

TWENTY-THIRD REGULAR COMMON COUNCIL MEETING AGENDA

March 04, 2024 at 6:00 PM

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

"Start where you are. Use what you have. Do what you can." - Arthur Ashe

This meeting may be viewed LIVE on Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and: www.wscssheboygan.com/vod.

Notice of the 23rd Regular Meeting of the 2023-2024 Common Council at 6:00 PM, MONDAY, March 4, 2024 in City Hall, 3rd Floor - Council Chambers, 828 Center Avenue, Sheboygan, WI. Persons with disabilities who need accommodations to attend the meeting should contact Meredith DeBruin at the City Clerk's Office, 828 Center Avenue, (920) 459-3361.

Members of the public who wish to participate in public forum remotely shall provide notice to the City Clerk at (920) 459-3361 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call

Alderperson Felde may attend meeting remotely

2. Pledge of Allegiance

3. Resignation

Amanda Salazar from the Room Tax Commission and Transit Commission effective March 5, 2024

4. Confirmation of Mayoral Appointments

Julia Hart to the Library Board
Michael Vandersteen to the Board of Review
Mark Mahoney to the Sustainability Taskforce
Alderperson Zach Rust to Licensing, Hearings, and Public Safety Committee (Chairperson)

Approval of Minutes

Twenty-Second Regular Council Meeting held on February 19, 2024

6. Public Forum

Limit of five people having five minutes each with comments limited to items on this agenda

7. Announcement

Election - Alderperson District 3 on March 18, 2024

8. Mayor's Announcements

Upcoming Community Events, Proclamations, Employee Recognitions

HEARINGS

- 9. Hearing No. 7-23-24 is scheduled this evening for the purpose of amending the City of Sheboygan's Official Zoning Ordinance for the purpose of amending The City's Planned Unit Development (PUD) process so as to streamline it and make it more user friendly.
- 10. Hearing No. 8-23-24 pursuant to letters sent and a notice published by the City Clerk, there is a hearing scheduled this evening for the purpose to change the Land Use Classification of property located west of 3512 Wilgus Avenue Parcel No. 59281215833 from Class Suburban Commercial (SC) to Suburban Commercial (SC) with PUD Overlay Classification.
- Hearing No. 9-23-24 pursuant to letters sent and a notice published by the City Clerk, there is a hearing scheduled this evening for the purpose to change the Land Use Classification of property located at 3512 Wilgus Avenue Parcel No. 59281215827 from Class Suburban Commercial (SC) to Suburban Commercial (SC) with PUD Overlay Classification.

CONSENT

- 12. Motion to Receive and File all R.O.'s, Receive all R.C.'s and Adopt all Resolutions and Ordinances
- 13. R. C. No. 208-23-24 by Finance and Personnel Committee to whom was referred Res. No. 160-23-24 by Alderpersons Mitchell and Filicky-Peneski authorizing an amendment in the 2024 Police Department budget due to changes to the Law Enforcement-Based Victim Services Approved Budget Grant Agreement; recommends adopting the Resolution.
- 14. R. C. No. 210-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 109-23-24 by Finance Director/Treasurer submitting a communication from the Harbor Centre Business Improvement District requesting that the City of Sheboygan release all funds collected on their behalf and those funds allocated to them for fiscal year 2024; recommends filing the document and approving the Finance department to release the funds.
- 15. R. C. No. 211-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 110-23-24 by Comptroller Evan Grossen Pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for January 2024 is being provided; recommends filing the document.
- 16. R. C. No. 215-23-24 by Public Works Committee to whom was referred Res. No. 162-23-24 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with Vinton Construction Company, Inc. for the construction of the Veterans Memorial Park Pickleball and Basketball Courts and authorizing an amendment to the 2024 budget to cover the contract cost; recommends adopting the Resolution.
- 17. R. C. No. 214-23-24 by Public Works Committee to whom was referred Res. No. 168-23-24 by Alderpersons Dekker and Rust authorizing the Purchasing Agent to issue a purchase order for a 2024 Husqvarna diesel powered walk-behind concrete saw and accessories for the Motor Vehicle Division of the Department of Public Works; recommends adopting the Resolution.
- 18. R. C. No. 213-23-24 by Public Works Committee to whom was referred Res. No. 157-23-24 by Alderpersons Dekker and Rust authorizing a one-year loan of the Phoenix passenger ship model by the City of Sheboygan to the Wisconsin Maritime Museum; recommends adopting the Resolution.
- 19. R. C. No. 216-23-24 by Public Works Committee to whom was referred Res. No. 161-23-24 by Alderpersons Dekker and Rust authorizing the Purchasing Agent to issue a purchase order for two 2023 packer trucks for the Department of Public Works; recommends adopting the Resolution.

- 20. R. C. No. 217-23-24 by Public Works Committee to whom was referred Res. No. 159-23-24 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with Buteyn-Peterson Construction Company, Inc. for the construction of the Kiwanis Park Trail Extension and authorizing an amendment to the 2024 budget to cover the contract cost; recommends adopting the Resolution.
- 21. R. C. No. 218-23-24 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 114-23-24 submitting a "CLASS B" license application (Linos LLC); recommends approving the application.

REPORT OF OFFICERS

- 22. R. O. No. 117-23-24 by City Plan Commission to whom was referred Res. No. 163-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 21; recommends approving the Resolution with the Project Plan dated February 20, 2024.
- 23. R. O. No. 118-23-24 by City Plan Commission to whom was referred Res. No. 164-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 22; recommends approving the Resolution with the Project Plan dated February 20, 2024.
- 24. R. O. No. 119-23-24 by City Plan Commission to whom was referred Res. No. 165-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 23; recommends approving the Resolution with the Project Plan dated February 20, 2024.
- 25. R. O. No. 120-23-24 by City Plan Commission to whom was referred Res. No. 166-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 24; recommends approving the Resolution with the Project Plan dated February 20, 2024.
- 26. R. O. No. 121-23-24 by City Plan Commission to whom was referred Gen. Ord. No. 41-23-24 by Alderperson Mitchell and 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; recommends filing the R.O. and adopting the Ordinance. LAYS OVER
- 27. R. O. No. 116-23-24 by IT Director Eric Bushman submitting a memo requesting replacing the City of Sheboygan's current on-premises Exchange server and Microsoft Office products with Microsoft Office 365. REFER TO FINANCE AND PERSONNEL COMMITTEE
- 28. R. O. No. 122-23-24 by City Clerk submitting a license application (Mojo and Brews LLC). REFER TO LICENSING, HEARINGS, AND PUBLIC SAFTETY COMMITTEE

RESOLUTIONS

29. Res. No. 177-23-24 by Alderpersons Salazar, Ramey, and Perrella expressing the sense of the council that a portion of the 800 block of St. Clair Ave. be closed to vehicular traffic for the purpose of establishing a permanent public space in the location of the "Uptown Parklet," and directing the City Administrator to establish a plan and take necessary steps toward this purpose and to report as appropriate on his progress in doing so. SUSPEND THE RULES AND ADOPT THE RESOLUTION

- 30. Res. No. 170-23-24 by Alderpersons Mitchell and Filicky-Peneski extending the life of Tax Incremental Financing District No. 001E (TID 1E) for one year to fund affordable housing programs and projects within the City of Sheboygan, Wisconsin. REFER TO FINANCE AND PERSONNEL COMMITTEE
- 31. Res. No. 171-23-24 by Alderpersons Mitchell and Filicky-Peneski authorizing the Finance Director to complete a 2024 budget amendment to cover the costs of transitioning the City's current Microsoft Office products to Microsoft Office 365. REFER TO FINANCE AND PERSONNEL COMMITTEE
- 32. Res. No. 172-23-24 by Alderpersons Salazar and Felde authorizing the Purchasing Agent to issue a purchase order for a 2024 Ford F-150 Four-Wheel Drive Pickup Truck for the Sheboygan Police Dept. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE
- 33. Res. No. 173-23-24 by Alderpersons Mitchell and Filicky-Peneski confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 1. REFER TO FINANCE AND PERSONNEL COMMITTEE
- 34. Res. No. 174-23-24 by Alderpersons Mitchell and Filicky-Peneski confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 2. REFER TO FINANCE AND PERSONNEL COMMITTEE
- 35. Res. No. 175-23-24 by Alderpersons Mitchell and Filicky-Peneski confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 4. REFER TO FINANCE AND PERSONNEL COMMITTEE
- 36. Res. No. 176-23-24 by Alderpersons Mitchell and Filicky-Peneski confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 5. REFER TO FINANCE AND PERSONNEL COMMITTEE
- 37. Res. No. 178-23-24 by Alderpersons Mitchell and Filicky-Peneski authorizing the appropriate City officials to execute a Ground Lease between Sheboygan WP, LLC and the City of Sheboygan regarding land in the Sheboygan Business Center. REFER TO FINANCE AND PERSONNEL COMMITTEE

REPORT OF COMMITTEES

- 38. R. C. No. 207-23-24 by Finance and Personnel Committee to whom was referred Direct Referral R. O. No. 115-23-24 by City Administrator Casey Bradley submitting a communication to Mayor Ryan Sorenson and Common Council members requesting to have Kapur function as the City's Director of Public Works and City Engineer during the transition period stemming from the retirements of Director David Biebel (effective April 1st) and Engineer Ryan Sazama (effective March 1st); recommends filing the document.
- 39. R. C. No. 209-23-24 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 169-23-24 by Alderpersons Mitchell and Filicky-Peneski authorizing entering into an Independent Contractor Agreement between the City of Sheboygan and Kapur and Associates, Inc. for interim Department of Public Works assistance, including oversight of the operations of the City's Director of Public Works and City Engineer positions; recommends adopting the Resolution.
- 40. R. C. No. 212-23-24 by Public Works Committee to whom was referred Res. No. 167-23-24 by Alderpersons Dekker and Rust authorizing entering into an Interim Sanitary Sewer Services Agreement with all signatories to the 1975 Joint Sewage Treatment Agreement for the Sheboygan Region, in order to authorize sanitary sewer service to approximately 77 acres of land within the municipal boundaries of the Town of Mosel, which is more commonly known as the Kohler Co. Generator Plant; recommends adopting the Resolution with amendment to the Agreement.

GENERAL ORDINANCES

41. Gen. Ord. No. 42-23 24 by Alderpersons Rust and Felde reestablishing the formerly repealed sidewalk cafe regulations and making various changes and updates to said regulations as recommended by the City Clerk and staff from the Department of Public Works. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE

MATTERS LAID OVER

- 42. R. O. No. 113-23-24 by City Plan Commission to whom was referred Gen. Ord. No. 39-23-24 by Alderpersons Dekker, Salazar, and Mitchell amending the City's Planned Unit Development (PUD) process so as to streamline it and make it more user friendly; recommends adopting the Ordinance.
- 43. R. O. No. 111-23-24 by City Plan Commission to whom was referred Gen. Ord. No. 37-23-24 by Alderperson Ramey and R. O. No. 105-23-24 by City Clerk submitting application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located west of 3512 Wilgus Avenue Parcel No. 59281215833 from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD overlay Classification; recommends filing the R. O. and adopting the Ordinance.
- 44. R. O. No. 112-23-24 by City Plan Commission to whom was referred Gen. Ord. No. 38-23-24 by Alderperson Ramey and pursuant to R. O. No. 105-23-24 by City Clerk submitting application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located at 3512 Wilgus Avenue Parcel No. 59281215827 from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD overlay Classification; recommends adopting the Ordinance.

OTHER MATTERS AUTHORIZED BY LAW

ADJOURN MEETING

45. 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

March 4, 2024

Resignation

Amanda Salazar from the Room Tax Commission and Transit Commission effective March 5, 2024.



February 15th 2024

TO THE HONORABLE MEMBERS OF THE COMMON COUNCIL:

I hereby submit the following appointments for your confirmation:

- Julia Hart to be considered for appointment to the Library Board
- Michael Vandersteen to be considered for appointment to the Citizen's Board of Review
- Mark Mahoney to be considered for appointment to the Sustainability Taskforce
- Alder Zach Rust to be considered for appointment as the Chair for the Licensing, Hearing, and Public Safety Committee effective March 5th 2024

Ryan Sorenson

City of Sheboygan

Mayor

Office of the Mayor

CITY HALL 828 CENTER AVE. SHEBOYGAN, WI 53081

920-459-3317 www.sheboyganwi.gov

CITY OF SHEBOYGAN

TWENTY-SECOND REGULAR COMMON COUNCIL MEETING MINUTES

Monday, February 19, 2024

OPENING OF MEETING

1. Roll Call

Alderperson present: Dekker, Felde (remote), Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

Alderperson excused: Ackley – 1.

2. Pledge of Allegiance

3. Approval of Minutes

Twenty-first Regular Council Meeting held on February 5, 2024

MOTION TO APPROVE THE MINUTES FROM THE TWENTY-FIRST REGULAR COMMON COUNCIL MEETING HELD ON FEBRUARY 5, 2024

Motion made by Dekker, Seconded by Salazar.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

4. Resignation

Alderperson Amanda Salazar as Alderperson for District 3 in the City of Sheboygan effective March 5, 2024.

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Filicky-Peneski.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

5. Mayoral Appointments – Lays over.

Julia Hart to the Library Board

Michael Vandersteen to the Board of Review

Mark Mahoney to the Sustainability Taskforce

Alderperson Zach Rust to Licensing, Hearings, and Public Safety Committee (Chairperson)

6. Public Forum

Limit of five people having five minutes each with comments limited to items on this agenda. Paul Hankins spoke.

7. Presentation

State of the City by Mayor Ryan Sorenson

8. Mayor's Announcements

Upcoming Community Events, Proclamations, Employee Recognitions

CONSENT

9. Motion to Receive and File all R.O.'s, Receive all R.C.'s and Adopt all Resolutions and Ordinances

Motion made by Dekker, Seconded by Salazar.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

10. R. C. No. 194-23-24 by Public Works Committee to whom was referred Res. No. 150-23-24 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into contract with Norcon Corporation for the rehabilitation of the aeration basins at the City of Sheboygan Wastewater Treatment Facility; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Salazar.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

11. R. C. No. 193-23-24 by Public Works Committee to whom was referred Res. No. 148-23-24 by Alderpersons Dekker and Rust authorizing the Superintendent of Parks and Forestry to take necessary actions to receive a grant from Fund for Lake Michigan for the Maywood and Evergreen Parks Water Quality Improvement project.; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Salazar.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

12. R. C. No. 192-23-24 by Public Works Committee to whom was referred Res. No. 147-23-24 by Alderpersons Dekker and Rust authorizing the Finance Director to make a change to the 2024 Capital Improvements Plan in order to reallocate funding within the Motor Vehicle Department and amending the 2024 budget to reflect the change; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Salazar.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

13. R. C. No. 197-23-24 by Finance and Personnel Committee to whom was referred R. C. No. 219-22-23 by Finance and Personnel Committee to whom was referred R. C. No. 273-21-22 by Finance and Personnel Committee and R. O. 105-21-22 by City Clerk submitting a Summons and Complaint in the matter of Midstate Amusement Games, LLC vs. City of Sheboygan; recommends filing the documents.

MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENTS

Motion made by Dekker, Seconded by Salazar.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

14. R. C. No. 196-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 130-22-23 by City Clerk submitting a Summons and Complaint in the matter of Midstate Amusement Games, LLC vs. City of Sheboygan; recommends filing the document.

MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT

Item 5.

Motion made by Dekker, Seconded by Salazar.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

15. R. C. No. 198-23-24 by Finance and Personnel Committee to whom was referred R. C. No. 216-22-23 by Finance and Personnel Committee to whom was referred R. O. No. 76-22-23 by City Clerk submitting a Summons and Complaint in the matter of Midstate Amusement Games, LLC vs. City of Sheboygan; recommends filing the documents.

MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENTS

Motion made by Dekker, Seconded by Salazar.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

16. R. C. No. 206-23-24 by Licensing, Hearings, and Public Safety Committee to whom was referred Res. No. 153-23-24 by Alderpersons Mitchell and Filicky-Peneski authorizing acceptance of the 2024 Wisconsin Bureau of Transportation Safety, Bicycle and Pedestrian Enforcement Grant and establishing an appropriation in the 2024 budget for grant funds received; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Salazar.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

17. R. C. No. 205-23-24 by Licensing, Hearings, and Public Safety Committee to whom was referred Res. No. 151-23-24 by Alderpersons Salazar and Felde authorizing the appropriate City officials to enter into a Clinical Affiliation Agreement Between the Grafton Fire Department and the City of Sheboygan Fire Department for purposes of education and clinical experience of the Grafton Fire Department paramedics; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Salazar.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

REPORT OF OFFICERS

- 18. R. O. No. 110-23-24 by Comptroller Evan Grossen pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for January 2024 is being provided. REFER TO FINANCE AND PERSONNEL COMMITTEE
- 19. R. O. No. 109-23-24 by Finance Director/Treasurer submitting a communication from the Harbor Centre Business Improvement District requesting that the City of Sheboygan release all funds collected on their behalf and those funds allocated to them for fiscal year 2024. REFER TO FINANCE AND PERSONNEL COMMITTEE
- 20. 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, 5928142550, and 59281425510 from Class Urban

Item 5.

Industrial (UI) to Class Urban Industrial (UI) with PUD Overlay Classification. REFER TO CITY PLAN COMMISSION

- 21. R. O. No. 114-23-24 by City Clerk submitting a "CLASS B" license application (Lino's). REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE
- 22. R. O. No. 111-23-24 by City Plan Commission to whom was referred Gen. Ord. No. 37-23-24 by Alderperson Ramey and R. O. No. 105-23-24 by City Clerk submitting application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located west of 3512 Wilgus Avenue Parcel No. 59281215833 from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD overlay Classification; recommends filing the R. O. and adopting the Ordinance. LAYS OVER
- 23. R. O. No. 112-23-24 by City Plan Commission to whom was referred Gen. Ord. No. 38-23-24 by Alderperson Ramey and pursuant to R. O. No. 105-23-24 by City Clerk submitting application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located at 3512 Wilgus Avenue Parcel No. 59281215827 from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD overlay Classification; recommends adopting the Ordinance. LAYS OVER
- 24. R. O. No. 113-23-24 by City Plan Commission to whom was referred Gen. Ord. No. 39-23-24 by Alderpersons Dekker, Salazar, and Mitchell amending the City's Planned Unit Development (PUD) process so as to streamline it and make it more user friendly; recommends adopting the Ordinance. LAYS OVER

RESOLUTIONS

25. Res. No. 156-23-24 by Alderpersons Dekker and Salazar authorizing retaining outside legal counsel to represent the City in the matter of Katherine Kobs v. City of Sheboygan, Department of Workforce Development Equal Rights Division Case No. CR202303139, and authorizing payment for said services.

MOTION TO SUSPEND THE RULES AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Salazar.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

26. Res. No. 158-23-24 by Alderpersons Dekker and Salazar authorizing the sale of City of Sheboygan Parcel No. 59281712950 to Traci J. Maertz.

MOTION TO SUSPEND THE RULES AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Salazar.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

- 27. Res. No. 162-23-24 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with Vinton Construction Company, Inc. for the construction of the Veterans Memorial Park Pickleball and Basketball Courts and authorizing an amendment to the 2024 budget to cover the contract cost. REFER TO PUBLIC WORKS COMMITTEE
- 28. Res. No. 160-23-24 by Alderpersons Mitchell and Filicky-Peneski authorizing an amendment in the 2024 Police Department budget due to changes to the Law Enforcement-Based Victim Services Approved Budget Grant Agreement. REFER TO FINANCE AND PERSONNEL COMMITTEE

- Res. No. 161-23-24 by Alderpersons Dekker and Rust authorizing the Purchasing Agent to issue a purchase order for two 2023 packer trucks for the Department of Public Works. REFER TO PUBLIC WORKS COMMITTEE
- 30. Res. No. 159-23-24 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with Buteyn-Peterson Construction Company, Inc. for the construction of the Kiwanis Park Trail Extension and authorizing an amendment to the 2024 budget to cover the contract cost.

 REFER TO PUBLIC WORKS COMMITTEE
- 31. Res. No. 157-23-24 by Alderpersons Dekker and Rust authorizing a one-year loan of the Phoenix passenger ship model by the City of Sheboygan to the Wisconsin Maritime Museum. REFER TO PUBLIC WORKS COMMITTEE
- 32. Res. No. 163-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 21. REFER TO CITY PLAN COMMISSION
- 33. Res. No. 164-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 22. REFER TO CITY PLAN COMMISSION
- 34. Res. No. 165-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 23. REFER TO CITY PLAN COMMISSION
- 35. Res. No. 166-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 24. REFER TO CITY PLAN COMMISSION
- 36. Res. No. 167-23-24 by Alderpersons Dekker and Rust authorizing entering into an Interim Sanitary Sewer Services Agreement with all signatories to the 1975 Joint Sewage Treatment Agreement for the Sheboygan Region, in order to authorize sanitary sewer service to approximately 77 acres of land within the municipal boundaries of the Town of Mosel, which is more commonly known as the Kohler Co. Generator Plant. REFER TO PUBLIC WORKS COMMITTEE
- 37. Res. No. 168-23-24 by Alderpersons Dekker and Rust authorizing the Purchasing Agent to issue a purchase order for a 2024 Husqvarna diesel powered walk-behind concrete saw and accessories for the Motor Vehicle Division of the Department of Public Works. REFER TO PUBLIC WORKS COMMITTEE

REPORT OF COMMITTEES

38. R. C. No. 199-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 106-23-24 by City Administrator Casey Bradley submitting a communication to Mayor Ryan Sorenson and Common Council members providing background information on the proposed development agreement between the City of Sheboygan and Malibu Apartments, LLC; recommends filing the document.

MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT

Motion made by Mitchell, Seconded by Filicky-Peneski.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Rust, Salazar – 7.

Voting Nay: Perrella, Ramey – 2.

39. R. C. No. 200-23-24 by Finance and Personnel Committee to whom was referred Res. No. 146-23-24 by Alderpersons Mitchell and Filicky-Peneski authorizing entering into a Tax Incremental District Development Agreement with Malibu Apartments, LLC for the development of the former Kite Beach site located at 1403-1435 South 7th Street; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Filicky-Peneski.

Voting Yea: Dekker, Felde, Filicky-Peneski, Mitchell, Rust, Salazar – 6.

Voting Nay: Heidemann, Perrella – 2.

Voting Abstaining: Ramey – 1.

40. R. C. No. 195-23-24 by Public Works Committee to whom was referred Res. No. 152-23-24 by Alderpersons Dekker and Rust authorizing the appropriate City officials to execute the Agreement Between City of Sheboygan and Fox Valley Athletics, LLC for the Management and Operation of Recreational Programs at Wildwood Athletic Complex; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Rust.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9

41. R. C. No. 201-23-24 by Finance and Personnel Committee to whom was referred Res. No. 149-23-24 by Alderpersons Mitchell and Filicky-Peneski authorizing the purchase of 1211 North 23rd Street (Parcel No. 59281206682) from Aurora Medical Group Inc. for future use by the City; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Filicky-Peneski.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

42. R. C. No. 202-23-24 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 154-23-24 by Alderpersons Mitchell and Filicky-Peneski authorizing the appropriate City officials to sign the January 1, 2024 -December 31, 2026 Contract between the City of Sheboygan and the Sheboygan Professional Police Officers' Supervisory Association; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Filicky-Peneski.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

43. R. C. No. 203-23-24 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 155-23-24 by Alderpersons Mitchell and Filicky-Peneski authorizing entering into a Tax Incremental District Development Agreement with Rabit Properties, LLC regarding the development improvements to be located at 827 North 14th Street in the City of Sheboygan; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Filicky-Peneski.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

44. R. C. No. 204-23-24 by Licensing, Hearings, and Public Safety Committee to whom was referred Gen. Ord. No. 40-23-24 by Alderpersons Salazar and Felde amending various provisions of the municipal code related to open burning so as to create additional regulation of open burning within the City, including regulations allowing additional forms of open burning so long as such forms are safe and approved by the fire department; recommends adopting the Ordinance.

MOTION TO RECEIVE THE R. C. AND ADOPT THE ORDINANCE

Motion made by Salazar, Seconded by Dekker.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

GENERAL ORDINANCES

45. Gen. Ord. No. 41-23-24 by Alderperson Mitchell amending the City of Sheboygan Official Zoning Map of 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. REFER TO CITY PLAN COMMISSION

OTHER MATTERS AUTHORIZED BY LAW - None.

ADJOURN MEETING

46. Motion to Adjourn

MOTION TO ADJOURN AT 6:57 PM

Motion made by Dekker, Seconded by Salazar.

Voting Yea: Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

CITY OF SHEBOYGAN HEARING 7-23-24

MARCH 4, 2024.

There is a hearing scheduled this evening for the purpose of amending the City of Sheboygan's Official Zoning Ordinance for the purpose of amending The City's Planned Unit Development (PUD) process so as to streamline it and make it more user friendly.

All interested parties will now be heard.

Item 9.

NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE SHEBOYGAN ZONING ORDINANCE

Notice is hereby given that a public hearing will be held at 6:00 P.M., March 4, 2024, in the Council Chambers of the City Hall, 828 Center Avenue, Sheboygan, Wisconsin, to give persons an opportunity to be heard relative to the proposed amendment to the City of Sheboygan's Official Zoning Ordinance. The purpose of the amendment is to amend the City's Planned Unit Development (PUD) process so as to streamline it and make it more user friendly.

MEREDITH DEBRUIN City Clerk



Print

Account Number: 1012694 Customer Name: Sheb, City Of,Legal Acct Customer Sheb, City Of,Legal Acct 828 Center AVE # 110 Accounts Payable Sheboygan WI 53081-4442 Contact Name: ACCT SHEB, CITY OF,LEGAL Contact Phone: Contact Email: PO Number:

Order Confirmation

Not an Invoice

Date:	02/01/2024	
Order Number:	9815991	
Prepayment Amount:	\$ 0.00	

Column Count:	1.0000
Line Count:	19.0000
Height in Inches:	0.0000

Product	#Insertions	Start - End	Category
SHE Sheboygan Press	2	02/16/2024 - 02/23/2024	Govt Public Notices
SHE sheboyganpress.com	2	02/16/2024 - 02/23/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$28.55
Service Fee 3.99%	\$1.14
Cash/Check/ACH Discount	-\$1.14
Payment Amount by Cash/Check/ACH	\$28.55
Payment Amount by Credit Card	\$29.69

1/2

Ad Preview

NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE SHEBOYGAN ZONING ORDINANCE

Notice is hereby given that a public hearing will be held at 6:00 P.M., March 4, 2024, in the Council Chambers of the City Hall. 828 Center Avenue. Sheboygan, Wisconsin, to give persons an opportunity to be heard relative to the proposed amendment to the City of Sheboygan's Official Zoning Ordinance. The purpose of the amendment is to City's Planned amend the Development (PUD) process so as to streamline it and make it more friendly.

> MEREDITH DEBRUIN City Clerk

2/16, 23, 2024 WNAXLP

CITY OF SHEBOYGAN HEARING 8-23-24

MARCH 4, 2024.

Pursuant to letters sent and a notice published by the City Clerk, there is a hearing scheduled this evening for the purpose to change the Land Use Classification of property located west of 3512 Wilgus Avenue – Parcel No. 59281215833 from Class Suburban Commercial (SC) to Suburban Commercial (SC) with PUD Overlay Classification.

All interested parties will now be heard.

Item 10.

NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE CITY OF SHEBOYGAN OFFICIAL ZONING MAP OF THE SHEBOYGAN ZONING ORDINANCE:

Notice is hereby given that a public hearing will be held at 6:00 P.M., March 4, 2024 in City Hall, 3rd Floor Council Chambers, 828 Center Avenue, Sheboygan, Wisconsin, to give persons an opportunity to be heard relative to the proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification of the following described property from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD Overlay Classification:

Property located west of 3512 Wilgus Avenue - Parcel No. 59281215833:

LOT 2 CSM V21 P117-118 #1754914 & AFFT #1765532 - PRT NE NW & NW NW SEC 21.

MEREDITH DEBRUIN City Clerk



Account Number: 1012694 Customer Name: Sheb, City Of,Legal Acct Customer Sheb, City Of,Legal Acct 828 Center AVE # 110 Accounts Payable Sheboygan WI 53081-4442 Contact Name: ACCT SHEB, CITY OF,LEGAL Contact Phone: Contact Email: PO Number:

Order Confirmation

Not an Invoice

Date:	02/01/2024	
Order Number:	9816065	
Prepayment Amount:	\$ 0.00	

Column Count:	1.0000
Line Count:	27.0000
Height in Inches:	0.0000

Print			
Product	#Insertions	Start - End	Category
SHE Sheboygan Press	2	02/16/2024 - 02/23/2024	Govt Public Notices
SHE sheboyganpress.com	2	02/16/2024 - 02/23/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$40.15
Service Fee 3.99%	\$1.60
Cash/Check/ACH Discount	-\$1.60
Payment Amount by Cash/Check/ACH	\$40.15
Payment Amount by Credit Card	\$41.75

Order Confirmation Amount	\$40.15	
		-PE

1/2

Ad Preview

NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE CITY OF SHEBOYGAN OFFICIAL ZONING MAP OF THE SHEBOYGAN ZONING ORDINANCE:

Notice is hereby given that a public hearing will be held at 6:00 P.M., March 4, 2024 in City Hall, 3rd Floor Council 828 Chambers, Center Avenue. Sheboygan, Wisconsin, to give persons an opportunity to be heard relative to the proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification of the following described property from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD Overlay Classification:

Property located west of 3512 Wilgus Avenue – Parcel No. 59281215833:

LOT 2 CSM V21 P117-118 #1754914 & AFFT #1765532 - PRT NE NW & NW NW SEC 21.

MEREDITH DEBRUIN City Clerk

2/16, 23, 2024 WNAXLP

CITY OF SHEBOYGAN 828 CENTER AVE. SHEBOYGAN, WI 53081

February 23, 2024

Dear Property Owner:

I wish to notify you that there will be a public hearing on an amendment to the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance at 6:00 P.M., March 4, 2024, in the Council Chambers of City Hall, 828 Center Avenue. The purpose of the amendment is to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance of the following described property from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD overlay Classification.

Property located – west of 3512 Wilgus Avenue - Parcel No. 59281215833:

LOT 2 CSM V21 P117-118 #1754914 & AFFT #1765532 - PRT NE NW & NW NW SEC 21.

If you have questions, please direct your inquiries to the **DEPARTMENT OF CITY DEVELOPMENT AT 459-3377**.

Sincerely,

MEREDITH DEBRUIN, City Clerk

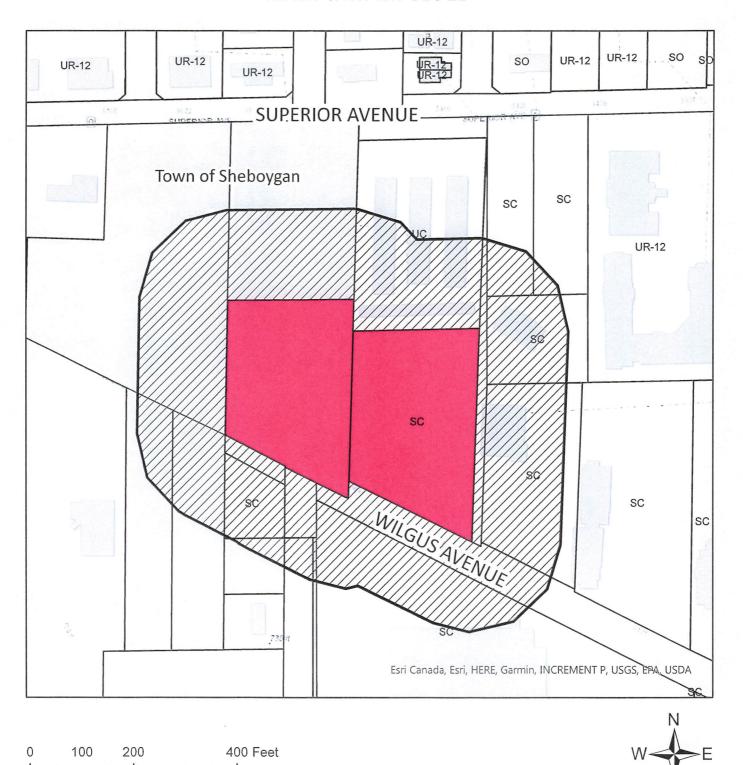
VANHORN PROPERTIES OF SHEBOYGAN LLC	PO BOX 298	PLYMOUTH	WI	53073-0298
SHEBOYGAN LLC	2400 S 108TH ST	MILWAUKEE	WI	53227-1904
BRIDGEPOINT INVESTORS LLC	3346 S PINE TREE RD	HOBART	WI	54155-9073
TRINITY MEDICAL COMPLEX LLC	2307 W WILLOW CREEK LN	SHEBOYGAN	WI	53083-5903
TRINITY MEDICAL COMPLEX LLC	2307 W WILLOW CREEK LN	SHEBOYGAN	WI	53083-5903
PLANKVIEW GREEN DEVELOPMENT LLC	PO BOX 298	PLYMOUTH	WI	53073-0298
TRANSPO MINI-STORAGE INC	1209 S 11TH ST	SHEBOYGAN	WI	53081-5301
BADGER HOUSING ASSOCIATES III	PO BOX 896	MARSHFIELD	WI	54449-0896
TOWN OF SHEBOYGAN	4020 TECHNOLOGY PARKWAY	SHEBOYGAN	WI	53083

25

PROPOSED REZONE FROM SUBURBAN COMMERCIAL (SC) TO SUBURBAN COMMERCIAL -PUD OVERLAY

SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST

PRT N1/2 NW1/4 LOT 1 AND S 10' OF LOT 2 CSM REC IN VOL 14 P 240 AS DOC #1492826 ROD AND LOT 2 CSM V21 P117-118 #1754914 & AFFT #1765532 - PRT NE NW & NW NW SEC 21



CITY OF SHEBOYGAN HEARING 9-23-24

MARCH 4, 2024.

Pursuant to letters sent and a notice published by the City Clerk, there is a hearing scheduled this evening for the purpose to change the Land Use Classification of property located at 3512 Wilgus Avenue – Parcel No. 59281215827 from Class Suburban Commercial (SC) to Suburban Commercial (SC) with PUD Overlay Classification.

All interested parties will now be heard.

Item 11.

NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE CITY OF SHEBOYGAN OFFICIAL ZONING MAP OF THE SHEBOYGAN ZONING ORDINANCE:

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Property located – 3512 Wilgus Avenue - Parcel No. 59281215827:

SEC 21 T15N R23E PRT N1/2 NW1/4 LOT 1 AND S 10' OF LOT 2 CSM REC IN VOL 14 P 240 AS DOC #1492826 ROD 1.95 A

MEREDITH DEBRUIN City Clerk



Account Number: 1012694 Customer Name: Sheb, City Of,Legal Acct Customer Sheb, City Of,Legal Acct 828 Center AVE # 110 Accounts Payable Sheboygan WI 53081-4442 Contact Name: ACCT SHEB, CITY OF,LEGAL Contact Phone: Contact Email: PO Number:

Order Confirmation

Not an Invoice

Date:	02/01/2024	
Order Number:	9816034	
Prepayment Amount:	\$ 0.00	

Column Count:	1.0000
Line Count:	28.0000
Height in Inches:	0.0000

Print			
Product	#Insertions	Start - End	Category
SHE Sheboygan Press	2	02/16/2024 - 02/23/2024	Govt Public Notices
SHE sheboyganpress.com	2	02/16/2024 - 02/23/2024	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$41.60
Service Fee 3.99%	\$1.66
Cash/Check/ACH Discount	-\$1.66
Payment Amount by Cash/Check/ACH	\$41.60
Payment Amount by Credit Card	\$43.26

Order Confirmation Amount	\$41.60	
Order Committation Amount	\$41.00	

1/2

Ad Preview

NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE CITY OF SHEBOYGAN OFFICIAL ZONING MAP OF THE SHEBOYGAN ZONING ORDINANCE:

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Property located – 3512 Wilgus Avenue -

Parcel No. 59281215827:

SEC 21 T15N R23E PRT N1/2 NW1/4 LOT 1 AND S 10' OF LOT 2 CSM REC IN VOL 14 P 240 AS DOC #1492826 ROD 1.95 A

> MEREDITH DEBRUIN City Clerk

2/16, 23, 2024 WNAXLP

CITY OF SHEBOYGAN 828 CENTER AVE. SHEBOYGAN, WI 53081

February 23, 2024

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Property located – 3512 Wilgus Avenue - Parcel No. 59281215827:

SEC 21 T15N R23E PRT N1/2 NW1/4 LOT 1 AND S 10' OF LOT 2 CSM REC IN VOL 14 P 240 AS DOC #1492826 ROD 1.95 A

If you have questions, please direct your inquiries to the **DEPARTMENT OF CITY DEVELOPMENT AT 459-3377**.

Sincerely,

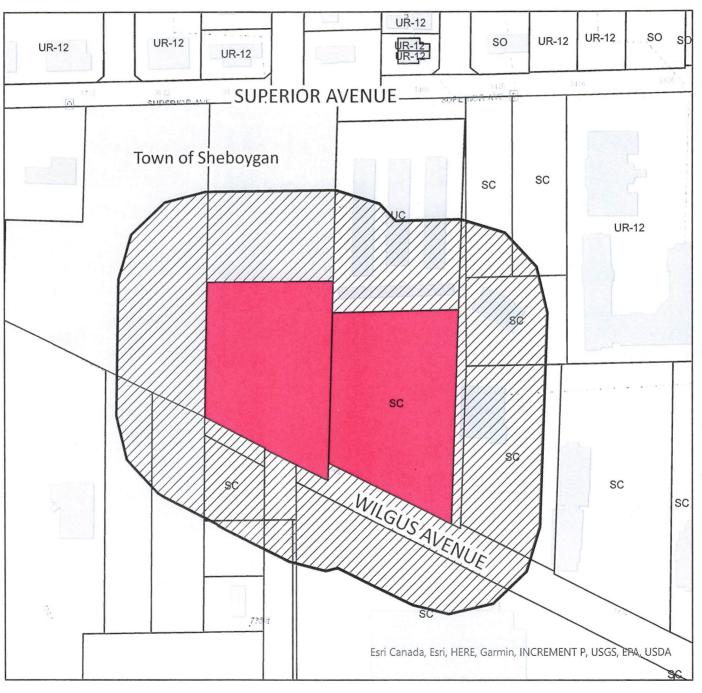
MEREDITH DEBRUIN, City Clerk

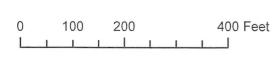
VANHORN PROPERTIES OF SHEBOYGAN LLC	PO BOX 298	PLYMOUTH	WI	53073-0298
SHEBOYGAN LLC	2400 S 108TH ST	MILWAUKEE	WI	53227-1904
BRIDGEPOINT INVESTORS LLC	3346 S PINE TREE RD	HOBART	WI	54155-9073
TRINITY MEDICAL COMPLEX LLC	2307 W WILLOW CREEK LN	SHEBOYGAN	WI	53083-5903
TRINITY MEDICAL COMPLEX LLC	2307 W WILLOW CREEK LN	SHEBOYGAN	WI	53083-5903
PLANKVIEW GREEN DEVELOPMENT LLC	PO BOX 298	PLYMOUTH	WI	53073-0298
TRANSPO MINI-STORAGE INC	1209 S 11TH ST	SHEBOYGAN	WI	53081-5301
BADGER HOUSING ASSOCIATES III	PO BOX 896	MARSHFIELD	WI	54449-0896
TOWN OF SHEBOYGAN	4020 TECHNOLOGY PARKWAY	SHEBOYGAN	WI	53083

PROPOSED REZONE FROM SUBURBAN COMMERCIAL (SC) TO SUBURBAN COMMERCIAL -PUD OVERLAY

SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST

PRT N1/2 NW1/4 LOT 1 AND S 10' OF LOT 2 CSM REC IN VOL 14 P 240 AS DOC #1492826 ROD AND LOT 2 CSM V21 P117-118 #1754914 & AFFT #1765532 - PRT NE NW & NW NW SEC 21







CITY OF SHEBOYGAN R. C. 208-23-24

BY FINANCE AND PERSONNEL COMMITTEE.

MARCH 4, 2024.

Your Committee to whom was referred Res. No. 160-23-24 by Alderpersons Mitchell and Filicky-Peneski authorizing an amendment in the 2024 Police Department budget due to changes to the Law Enforcement-Based Victim Services Approved Budget Grant Agreement; recommends adopting the Resolution.

Committee:	
PASSED AND ADOPTED BY THE CITY (OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN RESOLUTION 160-23-24

BY ALDERPERSONS MITCHELL AND FILICKY-PENESKI.

FEBRUARY 19, 2024.

A RESOLUTION authorizing an amendment in the 2024 Police Department budget due to changes to the Law Enforcement-Based Victim Services Approved Budget Grant Agreement.

WHEREAS, the City has entered into an agreement with the International Association of Chiefs of Police to establish an internal Victim Services Department utilizing federal funding from the Law Enforcement-Based Victim Services FY23 LEV Award; and

WHEREAS, the increase in the grant budget program needs to be updated in the Police Department's budget to reflect the anticipated spending.

NOW, THEREFORE, BE IT RESOLVED: That the Finance Director is hereby authorized to amend the 2024 budget via the following transfers:

INCREASE:	
General Fund – Federal Grants - Police	
(Acct. No. 101-432110)	\$20,667
General Fund – Police Department – Full Time Salaries - Overtime	
(Acct. No. 101210-510111)	\$1,507
General Fund – Police Department – FICA	
(Acct. No. 101210-520310)	\$94
General Fund – Police Department – Medicare	
(Acct. No. 101210-520311)	\$23
General Fund – Police Department – WI Retirement Fund	
(Acct. No. 101210-520320)	\$175
General Fund – Police Department – Employee Development	
(Acct. No. 101210-536125)	\$9,752
General Fund – Police Department – Office Supplies	
(Acct. No. 101210-540100)	\$700
General Fund – Police Department – IT Small Equipment	
(Acct. No. 101210-560259)	\$2,000
General Fund – Police Department – Building Maintenance & Repair	
(Acct. No. 101210-550110)	\$6,416

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL Presiding Officer Attest Ryan Sorenson, Mayor, City of Meredith DeBruin, City Clerk, City of

Sheboygan

Sheboygan

CITY OF SHEBOYGAN R. C. 210-23-24

BY FINANCE AND PERSONNEL COMMITTEE.

MARCH 4, 2024.

Your Committee to whom was referred R. O. No. 109-23-24 by Finance Director/Treasurer submitting a communication from the Harbor Centre Business Improvement District requesting that the City of Sheboygan release all funds collected on their behalf and those funds allocated to them for fiscal year 2024; recommends filing the document and approving the Finance department to release the funds.

Committee:	
PASSED AND ADOPTED BY THE CITY C	OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN R. O. 109-23-24

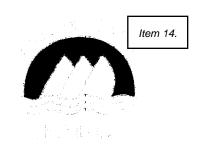
BY FINANCE DIRECTOR/TREASURER.

FEBRUARY 19, 2024.

Submitting a communication from the Harbor Centre Business Improvement District requesting that the City of Sheboygan release all funds collected on their behalf and those funds allocated to them for fiscal year 2024.

HARBOR CENTRE

BUSINESS IN PROMERCIAL TO BURN IN



January 31, 2024

City of Sheboygan 828 Center Avenue Sheboygan, WI 53081

RE: 2023 BID Allocated Funds

Dear Common Council Members,

The Harbor Centre business Improvement District requests that the City of Sheboygan release all funds collected on our behalf and those funds allocated to us for the fiscal 2024.

Thank you for your help in this matter.

Sincerely,

Paul Rudnick

Board President

Compu-Tek Accounting, Inc.

1156 Union Avenue Sheboygan, WI 53081 920-457-9494

HARBOR CENTRE BUSINESS IMPROVEMENT DISTRICT FINANCIAL REVIEW FOR 2023

The 2023 financial records of the Harbor Centre Business Improvement District were reviewed by Andrew Diehl, a Certified Public Accountant. The records reviewed by Mr. Diehl included, the income statement, balance sheet, and bank statements for 2023. The financial documents were reviewed by Mr. Diehl for the following purposes:

- 1. Confirm that check records by the Harbor Centre were consistent with what was reflected on the bank statements.
- 2. Confirm the income received and the expenses incurred on the income statement and balance sheet were consistent with what was on the bank statement.
- 3. Confirmed all check signatures were signed by an officer

After the review of the financial statements confirmed by Mr. Diehl that:

- 1. The checks recorded by HC were consistent with what was on the bank statements.
- 2. The income received and expenses incurred as shown on the year end income statement and balance sheets is what appeared on each months bank statements
- 3. All checks that appeared on the bank statements were signed by an officer.

No other irregularities were noted that deserved comment, and all income and expenses were consistent with the purpose of the Harbor Centre Business Improvement District (HC) and were deemed reasonable by Mr. Diehl with no follow up needed.

Respectfully Submitted

Andrew Diehl, CPA

Compu-Tek Accounting Inc.

and & Dull

CITY OF SHEBOYGAN R. C. 211-23-24

BY FINANCE AND PERSONNEL COMMITTEE.

MARCH 4, 2024.

Your Committee to whom was referred R. O. No. 110-23-24 by Comptroller Evan Grossen Pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for January 2024 is being provided; recommends filing the document.

Committee:	
PASSED AND ADOPTED BY THE CITY	Y OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN R. O. 110-23-24

BY COMPTROLLER EVAN GROSSEN.

FEBRUARY 19, 2024.

Pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for January 2024 is being provided.

