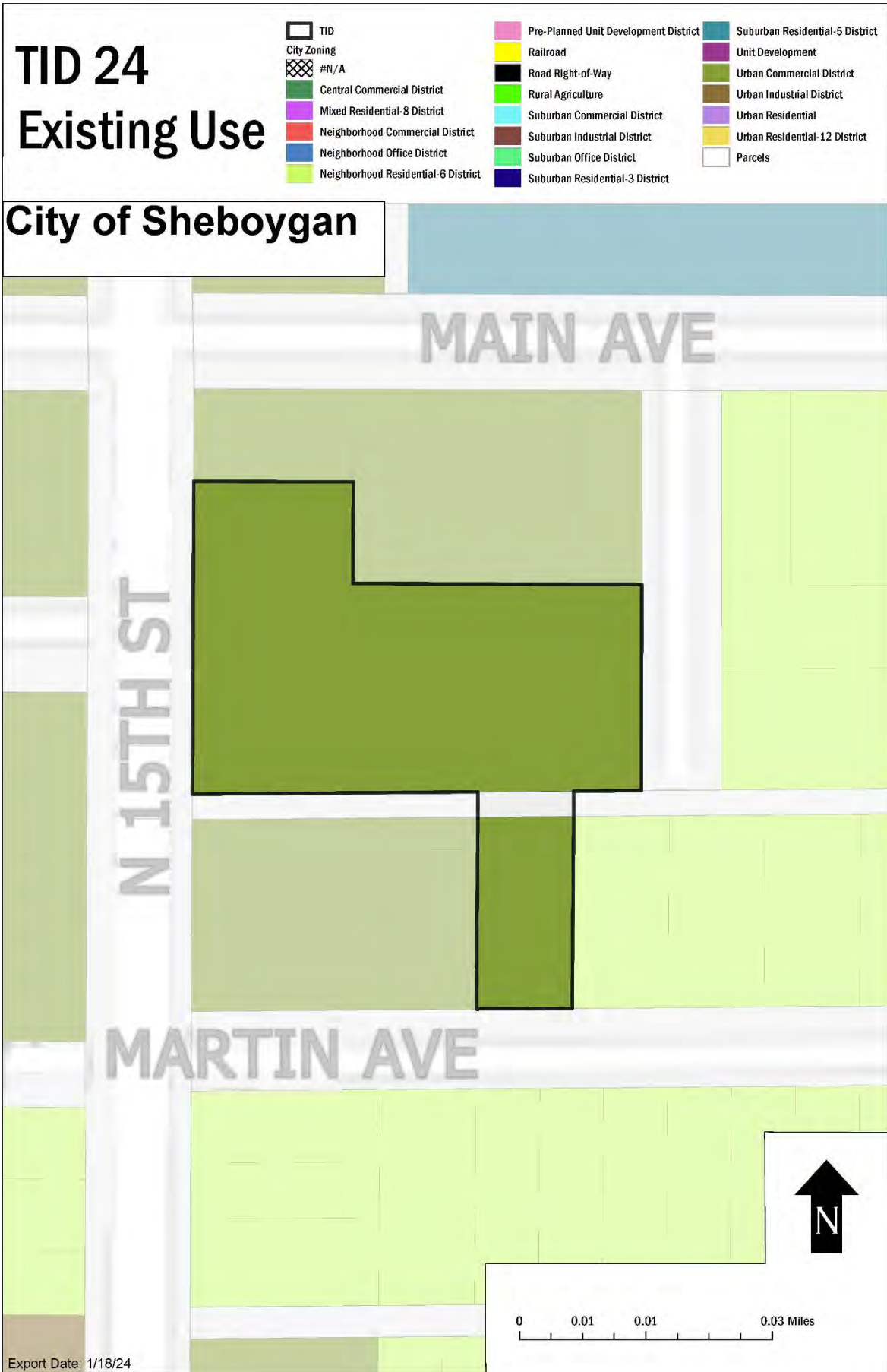
SECTION 2: Preliminary Map of Proposed District Boundary

Map Found on Following Page.



SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin												Assessment Roll Classification? <i>(Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)</i>
Tax Increment District #24												
Base Property Information												
Property Information				Assessment Information			Equalized Value			District Classification		
Parcel Number	Street Address	Owner	Total Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Blighted	
ROW Areas												
59281718350	N 15th St	City of Sheboygan	0.988	0	0	0	97.29%	0	0	0	0.988	x
59281712930	N/A	City of Sheboygan	0.165	0	0	0	97.29%	0	0	0	0.165	x
Total Acreage			1.153	0	0	0		0	0		1.153	
The above values are as of January 1, 2023. Actual base value certification of the territory will be based on January 1, 2024 assessed values.										0	100.00%	The Assessment Roll Class, for each parcel, is required for the DOR filing

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 in the proposed 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 base value of the proposed District, totals \$108,072,000. 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 #24	
Valuation Test Compliance Calculation	
District Creation Date	1/1/2024
	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	0
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	108,072,000
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 City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. 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.

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.

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.

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.

Municipal Revenue Obligations (MRO's) (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 a guaranteed increment value through a Municipal Revenue Obligation (MRO). Terms of an MRO may be negotiated specifically with each developer and approved by the City Council. No MRO payments will be provided until the City executes a developer agreement with

the recipient and the agreed upon increment is generated. Any payments related to an MRO executed by the City are eligible Project Costs.

Miscellaneous

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) Revolving Loan Fund - \$700K

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.