Fund	Total Checks Issued
General (101)	\$697,447.20
Cable TV (211)	\$326.00
Public Safety Special Revenue (220)	\$1,415.31
MEG Unit (221)	\$2,178.32
Marina (231)	\$28,647.68
Library (255)	\$96,581.17
Community Development Block Grant (260)	\$126,008.51
Redevelopment Authority (264)	\$400.00
Capital Improvements (400)	\$95,337.86
Tax Increment District 6 (406)	\$598.50
Tax Increment District 10 (410)	\$771.38
Tax Increment District 12 (412)	\$598.50
Tax Increment District 13 (413)	\$388.63
Tax Increment District 14 (414)	\$286.13
Tax Increment District 15 (415)	\$286.13
Tax Increment District 17 (417)	\$14,500.00
Tax Increment District 18 (418)	\$10,500.00
Wastewater (630)	\$301,829.38
Recycling (632)	\$37,096.00
Parking (650)	\$1,688.47
Transit (651)	\$160,814.89
Health Insurance (710)	\$80,378.49
Liability Insurance (711)	\$43,624.85
Workers Compensation (712)	\$68,860.25
Information Technology (713)	\$20,314.82
Motor Vehicle (730)	\$90,268.19
Tax Collections (880)	\$70,995.68
Total	\$1,952,142.34

					Line item	Check	Check C	Org	Obj
Department	Vendor Number	Invoice	Invoice Date	Line Item Descr	amount	date	Number	- 5	
CEMETERY CEMETERY	12870 MATTHEWS 7441 NEAT-N-CLEAN	9001720231 2028		CUST# 10010422 PLAQUE - BOYLE 3 2023 PORTABLE TOILETS	119.82 148.00	1/10/2024 1/10/2024	362695 1 362701 1		540210 540210
CEMETERY	7441 NEAT-N-CLEAN	2163		2023 PORTABLE TOILETS	148.00	1/10/2024	362701 1		540210
CITY ATTORNEY	7369 LAWVU LIMITED	LVNZ-23-2048	12/21/2023	Total LAWVU SOFTWARE AGREEMENT FOR 2024	\$415.82 36,225.00	1/10/2024	3834 1	01120	531100
CITY ATTORNEY	12133 LEXIS-NEXIS	3094874500		ACCT.422P53Z5L-DECEMBER 2023 RESEARCH	230.00	1/10/2024	362692 1		531100
CITY ATTORNEY	7399 MWH LAW GROUP	31501		OUTSIDE COUNSEL - PELISHEK V. CITY	10,890.00	1/10/2024	362700 7		531100
CITY ATTORNEY	6912 ONE TIME VENDOR 6912 ONE TIME VENDOR			WITNESS FEE - CITY V. ERICKSON	89.40	1/10/2024	362707 1 362705 1		531205
CITY ATTORNEY CITY ATTORNEY	6912 ONE TIME VENDOR			WITNESS FEE - CITY V. ERICKSON WITNESS FEE - CITY V. S. CHARLES	72.20 37.00	1/10/2024 1/24/2024	362889 1		531205 531205
CITY ATTORNEY	6912 ONE TIME VENDOR		1/3/2024	WITNESS FEE - CITY V. S. CHARLES	37.00	1/24/2024	362891 1	01130	531205
CITY ATTORNEY	6912 ONE TIME VENDOR			WITNESS FEE - CITY V. KLEIN	9.80	1/10/2024	362709 1		531205
CITY ATTORNEY CITY ATTORNEY	6912 ONE TIME VENDOR			WITNESS FEE - CITY V. KLEIN WITNESS FEE - CITY V. XIONG	7.80 7.80	1/10/2024 1/10/2024	362703 1 362710 1		531205 531205
CITY ATTORNEY	6912 ONE TIME VENDOR			WITNESS FEE - CITY V. S. CHARLES	6.40	1/24/2024	362890 1		531205
CITY ATTORNEY	6912 ONE TIME VENDOR			WITNESS FEE - CITY V. SHARPE	5.35	1/10/2024	362704 1		531205
CITY ATTORNEY CITY ATTORNEY	6912 ONE TIME VENDOR 511 STAFFORD	2010134534 1289596		WITNESS FEE - CITY V. XIONG OUTSIDE COUNSEL - F. BERNARD V. CITY	5.00 3,580.50	1/10/2024	362708 1 362728 7		531205 531100
CITY ATTORNEY	22667 STATE BAR OF	5130303		ACCT 12966-WI DISCOVERY LAW ED 6-REV	229.30	1/10/2024	362729 1		546105
CITY ATTORNEY	22148 THOMSON REUTER			ACCT 1000616687. LIBRARY PLAN CHARGES-JAN. 2024	486.12	1/10/2024	3850 1		546105
CITY ATTORNEY	21823 VON BRIESEN &	445534	12/21/2023	OUTSIDE COUNSEL - V. SCHNEIDER ERD - NOV. 2023 Total	150.00 \$52,068.67	1/10/2024	362740 7	11150	531100
CITY DEVELOPMENT	1685 BAY-LAKE REGION	AL 7132	12/11/2023	B DAVIS-BACON WAGE MONITORING -BROADWAY AVE	1,442.18	1/10/2024	3805 4	00300	641200
CITY DEVELOPMENT	1685 BAY-LAKE REGION			DAVIS-BACON WAGE MONITORING -BROADWAY AVE	627.04	1/10/2024	3805 4		641200
CITY DEVELOPMENT	1685 BAY-LAKE REGION 1257 BIANEW			CDBG 2022-2023	69.01	1/10/2024	3805 2		531500
CITY DEVELOPMENT CITY DEVELOPMENT	3200 CDWG	2024 BIANEW NR73824		2024 MEMBERSHIP -EIRICH/LUTZKE 3 CUST # 3754872	100.00 227.48	1/10/2024 1/10/2024	362746 1 362666 1		536125 540100
CITY DEVELOPMENT	2665 COMPLETE OFFICE	606989	12/13/2023	CUST # 9916 OFFICE SUPPLIES	19.60	1/10/2024	3811 1	01690	540100
CITY DEVELOPMENT CITY DEVELOPMENT	2665 COMPLETE OFFICE			CUST#9916 OFFICE SUPPLIES	19.60	1/10/2024	3811 1 3811 1		540100 540100
CITY DEVELOPMENT	2665 COMPLETE OFFICE 1590 ECWPIA	612794 2024 ECWPIA		CUST # 9916 OFFICE SUPPLIES 2024 ECWPIA -WINTER	4.57 25.00	1/10/2024 1/10/2024	362747 1		536125
CITY DEVELOPMENT	7465 GANNETT WI LOCA	_IQ 0006018416	11/30/2023	ACCT # 1012889 SHEB CITY DEVELOPMENT	314.57	1/10/2024	362681 1	01690	536150
CITY DEVELOPMENT	7011 JAMES IMAGING	15141		ACCT # CO35-006 LEASE AGREEMENT JL-357	346.28	1/10/2024	362685 1		563110
CITY DEVELOPMENT CITY DEVELOPMENT	7011 JAMES IMAGING 10268 JERRY'S LAWN &	15163 11.30.23		ACCT # CO35-001 RDA PROPERTY MAINTENANCE -NOVEMBER BILLING	140.18 400.00	1/10/2024	362685 1 362687 2		563110 564200
CITY DEVELOPMENT	1258 KWIK TRIP INC.	260159 11/30/23 BI		ACCT # 260159 CITY OF SHEBOYGAN -BLDG	263.46	1/10/2024	3831 1		537100
CITY DEVELOPMENT	1258 KWIK TRIP INC.	260159 12/31/23 BI		ACCT # 260159 CITY OF SHEBOYGAN-BLDG	247.08	1/10/2024	3831 1		537100
CITY DEVELOPMENT CITY DEVELOPMENT	11900 LANGE ENTERPRIS 17220 SHEBCO REG OF	11.30.23		ADDRESSING SUPPLIES CITY DEVELOPMENT -NOV RECORDINGS	501.86 150.00	1/10/2024 1/10/2024	362691 1 362719 2		540275 583305
CITY DEVELOPMENT	19000 SHEBOYGAN COU			CUST # 60032 BLDG INSP ENVELOPES	91.36	1/10/2024	362723 1		540100
CITY DEVELOPMENT	4215 WOODLAND TITLE	24-01001	1/3/2024	24-01001 RAZE ORDER TITLE SEARCH	100.00	1/10/2024	362745 1	01240	531100
DEPT OF PUBLIC WORKS	21189 3M COMPANY	9426225361	12/15/2023	Total QUOTE SHEBOYGANWI120823 - SCPS-53X PRESPACE	\$5,089.27 1,636.25	1/24/2024	362831 1	01331	560258
DEPT OF PUBLIC WORKS	2505 AQUAFIX, INC.	IN010628		STREETS GREASE JETT	5,382.18	1/10/2024	362653 6		540410
DEPT OF PUBLIC WORKS	5284 ATIS ELEVATOR	IN324768		ANNUAL INSPECTION TRACTION ELEVATOR	125.00	1/24/2024	362842 1		531100
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	2142 BATTERIES PLUS L 1685 BAY-LAKE REGION			CUST# 9204593469 12V 7AH LEAD 3 2050 URBANIZED AREA SEWER SERVICE PLAN	19.88	1/24/2024	3863 2 3864 6		631200 531100
DEPT OF PUBLIC WORKS	1685 BAY-LAKE REGION			3 CON#23013-08 2050 URBANIZED AREA SEWER SERVICE	418.06		3864 6		531100
DEPT OF PUBLIC WORKS	4437 BODART ELECTRIC			CUST# SHEBOYGAN REPAIR SIGNAL CABLE AT MEIJER	15,149.49	1/10/2024	3806 1		560258
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	3141 CARGILL DEICING 3141 CARGILL DEICING	2908915442 2908904302		B BRINE MAKING PIECES STREETS - PRE-SEASON PACKAGE BRINE MAKER	5,782.78 2,600.00	1/10/2024	362665 1 362665 1		560255 531100
DEPT OF PUBLIC WORKS	3200 CDWG	NN05760		3 7479572 HP ELITEBOOK 845	3,178.98	1/10/2024	362666 1		560255
DEPT OF PUBLIC WORKS	3200 CDWG	NM70917		7479572 HP ELITEBOOK 845	164.89	1/10/2024	362666 1		560255
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	3217 CENTURY FENCE (2375 CINTAS FIRST AID	O. 235024501 4179655631		FACILITIES MARINA FENCE REPAIR UPTOWN SOCIAL - 4X6 TRAFFIC MAT	19,245.00 166.29	1/10/2024	3809 2 362850 1		641100 531100
DEPT OF PUBLIC WORKS	2375 CINTAS FIRST AID	4176791663		CUST# FRIENDS OF THE SHEBOYGAN MAT/MOP	166.29	1/10/2024	362669 1		531100
DEPT OF PUBLIC WORKS	2375 CINTAS FIRST AID	5190769706		CUST# 11266400 - SERVICE ACKNOWLEDGEMENT	153.01	1/24/2024	362849 6		560256
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	2375 CINTAS FIRST AID 2375 CINTAS FIRST AID	5190769759		CUST# 11266400 FIRST AID SUPPLIES CUST# 21385630 UPTOWN SOCIAL FIRST AID SUPPLIES	62.18 48.66	1/24/2024	362849 1		564130 531100
DEPT OF PUBLIC WORKS	9100 DAKOTA SUPPLY	5191007424 S103351148.001		CUST# 49037 FILTERS	1,338.01	1/24/2024	362849 1 362851 1		562130
DEPT OF PUBLIC WORKS	9100 DAKOTA SUPPLY	S103349716.001		CUST# 49037 FUSE TIME DELAY/FUSE HOLDER	1,149.03	1/10/2024	362675 1		560255
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	9100 DAKOTA SUPPLY	S103338337.001		CUST# 49037 250W LED FLOODLIGHT	500.38	1/24/2024	362851 1		550110
DEPT OF PUBLIC WORKS	9100 DAKOTA SUPPLY 9100 DAKOTA SUPPLY	S103335033.001 S103386770.001		CUST# 49037 MILW TOOL COMBO KIT/MILW FUEL CUST# 48800 - GRISWOLDS85	397.00 269.25	1/24/2024	362851 1 362851 1		560255 550110
DEPT OF PUBLIC WORKS	9100 DAKOTA SUPPLY	S103317255.002		B CUST# 49037	256.94	1/24/2024	362851 1		564120
DEPT OF PUBLIC WORKS	9100 DAKOTA SUPPLY	S103379565.001		CUST# 49037 - CEN UH1036NB 1/3HP FLG PL FLTR	238.53	1/24/2024	362851 1		550110
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	9100 DAKOTA SUPPLY 9100 DAKOTA SUPPLY	S103273273.001 S103354111.001		CUST# 49037 1/3 HP FLG PL FLTR MTR CUST# 49037 MAGNETIC FLOOD LIGHT	230.37 34.97	1/10/2024	362675 1 362851 1		550110 560255
DEPT OF PUBLIC WORKS	9100 DAKOTA SUPPLY	\$103305592.001		CUST# 49037 MIAGNETIC TEOOD EIGHT	15.94	1/24/2024	362851 1		560255
DEPT OF PUBLIC WORKS	9100 DAKOTA SUPPLY	S103337041.001		CUST# 49037 BREAKER	7.53	1/10/2024	362675 1		550110
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	9100 DAKOTA SUPPLY 1666 ENVIRONMENTAL	S103383250.001 94639702		CUST# 49037 PLT BLANK 1G TRADE MSTR WHITE CUST#312013 ESRI LICENSE AGREEMENT	1.05 38,500.00	1/24/2024	362851 1 362855 1		550110 563310
DEPT OF PUBLIC WORKS	4617 EXCEL	10984		2023 ESTIMATED LOCATING SERVICES	6,847.25	1/24/2024	3876 6		531317
DEPT OF PUBLIC WORKS	4617 EXCEL	11065	12/31/2023	2023 ESTIMATED LOCATING SERVICES	4,439.25	1/24/2024	3876 6	30310	531317
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	5648 FASTENAL COMPA 5648 FASTENAL COMPA			WISHE0157 - CB 5/16-18 X 3 Z CUST# WISHE0157 REPLLINER	58.58 50.66	1/24/2024	3877 1 3816 6		540290 560256
DEPT OF PUBLIC WORKS	5648 FASTENAL COMPA			CUST# WISHE0157 REFLLINER CUST# WISHE0157 - 3/8 SAE F/W Z	2.86	1/24/2024	3877 1		540290
DEPT OF PUBLIC WORKS	3192 FIFTHCOLOR	33570	12/13/2023	2024 RECYCLING COLLECTION MAILER	11,598.45	1/10/2024	3817 6	32363	540100
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	3192 FIFTHCOLOR	PPH51925		WEBSITE DEVELOPMENT	782.00 54,567.64	1/24/2024	3878 1 362860 1		540100 533125
DEPT OF PUBLIC WORKS	6947 GFL ENVIRONMEN 6947 GFL ENVIRONMEN			B CUST#XH-1003 TIPPING FEES B CUST#XH-1003 TIPPING FEES	25,497.55	1/24/2024 1/24/2024	362860 6		533125
DEPT OF PUBLIC WORKS	6947 GFL ENVIRONMEN	AL XH0000000614	12/31/2023	CUST#XH-1003 TIPPING FEES	479.11	1/24/2024	362860 1	01520	533125
DEPT OF PUBLIC WORKS	7914 GREAT LAKES TV	22500		QUOTE 20932 - 2023 STORM & SANITARY TELEVISING	18,309.86	1/10/2024	3821 6		641400
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	7914 GREAT LAKES TV 7914 GREAT LAKES TV	22539 22522		S STREETS N 27TH STREET MINERAL DEPOSIT CUTTING CUSTSHE003 2023 STORM & SANITARY INSP MICH &	16,965.70 15,379.07	1/24/2024	3884 6 3884 6		641400
DEPT OF PUBLIC WORKS	7914 GREAT LAKES TV	22494	11/30/2023	QUOTE 21068 - 2023 STORM & SANITARY SEWER	14,403.90	1/10/2024	3821 6	30310	531100
DEPT OF PUBLIC WORKS	7985 GROTH DESIGN	10691		SHEBOYGAN SAC - PHASE II (PO 310296 CONT)	8,926.78	1/24/2024	362864 4		631100
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	7484 HEYGOV INV 4411 HIGHWAY PRODUC	02324680-0003 TS 92847		MARINA MODULE SERVICE ORDER CUST#CIT3396A - SURVEYOR SLIDE & TRAY	5,000.00 2,400.00	1/10/2024 1/24/2024	362684 2 3887 1		533354 560255
DEPT OF PUBLIC WORKS	4411 HIGHWAY PRODUC			CUST#CH3396A - SURVEYOR SLIDE & TRAY	1,323.18	1/24/2024	3887 6		560255
DEPT OF PUBLIC WORKS	10182 J&H CONTROLS	10000025451		J&H CONTROLS - PREVENTATIVE MAINTENANCE	8,316.00	1/24/2024	3889 1		531100
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	10182 J&H CONTROLS 10182 J&H CONTROLS	10000025414 10000025415		CUST# CITSHE - JANUARY 2024 BILLING FOR CUST# CITSHE - JANUARY 2024 BILLING FOR	472.00 338.00	1/10/2024	3823 1 3823 1		531100 531100
DEPT OF PUBLIC WORKS	10182 J&H CONTROLS	619777		B FACILITIES - SPRINGKLER INSPECTION 2026 NEW	490.00	1/10/2024	3823 1		531100
DEPT OF PUBLIC WORKS	10181 J.F. AHERN	619780	12/11/2023	FACILITIES - SPRINKLER INSPECTION 1817 N 8TH ST	486.00	1/10/2024	3824 1	01530	531100
DEPT OF PUBLIC WORKS	10181 J.F. AHERN	625008		FACILITIES SPRINKLER INSPECTION 9/1/23 - 8/31/24	295.00	1/24/2024	3890 1		531100
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	10181 J.F. AHERN 7091 JLJ SERVICES	617490 1904		SPRINKLER INSPECTIONS CEMETERY - PATRICIA SCHROEDER BURIAL & SAT FEE	245.00 900.00	1/24/2024	3890 2 3825 1		631200 219035
DEPT OF PUBLIC WORKS	7091 JLJ SERVICES	1904		CEMETERY - PATRICIA SCHROEDER BURIAL & SAT FEE	900.00	1/10/2024	3825 1		219035
DEPT OF PUBLIC WORKS	7091 JLJ SERVICES	1918	12/29/2023	CEMETERY - ROBERT BRAUN BURIAL & LATE FEE	825.00	1/10/2024	3825 1	01	219035
DEPT OF PUBLIC WORKS	7091 JLJ SERVICES	1906		CEMETERY - ONG VUE BURIAL	700.00	1/10/2024	3825 1		219035
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS	7091 JLJ SERVICES 7091 JLJ SERVICES	1907 1909		CEMETERY - CHERYL MARVER BURIAL CEMETERY - JORGE MONTALVO BURIAL	700.00 700.00	1/10/2024	3825 1 3825 1		219035 219035
		NC 190055-23		3 19055 STH 28/14TH STREET TRAFF	1,661.61		3827 4		641200

				1/1/2024 to	1/31/2024			01		Obj
Department		Vendor	Invoice		Line Item Descr	Line item amount	Check date	Check Number	Org	
DEPT OF PUBLIC WORKS	Number 5527	JT ENGINEERING, INC	190054-23	Date 12/5/2023	190054 TAYLOR DRIVE TRAFFIC FL	1,242.34	1/10/2024	3827	400300	641200
DEPT OF PUBLIC WORKS		JT ENGINEERING, INC			190056 STH 23/KMD/ERIE AVE TRA	744.91	1/10/2024		400300	641200
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS		LAKESIDE PACKER FASTENER	4090862P IN72295		ACCT# 70241 - VALVE-QUICK REL 04E STREETS - LOOM CLAMP 3	25.30 29.21	1/24/2024 1/10/2024		730399 101344	562110 540290
DEPT OF PUBLIC WORKS		POMP'S TIRE	70133414		CUST# 4593313 SCRAP DISPOSAL FEE	54.00	1/10/2024		101344	533125
DEPT OF PUBLIC WORKS		PROFESSIONAL	1079140		FACILITIES CITY HALL JANITORIAL SUPPLIES	10,012.70	1/10/2024		101160	564130
DEPT OF PUBLIC WORKS		PROFESSIONAL	1079444		CUST# SENIO100 MAINTENANCE SUPPLIES	762.18	1/24/2024		101530	560255
DEPT OF PUBLIC WORKS		PROFESSIONAL	1079426		CUST# SHEBM110 ISOLATOR KIT	243.28	1/24/2024		101160	564130
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS		PROFESSIONAL PROFESSIONAL	1079840 1079932		FACILITIES CITY HALL JANITORIAL SUPPLIES CUST# SHEBM110 WHEEL/GASKET/WATHER VALVE	214.66 150.12	1/24/2024		101160	564130 564130
DEPT OF PUBLIC WORKS		QUASIUS	10004		CITY HALL CAST STONE REPAIRS	9,674.00	1/24/2024		101160	550110
DEPT OF PUBLIC WORKS	3711	RUEKERT & MIELKE	149703	12/21/2023	VUEWORKS EAM SOFTWARE IMPLEMENTATION	50,400.00	1/10/2024	362717	400100	652250
DEPT OF PUBLIC WORKS			24-1002		2023 MONTHLY DISPOSAL	1,275.00	1/24/2024		101362	533125
DEPT OF PUBLIC WORKS		SHEBOYGAN COUNTY			CUST# 60032 LABOR/EQUIPMENT/HOT MIX/TACK OIL	1,370.39	1/10/2024		101344	540290
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS		SHEBOYGAN COUNTY SHEBOYGAN COUNTY			CUST# 1045 STORMWATER COALITION CUST# 60032 MARINA MAILING/ENVELOPES	352.78 44.27	1/24/2024	362905 362724		531100 540100
DEPT OF PUBLIC WORKS		SMITHEREEN PEST	3271605		FACILITIES - REGULARLY SCHEDULED PC SERVICE MSB	85.00	1/24/2024		101160	531100
DEPT OF PUBLIC WORKS	7157	SMITHEREEN PEST	3246432	12/8/2023	CUST# 155046 PEST CONTROL SERVICES	85.00	1/10/2024	3847	101160	531100
DEPT OF PUBLIC WORKS		SMITHEREEN PEST	3246433		CUST# 155046 PEST CONTROL SERVICES	85.00	1/24/2024		101160	531100
DEPT OF PUBLIC WORKS		ST. NICHOLAS	25885		2023 DPW DRUG SCREENING	140.00	1/10/2024		101310	531100
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS		TAPCO TAYLOR READY MIX	1741695 01.09.24		CUST# C331 PARKFOLIO HOSTING FEE NOVEMBER STATEMENT - 1/9/24	55.00 5,393.00	1/24/2024		231354	631200 540290
DEPT OF PUBLIC WORKS			12.27.23		CONCRETE/CALCIUM CHL	4,994.00	1/10/2024		101344	540290
DEPT OF PUBLIC WORKS			2170		PRINTHEAD/INK CARTRIDGE/HIGH TACK ULTRA CLEAR	565.50	1/24/2024			540291
DEPT OF PUBLIC WORKS		UNIFIRST	1481009563	1/9/2024	CUST# 1673835 MAT/WIPERS/MOP	68.05	1/24/2024	362917	630361	540210
DEPT OF PUBLIC WORKS		UNIFIRST	1481009045		CUST# 1673791 MAT/MOP/UNIFORMS/FIXED CHARGE	48.24	1/24/2024			564130
DEPT OF PUBLIC WORKS		UNIFIRST	1481008207		ACCT#1666510 CUSTODIAL SUPPLIES MSB/CITY HALL	46.65	1/10/2024			564130
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS		UNIFIRST UNIFIRST	1481009565 1481007926		2024 ESTIMATE SERVICES ACCT#1666510 CUSTODIAL SUPPLIES MSB/CITY HALL	35.45 35.45	1/24/2024	362917 362735	730399 101160	531100 564130
DEPT OF PUBLIC WORKS		UNIFIRST	1481007926		ACCT#1666510 CUSTODIAL SUPPLIES MSB/CITY HALL ACCT#1666510 CUSTODIAL SUPPLIES MSB/CITY HALL	35.45	1/10/2024	362735 362735		564130
DEPT OF PUBLIC WORKS		UNIFIRST	1481007931		ACCT#1666510 CUSTODIAL SUPPLIES MSB/CITY HALL	33.22	1/10/2024	362735		564130
DEPT OF PUBLIC WORKS	6917	UNIFIRST	1481009050	1/9/2024	CUST# 1673840 MATS/MOPS/FIXED CHARGE	33.22	1/24/2024	362917	101160	564130
DEPT OF PUBLIC WORKS		VANDERVART	205367		CUST#074500 FLOAT CANVAS LAMINATED	91.00	1/24/2024	362922		560255
DEPT OF PUBLIC WORKS		VIKING ELECTRIC	S007628306.001		CUST# V9626 12 AWG USE 2 600V/1KV	1,839.98	1/24/2024	362924		540291
DEPT OF PUBLIC WORKS		VIKING ELECTRIC	S007628306.002		ACCT# V9626 - INCOMING FREIGHT CHARGE	243.65	1/24/2024		101342	560255
DEPT OF PUBLIC WORKS DEPT OF PUBLIC WORKS		WAGNER WASTE MANAGEMENT	28844		DECEMBER 2023 SNOW PLOWING CUST# 25-22279-33009 TIPPING FEE	141.88 343.33	1/10/2024	362741 362925		531100 533125
DEL 1 OF 1 OBEIO WORKS	22007	WHOTE WE'VE CEMENT	0000421 2200 0	12/01/2020	Total	\$393,331.33	1/2-1/202-1	002020	000001	000120
ENGINEERING	1685	BAY-LAKE REGIONAL	7189	12/31/2023	CONTRACT# 22018-08 - TRAFFIC SIGNAL	2,970.35	1/24/2024	3864	101310	531100
ENGINEERING	3939	DLT SOLUTIONS	SI637218	1/12/2024	CUST# SHE08 2024 ARCH, ENG, & CONST ANNUAL	3,064.78	1/24/2024	362852	101310	563310
ENGINEERING		, ,	2477-23 PAY APP 6		INDIANA AVE RECONSTRUCTION (S 17TH TO S 24TH)	25,150.00	1/10/2024		400300	641200
ENGINEERING		JT ENGINEERING, INC			230060 PEDESTRIAN BRIDGE GRANT ADMINISTRATION	116.25	1/24/2024		101310	531100
ENGINEERING ENGINEERING		STRAND ASSOCIATES, STRAND ASSOCIATES,			PROJ#4456.006 2ND CREEK DRY TO WET POND PROJ#4456.012 ILLICIT DISCHARGE DETECTION &	1,255.00 1,000.00	1/24/2024		400300 101344	641500 531100
LINOINELINING	4330	OTTAIND ACCOUNTES,	0200320	12/13/2023	Total	\$33,556.38	1/24/2024	3300	101344	331100
FINANCE ACCOUNTING	6739	AMAZON CAPITAL	17PJ-43YT-MWQK	1/7/2024	ACCT #A2JXVCVZU4S49M OFFICE SUPPLIES	116.84	1/24/2024	3859	255511	540100
FINANCE ACCOUNTING		AMAZON.COM	113-9261426-1601013		2024 PROGRAM SUPPLIES	21.89	1/24/2024			548002
FINANCE ACCOUNTING			27916		ANNUAL MAINTENANCE INSPECTION	252.75	1/24/2024		255511	531100
FINANCE ACCOUNTING FINANCE ACCOUNTING		ART IN A SUITCASE AT&T	2401 920Z83010012-DEC23		ART-IN-A-SUITCASE DEC 2023 - DEC 2024 DEC BILLING-ACCT #920 Z83-0100 046 3	1,560.00 457.92	1/24/2024	3861 362654	255511	548001 555120
FINANCE ACCOUNTING		AT&T	920Z83010012-DEC23		DEC BILLING-ACCT #920 Z83-0100 040 3	381.60	1/10/2024	362654		555120
FINANCE ACCOUNTING	900009		920Z83020012-DEC23		DEC BILLING ACCT #920 Z83-0200 109 8	149.10	1/10/2024	362655		555120
FINANCE ACCOUNTING	862	AT&T	920Z83010012-DEC23	12/25/2023	DEC BILLING-ACCT #920 Z83-0100 046 3	87.22	1/10/2024	362654	101999	589901
FINANCE ACCOUNTING		AT&T	920Z83010012-DEC23		DEC BILLING-ACCT #920 Z83-0100 046 3	87.22	1/10/2024	362654		555120
FINANCE ACCOUNTING FINANCE ACCOUNTING		AT&T	920Z83010012-DEC23 920Z83000112-DEC23		DEC BILLING ACCT #920 Z83-0100 046 3	54.52	1/10/2024	362654		555120
FINANCE ACCOUNTING		AT&T AT&T	920Z83000112-DEC23		DEC BILLING-ACCT #920 Z83-0001 217 0 DEC BILLING-ACCT #920 Z83-0001 217 0	38.05 31.71	1/10/2024	362654 362654		555120 555120
FINANCE ACCOUNTING		AT&T	920Z83010012-DEC23		DEC BILLING-ACCT #920 Z83-0100 046 3	21.81	1/10/2024	362654		555120
FINANCE ACCOUNTING	862	AT&T	920Z83000112-DEC23	12/25/2023	DEC BILLING-ACCT #920 Z83-0001 217 0	7.25	1/10/2024	362654	101999	589901
FINANCE ACCOUNTING		AT&T	920Z83000112-DEC23		DEC BILLING-ACCT #920 Z83-0001 217 0	7.25	1/10/2024	362654		555120
FINANCE ACCOUNTING FINANCE ACCOUNTING		AT&T	920Z83000112-DEC23		DEC BILLING-ACCT #920 Z83-0001 217 0	4.53	1/10/2024	362654		555120
FINANCE ACCOUNTING FINANCE ACCOUNTING		AT&T AT&T CORP	920Z83000112-DEC23 7918536804		DEC BILLING-ACCT #920 Z83-0001 217 0 JANUARY BILLING ACCT #831-001-2812 649	1.81 569.59	1/10/2024		651352 101210	555120 555120
FINANCE ACCOUNTING			9140664809		DEC BILLING - ACCT #831-001-0906 624	476.18	1/10/2024	362656		555120
FINANCE ACCOUNTING			7918536804		JANUARY BILLING ACCT #831-001-2812 649	438.62	1/24/2024	362837		555120
FINANCE ACCOUNTING	101	AT&T CORP	8773426800	1/7/2024	JANUARY BILLING ACCT #831-001-2812 652	387.16	1/24/2024	362837	713170	555120
FINANCE ACCOUNTING		AT&T CORP	8947034801		DEC BILLING - ACCT #831-001-0906 658	331.27	1/10/2024	362656		555120
FINANCE ACCOUNTING			8773426800		JANUARY BILLING ACCT #831-001-2812 652	316.38	1/24/2024	362837		555120
FINANCE ACCOUNTING FINANCE ACCOUNTING		AT&T CORP AT&T CORP	000021065733 000021065733		DEC BILLING-ACCT #15-91579-121 DEC BILLING-ACCT #15-91579-121	11.51 9.59	1/24/2024	362838 362838		555120 555120
FINANCE ACCOUNTING			000021005733		DEC BILLING-ACCT #15-91579-121	2.19	1/24/2024	362838		589901
FINANCE ACCOUNTING			000021065733		DEC BILLING-ACCT #15-91579-121	2.19	1/24/2024	362838		555120
FINANCE ACCOUNTING			000021065733		DEC BILLING-ACCT #15-91579-121	1.37	1/24/2024	362838		555120
FINANCE ACCOUNTING			000021065733		DEC BILLING-ACCT #15-91579-121	0.55	1/24/2024			555120
FINANCE ACCOUNTING FINANCE ACCOUNTING		AT&T CORP AT&T CORP	8950794806 8950794806		DEC BILLING ACCT #831-001-2812 652 DEC BILLING ACCT #831-001-2812 652	(299.01) (365.46)	1/24/2024	362837 362837		555120 555120
FINANCE ACCOUNTING FINANCE ACCOUNTING		AT&T CORP	1881835806		DECEMBER BILLING ACCT #831-001-2812 652	(404.67)	1/24/2024	362837		555120
FINANCE ACCOUNTING		AT&T CORP	1881835806		DECEMBER BILLING ACCT #831-001-2812 649	(515.03)	1/24/2024	362837		555120
FINANCE ACCOUNTING		AT&T MOBILITY	287322521453X121523		DEC BILLING-ACCT #287322521453	295.94	1/10/2024	362657		555120
FINANCE ACCOUNTING			287322521453X121523		DEC BILLING-ACCT #287322521453	38.58	1/10/2024	362657		555120
FINANCE ACCOUNTING		AT&T MOBILITY	287322521453X121523		DEC BILLING-ACCT #287322521453	37.38	1/10/2024	362657		555120
FINANCE ACCOUNTING		AT&T MOBILITY	287322521453X121523		DEC BILLING ACCT #287322521453	36.49	1/10/2024	362657		555120
FINANCE ACCOUNTING FINANCE ACCOUNTING		AT&T MOBILITY AURORA EMPLOYEE	287322521453X121523 505-Cl0003814		DEC BILLING-ACCT #287322521453 EAP QUARTERLY FEE JAN-MARCH 2024	33.49 2,558.40	1/10/2024	362657 362660		540290 531500
FINANCE ACCOUNTING FINANCE ACCOUNTING			BT2633916		PROGRESS BILLING #1 - 2023 YE AUDIT - CLIENT #7696	1,788.23	1/10/2024		101150	531100
FINANCE ACCOUNTING			BT2633914		FINAL BILLING TID CLOSEOUT AUDIT-CLIENT #7696	1,296.00	1/10/2024		101150	531100
FINANCE ACCOUNTING			BT2633914		FINAL BILLING TID CLOSEOUT AUDIT-CLIENT #7696	771.38	1/10/2024		410660	531500
FINANCE ACCOUNTING			BT2633914		FINAL BILLING TID CLOSEOUT AUDIT-CLIENT #7696	598.50	1/10/2024		412660	531500
FINANCE ACCOUNTING FINANCE ACCOUNTING			BT2633914		FINAL BILLING TID CLOSEOUT AUDIT-CLIENT #7696	598.50	1/10/2024		406660	531500
FINANCE ACCOUNTING FINANCE ACCOUNTING			BT2633914 BT2633914		FINAL BILLING TID CLOSEOUT AUDIT-CLIENT #7696 FINAL BILLING TID CLOSEOUT AUDIT-CLIENT #7696	388.63 286.13	1/10/2024		413660 414660	531500 531500
FINANCE ACCOUNTING			BT2633914		FINAL BILLING TID CLOSEOUT AUDIT-CLIENT #7696	286.13	1/10/2024		415660	531500
FINANCE ACCOUNTING			BUS61793		OTHER CONTENT	2,359.00	1/24/2024		255511	548003
FINANCE ACCOUNTING			3-244.00004		2024 POLICE SUPERVISOR NEGOTIATIONS	3,802.50	1/24/2024	362846		531200
FINANCE ACCOUNTING			6-244.00005		2024 POLICE NEGOTIATIONS	422.50	1/24/2024	362846		531200
FINANCE ACCOUNTING		CAMERA CORNER	INV186103		PURCHASE OF SUPPORT BLOCK	10,000.00	1/10/2024		713170	531100
FINANCE ACCOUNTING			83099021		GALE COURSES UNLIMITED	5,109.83	1/24/2024		255511	548003
FINANCE ACCOUNTING		CHARTER	672227121		MONTHLY BILLING ACCT #170606001	19.46	1/24/2024	362847		555120
FINANCE ACCOUNTING FINANCE ACCOUNTING		CHARTER CHARTER	170696901122123 170696901122123		DEC/JAN BILLING - ACCT #170696901 DEC/JAN BILLING - ACCT #170696901	674.00 592.00	1/10/2024	362667 362667		555100 555120
FINANCE ACCOUNTING FINANCE ACCOUNTING		CHARTER	170696901122123		DEC/JAN BILLING - ACCT #170696901	163.74	1/10/2024	362667		540100
FINANCE ACCOUNTING		CHARTER	121113701010124		ACCT #121113701 INTERNET EXPENSE	159.98	1/24/2024			533106
FINANCE ACCOUNTING	4404	CHARTER	170696901122123		DEC/JAN BILLING - ACCT #170696901	144.12	1/10/2024		101210	540260
		CHARTER	170696901122123	40/04/0000	DEC/JAN BILLING - ACCT #170696901	100.00	1/10/2024	000007	101520	560257

						Line item	Check	Check Org	Obj
Department	Vendor	Vendor	Invoice	Invoice	Line Item Descr	amount	date	Number Org	
INANCE ACCOUNTING	Number 4404	CHARTER	170696901122123	Date 12/21/2023	DEC/JAN BILLING - ACCT #170696901	129.98	1/10/2024	362667 630361	5551
NANCE ACCOUNTING		CHARTER	170696901122123		DEC/JAN BILLING - ACCT #170696901	129.98	1/10/2024	362667 630361	5551
NANCE ACCOUNTING NANCE ACCOUNTING		CHARTER CHARTER	170696901122123 170696901122123		B DEC/JAN BILLING - ACCT #170696901 B DEC/JAN BILLING - ACCT #170696901	129.98 129.98	1/10/2024 1/10/2024	362667 630361 362667 221210	5551 5551
NANCE ACCOUNTING		CHARTER	170696901122123		DEC/JAN BILLING - ACCT #170696901	91.17	1/10/2024		5551
NANCE ACCOUNTING		CITIES & VILLAGES	2024PREM-	1/9/2024	2024 INSURANCE PREMIUMS	102,687.15	1/24/2024	3867 101193	5312
NANCE ACCOUNTING		CITIES & VILLAGES	2024PREM-		2024 INSURANCE PREMIUMS	52,084.60	1/24/2024		5315
NANCE ACCOUNTING NANCE ACCOUNTING		CITIES & VILLAGES CITIES & VILLAGES	2024PREM- 2024PREM-		2024 INSURANCE PREMIUMS 2024 INSURANCE PREMIUMS	42,628.56 21,912.56	1/24/2024		5312 5312
NANCE ACCOUNTING		CITIES & VILLAGES	2024PREM-		2024 INSURANCE PREMIUMS	21,614.78	1/24/2024		5312
NANCE ACCOUNTING	3321	CITIES & VILLAGES	2023 APP 269	9/30/2023	REFUND RESTITUTION OVERPAYMENT	10,279.75	1/18/2024		4749
INANCE ACCOUNTING		CITIES & VILLAGES	2024PREM-		2024 INSURANCE PREMIUMS	6,141.70	1/24/2024		5312
INANCE ACCOUNTING INANCE ACCOUNTING		CITIES & VILLAGES CITIES & VILLAGES	2024PREM- 2024PREM-		2024 INSURANCE PREMIUMS 2024 INSURANCE PREMIUMS	5,833.38 5,685.89	1/24/2024		5312
INANCE ACCOUNTING		CITIES & VILLAGES	2024PREM-		2024 INSURANCE PREMIUMS	4,529.30	1/24/2024		5312
NANCE ACCOUNTING		CITIES & VILLAGES	2024PREM-		2024 INSURANCE PREMIUMS	3,937.50	1/24/2024		531
NANCE ACCOUNTING		CITIES & VILLAGES	2024PREM-		2024 INSURANCE PREMIUMS	3,739.35	1/24/2024		5312
NANCE ACCOUNTING		CITIES & VILLAGES	2024PREM-		2024 INSURANCE PREMIUMS	3,562.18	1/24/2024		5312
NANCE ACCOUNTING NANCE ACCOUNTING		CITIES & VILLAGES CITIES & VILLAGES	2024PREM- 2024PREM-		2024 INSURANCE PREMIUMS 2024 INSURANCE PREMIUMS	2,463.97 2,274.36	1/24/2024		531:
NANCE ACCOUNTING		CITIES & VILLAGES	2024PREM-		2024 INSURANCE PREMIUMS	2,160.64	1/24/2024		5312
NANCE ACCOUNTING	3321	CITIES & VILLAGES	2024PREM-	1/9/2024	2024 INSURANCE PREMIUMS	2,088.18	1/24/2024	3867 255511	5312
NANCE ACCOUNTING		CITIES & VILLAGES	2024PREM-		2024 INSURANCE PREMIUMS	909.74	1/24/2024		5312
NANCE ACCOUNTING		CITIES & VILLAGES	2024PREM-		2024 INSURANCE PREMIUMS	598.30	1/24/2024		5312
NANCE ACCOUNTING NANCE ACCOUNTING		CITIES & VILLAGES CITIES & VILLAGES	2024PREM- 2024PREM-		2024 INSURANCE PREMIUMS 2024 INSURANCE PREMIUMS	491.34 396.30	1/24/2024		5312
NANCE ACCOUNTING		CITIES & VILLAGES	2024PREM-		2024 INSURANCE PREMIUMS	74.79	1/24/2024		531
NANCE ACCOUNTING	7343	CIVICPLUS LLC	277448	12/1/2023	MUNICODE MEETINGS SUBSCRIPTION RENEWAL	10,000.00	1/10/2024	362672 101110	533
NANCE ACCOUNTING		COMPLETE OFFICE	606986		OFFICE SUPPLIES FOR FINANCE DEPT	140.05	1/10/2024		540
NANCE ACCOUNTING NANCE ACCOUNTING		CORELOGIC TAX CORELOGIC TAX	T#6489-2023 T#6868-2023		2023 TAX REF P#59281436830 2023 TAX REF P#59281719770	3,947.44 2,655.54	1/12/2024 1/12/2024		211
NANCE ACCOUNTING		CORELOGIC TAX	T#6624-2023		2023 TAX REF P#59281719770 2023 TAX REF P#59281406600	2,534.57	1/12/2024		211
NANCE ACCOUNTING	2982	CORELOGIC TAX	T#6696-2023	1/10/2024	2023 TAX REF P#59281420521	2,446.72	1/12/2024	362749 880	211
NANCE ACCOUNTING		CORELOGIC TAX	T#6655-2023		2023 TAX REF P#59281412030	2,434.58	1/12/2024	362749 880	211
NANCE ACCOUNTING		CORELOGIC TAX	T#6727-2023		2023 TAX REF P#59281623260	2,354.78	1/12/2024	362749 880	211
NANCE ACCOUNTING NANCE ACCOUNTING		CORELOGIC TAX CORELOGIC TAX	T#6861-2023 T#4999-2023		2023 TAX REF P#59281708480 2023 TAX REF P#59281513110	2,092.66 1,978.99	1/12/2024	362749 880 362749 880	211
NANCE ACCOUNTING		CORELOGIC TAX	T#6549-2023		2023 TAX REF P#59281511590	1,847.51	1/12/2024	362749 880	211
NANCE ACCOUNTING		CORELOGIC TAX	T#6848-2023		2023 TAX REF P#59281705440	1,767.70	1/12/2024		211
NANCE ACCOUNTING		CORELOGIC TAX	T#6486-2023		2023 TAX REF P#59281314180	1,685.44	1/12/2024	362749 880	211
NANCE ACCOUNTING		CORELOGIC TAX	T#6848A-2023		2023 TAXREF P#59281705450	1,608.04	1/12/2024		211
NANCE ACCOUNTING NANCE ACCOUNTING		CORELOGIC TAX	T#6832-2023 T#6568-2023		2023 TAXV REF P#59281700900 2023 TAX REF P#59281601060	1,345.13 1,165.26	1/12/2024 1/12/2024	362749 880 362749 880	211
NANCE ACCOUNTING		CORELOGIC TAX	T#6736-2023		2023 TAX REF P#59281625990	238.54	1/12/2024	362749 880	211
NANCE ACCOUNTING	9100	DAKOTA SUPPLY	S103354650.002	1/18/2024	CUST #48063 BUILDING SUPPLIES	441.16	1/24/2024	362851 255511	550
NANCE ACCOUNTING		DAKOTA SUPPLY	S103380809.001		CUST #48063 BUILDING SUPPLIES	128.99	1/24/2024		550
NANCE ACCOUNTING NANCE ACCOUNTING		EAGLE FLIGHT	14414 96444		W2'S,1099'S,1095'S & CORRESPONDING ENVELOPES	470.10 14,500.00	1/10/2024		540 531
NANCE ACCOUNTING		EHLERS & ASSOC.	96445		2024 AMENDMENT OF TID 17 2024 AMENDMENT OF TID 18	10,500.00	1/24/2024		531
NANCE ACCOUNTING		EIS IMPLEMENT, INC.	264947	12/29/2023	AIR FILTER & SWITCH - ACCT #10473	52.50	1/10/2024		562
NANCE ACCOUNTING		ENVIRONMENTAL	124		ANNUAL PAYMENT TO SUPPORT DIRECTORS SALARY	72,213.75	1/24/2024		580
INANCE ACCOUNTING		FOX & BRANCH	12-20-23 MPL		2024 MUSICAL PERFORMANCE	400.00	1/24/2024		5318
NANCE ACCOUNTING NANCE ACCOUNTING		GAMING INGRAM LIBRARY	004 79629231		SH240111ZM MATERIAL PURCHASE ACCT #20W1532 MATERIAL PURCHASE	635.00 5.061.74	1/24/2024		5480
NANCE ACCOUNTING		INGRAM LIBRARY	79702096		ACCT #20W1532 MATERIAL PURCHASE	3,144.77	1/24/2024		5480
NANCE ACCOUNTING	6056	INGRAM LIBRARY	79713711	1/3/2024	ACCT #20W1532 MATERIAL PURCHASE	2,000.86	1/24/2024	3888 255511	5480
NANCE ACCOUNTING		INGRAM LIBRARY	79514697		ACCT #20W1532 MATERIALS PURCHASE	1,241.72	1/24/2024		548
NANCE ACCOUNTING NANCE ACCOUNTING		INGRAM LIBRARY INGRAM LIBRARY	79661224 79732223		ACCT #20W1532 MATERIAL PURCHASE ACCT #20W1532 MATERIALS PURCHASE	1,071.68 815.01	1/10/2024	3822 255511 3888 255511	548 548
NANCE ACCOUNTING		INGRAM LIBRARY	79649468		ACCT #20W1532 MATERIALS FORCHASE	798.89	1/10/2024		548
NANCE ACCOUNTING		INGRAM LIBRARY	79556342		ACCT #20W1532 MATERIAL PURCHASE	709.38	1/10/2024		548
NANCE ACCOUNTING	6056	INGRAM LIBRARY	79798299		ACCT #20W1532	494.01	1/24/2024		548
NANCE ACCOUNTING		INGRAM LIBRARY	79713712		ACCT #20W1532 MATERIAL PURCHASE	450.24	1/24/2024		548
NANCE ACCOUNTING NANCE ACCOUNTING		INGRAM LIBRARY	79866524		ACCT #20W1532 MATERIAL PURCHASE	278.71 274.75	1/24/2024		548
NANCE ACCOUNTING		INGRAM LIBRARY INGRAM LIBRARY	79854430 79798300		ACCT #20W8082 MATERIAL PURCHASE ACCT #20W1532 MATERIALS PURCHASE	183.46	1/24/2024		548 548
NANCE ACCOUNTING		INGRAM LIBRARY	79732224		ACCT #20W1532 MATERIAL PURCHASE	173.98	1/24/2024		548
NANCE ACCOUNTING		INGRAM LIBRARY	79629232		ACCT #20W1532 MATERIAL PURCHASE	164.07	1/10/2024		548
NANCE ACCOUNTING		INGRAM LIBRARY	79771321		ACCT #20W1532 MATERIAL PURCHASE	120.37	1/24/2024	3888 255511	548
NANCE ACCOUNTING NANCE ACCOUNTING		INGRAM LIBRARY INGRAM LIBRARY	79902073 79902074		ACCT #20W8082 MATERIAL PURCHASE ACCT #20W1532 MATERIAL PURCHASE	105.26 52.32	1/24/2024		548 548
NANCE ACCOUNTING		INGRAM LIBRARY	79732225		ACCT #20W1532 MATERIALS PURCHASE	37.46	1/24/2024		548
NANCE ACCOUNTING	1374	IRON MOUNTAIN	JBRP489	12/31/2023	DECEMBER SHREDDING SERVICE-CUST #27RVP	95.70	1/24/2024	362867 101160	531
NANCE ACCOUNTING		JAMES IMAGING	1398208		JANUARY LEASE PAYMENT-ACCT #CO13	695.25	1/24/2024		563
NANCE ACCOUNTING		JAMES IMAGING JAMES LEASING	1389914 15040		DECEMBER LEASE PAYMENT DECEMBER LEASE & NOV OVERAGES-ACCT #CO35-009	695.25 295.71	1/10/2024 1/10/2024		563 563
NANCE ACCOUNTING		JAMES LEASING JAMES LEASING	15040		JANUARY COPIER LEASE & DEC OVERAGES ACCT	295.71	1/10/2024		563
NANCE ACCOUNTING		JAMES LEASING	15376		JANUARY LEASE & DEC OVERAGES	280.56	1/24/2024	362869 101150	563
IANCE ACCOUNTING	7036	JAMES LEASING	15041	12/12/2023	DEC LEASE & NOV OVERAGES - ACCT #CO35-010	238.24	1/10/2024	362686 101144	563
NANCE ACCOUNTING		JAMES LEASING	15288		JAN LEASE & DEC OVERAGES ACCT #CO35	194.31	1/24/2024		563
NANCE ACCOUNTING		KANOPY, INC. KWIK TRIP INC.	KDEP-21819 00260155-NOV23		PAY PER USE PROGRAM NOVEMBER FUEL PURCHASES-ACCT #00260155	8,300.00 83.32	1/24/2024		548 540
NANCE ACCOUNTING		KWIK TRIP INC.	00260155-NOV23 00260155-DEC23		B DEC FUEL PURCHASES-ACCT #00260155	83.32 44.61	1/10/2024		540
NANCE ACCOUNTING		LANEX LLC	38166		ANNUAL ENGINE SITE HOSTING	1,820.00	1/24/2024		531
IANCE ACCOUNTING		LANEX LLC	38104		WORDPRESS MAINT-COS & SPD	540.00	1/10/2024		531
IANCE ACCOUNTING		LANEX LLC	38122		SHORELINE METRO WORD PRESS	405.00	1/24/2024		531
ANCE ACCOUNTING		MBM/MODERN MBM/MODERN	IN4945660 IN4950672		2024 CONTRACT LEASE-PD ACCT #547400-B 2024 ANNUAL LEASE ACCT #547400-B	3,071.20 1,131.76	1/24/2024		563 563
ANCE ACCOUNTING		MBM/MODERN	IN4950672		2024 ANNUAL LEASE ACCT #347400-B	399.30	1/24/2024		563
ANCE ACCOUNTING		MBM/MODERN	IN4945661		JAN-APR 2024 LEASE ACCT #547400-B	319.98	1/24/2024		563
IANCE ACCOUNTING	12374	MBM/MODERN	IN4918051	12/19/2023	NOV/DEC OVERAGES - ACCT #547400-B	211.22	1/10/2024	362696 101310	563
IANCE ACCOUNTING		MBM/MODERN	IN4918051		NOV/DEC OVERAGES - ACCT #547400-B	38.99	1/10/2024	362696 101130	563
ANCE ACCOUNTING		MIDWEST TAPE	504873302		MATERIAL PURCHASES	43,000.00	1/24/2024		548
IANCE ACCOUNTING IANCE ACCOUNTING		MIDWEST TAPE MIDWEST TAPE	504900289 504866703		CUST #2000015656 MATERIALS PURCHASE CUST #2000015656 MATERIAL PURCHASE	451.92 281.07	1/24/2024	3896 255511 3896 255511	548 548
ANCE ACCOUNTING		MIDWEST TAPE	504837032		CUST #2000015656 MATERIAL PURCHASE	142.18	1/24/2024		548
ANCE ACCOUNTING	231	MIDWEST TAPE	504480229		MEDIA PURCHASE CUST #2000020291	50.67	1/10/2024		548
ANCE ACCOUNTING		MIND, SOUL AND	01092024		PROGRAMMING EXP-3 CLASSES	900.00	1/18/2024		548
IANCE ACCOUNTING		MINNESOTA LIFE	JAN_FEB 2024		JAN/FEB LIFE INS POLICY #002832L, UNIT #007002	20,747.05	1/24/2024		215
IANCE ACCOUNTING IANCE ACCOUNTING		MINNESOTA LIFE MM MECHANICAL	JAN_FEB 2024 MPL 2024511A		JAN/FEB LIFE INS,POLICY #002832L, UNIT #007019 BUILDING MAINTENANCE	1,115.68 1,020.00	1/24/2024 1/10/2024	362876 101 3838 255511	215 550
IANCE ACCOUNTING		MORNINGSTAR	2024511A 3/26/24-3/26/25		SUBSCRIBER ID #36390162 OTHER CONTENT	1,020.00 4,303.00	1/10/2024		548
IANCE ACCOUNTING		ONE TIME VENDOR	12142023-REF		AMBULANCE OVERPAYMENT CLAIM	668.17			462
		ONE TIME VENDOR	12142023	40/04/0000	AMBULANCE OVERPAYMENT CLAIM #2023076BW9161	075.04	1/24/2024	362882 101	462

AP Invoices			1/1/2024 to	1/31/2024					Obj
Department	Vendor Vendor Number	Invoice	Invoice Date	Line Item Descr	Line item amount		Check Number	Org	
FINANCE ACCOUNTING	6912 ONE TIME VENDOR	231477		REFUND LIQOUR LICENSE	370.00	1/24/2024	362886	101	441100
FINANCE ACCOUNTING	6912 ONE TIME VENDOR	01152024-REF		REFUND MARINA DEPOSIT	300.00	1/24/2024	362892		219231
FINANCE ACCOUNTING FINANCE ACCOUNTING	6912 ONE TIME VENDOR 6912 ONE TIME VENDOR	REF-ENDERS 01112024		2024 MARINA LEASE DEPOSIT REFUND PARK PERMIT REFUND-KING PARK	263.75 230.00	1/24/2024 1/24/2024	362893 362881		219231 467200
FINANCE ACCOUNTING	6912 ONE TIME VENDOR	01192024-REF		SLIP DEPOSIT REFUND	200.00	1/24/2024	362884		219231
FINANCE ACCOUNTING	6912 ONE TIME VENDOR	REF-KARLEN		REFUND 2024 MARINA LEASE DEPOSIT	200.00	1/24/2024	362887		219231
FINANCE ACCOUNTING FINANCE ACCOUNTING	6912 ONE TIME VENDOR 6912 ONE TIME VENDOR	G780B7D74XDEC23 9001122178		RESTITUTION-BREANN SWAIN PATRON REFUND	50.00 18.99	1/10/2024	362702 362706		451110 451915
FINANCE ACCOUNTING	6912 ONE TIME VENDOR	01232024		OVERDUE LIBRARY MATERIALS-ITEM ID	16.98	1/24/2024	362885		548002
FINANCE ACCOUNTING	6912 ONE TIME VENDOR	01112024		PARK PERMIT REFUND-KING PARK	13.75	1/24/2024	362881		242130
FINANCE ACCOUNTING FINANCE ACCOUNTING	6912 ONE TIME VENDOR 3601 PARTNERS FOR	01082024-LESTER 2010134804	1/8/2024	REFUND DISMISSED CITATION P2CD	10.00 125,789.50	1/24/2024	362888 362712	101 260660	451110 580100
FINANCE ACCOUNTING	5353 PICK-N-SAVE	G780FXHJQ2-DEC23		RESTITUTION-BETSY WINE	2.84	1/10/2024	362712		451110
FINANCE ACCOUNTING	7491 PREDICTIVE	045650		MANITENANCE ON AIR HANDLER #1	779.85	1/10/2024	362715		550110
FINANCE ACCOUNTING FINANCE ACCOUNTING	16722 PROFESSIONAL 7248 QUADIENT FINANCE	1079853 2382-DEC2023		MPL SUPPLIES DEC POSTAGE PURCHASE	1,987.95 2,000.00	1/24/2024		255511 101142	540222 540100
FINANCE ACCOUNTING	8381 QUADIENT INC	Q1144708		QUARTERLY LEASE PYMT-CUST #01407597	610.92	1/24/2024		101142	563110
FINANCE ACCOUNTING	6116 SCANMAN AMERICA	24243	1/5/2024	ARCHIVE 2023 COUNCIL DOCUMENTS	3,200.00	1/10/2024	362718	101142	531100
FINANCE ACCOUNTING	17220 SHEBCO REG OF	4505518		DOCUMENT #2158336 LOOKUP	30.00	1/24/2024		101142	536155
FINANCE ACCOUNTING FINANCE ACCOUNTING	18927 SHEBOYGAN COUNT 18927 SHEBOYGAN COUNT			DUANE PAWASARAT BIELKA MARIN	650.00 500.00	1/10/2024	362720 362902		211000 211000
FINANCE ACCOUNTING	18927 SHEBOYGAN COUNT			DONELL DORSEY	455.00	1/10/2024	362720		211000
FINANCE ACCOUNTING	18927 SHEBOYGAN COUNT			SETH PANKRATZ	350.00	1/24/2024	362902		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	18927 SHEBOYGAN COUNT 18927 SHEBOYGAN COUNT			DEZONN COLEY JORDAN PFEIFER	250.00 250.00	1/24/2024 1/10/2024	362902 362720		211000 211000
FINANCE ACCOUNTING	18927 SHEBOYGAN COUNT			LANDON L REESE	150.00	1/10/2024	362720		211000
FINANCE ACCOUNTING	18927 SHEBOYGAN COUNT	Y C23-22418	12/21/2023	RACHEL HOLBROOK	150.00	1/10/2024	362720	101	211000
FINANCE ACCOUNTING	18927 SHEBOYGAN COUNT			OCTAVIUS SHARPE	150.00	1/24/2024	362902		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	18927 SHEBOYGAN COUNT 18927 SHEBOYGAN COUNT			TIMOTHY SWANK BRIONNA E.GREEN	150.00 150.00	1/24/2024	362902 362902		211000 211000
FINANCE ACCOUNTING	19030 SHEBOYGAN COUNT			BLAISE OAKLEY (22CM355)	591.00	1/24/2024	362903		211000
FINANCE ACCOUNTING	19032 SHEBOYGAN COUNT	Y 131721	12/15/2023	POSTAGE FOR MAILING 2023 PROP TAX BILLS	9,221.77	1/10/2024		101150	540100
FINANCE ACCOUNTING FINANCE ACCOUNTING	19032 SHEBOYGAN COUNT 19032 SHEBOYGAN COUNT			PURCHASING AGENT SVCS-DEC2023 DEC 2023 MUNICIPAL COURT PAYMENT	5,729.69 3,525.02	1/24/2024 1/10/2024	362905 362724	101150	531100 451110
FINANCE ACCOUNTING	19032 SHEBOYGAN COUNT			DEL PYMT ON P#59281708320 - GOMEZ	2,142.23	1/10/2024	362724 362750		211000
FINANCE ACCOUNTING	19032 SHEBOYGAN COUNT	Y 131690	12/14/2023	NOVEMBER UTILITY LOCATING	472.70	1/10/2024	362724	630310	531317
FINANCE ACCOUNTING	19032 SHEBOYGAN COUNT			DEL TAX PYMT P#59281501910 - YANG	184.08	1/12/2024	362750		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	19032 SHEBOYGAN COUNT 19325 SHEBOYGAN WATER			DEL TAX PYMT P #59281002630 - ELLIOT OCTOBER DELINQUENT COLLECTIONS	37.13 11.743.26	1/12/2024 1/10/2024	362750 362725		211000 245000
FINANCE ACCOUNTING	19325 SHEBOYGAN WATER			OCTOBER DELINQUENT COLLECTIONS	4,310.62	1/10/2024	362725		245000
FINANCE ACCOUNTING	19325 SHEBOYGAN WATER			FIRE PROTECTION-MPL CUST #750-896-00-00	21.63	1/24/2024	362906		555100
FINANCE ACCOUNTING	900118 SHEBOYGAN WATER			ACCT #750-896-00-00 UNMETERED PRIVATE FIRE	21.00	1/24/2024	362907		555100
FINANCE ACCOUNTING FINANCE ACCOUNTING	19450 SHERWIN-WILLIAMS 7157 SMITHEREEN PEST	5669-1 3271608		ACCT #6656-8832-1 BLDG MAINT MONTHLY PEST CONTROL SERVICES-CITY HALL	221.00 45.00	1/24/2024	362908 3907	101160	550110 531100
FINANCE ACCOUNTING	7381 SOLIDARITUS HEALT			DEC BILLING	11,388.00	1/10/2024		710144	537700
FINANCE ACCOUNTING	17980 ST. NICHOLAS	25988		DRUG SCREENS - BRANTNER & HESSLER	76.00	1/10/2024		101144	531100
FINANCE ACCOUNTING FINANCE ACCOUNTING	22667 STATE BAR OF 22476 STATE OF WISCONSI	5130639 N DEC 2023		ACCT #12587 MATERIALPURCHASE DEC 2023 MUNICIPAL COURT PAYMENT	88.94 11.165.50	1/24/2024 1/10/2024	362910 362730		548002 451110
FINANCE ACCOUNTING	3625 TARGET	GJ80NJ1GH2-DEC23		RESTITUTION-MONICA SAMANO CHAVEZ	6.39	1/10/2024	362730		451110
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#6330-2023		2023 TAX REF P#59281012290	3,539.39	1/18/2024	362817		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#6870 T#5619-2023		2023 TAX REF P#59281314640 2023 TAX REF P#59281707180	2,686.02 2,686.02	1/18/2024 1/18/2024	362829 362807		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#4734-2023		2023 TAXREF P#59281414630	2,372.04	1/12/2024	362800		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#5690-2023		2023 TAXREF P#59281607210	2,183.82	1/18/2024	362818		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#3849-2023 T#6331-2023		2023 TAX REFP#59281629380 2023 TAX REF P#59281107340	1,833.87 1,569.31	1/12/2024	362788 362819		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#7503-2023		2023 TAX REF P#59281331015	1,408.00	1/26/2024	362930		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#3579-2023		2023 TAX REF P#59281322028	1,244.33	1/12/2024	362763		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#5897-2023		2023 TAX REF P#59281111052	1,131.64	1/18/2024 1/18/2024	362830		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#6297-2023 T#6835-2023		2023 TAX REF P#59281620860 2023 TAX REF P#59281211540	1,032.28 1,025.79	1/18/2024	362810 362828		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#1752 - 2023		2023 TAX REF P#59281431791	1,023.89	1/4/2024	362613		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#4099-2023		2023 TAX REF P#59281213400	1,017.15	1/12/2024	362782		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#1754 - 2023 T#87 - 2023		2023 TAX REF P#59281431792 2023 TAX OVERPAY-P#59281431920-1523 WASHINGTON	912.79 813.59	1/4/2024	362615 362630		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#1660 - 2023		2023 TAXREF P#59281108130	772.28	1/4/2024	362617		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#5770-2023		2023 TAX REF P#59281425980	627.43	1/18/2024	362823		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#3584-2023 T#6493-2023		2023 TAX REF P#59281103270 2023 TAXREF P#59281005310	457.48 408.53	1/12/2024	362787 362812		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#2515-2023		2023 TAXREF P#59281011790	357.30	1/12/2024	362793		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#6134-2023	1/17/2024	2023 TAX REF P#59281507410	356.00	1/18/2024	362826	880	211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#5596-2023 T#24 - 2023		2023 TAX REF P#59281011940 2023 TAX REF P#59281316230	345.64 318.77	1/18/2024	362804 362625		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#3955-2023		2023 TAX REF P#59281316230 2023 TAX REF P#59281322039	318.77	1/12/2024	362625		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	t#4096-2023	1/10/2024	2023 TAXREF P#59281306770	285.53	1/12/2024	362785	880	211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#39 - 2023		2023 TAX REF P#59281502820	267.96	1/4/2024	362616		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#1909 - 2023 T#6058-2023		2023 TAX REF P#59281702550 2023 TAX REF P#59281434905	260.00 246.49	1/4/2024 1/18/2024	362632 362805		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#5687-2023		2023 TAX REF P#59281432020	244.35	1/18/2024	362808		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#4091-2023		2023 TAXREF P#59281309760	207.22	1/12/2024	362760		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#4983-2023 T#4082-2023		2023 TAX REF P#59281002640 2023 TAX REF P#59281012820	204.06 204.06	1/12/2024 1/12/2024	362751 362781		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#3742-2023		2023 TAX REF F#39281612620 2023 TAX REF P#59281623260	204.06	1/12/2024	362773		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#3059-2023	1/10/2024	2023 TAX REF P#59281611161	204.06	1/12/2024	362754	880	211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#2487-2023 T#2909-2023		2023 TAX REF P#59281704550 2023 TAX REF P#59281506310	204.06 204.06	1/12/2024 1/12/2024	362756 362791		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#6880-2023		2023 TAX REF P#59281311100	204.06	1/12/2024	362815		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#6882-2023	1/17/2024	2023 TAX REF P#59281434964	204.06	1/18/2024	362814	880	211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#6447-2023		2023 TAX REF P#59281622310	204.06	1/18/2024	362803		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#1824 - 2023 T#7435-2023		2023 TAX REF P#59281417500 2023 TAXREF P#59281310060	204.06 194.97	1/4/2024	362618 362932		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#82 - 2023		2023 TAXREF P#59281309610	193.43	1/4/2024	362631		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#38 - 2023	12/28/2023	2023 TAX REF P#59281670028	174.19	1/4/2024	362633	880	211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#3160-2023 T#83 - 2023		2023 TAX REF P#59281311540	170.11	1/12/2024	362774 362640		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#2433-2023		2023 TAX REF P#59281214530 2023 TAX REF P#59281636637	153.46 140.15	1/4/2024 1/12/2024	362640 362772		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#6100-2023		2023 TAX REF P#59281310110	138.47	1/18/2024	362824		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#1674 - 2023		2023 TAX REF P#59281654083	135.48	1/4/2024	362635		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#3728-2023 T#7452-2023		2023 TAX REF P#59281012910 2023 TAX REF P#59281690019	132.02 121.45	1/12/2024 1/26/2024	362758 362934		211000 211000
	8000 TAX-ONE TIME	T#1612 - 2023		2023 TAX REF P#59281740140	118.00	1/4/2024	362639		211000
FINANCE ACCOUNTING									
FINANCE ACCOUNTING FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#4641-2023 T#2300-2023		2023 TAXREF P#59281710221 2023 TAX REF P#59281657835	115.61 112.01	1/12/2024	362780 362786		211000 211000

			1/1/2024 to	1/31/2024	11	Oh	Oh	0.	Obj
Department	Vendor Vendor Number	Invoice	Invoice Date	Line Item Descr	Line item amount		Check Number	Org	
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#4826-2023	1/10/2024	2023 TAX REF P#59281308770	97.90	1/12/2024	362798		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#6383-2023		2023 TAX REF P#59281710850	84.14	1/18/2024	362806		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#3930-2023 T#2563-2023		2023 TAXREF P#59281405780 2023 TAX REF P- #59281410380	79.84 79.06	1/12/2024	362789 362764		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#36 - 2023	12/28/2023	2023 TAX REF P#59281409830	77.97	1/4/2024	362612	880	211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#2597-2023		2023 TAX REF P#59281405310	76.38	1/12/2024	362775		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#3274-2023 T#4530-2023		2023 TAX REF P#59281004360 2023 TAXREF P#59281602790	73.27 72.80	1/12/2024	362790 362792		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#4562-2023		2023 TAX REF P#59281317160	72.74	1/12/2024	362759		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#6381-2023		2023 TAXREF P#59281415750	72.65	1/18/2024	362816		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#6499-2023 T#3734-2023		2023 TAX REF P#59281316940 2023 TAXREF P#59281007300	70.20 68.93	1/18/2024 1/12/2024	362802 362771		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#2479-2023		2023 TAX REF P#59281017300	68.05	1/12/2024	362766		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#4038-2023		2023 TAXREF P#59281408350	63.21	1/12/2024	362770		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#3536-2023		2023 TAX REF P#59281315700	62.70	1/12/2024	362778		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#1767 - 2023 T#3577-2023		2023 TAX REF P#59281207670 2023 TAX REF P#59281625050	60.25 59.97	1/4/2024 1/12/2024	362628 362799		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#7440-2023		2023 TAX REF P#59281208520	59.72	1/26/2024	362933		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#5890-2023	1/17/2024	2023 TAX REF P#59281003240	59.01	1/18/2024	362825	880	211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#2990-2023		2023 TAX REF P#59281438251	55.15	1/12/2024	362796		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#5721-2023 T#154 - 2023		2023 TAXREF P#59281706810 2023 TAX REF P#59281711930	54.40 51.76	1/18/2024	362813 362619		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#5776-2023		2023 TAX REF P#59281605890	50.15	1/18/2024	362801		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#6 - 2023	12/28/2023	2023 TAX REF P#59281710400	49.47	1/4/2024	362637	880	211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#5584-2023		2023 TAX REF P#59281655500	46.25	1/18/2024	362809		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#3026-2023 T#7080-2023		2023 TAX REF P#59281014420 2023 TAX REF P#59281001090	45.41 45.22	1/12/2024	362765 362931		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#9 - 2023		2023 TAX REF P#59281001090 2023 TAX REF P#59281200210	43.77	1/4/2024	362626		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#1755 - 2023	12/28/2023	2023 TAX REF P#59281402530	43.49	1/4/2024	362634	880	211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#3862-2023		2023 TAX REF P#59281636504	40.41	1/12/2024	362797		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#3720-2023 T#80 - 2023		2023 TAXREF P#59281420941 2023 TAXREF P#59281323305	38.45 38.02	1/12/2024	362777 362622		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#4 - 2023		2023 TAXREF P#59261323305 2023 TAX REF P#59281112590	37.45	1/4/2024	362636		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#1753 - 2023	12/28/2023	2023 TAX REF P#59281431790	33.24	1/4/2024	362614	880	211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#2505-2023		2023 TAX REF P#59281512320	32.89	1/12/2024	362784		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#7819-2023 T#3686-2023		2023 TAX REF P#59281810470P 2023 TAXREF P#59281421610	31.74 30.80	1/26/2024	362929 362768		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#4634-2023		2023 TAXREF P#59281314780	30.15	1/12/2024	362776		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#3890-2023		2023 TAX REF P#59281450559	29.52	1/12/2024	362794		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#6254-2023		2023 TAX REF P#59281704850	28.26	1/18/2024	362827		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#8 - 2023 T#2751-2023		2023 TAX REF P#59281112490 2023 TAX REF P#59281631100	26.50 26.47	1/4/2024 1/12/2024	362624 362795		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#2489-2023		2023 TAX REF P#59281422460	24.67	1/12/2024	362755		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#44 - 2023		2023 TAX REF P#59281716779	23.97	1/4/2024	362627	880	211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#1736 - 2023		2023 TAX REF P#59281460172	23.61	1/4/2024	362629		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#4553-2023 T#1901 - 2023		2023 TAX REF P #59281300440 2023 TAX REF P#59281400910	22.59 20.49	1/12/2024	362779 362620		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#19 - 2023		2023 TAX REF P#59281208010	20.28	1/4/2024	362638		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#3046-2023		2023 TAX REF P#59281440303	19.29	1/12/2024	362761		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#4508-2023 T#6632-2023		2023 TAXREF P #59281711900 2023 TAX REF P#59281703910	17.51 15.75	1/12/2024	362753 362822		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#3389-2023		2023 TAXREF P#59261703910 2023 TAXREF P#59281306930	15.75	1/12/2024	362752		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#6488-2023		2023 TAX REF P#59281300490	14.58	1/18/2024	362821		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#2493-2023		2023 TAX REF P#59281428280	13.24	1/12/2024	362762		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#3700-2023 T#3561-2023		2023 TAX REF P#59281305111 2023 TAX REF P#59281440339	12.22 10.37	1/12/2024 1/12/2024	362783 362769		211000 211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#5922-2023		2023 TAX REF P#59281619381	10.00	1/12/2024	362811		211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#1840 - 2023	12/28/2023	2023 TAXREF P#59281303910	9.14	1/4/2024	362611	880	211000
FINANCE ACCOUNTING	8000 TAX-ONE TIME	T#7 - 2023		2023 TAX REF P#59281112340	6.07	1/4/2024	362623		211000
FINANCE ACCOUNTING FINANCE ACCOUNTING	8000 TAX-ONE TIME 8000 TAX-ONE TIME	T#60 - 2023 T#3035-2023		2023 TAX REF P#59281711460 2023 TAX REF P#59281426710	2.14 0.54	1/4/2024	362621 362767		211000 211000
FINANCE ACCOUNTING	6205 TEAMLOGIC IT	2023-2820		WEB SERVER CONSULT	675.00	1/10/2024	362732		531100
FINANCE ACCOUNTING	6205 TEAMLOGIC IT	2023-2785	8/31/2023	AUGUST WEB SERVER CONSULTS	540.00	1/10/2024	362732	713170	531100
FINANCE ACCOUNTING	22447 UNEMPLOYMENT	000012941611		PAYMENT FOR DEC2023 - ACCT #692160-000-2	632.00	1/10/2024	362734		520410
FINANCE ACCOUNTING FINANCE ACCOUNTING	21451 UNITED PARCEL 3166 UNITED STATES	00005406E7024-JAN13 0621904617		SHIPPING CHGS-ERGOMETRICS (FD) DEC BILLING ACCT #345001963	4,773.23	1/24/2024	362918 362919		540100 555120
FINANCE ACCOUNTING	3166 UNITED STATES	0621904617		DEC BILLING ACCT #345001963	855.49	1/24/2024	362919		555120
FINANCE ACCOUNTING	3166 UNITED STATES	0621904617	12/8/2023	DEC BILLING ACCT #345001963	400.28	1/24/2024	362919	101520	555120
FINANCE ACCOUNTING FINANCE ACCOUNTING	3166 UNITED STATES 3166 UNITED STATES	0621904617 0622075121		DEC BILLING ACCT #345001963 NOV BILLING - ACCT #207966107	237.22 225.07	1/24/2024 1/10/2024	362919 362736		555120 555120
FINANCE ACCOUNTING FINANCE ACCOUNTING	3166 UNITED STATES 3166 UNITED STATES	0622075121 0621904617		DEC BILLING ACCT #345001963	225.07 190.72	1/10/2024	362736 362919		555120
FINANCE ACCOUNTING	3166 UNITED STATES	0621904617	12/8/2023	DEC BILLING ACCT #345001963	44.28	1/24/2024	362919	101240	555120
FINANCE ACCOUNTING	3166 UNITED STATES	0621904617		DEC BILLING ACCT #345001963	38.27	1/24/2024	362919		555120
FINANCE ACCOUNTING FINANCE ACCOUNTING	3166 UNITED STATES 3166 UNITED STATES	0621904617 0621904617		DEC BILLING ACCT #345001963 DEC BILLING ACCT #345001963	26.99 15.32	1/24/2024 1/24/2024	362919 362919		555120 555120
FINANCE ACCOUNTING	3194 VERIZON WIRELESS	9953136933		DEC BILLING ACCT #345001903 DEC BILLING-ACCT #686694676-00001	2,263.92	1/24/2024	362923		555120
FINANCE ACCOUNTING	3194 VERIZON WIRELESS	9950663804	12/1/2023	NOV BILLING-ACCT #686694676-00001	1,402.36	1/10/2024	362738	101310	555120
FINANCE ACCOUNTING	3194 VERIZON WIRELESS	9950663804		NOV BILLING-ACCT #686694676-00001	160.04	1/10/2024	362738		555120
FINANCE ACCOUNTING FINANCE ACCOUNTING	3194 VERIZON WIRELESS 3194 VERIZON WIRELESS	9953136933 9953136933		DEC BILLING-ACCT #686694676-00001 DEC BILLING-ACCT #686694676-00001	160.04 120.03	1/24/2024 1/24/2024	362923 362923		555120 531100
FINANCE ACCOUNTING	3194 VERIZON WIRELESS	9950663804		NOV BILLING-ACCT #686694676-00001	120.03	1/10/2024	362738		531100
FINANCE ACCOUNTING	3194 VERIZON WIRELESS	9950663804	12/1/2023	NOV BILLING-ACCT #686694676-00001	80.02	1/10/2024	362738	211519	555135
FINANCE ACCOUNTING	3194 VERIZON WIRELESS	9953136933		DEC BILLING-ACCT #686694676-00001	80.02	1/24/2024	362923		555135
FINANCE ACCOUNTING FINANCE ACCOUNTING	3194 VERIZON WIRELESS 3194 VERIZON WIRELESS	9953136933 9953136933		DEC BILLING-ACCT #686694676-00001 DEC BILLING-ACCT #686694676-00001	40.05 40.01	1/24/2024	362923 362923		555120 540210
FINANCE ACCOUNTING	3194 VERIZON WIRELESS	9950663804		NOV BILLING-ACCT #686694676-00001	40.01	1/10/2024	362738		540210
FINANCE ACCOUNTING	3194 VERIZON WIRELESS	9950663804		NOV BILLING-ACCT #686694676-00001	40.01	1/10/2024	362738		555120
FINANCE ACCOUNTING FINANCE ACCOUNTING	2997 VIHOS, LISA B. 21770 VILLAGE OF KOHLER	1-9-24 MPL		2024 POET LAUREATE DEC 2023 MUNICIPAL COURT PAYMENT	300.00 1,836.77	1/24/2024 1/10/2024	3913 3852	255511	548001 451110
FINANCE ACCOUNTING	21770 VILLAGE OF KOHLER 21823 VON BRIESEN &	DEC_2023 444683	12/31/2023		8,199.50	1/10/2024	362740		531200
FINANCE ACCOUNTING	21850 WAL-MART	G780FC715S		RSETITUTION-CHEYANNA NICK	16.88	1/10/2024	362742	101	451110
FINANCE ACCOUNTING	1710 WELLS FARGO	5028135915		JANUARY LEASE - CUST #1000011397	569.11	1/24/2024		255511	531100
FINANCE ACCOUNTING	1710 WELLS FARGO 1710 WELLS FARGO	5028135915		JANUARY LEASE - CUST #1000011397	448.85	1/24/2024		101310	563110
FINANCE ACCOUNTING FINANCE ACCOUNTING	1710 WELLS FARGO 1710 WELLS FARGO	5028135915 5028135915		JANUARY LEASE - CUST #1000011397 JANUARY LEASE - CUST #1000011397	177.73 155.79	1/24/2024		101150 101130	563110 563110
FINANCE ACCOUNTING	1710 WELLS FARGO	5028135915		JANUARY LEASE - CUST #1000011397	120.81	1/24/2024		1011220	563110
FINANCE ACCOUNTING	1710 WELLS FARGO	5028135915		JANUARY LEASE - CUST #1000011397	111.64	1/24/2024		255511	531100
FINANCE ACCOUNTING	1710 WELLS FARGO	5028135915		JANUARY LEASE - CUST #1000011397	109.76	1/24/2024		255511	531100
FINANCE ACCOUNTING FINANCE ACCOUNTING	1710 WELLS FARGO 1710 WELLS FARGO	5028135915 5028135915		JANUARY LEASE - CUST #1000011397 JANUARY LEASE - CUST #1000011397	85.91 35.96	1/24/2024		101155 255511	563110 531100
FINANCE ACCOUNTING		202312		DEC BACKGROUND CHECKS-ACCT #G2024	287.00	1/10/2024	362744		219143
				Total	\$846,980.77				
FIRE DEPARTMENT	2743 AIRGAS, USA, LLC	5504481091	12/31/2023	CUSTOMER #3214033 CYLINDER RENTAL	451.47	1/10/2024	362652	101220	540215

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Department	Vendor Vendor	Invoice	Invoice Date	Line Item Descr	Line item amount	Check date	Check Org Number	
FIRE DEPARTMENT	2743 AIRGAS, USA, LLC	9145321584	12/22/2023	CUSTOMER #3214033 OXYGEN	50.26	1/10/2024	362652 101220	540215
FIRE DEPARTMENT FIRE DEPARTMENT	2743 AIRGAS, USA, LLC 1187 ALADDIN FIRE	9145464108 152629		CUSTOMER #3214033 OXYGEN SFD HYDROSTATIC TEST	39.93 500.00	1/10/2024	362652 101220 362834 101220	540215 560256
FIRE DEPARTMENT	158 AT&T MOBILITY	287311712518X011524		ACCT #287311712518 SFD JANUARY BILLING	996.21	1/24/2024	362840 101220	555120
FIRE DEPARTMENT	1293 AURORA EMPLOYEE	136-CI0000175		CUSTOMER #3361 MEDICATIONS	238.45	1/10/2024	362659 101220	540215
FIRE DEPARTMENT FIRE DEPARTMENT	1821 BADGER FIRE 2213 BOUND TREE	2952 85196211		SFD LADDER TESTING & SENSORS ACCT #212408 MEDICAL SUPPLIES	867.25 773.94	1/10/2024 1/10/2024	362661 101220 362663 101220	560256 540215
FIRE DEPARTMENT	3200 CDWG	NT33791		CUST #3754872 APPLE IPADS	1,164.94	1/10/2024	362666 101220	560259
FIRE DEPARTMENT	1114 CRAIG D. CHILDS,	3615	12/21/2023	SFD NEW HIRE EVALS - HALBACH, ZANOUN	990.00	1/10/2024	362673 101220	531560
FIRE DEPARTMENT FIRE DEPARTMENT	6040 FIRE APPARATUS &	25409		SFD 1873 REPAIRS	3,370.05	1/10/2024	3818 101220 3879 400200	562110
FIRE DEPARTMENT	6040 FIRE APPARATUS & 6040 FIRE APPARATUS &	25349 25350		GOLD LEAF LETTERING (2022 RESCUE PUMPER) Modify storage (2022 Rescue Pumper)	3,165.00 723.00	1/24/2024	3879 400200	651100 651100
FIRE DEPARTMENT	6040 FIRE APPARATUS &	25427	1/5/2024	SFD 1865 - HEAT PAN GUIDES	327.54	1/24/2024	3879 101220	562110
FIRE DEPARTMENT	6040 FIRE APPARATUS &	25360		SFD 1873 LIGHT	40.00	1/10/2024	3818 101220	562110
FIRE DEPARTMENT FIRE DEPARTMENT	6571 FRANK'S RADIO 2173 GEN3 PLUMBING, LLO	124540		SFD BATTERY IMPRESS SFD STATION 2 BATHROOM ISSUES	390.58 170.00	1/24/2024	3881 101220 362682 101220	563310 550110
FIRE DEPARTMENT	7150 GENERAL FIRE	150564		UTV RESPONSE LIGHTS/SIREN	1,390.31	1/24/2024	3882 220221	560255
FIRE DEPARTMENT	7150 GENERAL FIRE	150564		UTV RESPONSE LIGHTS/SIREN	183.52	1/24/2024	3882 101220	560255
FIRE DEPARTMENT FIRE DEPARTMENT	1258 KWIK TRIP INC. 7402 LIFE-ASSIST INC	260156DECEMBER202 1390733		ACCT #260156 DECEMBER FD FUEL PURCH CUST #53081FD MEDICAL SUPPLIES	5,480.81 1,047.55	1/10/2024 1/10/2024	3831 101220 362693 101220	540230 540215
FIRE DEPARTMENT	7402 LIFE-ASSIST INC	1393054		CUST #53081FD MEDICAL SUPPLIES	945.34	1/24/2024	362873 101220	540215
FIRE DEPARTMENT	7402 LIFE-ASSIST INC	1390199		CUST #53081FD MEDICAL SUPPLIES	620.90	1/10/2024	362693 101220	540215
FIRE DEPARTMENT	7402 LIFE ASSIST INC	1390703		CUST #53081FD MEDICAL SUPPLIES	319.00	1/10/2024	362693 101220 362873 101220	540215
FIRE DEPARTMENT FIRE DEPARTMENT	7402 LIFE-ASSIST INC 7402 LIFE-ASSIST INC	1394231 1390438		CUST #53081FD MEDICAL SUPPLIES CUST #53081FD MEDICAL SUPPLIES	288.32 271.36	1/24/2024	362873 101220 362693 101220	540215 540215
FIRE DEPARTMENT	7402 LIFE-ASSIST INC	1390463	12/20/2023	CUST #53081FD MEDICAL SUPPLIES	239.56	1/10/2024	362693 101220	540215
FIRE DEPARTMENT	7402 LIFE-ASSIST INC	1390200		CUST #53081FD MEDICAL SUPPLIES	131.00	1/10/2024	362693 101220	540215
FIRE DEPARTMENT FIRE DEPARTMENT	7402 LIFE-ASSIST INC 7402 LIFE-ASSIST INC	1396160 1396606		CUST #53081FD MEDICAL SUPPLIES CUST #53081FD MEDICAL SUPPLIES	114.83 93.75	1/24/2024	362873 101220 362873 101220	540215 540215
FIRE DEPARTMENT	7402 LIFE-ASSIST INC	1394232		CUST #53081FD MEDICAL SUPPLIES	69.69	1/24/2024	362873 101220	540215
FIRE DEPARTMENT	7402 LIFE-ASSIST INC	1390346	12/20/2023	CUST #53081FD MEDICAL SUPPLIES	27.50	1/10/2024	362693 101220	540215
FIRE DEPARTMENT	7402 LIFE ASSIST INC	1390345		CUST #53081FD MEDICAL SUPPLIES	14.95	1/10/2024	362693 101220	540215
FIRE DEPARTMENT FIRE DEPARTMENT	7402 LIFE-ASSIST INC 7402 LIFE-ASSIST INC	1396232 1392957		CUST #53081FD MEDICAL SUPPLIES CUST #53081FD MEDICAL SUPPLIES	8.85 8.85	1/24/2024	362873 101220 362873 101220	540215 540215
FIRE DEPARTMENT	7500 LOCALITY MEDIA	4501		SFD FIRST DUE RESPONDER APP	2,500.00	1/10/2024	3835 101220	533106
FIRE DEPARTMENT	7482 MORAINE PARK	S0094019		SFD DEMCAK & JOHNSRUD TUITION	160.00	1/10/2024	3840 101220	536125
FIRE DEPARTMENT FIRE DEPARTMENT	1492 NAPA PARTS 1492 NAPA PARTS	439268 439184		ACCT #78229 BATTERY FOR 1884 ACCT #78337 BATTERY FOR 1886	222.79 151.82	1/10/2024 1/10/2024	3841 101220 3841 101220	562110 562110
FIRE DEPARTMENT	1492 NAPA PARTS	439303		ACCT #76337 BATTERT FOR 1660	4.00	1/10/2024	3841 101220	562110
FIRE DEPARTMENT	16228 POMP'S TIRE	70133731		SFD TIRES FOR 1873	5,896.56	1/10/2024	362714 101220	562110
FIRE DEPARTMENT	16228 POMP'S TIRE	70133736		SFD TIRES FOR 1851	689.72	1/10/2024	362714 101220	562110
FIRE DEPARTMENT FIRE DEPARTMENT	16228 POMP'S TIRE 16715 PROFESSIONAL	70133768 117233		SFD INSTALL TIRES FOR 1851 SFD STATION 4 CLUTCH ADJUSTMENT	157.84 157.00	1/24/2024	362896 101220 3900 101220	562110 550110
FIRE DEPARTMENT	16722 PROFESSIONAL	1079559		SFD JANITORIAL SUPPLIES	8,993.52	1/10/2024	3845 101220	564130
FIRE DEPARTMENT	229 SHEBOYGAN COUNT			SFD MEMBERSHIP DUES	190.00	1/10/2024	362721 101220	536125
FIRE DEPARTMENT	17980 ST. NICHOLAS	25989		SFD NEW HIRE PHYSICALS	619.50	1/10/2024	362726 101220	531560
FIRE DEPARTMENT FIRE DEPARTMENT	20716 TRUCK COUNTRY OF 21778 VIKING ELECTRIC	X20402425301 S007644400.001		CUST #54003 PARTS FOR 1861 CUST #20854 STATION 3 LED BULBS	568.40 350.50	1/10/2024 1/10/2024	362733 101220 362739 101220	562110 550110
FIRE DEPARTMENT	7087 WI FIRE SERVICE	010224		2024 MEMBERSHIP - CAMBELL & GARRIGAN	150.00	1/24/2024	362926 101220	536125
				Total	\$46,453.70			
HARBOR CENTRE MARINA	4828 ADVATECH	20230376	1/3/2024	CAMERA SERVICE HARBOR CENTER MARINA Total	740.00 \$740.00	1/24/2024	3858 231354	531100
HUMAN RESOURCES	834 DIVERSIFIED BENEFI	Г 399673	1/4/2024	RENEWAL AND JANUARY ADMIN SERVICES	474.50	1/24/2024	3871 710144	531500
HUMAN RESOURCES	7368 DP FLORES INC	507019		JANUARY FMLA ADMIN FEE	1,443.25	1/24/2024	3872 101144	531100
HUMAN RESOURCES HUMAN RESOURCES	7372 NEOGOV 1236 UMR INC	INV-32068 0015561364		SOFTWARE SERVICES JANUARY HEALTH INVOICE	2,600.00 61,898.27	1/24/2024	362879 101144 3911 710144	531100 537705
HUMAN RESOURCES	1236 UMR INC	0015561364		JANUARY HEALTH INVOICE	6,617.72	1/24/2024	3911 710144	531500
				Total	\$73,033.74			
INFORMATION TECHNOLOGY INFORMATION TECHNOLOGY	3200 CDWG	LM72170		2023 pc replacements	2,775.00	1/10/2024	362666 713170	652200
INFORMATION TECHNOLOGY	3200 CDWG	MX99898	11/6/2023	ANNUAL MAINTENANCE IBM POWER S914 MODEL 41A Total	671.97 \$3,446.97	1/10/2024	362666 713170	563120
MEAD LIBRARY	7390 EVEN'S PEST	43513	12/14/2023	PEST CONTROL	110.00	1/10/2024	362678 255511	531100
MEAD LIBRARY	4139 MONARCH LIBRARY	416128		ACCT# MPL - FORTINET UTM BUNDLE & 1 YEAR	2,608.92	1/10/2024	3839 255511	531100
MEAD LIBRARY	4139 MONARCH LIBRARY	416127	12/29/2023	Acct # MPL - ECS STAFF PAYWARE GATEWAY & Total	529.20 \$3,248.12	1/10/2024	3839 255511	531100
MOTOR VEHICLE	2743 AIRGAS, USA, LLC	9145426518	12/28/2023	MVD - PLA OTSD PRTN RS-700/500/70 10/CASE	182.25	1/24/2024	362832 730399	560255
MOTOR VEHICLE	445 AL-CHROMA	2239283	12/5/2023	MVD - PUMP PACKING SET	217.70	1/24/2024	362833 730399	562110
MOTOR VEHICLE MOTOR VEHICLE	3177 ALPHA HYDRAULICS 7092 ANDREW DEMERRITI	18683 22078		MVD - PARTS AND LABOR MVD - 2-PC SLACK ADUSTER SET	1,930.56 176.00	1/10/2024 1/10/2024	3800 730399 3801 730399	562110 560255
MOTOR VEHICLE	2368 BROOKS TRACTOR	M72667		CUST# 17531700 COMPRESSOR VALVE & KIT	427.76	1/10/2024	362845 730399	562110
MOTOR VEHICLE	2368 BROOKS TRACTOR	M71964	12/7/2023	MVD - SEAT SUSPENSION	116.80	1/24/2024	362845 730399	562110
MOTOR VEHICLE	2368 BROOKS TRACTOR	M71642		CUST# 17531700 FILLER CAP/FREIGHT	66.63	1/10/2024	362664 730399	562110
MOTOR VEHICLE MOTOR VEHICLE	2665 COMPLETE OFFICE 4663 COUNTRY VISION	608772 19807		CUST# 9916 OFFICE SUPPLIES CUST# 0828289 LP BOTTLE GAS	513.57 100.80	1/10/2024 1/10/2024	3811 730399 3812 730399	540100 540230
MOTOR VEHICLE	2691 D&H SALES &	01558		MVD - CASTER WHEELS	242.95	1/24/2024	3870 730399	562110
MOTOR VEHICLE	2691 D&H SALES &	01586		MVD - 790967 RECOIL ROPE	47.05	1/24/2024	3870 730399	562110
MOTOR VEHICLE MOTOR VEHICLE	2691 D&H SALES & 5149 ENVIROTECH	01552 24-0022785		MVD - GASKET MVD - WEATHERPROOF SWITCH, PUSH BUTTON	7.24 135.81	1/24/2024	3870 730399 3874 730399	562110 562110
MOTOR VEHICLE	7439 FACTORY MOTOR	228-007372		MVD - DEL 31G950T	323.66	1/24/2024	362856 730399	562110
MOTOR VEHICLE	7439 FACTORY MOTOR	228-007374	1/9/2024	ACCT# SB2410 - BCR LG-CORE	(44.00)	1/24/2024	362856 730399	562110
MOTOR VEHICLE	15000 FERRELLGAS LP	1125290297		ACCT# 7232673 - DISTANCE CHECK MET	207.16 165.73	1/10/2024	362680 730399	540230
MOTOR VEHICLE MOTOR VEHICLE	15000 FERRELLGAS LP 15000 FERRELLGAS LP	1125045018 RNT10171250		ACCT# 7232673 - DISTANCE CHECK MET ACCT# 7232673 - SITE: CYLS - 2026 NEW JERSEY AVE	165.73 25.00	1/10/2024 1/10/2024	362680 730399 362680 730399	540230 540230
MOTOR VEHICLE	6149 FISCHER'S FLEET	68217P	1/8/2024		79.98	1/24/2024	362857 730399	562110
MOTOR VEHICLE	7257 GIBBSVILLE	22057		ACCT# 79060 - BELT	1,252.37	1/24/2024	3883 730399	562110
MOTOR VEHICLE MOTOR VEHICLE	7257 GIBBSVILLE 7257 GIBBSVILLE	22062 22056		ACCT# 79060 - BELT ACCT# 79060 - BLADE	462.81 87.48	1/24/2024	3883 730399 3883 730399	562110 562110
MOTOR VEHICLE	7257 GIBBSVILLE 7257 GIBBSVILLE	22026		ACCT# 79060 - BLADE ACCT# 79060 - PULLEY	23.60	1/24/2024	3883 730399	562110
MOTOR VEHICLE	7750 GRAINGER	9952233386		ACCT# 806414736 - SERVICE KIT, FOR 5Z348	74.53	1/24/2024	362862 730399	562110
MOTOR VEHICLE	2767 INTERSTATE POWER	R041044867.01		CUST # 144938 LABOR/SEAL/FLTR KIT/WASHER/GASKET	1,011.86	1/24/2024	362866 730399	562110
MOTOR VEHICLE MOTOR VEHICLE	2350 JX TRUCK CENTER 2350 JX TRUCK CENTER	12257015P 12256369P		CUST# 16714 - FITTING - STRAIGHT NORMAQUICK CUST# 256369 - BULB-CLEAR T3-1/4, 28V MINI WEDGE B	28.32 14.10	1/24/2024 1/24/2024	3893 730399 3893 730399	562110 562110
MOTOR VEHICLE	1439 KUNDINGER FLUID	50773759		CUST# 101955 MALE RUN TEE/CONNECTOR/PIPE	14.75	1/10/2024	3830 730399	562110
MOTOR VEHICLE	1258 KWIK TRIP INC.	12.20.23	12/20/2023	ACCT# 00260157 - STATEMENT 12/20/23	515.02	1/10/2024	3831 730399	540230
MOTOR VEHICLE	1258 KWIK TRIP INC.	01.02.2024		CUST# 00260157 FUEL PURCHASES DECEMBER 2023	110.07	1/10/2024	3855 730399	540230
MOTOR VEHICLE MOTOR VEHICLE	11753 LAKESIDE 11753 LAKESIDE	4090815P 4090696P		ACCT# 70241 - KIT, EGR VALVE CUST# 70241 EXHAUST PIPE/PRESSURE	2,260.80 1,898.74	1/24/2024	362871 730399 362870 730399	562110 562110
MOTOR VEHICLE	11753 LAKESIDE	4090759P		ACCT# 70241 - CUSHION SEAT CH	446.40	1/24/2024	362871 730399	562110
MOTOR VEHICLE	11753 LAKESIDE	4090545P	12/20/2023	CUST# 70241 TEMPERATURE SENSOR	159.12	1/10/2024	362690 730399	562110
MOTOR VEHICLE	11753 LAKESIDE	4090774P		ACCT#70241 NO DGS	132.62	1/24/2024	362871 730399	562110
MOTOR VEHICLE MOTOR VEHICLE	11753 LAKESIDE 11753 LAKESIDE	4090758P 4090785P		ACCT#70241 MVD68 ACCT# 70241 - LIGHT DOME DRAW WB	89.57 62.27	1/24/2024	362871 730399 362871 730399	562110 562110
MOTOR VEHICLE	11753 LAKESIDE	CM4090815P		ACCT# 70241 - CORE RETURN	(166.25)	1/24/2024	362871 730399	562110
		109427	12/20/2023		, ,	1/10/2024		560255