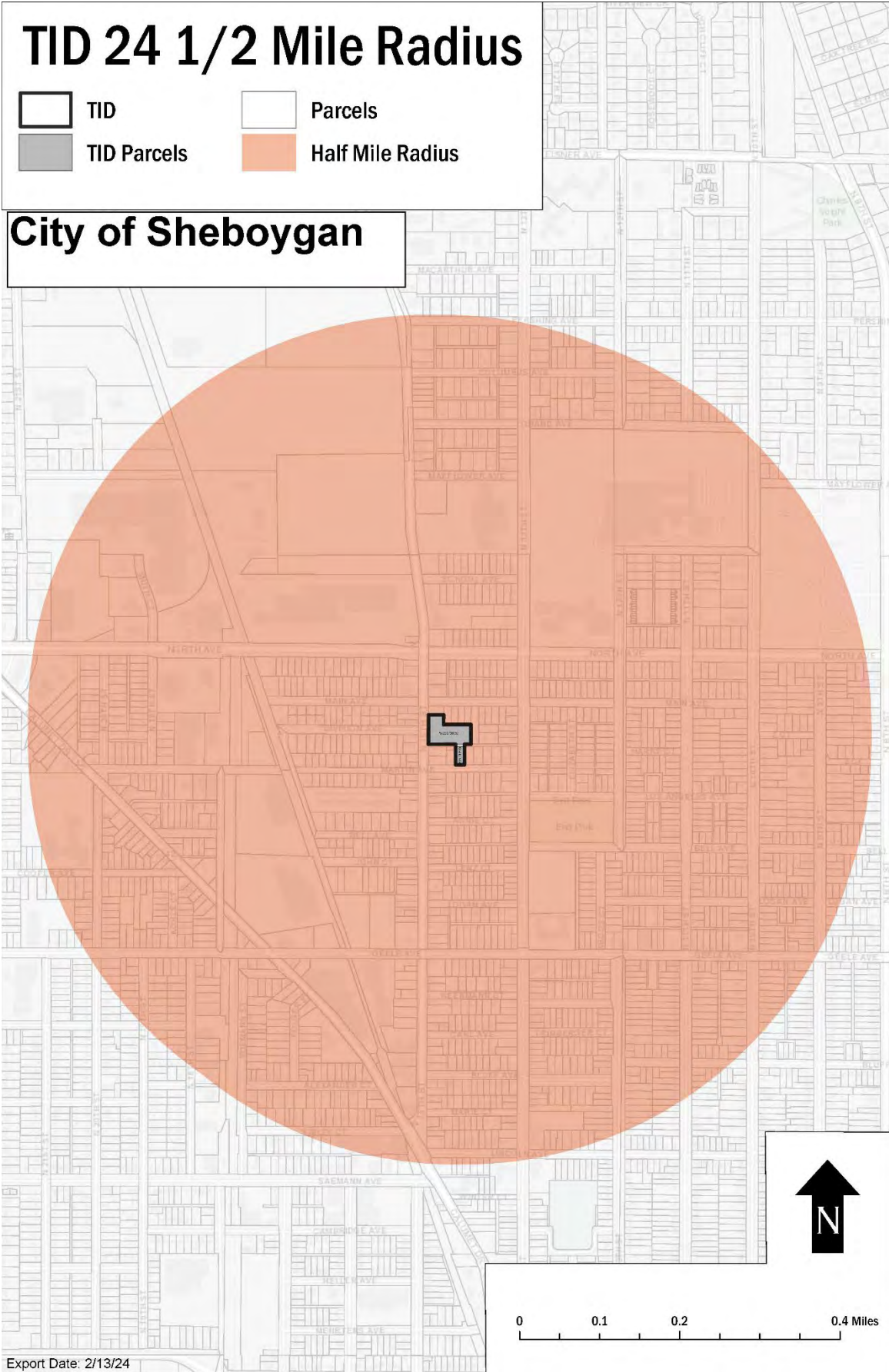
Financing Costs

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

Maps Found on Following Page.





SECTION 8: Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the City currently expects to incur in implementing the District’s Plan. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan. 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 #24

Estimated Project List

Project ID	Project Name/Type	Phase I 2025	Phase II TBD	Total (Note 1)
1	Development Incentive - MRO	1,800,000		1,800,000
2	City Reimbursable Costs	120,000		120,000
3	Revolving Loan Fund (Façade & Housing Renovation)		700,000	
4	Future Revenue Sharing - TID 21		1,400,000	1,400,000
Total Projects		<u>1,920,000</u>	<u>2,100,000</u>	<u>3,320,000</u>

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 a forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how Project Costs would be financed, and a projected cash flow demonstrating that the District is economically feasible.

Key Assumptions

The Project Costs the City plans to make are expected to create \$9M in incremental value by 2026. 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 \$17.06824 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$3,993,968 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 #24
Development Assumptions

Construction Year		Housing Development	Annual Total	Construction Year	
1	2024		0	2024	1
2	2025	9,000,000	9,000,000	2025	2
3	2026		0	2026	3
4	2027		0	2027	4
5	2028		0	2028	5
Totals		<u>9,000,000</u>	<u>9,000,000</u>		

Notes:

Table 2 – Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #24

Tax Increment Projection Worksheet

Type of District	Blighted Area	Base Value	0	<input checked="" type="checkbox"/> Apply to Base Value
District Creation Date	January 1, 2024	Appreciation Factor	0.00%	
Valuation Date	Jan 1, 2024	Base Tax Rate	\$17.07	
Max Life (Years)	27	Rate Adjustment Factor		
Expenditure Period/Termination	22 1/1/2046	Tax Exempt Discount Rate	4.00%	
Revenue Periods/Final Year	27 2052	Taxable Discount Rate	5.50%	
Extension Eligibility/Years	Yes 3			
Eligible Recipient District	Yes			

Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2024	0	2025	0	0	2026	\$17.07	0	0
2	2025	9,000,000	2026	0	9,000,000	2027	\$17.07	153,614	131,310
3	2026	0	2027	0	9,000,000	2028	\$17.07	153,614	257,570
4	2027	0	2028	0	9,000,000	2029	\$17.07	153,614	378,973
5	2028	0	2029	0	9,000,000	2030	\$17.07	153,614	495,707
6	2029	0	2030	0	9,000,000	2031	\$17.07	153,614	607,952
7	2030	0	2031	0	9,000,000	2032	\$17.07	153,614	715,879
8	2031	0	2032	0	9,000,000	2033	\$17.07	153,614	819,655
9	2032	0	2033	0	9,000,000	2034	\$17.07	153,614	919,440
10	2033	0	2034	0	9,000,000	2035	\$17.07	153,614	1,015,387
11	2034	0	2035	0	9,000,000	2036	\$17.07	153,614	1,107,644
12	2035	0	2036	0	9,000,000	2037	\$17.07	153,614	1,196,352
13	2036	0	2037	0	9,000,000	2038	\$17.07	153,614	1,281,648
14	2037	0	2038	0	9,000,000	2039	\$17.07	153,614	1,363,664
15	2038	0	2039	0	9,000,000	2040	\$17.07	153,614	1,442,526
16	2039	0	2040	0	9,000,000	2041	\$17.07	153,614	1,518,354
17	2040	0	2041	0	9,000,000	2042	\$17.07	153,614	1,591,266
18	2041	0	2042	0	9,000,000	2043	\$17.07	153,614	1,661,373
19	2042	0	2043	0	9,000,000	2044	\$17.07	153,614	1,728,784
20	2043	0	2044	0	9,000,000	2045	\$17.07	153,614	1,793,603
21	2044	0	2045	0	9,000,000	2046	\$17.07	153,614	1,930,165
22	2045	0	2046	0	9,000,000	2047	\$17.07	153,614	1,992,490
23	2046	0	2047	0	9,000,000	2048	\$17.07	153,614	2,052,419
24	2047	0	2048	0	9,000,000	2049	\$17.07	153,614	2,110,042
25	2048	0	2049	0	9,000,000	2050	\$17.07	153,614	2,165,449
26	2049	0	2050	0	9,000,000	2051	\$17.07	153,614	2,218,725
27	2050	0	2051	0	9,000,000	2052	\$17.07	153,614	2,269,952
Totals	9,000,000		0		Future Value of Increment	3,993,968			

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.

Table 3 - Financing Plan

City of Sheboygan, Wisconsin Tax Increment District #24 Estimated Financing Plan		
	Year	Totals
Projects		
Development Incentive - MRO 20%	1,800,000	1,800,000
Total Project Funds	1,800,000	1,800,000
Estimated Finance Related Expenses	0	
Total Financing Required	1,800,000	
Estimated Interest	0.00%	0
Assumed spend down (months)	6	
Rounding	0	
Net Issue Size	1,800,000	1,800,000
Notes:		

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 2052 to pay off all Project cost liabilities and obligations, assuming the TID is amended in the future to allow for revenue sharing with TID 21. 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 4 - Cash Flow