AP Invoices		1	// 1/2024 to	1/31/2024				Obj
Department	Vendor Vendor Number	Invoice	Invoice Date	Line Item Descr	Line item amount	Check date	Check Org Number	
MOTOR VEHICLE	2582 MILLER IMPLEMENT	238652	12/20/2023	IDLER/HANDLING	484.52	1/10/2024	362697 730399	562110
MOTOR VEHICLE MOTOR VEHICLE	2582 MILLER IMPLEMENT 2582 MILLER IMPLEMENT	239000		MVD - PAN, OIL MVD HOSE GUIDE	342.93 321.16	1/24/2024	362875 730399	562110 562110
MOTOR VEHICLE	2582 MILLER IMPLEMENT 2582 MILLER IMPLEMENT	239164 239212		TIE ROD ASSEMBLY	231.62	1/24/2024	362875 730399 362875 730399	562110
MOTOR VEHICLE	2582 MILLER IMPLEMENT	238841		MVD - HOSE, A/C ASSY	152.59	1/10/2024	362697 730399	562110
MOTOR VEHICLE	2582 MILLER IMPLEMENT	238642		MVD - SENSOR	80.09	1/10/2024	362697 730399	562110
MOTOR VEHICLE MOTOR VEHICLE	2582 MILLER IMPLEMENT 2582 MILLER IMPLEMENT	238606 238643	12/19/2023 12/20/2023	MVD - SHIPPING	26.27 15.17	1/10/2024 1/10/2024	362697 730399 362697 730399	562110 562110
MOTOR VEHICLE	13732 MONROE TRUCK	851797		MVD - PUMP, BRASS, DIRECT COUPLE 4GPM W/ RELIEF	1,089.32	1/24/2024	362877 730399	562110
MOTOR VEHICLE	13732 MONROE TRUCK	851798		MVD - CYLINDER, 4X10 DA, NITRIDED ROD, .75 ORB, LI	717.70	1/24/2024	362877 730399	562110
MOTOR VEHICLE MOTOR VEHICLE	13732 MONROE TRUCK 13732 MONROE TRUCK	850986 33108		CUST# 6780215 OIL LEVEL & TEMP SENSOR MVD - MOTOR MOUNTING ANGLE, DIRECT	255.53 86.00	1/10/2024	362698 730399 362877 730399	562110 562110
MOTOR VEHICLE	1492 NAPA PARTS	440103		MVD - MDL 30 COMBO LMP	134.34	1/24/2024	3898 730399	562110
MOTOR VEHICLE	1492 NAPA PARTS	439276		MVD - MAGNETIC PICK-UP TOOL	42.03	1/10/2024	3841 730399	560255
MOTOR VEHICLE MOTOR VEHICLE	1492 NAPA PARTS 2221 O'REILLY	440127 4578-337807		ACCT#78337 MVD689 MVD - MOUNT TAPE	9.60 7.38	1/24/2024 1/24/2024	3898 730399 362880 730399	562110 562110
MOTOR VEHICLE	1759 PICKART'S RADIATOR			CUST# 9185 CLAMP/GASKET/PARTS & LABOR	676.93	1/24/2024	362894 730399	562110
MOTOR VEHICLE	1759 PICKART'S RADIATOR			CUST# 9185 CLAMPS/GASKET/PARTS & LABOR	673.28	1/24/2024	362894 730399	562110
MOTOR VEHICLE MOTOR VEHICLE	16213 PLYMOUTH 7140 QUALITY STATE OIL	6199971 829484		MVD - DEF BULK MVD - CHEVRON STARPLEX DELO EP 2, 400DR	587.64 1,805.88	1/10/2024	3844 730399 3903 730399	540230 540245
MOTOR VEHICLE	6396 QUALITY TRUCK CARE			MVD - R-12DC RLY VLV DBL C	197.18	1/24/2024	3904 730399	562110
MOTOR VEHICLE	17055 R.N.O.W., INC.	2024-68825		MVD - 501 1671 SUCTION HOSE	1,729.03	1/24/2024	3905 730399	562110
MOTOR VEHICLE MOTOR VEHICLE		X204024495:01 X204024470:01		MVD - FLEX TUBING MVD - MINI PLUG IN CIRCUIT BREAKER	104.41 8.56	1/24/2024	362916 730399 362916 730399	562110 562110
MOTOR VEHICLE	6917 UNIFIRST	1481009046		2024 ESTIMATE SERVICES	60.91	1/24/2024	362917 730399	531100
MOTOR VEHICLE	6917 UNIFIRST	1481009566	1/9/2024	CUST#1666514 MVD SERVICE	60.91	1/24/2024	362917 730399	531100
MOTOR VEHICLE MOTOR VEHICLE	6917 UNIFIRST 7169 UTILITY SALES AND	1481008208 0213842-IN		ACCT 1666510 - MVD SERVICE CUST# 0213842-IN ROPE 1/2" X 80'	60.48 179.21	1/10/2024 1/10/2024	362735 730399 3851 730399	531100 562110
MOTOR VEHICLE	2471 WEBER OIL COMPANY			ACCT# 4520 - #2 DIESEL FUEL EXEMPT FED TAX	21,746.74	1/10/2024	3851 730399 3916 730399	562110
				Total	\$45,418.24			
MUNICIPAL COURT	2665 COMPLETE OFFICE	620371		PAPER; COLORED PAPER; ENVELOPES; KLEENEX	168.18	1/24/2024	3868 101120	540100
MUNICIPAL COURT MUNICIPAL COURT	2665 COMPLETE OFFICE 7036 JAMES LEASING	620375 15105		WHITE ENVELOPES JAMES IMAGING COPIER LEASE BLANKET PO	14.76 219.39	1/24/2024 1/10/2024	3868 101120 362686 101120	540100 531100
MUNICIPAL COURT	11899 LANGUAGE LINE	11191654		TRANSLATOR SERVICES DECEMBER 2023	68.29	1/24/2024	362872 101120	531100
MUNICIPAL COURT	21067 TITAN PUBLIC SAFETY	5777	12/19/2023	TIPSS ANNUAL FEE 2024	9,413.00	1/24/2024	362912 101120	533106
PARK DEPARTMENT	2743 AIRGAS, USA, LLC	5505092735	1/1/2024	Total PARKS - LEASE CYL	\$9,883.62 116.52	1/24/2024	362832 101520	531100
PARK DEPARTMENT	2375 CINTAS FIRST AID	5190769711		CUST#11266400 PARKS FIRST AID & SAFETY SERVICE	72.07	1/10/2024	362668 101520	531100
PARK DEPARTMENT	9100 DAKOTA SUPPLY	S103368604.001		CUST# 49037 - COOLI APWR2 FIXT HEAD REMOTE DBL	38.57	1/10/2024	362675 101520	550111
PARK DEPARTMENT PARK DEPARTMENT	9100 DAKOTA SUPPLY 9100 DAKOTA SUPPLY	S103352738.001 S103362131.001		CUST# 49037 - P&S 5351-I RCPT SGL 20A125V 2P3WG CUST# 49037 - GE LED 15DA21/850 LMP LED 1600 LM A2	17.81 14.70	1/24/2024	362851 101520 362851 101520	564120 550111
PARK DEPARTMENT	* * * * * * * * * * * * * * * * * * * *	WISHE344292		CUST# WISHE0157 UVBLACK CBL TIE	13.56	1/10/2024	3816 101520	540210
PARK DEPARTMENT	1413 JSM SECURE INC	75561		PARK VIDEO CAMERA INSTALLATION	2,025.00	1/10/2024	3826 101520	531100
PARK DEPARTMENT PARK DEPARTMENT	7441 NEAT-N-CLEAN 7441 NEAT-N-CLEAN	2117 2172		2023 PORTABLE TOILETS 2023 PORTABLE TOILETS	500.40 174.00	1/10/2024	362701 101520 362701 101520	531100 531100
PARK DEPARTMENT	7441 NEAT-N-CLEAN	2171		2023 PORTABLE TOILETS	148.00	1/10/2024	362701 101520	531100
PARK DEPARTMENT	7441 NEAT-N-CLEAN	2035	11/24/2023	2023 PORTABLE TOILETS	148.00	1/10/2024	362701 101520	531100
PARK DEPARTMENT	19450 SHERWIN-WILLIAMS	5639-4		ACCT#3125-4215-2 - WDSCAPES SC ULTRAD	389.00	1/24/2024	362908 101520	563410 563410
PARK DEPARTMENT PARK DEPARTMENT	19450 SHERWIN-WILLIAMS 19450 SHERWIN-WILLIAMS	2515-6 5828-3		ACCT#3125-4215-2 PARK SIGNS ACCT# 3125-4215-2 - QUART K60Y657	114.46 37.60	1/24/2024	362908 101520 362908 101520	563410
PARK DEPARTMENT	1734 WISCONSIN PARK & R	7213	1/2/2024	PARKS - 2024 ANNUAL CONFERENCE PRO	325.00	1/24/2024	362928 101520	536125
POLICE DEPARTMENT	158 AT&T MOBILITY	287309317415X011524	1/7/2024	Total ACCT 287309317415 SPD WIRELESS ROUTER JANUARY	\$4,134.69 802.78	1/24/2024	362839 101210	555120
POLICE DEPARTMENT	158 AT&T MOBILITY	287309317415X121523		ACCT 287309317415 SPD WIRELESS ROUTERS	802.78	1/10/2024	362657 101210	555120
POLICE DEPARTMENT	18900 AURORA HEALTH	1334966		ACCT 910001331 SPD DECEMBER BLOOD DRAW	25.00	1/24/2024	362843 101210	531564
POLICE DEPARTMENT POLICE DEPARTMENT	7037 BAUMANN & ASSOC 7495 BRET'S TOWING &	1790 2010134372		SPD ASSESSMENT KIEV GARCIA LOPEZ IMPOUND TOW FROM 10/17/2023 c23-17819	452.70 150.00	1/10/2024 1/10/2024	362662 101210 3807 101210	531560 531730
POLICE DEPARTMENT	3200 CDWG	NQ25881		7531839 KYOCERA PA5000X A4 MON PRINTER PD	780.27	1/10/2024	362666 101210	540100
POLICE DEPARTMENT	7496 CHORUS	634		CHORUS INTELLIGENCE SOFTWARE	15,000.00	1/10/2024	3810 101210	533106
POLICE DEPARTMENT POLICE DEPARTMENT	460 CITY OF PLYMOUTH 19085 CITY OF SHEBOYGAN	2010134692		MEG UNIT 3 QUARTER METH GRANT REIMBURSEMENT MEG UNIT 3 QUARTER METH GRANT REIMBURSEMENT	107.26 105.06	1/10/2024	362670 221210 362671 221210	531100 531100
POLICE DEPARTMENT	2665 COMPLETE OFFICE	618577		CUSTOMER 9916 SPD THERMAL PAPER FOR CITATIONS	246.65	1/24/2024	3868 101210	540210
POLICE DEPARTMENT	2665 COMPLETE OFFICE	612806		CUSTOMER 9916 SPD EVIDENCE TAGS AND	142.47	1/10/2024	3811 101210	540210
POLICE DEPARTMENT POLICE DEPARTMENT	2665 COMPLETE OFFICE 2665 COMPLETE OFFICE	618158 625597		CUSTOMER 9916 SPD TAPE, LEGAL PADS, CALENDAR, CUSTOMER 9916 SPD THERMAL POUCHES, SHARPIES,	122.50 121.81	1/24/2024	3868 101210 3868 101210	540100 540100
POLICE DEPARTMENT	2665 COMPLETE OFFICE	621631		CUSTOMER 9916 SPD 8 PACK OF TAPE	71.18	1/24/2024	3868 101210	540100
POLICE DEPARTMENT	2665 COMPLETE OFFICE	610795		CUSTOMER 9916 SPD CERTIFICATE PAPER AND	37.31	1/10/2024	3811 101210	540100
POLICE DEPARTMENT	2665 COMPLETE OFFICE	615832		CUSTOMER 9916 SPD THERMAL PAPER FOR CITATIONS	35.19	1/10/2024	3811 101210	540210
POLICE DEPARTMENT POLICE DEPARTMENT	2665 COMPLETE OFFICE 2665 COMPLETE OFFICE	622640 621936		CUSTOMER 9916 SPD DYMO EVIDENCE PRINTER TAPE CUSTOMER 9916 SPD CREDIT INVOICE 8 PACK TAPE	23.08 (71.18)	1/24/2024	3868 101210 3868 101210	540210 540100
POLICE DEPARTMENT	2321 DEPARTMENT OF	01092024	1/9/2024	ANNUAL SPECIAL USE AUTHORIZATION FEE	25.00	1/11/2024	362748 220213	540200
POLICE DEPARTMENT	4221 DEPOT AUTO	78643		SPD LE TOW BMW Vin: 5VXWX9C57D0A12025	125.00	1/10/2024	3813 101210	531730
POLICE DEPARTMENT POLICE DEPARTMENT	7150 GENERAL FIRE 10182 J&H CONTROLS	150622SHIPPING 10000025459		SPD SHIPPING COST ONLY - PREVIOUS AMOUNT PAID 2024 MAINTENANCE OF AIR CONDITIONING, DIRECT	20.27 935.00	1/10/2024	3820 101210 3889 101210	560255 550110
POLICE DEPARTMENT	7036 JAMES LEASING	15140	12/22/2023	ACCT CO31 SPD MAIN WORK ROOM LEASE/OVER 4TH	422.26	1/24/2024	362869 101210	563110
POLICE DEPARTMENT	7036 JAMES LEASING	15161		ACCT CO31 SPD CID PRINTER LEASE FOR 12/28 TO	181.64	1/24/2024	362869 101210	563110
POLICE DEPARTMENT POLICE DEPARTMENT	7036 JAMES LEASING 10268 JERRY'S LAWN &	15373 01-02-2024		ACCT CO31 SPD FRONT DESK COPIER LEASE JANUARY SPD DECEMBER LAWN MAINTENANCE BILLING	144.45 1,715.00	1/24/2024 1/10/2024	362869 101210 362687 101210	563110 531100
POLICE DEPARTMENT	1413 JSM SECURE INC	75613		SPD 2024 ANNUAL BURGLAR ALARM MONITOR IMPOUND	204.00	1/24/2024	3891 101210	563310
POLICE DEPARTMENT	1258 KWIK TRIP INC.	630633		ACCT 259406 SPD NOVEMBER FUEL COSTS	9,259.69	1/10/2024	3831 101210	540230
POLICE DEPARTMENT POLICE DEPARTMENT	1258 KWIK TRIP INC. 7499 LANDMARK	684369 11311		ACCT 259406 SPD DECEMBER FUEL COSTS SPD RANGE WEED REMOVAL AND TREATMENT	8,744.35 1,195.11	1/10/2024	3831 101210 3832 101210	540230 540201
POLICE DEPARTMENT		2010134980		DOOR HANGERS FOR ANDREW BAILEY NPE	99.15	1/10/2024	362895 101210	540201
POLICE DEPARTMENT	16722 PROFESSIONAL	1080405		SPD SOAP, PAPER TOWELS, TOILET PAPER, CAN	565.93	1/24/2024	3901 101210	564130
POLICE DEPARTMENT POLICE DEPARTMENT	16722 PROFESSIONAL 16722 PROFESSIONAL	1079861 1079403		SPD PAPER TOWELS, TOILET PAPER, ETC SPD JANITORIAL SUPPLIES FOR BATHROOM	314.76 107.16	1/24/2024 1/10/2024	3901 101210 3845 101210	564130 564130
POLICE DEPARTMENT	16722 PROFESSIONAL	1080453		SPD NITRILE GLOVES MEDIUM	83.34	1/10/2024	3901 101210	540210
POLICE DEPARTMENT	4412 PSAB ENTERPRISES	27153	1/1/2024	2024 MONTHLY CLEANING SERVICES FOR SPD	5,330.00	1/24/2024	3902 101210	564130
POLICE DEPARTMENT	15240 RAY O'HERRON 17218 REEVES COMPANY.	2315289		BOXES #Q4172 9MM LUGER, 115 GR. FMJ, 50 ROUNDS CUSTOMER SH8SH SPD NAMEPINS X 2	1,890.00	1/10/2024	362716 101210	540201
POLICE DEPARTMENT POLICE DEPARTMENT	17218 REEVES COMPANY, 19030 SHEBOYGAN COUNTY	485778 2010134691		MEG UNIT 3 QUARTER METH GRANT REIMBURSEMENT	35.43 1,598.80	1/24/2024	362900 101210 362722 221210	540210 531100
POLICE DEPARTMENT	19000 SHEBOYGAN COUNTY	131818		ACCT 1071 SPD BUSINESS CARDS WICK, RASIMUS,	61.29	1/24/2024	362904 101210	540100
POLICE DEPARTMENT	19000 SHEBOYGAN COUNTY			ACCT 1071 SPD MISDEMEANOR BOOKS	35.76	1/10/2024	362723 101210	540100
POLICE DEPARTMENT POLICE DEPARTMENT	7157 SMITHEREEN PEST 17980 ST. NICHOLAS	3246420 2010134977		LOCATION 155032 SPD PEST CONTROL GUARANTOR ID 481321 SPD NOV AND DEC BLOOD	60.00 651.00	1/10/2024	3847 101210 362909 101210	550110 531564
POLICE DEPARTMENT	17980 ST. NICHOLAS	25966		SPD DRUG TESTING GARCIA LOPEZ AND JUMES	350.25	1/24/2024	362726 101210	531560
POLICE DEPARTMENT	6329 SUMMIT COMPANIES	176005741	11/7/2023	SPD SEMI ANNUAL FIRE TESTING	572.00	1/24/2024	362911 101210	550110
POLICE DEPARTMENT	6917 UNIFIRST	1481009056		CUSTOMER 1685079 SPD MATS AND WIPES	36.31	1/24/2024	362917 101210	531100
POLICE DEPARTMENT POLICE DEPARTMENT	6917 UNIFIRST 6917 UNIFIRST	1481009576 1481008218		CUSTOMER 1685079 SPD MATS AND WIPES CUSTOMER 1685079 SPD MATS AND WIPES	36.31 36.31	1/24/2024 1/10/2024	362917 101210 362735 101210	531100 531100
POLICE DEPARTMENT	6925 VAN HORN AUTO	186024823		2024 VEHICLE EXPENSES AT VAN HORN FORD	1,294.25	1/24/2024	3912 101210	562110
POLICE DEPARTMENT	6925 VAN HORN AUTO	185017301		2024 VEHICLE EXPENSES AT VAN HORN FORD	302.14	1/24/2024	3912 101210	562110
POLICE DEPARTMENT	2781 VISUAL COMPUTER	20169	1/2/2024	VCS 2022 RENEWAL SERVICES JAN 2024 TO DEC 2024	11,515.29	1/24/2024	3914 101210 3918 101210	533106

				1/1/2024 to	1/31/2024			011		Obj
Department	Vendor Number	Vendor	Invoice	Invoice Date	Line Item Descr	Line item amount	Check date	Check Number	Org	
SHEBOYGAN TRANSIT	3583	ATCO INTERNATIONAL	10623871	1/8/2024	Total CUST ID: 500269	\$69,923.86 435.93	1/24/2024	362841	651352	564130
SHEBOYGAN TRANSIT		ATCO INTERNATIONAL			CUST ID: 500269	287.20	1/24/2024	362841		564130
SHEBOYGAN TRANSIT	3583	ATCO INTERNATIONAL			CUST ID: 500269	243.47	1/10/2024	362658	651352	564130
SHEBOYGAN TRANSIT		AURORA HEALTH	1236445		ACCT NO: 6000011555	135.00	1/24/2024	362843		531560
SHEBOYGAN TRANSIT SHEBOYGAN TRANSIT			4180213439 4178827186		CUST NO: 18489016 cust no: 18489016	664.69 649.93	1/24/2024	362850 362850		531100 531100
SHEBOYGAN TRANSIT			4179508268		CUST NO: 18489016	429.78	1/24/2024	362850		531100
SHEBOYGAN TRANSIT	2375	CINTAS FIRST AID	4178135632	12/26/2023	CUST NO: 18489016	429.78	1/10/2024	362669	651352	531100
SHEBOYGAN TRANSIT			5190363671		CUST NO: 18489016	133.22	1/10/2024	362669		531100
SHEBOYGAN TRANSIT SHEBOYGAN TRANSIT			F6-67090 F6-66776		CUST NO: 36500	5,777.84 5,654.30	1/10/2024 1/10/2024	362674		562110 562110
SHEBOYGAN TRANSIT			F6-65610		CUST NO: 36500 CUST NO: 36500	(270.00)	1/10/2024	362674 362674		562110
SHEBOYGAN TRANSIT			S103379650.001		CUST NO: 49095	145.10	1/24/2024	362851		550110
SHEBOYGAN TRANSIT			149033		ACCT NO: SM75	448.95	1/10/2024			563110
SHEBOYGAN TRANSIT			2208650		ACCT NO: 203741	161.46	1/24/2024		651352	562110
SHEBOYGAN TRANSIT SHEBOYGAN TRANSIT			41128402 41127803		CUST NO: 72320701 CUST NO: 72320701	2,137.76 643.18	1/24/2024	362861 362861		562110 562110
SHEBOYGAN TRANSIT			41120967		cust no: 72320701	212.20	1/10/2024	362683		562110
SHEBOYGAN TRANSIT	7334	GILLIG LLC	41127802	1/11/2024	CUST NO: 72320701	142.36	1/24/2024	362861	651352	562110
SHEBOYGAN TRANSIT			41112414		CUST NO: 72320701	116.44	1/10/2024	362683		562110
SHEBOYGAN TRANSIT			41128806		cust no: 72320701	31.62	1/24/2024	362861		562110
SHEBOYGAN TRANSIT SHEBOYGAN TRANSIT			41126616 41126118		CUST NO: 72320701 cust no: 72320701	17.67 5.04	1/24/2024	362861 362861		562110 562110
SHEBOYGAN TRANSIT			41127138		CUST NO: 72320701	3.42	1/24/2024			562110
SHEBOYGAN TRANSIT	2437	HALRON LUBRICANTS	1477873-00	1/12/2024	GALLONS 891001 BULK 15W-40 PB ONE SOL GEN2	4,641.12	1/24/2024	3885	651352	540245
SHEBOYGAN TRANSIT		HI-WAY 42 GARAGE &			CUST ID: SHORELINE METRO	270.00	1/24/2024		651352	531100
SHEBOYGAN TRANSIT SHEBOYGAN TRANSIT		JAMES LEASING JSM SECURE INC	15375 75811		ACCT NO: CO35-002 CUST ID: SHORELINE METRO	627.92 1,272.00	1/24/2024 1/24/2024	362869 3891	651352 651352	563110 531100
SHEBOYGAN TRANSIT		KAAT'S WATER	1057696		ACCT NO: 1387513	48.00	1/24/2024		651352	555105
SHEBOYGAN TRANSIT			X108036362:01		CUST NO: 15647	466.90	1/10/2024			562110
SHEBOYGAN TRANSIT	5156	KRIETE TRUCK	X108036274	12/19/2023	CUST NO: 45387	268.68	1/10/2024	362688	651352	562110
SHEBOYGAN TRANSIT			X108036167:01		CUST NO: 15647	224.68	1/10/2024	362688		562110
SHEBOYGAN TRANSIT SHEBOYGAN TRANSIT			DATED: 12.31.23T 440272		ACCT NO: 00260160 CUST NO: 78225	3,793.96 178.59	1/10/2024 1/24/2024		651352 651352	540230 562110
SHEBOYGAN TRANSIT			439716		CUST NO: 78225	160.52	1/24/2024		651352	562110
SHEBOYGAN TRANSIT		NAPA PARTS	439144		ACCT NO: 78225	116.00	1/10/2024		651352	540245
SHEBOYGAN TRANSIT			440619		CUST NO: 78225	78.95	1/24/2024		651352	562110
SHEBOYGAN TRANSIT		NAPA PARTS	439111		CUST NO: 78225	53.57	1/10/2024		651352	562110
SHEBOYGAN TRANSIT SHEBOYGAN TRANSIT		NAPA PARTS NAPA PARTS	439341 439590		CUST NO: 78225 CUST NO: 78225	47.92 20.64	1/10/2024		651352 651352	562110 562110
SHEBOYGAN TRANSIT			439131		CUST NO: 78225	15.58	1/10/2024		651352	562110
SHEBOYGAN TRANSIT	1492	NAPA PARTS	439257	12/28/2023	CUST NO: 78225	8.00	1/10/2024		651352	562110
SHEBOYGAN TRANSIT			6199972		CUST NO: 4CITYOFSHE	1,081.45	1/10/2024		651352	540235
SHEBOYGAN TRANSIT SHEBOYGAN TRANSIT		PROFESSIONAL	1080547		CUST ACCT: SHEBC150 ACCT NO: 66290263	136.21	1/24/2024		651352	564130
SHEBOYGAN TRANSIT			825583 825816		ACCT NO: 66290263	1,068.71 1,028.17	1/10/2024		651352 651352	540245 540245
SHEBOYGAN TRANSIT			3246423		ACCT NO: 155035	59.00	1/10/2024		651352	531100
SHEBOYGAN TRANSIT	21268	TRANSIT MUTUAL INS.	TM-24-16		CUST ID: SHORELINE METRO	120,866.00	1/24/2024	362914	651352	531206
SHEBOYGAN TRANSIT			89		CUST ID: SHORELINE METRO	290.00	1/24/2024			536125
SHEBOYGAN TRANSIT SHEBOYGAN TRANSIT			0628484554 0622292763		ACCT NO: 852786356 ACCT NO: 852786356	617.60 617.60	1/24/2024			555120 555120
SHEBOYGAN TRANSIT			23-1114		CUST ID: SHORELINE METRO	1,078.00	1/24/2024	362920		555120
SHEBOYGAN TRANSIT	5180	UNITEGPS, LLC	23-1182	1/1/2024	CUST ID: SHORELINE METRO	1,078.00	1/24/2024	362920	651352	555120
SHEBOYGAN TRANSIT		WHBL, WHBZ, WBFM,			ADVERTISER: SHORLEINE METRO	272.00	1/10/2024		651352	531400
SHEBOYGAN TRANSIT SHEBOYGAN TRANSIT		WHBL, WHBZ, WBFM, WHBL, WHBZ, WBFM,	633069-1		ADVERTISER: SHORELINE METRO ADVERTISER: SHORELINE METRO	272.00 272.00	1/10/2024		651352 651352	531400 531400
SHEBOYGAN TRANSIT			DATED: 12.31.23		ADVERTISER: SHORELINE METRO ADVERTISER NO: 2723	595.00	1/10/2024			531400
					Total	\$160,261.11				
STOCKROOM	3726		0070642		CUST# CITYS GREEN HUCK TOWELS/FUEL	414.00	1/24/2024	3869	101	161000
STOCKROOM			228-007557		ACCT# SB2410 - 3/8 RATCH ROPE TIE DOWN	249.50	1/24/2024			161000
STOCKROOM STOCKROOM			50-4988104 227-003602		ACCT# SB2410 - MOBIL 1 0W-20 AFE ACCT# SB2410 - WIX 57746XD	89.64 33.96	1/10/2024 1/24/2024			161000 161000
STOCKROOM			228-007412		ACCT#SB2410 - WIX 57746XD ACCT#SB2410 COUPLINGS, BEAD SEALER	32.09	1/24/2024	362856		161000
STOCKROOM			227-003476		ACCT# SB2410 - 1/4 FEM. BODY A-STYLE	26.88	1/10/2024	362679		161000
STOCKROOM	7439	FACTORY MOTOR	18-2182838	1/5/2024	ACCT# SB2410 - LIQUID ELECTRICAL TAPE	11.03	1/24/2024	362856	101	161000
STOCKROOM		FASTENAL COMPANY			CUST# WISHE0157 - XLDDBLPLMLTHGIV	218.88	1/10/2024			161000
STOCKROOM STOCKROOM		FASTENAL COMPANY MILLER IMPLEMENT	WISHE344639 238944		CUST# WISHE0157 - MODEL 42 H6 EYEWEAR FILTER/ELEMENT	149.36 446.54	1/10/2024			161000 161000
STOCKROOM			440336		STOCKROOM - 8MXTX100 REEL	537.00	1/24/2024			161000
STOCKROOM		NAPA PARTS	439714		CUST# 78337 AIR FILTERS/SEAL FILTER/PANEL FILTER	288.51	1/24/2024	3898		161000
STOCKROOM			438779		CUST# 78337 FILTERS/HOSE FITTINGS	194.82	1/10/2024			161000
STOCKROOM			439616		CUST# 78337 FLUID FILTER/GASKET MAKER/SEALED	141.38	1/24/2024			161000
STOCKROOM STOCKROOM			439718 440310		CUST# 78337 FLAP DISC STOCKROOM - HYD HOSE FITTINGS	127.35 120.76	1/24/2024	3898 3898		161000 161000
STOCKROOM			440002		ACCT#78337 STOCKROOM	95.47	1/24/2024			161000
STOCKROOM		NAPA PARTS	440356		CUST# 78337 HYD HOSE FITTINGS	76.24	1/24/2024			161000
STOCKROOM			440052		CUST# 78337 RADIAL SEAL & AIR FILTER	74.06	1/24/2024			161000
STOCKROOM STOCKROOM		NAPA PARTS NAPA PARTS	438567 440508		CUST# 78337 FILTER/WD40 STOCKROOM - HYD HOSE FITTINGS	57.94 57.54	1/10/2024 1/24/2024			161000 161000
STOCKROOM		NAPA PARTS	439973		STOCKROOM - HYD HOSE FITTINGS STOCKROOM - LED M C LAMP	52.48	1/24/2024			161000
STOCKROOM			439532		STOCKROOM - PX ALUM ANTI-SEIZE LU	47.76	1/24/2024			161000
STOCKROOM	1492	NAPA PARTS	440149	1/9/2024	STOCKROOM - HYD HOSE FITTINGS	32.52	1/24/2024	3898	101	161000
STOCKROOM			439715		CUST# 78337 OIL FILTER/HYD FILTER/FLUID FILTER/	32.32	1/24/2024			161000
STOCKROOM			439553		CUST# 78337 AIR FILTER	31.68	1/24/2024			161000
STOCKROOM STOCKROOM		NAPA PARTS NAPA PARTS	440231 440500		STOCKROOM - WD40 12 OZ SPRAY STOCKROOM - HYD HOSE FITTINGS	27.21 23.61	1/24/2024	3898 3898		161000 161000
STOCKROOM			439039		CUST# 78337 HOSE FITTINGS	23.61	1/24/2024			161000
STOCKROOM			439281		STOCKROOM - SPIN-ON FLUID	12.00	1/10/2024			161000
STOCKROOM			440519		STOCKROOM - PX ALUM ANTI-SEIZE LU	10.36	1/24/2024			161000
STOCKROOM			440050		CUST# 78337 LAMPS	(28.87)	1/24/2024			161000
STOCKROOM		NAPA PARTS	440550		STOCKROOM - CORE DEPOSIT CREDIT	(74.00)	1/24/2024			161000
STOCKROOM	16722	PROFESSIONAL	1079246	12/19/2023	STOCKROOM - KITCHEN ROLL TOWELS 2-PLY Total	140.96 \$3,773.50	1/10/2024	3845	IUT	161000
JPTOWN SOCIAL	2462	LAKESHORE	UPTOWN 2023	12/12/2023	LCHC STAFFING	\$3,773.50 4,153.40	1/10/2024	362689	101530	531100
	2402	_ = = = = = = = = = = = = = = = = = = =		1211212023	Total	\$4,153.40	., 10/2024	552009		301100
VASTEWATER	2743	AIRGAS, USA, LLC	9145647935	1/5/2024	WWTP - EXAM NTRL PF LG 11.6" BLU	479.11	1/24/2024	362832	630361	540210
VASTEWATER		APGN INC	18759		APG NEUROS NX350S-C080 HIGH SPEED TURBO	139,479.90	1/24/2024			659200
VASTEWATER			24-001153		2023 PRETREATMENT SERVICES	766.00	1/24/2024		630361	531136
VASTEWATER WASTEWATER			23-019526		2023 PRETREATMENT SERVICES	523.00	1/10/2024		630361	531136
VASTEWATER VASTEWATER		BADGER BATTERIES PLUS LLC	23-019734 P69008251		2023 PRETREATMENT SERVICES CUST# 9204593469 1.55V SVROX	408.00 47.40	1/10/2024		630361 630361	531136 540210
VASTEWATER			86831		WASTEWATER SPARE RAW PUMP	2.350.00	1/10/2024			550110
- · - · · · · · · · · · · · · · · · · ·	1009		5191421630	1,0/2024		_,000.00	// _ U _ 4	552577	630361	200110

AP Invoices				1/1/2024 to	1/31/2024					
						Line item	Check		Org	Obj
Department	Vendor Number	Vendor	Invoice	Invoice Date	Line Item Descr	amount	date	Number		
WASTEWATER		DAKOTA SUPPLY	S103383867.001		CUST# 49119 - 20' GREY PIPE	680.46	1/24/2024	362851	630361	550110
WASTEWATER	9100	DAKOTA SUPPLY	S103003488.005	12/20/2023	CUST# 49119 REMOTE MOUNTING KIT	267.46	1/10/2024	362675	630361	651700
WASTEWATER	9100	DAKOTA SUPPLY	S103383986.001	1/4/2024	CUST# 49119 - CUT-OFF WHEEL	150.72	1/24/2024	362851	630361	550110
WASTEWATER	9100	DAKOTA SUPPLY	S103386069.001	1/5/2024	CUST# 49119 - VIEGA 79925 3/4 PROPRESS BRONZE	30.99	1/24/2024	362851	630361	550110
WASTEWATER	9100	DAKOTA SUPPLY	S103398619.001	1/10/2024	CUST# 49119 - LASCO 847-015 CAP PVC SCH-80 SW	22.59	1/24/2024	362851	630361	550110
WASTEWATER	9100	DAKOTA SUPPLY	S103378758.001	1/3/2024	CUST# 49119 TUBE END CAP	4.99	1/24/2024	362851	630361	550110
WASTEWATER	4598	DONOHUE &	13775-13M	1/11/2024	WASTEWATER TASK ORDER #13 BLOWER INSTALL	18,912.00	1/24/2024	362853	630361	659200
WASTEWATER	4598	DONOHUE &	13775-13J	1/5/2024	WASTEWATER ENGINEERING SERVICES AERATION	2,030.00	1/24/2024	362853	630361	641100
WASTEWATER	4598	DONOHUE &	13775-13I	1/5/2024	WASTEWATER TREATMENT PLANT W3	1,561.00	1/24/2024	362853	630361	531150
WASTEWATER	3090	FOXLAND	00064516-1	11/30/2023	WWTP - CIM FOR SLURRYSTORE SIM SEALER KIT	3,600.00	1/24/2024	3880	630361	531100
WASTEWATER	3090	FOXLAND	00064197-1	11/29/2023	CUST #FX011525 INSPECTION REPORT/LABOR/TRIP	1,090.43	1/10/2024	3819	630361	531100
WASTEWATER	7750	GRAINGER	9962511854	1/15/2024	CUST# 850511460 PUMP MOTOR	731.60	1/24/2024	362863	630361	550110
WASTEWATER	7137	HARTER'S LAKESIDE	567847	12/31/2023	CUST# 02-35793 7 15 YD DUMP & LEAVE/RECOVERY FEE	654.90	1/24/2024	362865	630361	533125
WASTEWATER	7036	JAMES LEASING	15068	12/15/2023	CUST# CO37 MONTHLY PRINTS	210.89	1/10/2024	362686	630361	563110
WASTEWATER	11085	KEMIRA WATER	9017815407	12/26/2023	CUST # 310014 - 2023 FERRIC CHLORIDE	12,985.88	1/10/2024	3829	630361	540410
WASTEWATER	1258	KWIK TRIP INC.	2003462	12/2/2023	ACCT# 00260158 - WASTER WATER UNIT 01	180.25	1/10/2024	3831	630361	540230
WASTEWATER	1258	KWIK TRIP INC.	12.31.2023	12/31/2023	CUST# 00260158 FUEL PURCHASES	94.24	1/10/2024	3831	630361	540230
WASTEWATER	12420	MC MASTER-CARR	15828933	10/12/2023	CUST# 91997900 LUBRICANT/STRENGTH RETAINING	269.10	1/10/2024	3836	630361	550110
WASTEWATER	13869	MULCAHY SHAW	325589	12/22/2023	QUOTE 15528 - FILTER, MEMBRANE FOR FM/PC, ALYZA	1,942.95	1/10/2024	362699	630361	550110
WASTEWATER	7237	NALCO WATER	6660233800	1/12/2024	CUST# 150494010 CARTRIDGE/FILETER	374.40	1/24/2024	3897	630361	540228
WASTEWATER	14044	NORTH CENTRAL	496725	12/11/2023	ACCT#42126 - LABORATORY SUPPLIES	983.93	1/10/2024	3842	630361	531100
WASTEWATER	14044	NORTH CENTRAL	497439	12/28/2023	ACCT#42126 - LABORATORY SUPPLIES	444.60	1/10/2024	3842	630361	531100
WASTEWATER	14044	NORTH CENTRAL	497636	1/4/2024	2024 ESTIMATED LABORATORY SUPPLIES	380.97	1/24/2024	3899	630361	531100
WASTEWATER	14044	NORTH CENTRAL	497964	1/11/2024	ACCT#42126 - LABORATORY SUPPLIES	89.19	1/24/2024	3899	630361	531100
WASTEWATER	15014	NORTHERN LAKE	2321912	12/27/2023	CLIENT#88424 MTH METALS ANALYSIS/QTR PRI	562.15	1/10/2024	3843	630361	531100
WASTEWATER	16722	PROFESSIONAL	1080301	1/10/2024	WWTP - MULTI-MOLD TOWELS NATURAL	374.31	1/24/2024	3901	630361	540210
WASTEWATER	16722	PROFESSIONAL	1078769	12/8/2023	CUST# SHEBW100 BLEACH/SURCHARGE	29.98	1/10/2024	3845	630361	540210
WASTEWATER	17631	USA BLUE BOOK	INV00226694	12/20/2023	WASTEWATER CHLORINE ANALYZERS	857.00	1/10/2024	362737	630361	540210
WASTEWATER	17631	USA BLUE BOOK	INV00242379	1/10/2024	WASTEWATER CHLORINE ANALYZERS	182.75	1/24/2024	362921	630361	540210
WASTEWATER	21778	VIKING ELECTRIC	S007677786.001	1/8/2024	CUST# V9626 CONDUIT/STEEL COUPLING/FENDER	411.37	1/24/2024	362924	630361	564120
WASTEWATER	21778	VIKING ELECTRIC	S007693058.001	1/12/2024	ACCT# V9626 - PAND PV10-14R-L	369.85	1/24/2024	362924	630361	564120
WASTEWATER	21827	VORPAHL FIRE &	215374753	12/29/2023	CUST# 14962 - CAL GAS MSA 4 GAS 58L GAS	630.41	1/24/2024	3915	630361	560256
WASTEWATER	21827	VORPAHL FIRE &	215375441	1/11/2024	CUST# 14962 CAL GAS MSA 4 GAS 58L/FREIGHT	630.41	1/24/2024	3915	630361	560256
WASTEWATER	22007	WASTE MANAGEMENT	0033355-2289-6		CUST# 25-22279-33009 TIPPING FEES	329.62	1/10/2024			533125
					Total	\$196.229.19				

CITY OF SHEBOYGAN R. C. 215-23-24

BY PUBLIC WORKS COMMITTEE.

MARCH 4, 2024.

Your Committee to whom was referred Res. No. 162-23-24 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with Vinton Construction Company, Inc. for the construction of the Veterans Memorial Park Pickleball and Basketball Courts and authorizing an amendment to the 2024 budget to cover the contract cost.; recommends adopting the Resolution.

Committee:	
PASSED AND ADOPTED BY THE CIT	Y OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN RESOLUTION 162-23-24

BY ALDERPERSONS DEKKER AND RUST.

FEBRUARY 19, 2024.

A RESOLUTION authorizing the appropriate City officials to enter into a contract with Vinton Construction Company, Inc. for the construction of the Veterans Memorial Park Pickleball and Basketball Courts and authorizing an amendment to the 2024 budget to cover the contract cost.

WHEREAS, the City of Sheboygan has advertised for bids to construct the Veterans Memorial Park Pickleball and Basketball Courts (the "Project"); and

WHEREAS, the lowest bid of the three received was from Vinton Construction Company, Inc. for \$274,557.73; and

WHEREAS, the City Engineer has reviewed the bids and determined that the low bid met all of the project specifications.

NOW, THEREFORE, BE IT RESOLVED: That the Mayor and City Clerk are hereby authorized to enter into the attached agreement with Vinton Construction Company, Inc. for the construction of the Project.

BE IT FURTHER RESOLVED: That the Finance Director is hereby authorized to complete the following budget amendment to pay for the unbudgeted portion of the construction contract:

INCREASE:

Capital Projects Fund –Culture & Recreation – Improvements Other	
Than Buildings (Acct. No. 400500-641100)	\$4,557.73
Capital Projects Fund – Fund Equity Applied	
(Acct. No. 400-493000)	\$4,557.73

PASSED AND ADOPTED BY THE CITY OF SI	HEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

Veterans Memorial Park (Pickleball and Basketball Courts) (#8917658)

Owner: Sheboygan WI, City of Solicitor: Sheboygan WI, City of 01/25/2024 10:00 AM CST

					Vinton Co	nstruction	Buteyn-	Peterson		
					Com	pany	Construction	on Company	Northeast .	Asphalt, Inc.
Section Title	Line Item Item Code	e Item Description	UofM	Quantity	Unit Price2	Extension3	Unit Price4	Extension5	Unit Price6	Extension7
	1	1 Mobilization	LS	1	\$46,500.00	\$46,500.00	\$34,280.00	\$34,280.00	\$61,200.00	\$61,200.00
	2	2 Traffic Control	LS	1	\$1,275.00	\$1,275.00	\$1,500.00	\$1,500.00	\$10,500.00	\$10,500.00
	3	3 Construction Staking	LS	1	\$5,270.00	\$5,270.00	\$4,500.00	\$4,500.00	\$18,850.00	\$18,850.00
	4	4 Pulverize and Relay Pavement (under pickleball courts)	SY	960	\$1.22	\$1,171.20	\$1.22	\$1,171.20	\$1.20	\$1,152.00
	5	5 Pulverize, Stockpile and Relay (under basketball court)	SY	640	\$1.22	\$780.80	\$1.22	\$780.80	\$1.20	\$768.00
	6	6 Clearing and Grubbing	STA	1	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00	\$3,500.00	\$3,500.00
	7	7 Sawing Concrete	LF	70	\$10.00	\$700.00	\$10.00	\$700.00	\$3.50	\$245.00
	8	8 Removing Fence, Posts and Gates (488 LF)	LS	1	\$3,200.00	\$3,200.00	\$2,500.00	\$2,500.00	\$4,000.00	\$4,000.00
	9	9 Removing Net Posts and Center Tie-Downs	LS	1	\$500.00	\$500.00	\$2,500.00	\$2,500.00	\$500.00	\$500.00
	10	10 Removing Sidewalk	SY	110	\$15.00	\$1,650.00	\$15.00	\$1,650.00	\$15.30	\$1,683.00
	11	11 Removing Curb and Gutter	LF	30	\$20.00	\$600.00	\$20.00	\$600.00	\$20.00	\$600.00
	12	12 Site Grading (350 CY +/- Comm. Exc.)	LS	1	\$16,800.00	\$16,800.00	\$16,800.00	\$16,800.00	\$16,800.00	\$16,800.00
	13	13 Base Aggregate Dense 3/4-Inch	Tons	30	\$30.00	\$900.00	\$30.00	\$900.00	\$30.00	\$900.00
	14	14 Base Aggregate Dense 1 1/4-Inch	Tons	125	\$20.00	\$2,500.00	\$20.00	\$2,500.00	\$20.00	\$2,500.00
	15	15 Asphaltic Surface	Tons	180	\$166.45	\$29,961.00	\$166.45	\$29,961.00	\$164.80	\$29,664.00
	16	16 Tack Coat	Gal	60	\$4.85	\$291.00	\$4.85	\$291.00	\$4.80	\$288.00
	17	17 Concrete Pavement 6-Inch	SY	930	\$48.42	\$45,030.60	\$48.42	\$45,030.60	\$58.50	\$54,405.00
	18	18 Concrete Sidewalk 4-Inch	SF	1300	\$8.75	\$11,375.00	\$8.75	\$11,375.00	\$6.00	\$7,800.00
	19	19 Concrete Curb and Gutter, 24-Inch	LF	30	\$75.00	\$2,250.00	\$75.00	\$2,250.00	\$46.00	\$1,380.00
	20	20 Detectable Warning Fields	SF	24	\$35.00	\$840.00	\$35.00	\$840.00	\$35.00	\$840.00
	21	21 Inlet 30" Dia.	Each	1	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00	\$2,200.00
	22	22 Inlet Casting Neenah R-2050 Frame w/ Type "D" Grate	Each	1	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00	\$575.00
	23	23 12" PVC Storm Sewer	LF	197	\$60.00	\$11,820.00	\$60.00	\$11,820.00	\$60.00	\$11,820.00
	24	24 Connection to Existing Inlet	Each	1	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
	25	25 Surface Painting	SF	8784	\$1.67	\$14,669.28	\$2.50	\$21,960.00	\$2.46	\$21,608.64
	26	26 Court Striping	LF	1596	\$2.82	\$4,500.72	\$3.12	\$4,979.52	\$3.09	\$4,931.64
	27	27 Court Nets, Posts and Tie-Downs	Each	4	\$2,642.00	\$10,568.00	\$3,750.00	\$15,000.00	\$3,087.50	\$12,350.00
	28	28 8-FT Fencing (includes 2 gates)	LF	450	\$67.67	\$30,451.50	\$80.00	\$36,000.00	\$77.76	\$34,992.00
	29	29 4-FT Fencing	LF	96	\$55.55	\$5,332.80	\$60.00	\$5,760.00	\$60.25	\$5,784.00
	30	30 Sawcut Control Joints with Armor	LF	194	\$42.03	\$8,153.82	\$30.30	\$5,878.20	\$30.00	\$5,820.00
	31	31 Basketball Standards	Each	2	\$3,046.00	\$6,092.00	\$4,152.00	\$8,304.00	\$6,870.00	\$13,740.00
	32	32 Silt Fence	LF	700	\$2.35	\$1,645.00	\$3.00	\$2,100.00	\$2.05	\$1,435.00
	33	33 Inlet Protection	Each	6	\$70.00	\$420.00	\$100.00	\$600.00	\$60.00	\$360.00
	34	34 Tracking Pad	Each	1	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01	\$0.01
	35	35 Salvaged Topsoil	SY	500	\$4.00	\$2,000.00	\$4.00	\$2,000.00	\$4.00	\$2,000.00
	36	36 Hydro-Seed	SY	500	\$2.67	\$1,335.00	\$3.00	\$1,500.00	\$6.00	\$3,000.00
Base Bid Total:						\$274,557.73		\$285,006.33		\$339,391.29



Engineering Division 2026 New Jersey Ave Sheboygan, WI 53081 Document Title: Agreement

Section: 00 52 00

Bid Number: 2489-24 Page: 1 of 7

AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)

THIS AGREEMENT is by and between	City of Sheboygan	("Owner") and
Vinton Construction Company, Inc.		("Contractor"
Owner and Contractor hereby agree a	s follows:	

ARTICLE 1 - WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: municipal street and utility construction.

ARTICLE 2 - THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: *Veterans Memorial Park – Pickleball and Basketball Courts*

ARTICLE 3 – ENGINEER

- 3.01 The part of the Project that pertains to the Work has been designed by the City of Sheboygan.
- 3.02 The Engineering Division, Department of Public Works, City of Sheboygan, Sheboygan, WI will assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 - CONTRACT TIMES

- 4.01 Time of the Essence
 - A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.
- 4.02 Contract Times: Dates
 - A. The Work will be substantially completed on or before June 23, 2024 and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the 14th day following substantial completion.
- 4.03 Milestones
 - 1. None.
- 4.04 Liquidated Damages
 - A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):





Engineering Division 2026 New Jersey Ave Sheboygan, WI 53081

Document Title:	Agreement		
Section:	00 52 00		
Bid Number:	2489-24	Page:	2 of 7

- Substantial Completion: Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.
- 2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after such time until the Work is completed and ready for final payment.
- 3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.
- 4. Milestones: Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for achievement of each Milestone, until Milestone is achieved.
- B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.

4.05 Special Damages

- C. In addition to the amount provided for liquidated damages, Contractor shall reimburse Owner (1) for any fines or penalties imposed on Owner as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times, and (2) for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.
- D. After Contractor achieves Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times, Contractor shall reimburse Owner for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Work to be completed and ready for final payment (as duly adjusted pursuant to the Contract), until the Work is completed and ready for final payment.

ARTICLE 5 - CONTRACT PRICE

- 5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:
 - A. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item) as stated in Contractor's Bid, attached hereto as an exhibit.
 - B. The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

CITY OF SHEBOYGAN PUBLIC WORKS

Engineering Division 2026 New Jersey Ave Sheboygan, WI 53081

Document Title:	Agreement		
Section:	00 52 00		
Bid Number:	2489-24	Page:	3 of 7

ARTICLE 6 - PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 Progress Payments; Retainage

- A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on the third Wednesday of the Month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.
 - Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract
 - a. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and
 - b. O percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 Final Payment

A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

6.04 Interest

A. All amounts not paid when due shall bear interest at the rate of 0 percent per annum.

ARTICLE 7 - CONTRACT DOCUMENTS

7.01 Contents

- A. The Contract Documents consist of the following:
 - 1. This Agreement.
 - 2. Bonds:





Engineering Division 2026 New Jersey Ave Sheboygan, WI 53081

Document Title:	Agreement		
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Bid Number:	2489-24	Page:	4 of 7

- a. Performance bond (together with power of attorney).
- b. Payment bond (together with power of attorney).
- 3. Specifications as listed in the table of contents of the project manual (copy of list attached and incorporated by reference).
- 4. Drawings as listed in the table of contents of the drawings (copy of list attached and incorporated by reference).
- 5. Addenda (not attached but incorporated by reference)
 - a. Number 1 dated January 19, 2024.
 - b. Number 2 dated January 23, 2024.
- 6. Exhibits to this Agreement (enumerated as follows):
 - a. Contractor's Bid consisting of 1 Page.
- 7. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
 - a. Notice to Proceed.
 - b. Work Change Directives,
 - c. Change Orders,
 - d. Field Order,
 - e. Task Orders.
- B. The Contract Documents listed in Paragraph 7.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 7.
- D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

ARTICLE 8 - ARTICLE 8-REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 Contractor's Representations

- A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:
 - Contractor has examined and carefully studied the Contract Documents, including Addenda.
 - Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - 3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
 - 4. Contractor has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the





Engineering Division 2026 New Jersey Ave Sheboygan, WI 53081

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Supplementary Conditions, with respect to the Technical Data in such reports and drawings.

- Contractor has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
- 6. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.
- 7. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
- 8. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- 10. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

8.02 Contractor's Certifications

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:
 - "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 - "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and
 - 4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.



CITY OF SHEBOYGAN PUBLIC WORKS

Engineering Division 2026 New Jersey Ave Sheboygan, WI 53081

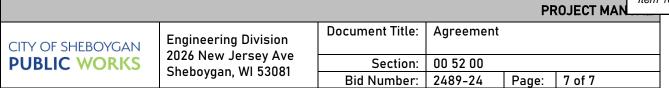
Document Title:	Agreement			
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Bid Number:	2489-24	Page:	6 of 7	

8.03 Standard General Conditions

A. Owner stipulates that if the General Conditions that are made a part of this Contract are EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or "track changes" (redline/strikeout), or in the Supplementary Conditions.

(Continued on next page)

Item 16.



IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agre	ement will be effective on	(which is the Effective Date of the Contract).	
OWNER:	:	CONTRACTOR:	
City of Sheboygan		Vinton Construction Company, Inc.	
Ву:		Ву:	
Nama	(signature)	(signature)	-
Name, Title:	Ryan Sorenson, Mayor	Name, Title: (printed)	
Date:		Date:	
Attest:		(If Contractor is a corporation, a partnersh a joint venture, attach evidence of authority	
Ву:		sign.) Address for giving notices:	
Name,	(signature)		
Title:	Meredith DeBruin, City Clerk		
Date:			
Signatui	res authorized pursuant to Res23-2	4.	
	s for giving notices: Sheboygan – Engineering Division		
	w Jersey Avenue gan, WI 53081		
Approve	ed as to form and Execution:		
Ву:			
	(signature)		
Name, Title:	Charles C. Adams, City Attorney		
Date:			

CITY OF SHEBOYGAN
PUBLIC WORKS

Engineering Division
2026 New Jersey Ave
Sheboygan, WI 53081

Document Title: Table of Contents

Section: 00 01 10

Bid Number: 2485-23R Page: 1 of 2

Veterans Memorial Park Pickleball And Basketball Courts

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Instructions for Biddors	2
instructions for Bidders	10
Bid Form	6
Unit Price Worksheet	1
Quest Unit Price Worksheet	3
Bid Bond	2
Bidder's Proof of Responsibility	4
Bidder's Proof of Responsibility and Non-Collusion Affidavit – Subcontractor	3
List of Subcontractors	1
Contracting Requirements	
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Notice to Proceed	1
Performance Bond Form	3
Payment Bond Form	3
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GENERAL REQUIREMENTS	
Summary of Work	2
Work Restrictions	5
Quality Assurance	2
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Temporary Environmental Controls	2
†	2
	2
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DEMOLITION	
Selective Demolition	2
EQUIPMENT	
•	2
	2
	Quest Unit Price Worksheet Bid Bond Bidder's Proof of Responsibility Bidder's Proof of Responsibility and Non-Collusion Affidavit – Subcontractor List of Subcontractors Contracting Requirements Agreement Notice to Proceed Performance Bond Form Payment Bond Form Submittal Cover Application for Payment Change Order Form Certificate of Substantial Completion Contractor's Affidavit of Compliance Certification and Release Consent of Surety to Final Payment Standard General Conditions of the Construction Contract – 2018 Supplementary Conditions GENERAL REQUIREMENTS Summary of Work Work Restrictions Quality Assurance Traffic Control Temporary Environmental Controls Construction Staking Closeout Requirements Project Record Requirements Project Record Requirements DEMOLITION Selective Demolition

PROJECT MAN Item 16.