City of Sheboygan, Wisconsin												
Tax Increment District #24												
Cash Flow Projection												
Year	Projected Revenues			Expenditures					Balances			Year
	Tax Increments	Interest Earnings/ (Cost)	Total Revenues	Housing Incentive 20% of Value (75% Increment)	Future Revenue Sharing With TID 21	Revolving Loan Fund Program	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	
2024			0				25,000	25,000	(25,000)	(25,000)		2024
2025		(750)	(750)				3,000	3,000	(3,750)	(28,750)		2025
2026	0	(863)	(863)				3,000	3,000	(3,863)	(32,613)		2026
2027	153,614	(978)	152,636	115,211			3,000	118,211	34,425	1,813		2027
2028	153,614	54	153,669	115,211	20,000	10,000	3,000	148,211	5,458	7,271		2028
2029	153,614	218	153,832	115,211	20,000	10,000	3,000	148,211	5,622	12,892		2029
2030	153,614	387	154,001	115,211	20,000	10,000	3,000	148,211	5,790	18,683		2030
2031	153,614	560	154,175	115,211	20,000	10,000	3,000	148,211	5,964	24,647		2031
2032	153,614	739	154,354	115,211	20,000	10,000	3,000	148,211	6,143	30,790		2032
2033	153,614	924	154,538	115,211	20,000	10,000	3,000	148,211	6,327	37,117		2033
2034	153,614	1,114	154,728	115,211	20,000	10,000	3,000	148,211	6,517	43,634		2034
2035	153,614	1,309	154,923	115,211	20,000	10,000	3,000	148,211	6,713	50,346		2035
2036	153,614	1,510	155,125	115,211	20,000	10,000	3,000	148,211	6,914	57,260		2036
2037	153,614	1,718	155,332	115,211	20,000	10,000	3,000	148,211	7,121	64,382		2037
2038	153,614	1,931	155,546	115,211	20,000	10,000	3,000	148,211	7,335	71,717		2038
2039	153,614	2,151	155,766	115,211	20,000	10,000	3,000	148,211	7,555	79,272		2039
2040	153,614	2,378	155,992	115,211	20,000	10,000	3,000	148,211	7,782	87,053		2040
2041	153,614	2,612	156,226	115,211	20,000	10,000	3,000	148,211	8,015	95,068		2041
2042	153,614	2,852	156,466	71,841	100,000	50,000	3,000	224,841	(68,374)	26,694		2042
2043	153,614	801	154,415		100,000	50,000	3,000	153,000	1,415	28,109		2043
2044	153,614	843	154,457		100,000	50,000	3,000	153,000	1,457	29,566		2044
2045	153,614	887	154,501		100,000	50,000	3,000	153,000	1,501	31,068		2045
2046	153,614	932	154,546		100,000	50,000	3,000	153,000	1,546	32,614		2046
2047	153,614	978	154,593		100,000	50,000	3,000	153,000	1,593	34,206		2047
2048	153,614	1,026	154,640		100,000	50,000	3,000	153,000	1,640	35,847		2048
2049	153,614	1,075	154,690		100,000	50,000	3,000	153,000	1,690	37,536		2049
2050	153,614	1,126	154,740		100,000	50,000	3,000	153,000	1,740	39,277		2050
2051	153,614	1,178	154,792		100,000	50,000	3,000	153,000	1,792	41,069		2051
2052	153,614	1,232	154,846		120,000	60,000	14,000	194,000	(39,154)	1,915		2052
Total	3,993,968	27,947	4,021,915	1,800,000	1,400,000	700,000	120,000	4,020,000				Total
Notes:									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 property within the proposed District boundary 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 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 is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for multi-family housing.

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 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 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 Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City by eliminating blight and providing appropriate 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 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)**

Legal Opinion Found on Following Page.



TAGLaw International Lawyers

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March 25, 2024

Mayor
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

RE: Project Plan for City of Sheboygan Tax Incremental District No. 24

Dear Mayor:

Wisconsin Statute §66.1105(4)(f) requires that a project plan for a tax incremental district includes an opinion provided by counsel advising as to whether the project plan is complete and complies with Wisconsin Statute §66.1105.

We have acted as counsel for the City of Sheboygan in connection with the proposed creation of Tax Incremental District No. 24 of the City of Sheboygan (the “**District**”) and the review of the project plan for the District dated March 25, 2024 (the “**Project Plan**”) for compliance with applicable statutory requirements.

Based upon our review, relying upon the accuracy of the statements set forth in the Project Plan, it is our opinion that the Project Plan is complete and complies with the provisions of Wisconsin Statute §66.1105.