CITY OF SHEBOYGAN **PUBLIC WORKS**

Engineering Division 2026 New Jersey Ave Sheboygan, WI 53081 Document Title: Table of Contents

Section: 00 01 10

Bid Number: 2485-23R Page: 2 of 2

SECTION	TITLE	Pages
31 00 00	EARTHWORK	
31 25 00	Erosion Control and Site Maintenance	3
32 00 00	EXTERIOR IMPROVEMENTS	
32 05 00	Aggregate Base	3
32 10 00	Grading, Concrete, and Restoration	5
32 10 05	Plant Mixed Asphalt	2
32 18 23	Court Surface	5
32 31 00	Fences and Gates	6
33 00 00	UTILITIES	
33 05 09	Sewer Pipe	2
33 05 61	Concrete Manholes, Catchbasins, and Inlets	2

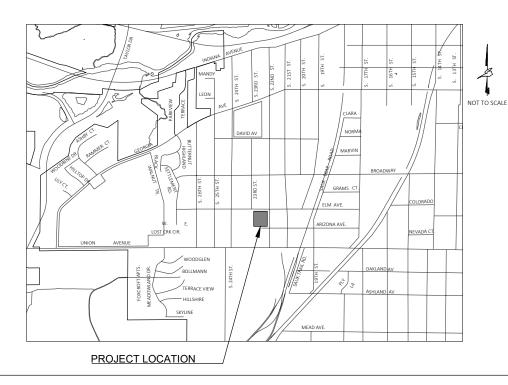


CITY OF SHEBOYGAN DEPARTMENT OF PUBLIC WORKS

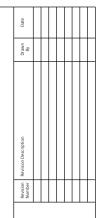
BID NUMBER: 2489-24

VETERANS MEMORIAL PARK PICKLEBALL AND BASKETBALL COURTS

JANUARY 2024



	INDEX OF SHEETS					
SHEET NO.	DRAWING NO.	<u>DESCRIPTION</u>				
1	000CV-1	TITLE SHEET				
2	001GN-1	GENERAL NOTES				
3	020PO-1	PROJECT OVERVIEW				
4	030SC-1	SURVEY CONTROL				
5-17	040CD 1-14	CONSTRUCTION DETAILS				
18	050RD-1	REMOVAL DETAILS				
19	110EC-1	EROSION CONTROL - NOTES				
20	110EC-2	EROSION CONTROL DETAILS				
21	400PL-1	PLAN LAYOUT (INCLUDES STORM SEWER)				
22	601PG-1	PAVING GRADES (BOTTOM OF SUBGRADE)				
23	601PG-2	PAVING GRADES (TOP OF SUBGRADE)				
24	601PG-3	PAVING GRADES (BINDER COURSE)				
25	601PG-4	PAVING GRADES (FINISHED SURFACE)				
26	602RD-1	CURB RAMP DETAILS				
27	700MQ-1	MISCELLANEOUS QUANTITIES				



VETERANS MEMORIAL PARK PICKLEBALL AND BASKETBALL COURTS

CITY OF SHEBOYGAN PUBLIC WORKS

City of Sheboygan Department of Public Works Engineering Division 2026 New Jersey Avenue Sheboygan, WI 53081

yan Sazama, PE - City Engine

Designed By	MLT
Drawn By	MLT
Checked By	KEJ
Plot Date	12/13/2023
Bid No.	2489-24
Project Date	JANUARY 2024
Sheet No.	1
Drawing No.	

Drawing No. 000CV-1

Veterans Memorial Park (Pickleball and Basketball Courts) (#8917658)

Owner: Sheboygan WI, City of Solicitor: Sheboygan WI, City of 01/25/2024 10:00 AM CST

							onstruction
							npany
Section Title	Line Item	Item Code	Item Description	UofM		Unit Price2	Extension3
	1		1 Mobilization	LS	1		
	2		2 Traffic Control	LS	1	\$1,275.00	\$1,275.00
	3		3 Construction Staking	LS	1	\$5,270.00	
	4		4 Pulverize and Relay Pavement (under pickleball courts)	SY	960	\$1.22	\$1,171.20
	5		5 Pulverize, Stockpile and Relay (under basketball court)	SY	640	\$1.22	
	6		6 Clearing and Grubbing	STA	1	\$2,000.00	\$2,000.00
	7		7 Sawing Concrete	LF	70	\$10.00	\$700.00
	8		8 Removing Fence, Posts and Gates (488 LF)	LS	1	\$3,200.00	
	9		9 Removing Net Posts and Center Tie-Downs	LS	1	\$500.00	\$500.00
	10		10 Removing Sidewalk	SY	110	\$15.00	\$1,650.00
	11		11 Removing Curb and Gutter	LF	30	\$20.00	\$600.00
	12		12 Site Grading (350 CY +/- Comm. Exc.)	LS	1	\$16,800.00	\$16,800.00
	13		13 Base Aggregate Dense 3/4-Inch	Tons	30	\$30.00	\$900.00
	14		14 Base Aggregate Dense 1 1/4-Inch	Tons	125	\$20.00	\$2,500.00
	15		15 Asphaltic Surface	Tons	180	\$166.45	\$29,961.00
	16		16 Tack Coat	Gal	60	\$4.85	\$291.00
	17	•	17 Concrete Pavement 6-Inch	SY	930	\$48.42	\$45,030.60
	18		18 Concrete Sidewalk 4-Inch	SF	1300	\$8.75	\$11,375.00
	19		19 Concrete Curb and Gutter, 24-Inch	LF	30	\$75.00	\$2,250.00
	20	1	20 Detectable Warning Fields	SF	24	\$35.00	\$840.00
	21		21 Inlet 30" Dia.	Each	1	\$2,200.00	\$2,200.00
	22		22 Inlet Casting Neenah R-2050 Frame w/ Type "D" Grate	Each	1	\$575.00	\$575.00
	23		23 12" PVC Storm Sewer	LF	197	\$60.00	\$11,820.00
	24		24 Connection to Existing Inlet	Each	1	\$1,200.00	\$1,200.00
	25		25 Surface Painting	SF	8784	\$1.67	\$14,669.28
	26		26 Court Striping	LF	1596	\$2.82	\$4,500.72
	27	•	27 Court Nets, Posts and Tie-Downs	Each	4	\$2,642.00	\$10,568.00
	28		28 8-FT Fencing (includes 2 gates)	LF	450	\$67.67	\$30,451.50
	29		29 4-FT Fencing	LF	96	\$55.55	\$5,332.80
	30		30 Sawcut Control Joints with Armor	LF	194	\$42.03	\$8,153.82
	31		31 Basketball Standards	Each	2	\$3,046.00	\$6,092.00
	32		32 Silt Fence	LF	700	\$2.35	\$1,645.00
	33		33 Inlet Protection	Each	6	\$70.00	\$420.00
	34		34 Tracking Pad	Each	1	\$0.01	\$0.01
	35		35 Salvaged Topsoil	SY	500	\$4.00	\$2,000.00
	36		36 Hydro-Seed	SY	500	\$2.67	\$1,335.00
Base Bid Total:							\$274,557.73

CITY OF SHEBOYGAN R. C. 214-23-24

BY PUBLIC WORKS COMMITTEE.

MARCH 4, 2024.

Your Committee to whom was referred Res. No. 168-23-24 by Alderpersons Dekker and Rust authorizing the Purchasing Agent to issue a purchase order for a 2024 Husqvarna diesel powered walk-behind concrete saw and accessories for the Motor Vehicle Division of the Department of Public Works; recommends adopting the Resolution.

Committee:	
PASSED AND ADOPTED BY THE CITY C	F SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN RESOLUTION 168-23-24

BY ALDERPERSONS DEKKER AND RUST.

FEBRUARY 19, 2024.

A RESOLUTION authorizing the Purchasing Agent to issue a purchase order for a 2024 Husqvarna diesel powered walk-behind concrete saw and accessories for the Motor Vehicle Division of the Department of Public Works.

WHEREAS, the City of Sheboygan Department of Public Works owns and operates a 2011 Husqvarna diesel powered walk-behind concrete saw used for sawing pavement for street repair and construction projects that is showing its age and requiring more frequent and costly repairs; and

WHEREAS, the City desires to replace the 2011 model saw with a new, more reliable, newer model; and

WHEREAS, the purchase of vehicles or equipment is not subject to Wisconsin's public construction bidding laws; and

WHEREAS, the City's procurement policy allows the City to join with other units of government in cooperative purchasing plans when doing so would serve the best interest of the City; and

WHEREAS, as a member of the Sourcewell Cooperative Purchasing Consortium, the City is able to purchase a 2024 Husqvarna FS 5000 Diesel powered saw from Lincoln Contractors Supply, Inc. of Appleton, Wisconsin, at a reduced rate; and

WHEREAS, upon receipt and commissioning of the new saw, the current 2011 model saw will be sold at public auction with the proceeds placed on deposit with the Director of Finance.

NOW, THEREFORE, BE IT RESOLVED: That the Purchasing Agent is authorized to issue a Purchase Order to Lincoln Contractors Supply, Inc. for the purchase of a Husqvarna FS 5000 diesel powered walk-behind concrete saw and accessories, including final setup and delivery, for \$36,584.00 and to sell at public auction the 2011 Husqvarna concrete saw.

BE IT FURTHER RESOLVED: That the appropriate City officials are authorized to draw funds in the amount of \$36,584.00 from Account No. 730399-651200 (Motor Vehicle Fund-Light Equipment) for the purchase.

PASSED AND ADOPTED BY THE CITY OF S	SHEBOYGAN COMMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Shebovgan	Meredith DeBruin, City Clerk, City of Shebovgan



APPLETON I EAU CLAIRE I MADISON I MKE NORTH I MKE SOUTH I OSHKOSH I RACINE I WAUKESHA I WAUSAU

CUSTOMER POLICY:

Return Policy

Lincoln Contractors Supply, Inc. guarantees our customers the right to return any product purchased from us, for any reason, in its original condition within 30 days of the date of sale. Products returned after 30 days, that cannot be resold as new, may be subject to a restocking charge.

Rental Satisfaction Guarantee

Lincoln Contractors Supply, Inc. guarantees its customers complete satisfaction with the performance of any piece of equipment rented from us. If any piece of equipment fils to perform as expected, for any reason, a mutually agreed upon adjustment will be made in the accrued rental charges to ensure our customer's satisfaction.

Service Warranty

Lincoln Contractors Supply, Inc. warrants the parts and workmanship performed by our Service Technicians on our customer's equipment. LCS will pick up any equipment that it has repaired which is not performing satisfactorily and return the equipment to the customer's job upon completion of the follow-up repairs. Loaner equipment will be furnished at NO CHARGE during the follow-up repairs, will be delivered to the customer's job site, and picked up when follow-up repairs are completed.

Loaner Policy

Lincoln Contractors Supply, Inc. supplies loaners for all new equipment while under manufacturer's warranty being repaired. These loaners are restricted to the length of the repair. Loaner equipment kept after the repair is completed will be converted to rental. We will notify you when the repair of your equipment is completed and allow two working days for you to return our loaner and pick up your repaired equipment. After the two day period, we will start charging rent on our equipment. Customers without an approved LCS account will be required to leave a deposit on the loaner, which will be refunded (less any rental due) when our equipment is returned.







PP Item 17.

Appleton, WI 54913 Phone: 920.757.1901

Toll Free: 877.373.7815 Fax: 920.757.1941 Icswi.com

PROPOSAL FROM CHUCK ANDREAS 920-850-3894

TO:

City of Sheboygan

Sheboygan WI Atten: Rick Ney

Source Well Distributor

Date: 2/7/2024

Valid for: 15 Days

WE PROPOSE THE FOLLOWING EQUIPMENT SUBJECT TO CONDITIONS NOTED BELOW:

QTY.			Description		Unit	Extension	Net Amount		
1	Husqvarna 967207307 FS5000 diesel saw with 48 hp.			ea	33,698.00	\$3	3,698.00		
	Yanmar an	d 26" bla	ade guard						
1	Husqvarna	586701	401 blade clutch factory in	nstalled	ea	2,886.00	\$	2,886.00	
1	Freight on above saw estimae				ea	500.00		\$500.00	
						Included	In	cluses	
	Note: Lead	time for	r delivery of saw will be 8 t	to 10					
	weeks. Pos	ssibly a l	bit sooner.						
							+		
							3	6,584.00	
				10-00-00-00-00-00-00-00-00-00-00-00-00-0		Sub-Total		7,084.00	
						Plus Sales Tax	1	\$0.00	
				70		Total		7,084.00	
Tern	erms: Net 30 days F.O.B: Delivery		Delivery:		Salesman: Chuck Andreas				

CONDITIONS: The prices and terms on this quotation are not subject to verbal changes or other agreements unless agreed in writing by The Home Office of the Seller. All quotations and agreements are contingent upon strikes, accidents, fires, availability of materials and all other causes beyond our control. Purchaser agrees to accept either overage or shortage, not in excess of ten percent to be charged for pro-rata. Purchaser assumes liability for patent and copyright infringement when goods are made to Purchaser's specifications. When quotation specifies material to be furnished by the Purchaser, ample allowance must be made for reasonable spoilage and material must be of suitable quality to facilitate efficient production. Conditions not specifically stated herein shall be governed by established trade customs. Terms inconsistent with those stated herein which may appear on Purchaser's formal order will not be binding on the Seller. All rental rates quoted are for an 8 hour work day, 40 hour work week and a 160 hour month. Additional hours will be charged at 1-1/2 times the quoted monthly rate for a two shift operation and at 2 times the quoted monthly rate for a 3 shift operation.

TO CONFIRM ORDER, SIGN AND RETURN ACCEPTANCE COPY.

BY:

CITY OF SHEBOYGAN R. C. 213-23-24

BY PUBLIC WORKS COMMITTEE.

MARCH 4, 2024.

Your Committee to whom was referred Res. No. 157-23-24 by Alderpersons Dekker and Rust authorizing a one-year loan of the Phoenix passenger ship model by the City of Sheboygan to the Wisconsin Maritime Museum; recommends adopting the Resolution.

Committee:	
PASSED AND ADOPTED BY THE CITY	OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN RESOLUTION 157-23-24

BY ALDERPERSONS DEKKER AND RUST.

FEBRUARY 19, 2024.

A RESOLUTION authorizing a one-year loan of the Phoenix passenger ship model by the City of Sheboygan to the Wisconsin Maritime Museum.

WHEREAS, the Wisconsin Maritime Museum has asked the City for permission to display the scale model of the passenger ship Phoenix for inclusion in the Museum's *Wisconsin's Shipwreck Coasts* exhibit from April, 2024 through April, 2025.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council hereby authorizes a one-year loan of the scale model of the passenger ship Phoenix to the Wisconsin Maritime Museum to be included in the *Wisconsin's Shipwreck Coasts* exhibit from April, 2024 through April, 2025.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL					
Presiding Officer	Attest				
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan				

Item 18.

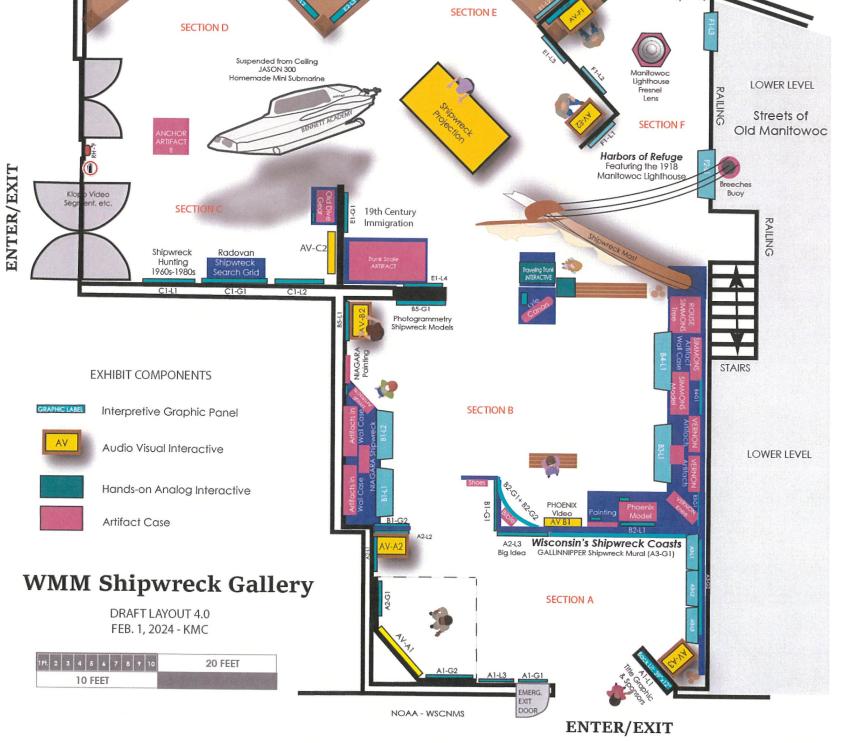
Incoming Loan Form

Loan #

Wisconsin Maritime Museum, 75 Maritime Drive, Manitowoc, WI 54220

This is to acknowledge	receipt of the items listed below from:
Name: <u>City of Sheboygan</u>	Date: <u>2/6/2024</u>
	Tracking#:
Address: Municipal Service Building: 2026	New Jersey Ave.
City: Sheboygan	State: <u>WI</u> Zip: <u>53081</u>
Work#:Home#:	Fax#: Cell#: <u>920-946-9716</u>
Website:	Email: <u>Joe.Kerlin@sheboyganwi.gov</u>
Wisconsin Maritime	e Museum Insurance information:
Company: Cincinnati Insurance Companies	Policy#: 0036610
Rep: Ansay & Assoc. LLC	Exp date: 07/31/2024
Phone#: 920-682-8205 Insured v	value: \$10,000 Premium: 3,016 / Month
Descript	ion/Condition of Items:
•	exhibit at the Wisconsin Maritime Museum. ry to the museum (April, 2024 – April 2025) with the
Delivered by:	Date:
Received by:	Date:
TO BE SIGNED UPON RETURN OF ITEM(s): The item(s) listed above were received in the s	ame condition in which they were loaned.
Lender/Owner/Agent:	Date:
Museum Representative:	Date:

Item 18.



CITY OF SHEBOYGAN R. C. 216-23-24

BY PUBLIC WORKS COMMITTEE.

MARCH 4, 2024.

Your Committee to whom was referred Res. No. 161-23-24 by Alderpersons Dekker and Rust authorizing the Purchasing Agent to issue a purchase order for two 2023 packer trucks for the Department of Public Works; recommends adopting the Resolution.

Committee:	
PASSED AND ADOPTED BY THE CITY	OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN RESOLUTION 161-23-24

BY ALDERPERSONS DEKKER AND RUST.

FEBRUARY 19, 2024.

A RESOLUTION authorizing the Purchasing Agent to issue a purchase order for two 2023 packer trucks for the Department of Public Works.

WHEREAS, the City of Sheboygan Department of Public Works included in the 2024 Capital Improvements Plan funding for the purchase of two packer trucks for the collection of solid waste. One truck will be an automated side-loading truck and the second will be a conventional rear loading packer truck; and

WHEREAS, the automated side loading truck will be used for curbside cart-based collection on a rotational basis. The rear load truck will be used for recycling, special pickups as well as for seasonal leaf collection; and

WHEREAS, the purchase of vehicles or equipment is not subject to Wisconsin's public construction bidding laws; and

WHEREAS, the City's procurement policy allows the City to join with other units of government in cooperative purchasing plans when doing so would serve the best interest of the City; and

WHEREAS, as a member of the Sourcewell Cooperative Purchasing Consortium, the City is able to take delivery of the vehicles in the very near future at a reduced rate.

NOW, THEREFORE, BE IT RESOLVED: That the Purchasing Agent is authorized to issue a Purchase Order to Envirotech Equipment Inc. for the purchase of one new unused 2023 Automated Sideload Packer Truck and one 2023 new unused Rear Load packer truck, including final setup and delivery, for a total of \$532,806.

BE IT FURTHER RESOLVED: The funds in the amount of \$532,806 from Accordance Equipment) for the purchase.	at the appropriate City officials are authorized to draw unt No. 730399-651400 (Motor Vehicle Fund – Heavy
PASSED AND ADOPTED BY THE CITY	OF SHEBOYGAN COMMON COUNCIL
•	
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan



19750 Edgewood Dr Lannon, WI 53046 T: 800-381-9134 F: 262-264-0725

E: support@envirotechequipment.net

Customer

Sheboygan, City of Attn: Rick Ney

2026 New Jersey Ave. Sheboygan, WI 53081 Quote No.

22-0022372

Date: 11/7/2023

Terms: Net 30

Delivery: UPS Ground

FOB:

Item	Ordered	Description	Price	Total
Garbage Truck	1	2023 New ASL 31 YD Mounted on Freightliner Chassis to Include the following options (This is a stock truck on order) Hopper Floor & Side Liner Arm Spill Shield Rake teeth Breaker Bar Hydraulic Hopper Cover Hopper Access Ladder Shovel/Broom Rack LED Work Lights Strobe Light Package (Integrated Storbe System) Safety Vision Triple Camera System w/7" Color Monitor CanBus PTO Auto Hot Shift Remote Grease Tailgate Hinge & Cylinder Remote Grease Front ASL Canbus Manual Auto Pack Arm Contol Rocker Switches Under Seat Quick Disconnect Pressure Gauge Fire Ext 10lb , Triangle safety Roadside Painted White	318,670.00	318,670.00
Charges	1	Remote Grease Lines Body and Arm	7,512.00	7,512.00

Providing Customer Satisfaction Through Trusted Partnerships

Note: Any and all shipping and sales tax will be added to this invoice.

Sub-total	\$326,182.00			
Tax ()	0.00			
Total	\$326,182.00			



Quote No.

22-0021165

Date:

2/1/2024

Terms:

Net 30

Delivery: Our Truck

FOB:

19750 Edgewood Dr Lannon, WI 53046 T: 800-381-9134 F: 262-264-0725

E: support@envirotechequipment.net

Customer

Sheboygan, City of Attn: Rick Ney

2026 New Jersey Ave. Sheboygan, WI 53081

Item	Ordered	Description	Price	Total
Garbage Truck	1	Garbage Truck New Way 20 YD Corbra Realoader on M2 Freighliner Chassis Options Included: Reeving Cylinder Kick-Bar Hydraulic Valves Pre-plumberd for Cart-tipper Shovel Broom Rack Access Door Steps LED Worklights Strobe Light Package Auto Trans Hot Shift w/Pack on the go Safety Vision Camera	206,624.00	206,624.00

Providing Customer Satisfaction Through Trusted Partnerships

Note: Any and all shipping and sales tax will be added to this invoice.

Sub-total	\$206,624.00
Tax ()	0.00
Total	\$206,624.00

CITY OF SHEBOYGAN R. C. 217-23-24

BY PUBLIC WORKS COMMITTEE.

MARCH 4, 2024.

Your Committee to whom was referred Res. No. 159-23-24 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with Buteyn-Peterson Construction Company, Inc. for the construction of the Kiwanis Park Trail Extension and authorizing an amendment to the 2024 budget to cover the contract cost; recommends adopting the Resolution.

Committee:	
PASSED AND ADOPTED BY THE CITY O	OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN RESOLUTION 159-23-24

BY ALDERPERSONS DEKKER AND RUST.

FEBRUARY 19, 2024.

A RESOLUTION authorizing the appropriate City officials to enter into a contract with Buteyn-Peterson Construction Company, Inc. for the construction of the Kiwanis Park Trail Extension and authorizing an amendment to the 2024 budget to cover the contract cost.

WHEREAS, the City of Sheboygan has advertised for bids to construct the Kiwanis Park Trail Extension (the "Project"); and

WHEREAS, the lowest bid of the three received was from Buteyn-Peterson Construction Company, Inc. for \$181,535.02; and

WHEREAS, the City Engineer has reviewed the bids and determined that the low bid met all of the project specifications.

NOW, THEREFORE, BE IT RESOLVED: That the Mayor and City Clerk are hereby authorized to enter into the attached agreement with Buteyn-Peterson Construction Company, Inc. for the construction of the Project.

BE IT FURTHER RESOLVED: That the Finance Director is hereby authorized to complete the following budget amendment to cover the construction contract:

INCREASE:

Ryan Sorenson, Mayor, City of

Sheboygan

Community Development Bloc	an Buildings (Acct. No. 260660-641100)	\$181,535.02 \$181,535.02
PASSED AND ADOPTED BY THE	CITY OF SHEBOYGAN COMMON CO 	UNCIL
Presiding Officer	Attest	

Meredith DeBruin, City Clerk, City of

Sheboygan

Kiwanis Park Trail Extension (New Jersey Avenue ? North 17th Street) (#8917655)

Owner: Sheboygan WI, City of Solicitor: Sheboygan WI, City of 01/25/2024 10:00 AM CST

					Buteyn-Peterson			Superior Sewer and Water		
					Construction	on Company	Janke Genera	al Contractors	ir	ic.
Section Title	Line Item Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price2	Extension3	Unit Price4	Extension5
	1	1 Mobilization	LS	1	\$17,800.00	\$17,800.00	\$33,900.00	\$33,900.00	\$18,914.00	\$18,914.00
	2	2 Traffic Control	LS	1	\$2,000.00	\$2,000.00	\$2,900.00	\$2,900.00	\$3,890.00	\$3,890.00
	3	3 Construction Staking	LS	1	\$4,600.00	\$4,600.00	\$4,000.00	\$4,000.00	\$6,635.00	\$6,635.00
	4	4 Clearing and Grubbing	STA	4	\$2,500.00	\$10,000.00	\$1,900.00	\$7,600.00	\$3,935.00	\$15,740.00
	5	5 Excavation Common	CY	200	\$50.00	\$10,000.00	\$35.00	\$7,000.00	\$60.00	\$12,000.00
	6	6 Borrow	CY	283	\$45.00	\$12,735.00	\$49.00	\$13,867.00	\$60.00	\$16,980.00
	7	7 Base Aggregate Dense 1 1/4-Inch	TON	1100	\$22.50	\$24,750.00	\$32.00	\$35,200.00	\$30.80	\$33,880.00
	8	8 Asphaltic Surface	TON	300	\$155.00	\$46,500.00	\$139.50	\$41,850.00	\$158.00	\$47,400.00
	9	9 PVC Storm Sewer 12-Inch	LF	40	\$75.00	\$3,000.00	\$143.00	\$5,720.00	\$85.00	\$3,400.00
	10	10 Inlets Type N-1	Each	1	\$5,000.00	\$5,000.00	\$4,150.00	\$4,150.00	\$2,851.00	\$2,851.00
	11	11 Inlet Castings	Each	1	\$600.00	\$600.00	\$1,500.00	\$1,500.00	\$650.00	\$650.00
	12	12 Riprap Medium	CY	4	\$250.00	\$1,000.00	\$220.00	\$880.00	\$47.00	\$188.00
	13	13 Inlet Protection	Each	1	\$100.00	\$100.00	\$120.00	\$120.00	\$100.00	\$100.00
	14	14 Geotextile Fabric Type R	SY	4	\$10.00	\$40.00	\$17.00	\$68.00	\$18.00	\$72.00
	15	15 Silt Fence	LF	1300	\$3.00	\$3,900.00	\$2.00	\$2,600.00	\$2.70	\$3,510.00
	16	16 Tracking Pad	Each	2	\$0.01	\$0.02	\$500.00	\$1,000.00	\$1,925.00	\$3,850.00
	17	17 Topsoil	SY	1000	\$12.00	\$12,000.00	\$6.70	\$6,700.00	\$6.50	\$6,500.00
	18	18 Hydro-Seed	SY	1000	\$2.00	\$2,000.00	\$3.00	\$3,000.00	\$4.40	\$4,400.00
	19	19 Fishing Platform Steps	LS	1	\$8,500.00	\$8,500.00	\$8,000.00	\$8,000.00	\$8,715.00	\$8,715.00
	20	20 3-Rail Cedar Fence	LF	450	\$35.00	\$15,750.00	\$48.00	\$21,600.00	\$51.80	\$23,310.00
	21	21 Signs	SF	12	\$50.00	\$600.00	\$38.00	\$456.00	\$55.00	\$660.00
	22	22 Tubular Steel Sign Post, 6-FT	Each	4	\$150.00	\$600.00	\$325.00	\$1,300.00	\$198.00	\$792.00
	23	23 Sawcutting	LF	60	\$1.00	\$60.00	\$3.00	\$180.00	\$6.60	\$396.00
Base Bid Total:						\$181,535.02		\$203,591.00		\$214,833.00

PROJECT MAN



Engineering Division 2026 New Jersey Ave Sheboygan, WI 53081 Document Title: Agreement

Section: 00 52 00

Bid Number: 2488-23 Page: 1 of 7

AGREEMENT BETWEEN OWNER AND CONTRACTOR FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)

THIS AGREEMENT is by and between	City of Sheboygan	("Owner") and
Buteyn-Peterson Construction Compa	ny, Inc.	("Contractor"
Owner and Contractor hereby agree as	s follows:	

ARTICLE 1 - WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: municipal street and utility construction.

ARTICLE 2 - THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: **Kiwanis Park Trail Extension**, **New Jersey Avenue – North 17th Street**

ARTICLE 3 - ENGINEER

- 3.01 The part of the Project that pertains to the Work has been designed by the City of Sheboygan.
- 3.02 The Engineering Division, Department of Public Works, City of Sheboygan, Sheboygan, WI will assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 - CONTRACT TIMES

- 4.01 Time of the Essence
 - A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.
- 4.02 Contract Times: Dates
 - A. The Work will be substantially completed on or before June 23, 2024 and completed and ready for final payment in accordance with Paragraph 15.06 of the General Conditions on or before the 14th day following substantial completion.
- 4.03 Milestones
 - A. None.
- 4.04 Liquidated Damages
 - A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):





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Section:	00 52 00		
Bid Number:	2488-23	Page:	2 of 7

- Substantial Completion: Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.
- 2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after such time until the Work is completed and ready for final payment.
- 3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.
- 4. Milestones: Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for achievement of each Milestone, until Milestone is achieved.
- B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.

4.05 Special Damages

- C. In addition to the amount provided for liquidated damages, Contractor shall reimburse Owner (1) for any fines or penalties imposed on Owner as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times, and (2) for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.
- D. After Contractor achieves Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times, Contractor shall reimburse Owner for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Work to be completed and ready for final payment (as duly adjusted pursuant to the Contract), until the Work is completed and ready for final payment.

ARTICLE 5 - CONTRACT PRICE

- 5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:
 - A. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item) as stated in Contractor's Bid, attached hereto as an exhibit.
 - B. The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

				PF	ROJECT MAN	item 2
CITY OF SHEBOYGAN PUBLIC WORKS	Engineering Division	Document Title:	Agreement			
	2026 New Jersey Ave	Section:	00 52 00			
	Sheboygan, WI 53081	Bid Number:	2488-23	Page:	3 of 7	

ARTICLE 6 - PAYMENT PROCEDURES

6.01 Submittal and Processing of Payments

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 Progress Payments; Retainage

- A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on the third Wednesday of the Month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.
 - Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract
 - a. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and
 - b. O percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).
- B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 Final Payment

A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

6.04 Interest

A. All amounts not paid when due shall bear interest at the rate of 0 percent per annum.

ARTICLE 7 - CONTRACT DOCUMENTS

7.01 *Contents*

- A. The Contract Documents consist of the following:
 - 1. This Agreement.
 - 2. Bonds:





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Section:	00 52 00		
Bid Number:	2488-23	Page:	4 of 7

- a. Performance bond (together with power of attorney).
- b. Payment bond (together with power of attorney).
- 3. Specifications as listed in the table of contents of the project manual (copy of list attached and incorporated by reference).
- 4. Drawings as listed in the table of contents of the drawings (copy of list attached and incorporated by reference).
- 5. Federal Labor Provisions (HUD 4010), Wage Determinations, Affirmative Action Requirements, Contract Language Requirements, Equal Opportunity Clause and Section3 Contract Requirements as identified in Section 00 43 43 Federal Requirements (not attached but incorporated by reference).
- 6. Addenda (not attached but incorporated by reference)
 - a. Number 1 dated January 19. 2024.
 - b. Number 2 dated January 23, 2024.
- 7. Exhibits to this Agreement (enumerated as follows):
 - a. Contractor's Bid consisting of 1 page.
- 8. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
 - a. Notice to Proceed.
 - b. Work Change Directives,
 - c. Change Orders,
 - d. Field Order,
 - e. Task Orders.
- B. The Contract Documents listed in Paragraph 7.01.A are attached to this Agreement (except as expressly noted otherwise above).
- C. There are no Contract Documents other than those listed above in this Article 7.
- The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

ARTICLE 8 - ARTICLE 8-REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 *Contractor's Representations*

- A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:
 - Contractor has examined and carefully studied the Contract Documents, including Addenda.
 - 2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
 - 3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.



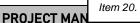


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- 4. Contractor has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
- Contractor has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
- 6. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.
- 7. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
- Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
- 10. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

8.02 Contractor's Certifications

- A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:
 - "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;
 - "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;
 - 3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and





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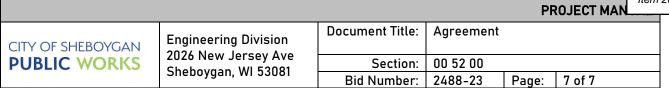
4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

8.03 Standard General Conditions

A. Owner stipulates that if the General Conditions that are made a part of this Contract are EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or "track changes" (redline/strikeout), or in the Supplementary Conditions.

(Continued on next page)

Item 20.



IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agre	ement will be effective on	(which is the E	Effective Date of the Contract).
OWNER:		CONTRA	ACTOR:
City of Sheboygan		<u>Buteyn-</u>	Peterson Construction Company, Inc.
Ву:		Ву:	
Nama	(signature)	Nama	(signature)
Name, Title:	Ryan Sorenson, Mayor	Name, Title:	 (printed)
Date:		Date:	
Attest:		compan	er is a corporation, a limited liability ny, a partnership, or a joint venture, evidence of authority to sign.)
Ву:		Address	s for giving notices:
	(signature)		
Name, Title:	Meredith DeBruin, City Clerk		
Date:			
Signatur	es authorized pursuant to Res23-	24.	
City of S 2026 Nev	for giving notices: heboygan – Engineering Division w Jersey Avenue an, WI 53081		
Approve	d as to form and Execution:		
Ву:			
	(signature)		
Name, Title:	Charles C. Adams, City Attorney		
Date:			

CITY OF SHEBOYGAN
PUBLIC WORKS

Engineering Division
2026 New Jersey Ave
Sheboygan, WI 53081

Document Title: Table of Contents

Section: 00 01 10

Bid Number: 2488-24 Page: 1 of 2

Kiwanis Park Trail Extension New Jersey Avenue – North 17th Street

SECTION	TITLE	Pages
00 00 00	PROCUREMENT AND CONTRACTING REQUIREMENTS	
	Introductory Information	
00 01 01	Cover	1
00 01 10	Table of Contents	2
	Procurement Requirements	
00 11 13	Advertisement for Bids	2
00 21 13	Instructions for Bidders	10
00 41 43	Bid Form	4
00 41 44	Unit Price Worksheet	1
00 41 44.1	Quest Unit Price Worksheet	1
00 42 13	Bid Bond	2
00 43 43	Federal Requirements	26
00 45 13	Bidder's Proof of Responsibility	4
00 45 20	Bidder's Proof of Responsibility and Non-Collusion Affidavit - Subcontractor	3
00 45 50	List of Subcontractors	1
	Contracting Requirements	
00 52 00	Agreement	7
00 55 00	Notice to Proceed	1
00 61 13	Performance Bond Form	3
00 61 14	Payment Bond Form	3
00 61 14	Submittal Cover	1
00 62 76	Application for Payment	2
00 62 78	Change Order Form	2
00 65 65	Crafficate of Substantial Completion	1
00 65 18	Contractor's Affidavit of Compliance Certification and Release	1
00 65 19	Consent of Surety to Final Payment	1
00 72 00	Standard General Conditions of the Construction Contract – 2018	78
00 72 00		13
00 /3 00	Supplementary Conditions	13
	OFNEDAL DEGUIDENENTS	
01 11 00	GENERAL REQUIREMENTS	1
01 11 00	Summary of Work	1
01 14 00	Work Restrictions	5
01 43 00	Quality Assurance	2
01 55 26	Traffic Control	2
01 57 19	Temporary Environmental Controls	2
01 71 23	Construction Staking	2
01 78 00	Closeout Requirements	2
01 78 19	Project Record Requirements	2
31 00 00	EARTHWORK	_
31 25 00	Erosion Control and Site Maintenance	3
32 00 00	EXTERIOR IMPROVEMENTS	
32 10 00	Grading, Pavement, Curb and Gutter, and Sidewalk	5
32 31 29	Wood Fence	2

Item 20.

CITY OF SHEBOYGAN **PUBLIC WORKS**

Engineering Division 2026 New Jersey Ave Sheboygan, WI 53081 Document Title: Table of Contents

Section: 00 01 10

Bid Number: 2488-24 Page: 2 of 2

SECTION	TITLE	Pages
33 00 00	UTILITIES	
33 05 09	Sewer Pipe	2
33 05 61	Concrete Manholes, Catch Basins and Inlets	5

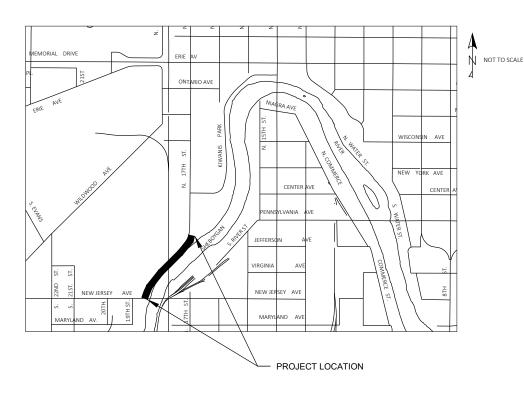
BID NUMBER: 2488-24



CITY OF SHEBOYGAN DEPARTMENT OF PUBLIC WORKS

KIWANIS PARK TRAIL EXTENSION
NEW JERSEY AVE - NORTH 17TH STREET

JANUARY 2024



DRAWING INDEX			
SHEET NO.	DRAWING NO.	DESCRIPTION	
1	000 CV-1	TITLE SHEET	
2	001 GN-1	GENERAL NOTES	
3	020 PO-1	PROJECT OVERVIEW (INCLUDES TRAFFIC CONTROL NOTES)	
4	030 SC-1	SURVEY CONTROL	
5-6	031 AD 1-2	ALIGNMENT INFORMATION	
7	035 TS-1	TYPICAL SECTIONS	
8-15	040 D 1-8	CONSTRUCTION DETAILS	
16-18	110 EC 1-3	EROSION CONTROL DETAILS	
18-21	400 PP 1-3	PLAN AND PROFILE	
22-23	700 MQ 1-2	MISCELLANEOUS QUANTITIES	
24	900 EW-1	EARTHWORK SUMMARY	
25-35	901 XS 1-11	CROSS SECTIONS	

CITY OF SHEBOYGAN PUBLIC WORKS

City of Sheboygan Department of Public Works Engineering Division 2026 New Jersey Avenue Sheboygan, WI 53081

Ryan Sazama, PE - City Engineer

rawing No.	000CV
neet No.	1
roject Date	JANUARY 2024
id No.	2488-24
ot Date	12/12/2023
hecked By	KEJ
rawn By	MLT
esigned By	MLT

Kiwanis Park Trail Extension (New Jersey Avenue ? North 17th Street) (#8917655)

Owner: Sheboygan WI, City of Solicitor: Sheboygan WI, City of 01/25/2024 10:00 AM CST

Section Title Line Item Code Item Description Lis								Peterson
1 1 Mobilization LS 1 \$17,800.00 \$17,800.00 2 2 Traffic Control LS 1 \$2,000.00 \$2,000.00 3 3 Construction Staking LS 1 \$4,600.00 \$4,600.00 4 4 Clearing and Grubbing STA 4 \$2,500.00 \$10,000.00 5 5 Excavation Common CY 200 \$50.00 \$10,000.00 6 6 Borrow CY 283 \$45.00 \$12,735.00 7 7 Base Aggregate Dense 1 1/4-Inch TON 1100 \$22.50 \$24,750.00 8 8 Asphaltic Surface TON 300 \$155.00 \$46,500.00 9 9 PVC Storm Sewer 12-Inch LF 40 \$75.00 \$3,000.00 10 10 Inlets Type N-1 Each 1 \$5,000.00 \$5,000.00 11 11 Inlet Castings Each 1 \$600.00 \$600.00 12 12 Riprap Medium CY 4 \$250.00 \$1,000.00 13 13 Inlet Protection Each 1 \$100.00 \$40.00 14 14 Geotextile Fabric							Construction	on Company
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22 22 Tubular Steel Sign Post, 6-FT Each 4 \$150.00 \$600.00 23 23 Sawcutting LF 60 \$1.00 \$60.00		20	20	3-Rail Cedar Fence	LF	450	\$35.00	\$15,750.00
23 23 Sawcutting LF 60 \$1.00 \$60.00		21	21	Signs	SF	12	\$50.00	\$600.00
· · ·		22	22	Tubular Steel Sign Post, 6-FT	Each	4	\$150.00	\$600.00
Base Bid Total: \$181,535.02		23	23	Sawcutting	LF	60	\$1.00	\$60.00
	Base Bid Total:							\$181,535.02

CITY OF SHEBOYGAN R. C. 218-23-24

BY LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE.

MARCH 4, 2024.

Your Committee to whom was referred R. O. No. 114-23-24 submitting a "CLASS B" license application (Linos LLC); recommends approving the application.

Committee:	
	y
PASSED AND ADOPTED BY THE CITY OF SHI	EBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN R. O. 114-23-24

BY CITY CLERK.

February 19, 2024.

Submitting a "CLASS B" license application.

"CLASS B" LIQUOR LICENSE (June 30, 2024) (NEW)

No.	<u>Name</u>	Address
3630	Linos LLC (Linos Ristorante)	422 South Pier Drive

CITY OF SHEBOYGAN R. O. 117-23-24

BY CITY PLAN COMMISSION.

MARCH 4, 2024.

Your Commission to whom was referred Res. No. 163-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 21; recommends approving the Resolution with the Project Plan dated February 20, 2024.

CITY OF SHEBOYGAN RESOLUTION 163-23-24

BY ALDERPERSONS MITCHELL AND FILICKY-PENESKI.

FEBRUARY 19, 2024.

A 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 to 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.

PASSED AND ADOPTED BY THE CIT	TY OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

February 20, 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: Scheduled for Feb. 27, 2024
Public Hearing Held: Scheduled for Feb. 27, 2024
Approval by Plan Commission: Scheduled for Feb. 27, 2024
Adoption by Common Council: Scheduled for March 18, 2024

Approval by the Joint Review Board: Scheduled for TBD

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 21 ("District") is a proposed In Need of Rehabilitation or Conservation District comprising approximately 250.67 acres excluding wetland 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 Statues, particularly Sec. 66.1337 and Sec. 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$69.5M ("Project Costs") 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:

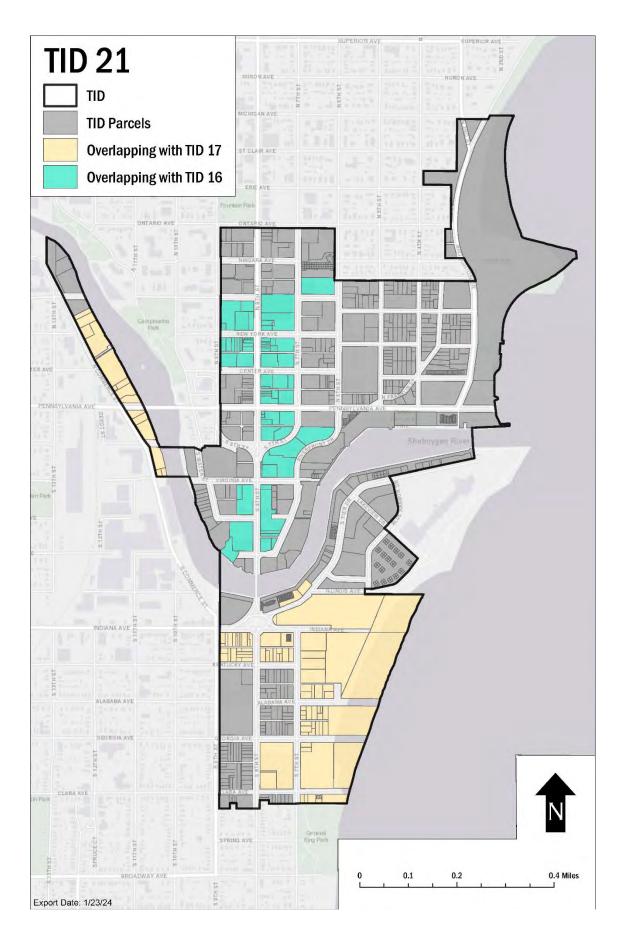
- 1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:
 - The City has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

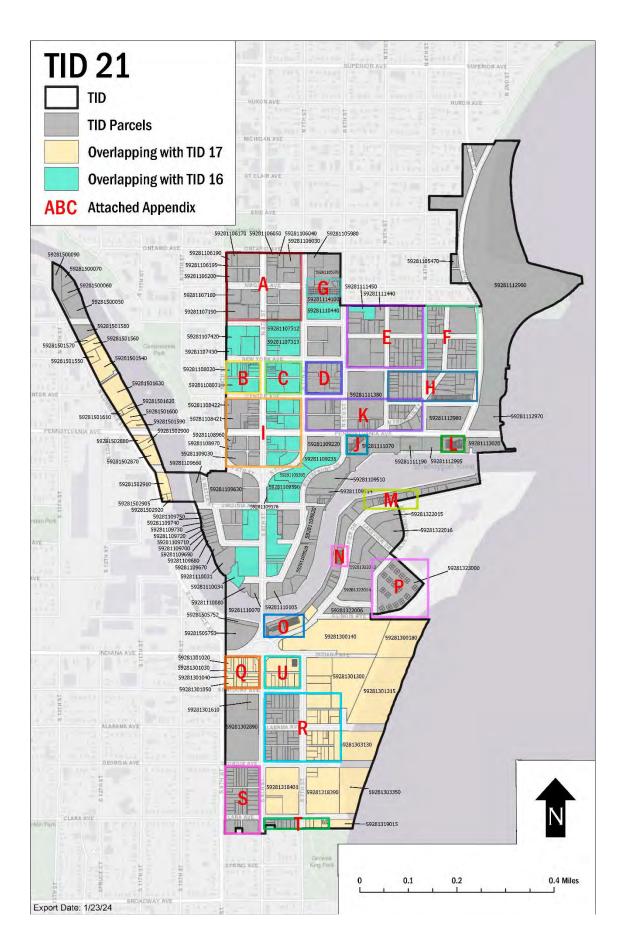
- 6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
- 7. Improvements to be made in the District are likely to significantly enhance the value of substantially all the 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.

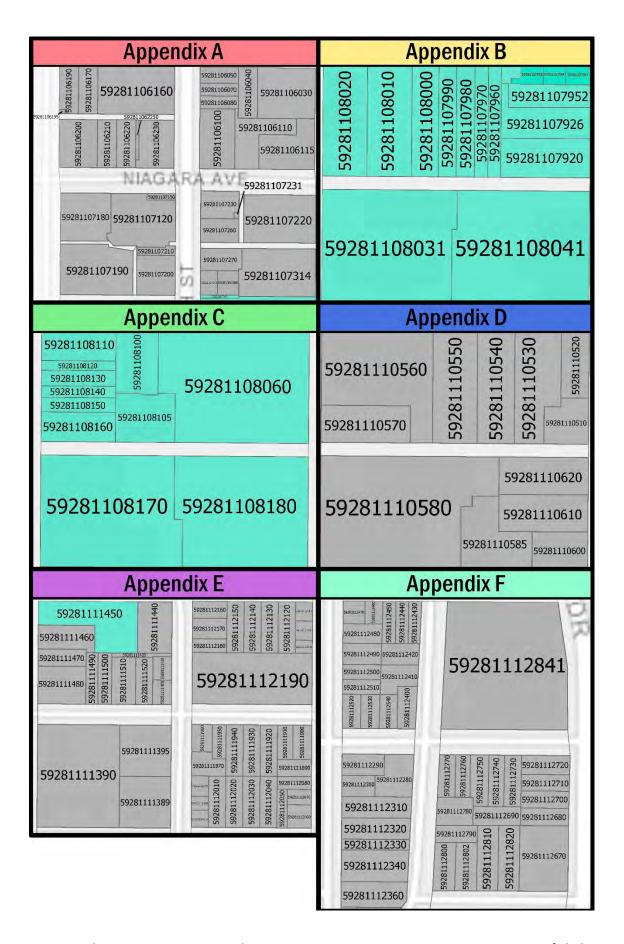
SECTION 2: Preliminary Map of Proposed District Boundary

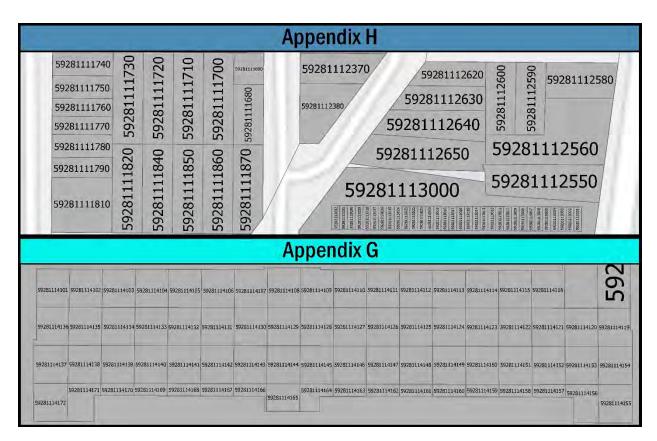
Maps Found on Following Page.

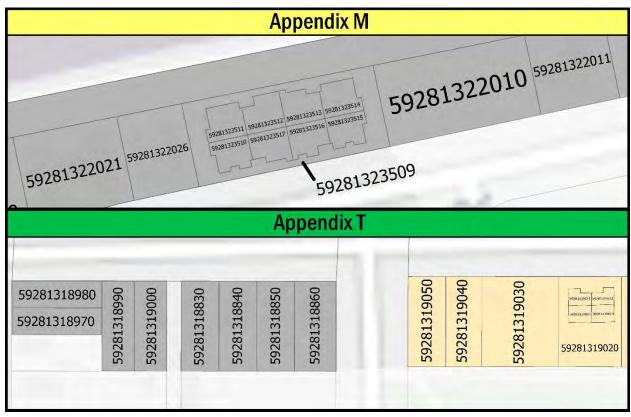
To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

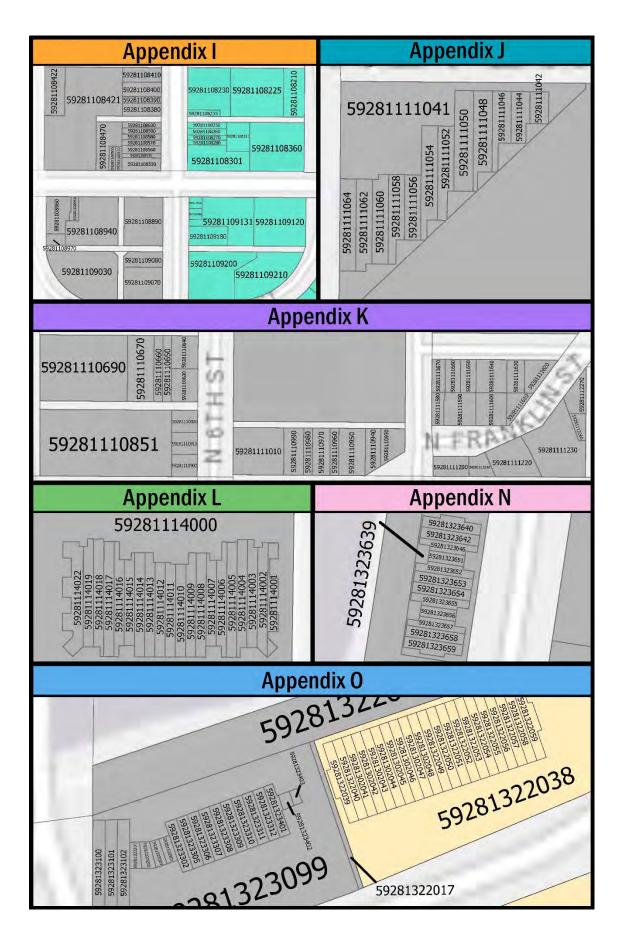


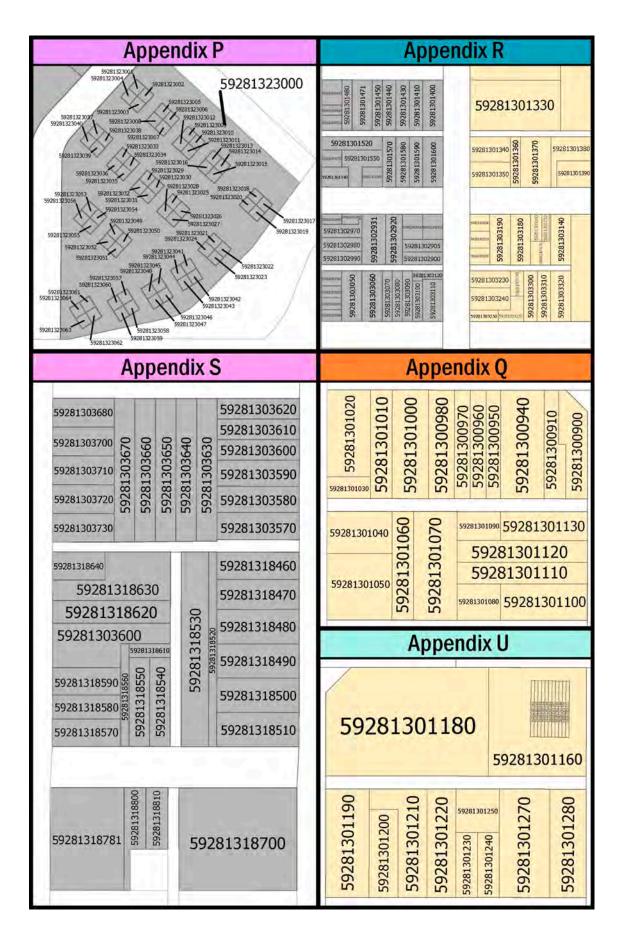






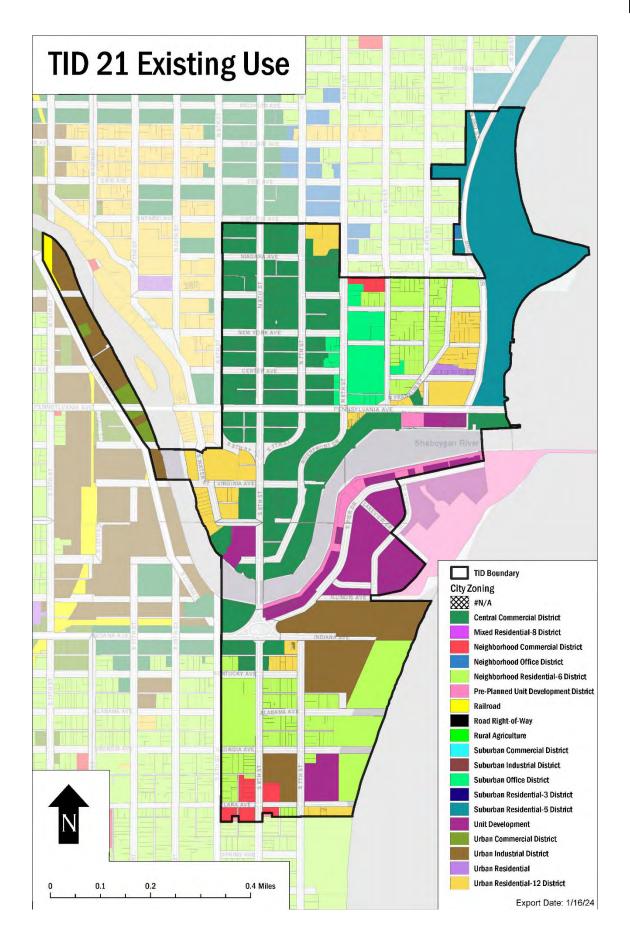






SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

y of Sheboygan, Wisc	consin																	Assessmen
ncrement District #21																		Assessme Classifica (Residential
roperty Information	Property Information				Assess	ment Informat	tion		Equalized	Value			District Classific	ation		District Class	ification	Commercial Manufacturing = Class 4 , Unc
				Part of													4	Class 5, Ag Fo 5M, Forest = Cl
		Total		xisting TID? Indicate TID #				Equalized				Industrial (Zoned and Vacar	t/ Commerci	al/ Existir	ng Suitable for	Rehab/		
Number Street Address	Owner	Acreage	Acreage		Land	Imp	Total	Value Ratio	Land	Imp	Total	Suitable) Instituti	onal Business	Resider	ntial Mixed Use	Conservation	Vacant	
9281105970 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			17	1.617		0.00	2
9281105980 623 ONTARIO AVE 9281105990 915 N 7TH ST	ST LUKE UNITED METHODIST CHURCH ST LUKE UNITED METHODIST CHURCH	0.660 0.367		No No	-	-	-	97.29% 97.29%	0	0	0		0.660 0.367		0.660 0.367			>
9281106030 N/A	PARKING UTILITY CITY OF SHEBOYGAN	0.657		No	-		-	97.29%	0	0	0		0.657		0.657	0.657		,
9281106040 721 ONTARIO AVE	FRIENDSHIP HOUSE INC	0.219		No	-	-	-	97.29%	0	0	0			219	0.219			>
9281106050 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			.38	0.138		0.00	2
9281106070 925 N 8TH ST 9281106080 919 N 8TH ST	RICHARD W RUPP INC THE RUDNICK GROUP LLC	0.110 0.110		No No	33,600 33,600	382,700 277,100	416,300 310,700	97.29% 97.29%	34,538 34,538	393,380 284,833	427,918 319,371		0.1 0.1		0.110 0.110		0.00	2
9281106100 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			75	0.475	0.475	0.00	2
9281106110 722 NIAGARA AVE	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.420		No	-	-	-	97.29%	0	0	0		0.420		0.420	0.420		Х
9281106115 708 NIAGARA AVE 9281106160 930 N 8TH ST	SHEBOYGAN GSRS LLC 1&Z PROPERTIES LLC	0.499 0.827		No No	146,100 162,100	3,215,600 903,200	3,361,700 1,065,300	97.29% 97.29%	150,177 166,624	3,305,338 928,406	3,455,515 1,095,029		0.4		0.499 0.827	0.827	0.00	2
9281106170 N/A	SHEBOYGAN AREA SCHOOL DISTRICT	0.207		No	-	-		97.29%	100,024	920,400	1,053,025		0.207	127	0.207	0.207	0.00	X
9281106190 N/A	I&Z PROPERTIES LLC	0.201		No	61,300	-	61,300	97.29%	63,011	0	63,011			01	0.201	0.201	0.20	2
9281106195 N/A	CITY OF SHEBOYGAN	0.005		No	-	-	-	97.29%	0	0	0		0.005		0.005		T	Х
9281106200 909 N 9TH ST 9281106210 822 NIAGARA AVE	SHEBOYGAN AREA SCHOOL DISTRICT DARROW PROPERTIES LLC	0.413 0.207		No No	63,000	259,600	277 600	97.29% 97.29%	0 64 758	0 266,845	0 331,603		0.413	107	0.413 0.207		0.00	X 7
9281106210 822 NIAGARA AVE 9281106220 816 NIAGARA AVE	PARKING UTILITY CITY OF SHEBOYGAN	0.207		No No	-		322,600	97.29%	64,758 0	266,845	331,003		0.207	.07	0.207	0.207	0.00)
9281106225 N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.029		No	-	-		97.29%	0	0	0		0.029		0.029	0.029		Ś
9281106230 902 N 8TH ST	ABOVE & BEYOND CORP	0.385		No	-	-	-	97.29%	0	0	0			385	0.385			>
9281107120 826 N 8TH ST	SHEBOYGAN COMMUNITY THEATRE FOUNDATION INC	0.727		No	13 000	145 200	157.000	97.29%	12.052	140.353	163.301			727	0.727		0.00	>
9281107150 832 N 8TH ST 9281107180 821 NIAGARA AVE	DUBOIS REAL ESTATE HOLDINGS LLC PARKING UTILITY CITY OF SHEBOYGAN	0.041 0.537		No No	12,600	145,200	157,800	97.29% 97.29%	12,952 0	149,252 0	162,204 0		0.0	141	0.041 0.537	0.537	0.00	2
9281107190 824 WISCONSIN AVE	TRINITY EV LUTH CONG	0.804		No		-		97.29%	0	0	0		0.804		0.804	0.804		,)
9281107200 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		0.3		0.344		0.00	
9281107210 816 N 8TH ST	SHEBOYGAN COMMUNITY THEATRE FOUNDATION INC	0.073		No	-	-	-	97.29%	0	0	0			073	0.073	0.073		>
9281107220 721 NIAGARA AVE 9281107230 N/A	PARKING UTILITY CITY OF SHEBOYGAN NIAGARA LLC	0.774 0.230		No No	70,500	-	70,500	97.29% 97.29%	0 72,467	0	72,467		0.774	30	0.774 0.230	0.774 0.230	0.23	2
9281107231 N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.007		No	-	-	-	97.29%	0	0	72,407		0.007	.50	0.007		0.25	>
9281107260 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			105	0.205		0.00	2
9281107270 809 N 8TH ST	KOHLBECK, THOMAS J	0.207		No	63,400	511,800	575,200	97.29%	65,169	526,083	591,252			107	0.207		0.00	2
9281107280 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		0.0		0.093		0.00	2
9281107285 804 N 7TH ST 9281107306 N/A	URB LLC CITY OF SHEBOYGAN	0.116 0.028		No 16	35,300	123,300	158,600	97.29% 97.29%	36,285 0	126,741 0	163,026		0.1	.16	0.116 0.028		0.00	2
9281107312 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		0.020		1.666 1.666		0.00	
9281107313 710 NEW YORK AVE	CITY OF SHEBOYGAN	1.270		16	-		-	97.29%	0	0	0		1.270		1.270)
9281107314 N 7TH ST	CITY OF SHEBOYGAN	0.812		No	-	-	-	97.29%	0	0	0		0.812		0.812)
9281107330 709 N 8TH ST 9281107340 701 N 8TH ST	WALKER, SAMUEL A PARK PLACE HOLDINGS LLC	0.172 0.144		16 16	52,800 43,700	359,800 520,800	412,600 564,500	97.29% 97.29%	54,273 44,920	369,841 535,334	424,114 580,254		0.1 0.1		0.172		0.00	2
9281107370 N/A	CITY OF SHEBOYGAN	0.144		16	43,700	520,800	504,500	97.29%	44,920	0 0 0	380,234		0.370	.44	0.144		0.00	>
9281107420 825 WISCONSIN AVE	PARKING UTILITY OF SHEBOYGAN	1.213		16		-	-	97.29%	0	0	0		1.213		1.213	1.213		>
9281107430 703 N 9TH ST	ASHLING PROPERTIES LLC	0.103		16	31,500	113,900	145,400	97.29%	32,379	117,079	149,458			.03	0.103			2
9281107440 710 N 8TH ST	CITY OF SHEBOYGAN MEAD PUBLIC LIBRARY	0.697		16	-	-	-	97.29%	0	0	0		0.6	97	0.697			X
9281107470 N/A 9281107920 N/A	CITY OF SHEBOYGAN EIGHTH STREET INVESTMENTS LLC	0.246 0.145		16 16	44,500	7,100	51,600	97.29% 97.29%	0 45,742	7,298	53,040		0.246		0.246 0.145 0.145	1		X
9281107926 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
9281107952 N/A	EIGHTH STREET CONDOMINIUM OWNERS IN COMMON	0.146		16	-		-	97.29%	0	0	0				0.146 0.146			2
2281107953 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
2281107954 N/A	EIGHTH STREET INVESTMENTS LLC AMERICAN ORTHODONTICS CORP	0.017 0.019		16	20,200	202,700	222,900	97.29%	20,764	208,357	229,120			019	0.017 0.017	+		
9281107955 N/A 9281107960 813 NEW YORK AVE	EIGHTH STREET INVESTMENTS LLC	0.019		16 16	20,200 18,200	231,700 62,900	251,900 81,100	97.29% 97.29%	20,764 18,708	238,166 64,655	258,930 83,363		0.0		0.019 0.060			2
281107900 813 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		0.0		0.062			
9281107980 817 NEW YORK AVE	HAHN, ANDREW J	0.085		16	25,900	267,200	293,100	97.29%	26,623	274,657	301,280		0.0	185	0.085			2
2281107990 819 NEW YORK AVE	MOORE, ASHLEY	0.083		16	25,200	117,600	142,800	97.29%	25,903	120,882	146,785		0.0	183	0.083			2
9281108000 9281108010 827 NEW YORK AVE	CITY OF SHEBOYGAN CITY OF SHEBOYGAN	0.124 0.207		16 16	-	-	-	97.29% 97.29%	0	0	0		0.124 0.207		0.124 0.207	0.124 0.207)
281108010 827 NEW YORK AVE	CITY OF SHEBOYGAN FIRE STATION NO 1	0.207		16	-	-	-	97.29%	0	0	0		0.207		0.207)
281108031 828 CENTER AVE	CITY OF SHEBOYGAN CITY HALL	0.611		16	-	-	-	97.29%	0	0	0		0.611		0.611)
281108041 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		0.6	29	0.629			2
2281108060 715 NEW YORK AVE	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.664		16		-	-	97.29%	0	0	0		0.664		0.664	0.664)
9281108100 723 NEW YORK AVE 9281108105 618 N 7TH ST	TOMAN GROUP LLC, THE TESTWUIDE TRUST	0.111 0.120		16 16	33,800 36,700	219,700 315,500	253,500 352,200	97.29% 97.29%	34,743 37,724	225,831 324,305	260,574 362,029			111 120	0.111 0.120			2
9281108105 618 N 71H ST 9281108110 631 N 8TH ST	CCK PROPERTIES II LLC	0.120		16	28,700	399,900	428,600	97.29%	29,501	324,305 411,060	440,561		0.0		0.120			2
0281108120 627 N 8TH ST	PAST PRESENT FUTURE LLC	0.030		16	9,100	144,100	153,200	97.29%	9,354	148,121	157,475		0.0		0.030			2
9281108130 625 N 8TH ST	CASPER ENTERPRISES LLC	0.048		16	14,700	213,100	227,800	97.29%	15,110	219,047	234,157		0.0		0.048			2
281108140 623 N 8TH ST	LUCE EGG INC DBA TOCHI	0.036		16	10,900	112,500 109.500	123,400	97.29%	11,204	115,640	126,844		0.0		0.036 0.045			2
281108150 621 N 8TH ST 281108160 617 N 8TH ST	DUCK FAMILY ASSETS LLC SUNNY SHORE PROPERTIES LLC	0.045 0.092		16 16	13,700 28,000	109,500 391,600	123,200 419,600	97.29% 97.29%	14,082 28,781	112,556 402,528	126,638 431,310		0.0		0.045			2
281108170 605 N 8TH ST	8 CENTER HOLDINGS LLC	0.636		16	181,600	1,165,400	1,347,000	97.29%	186,668	1,197,923	1,384,591		0.6		0.636	0.636		2
281108180 N/A	8 CENTER HOLDINGS LLC	0.604		16	110,600	10,400	121,000	97.29%	113,687	10,690	124,377		0.6	i04	0.604	0.604		2
281108210 N/A	8 CENTER HOLDINGS LLC	0.224		16	41,000	4,800	45,800	97.29%	42,144	4,934	47,078		0.2		0.224	0.224		2
281108225 N/A	RAHIL LLP	0.561		16	137,400	16,800	154,200	97.29%	141,234	17,269	158,503		0.5		0.561	0.561		2
9281108230 723 CENTER AVE 9281108235 N/A	RAHIL LLP HANEMAN, DAVID M	0.409 0.046		16 16	121,000 14,000	1,155,900 1,600	1,276,900 15,600	97.29% 97.29%	124,377 14,391	1,188,158 1,645	1,312,535 16,035		0.4	09 046	0.409 0.046	0.409 0.046		2
9281108250 N/A 9281108250 N/A	HANEMAN, DAVID M HANEMAN, DAVID M	0.046		16	16,800		15,600	97.29%	17,269	1,645	17,269		0.0		0.046			
9281108260 513 N 8TH ST	PASSMORE, JAMES T	0.056		16	16,800	129,300	146,100	97.29%	17,269	132,908	150,177		0.0		0.056			
281108270 511 N 8TH ST	CARNEY, JACQUELINE L	0.042		16	12,600	188,100	200,700	97.29%	12,952	193,349	206,301		0.0	142	0.042			2
	MAVERICKS BARBERSHOP LLC	0.042		16	12,600	113,200	125,800	97.29%	12,952	116,359	129,311		0.0		0.042			2
9281108280 509 N 8TH ST													0.3	r ar h	0.320			
9281108280 509 N 8TH ST 9281108301 501 N 8TH ST	SHEB RETAIL LLC	0.320		16	95,400	601,500	696,900	97.29%	98,062	618,286	716,348							
9281108280 509 N 8TH ST 9281108301 501 N 8TH ST 9281108311 517 N 8TH ST	PASSMORE, JAMES T	0.148		16	95,400 45,700	-	45,700	97.29%	46,975	0	46,975 0		0.1	.48	0.148			
2281108280 509 N 8TH ST 2281108280 509 N 8TH ST 2281108301 501 N 8TH ST 2281108301 517 N 8TH ST 2281108360 710 PENNSYLVANIA AVE 2281108380 520 N 8TH ST													0.1	.48 581				2

of Sheboygan, Wisconstreament District #21	onsin																Assessment I
roperty Information																	Classification (Residential = Cl Commercial = Cl
	Property Information			Asses	sment Informa	ition		Equalized	ł Value			District C	lassification			District Classification	Manufacturing = Class 4 , Undeve Class 5, Ag Forest
		Total	Part of Existing TID? WetlandIndicate TID?				Equalized				Industrial (Zoned and	Vacant/ Con	nmercial/	Existing Sui	table for	Rehab/	5M, Forest = Class = Class 7 & Exemp
Number Street Address 9281108410 532 N 8TH ST	Owner TECH HUB LLC	Acreage	Acreage	Land	Imp	Total	Value Ratio	Land	Imp 435 040	Total	Suitable)				xed Use	Conservation Vacant	
281108410 532 N 81H ST 281108421 828 PENNSYLVANIA AVE	CITY OF SHEBOYGAN PARKING UTILITY	0.124 1.227	No No	37,800	423,200	461,000	97.29% 97.29%	38,855 0	435,010 0	473,865 0		1.227	0.124		0.124 1.227	1.227	2 X
281108422 833 CENTER AVE 281108470 818 PENNSYLVANIA AVE	SHEBOYGAN COLUMBUS INSTITUTE HEARTLAND AFFORDABLE HOUSING - SHEBOYGAN BALZER INC	0.216 0.207	No No	39,600	290.800	330,400	97.29% 97.29%	0 40,705	0 298.915	0 339.621		0.216	0.207		0.216 0.207		X 2
2281108500 816 PENNSYLVANIA AVE	KISTNER, ELISA M	0.034	No No	10,500	123,800	134,300	97.29%	10,793	127,255	138,048			0.034		0.034		2
9281108510 814 PENNSYLVANIA AVE 9281108530 502 N 8TH ST	SWANSON, KEVIN R 502 NORTH 8TH LLC	0.034 0.110	No No	10,500 33,600	61,700 390,900	72,200 424,500	97.29% 97.29%	10,793 34,538	63,422 401.809	74,215 436,347			0.034 0.110		0.034 0.110		2
281108550 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
281108560 508 N 8TH ST 281108570 510 N 8TH ST	SLYS REAL ESTATE LLC MJM MILLER HOLDINGS LLC	0.066 0.050	No No	20,200 15,100	164,600 121,700	184,800 136,800	97.29% 97.29%	20,764 15,521	169,194 125,096	189,957 140,618			0.066 0.050		0.066		2
281108580 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
9281108590 514 N 8TH ST 9281108600 516 N 8TH ST	TAYLOR PROPERTIES LLC PETR, JAMES M	0.051 0.051	No No	15,400 15,400	84,000 186,700	99,400 202,100	97.29% 97.29%	15,830 15,830	86,344 191,910	102,174 207,740			0.051 0.051		0.051 0.051		2 2
281108890 502 S 8TH ST 281108940 815 PENNSYLVANIA AVE	LAKEVIEW BEVERAGES INC CITY OF SHEBOYGAN	0.413 0.489	No No	122,400	943,500	1,065,900		125,816 0	969,830	1,095,646		0.489	0.413		0.413 0.489	0.489	2
9281108950 827 PENNSYLVANIA AVE	R & G HOLDINGS LLC	0.489	No No	13,200	156,100	169,300	97.29%	13,568	160,456	174,025		0.489	0.043		0.489	0.489	2
281108960 833 PENNSYLVANIA AVE 281108970 N/A	JCB MANAGEMENT GROUP LLC REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.183 0.048	No No	55,900	532,700	588,600	97.29% 97.29%	57,460 0	547,566 0	605,026		0.048	0.183		0.183 0.048	0.048	2 X
9281109030 N/A	CITY OF SHEBOYGAN	0.631	No	-	-	-	97.29%	0	0	0		0.631			0.631	0.631	х
9281109070 532 S 8TH ST 9281109080 522 S 8TH ST	SHEB RETAIL LLC PESTO LLC WI LTD LIABILITY CO	0.281	No No	84,400 39,500	285,000 439,300	369,400 478,800	97.29% 97.29%	86,755 40,602	292,954 451,560	379,709 492,162			0.281		0.281		2
281109120 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
9281109131 731 PENNSYLVANIA AVE 9281109140 733 PENNSYLVANIA AVE	FOODWORKS HOLDINGS LLC LARMY HOLDINGS LLC	0.459 0.033	16 16	134,500 10,100	685,400 190,600	819,900 200,700	97.29% 97.29%	138,254 10,382	704,528 195,919	842,781 206,301			0.459 0.033		0.459 0.033		2 2
281109150 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
9281109180 511 S 8TH ST 9281109200 531 S 8TH ST	PESTO LLC HEARTLAND AFFORDABLE HOUSING - SHEBOYGAN LEVERENZ LLC	0.165 0.548	16 16	50,400 158,200	434,900 733,800	485,300 892,000	97.29% 97.29%	51,807 162,615	447,037 754,278	498,843 916,893			0.165 0.548		0.165 0.548		2 2
9281109210 518 S 7TH ST 9281109220 615 PENNSYLVANIA AVE	PARKING UTILITY CITY OF SHEBOYGAN PRAIRIE ON THE LAKE LLC	0.478 1.386	16 No	400.900	1,951,000	2,351,900	97.29% 97.29%	0 412,088	0 2,005,447	0 2,417,535		0.478	1.386		0.478 1.386	0.478	4 2
281109235 N/A	PRAIRIE ON THE LAKE LLC	1.349	16	391,700		391,700	97.29%	402,631	0	402,631			1.349		1.349	1.349	2
9281109510 539 RIVERFRONT DR 9281109512 N/A	539 RIVERFRONT LLC REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.716 0.272	0.019318 No No	371,400	435,600	807,000	97.29% 97.29%	381,765 0	447,756 0	829,521 0		0.272	1.697		1.697 0.272	1.697 0.272	2 X
9281109513 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	0.098	2
9281109514 631 RIVERFRONT DR 9281109515 641 RIVERFRONT DR UNIT A	SIMENZ, EILEEN HOLBROOK TRUST	0.527 0.026	0.002308 No No	52,900 38,900	223,400 118,600	276,300 157,500	97.29% 97.29%	54,376 39,986	229,634 121,910	284,011 161,895			0.525 0.026		0.525 0.026	0.525 0.026	2 2
9281109516 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	0.026	2
9281109517 641 RIVERFRONT DR UNIT C 9281109518 641 RIVERFRONT DR	THE BRASS BELL LLC HARBORSIDE CONDOMINI	0.026 0.073	0.026156 No	41,200	182,800	224,000	97.29% 97.29%	42,350 0	187,901 0	230,251 0			0.026	0.047	0.026 0.047	0.026 0.047	2
281109578 N/A 281109580 621 S 8TH ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN SHEBOYGAN COUNTY CHAMBER OF COMMERCE	0.049 0.514	16 16	134,400	239,300	373,700	97.29% 97.29%	0 138,151	0 245,978	0 384,129		0.049	0.514		0.049 0.514	0.049	X
281109590 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
9281109595 610 RIVERFRONT DR 9281109610 N/A	SOUTH PIER FAMILY INVESTMENTS INC CITY OF SHEBOYGAN	1.148 0.467	16 No	263,700	757,700	1,021,400	97.29% 97.29%	271,059 0	778,845 0	1,049,904		0.467	1.148		1.148 0.467	0.467	2 X
281109630 843 JEFFERSON AVE	SHEB AREA SCHOOL DIST	2.650	No	-	-	-	97.29%	0	0	0		2.650			2.650	2	X
9281109640 620 S 8TH ST 9281109660 N/A	HEARTLAND AFFORDABLE HOUSING-SHEBOYGAN JUNG LLC SHEB AREA SCHOOL DIST	0.620 0.789	No No	239,400	1,629,300	1,868,700	97.29% 97.29%	246,081	1,674,769	1,920,850 0		0.789		0.62	0.620		2 X
9281109670 S WATER ST 9281109680 730 S WATER ST	PULASKI, JAMES S KODIAK HOLDINGS LLC	0.365	0.002893 No 0.00429 No	39,300 26,900	- 74,000	39,300 100,900	97.29%	40,397 27,651	76,065	40,397 103,716				0.362 0.229	0.362 0.229		1
9281109690 726 S WATER ST	KODIAK HOLDINGS LLC	0.233 0.110	0.00429 No 0.001398 No	16,400	80,500	96,900		16,858	82,747	99,604				0.229	0.229		1
9281109700 724 S WATER ST 9281109710 718 S WATER ST	CAPITAL INVESTMENT PROPERTIES LLC KODIAK HOLDINGS LLC	0.117 0.141	0.002491 No 0.008442 No	14,400 16,500	80,900 96,300	95,300 112,800		14,802 16,960	83,158 98,987	97,960 115,948				0.115	0.115		1
281109720 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
9281109730 N/A 9281109740 708 S WATER ST	ZUNIGA, BENITO C JAROSINSKI, ERIC RICHARD	0.142 0.131	No No	18,900 16,700	49,700	18,900 66,400		19,427 17,166	0 51,087	19,427 68,253				0.142 0.131	0.142 0.131		1 1
9281109750 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
9281109770 N/A 9281109780 823 VIRGINIA AVE	SS CYRIL & METH CONG DOUGALA, JAMES E	0.222 0.256	16 No	32,100	237,000	269,100	97.29% 97.29%	0 32,996	0 243,614	276,610		0.222		0.256	0.222 0.256	0.222	4 2
9281109785 N/A 9281109790 822 NEW JERSEY AVE	SHEB AREA SCHOOL DIST SS CYRIL & METH CONG	0.158 0.391	No No	-	-	-	97.29% 97.29%	0	0	0		0.158 0.391			0.158 0.391		X X
9281109800 834 NEW JERSEY AVE	SS CYRIL & METH CONG	0.718	No	-			97.29%	0	0	0		0.718			0.718		x
9281109806 730 S 8TH ST 9281109820 N/A	EIGHTH-NEW JERSEY LLC CITY OF SHEBOYGAN	1.128 0.662	16 No	546,000	13,302,000	13,848,000	97.29% 97.29%	561,237 0	13,673,220	14,234,458		0.662		1.128	1.128 0.662	0.662	2 x
281109840 701 S 8TH ST	STUDIO LANE LLC	0.138	16	42,000	111,800	153,800	97.29%	43,172	114,920	158,092		0.002	0.138		0.138	0.138	2
281109860 729 S 8TH ST 281109870 N/A	MARTIN AUTOMOTIVE INC CITY OF SHEBOYGAN	1.681 0.542	16 No	392,800	385,800	778,600	97.29% 97.29%	403,762 0	396,567 0	800,328 0		0.542	1.681		1.681 0.542	1.681 0.542	2 X
281109920 705 RIVERFRONT DR	CITY OF SHEBOYGAN	3.148	0.149444 No	-	-	400.00	97.29%	0	0	0		2.999	0.071		2.999	2.999	X
281109925 733 RIVERFRONT DR 1281109960 809 S 8TH ST	RIVERFRONT BAIT & TACKLE INC UDOVICH, DAVID R	0.081 0.149	0.010172 No 16	31,800 38,600	100,800 71,700	132,600 110,300		32,687 39,677	103,613 73,701	136,300 113,378			0.071 0.149		0.071 0.149	0.071 0.149	2 2
281109970 813 S 8TH ST 281109980 823 S 8TH ST	EIGHTH STREET PROPERTIES LLC RRG EAST LLC	0.140 0.385	16 16	36,200 116,200	100,000 258,600	136,200 374,800	97.29% 97.29%	37,210 119,443	102,791 265.817	140,001 385,260			0.140 0.385		0.140 0.385	0.140	2
281109990 828 RIVERFRONT DR	SCHWARZ FISH COMPANY	0.114	16	31,400	46,800	78,200	97.29%	32,276	48,106	80,382			0.114		0.114		2
281110031 810 S 8TH ST 281110033 NEW JERSEY AVE	WIS POWER & LIGHT CO CITY OF SHEBOYGAN	1.146 0.030	0.035808 No No		- :	-	97.29% 97.29%	0	0	0		0.030	1.110		1.110 0.030		2 x
281110034 RIVERFRONT DR	CITY OF SHEBOYGAN INC	0.598	16	-	-		97.29%	0	0	0		0.598			0.598	0.598	×
281110035 826 S 8TH ST 281110070 N/A	WILD LEISLE REAL ESTATE HOLDINGS LLC CITY OF SHEBOYGAN	1.764 0.318	0.000016 No	86,600	401,600	488,200	97.29% 97.29%	89,017 0	412,807	501,824 0		0.318	1.764		1.764 0.318	1.764 0.318	2 X
281110080 807 RIVERFRONT DR	CITY OF SHEBOYGAN	0.267	0.000011 No	17,800	3,200	21,000	97.29%	18,297	3,289	21,586		0.267			0.267	0.267	x
281110105 905 S 8TH ST 281110110 841 RIVERFRONT DR	CITY OF SHEBOYGAN CITY OF SHEBOYGAN	0.684 0.391	0.003503 No 0.020263 No	-	-		97.29% 97.29%	0	0	0		0.680 0.371			0.680 0.371	0.267 0.267	x x
281110115 837 RIVERFRONT DR	CITY OF SHEBOYGAN	0.452	0.137456 No	406 500	2 024 000	2 420 202	97.29%	0	2 106 120	2 522 074		0.315	1 400		0.315	0.267	X 2
81110440 636 WISCONSIN AVE 81110460 608 NEW YORK AVE	WELLS FARGO BANK CREATION & PRESERVATION PARTNERS INC	1.489 1.174	16 No	406,500	3,021,800	3,428,300	97.29% 97.29%	417,844 0	3,106,130 0	3,523,974 0		1.174	1.489		1.489 1.174	1.489	x x
81110470 N/A 81110480 709 N 7TH ST	CREATION & PRESERVATION PARTNERS INC CREATION & PRESERVATION PARTNERS INC	0.758 0.606	No No		-	-	97.29% 97.29%	0	0	0		0.758 0.606			0.758 0.606		X
281110510 N/A	CREATION & PRESERVATION PARTNERS INC	0.079	No				97.29%	0	0	0		0.009			0.079		x
281110520 630 N 6TH ST 281110530 N/A	A T & T CORP CREATION & PRESERVATION PARTNERS INC	0.076 0.189	No No		-		97.29% 97.29%	0	0	0		0.189	0.076		0.076 0.189		2 X
281110540 N/A	CREATION & PRESERVATION PARTNERS INC	0.172	No	-			97.29%	0	0	0		0.172			0.172		x
9281110550 1405 N 6TH ST 9281110560 631 NEW YORK AVE	CREATION & PRESERVATION PARTNERS INC AMERITECH	0.207 0.379	No No				97.29% 97.29%	0	0	0		0.207	0.379		0.207 0.379		X 4
281110570 N/A	SHEBOYGAN PRESS LLC	0.138	No	42,000	-	42,000	97.29%	43,172	0	43,172			0.138		0.138	0.138	2
9281110580 632 CENTER AVE 9281110585 612 CENTER AVE	SHEBOYGAN PRESS LLC GREAT MARRIAGES FOR SHEBOYGAN COUNTY INC	0.718 0.160	No No	203,600	926,800	1,130,400	97.29% 97.29%	209,282	952,664 0	1,161,946 0			0.718 0.16		0.718 0.160	0.718	2 X
9281110600 602 N 6TH ST	ALIOCO	0.086	No No	25,200 34,800	343,700	368,900	97.29%	25,903	353,292	379,195			0.086		0.086		2
9281110610 608 N 6TH ST 9281110620 614 N 6TH ST	HKK PROPERTIES LLC KIRCHNER, BARBARA J	0.138 0.138	No	34,800	216,400 138,700	251,200 173,500	97.29%	35,771 35,771	222,439 142,571	258,210 178,342			0.138		0.138 0.138		2
281110630 520 N 6TH ST	PRENDEVILLE, ANDREW K POSITIVE IMPACT PROPERTIES LLC	0.103 0.103	No No	11,700 26,100	124,800 181,800	136,500 207,900	97.29%	12,027 26,828	128,283 186,874	140,309 213,702			0.103	0.103	0.103 0.103		1
281110640 605 CENTER AVE																	. 4

rement District #21	consin																Assessment Classificati
operty Information																	(Residential = C Commercial = C
	Property Information			Asses	sment Informa	tion		Equalized	Value			District	Classification			District Classification	Manufacturing = Co = Class 4 , Undeve Class 5, Ag Fores
		Total	Part of Existing TID? WetlandIndicate TID #				Equalized				Industrial (Zoned and	Vacant/ Co	mmercial/	Existing	Suitable for	Rehab/	5M, Forest = Class = Class 7 & Exem
Number Street Address	Owner	Acreage	Acreage	Land	Imp	Total	Value Ratio	Land	Imp	Total	Suitable)		Business Re		Mixed Use	Conservation Vacant	•
281110670 N/A 281110690 611 CENTER AVE	SHEBOYGAN PRESS LLC FIRST WIS NATL BANK	0.207 0.683	No No	63,000 195,500	172,300	63,000 367,800	97.29% 97.29%	64,758 200,956	0 177,108	64,758 378,064			0.207 0.683		0.207 0.683	0.207 0.683	2
281110851 622 PENNSYLVANIA AVE 281110900 502 N 6TH ST	CCM SHEBOYGAN 7PENN LLC COMMODORE PROPERTIES LLC	1.032 0.067	No No	435,600 11,900	9,094,800 65,800	9,530,400 77,700	97.29% 97.29%	447,756 12.232	9,348,610 67.636	9,796,366 79,868				1.032 0.067	1.032 0.067		2
281110900 502 N 6TH ST 281110910 508 N 6TH ST	PERKINS, TIFFANI	0.067	No No	11,900	168,300	180,200	97.29%	12,232	172,997	185,229				0.067	0.067		2
281110920 514 N 6TH ST 281110930 502 PENNSYLVANIA AVE	PAZUR, DENISE M PENTEK DENNIS P	0.067 0.087	No No	9,000 12,600	102,300 116.900	111,300 129,500	97.29% 97.29%	9,251 12.952	105,155 120.162	114,406 133.114				0.067 0.087	0.067 0.087		1
281110930 302 PENNSYLVANIA AVE 281110940 504 PENNSYLVANIA AVE	PRIGGE, JILL	0.087	No	10,100	139,200	149,300	97.29%	10,382	143,085	153,467				0.087	0.087		1
281110950 510 PENNSYLVANIA AVE 281110960 N/A	SAVANH, KHAMVANG SHEBOYGAN COUNTY	0.147 0.049	No No	16,800	137,600	154,400	97.29% 97.29%	17,269 0	141,440	158,709		0.049		0.147	0.147		1
281110970 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		0.045		0.098	0.098		1
281110980 520 PENNSYLVANIA AVE 281110990 524 PENNSYLVANIA AVE	SHEBOYGAN COUNTY SMYTH, JEFFREY G	0.049 0.111	No No	13,200	111,300	124,500	97.29% 97.29%	0 13,568	0 114,406	0 127,974		0.049		0.111	0.049 0.111		3
281111010 N/A	SHEBOYGAN COUNTY	0.283	No	-	-	-	97.29%	0	0	0		0.283			0.283		3
281111041 N/A 281111042 525 PENNSYLVANIA AVE	HARBOR POINTE CONDOMINIUMS MOYER, JACQUELYN J	0.211	No No	37,500	312,800	350,300	97.29% 97.29%	0 38,547	0 321,529	0 360,076				0.211	0.211		1
281111042 525 PENNSYLVANIA AVE 281111044 525 PENNSYLVANIA AVE	PRAIRIE ON THE LAKE LLC	0.009	No	37,500	281,300	318,800	97.29%	38,547	289,150	327,697				0.003	0.003		1
281111046 525 PENNSYLVANIA AVE 281111048 525 PENNSYLVANIA AVE	KOBER LIVING TRUST OF 1997 ROENITZ, CHRISTINE M	0.017 0.024	No No	37,500 37,500	266,700 346,100	304,200 383,600	97.29% 97.29%	38,547 38,547	274,143 355,759	312,689 394,305				0.017 0.024	0.017 0.024		1
281111050 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				0.029	0.029		1
281111052 525 PENNSYLVANIA AVE 281111054 525 PENNSYLVANIA AVE	SCHNEIDER, VALERIE L RAUWERDINK LIVING TRUST OF 2007	0.020 0.025	No No	37,500 37,500	317,600 308.300	355,100 345,800	97.29% 97.29%	38,547 38,547	326,463 316,904	365,010 355.450				0.020 0.025	0.020		1
281111056 525 PENNSYLVANIA AVE	MUNSON, MARK B	0.016	No	37,500	372,200	409,700	97.29%	38,547	382,587	421,134				0.016	0.016		1
281111058 525 PENNSYLVANIA AVE 281111060 525 PENNSYLVANIA AVE	ABLER, RONALD F BARNES SEPARATE TRUST, POLLY J	0.019 0.021	No No	37,500 37,500	428,700 389,600	466,200 427,100	97.29% 97.29%	38,547 38,547	440,664 400,473	479,210 439,019				0.019 0.021	0.019 0.021		1
281111062 525 PENNSYLVANIA AVE	PAIGE SR, JAMES R	0.022	No	37,500	369,000	406,500	97.29%	38,547	379,298	417,844				0.022	0.022		1
281111064 525 PENNSYLVANIA AVE 281111070 505 PENNSYLVANIA AVE	WALKER LIVING TRUST OF 2000 CITY OF SHEBOYGAN ROTARY RIVERVIEW PARK	0.022 2.702	No 0.219298 No	37,500	448,300	485,800	97.29% 97.29%	38,547 0	460,811 0	499,357 0		2.483		0.022	0.022 2.483	2.483	1 X
281111190 N/A	400 RIVERVIEW LLC	0.802	No	301,200	-	301,200	97.29%	309,606	0	309,606		0.802			0.802	0.802	2
281111200 434 PENNSYLVANIA AVE 281111210 507 N FRANKLIN ST	PREMIER PROPERTIES OF WI LLC HARDY, MATTHEW	0.084	No No	32,100 8,900	198,100 149,800	230,200 158,700	97.29% 97.29%	32,996 9,148	203,628 153,980	236,624 163,129			0.084	0.055	0.084		2
281111220 420 PENNSYLVANIA AVE	HECKENDORF, BRIAN	0.177	No	19,400	78,000	97,400	97.29%	19,941	80,177	100,118				0.177	0.177		1
281111230 406 PENNSYLVANIA AVE 281111380 615 N 6TH ST	EVANS, DENNIS L SHEBOYGAN COUNTY COURT HOUSE & LAW CENTER	0.360 4.513	No No	111,400	54,000	165,400	97.29% 97.29%	114,509 0	55,507 0	170,016 0		0.360 4.513			0.360 4.513		2 3
281111389 508 NEW YORK AVE	SHEBOYGAN COUNTY	0.517	No	-	-	-	97.29%	0	0	0		0.517			0.517		3
281111390 522 NEW YORK AVE 281111395 503 WISCONSIN AVE	ST CLEMENTS CONGREGATION CATHOLIC SOCIAL SERVICES ARCHDIOCESE OF MILWAUKEE INC	1.653 0.517	No No				97.29% 97.29%	0	0	0		1.653 0.517			1.653 0.517	1.653 0.517	X X
281111400 502 WISCONSIN AVE	HILDEBRAND, ELLEN E	0.091	No	10,700	170,100	180,800	97.29%	10,999	174,847	185,846				0.091	0.091		1
281111410 812 N 5TH ST 281111420 N/A	OLSON, JUSTIN CITY OF SHEBOYGAN	0.086 0.046	No No	10,400	123,800	134,200	97.29% 97.29%	10,690 0	127,255 0	137,945 0		0.046		0.086	0.086		1 X
281111440 507 WASHINGTON CT	TAYLOR, KENNETH R	0.344	No	23,800	442,600	466,400	97.29%	24,464	454,952	479,416				0.344	0.344		1
281111450 N/A 281111460 819 N 6TH ST	WELLS FARGO BANK 819N6 LLC	0.696 0.271	16 No	86,900 44,800	17,500 208,200	104,400 253,000	97.29% 97.29%	89,325 46,050	17,988 214,010	107,314 260,060			0.696 0.271		0.696 0.271	0.696	2 2
281111470 813 N 6TH ST	STAR HOLDINGS LLC	0.161	No	27,700	149,200	176,900	97.29%	28,473	153,364	181,837			0.161		0.161		2
281111480 805 N 6TH ST 281111490 524 WISCONSIN AVE	LIFE POINT HOLDINGS LLC GRUBE, TERENCE E	0.354 0.121	No No	63,700 10,500	371,900 107,300	435,600 117,800	97.29% 97.29%	65,478 10,793	382,279 110,294	447,756 121,087			0.354	0.121	0.354		1
281111500 520 WISCONSIN AVE	TSIOULOS, NIKOLAOS I	0.138	No	11,800	95,100	106,900	97.29%	12,129	97,754	109,883				0.138	0.138		1
281111510 512 WISCONSIN AVE 281111520 508 WISCONSIN AVE	TSIOULOS, NIKOLAOS I PIRRUNG, GARY R	0.222 0.158	No No	30,500 13,700	208,600 166,800	239,100 180,500	97.29% 97.29%	31,351 14,082	214,421 171,455	245,773 185,537				0.222 0.158	0.222 0.158		1
281111580 436 N FRANKLIN ST 281111590 432 N FRANKLIN ST	WERMUTH, ALEXANDER LIVERMORE, TIMOTHY J	0.048	No	6,100	77,400	83,500	97.29%	6,270	79,560	85,830				0.048	0.048		1
281111590 432 N FRANKLIN ST 281111600 424 N FRANKLIN ST	WILLIS, RITA A	0.124 0.121	No No	13,500 13,200	89,000 88,100	102,500 101,300	97.29% 97.29%	13,877 13,568	91,484 90,559	105,360 104,127				0.124 0.121	0.124 0.121		1
281111610 526 N FRANKLIN ST	WYNVEEN, PHILLIP G RUBSAM. MATTHEW D	0.058	No	5,200	47,800	53,000	97.29%	5,345	49,134	54,479				0.058	0.058		1
281111620 411 CENTER AVE 281111630 417 CENTER AVE	WIERZBACH, MATTHEW R	0.084 0.069	No No	12,000 8,300	111,100 105,900	123,100 114,200	97.29% 97.29%	12,335 8,532	114,200 108,855	126,535 117,387				0.069	0.084 0.069		1
281111640 423 CENTER AVE 281111650 427 CENTER AVE	MATHES, CHAD E HULBERT, NOAH L	0.121 0.060	No No	13,200 7,400	124,400 87,000	137,600 94,400	97.29% 97.29%	13,568 7.607	127,872 89.428	141,440 97,034				0.121	0.121		1
281111660 427 CENTER AVE 281111660 431 CENTER AVE	CLAUDIO, JEFFREY A	0.060	No	7,400	89,800	97,200	97.29%	7,607	92,306	99,913				0.060	0.060		1
281111670 435 CENTER AVE	KORDUS, ELI G JOHNSON, KRISTOPHER R	0.052	No No	6,500 9.300	69,200	75,700	97.29%	6,681	71,131	77,813				0.052	0.052		1
281111680 N/A 281111690 630 N 4TH ST	JENSEN, MICHAEL S	0.114 0.060	No	8,200	140,600	9,300 148,800	97.29% 97.29%	9,560 8,429	144,524	9,560 152,953				0.114	0.114		1
81111700 409 NEW YORK AVE 81111710 413 NEW YORK AVE	DOLSON, JONATHAN G FISCHER, ROBERT SCOTT	0.175 0.175	No No	14,300 14.300	112,000 96.800	126,300 111,100	97.29% 97.29%	14,699 14.699	115,126 99,501	129,825 114,200				0.175 0.175	0.175 0.175		1
281111720 417 NEW YORK AVE	HAGEN, LORA L	0.175	No	14,300	166,300	180,600	97.29%	14,699	170,941	185,640				0.175	0.175		1
281111730 421 NEW YORK AVE 281111740 629 N 5TH ST	HALEEM, YASER SCHAAL, MICHAELJON	0.175 0.092	No No	14,300 9.200	113,600 136,900	127,900 146,100	97.29% 97.29%	14,699 9,457	116,770 140,720	131,469 150,177				0.175 0.092	0.175 0.092		1 1
281111750 625 N 5TH ST	HERDIC, SAMIR	0.086	No	9,200	80,200	89,400	97.29%	9,457	82,438	91,895				0.086	0.086		1
281111760 621 N 5TH ST 281111770 619 N 5TH ST	SANDERS, THOMAS J LANGENAU LLC	0.069 0.069	No No	7,400 7,400	92,800 129,400	100,200 136,800	97.29% 97.29%	7,607 7,607	95,390 133,011	102,996 140,618				0.069	0.069 0.069		1 1
81111780 615 N 5TH ST	SMITH, BRIAN J	0.088	No	9,200	80,900	90,100	97.29%	9,457	83,158	92,614				0.088	0.088		1
81111790 613 N 5TH ST 81111810 601 N 5TH ST	SCHAAL, JESSICA ROHDE FAMILY LLC	0.077 0.210	No No	8,300 36,900	65,600 193,500	73,900 230,400	97.29% 97.29%	8,532 37,930	67,431 198,900	75,962 236,830				0.077 0.21	0.077 0.210		1 2
81111820 422 CENTER AVE	EMERSON NICE PROPERTIES 422 LLC	0.169	No	14,300	55,200	69,500	97.29%	14,699	56,740	71,440				0.169	0.169		1
81111840 418 CENTER AVE 81111850 414 CENTER AVE	ZUNIGA, KATHRYN M SMITH. BRIAN J	0.169 0.169	No No	14,300 14,300	93,300 122,400	107,600 136,700	97.29% 97.29%	14,699 14.699	95,904 125,816	110,603 140,515				0.169 0.169	0.169 0.169		1 1
81111860 408 CENTER AVE	EMERSON NICE PROPERTIES 406 LLC	0.169	No	14,300	71,100	85,400	97.29%	14,699	73,084	87,783				0.169	0.169		1
81111870 614 N 4TH ST 81111890 720 N 4TH ST	EMERSON NICE PROPERTIES 614 606 LLC BUCK, DAVID H	0.163 0.115	No No	13,400 11,600	186,600 87,100	200,000 98,700	97.29% 97.29%	13,774 11,924	191,807 89,531	205,581 101,454				0.163 0.115	0.163 0.115		1 1
81111900 728 N 4TH ST	SCHAAL, MICHAEL A	0.126	No	12,600	64,100	76,700	97.29%	12,952	65,889	78,840				0.126	0.126		1
31111910 409 WISCONSIN AVE 31111920 413 WISCONSIN AVE	LOMIBAO, JORDAN M MCBRIDE, TYREESE K	0.103 0.172	No No	10,700 14,300	89,200 88,600	99,900 102,900	97.29% 97.29%	10,999 14,699	91,689 91,073	102,688 105,772				0.103 0.172	0.103 0.172		1
81111930 419 WISCONSIN AVE	GRABHORN, CRAIG C	0.172	No	14,300	97,100	111,400	97.29%	14,699	99,810	114,509				0.172	0.172		1
B1111940 423 WISCONSIN AVE B1111950 427 WISCONSIN AVE	RICE, BRIAN BRUYETTE ENTERPRISES NORTH LLC	0.172 0.092	No No	14,300 9,600	117,800 77,500	132,100 87,100	97.29% 97.29%	14,699 9,868	121,087 79,663	135,787 89,531				0.172 0.092	0.172 0.092		1 1
81111960 433 WISCONSIN AVE	SIZONEN, RICHARD	0.110	No	12,100	100,300	112,400	97.29%	12,438	103,099	115,537				0.110	0.110		1
181111970 719 N 5TH ST 181111980 711 N 5TH ST	PITTS, PETER G NEAVE, ERIK G	0.142 0.069	No No	19,600 9,500	125,100 52,500	144,700 62,000	97.29% 97.29%	20,147 9,765	128,591 53,965	148,738 63,730			0.142	0.069	0.142		2
281111990 707 N 5TH ST	YUSEF, MARCELO A	0.046	No	6,800	64,700	71,500	97.29%	6,990	66,506	73,495				0.046	0.046		1
81112000 703 N 5TH ST 81112010 430 NEW YORK AVE	HOUSEYE, CORY BRUNNER, PATRICIA A	0.057 0.172	No No	8,200 14,300	96,800 84,700	105,000 99,000	97.29% 97.29%	8,429 14,699	99,501 87,064	107,930 101,763				0.057 0.172	0.057 0.172		1 1
81112020 424 NEW YORK AVE	BRUNNER, PATRICIA A	0.172	No	14,300	100,500	114,800	97.29%	14,699	103,305	118,004				0.172	0.172		1
81112030 418 NEW YORK AVE 81112040 412 NEW YORK AVE	BAIER, ADAM T ERTEL, VERLIN G	0.172 0.172	No No	14,300 14,300	159,400 90,900	173,700 105,200	97.29% 97.29%	14,699 14,699	163,848 93,437	178,547 108,136				0.172 0.172	0.172 0.172		1 1
81112050 410 NEW YORK AVE	HALEEM, SALEH M	0.077	No	7,900	88,200	96,100	97.29%	8,120	90,661	98,782				0.077	0.077		1
81112060 404 NEW YORK AVE 81112070 710 N 4TH ST	SCHROEDER, SAM G ERTEL, VERLIN G	0.109 0.072	No No	12,400 8,900	93,400 59,400	105,800 68,300	97.29% 97.29%	12,746 9,148	96,007 61,058	108,753 70,206				0.109	0.109 0.072		1
81112080 712 N 4TH ST	CHESTER HOLDINGS LLC	0.086	No	9,200	80,000	89,200	97.29%	9,457	82,233	91,689				0.086	0.086		1
B1112090 818 N 4TH ST B1112100 822 N 4TH ST	NEUMANN, LAURA J BOWSER TRUST	0.044 0.064	No No	6,500 9.000	63,400 143,800	69,900 152,800	97.29% 97.29%	6,681 9,251	65,169 147,813	71,851 157,064				0.044	0.044		1
		0.064	No No	8,700	118.200	126,900	97.29%	8,943	121.499	130,441				0.064	0.064	ı	1 *