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

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411 East Wisconsin Avenue, Suite 1000 Milwaukee, WI 53202 Phone 414-276-1122 Fax 414-276-6281

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		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	Lakeshore Technical College	Total	Revenue Year
2026	0	0	0	0	0	2026
2027	32,444	68,448	47,784	4,939	153,614	2027
2028	32,444	68,448	47,784	4,939	153,614	2028
2029	32,444	68,448	47,784	4,939	153,614	2029
2030	32,444	68,448	47,784	4,939	153,614	2030
2031	32,444	68,448	47,784	4,939	153,614	2031
2032	32,444	68,448	47,784	4,939	153,614	2032
2033	32,444	68,448	47,784	4,939	153,614	2033
2034	32,444	68,448	47,784	4,939	153,614	2034
2035	32,444	68,448	47,784	4,939	153,614	2035
2036	32,444	68,448	47,784	4,939	153,614	2036
2037	32,444	68,448	47,784	4,939	153,614	2037
2038	32,444	68,448	47,784	4,939	153,614	2038
2039	32,444	68,448	47,784	4,939	153,614	2039
2040	32,444	68,448	47,784	4,939	153,614	2040
2041	32,444	68,448	47,784	4,939	153,614	2041
2042	32,444	68,448	47,784	4,939	153,614	2042
2043	32,444	68,448	47,784	4,939	153,614	2043
2044	32,444	68,448	47,784	4,939	153,614	2044
2045	32,444	68,448	47,784	4,939	153,614	2045
2046	32,444	68,448	47,784	4,939	153,614	2046
2047	32,444	68,448	47,784	4,939	153,614	2047
2048	32,444	68,448	47,784	4,939	153,614	2048
2049	32,444	68,448	47,784	4,939	153,614	2049
2050	32,444	68,448	47,784	4,939	153,614	2050
2051	32,444	68,448	47,784	4,939	153,614	2051
2052	32,444	68,448	47,784	4,939	153,614	2052
	<u>843,542</u>	<u>1,779,648</u>	<u>1,242,373</u>	<u>128,406</u>	<u>3,993,968</u>	

Notes:
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.

**JOINT REVIEW BOARD
RESOLUTION APPROVING THE CREATION OF
TAX INCREMENTAL DISTRICT NO. 24,
CITY OF SHEBOYGAN**

WHEREAS, the City of Sheboygan (the "City") seeks to create Tax Incremental District No. 24 (the "District"); and

WHEREAS, Wisconsin Statutes Section 66.1105(4m)(a) requires that a Joint Review Board (the "JRB") convene to consider such proposal; and

WHEREAS, the JRB consists of one representative chosen by the School District; one representative chosen by the Technical College District; and one representative chosen by the County, all of whom have the power to levy taxes on property within the District; and one representative chosen by the City and one public member; and

WHEREAS, the public member and JRB's chairperson were selected by a majority vote of the other JRB members before the public hearing required under Wisconsin Statutes Sections 66.1105 (4)(a) and (e) was held; and

WHEREAS, all JRB members were appointed and the first JRB meeting was held within 14 days after the notice was published under Wisconsin Statutes Sections 66.1105 (4)(a) and (e); and

WHEREAS, as required by Wisconsin Statutes Section 66.1105(4m)(b)1. the JRB has reviewed the public record, planning documents, resolution passed by the Plan Commission, and the resolution passed by the Common Council; and

WHEREAS, the JRB has considered whether, and concluded that, the District meets the following criteria as required by Wisconsin Statutes Section 66.1105(4m)(c):

1. The development expected in the District would not occur without the use of tax increment financing.
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.
3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

NOW, THEREFORE, BE IT RESOLVED that the JRB approves the resolution passed by the Common Council creating the District, approving its Project Plan, and establishing its boundaries.

BE IT FURTHER RESOLVED that in the judgment of the JRB the development described in the Project Plan would not occur but for creation of the District, that 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, and that the benefits of the

proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing districts.

BE IT FURTHER RESOLVED that the JRB approves those Project Costs identified in the Project Plan that will be made for projects located outside of, but within a one-half mile radius of the District, pursuant to Wisconsin Statutes Section 66.1105(2)(f)1.n.

Passed and adopted this _____ day of _____, 2024.

Resolution introduced and adoption moved by JRB member: _____

Motion for adoption seconded by JRB member: _____

On roll call motion passed by a vote of _____ ayes to _____ nays

ATTEST:

JRB Chairperson Signature Clerk Signature