ry of Sheboygan, Wisc Increment District #21																			Assessment R Classification
Property Information	Property Information				Assess	ment Informat	ion		Equalized	Value			Distric	t Classification			District Cl	assification	(Residential = Clo Commercial = Clo Manufacturing = Cla = Class 4 Undevel
				Part of isting TID?								Industrial							Class 4 , Undevel Class 5, Ag Forest 5M, Forest = Class 8 = Class 7 & Exemp
cel Number Street Address	Owner	Total Acreage		dicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	(Zoned and	Vacant/ (Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	,
59281112120 409 WASHINGTON CT	BLAHA, JAMES J	0.172	Acreage	No	14,300	240,000	254,300	97.29%	14,699	246,698	261,397	Suitable)	Institutional	Business	0.172	0.172		vacant	1
59281112130 413 WASHINGTON CT 59281112140 419 WASHINGTON CT	XIONG, VANG GLEUE, MICHAEL LEE	0.172 0.172		No No	14,300 14,300	84,200 76,300	98,500 90,600	97.29% 97.29%	14,699 14,699	86,550 78,429	101,249 93,128				0.172 0.172	0.172			1 1
59281112150 421 WASHINGTON CT	MORAINE PROPERTIES INC	0.172		No	14,300	70,900	85,200	97.29%	14,699	72,879	87,578				0.172	0.17			1
59281112160 829 N 5TH ST 59281112170 821 N 5TH ST	BRUYETTE ENTERPRISES NORTH LLC BESTUL, MICHELLE E	0.115 0.138		No No	11,600 13,500	93,200 156,500	104,800 170,000	97.29% 97.29%	11,924 13,877	95,801 160,867	107,725 174,744				0.115 0.138	0.115			1
59281112180 817 N 5TH ST	PLOEGER, SARA	0.138		No	9,600	117,700	127,300	97.29%	9,868	120,985	130,853				0.138	0.092	!		1
59281112190 428 WISCONSIN AVE 59281112260 512 N 4TH ST	CITY OF SHEBOYGAN GRAY, PETER L	1.205 0.038		No No	- 7,100	- 53.800	60,900	97.29% 97.29%	7 209	0 55,301	0 62,600		1.205		0.039	1.20			X 1
59281112270 520 N 4TH ST	K R F PROPERTIES 1 LLC	0.078		No	17,800	96,400	114,200	97.29%	7,298 18,297	99,090	117,387			0.078	0.038	0.03			2
59281112280 325 WISCONSIN AVE 59281112290 727 N 4TH ST	SWEET HOME WI PROPERTIES LLC SWEET HOME WI PROPERTIES LLC	0.180 0.114		No No	18,200 11.600	169,700 116.900	187,900 128,500	97.29% 97.29%	18,708 11.924	174,436 120.162	193,144 132,086				0.18 0.114	0.180			2
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 59281112320 713 N 4TH ST	JOCHIMSEN, DUNCAN G CHESTER. CURT	0.188 0.185		No No	14,700	120,500 91.400	135,200 106.100	97.29% 97.29%	15,110 15.110	123,863 93.951	138,973 109.061				0.188 0.185	0.18			1
59281112320 713 N 41H 51 59281112330 709 N 4TH ST	JEFFREY, JOSEPH A	0.185		No	14,700 8,100	46,200	54,300	97.29%	8,326	47,489	55,815				0.185	0.18			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	0.27			1
59281112360 633 N 4TH ST 59281112370 629 N 4TH ST	GUSE, MICHAEL KOBYLINSKI, CASEYS	0.211 0.142		No No	16,700 13,400	104,300 142,200	121,000 155,600	97.29% 97.29%	17,166 13,774	107,211 146,168	124,377 159,942				0.211 0.142	0.21:			1
59281112380 619 N 4TH ST	KOBYLINSKI, CASEYS	0.157		No	15,900	119,500	135,400	97.29%	16,344	122,835	139,179				0.157	0.15			1
59281112550 610 BROUGHTON DR 59281112560 620 BROUGHTON DR	PFANNES, KEVIN MJM APARTMENTS LLC	0.252 0.377		No No	22,100 88,000	162,000 484,300	184,100 572,300	97.29% 97.29%	22,717 90,456	166,521 497,815	189,238 588,271				0.252 0.377	0.252			1 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 59281112600 305 NEW YORK AVE	OREN, RONEN HEIMBOLD, THERESE A	0.136 0.137		No No	16,600 16,600	138,800 169,700	155,400 186,300	97.29% 97.29%	17,063 17,063	142,674 174,436	159,737 191,499				0.136 0.137	0.130			1 1
59281112620 631 N FRANKLIN ST	GRANZOW, KENNETH A	0.106		No	10,300	98,500	108,800	97.29%	10,587	101,249	111,836				0.106	0.10	,		1
59281112630 627 N FRANKLIN ST 59281112640 623 N FRANKLIN ST	UTTECH, RICHARD C COTTON, JOSEPH K	0.133 0.186		No No	11,600 14,400	110,900 171,000	122,500 185,400	97.29% 97.29%	11,924 14,802	113,995 175,772	125,919 190,574				0.133 0.186	0.13			1
59281112650 617 N FRANKLIN ST	615 FRANK ENP LLC	0.249		No	21,800	166,100	187,900	97.29%	22,408	170,735	193,144				0.249	0.249	1		2
59281112670 704 BROUGHTON DR 59281112680 720 BROUGHTON DR	HORIZON CAPITAL INVESTMENTS LLC GONZALES, MARY G	0.405 0.107		No No	126,000 13,600	844,500 132,400	970,500 146,000	97.29% 97.29%	129,516 13,980	868,068 136,095	997,584 150,074				0.405	0.40	1		2
59281112690 720B BROUGHTON DR	GONZALES, MARY G	0.115		No	7,500	61,100	68,600	97.29%	7,709	62,805	70,514				0.115	0.11			1
59281112700 724 BROUGHTON DR 59281112710 728 BROUGHTON DR	724B LLC ROSENTHAL RENTAL LLC	0.104 0.102		No No	13,400 13.100	113,400 101.200	126,800 114,300	97.29% 97.29%	13,774 13,466	116,565 104.024	130,339 117,490				0.104 0.102	0.10			1
59281112710 728 BROUGHTON DR 59281112720 732 BROUGHTON DR	HORWITZ, STUART	0.102		No	14,800	216,300	231,100	97.29%	15,213	222,336	237,549				0.102	0.10			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	0.11			1
59281112740 303 WISCONSIN AVE 59281112750 305 WISCONSIN AVE	ESSENTIAL HOMES LLC FOSS, MARIE	0.103 0.116		No No	12,900 12,400	99,600 160,100	112,500 172,500	97.29% 97.29%	13,260 12,746	102,380 164,568	115,640 177,314				0.103 0.116	0.10			1 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 59281112780 721 N FRANKLIN ST	BRUYETTE, ALEXANDER VAN RIXEL, JACQUELINE A	0.091 0.129		No No	14,600 12,600	128,400 123,500	143,000 136,100	97.29% 97.29%	15,007 12,952	131,983 126,947	146,991 139,898				0.091	0.09			1
59281112790 N/A	VAN RIXEL, 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 59281112802 310 NEW YORK AVE	PATTERSON, TODD A BALAZS, KRISTINE F	0.132 0.132		No No	16,700 16.400	92,000 95,700	108,700 112,100	97.29% 97.29%	17,166 16,858	94,567 98,371	111,734 115,228				0.132 0.132	0.13			1 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	0.17	'		1
59281112820 242 NEW YORK AVE 59281112955 RIVERFRONT DR	SCHROEDER, SAM G GOTTSACKER, WILLIAM A	0.176 0.159		No No	19,700 48,000	207,900 675,600	227,600 723,600	97.29% 97.29%	20,250 49,340	213,702 694,454	233,952 743,794			0.159	0.176	0.17			1 2
59281112956 N/A	FOND DU LAC BUILDING	0.068		No	-		-	97.29%	0	0	0			0.068		0.06	3		2
59281112957 712 RIVERFRONT DR 59281112958 712 RIVERFRONT DR	FOND DU LAC BUILDING ASSOCIATES ABC REAL ESTATE HOLDINGS LLC	0.078 0.075		No No	48,000 48,000	468,000 577,500	516,000 625,500	97.29% 97.29%	49,340 49,340	481,061 593.616	530,400 642,956			0.078 0.075		0.07			2
59281112960 821 BROUGHTON DR	CITY OF SHEBOYGAN DELAND PARK	36.707		No	40,000	-	- 023,300	97.29%	49,340	0 0	042,930		36.707	0.073		36.70		,	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		2.470	1.769		1.769			2
59281112980 516 BROUGHTON DR 59281112995 N/A	CITY OF SHEBOYGAN MUNICIPAL AUDITORIUM 400 RIVERVIEW LLC	2.476 0.754		No No	285,600		285,600	97.29% 97.29%	0 293,570	0	293,570		2.476 0.754			2.470 0.75			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 59281113002 240 CENTER AVE UNIT 2	FESSLER, SHERRIE M SMITH, MARK T	0.012 0.012		No No	5,400 5,400	132,700 111.600	138,100 117.000	97.29% 97.29%	5,551 5.551	136,403 114.714	141,954 120,265				0.012 0.012	0.01			1 1
59281113003 240 CENTER AVE UNIT 3	GRAF, 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 59281113005 244 CENTER AVE UNIT 1	GRECH, ALEX W KASBERGER, HOLLY	0.012 0.012		No No	5,400 5,400	111,600 114,800	117,000 120,200	97.29% 97.29%	5,551 5,551	114,714 118,004	120,265 123,554				0.012 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 59281113008 244 CENTER AVE UNIT 4	THE MACLEOD FAMILY LIVING TRUST UTD 4-26-19 BEAM, CHRISTY L	0.012 0.012		No No	5,400 5,400	105,700 114,800	111,100 120,200	97.29% 97.29%	5,551 5,551	108,650 118,004	114,200 123,554				0.012 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	0.01	:[1
59281113010 304 CENTER AVE UNIT 2 59281113011 304 CENTER AVE UNIT 3	STAYPLAYVACAYWI LLC PEACE, GREGORY J	0.012 0.012		No No	5,400 5,400	117,400 111,600	122,800 117,000	97.29% 97.29%	5,551 5,551	120,676 114,714	126,227 120,265				0.012 0.012	0.01	1		1 1
59281113012 304 CENTER AVE UNIT 4	GRECH, ALEX	0.012		No No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.01	!		1
59281113013 310 CENTER AVE UNIT 1 59281113014 310 CENTER AVE UNIT 2	WINKEL, MARK S	0.012 0.012		No No	5,400 5.400	127,300 111.600	132,700 117,000	97.29%	5,551	130,853	136,403				0.012	0.01	!		1
59281113014 310 CENTER AVE UNIT 2 59281113015 310 CENTER AVE UNIT 3	HENDRICKS, RONALD L GRECH, ALEX W	0.012 0.012		No No	5,400 5,400	111,600 111,600	117,000 117,000	97.29% 97.29%	5,551 5,551	114,714 114,714	120,265 120,265				0.012 0.012	0.01			1
59281113016 310 CENTER AVE UNIT 4	HENDRICKS, RONALD L	0.012		No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.01	!		1
59281113017 314 CENTER AVE UNIT 1 59281113018 314 CENTER AVE UNIT 2	ODIM LLC GOSSE, WENDY	0.012 0.012		No No	5,400 5,400	111,600 108,900	117,000 114,300	97.29% 97.29%	5,551 5,551	114,714 111,939	120,265 117,490				0.012 0.012	0.01			1 1
59281113019 314 CENTER AVE UNIT 3	ODIM LLC	0.012		No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.01	!		1
59281113020 209 PENNSYLVANIA AVE 59281113021 320 CENTER AVE UNIT 1	US COAST GUARD DAVIS-WOOD, JANE	1.584 0.012	0.014688	No No	5,400	105,700	111,100	97.29% 97.29%	0 5,551	108,650	114,200				1.569 0.012	0.012			1
59281113022 320 CENTER AVE UNIT 2	GRECH, ALEX W	0.012		No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012	!		1
59281113023 320 CENTER AVE UNIT 3 59281113024 320 CENTER AVE UNIT 4	GRECH, ALEX W JONES, MICHAEL A	0.012 0.012		No No	5,400 5,400	111,600 105,700	117,000 111,100	97.29% 97.29%	5,551 5,551	114,714 108,650	120,265 114,200				0.012 0.012	0.012			1 1
59281113025 324 CENTER AVE UNIT 1	SHININGER, MARK J	0.012		No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012	!		1
59281113026 324 CENTER AVE UNIT 2 59281113027 324 CENTER AVE UNIT 3	MARTENS MAKE MOVES LLC GRECH, ALEX W	0.012 0.012		No No	5,400 5,400	88,900 105.700	94,300 111.100	97.29% 97.29%	5,551 5.551	91,381 108.650	96,932 114.200				0.012 0.012	0.012			1
59281113027 324 CENTER AVE UNIT 4	MILLER, ROGER G	0.012		No No	5,400	105,700	111,100	97.29% 97.29%	5,551 5,551	108,650	114,200				0.012	0.01			1
59281113029 330 CENTER AVE UNIT 1	RAKUN, TRENT G MINN. ZAW Z	0.012 0.012		No No	5,400 5,400	105,700 132,700	111,100 138.100	97.29% 97.29%	5,551 5.551	108,650	114,200				0.012 0.012	0.01	:[1
59281113030 330 CENTER AVE UNIT 2 59281113031 330 CENTER AVE UNIT 3	YOUNT, MICHAELL	0.012 0.012		No No	5,400	132,700	138,100	97.29% 97.29%	5,551 5,551	136,403 111,939	141,954 117,490				0.012	0.01	1		1
59281113032 330 CENTER AVE UNIT 4	GRECH, ALEX W	0.012		No	5,400	129,200	134,600	97.29%	5,551	132,806	138,356				0.012	0.01	!		1
59281113035 314 CENTER AVE 59281114000 303 PENNSYLVANIA AVE	GRECH, ALEX W MARINA VISTA CONDOMINIUM	0.012 0.423		No No	5,400	105,700	111,100	97.29% 97.29%	5,551 0	108,650 0	114,200 0				0.012 0.423	0.013			1 1
59281114001 303 PENNSYLVANIA AVE UNIT	201 KEILER, SUSAN A	0.011		No	37,500	308,600	346,100	97.29%	38,547	317,212	355,759				0.011	0.01			1
59281114002 303 PENNSYLVANIA AVE UNIT 59281114003 303 PENNSYLVANIA AVE UNIT		0.017 0.016		No No	37,500 37,500	216,300 385,700	253,800 423,200	97.29% 97.29%	38,547 38,547	222,336 396,464	260,883 435,010				0.017 0.016	0.01			1 1
59281114004 303 PENNSYLVANIA AVE UNIT	204 HOLM, MICHAEL J	0.017		No	37,500	486,000	523,500	97.29%	38,547	499,563	538,109				0.017	0.01	,		1
59281114005 303 PENNSYLVANIA AVE UNIT 59281114006 303 PENNSYLVANIA AVE UNIT		0.018 0.016		No No	37,500 37,500	341,900 341,900	379,400 379,400	97.29% 97.29%	38,547 38.547	351,441 351,441	389,988 389,988				0.018 0.016	0.01			1
59281114007 303 PENNSYLVANIA AVE UNIT	207 LANGHOFF, GARY J	0.014		No	37,500	411,300	448,800	97.29%	38,547	422,778	461,325				0.016	0.014	,		1
59281114008 303 PENNSYLVANIA AVE UNIT	301 LIVERMORE, JOHN T	0.016 0.016		No No	37,500	368,200	405,700	97.29%	38,547	378,475	417,022				0.016 0.016	0.016			1
	302 THOMAS J & JUDITH M BADURA TRUST			No	37,500	305,400	342,900	97.29%	38,547	313,923	352,469					0.01			1

18	perty Information														(Residential = Clas. Commercial = Clas.
Part		Property Information				Assessr	nent Informati	ion		Equalized	Value		District Classification	District Classification	Manufacturing = Clas = Class 4 , Undevelo Class 5, Ag Forest =
Mary			Total	Existi	ing TID?				Foualized					ole for Rehab/	5M, Forest = Class 6, = Class 7 & Exempt
March Marc			Acreage	Acreage					Value Ratio				Suitable) Institutional Business Residential Mixe	d Use Conservation Vacant	
March Control Contro	31114013 303 PENNSYLVANIA AVE UNIT	306 OTTO, PAULA	0.016			. ,	377,500	415,000	97.29%	38,547	388,035	426,581	0.016	0.016	1
March Column Co						. ,									1
March 2019-10-10-10-10-10-10-10-10-10-10-10-10-10-	31114016 303 PENNSYLVANIA AVE UNIT	402 LINNELL, ROBERT S	0.016	1	No	. ,	,	381,100	97.29%	38,547	, .	391,735	0.016	0.016	1
March Marc											-,				1
Marche Berlin Marche Berli	31114019 303 PENNSYLVANIA AVE UNIT	405 STONE, CHARLES	0.016	1	No	37,500	411,800	449,300	97.29%	38,547	423,292	461,839	0.016	0.016	1
March 1987 Mar						75,000	611,600	686,600			628,668 0	705,761 0			1 1
March Marc	81114101 832 N 6TH ST UNIT 101		0.009						97.29%				0.009	0.009	1
March Self March Co. March Self March Co. March Self March Co. March Self March						.,									1
March 200 March 1997 March 1998 Marc						.,				,					1
March Marc						-,									1
Second Column Col						.,									1
Second Second Bark 1975 Color American Second S	81114109 832 N 6TH ST UNIT 110	BOLDA, JAMES L	0.010	1	No	20,800	137,600	158,400	97.29%	21,380	141,440	162,820	0.010	0.010	1
Second							-,								1 1
SCHOOL STATE OF THE COLOR OF TH	B1114112 832 N 6TH ST UNIT 113	SCHULZE IRREVOCABLE TRUST	0.009	1	No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081	0.009	0.009	1
STATE SECURITY OF THE PROPERTY						-,									1 1
READED SERVICES ANTI-US AND SERVICES AND SER	31114115 832 N 6TH ST UNIT 116	LANDMARK SQUARE CONDOMINIUM OWNER'S ASSOCIATION INC	0.009	1	No	23,000	63,300	86,300	97.29%	23,642	65,067	88,708	0.009	0.009	2
MILES SERVICE SERVIC		,				-,					,				1 1
Miles Mile	31114118 832 N 6TH ST UNIT 119	LUBOTSKY, FRANK S	0.039	1	No	20,800	143,800	164,600	97.29%	21,380	147,813	169,194	0.039	0.039	1
STATE Column Co															1
STREET PROFESS OF THE	B1114121 832 N 6TH ST UNIT 201	ROHDE LIVING TRUST OF 1996	0.009	1	No	20,800	246,600	267,400	97.29%	21,380	253,482	274,862	0.009	0.009	1
SHILLEY DEFT OF THE PARTY OF TH						-,					,				1 1
REMAND REPORT OF 1979 1979 1979 1979 1979 1979 1979 197						.,									1
MILESTER DESTRUTTED MARKET MATERIAN PROPERTY AND PROP						-,				,					1
\$\$\text{\$\						.,									1
MILESTEE SERVICES OF THE PROPERTY OF THE PRO						.,									1
MILESTER SERVEST MET 22		7				-,	-,								1
RELIEF SERVICE SERVI						-,	.,				,				1
MILESTER SERVICE FOR TOTAL CONCESS AGAIN TO CONCESS AGAIN CONCESS AGAI						-,									1
MILLING BECK 1987 10 10 10 10 10 10 10 1						-,					,				1
MILLIAN BERLAM PRITE MATTER MILL															2
						-,									1
SELEMENT FOR TOT 21 SCHOOL MAY DESCRIPT FOR TOT 22 SCHOOL MAY DESCRIPT FOR TOT 23 SCHOOL MA						-,									1
SELECTION OF INT TIME SOURCE, STANLEY SOURCE SOUR		SCHAEFER TRUST DTD 2-27-2012	0.009			-,	143,200	164,000	97.29%	21,380	147,196	168,577	0.009	0.009	1
Second S						-,									1
Part	81114144 832 N 6TH ST UNIT 303	SCHNELL, JANET M	0.009			20,800	142,300	163,100	97.29%	21,380	146,271	167,652	0.009	0.009	1
Millard RETAIN FORT SUM TO						-,				,					1 1
STATISH OR STATISH O	B1114147 832 N 6TH ST UNIT 306	STRAKALAITIS LIVING TRUST OF 1999	0.009	1	No	20,800	144,600	165,400	97.29%	21,380	148,635	170,016	0.009	0.009	1
REBINDED CLASES CALEBRATES LINE 200 CLASES CALEBRATES CL						-,					,-				1 1
RELIFICACE SAYS MINT S LUMT 311 ROBERT DIRECT CARRES COMPLIANE TRUST OF 2023, STEVEN'S & ANNELISES M. CO.009 NO. 20,000 18,			0.009			,	218,600	239,400	97.29%	21,380		246,081	0.009	0.009	1
SELECTION TRANSPORT MINT 32 SCHMEDDER REVOCABLE TRUST OF 2023, STEVEN S. A NINELISES M. 0.009 No. 2,080 115,600 19,000 29,000															1
\$114145 \$224 MINTS** UNIT 318 ANDERSON, MICHAEL J. 10.008 NO 20,800 14,200 15,200 16,200 16,200 17,200 17,200 18,200	81114153 832 N 6TH ST UNIT 312	SCHNEIDER REVOCABLE TRUST OF 2023, STEVEN S & ANNELIESE M	0.009			20,800	115,600	136,400	97.29%		118,826	140,207	0.009	0.009	1
## SHILLING \$28 HORST UNIT 312 MAHONEY, MARK J 0.008 NO 20,800 128,700 97,296 1,380 149,580 10.088 0.008 111458 \$28 HORST UNIT 312 WEST, SISAN K 0.003 NO 20,800 128,700 97,296 1,380 149,580 197,296 13,800 141,200 1															1
\$\text{sil14156} \$28 \text{cmins to Unit 7318} \text{wfs, Usaga N}\$ \$\text{wfs, Usaga N}\$ \$\text{sil14156} \$28 \text{cmins to Unit 7318} \text{cmins to Unit 7318} \text{sil145} \$28 \text{cmins to Unit 730} \text{cmins to Unit 740} cmins to	81114156 832 N 6TH ST UNIT 315	MAHONEY, MARK J	0.008			20,800	272,900	293,700	97.29%	21,380	280,516	301,896	0.008	0.008	1
## SILLIAGE SEAN CHINT SUNT 320 **SEAN CHINT SUNT 320 **GERN REVOCABLE UNING TRUST D13-6-19, BARBARA C** **O,003** **						-,									1 1
**************************************															1
RELINATE SERVING FOR THE THUTT 40 COUNTY AND THE PROPERTIES LC	81114161 832 N 6TH ST UNIT 321	GREEN REVOCABLE LIVING TRUST DTD 3-6-19, BARBARA C	0.003	1	No	20,800	143,200	164,000	97.29%	21,380	147,196	168,577	0.003	0.003	1
\$\ \text{8111466} 832 \text{RFIST UNIT 40F} \text{SCHENICR CHARLOTTE R} \text{0.005} \text{0.005} \text{0.005} \text{0.005} \text{0.005} \text{0.005} \text{0.005} \text{0.005} \text{0.005} \text{0.005} \text{0.005} \text{0.005} \text{0.005} \text{0.005} \text{0.005} \text{0.005} \tex						-,					259,855				1
SILIMAGE SIZE NOTHST UNIT 409 GEREND LUVING TRUST 1997, JACOB M & JOSEPHINE R 0.003 No 20,800 223,900 224,700 97,29% 21,380 224,700 246,081 0.003 0.	81114164 832 N 6TH ST UNIT 405	SCHREINER, CHARLOTTE R	0.005	1	No	20,800	223,900	244,700	97.29%	21,380	230,148	251,529	0.005	0.005	1
\$\ \text{8114167} \text{82.PM \text{6TH-ST UNIT41} \\ \text{JUNCERTRUST, DORISM} \\ \text{0.003} \\ 0.00						-,	- ,			,	,				1 1
SILIMING B32 N 6TH ST UNIT 4LT CORKELL, MARY A 0.003 0	B1114167 832 N 6TH ST UNIT 411	JUENGER TRUST, DORIS M	0.003	N	No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081	0.003	0.003	1
\$\frac{8114171}{812}\text{ SCHELK, ROGER E}\$ \text{ 0.003} \text{ No } \text{ 20,800} \text{ 143,800} \text{ 164,600} \text{ 97,29%} \text{ 21,380} \text{ 147,813} \text{ 169,194} \text{ 0.003} \text{ 0.003} \text{ 0.003} \text{ 0.003} \text{ 1811417} \text{ 812 No FIRST UNIT 417} \text{ NUIT 417} NUIT 4						-,									1 1
SILIMATY SEX NETH ST UNIT 421 KULLMANN LIVING TRUST, MARY F 0.009 No 20,800 123,300 144,100 97.29% 1,742,405 0 1,742,405 7.800	31114170 832 N 6TH ST UNIT 417	SCHELK, ROGER E	0.003	1	No	20,800	143,800	164,600	97.29%	21,380	147,813	169,194	0.003	0.003	1
SECULIAN NEW MIDWEST PROPERTIES LLC 7.800 17 1,695,100 - 1,695,100 97.29% 1,742,405 0 1,742,405 7.800															1
81300260 N/A REDEVELOPMENT AUTHORITY OF SHEBOYGAN 0.089 17 97.29% 0 0 0 0.089 0.	31300140 INDIANA AVE	NEW MIDWEST PROPERTIES LLC	7.800	1	17				97.29%	1,742,405	0		7.800	7.800 7.800	2
\$\frac{1100}{2}\$ ON/A CITY OF \$HEBOYGAN \ 0.110 \ 1.110 \ 1.7 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \						-	1.					0			X X
BIBLODIAN BILLINDIANA AVE RANIERI INVESTMENT GROUP LLC 0.069 17 17,400 42,700 60,100 97.29% 53,657 205,376 25,903 0.207	81300900 N/A	CITY OF SHEBOYGAN	0.110		17	-	- :	-	97.29%	0	0	0	0.110	0.110	X
81300950 813A INDIANA AVE RANIERI INVESTMENT GROUP LC 0.069 17 17,400 42,700 60,100 97.29% 17,885 43,882 61,77 0.069 0.0						- 52,200	199,800	252,000			-	0 259,033			X 2
81300978 1817 INDIANA AVE REPINSKI, DAVID 0.076 17 19,100 44,600 63,700 97.29% 19,633 45,845 65,478 0.076 0.076 1300980 INDIANA AVE REPINSKI, DAVID A 0.124 17 31,300 - 31,200 97.29% 32,173 0.32,173 0.124 0.124 1300000 INDIANA AVE REPINSKI, DAVID A 0.172 17 43,500 - 43,500 97.29% 44,714 0.47,14 0.172 0.172 130000 INDIANA AVE REPINSKI, DAVID A 0.103 17 25,100 125,200 97.29% 26,828 129,722 156,550 0.103 0.103 1300000 INDIANA AVE REPINSKI, DAVID A 0.165 17 41,800 321,600 363,400 97.29% 42,967 330,575 373,541 0.165 0.165 1300000 INDIANA AVE REPINSKI, DAVID A 0.041 17 10,400 - 10,400 97.29% 10,690 0 10,690 0.041 0.041	31300950 813A INDIANA AVE	RANIERI INVESTMENT GROUP LLC	0.069	1	17	17,400	42,700	60,100	97.29%	17,886	43,892	61,777	0.069	0.069	2
81300980 INDIANA AVE REPINSKI, DAVID A 0.124 17 31,300 - 31,300 97.29% 32,173 0 32,173 0 32,173 0 0.124 0.124 0.124 0.124 0.124 0.125 0.12															2
81301010 829 INDIANA AVE REPINSKI, DAVID A 0.103 17 25,100 125,200 125,200 97,29% 25,828 129,722 156,550 0.103 0.103 1301010 821 INDIANA AVE REPINSKI, DAVID A 0.165 17 41,800 321,600 97,29% 42,967 330,575 373,541 0.165 0.165 131010 97,29% 10,690 0 10,690 0.041 0.041 17 10,400 - 10,400 97,29% 10,690 0 10,690 0.041 0.041	31300980 INDIANA AVE	REPINSKI, DAVID A	0.124	1	17	31,300		31,300	97.29%	32,173	0	32,173	0.124	0.124	2
81301020 831 INDIANA AVE REPINSKI, DAVID A 0.165 17 41,800 321,600 363,400 97.29% 42,967 330,575 373,541 0.165 0.165 81301030 S 9TH ST REPINSKI, DAVID A 0.041 17 10,400 - 10,400 97.29% 10,690 0 10,690 0.041 0.041							126,200								2 2
	31301020 831 INDIANA AVE	REPINSKI, DAVID A	0.165		17	41,800		363,400	97.29%	42,967	330,575	373,541	0.165	0.165	2
81301040 1119 S 9TH ST TESOVNIK, EDWARD A 0.121 17 10,000 117,900 97.29% 10,279 121,190 131,469 0.121 0.121			0.041 0.121			10,400 10,000	117,900	10,400 127,900	97.29% 97.29%	10,690 10,279		10,690 131,469		0.041 0.121	2 1
117 10,000 117,300 127,301 127,300 127,301 127	31301050 834 KENTUCKY AVE	KREPSKY, ROBERT A	0.189	1	17	13,900	129,500	143,400	97.29%	14,288	133,114	147,402	0.189	0.189	1

ty of Sheboygan, Wisc Increment District #21																		Assessment Roll Classification?
e Property Information																		(Residential = Class Commercial = Class
	Property Information			Asses	sment Informatio	on		Equalized	Value			Dist	ict Classification			District Classif	ication	Manufacturing = Class = Class 4 , Undevelop
			Part of Existing TID?								Industrial							Class 5, Ag Forest = C 5M, Forest = Class 6, C = Class 7 & Exempt =
rcel Number Street Address	Owner	Total Acreage	WetlandIndicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	(Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business		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	Surtable)	ilistitutional		0.069	0.069		Vacant	1
59281301090 N/A 59281301100 1132 S 8TH ST	RANIERI INVESTMENT GROUP LLC M LAPLANT CONTRACTORS LLC	0.055 0.138	17 17	5,900 23,700	4,300 158,500	10,200 182,200	97.29% 97.29%	6,065 24,361	4,420 162,923	10,485 187,285			0.055 0.138		0.055 0.138			2 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			0.130	0.124	0.124			1
59281301120 1122 S 8TH ST 59281301130 1120 S 8TH ST	RANIERI INVESTMENT GROUP LLC ROCK CONTRACTING LLC	0.124 0.110	17 17	7,800 7,900	53,800 61,200	61,600 69,100	97.29% 97.29%	8,018 8,120	55,301 62,908	63,319 71,028				0.124	0.124 0.110		-	1
59281301160 N/A	BLUE WATER CONDOMINIUM OWNERS COMMON AREA	0.370	17	-	<u> </u>	-	97.29%	0	0	0				0.370	0.370			1
59281301161 1106 S 7TH ST UNIT 1 59281301162 1106 S 7TH ST UNIT 2	JMI LLC	0.009	17 17	5,000 5,000	100,700 91,900	105,700 96,900	97.29% 97.29%	5,140 5.140	103,510 94,465	108,650 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 59281301165 1106 S 7TH ST UNIT 5	9TH PROPERTIES LLC PLAYSIC. RUKIJA	0.009	17 17	5,000 5,000	91,900 91,900	96,900 96,900	97.29% 97.29%	5,140 5.140	94,465 94,465	99,604 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 59281301168 1106 S 7TH ST UNIT 8	DUROW, LEONARD G BOYD, MELANIE	0.009	17 17	5,000 5,000	91,900 91,900	96,900 96,900	97.29% 97.29%	5,140 5.140	94,465 94,465	99,604 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 59281301171 1106 S 7TH ST UNIT 11	JEFFREY H. HIGH AND PEGGY A. BOERMAN REVOCABLE TRUST DATED O LOFYE REVOCABLE LIVING TRUST	0.009	17 17	5,000 5,000	91,900 91,900	96,900 96,900	97.29% 97.29%	5,140 5.140	94,465 94,465	99,604 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	0.005	0.761			2
59281301190 1129 S 8TH ST 59281301200 730 KENTUCKY AVE	BIVIANO, SONIA SWEIGERT INVESTMENTS LLC	0.207 0.112	17 17	52,200 8,500	139,100 77,900	191,300 86,400	97.29% 97.29%	53,657 8,737	142,982 80,074	196,639 88,811			0.207	0.112	0.207			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 59281301230 716 KENTUCKY AVE	MC CARTY, CONNIE M FOREST APARTMENTS LLC	0.138 0.062	17 17	9,400 5,700	65,200 63,100	74,600 68,800	97.29% 97.29%	9,662 5,859	67,020 64,861	76,682 70,720				0.138	0.138 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 714A KENTUCKY AVE 59281301270 708 KENTUCKY AVE	ECHOLS, CANDANCE A BEHNKE, FREDERICK E	0.083 0.241	17 17	5,200 14,900	75,000 113.400	80,200 128,300	97.29% 97.29%	5,345 15,316	77,093 116,565	82,438 131,880				0.083 0.241	0.083 0.241			1 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 59281301300 N/A	SHEBOYGAN SCREW PRODUCTS INC NEW MIDWEST PROPERTIES LLC	1.264 4.528	17 17	85,000 429,500	225,700	310,700 429,500	97.29% 97.29%	87,372 441,486	231,999	319,371 441,486			1.264 4.528		1.264 4.528			2
59281301300 N/A 59281301305 1133 S 7TH ST	B & B PARTNERSHIP	0.738	17	429,500 89,200	452,400	429,500 541,600	97.29% 97.29%	91,689	465,025	441,486 556,714			4.528 0.738		0.738			2
59281301306 1127 S 7TH ST 59281301315 N/A	SHEBOYGAN COUNTY TREASURER	0.492	17	-	-	-	97.29%	0	0	0		0.492			0.492			3
59281301315 N/A 59281301330 1213 S 7TH ST	CITY OF SHEBOYGAN JL RESOURCES LLC	6.853 0.923	0.26088 17 17	58,700	218,900	277,600	97.29% 97.29%	0 60,338	0 225,009	285,347	0.923	6.592			6.592 0.000			X 3
59281301340 1217 S 7TH ST	GILIPSKY, 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 59281301360 624 ALABAMA AVE	GRECH, ALEX W JONES, REKHA A	0.207 0.103	17 17	36,000 18,200	228,800 147,700	264,800 165,900	97.29% 97.29%	37,005 18.708	235,185 151,822	272,190 170,530				0.207 0.103	0.207 0.103			2 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 59281301390 606 ALABAMA AVE	CONNELLY, JOHN CONNELLY, JOHN	0.230 0.184	17 17	88,500 78,200	377,400	88,500 455,600	97.29% 97.29%	90,970 80,382	0 387,932	90,970 468,314				0.230 0.184	0.230 0.184			1
59281301400 1208 S 7TH ST	CITY OF SHEBOYGAN SEWAGE PUMPING STATION	0.207	No	-	-	-	97.29%	0	0	0		0.207			0.207			X
59281301410 707 KENTUCKY AVE 59281301430 711 KENTUCKY AVE	BETTER DIGS LLC SOUKUP, JEAN	0.138 0.138	No No	11,800 11,800	90,300 115,400	102,100 127,200	97.29% 97.29%	12,129 12,129	92,820 118,620	104,949 130,750				0.138 0.138	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 59281301471 725 KENTUCKY AVE	MACIAS-ROMERO, FRANCISCO SCHNUR, MICHAEL J	0.103 0.207	No No	9,100 16,500	108,200 116,700	117,300 133,200	97.29% 97.29%	9,354 16,960	111,220 119,957	120,574 136,917				0.103	0.103			1 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 59281301510 1213 S 8TH ST	BARILLAS, BENJAMIN A FREDRICHSEN, DREW E	0.041 0.062	No No	5,800 8,200	78,800 66,600	84,600 74,800	97.29% 97.29%	5,962 8,429	80,999 68,459	86,961 76,887				0.041 0.062	0.041			1
59281301520 1217 S 8TH ST 59281301530 1221 S 8TH ST	REINEKING PROPERTIES LLC KOLAR. BARBARA J	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 8 I H S I 59281301540 1227 S 8 T H S T	TRINA HOMES LLC	0.069 0.110	No No	9,000 12,100	83,000 72,300	92,000 84,400	97.29% 97.29%	9,251 12,438	85,316 74,318	94,567 86,755				0.069 0.110	0.069 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 59281301570 716 ALABAMA AVE	HIRT, JERALD W OCHOA, ANGELICA	0.083	No No	10,500 11.800	86,700 110,700	97,200 122,500	97.29% 97.29%	10,793 12,129	89,120 113,789	99,913 125,919				0.083	0.083			1 1
59281301580 712 ALABAMA AVE	HERMANN, STEVEN R	0.138	No	11,800	106,700	118,500	97.29%	12,129	109,678	121,807				0.138	0.138			1
59281301590 708 ALABAMA AVE 59281301600 704 ALABAMA AVE	BRESSER, ERIC R JOHNSON, TODD D	0.138 0.207	No No	11,800 16,500	87,100 109,800	98,900 126,300	97.29% 97.29%	12,129 16,960	89,531 112,864	101,660 129,825				0.138 0.207	0.138 0.207			1
59281301610 1208 S 8TH ST	SHEB AREA SCHOOL DIST SCHOOL MUSEUM	0.463	No		,	-	97.29%	0	0	0		0.463			0.463			x
59281302890 819 KENTUCKY AVE 59281302900 1314 S 7TH ST	SHEB AREA SCHOOL DIST LONGFELLOW SCHOOL KLUNK, RONALD C	5.455 0.105	No No	10.100	91.600	101.700	97.29% 97.29%	0 10.382	0 94.156	0 104.538		5.455		0.105	5.455 0.105			X 1
59281302905 1310 S 7TH ST	YANG, SIA	0.102	No	9,800	62,800	72,600	97.29%	10,073	64,553	74,626				0.102	0.102			1
59281302910 1304 S 7TH ST 59281302920 715 ALABAMA AVE	REIF, DEAN E BRUYETTE ENTERPRISES SOUTH LLC	0.103 0.172	No No	11,700 14,300	73,300 90,800	85,000 105,100	97.29% 97.29%	12,027 14,699	75,346 93,334	87,372 108,033				0.103 0.172	0.103 0.172			1
59281302931 721 ALABAMA AVE	OTTENSMANN, DAVID J	0.241	No	18,600	127,600	146,200	97.29%	19,119	131,161	150,280				0.241	0.241			1
59281302950 727 ALABAMA AVE 59281302960 1301 S 8TH ST	SWEIGERT INVESTMENTS LLC JERSEY BOY PROPERTIES LLC	0.038 0.041	No No	6,900 5,800	43,900 46,700	50,800 52,500	97.29% 97.29%	7,093 5.962	45,125 48,003	52,218 53.965				0.038 0.041	0.038 0.041			1
59281302970 1303 S 8TH ST	SWEIGERT INVESTMENTS LLC	0.114	No No	10,900	60,300	71,200	97.29%	11,204	61,983	73,187				0.114	0.114			1
59281302980 1311 S 8TH ST	RAD PROPERTIES SOUTH LLC RANIERI INVESTMENT GROUP LLC	0.110 0.110	No No	10,500	74,000	84,500 182,600	97.29%	10,793	76,065	86,858 187,696			0.11	0.110	0.110			2
59281302990 1313 S 8TH ST 59281303000 N/A	YANG, SIA	0.103	No No	19,000 3,900	163,600	3,900	97.29% 97.29%	19,530 4,009	168,166 0	4,009			0.11	0.103	0.110 0.103			1
59281303010 1317 S 8TH ST	JUAREZ JIMENEZ, JOSE A	0.062	No	8,200	81,500	89,700	97.29%	8,429	83,774	92,203				0.062	0.062			1
59281303020 1323 S 8TH ST 59281303030 1327 S 8TH ST	CORDOBA, ROBIN AMANDA CHAVEZ, CHAD S	0.048 0.048	No No	6,600 6,600	94,400 60,700	101,000 67,300	97.29% 97.29%	6,784 6,784	97,034 62,394	103,819 69,178				0.048 0.048	0.048 0.048			1
59281303040 1331 S 8TH ST	CASTILLO, LOURDES G	0.048	No	6,600	71,700	78,300	97.29%	6,784	73,701	80,485				0.048	0.048			1
59281303050 730 GEORGIA AVE 59281303060 720 GEORGIA AVE	BRUYETTE ENTERPRISES SOUTH LLC PEARSON, TAMMY L	0.207 0.207	No No	16,500 16,500	95,900 104,800	112,400 121,300	97.29% 97.29%	16,960 16,960	98,576 107,725	115,537 124,685				0.207 0.207	0.207 0.207			1
59281303070 716 GEORGIA AVE	ENTRINGER, TRACEY J	0.103	No	9,100	104,900	114,000	97.29%	9,354	107,827	117,181				0.103	0.103			1
59281303080 714 GEORGIA AVE 59281303090 712 GEORGIA AVE	KOWALIS, DANIEL R KARSTAEDT, MARY M	0.103	No No	9,100 9.100	116,000 76,100	125,100 85,200	97.29% 97.29%	9,354 9,354	119,237 78,224	128,591 87,578				0.103	0.103		+	1 1
59281303100 708 GEORGIA AVE	CARRIVEAU, EHREN A	0.083	No	8,200	71,000	79,200	97.29%	8,429	72,981	81,410				0.083	0.083			1
59281303110 1322 S 7TH ST 59281303120 1318 S 7TH ST	KRAUS, JUSTINE M SOUKUP. ROBERT R	0.172 0.055	No No	15,100 6,200	60,000 106,400	75,100 112,600	97.29% 97.29%	15,521 6,373	61,674 109,369	77,196 115,742				0.172 0.055	0.172 0.055			1
59281303130 N/A	CITY OF SHEBOYGAN	3.546	0.112415 17	-	-		97.29%	0	0	0		3.434			3.434	3.434		X
59281303140 609 ALABAMA AVE 59281303150 613 ALABAMA AVE	ECKER, ROBERT W LINDAU. RICK J	0.207 0.039	17 17	63,400 12,000	398,300 47,900	461,700 59,900	97.29% 97.29%	65,169 12.335	409,415 49,237	474,585 61,572				0.207	0.207		T	1
59281303160 617 ALABAMA AVE	LA DUSIRE, JOHN H	0.039	17	12,000	47,900 64,700	83,300	97.29%	12,335	49,237 66,506	85,625				0.039	0.039			1
59281303170 611 ALABAMA AVE	HANSON LIVING TRUST	0.106	17 17	14,800	374,100	388,900	97.29%	15,213	384,540	399,753				0.106	0.106			1
59281303180 621 ALABAMA AVE 59281303190 629 ALABAMA AVE	DICKERT, ROBERT GILIPSKY, JOHN G	0.207 0.208	17	38,500 38,500	302,700 86,500	341,200 125,000	97.29% 97.29%	39,574 39,574	311,147 88,914	350,722 128,488				0.207	0.207		1	1
59281303200 1301 S 7TH ST	MONTES, VENUSTIANO	0.068	17	8,900	139,100	148,000	97.29%	9,148	142,982	152,130				0.068	0.068			1
59281303210 1307 S 7TH ST 59281303220 1313 S 7TH ST	PARTNERS FOR COMMUNITY DEVELOPMENT INC LANGE ETAL, EARL EDWARD	0.069 0.069	17 17	9,000 9,000	39,400 79,200	48,400 88,200	97.29% 97.29%	9,251 9,251	40,500 81,410	49,751 90,661				0.069	0.069			1
59281303230 1319 S 7TH ST	LONGO LIVING TRUST	0.138	17	12,800	58,100	70,900	97.29%	13,157	59,721	72,879				0.138	0.138			1
59281303240 1321 S 7TH ST 59281303250 1331 S 7TH ST	LARSON, ERIC R FENN. SCOTT R	0.182 0.066	17 17	15,900 7,700	87,900 158.000	103,800 165,700	97.29% 97.29%	16,344 7,915	90,353 162.409	106,697 170.324				0.182 0.066	0.182			1 1
59281303270 624 GEORGIA AVE	FISCHER, JAMES H	0.097	17	25,800	157,900	183,700	97.29%	26,520	162,307	188,827				0.097	0.097			1
59281303290 624A GEORGIA AVE	HILBERT, CHRISTINE Y	0.069 0.138	17 17	10,400 27,500	72,700 85,200	83,100 112,700	97.29% 97.29%	10,690 28,267	74,729 87,578	85,419 115,845				0.069 0.138	0.069 0.138			1

perty Information																		(Residential = Clas. Commercial = Clas.
	Property Information				Assess	ment Informat	tion		Equalized	Value			District	Classification			District Classification	Manufacturing = Clas = Class 4 , Undevelo Class 5, Ag Forest =
		Total	Wetland	Part of Existing TID? Indicate TID #				Equalized				Industrial (Zoned and	Vacant/ C	ommercial/	Existing	Suitable for	Rehab/	5M, Forest = Class 6, = Class 7 & Exempt
umber Street Address 81303310 616 GEORGIA AVE	Owner BEACHGRASS FAMILY TRUST	Acreage 0.138	Acreage	17	Land 27.500	Imp 86.000	Total 113,500	Value Ratio 97.29%	Land 28,267	Imp 88.400	Total 116,667	Suitable) In	stitutional		Residential	Mixed Use 0.138	Conservation Vacant	
81303310 616 GEORGIA AVE 81303320 610 GEORGIA AVE	BEACHGRASS FAMILY TRUST VANAKKEREN, JOHN N	0.138 0.207		17 17	27,500 63,400	86,000 199,800	113,500 263,200	97.29% 97.29%	28,267 65,169	88,400 205,376	116,667 270,545				0.138 0.207	0.138		1 1
81303350 N/A	CITY OF SHEBOYGAN	2.912	0.081575	17	-		-	97.29%	0	0	0		2.830			2.830	2.830	x
81303390 S 7TH ST 81303400 1407 S 7TH ST	SHEBOYGAN LAKEVIEW PROPERTY LLC HANKINS, PAUL W	0.138 0.138		17	44,400 15.300	104,200	44,400 119,500	97.29% 97.29%	45,639 15.727	0 107,108	45,639 122,835		0.138		0.138	0.138 0.138	0.138	2
81303570 1418 S 8TH ST	CORTEZ HOME RENTALS LLC	0.110		No	10,500	83,000	93,500	97.29%	10,793	85,316	96,109				0.138	0.138		1
81303580 1416 S 8TH ST	CORTEZ HOME RENTALS LLC	0.105		No	10,100	80,800	90,900	97.29%	10,382	83,055	93,437				0.105	0.105		1
81303590 1412 S 8TH ST 81303600 1408 S 8TH ST	REINEKING PROPERTIES LLC BUTTNER, JOSHUA M	0.105 0.083		No No	10,100 8,200	76,600 84,800	86,700 93,000	97.29% 97.29%	10,382 8,429	78,738 87,167	89,120 95,595				0.105 0.083	0.105 0.083		1
81303610 1404 S 8TH ST	HERNANDEZ, ARMANDO A	0.083		No	8,200	87,600	95,800	97.29%	8,429	90,045	98,474				0.083	0.083		1
81303620 1402 S 8TH ST	ANDREWS CAPITAL LLC	0.083		No	14,200	124,200	138,400	97.29%	14,596	127,666	142,262			0.083		0.083		2
81303630 815 GEORGIA AVE 81303640 817 GEORGIA AVE	REINEKING PROPERTIES LLC ORTLIEB HOMES LLC	0.143 0.144		No No	9,800 9,800	74,800 102,000	84,600 111,800	97.29% 97.29%	10,073 10,073	76,887 104,847	86,961 114,920				0.143 0.144	0.143 0.144		1
81303650 819 GEORGIA AVE	RINCON-TAVERA, JOSE VINCENTE	0.144		No	9,800	71,900	81,700	97.29%	10,073	73,907	83,980				0.144	0.144		1
81303660 823 GEORGIA AVE	BRAMI, MARC	0.144		No	9,800	35,700	45,500	97.29%	10,073	36,696	46,770				0.144	0.144		1
81303670 825 GEORGIA AVE 81303680 1401 S 9TH ST	BARDON, KERRY A MCGUIRE, GREGORY D	0.144 0.087		No No	9,800 9,500	63,100 102,500	72,900 112,000	97.29% 97.29%	10,073 9,765	64,861 105,360	74,934 115,126				0.144 0.087	0.144 0.087		1 1
81303700 1405 S 9TH ST	BOUTELLE, NICOLE B	0.087		No	9,500	92,100	101,600	97.29%	9,765	94,670	104,435				0.087	0.087		1
81303710 1409 S 9TH ST 81303720 1415 S 9TH ST	WEISSGERBER, CURTIS D COREAS. NELSON D FLORES	0.087 0.087		No No	9,500 9,500	76,500 78,500	86,000 88,000	97.29% 97.29%	9,765 9,765	78,635 80,691	88,400 90,456				0.087 0.087	0.087 0.087		1
81303730 1419 S 9TH ST	APEX VI LLC	0.087		No No	9,500	78,500 89,600	99,100	97.29%	9,765	92,100	101,866				0.087	0.087		1
81318390 N/A	SHEBOYGAN LAKEVIEW PROPERTY LLC	3.847	0.060512		1,124,800	-	1,124,800	97.29%	1,156,190	0	1,156,190		3.786			3.786	3.786	2
B1318401 716 CLARA AVE B1318410 1447 S 8TH ST	SHEBOYGAN PAPER BOX CO BOARDWALK ON 8TH LLC	3.350 0.760		17 17	181,000 99.400	2,170,200 227,700	2,351,200 327,100	97.29% 97.29%	186,051 102,174	2,230,764 234,054	2,416,815 336,228	3.350		0.76		0.000 0.760		3 2
81318430 N/A	BOARDWALK ON 8TH LLC BOARDWALK ON 8TH LLC	0.066		17	10,200	3,800	14,000	97.29%	102,174	3,906	14,391			0.066		0.760		2
81318460 1424 S 8TH ST	VANG, TOU	0.110		No	10,500	99,300	109,800	97.29%	10,793	102,071	112,864				0.110	0.110		1
81318470 1428 S 8TH ST 81318480 1432 S 8TH ST	RIVERA, AMALIO CALDERON THAT PLACE LLC	0.121 0.138		No No	11,400 23,700	69,000 121,900	80,400 145,600	97.29% 97.29%	11,718 24,361	70,926 125.302	82,644 149,663			0.138	0.121	0.121 0.138		1 2
81318490 1438 S 8TH ST	BNB PROPERTIES LLC	0.138		No	19,200	57,700	76,900	97.29%	19,736	59,310	79,046	0.138		0.130		0.000	0.138	3
81318500 S 8TH ST	SHEBOYGAN PAPER BOX CO 716 CLARA AVE	0.138		No	23,700	8,500	32,200	97.29%	24,361	8,737	33,099			0.138		0.138		2
81318510 1450 S 8TH ST 81318520 N/A	SHEBOYGAN PAPER BOX CO CITY OF SHEBOYGAN	0.138 0.078		No No	23,700	87,300	111,000	97.29% 97.29%	24,361 0	89,736 0	114,098		0.078	0.138		0.138 0.078		2 X
81318530 818 CLARA AVE	ORTLIEB COMMERCIAL LLC	0.261		No	30,500	22,100	52,600	97.29%	31,351	22,717	54,068		0.076	0.261		0.261		2
81318540 822 CLARA AVE	MERGET, CARITA L	0.090		No	8,500	86,400	94,900	97.29%	8,737	88,811	97,548				0.090	0.090		1
81318550 824 CLARA AVE 81318560 N/A	BALLARD-DAVIS, TAUNALEAH D CITY OF SHEBOYGAN	0.090 0.041		No No	8,500	74,400	82,900	97.29% 97.29%	8,737 0	76,476	85,213		0.041		0.090	0.090 0.041		1 X
81318570 1449 S 9TH ST	GUETZKE, TRACY A	0.092		No	9,600	110,400	120,000	97.29%	9,868	113,481	123,349		0.041		0.092	0.092		1
81318580 1445 S 9TH ST	BEMAR LLC	0.080		No	8,600	67,700	76,300	97.29%	8,840	69,589	78,429				0.080	0.080		1
B1318590 1441 S 9TH ST B1318600 1435 S 9TH ST	LEE, MAI WASRUD, JOSHUA A	0.092 0.199		No No	9,600 16,600	111,300 83,400	120,900 100,000	97.29% 97.29%	9,868 17,063	114,406 85,727	124,274 102,791				0.092 0.199	0.092 0.199		1
B1318610 N/A	CITY OF SHEBOYGAN	0.028		No	-	-	-	97.29%	0	05,727	0		0.028		0.133	0.028		X
81318620 1429 S 9TH ST	CAPETILLO, EFREM	0.130		No	10,500	103,100	113,600	97.29%	10,793	105,977	116,770				0.130	0.130		1
81318630 1427 S 9TH ST 81318640 1423 S 9TH ST	NELSON, ERIC J OLIVAS, JOSE L	0.208 0.072		No No	14,600 8,300	13,100 80,600	27,700 88,900	97.29% 97.29%	15,007 8,532	13,466 82,849	28,473 91,381				0.208 0.072	0.208 0.072		2
81318700 1508 S 8TH ST	STOP N SHOP LLC	0.592		No	110,800	711,200	822,000	97.29%	113,892	731,048	844,940			0.592	0.072	0.592	0.592	2
81318781 1503 S 9TH ST	WALLACE HOMES OF SHEBOYGAN LLC	0.372		No	40,800	145,400	186,200	97.29%	41,939	149,458	191,396			0.372		0.372		2
81318800 823 CLARA AVE 81318810 819 CLARA AVE	WALLACE HOMES OF SHEBOYGAN LLC GOLDBECK, JAMES P	0.079 0.066		No No	8,200 7,500	61,600 73,700	69,800 81,200	97.29% 97.29%	8,429 7,709	63,319 75,757	71,748 83,466				0.079 0.066	0.079 0.066		1
81318830 715 CLARA AVE	HILBELINK, JOSHUA & SHERRI	0.096		No	10,000	61,000	71,000	97.29%	10,279	62,702	72,981				0.096	0.096		1
81318840 711 CLARA AVE 81318850 707 CLARA AVE	RJ AND G INVESTMENTS LLC PALMER, DAVID K	0.096		No No	10,000 10,000	135,800 94,200	145,800 104,200	97.29% 97.29%	10,279 10,279	139,590 96,829	149,869 107,108				0.096	0.096 0.096		1
81318860 701 CLARA AVE	MAC HOUSE	0.106		No	10,000	-	104,200	97.29%	0,279	0 0	0				0.106	0.106		x
81318970 1505 S 8TH ST	GUSE, TODD M. & NANCY J	0.069		No	7,400	67,500	74,900	97.29%	7,607	69,384	76,990				0.069	0.069		1
81318980 1501 S 8TH ST 81318990 725 CLARA AVE	SEEBOTH HOSPITALITY GROUP LLC SHEB HARBOR LLC	0.069 0.083		No No	14,200 8,800	138,300 80,100	152,500 88,900	97.29% 97.29%	14,596 9,046	142,160 82,335	156,756 91,381			0.069	0.083	0.069 0.083		2
81319000 719 CLARA AVE	ROBERT W SCHMITT JR AND JANELLE L SCHMITT REV TRUST	0.083		No	8,800	75,900	84,700	97.29%	9,046	78,018	87,064				0.083	0.083		1
81319015 607 CLARA AVE	BURKARD, KATHLEEN	0.637	0.06059		129,200	190,800	320,000	97.29%	132,806	196,125	328,930				0.576	0.576		2
81319020 CLARA AVE 81319021 615 CLARA AVE UNIT 1	SOUTH BEACH CONDOMINIUM GRECH, ALEX	0.120 0.010		17 17	13.200	97.200	110,400	97.29% 97.29%	0 13,568	0 99,913	0 113,481				0.120 0.010	0.120 0.010		1
81319022 615 CLARA AVE UNIT 2	WAVES OF HAPPINESS RENTALS LLC	0.009		17	13,200	97,200	110,400	97.29%	13,568	99,913	113,481				0.009	0.009		1
81319023 615 CLARA AVE UNIT 3	WAVES OF HAPPINESS RENTALS LLC	0.011		17	13,200	97,200	110,400	97.29%	13,568	99,913	113,481				0.011	0.011		1
81319024 615 CLARA AVE UNIT 4 81319030 625 CLARA AVE	SMUDDE, BRADLEY A MONTGOMERY. JEREMIAH J	0.011 0.195		17 17	13,200 17.500	105,500 143,100	118,700 160,600	97.29% 97.29%	13,568 17.988	108,444 147.094	122,013 165.082				0.011 0.195	0.011 0.195		1 1
81319040 629 CLARA AVE	PIEL, RICHARD C. & KARI	0.092		17	9,600	75,500	85,100	97.29%	9,868	77,607	87,475				0.092	0.092		1
81319050 1501 S 7TH ST	YANG, SOUA & KOU VUE	0.096	0.00	17	10,000	100,400	110,400	97.29%	10,279	103,202	113,481		2.0		0.096	0.096	2000	1
81322001 N/A 81322003 N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN REDEVELOPMENT AUTHORITY OF SHEBOYGAN	3.168 0.661	0.328541	No No				97.29% 97.29%	0	0	0		2.839 0.661			2.839 0.661	2.839 0.661	X X
81322006 501 FISHERMANS ROW	PORTSCAPE SHEBOYGAN LLC	0.872		No	336,000	4,231,000	4,567,000	97.29%	345,377	4,349,075	4,694,452				0.872	0.872		1
81322010 N/A 81322011 434 SOUTH PIER DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN R & M MOELLER LLC	0.547 0.123	0.000051		- 56.200	- 328,600	384,800	97.29% 97.29%	0 57,768	0 337,770	0 395,539		0.547	0.123		0.547 0.123	0.547	X
81322011 434 SOUTH PIER DR 81322012 611 SOUTH PIER DR	R & M MOELLER LLC SOUTH PIER SHEBOYGAN LLC	0.123 1.132		No No	56,200 280,000	328,600	3,655,600	97.29% 97.29%	57,768 287,814	3,469,803	395,539			1.132		0.123 1.132		2
81322013 N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.834		No	-	-	-	97.29%	0	0	0		1.834			1.834	1.834	x
81322014 669 SOUTH PIER DR 81322015 511 SOUTH PIER DR	PORTSCAPE SHEBOYGAN LLC SOUTH PIER SHEBOYGAN LLC	1.749 0.978		No No	392,000	4,906,600	5,298,600	97.29% 97.29%	402,940	5,043,529	5,446,469 3,161,637			0.978	1.749	1.749 0.978		1 2
81322015 511 SOUTH PIER DR 81322016 N/A	SOUTH PIER SHEBOYGAN LLC REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.978 1.476		No No	224,000	2,851,800	3,075,800	97.29% 97.29%	230,251 0	2,931,385 0	3,161,637 0		1.476	U.978		0.978 1.476	1.476	2 X
81322017 SOUTH PIER DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.012		No	-	-	-	97.29%	0	0	0		0.012			0.012	0.012	Х
B1322018 718 SOUTH PIER DR B1322020 682 SOUTH PIER DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN DAYESEYE LLC	0.480 0.137		No No	62,900	292,400	355,300	97.29% 97.29%	0 64,655	0 300,560	0 365,215		0.480	0.137		0.480 0.137	0.480	X 2
81322020 682 SOUTH PIER DR 81322021 534 SOUTH PIER DR	MACKXIMUS LLC	0.137		No No	80,100	292,400 174,500	254,600	97.29%	64,655 82,335	179,370	261,705			0.137		0.137		2
81322022 802 BLUE HARBOR DR	SHEBOYGAN ACQUISITIONS LLC	0.617		No	176,300	1,160,100	1,336,400	97.29%	181,220	1,192,475	1,373,695			0.617		0.617		2
B1322025 SOUTH PIER DR B1322026 528 SOUTH PIER DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN MACKXIMUS LLC	0.117 0.106		No No	- 48,700	133,100	181,800	97.29% 97.29%	0 50,059	0 136,814	0 186,874		0.117	0.106		0.117 0.106	0.117	X 2
81322026 528 SOUTH PIER DR 81322028 322 SOUTH PIER DR	MACKXIMUS LLC HARBOR POINTE MINIATURE GOLF LLC	0.106		No No	48,700 231,000	216,600	181,800 447,600	97.29%	237,447	222,645	460,091			0.106		0.106		2
81322029 422 SOUTH PIER DR	LINO RISTORANTE ITALIANO LLC	0.129		No	58,900	365,800	424,700	97.29%	60,544	376,008	436,552			0.129		0.129		2
81322032 N/A 81322033 342 SOUTH PIER DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN GRATEFUL PROPERTIES LLC	0.044 0.150		No No	45,700	579,400	625,100	97.29% 97.29%	0 46,975	505 560	0 642,545		0.044	0.150		0.044 0.150	0.044	X 2
81322033 342 SOUTH PIER DR 81322034 668 SOUTH PIER DR	GRATEFUL PROPERTIES LLC PROHIBITION BISTRO 668 LLC	0.150 0.112		No No	45,700 51,300	579,400 287,000	625,100 338,300	97.29% 97.29%	46,975 52,732	595,569 295,009	642,545 347,741			0.150 0.112		0.150		2 2
81322035 676 SOUTH PIER DR	WELSCH, DAN	0.111		No	50,300	207,600	257,900	97.29%	51,704	213,394	265,097			0.111		0.111		2
81322037 SOUTH PIER DR	PROHIBITION BISTRO 668 LLC	0.041		No 17	18,300		18,300	97.29%	18,811	0	18,811			0.041	0.400	0.041		2
81322038 N/A 81322039 750 SOUTH PIER DR	SP-RIVERFRONT CONDOMINIUM OWNERS IN COMMON LEE, DANIEL T	0.402 0.015		17	16,500	318,500	335,000	97.29% 97.29%	16,960	327,388	0 344,349				0.402	0.402 0.015		1 1
81322040 750 SOUTH PIER DR	SCHNEIDER, JEFFREY	0.012		17	16,500	290,100	306,600	97.29%	16,960	298,196	315,156				0.012	0.012		1
81322041 750 SOUTH PIER DR	THE KOREN FAMILY TRUST	0.012		17	16,500	288,400	304,900	97.29%	16,960	296,448	313,409				0.012	0.012		1
B1322042 750 SOUTH PIER DR B1322043 750 SOUTH PIER DR	BRANDAU, JOHN SAPP, LELAND	0.012 0.012		17 17	16,500 16,500	314,900 302,600		97.29% 97.29%	16,960 16,960	323,688 311,045	340,648 328,005				0.012 0.012	0.012 0.012		1
B1322044 750 SOUTH PIER DR	STEPHEN L WERNER 2008 REVOCABLE TRUST	0.012		17	16,500	298,100	314,600	97.29%	16,960	306,419	323,380				0.012	0.012		1
81322045 750 SOUTH PIER DR	MUMM, DEBORAH L HERTEL, ROBERT W	0.012 0.012		17	16,500	301,000	317,500	97.29%	16,960	309,400	326,361				0.012	0.012		1
81322046 750 SOUTH PIER DR				17	16,500	327,600	344,100	97.29%	16,960	336,742	353,703				0.012	0.012		1 1

pperty Information													Classification? (Residential = Class Commercial = Class
	Property Information			Asse	ssment Informa	ition		Equalized	Value		District Classification	District Classification	Manufacturing = Class = Class 4 , Undevelop Class 5, Aq Forest =
		Total	Part of Existing T WetlandIndicate T				Equalized				Industrial (Zoned and Vacant/ Commercial/ Existing Suitable for	Rehab/	5M, Forest = Class 6, = Class 7 & Exempt
umber Street Address	Owner	Acreage	Acreage	Land	Imp	Total	Value Ratio	Land	Imp	Total	Suitable) Institutional Business Residential Mixed Use	Conservation Vacant	
	WERS, ROBERT W GALKE, BRIAN	0.013 0.013	17 17	16,500 16,500	317,800 326,800	334,300 343,300	97.29% 97.29%	16,960 16,960	326,669 335,920	343,629 352,881	0.013 0.013 0.013 0.013		1
	PHEN, ROBERT J	0.013	17	16,500	307,500	324,000	97.29%	16,960	316,081	333,042	0.013 0.013		1
	EIDAT, AHMED OMAS A GERBER 2012 REVOCABLE TRUST	0.013 0.013	17 17	16,500 16,500	301,000 336,700	317,500 353,200	97.29% 97.29%	16,960 16.960	309,400 346.096	326,361 363,057	0.013 0.013 0.013 0.013		1
	FMANN, KURT H	0.013	17	16,500	307,600	324,100	97.29%	16,960	316,184	333,145	0.013 0.013		1
	MAHIEU, BRIAN L	0.013	17	16,500	305,700	322,200	97.29%	16,960	314,231	331,192	0.013 0.013		1
	RMANN, HARRIET M EC. MICHEL ALEXANDRA	0.013 0.013	17 17	16,500 16,500	317,800 320,700	334,300 337,200	97.29% 97.29%	16,960 16,960	326,669 329,650	343,629 346,610	0.013 0.013 0.013 0.013		1 1
81322058 750 SOUTH PIER DR RJ	AND G INVESTMENTS LLC	0.013	17	16,500	316,900	333,400	97.29%	16,960	325,744	342,704	0.013 0.013		1
	O HLS LLC UTH PIER FAMILY INVESTMENTS INC	0.015 0.323	17 17	16,500 207,900	303,900	320,400 207,900	97.29% 97.29%	16,960 213,702	312,381 0	329,341 213,702	0.015 0.015 0.323 0.323		1
	JE HARBOR RESORT CONDOMINIUM	4.460	No	207,500		207,500	97.29%	213,702	0	213,702	4.460 4.460		1
	EVELAND, ANDREW S	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105	0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC EBOYGAN ACQUISITIONS LLC	0.014	No No	16,500 16,500	165,800 165.800	182,300 182,300	97.29% 97.29%	16,960 16.960	170,427 170.427	187,387 187,387	0.014 0.014 0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105	0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105	0.014 0.014		1
	R PROPERTIES LLC EBOYGAN RESORT OPERATOR LLC	0.014 0.014	No No	16,500 16,500	165,800 165.800	182,300 182,300	97.29% 97.29%	16,960 16,960	170,427 170.427	187,387 187,387	0.014 0.014 0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC	0.014	No No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105	0.014 0.014		1
	EINHEINZ TRUST 4-2-92	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105	0.014 0.014		1
	ISKY, SUSAN S DEVELOPMENT CO	0.014 0.014	No No	16,500 16,500	165,800 165,800	182,300 182,300	97.29% 97.29%	16,960 16,960	170,427 170.427	187,387 187,387	0.014 0.014 0.014 0.014		1 1
	EBOYGAN ACQUISITIONS LLC	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105	0.014 0.014		1
	COBEDO, PAUL	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105	0.014 0.014		1
	B BEACHFRONT LLC EBOYGAN ACQUISITIONS LLC	0.014 0.014	No No	16,500 16,500	165,800 165,800	182,300 182,300	97.29% 97.29%	16,960 16,960	170,427 170,427	187,387 187,387	0.014 0.014 0.014 0.014		1
81323016 417 BEACHFRONT LN SH	ANLEY, LARRY	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105	0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC	0.014	No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458	0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC L BLUE HARBOR LLC	0.014 0.014	No No	16,500 16,500	200,500 200,500	217,000 217,000	97.29% 97.29%	16,960 16,960	206,095 206.095	223,056 223,056	0.014 0.014 0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC	0.014	No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458	0.014 0.014		1
	OHAR FAMILY LLC NG JIANG	0.014 0.014	No No	16,500 16,500	128,900 205.600	145,400 222,100	97.29% 97.29%	16,960 16,960	132,497 211,338	149,458 228,298	0.014 0.014 0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC	0.014	No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056	0.014 0.014		1
	ELENE KEELER	0.014	No	16,500	131,700	148,200	97.29%	16,960	135,375	152,336	0.014 0.014		1
	RSYTHE, GERALD R SBEAS. PAMELA	0.014 0.014	No No	16,500 16,500	109,100 165,800	125,600 182,300	97.29% 97.29%	16,960 16,960	112,145 170,427	129,105 187,387	0.014 0.014 0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC	0.014	No No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387	0.014 0.014		1
81323028 418 BEACHFRONT CT PA	LATINE RESORT PROPERTIES LLC	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105	0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC EBOYGAN ACQUISITIONS LLC	0.014 0.014	No No	16,500 16,500	109,100 165,800	125,600 182,300	97.29% 97.29%	16,960 16,960	112,145 170,427	129,105 187,387	0.014 0.014 0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC	0.014	No No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387	0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105	0.014 0.014		1
	ESLOW, ROBERT A EBOYGAN ACQUISITIONS LLC	0.014 0.014	No No	16,500 16,500	109,100 165,800	125,600 182,300	97.29% 97.29%	16,960 16,960	112,145 170,427	129,105 187,387	0.014 0.014 0.014 0.014		1
	NGODAAN SUBRAMANIAM, RAJ	0.014	No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387	0.014 0.014		1
	ANLEY, LARRY	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105	0.014 0.014		1
	RSYTHE, GERALD R EBOYGAN ACQUISITIONS LLC	0.014	No No	16,500 16,500	109,100 165,800	125,600 182,300	97.29% 97.29%	16,960 16.960	112,145 170.427	129,105 187,387	0.014 0.014 0.014 0.014		1
	BR INVESTMENTS LLC	0.014	No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387	0.014 0.014		1
	RSYTHE, GERALD R	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105	0.014 0.014		1
	SEPH BONELLI UNG-IL WILLIAM CHOI	0.014 0.014	No No	16,500 16,500	128,900 200,500	145,400 217,000	97.29% 97.29%	16,960 16.960	132,497 206.095	149,458 223,056	0.014 0.014 0.014 0.014		1
81323043 829 BEACHFRONT DR NE	IL BIALK	0.014	No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056	0.014 0.014		1
	S J BRIGHAM REVOCABLE TRUST 5-3-17	0.014	No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458	0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC THERA 835 LLC	0.014 0.014	No No	16,500 16,500	128,900 200,500	145,400 217,000	97.29% 97.29%	16,960 16,960	132,497 206.095	149,458 223,056	0.014 0.014 0.014 0.014		1
	CAH Y STEELE	0.014	No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056	0.014 0.014		1
	NNETH ZIMMERMANN	0.014	No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458	0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC EBOYGAN ACQUISITIONS LLC	0.014 0.014	No No	16,500 16,500	109,100 165,800	125,600 182,300	97.29% 97.29%	16,960 16,960	112,145 170,427	129,105 187,387	0.014 0.014 0.014 0.014		1
81323051 419 BEACHFRONT CT SH	EBOYGAN ACQUISITIONS LLC	0.014	No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387	0.014 0.014		1
	ANLEY, LARRY EBOYGAN ACQUISITIONS LLC	0.014 0.014	No No	16,500 16,500	109,100	125,600 125,600	97.29% 97.29%	16,960 16,960	112,145	129,105 129,105	0.014 0.014 0.014 0.014		1
	EBOYGAN ACQUISITIONS LLC AHERTY INVESTMENT GROUP INC	0.014	No No	16,500 16,500	109,100 165,800	125,600 182,300	97.29% 97.29%	16,960 16,960	112,145 170,427	129,105 187,387	0.014 0.014 0.014 0.014		1
81323055 427 BEACHFRONT CT SH	EBOYGAN ACQUISITIONS LLC	0.014	No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387	0.014 0.014		1
	ELSCH, DAN VIN KURZ	0.014 0.014	No No	16,500 16,500	109,100 128,900	125,600 145,400	97.29% 97.29%	16,960 16,960	112,145 132.497	129,105 149,458	0.014 0.014 0.014 0.014		1
	REN RODDY	0.014	No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056	0.014 0.014		1
81323059 845 BEACHFRONT DR SH	EBOYGAN ACQUISITIONS LLC	0.014	No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056	0.014 0.014		1
	M FOX RIVER LLC B HOLDINGS LLC	0.014 0.014	No No	16,500 16,500	131,700 128,900	148,200 145,400	97.29% 97.29%	16,960 16,960	135,375 132.497	152,336 149,458	0.014 0.014 0.014 0.014		1
	B HOLDINGS LLC EBOYGAN ACQUISITIONS LLC	0.014	No No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056	0.014 0.014 0.014 0.014		1
	W RENTALS LLC	0.014	No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056	0.014 0.014		1
	KINS, THOMAS J EISS CONDOMINIUM	0.014 0.580	No No	16,500	128,900	145,400	97.29% 97.29%	16,960 0	132,497 0	149,458 0	0.014 0.014 0.580 0.580		1
81323100 1011 S 8TH ST ED	ELWEISS PROPERTIES LLC	0.019	No	62,500	144,700	207,200	97.29%	64,244	148,738	212,982	0.019 0.019		2
	LOWSKI & ASSOCIATES LLC	0.019	No	11,300	127,300	138,600	97.29%	11,615	130,853	142,468	0.019 0.019		1
	STWUIDE, THOMAS DTISKA, RODGER	0.020 0.004	No No	11,300 11.300	127,300 214,300	138,600 225,600	97.29% 97.29%	11,615 11,615	130,853 220,280	142,468 231,896	0.020 0.020 0.004 0.004		1
81323202 780 SOUTH PIER DR UNIT 202 MI	DDLESWORTH, GREGORY D	0.005	No	11,300	143,000	154,300	97.29%	11,615	146,991	158,606	0.005 0.005		1
	EXANDER & MIKESELL 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
	CHER, MICHAEL J TRA, JARED	0.004	No No	11,300 11,300	214,300 143,000	225,600 154,300	97.29% 97.29%	11,615 11,615	220,280 146,991	231,896 158,606	0.004 0.004 0.009 0.009		1 1
81323305 780 SOUTH PIER DR UNIT 305 PA	ULUS, JAYSON	0.009	No	11,300	162,500	173,800	97.29%	11,615	167,035	178,650	0.009 0.009		1
	HUPP, SCOTT	0.009	No	11,300	172,100	183,400	97.29%	11,615	176,903	188,518	0.009 0.009		1
	RICH TRUST DOKS REVOCABLE LIVING TRUST	0.009	No No	11,300 11.300	162,500 172,100	173,800 183,400	97.29% 97.29%	11,615 11,615	167,035 176.903	178,650 188,518	0.00.0 e00.0 e00.0 e00.0		1 1
81323309 780 SOUTH PIER DR UNIT 309 OP	GENORTH, RACHEL A	0.009	No	11,300	162,500	173,800	97.29%	11,615	167,035	178,650	0.009 0.009		1
	OZDA, PETER J	0.009	No	11,300	172,100	183,400	97.29%	11,615	176,903	188,518	0.009 0.009		1
	OMPSON, THOMAS J /ANTEK, ANTHONY C	0.009	No No	11,300 11,300	190,900 225,900	202,200 237,200	97.29% 97.29%	11,615 11,615	196,227 232,204	207,843 243,820	0.000 000.0 000.0 000.0		1
	CEY, RICHARD L	0.008	No No	11,300	238,100	249,400		11,615	244,745	256,360	0.008 0.008		1
	RECKI, STEVEN J	0.003	No	11,300	158,900	170,200	97.29%	11,615	163,334	174,950	0.003 0.003		1
	ITH, BRIAN H W HORIZON CONDOMINIUM	0.002 0.125	No No	11,300	238,500	249,800	97.29% 97.29%	11,615 0	245,156 0	256,771	0.002 0.002 0.125 0.125		1 2
	W HORIZON CONDOMINIUM UTH PIER HOSPITALITY GROUP LLC	0.125	No No	19,500	138,200	157,700	97.29%	20,044	142,057	162,101	0.125 0.125 0.021		2 2

of Sheboygan, Wisco																		Asses: Class (Residen
roperty Information	Durantulufamatian		_		A				Constitue	D/alora			Di-A-	: Cl:6:			Di-t-i-t Clifi	Commer Manufactur
	Property Information				Assess	ment Informa	tion		Equalized	l Value			Distr	ict Classificatior	n		District Classifica	= Class 4 , Class 5, Ac
				Part of														5M, Forest
		Total	Watland	Existing TID?				Fauslized				Industrial (Zoned and	\/acant/	Commorcial/	Evicting (uitable for	Rehab/	= Class 7 a
Number Street Address	Owner	Total Acreage	Wetland Acreage	Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Suitable)	Vacant/ Institutional	Commercial/ Business	ū	Suitable for Mixed Use	•	icant
9281323512 514A SOUTH PIER DR UNIT 2	ALTMEYER, DANIEL J	0.025		No	18,800	308,700	327,500	97.29%	19,325	317,315	336,640				0.025	0.025		
9281323513 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		
9281323514 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		
281323515 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		
281323516 522 SOUTH PIER DR	DOMINGUEZ, DAN	0.023		No No	19,500	122,600	142,100	97.29%	20,044	126,021	146,066			0.023		0.023		
9281323517 518 SOUTH PIER DR 9281323639 N/A	SOUTH PIER HOSPITALITY GROUP LLC CENTRAL PIER CONDOMINIUM	0.022 0.101		No No	19,500	148,800	168,300	97.29% 97.29%	20,044 0	152,953 0	172,997			0.022	0.101	0.022 0.101	0.101	
281323640 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	0.101	0.019	0.101	
2281323642 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		
281323646 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		
281323651 650 SOUTH PIER DR	BKKC LLC	0.010		No	12,400	301,800	314,200	97.29%	12,746	310,222	322,968				0.010	0.010	<u> </u>	
281323652 650 SOUTH PIER DR	BKKC LLC	0.015		No	12,400	204,200	216,600	97.29%	12,746	209,899	222,645				0.015	0.015		
281323653 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		
281323654 650 SOUTH PIER DR 281323655 650 SOUTH PIER DR	MCDONOUGH, DAN MOSCHWARZ LLC	0.017 0.015		No No	6,400 7,500	113,000 86,400	119,400 93,900	97.29% 97.29%	6,579 7,709	116,154 88,811	122,732 96,520				0.017 0.015	0.017 0.015		
281323656 650 SOUTH PIER DR	MOSCHWARZ LLC MOSCHWARZ LLC	0.015		No No	12,400	210,400	222,800	97.29%	12,746	216,272	229,018				0.015	0.015		-+-
281323657 650 SOUTH PIER DR	SCHNELL, WILLIAM R	0.014		No	12,400	288,800	301,200	97.29%	12,746	296,860	309,606				0.010	0.010		
281323658 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		
281323659 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		
281505750 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			1.792		1.792	1.792	
281505752 N/A	CITY OF SHEBOYGAN	0.357	0.065185	No	-	-	-	97.29%	0	0	0		0.292			0.292	0.292	
281502920 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	
281502905 N/A	VERHAGE REVOCABLE FAMILY TRSUST DTD 12-16-2014	0.113	0.405703	17 17	40,200	-	40,200	97.29%	41,322	0	41,322			0.113 0.447		0.113	0.113	
281502910 N/A 281502870 525 S COMMERCE ST	ANTON KOLAR SOUTH PIER LLC	0.643 0.727	0.195793 0.195867	17	32,600 87,300	- 216,700	32,600 304,000	97.29% 97.29%	33,510 89,736	222,747	33,510 312,484			0.447		0.447 0.531	0.447	
281502880 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		
281501610 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.059		17	-	-	-	97.29%	0	0	0		0.059			0.059	0.059	
281501550 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	
281501570 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		
281500090 N/A	SHEBOYGAN COUNTY WISCONSIN PLANNING DEPT	0.950	0.007432	No	-	-	-	97.29%	0	0	0		0.943			0.943	0.943	
281500070 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	
281500060 1228A WISCONSIN AVE 281500050 1228 WISCONSIN AVE	SHEB RIVERSIDE BOAT CLUB THOMSON'S PARKVIEW MARINA LLC	0.606 1.150	0.073037 0.017479	No No	33,600 62,500	84,800 22,400	118,400 84,900	97.29% 97.29%	34,538 64,244	87,167 23,025	121,704 87,269			0.533 1.133		0.533 1.133	0.533 1.133	
281501580 N/A	THOMSON'S PARKVIEW MARINA LLC	0.713	0.017473	No	62,500	22,400	62,500	97.29%	64,244	23,023	64,244			0.713		0.713	0.713	
281501560 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	0.715		0.486	0.486	
281501540 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	
281501630 605 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.812	0.09803	17	299,000		299,000	97.29%	307,344	0	307,344		1.714			1.714	1.714	
9281501620 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.240	0.020021	17	-		-	97.29%	0	0	0		0.220			0.220	0.220	
281501600 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.535	0.037386	17	-	-	-	97.29%	0	0	0		0.498			0.498	0.498	
2281501590 1054 PENNSYLVANIA AVE	LEHMANN LLC	0.390	0.022273	17	72,200	199,400	271,600	97.29%	74,215	204,965	279,180			0.368		0.368	0.368	\longrightarrow
1281502900 513 S COMMERCE ST	PBRK LLP	0.322	0.08938	17 No.	31,000	95,600	126,600	97.29%	31,865	98,268	130,133			0.233		0.233		
9281105470 926 BROUGHTON DR 9281112470 335 WASHINGTON CT	ALEXANDRIA TSIOULOS LATITUDE 43 PROPERTIES LLC	0.207 0.063		No No	97,700 8,600	95,300 120,200	193,000 128,800	97.29% 97.29%	100,427 8,840	97,960 123,554	198,386 132,394			0.207	0.063	0.207 0.063		
281112470 335 WASHINGTON CT 281112460 331 WASHINGTON CT	KELLI JO SCHAAL	0.052		No	7,500	135,800	143,300	97.29%	7,709	139,590	147,299				0.052	0.052		
281112480 823 N 4TH ST	RYAN VOLGMANN	0.097		No	10,400	80,100	90,500	I .	10,690	82,335	93,026				0.097	0.097		
281112450 327 WASHINGTON CT	DANIEL BROCK	0.072		No	7,400	74,700	82,100	97.29%	7,607	76,785	84,391				0.072	0.072		
9281112440 325 WASHINGTON CT	RENEE SUSCHA	0.069		No	7,400	96,600	104,000	97.29%	7,607	99,296	106,902				0.069	0.069		
281112430 321 WASHINGTON CT	SHIRLEY KAU	0.067		No	7,400	75,600	83,000	97.29%	7,607	77,710	85,316				0.067	0.067		
9281112490 817 N 4TH ST	KAHNOREN PROPERTIES LLC	0.104		No	11,000	58,400	69,400	97.29%	11,307	60,030	71,337				0.104	0.104		
281112420 820 N FRANKLIN ST	SCOTT WACKETT FRANKIE CARROTHERS	0.102 0.072		No No	11,000	129,000	140,000	97.29%	11,307	132,600	143,907				0.102	0.102		-
281112500 815 N 4TH ST 281112510 811 N 4TH ST	FRANKIE CARROTHERS BRIAN J SMITH	0.072 0.071		No No	8,100 7,900	87,200 69,500	95,300 77,400	97.29% 97.29%	8,326 8,120	89,633 71,440	97,960 79,560				0.072 0.071	0.072 0.071		
281112510 811 N 41H 51 281112410 814 N FRANKLIN ST	JANCHAI WESER	0.120		No	11,900	77,100	89,000	97.29%	12,232	71,440	91,484				0.071	0.120		
281112520 336 WISCONSIN AVE	JIMMY JUNGE	0.080		No	9,000	121,300	130,300	97.29%	9,251	124,685	133,936				0.080	0.080		
281112530 332 WISCONSIN AVE	JAMIE EVANS	0.081		No	9,200	115,600	124,800	97.29%	9,457	118,826	128,283				0.081	0.081		<u></u> _L
281112540 328 WISCONSIN AVE	RAD PROPERTIES NORTH LLC	0.077		No	9,200	117,100	126,300	97.29%	9,457	120,368	129,825				0.077	0.077		
281112400 324 WISCONSIN AVE	GREAT LAKES RENTAL LLC	0.103		No	10,200	130,600	140,800	97.29%	10,485	134,245	144,729				0.103	0.103		
281112841 812 BROUGHTON DR	SHEBOYGAN COUNTY YOUNG MEN'S CHRISTIAN ASSOCIATION	1.957		No	-	-	-	97.29%	0	0	0		1.957			1.957		
and Acreage		(2.73)																The Asse
	Total Acr	eage 253.40	2.73		28 658 200	188,463,800	217 122 100		29,458,070	102 722 270		4.411	133.255169	61.470503	54.260892	253.40	136.192366	Class, for
	Total Acre	-age 253,40	2./3		∠8.658.3UU	108.403.8UU	217,122,100	1	ر ۲۹.45X.U/U	133.723.278		4.411	133.255169	D.L.47U5U3	54.260892	253.40	13b.1923bb	0.652 0.26% is require

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, Wisc	consin
Tax Increment District #2:	ı
Valuation Test Compliance Calc	ulation
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 TID #17 TID #18 TID #19 TID #20	25,672,800 21,033,000 20,452,500 6,509,300 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.

Miscellaneous

Rail Spur

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

<u>Projects Outside the Tax Increment District</u>

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

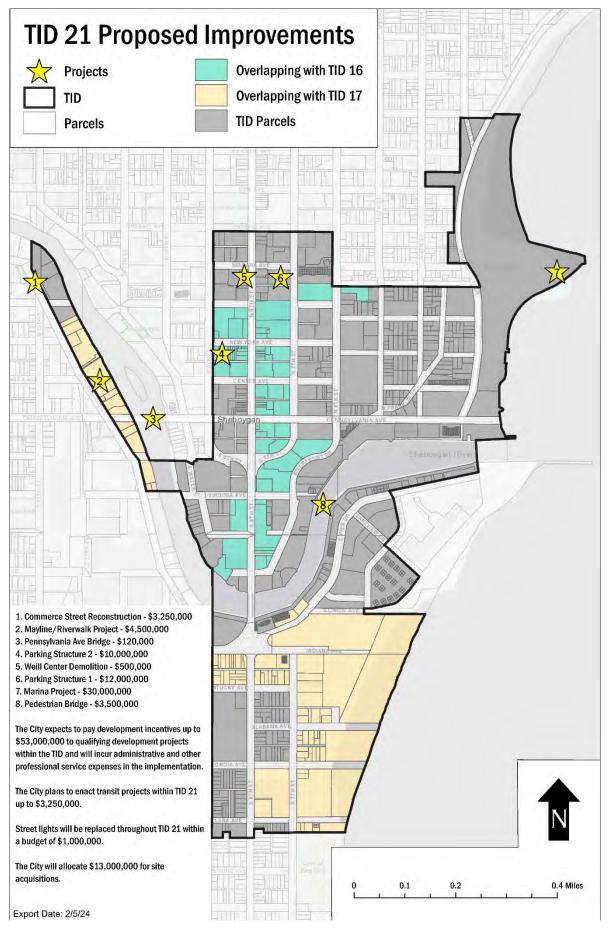
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

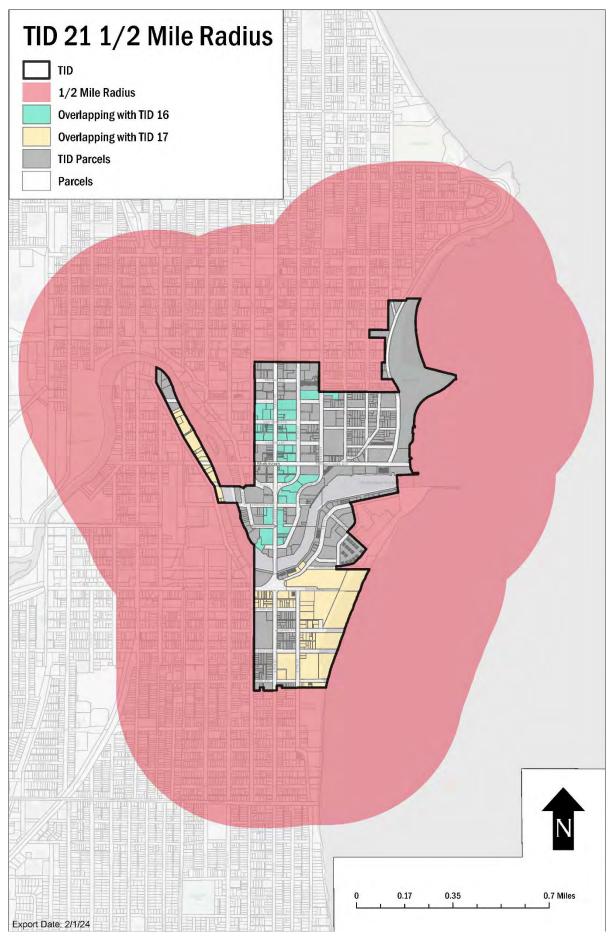
Financing Costs

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.

		Tax Inc	rement Distri	rt #21			
		Estir	nated Project I	ist			
		Phase I	Phase II	Phase III	Phase IV	Phase V	
	5	2025	2030	2035	2040	2045	Total (Note 1)
Project ID	Project Name/Type						
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						C
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
	City Costs (Reimbursments)	250,000	250,000	300,000	300,000	300,000	1,400,000
	Street Lights (Place Making)	1,000,000					
16	Commerce Street Reconstruction	3,250,000					
Total Proje	ects	25,120,000	27,750,000	10,300,000	300,000	10,300,000	69,520,000
Notes:							
Note 1	Project costs are estimates and are subject to mod	dification.					
Note 2	Estimates are provided in the Cashflow. The know		#:		445 63	ENA	

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

Constr	ruction Year	North Downtown	Downtown	South Downtown	River Front	Blue Harbor Area	South Lake Front	Annual Total	Construction	on 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	45,000,000	53,000,000	60,000,000	68,800,000	6,700,000	95,000,000	328,500,000		

Notes:

Table 2 - Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #21

Tax Increment Projection Worksheet

Type of District
District Creation Date
Valuation Date
Max Life (Years)
Expenditure Period/Termination
Revenue Periods/Final Year
Extension Eligibility/Years
Eligible Recipient District

Rehabilitation										
January 1, 2024										
Jan 1, 2024										
27										
22	1/1/2046									
27	2052									
Yes 3										
Yes										

Base Value
Appreciation Factor
Base Tax Rate
Rate Adjustment Factor

223,181,348 2.00% \$17.07 -1.00%

Tax Exempt Discount Rate
Taxable Discount Rate

Apply to Base Value

									Tax Exempt		
	Construction	on	Valuation	Inflation	Total	Revenue		Tax	NPV	Taxable NPV	
	Year	Value Added	Year	Increment	Increment	Year	Tax Rate	Increment	Calculation	Calculation	
1	2024	29,500,000	2025	0	29,500,000	2026	\$17.07	503,513	447,621	428,799	
2	2025	73,000,000	2026	590,000	103,090,000	2027	\$16.90	1,741,969	1,936,664	1,834,945	
3	2026	64,000,000	2027	2,061,800	169,151,800	2028	\$16.73	2,829,670	4,262,446	4,000,023	
4	2027	32,000,000	2028	3,383,036	204,534,836	2029	\$16.56	3,387,362	6,939,528	6,456,693	
5	2028	0	2029	4,090,697	208,625,533	2030	\$16.40	3,420,558	9,538,871	8,808,111	
6	2029	40,000,000	2030	4,172,511	252,798,043	2031	\$16.23	4,103,349	12,537,147	11,481,848	
7	2030	60,000,000	2031	5,055,961	317,854,004	2032	\$16.07	5,107,726	16,125,768	14,636,529	
8	2031	30,000,000	2032	6,357,080	354,211,084	2033	\$15.91	5,635,043	19,932,601	17,935,456	
9	2032	0	2033	7,084,222	361,295,306	2034	\$15.75	5,690,267	23,628,890	21,093,044	
10	2033	0	2034	7,225,906	368,521,212	2035	\$15.59	5,746,031	27,217,844	24,115,351	
11	2034	0	2035	7,370,424	375,891,636	2036	\$15.44	5,802,342	30,702,580	27,008,170	
12	2035	0	2036	7,517,833	383,409,469	2037	\$15.28	5,859,205	34,086,126	29,777,051	
13	2036	0	2037	7,668,189	391,077,658	2038	\$15.13	5,916,626	37,371,418	32,427,303	
14	2037	0	2038	7,821,553	398,899,212	2039	\$14.98	5,974,608	40,561,310	34,964,009	
15	2038	0	2039	7,977,984	406,877,196	2040	\$14.83	6,033,160	43,658,573	37,392,033	
16	2039	0	2040	8,137,544	415,014,740	2041	\$14.68	6,092,285	46,665,896	39,716,032	
17	2040	0	2041	8,300,295	423,315,035	2042	\$14.53	6,151,989	49,585,891	41,940,463	
18	2041	0	2042	8,466,301	431,781,335	2043	\$14.39	6,212,278	52,421,093	44,069,590	
19	2042	0	2043	8,635,627	440,416,962	2044	\$14.24	6,273,159	55,173,966	46,107,499	
20	2043	0	2044	8,808,339	449,225,301	2045	\$14.10	6,334,636	57,846,900	48,058,095	
21	2044	0	2045	8,984,506	458,209,807	2046	\$13.96	6,396,715	62,859,904	52,671,003	
22	2045	0	2046	9,164,196	467,374,003	2047	\$13.82	6,459,403	65,480,654	54,556,327	
23	2046	0	2047	9,347,480	476,721,483	2048	\$13.68	6,522,705	68,025,302	56,360,876	
24	2047	0	2048	9,534,430	486,255,913	2049	\$13.55	6,586,628	70,496,056	58,088,112	
25	2048	0	2049	9,725,118	495,981,031	2050	\$13.41	6,651,177	72,895,064	59,741,346	
26	2049	0	2050	9,919,621	505,900,652	2051	\$13.28	6,716,358	75,224,408	61,323,751	
27	2050	0	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 V	alue 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	G.O. Promissory Note 2030	G.O. Bond 2035	G.O. Promissory Note 2045	Totals							
Projects Phase I Phase II Phase III Phase IV (Cash Funded)	25,120,000	27,750,000	10,300,000		25,120,000 27,750,000 10,300,000 0							
Phase V Total Project Funds	25,120,000	27,750,000	10,300,000	10,300,000	73,470,000							
Estimated Finance Related Expenses Underwriter Discount Capitalized Interest	148,500 00 332,400 12. 2,216,000	158,000 00 354,480 1: 1,477,000	90,000 2.00 132,600 10.0 552,750	85,000 104,550								
Total Financing Required	27,962,900	29,905,480	11,166,350	10,573,550								
Estimated Interest 4.2 Assumed spend down (months)	5% (266,900) 4.0 3	0% (370,000) 3 4	.50% (120,167) 3.50 4	0% (120,167) 4								
Rounding	4,000	4,520	3,817	1,617								
Net Issue Size	27,700,000	29,540,000	11,050,000	10,455,000	78,745,000							
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 Flo	Cash Flow Projection																								
	Projected Revenues													Ex	xpenditures									Balances	
					G.O. Promissory Note		G.O. Promissory Note			G.O. Bond			G.O. Promissory Note												
Year						2	27,700,000		29,540,000		11,050,000			10,455,000			Kite Beach MRO	Mayline MRO	Hotel MRO						
	Tax	TID Revenue	TID Rev.		Total	Dated Date:	10/	01/25	Dated Date:	10/0	01/30	Dated Date:	10/0	1/35	Dated Date:	10/0	01/40	Payment \$8M	Payment \$10.8M	Payment \$375K		Total		Principa	1
	Increments S	Sharing TID 22 Sh	naring TID 24	Cap Interest	Revenues	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal E	Est. Rate	Interest	75% of Increment	75% of Increment	75% of Increment	Admin.	Expenditures	Annual	Cumulative Outstandi	ing Year
											ŀ]]
2024					0						ŀ											0	0	0	2024
2025				0	0						ŀ											0	0	0	2025
2026	503,513			1,108,000	1,611,513		4.00%	1,108,000			ŀ										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			ŀ							512,047	691,264	32,003	15,300	2,358,614	491,355	979,868	2027
2028	2,829,670	0	20,000		2,849,670	150,000		1,108,000										512,047	691,264	32,003	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			ŀ							512,047	691,264	32,003	15,918	3,353,232	54,130	1,374,748	2029
2030	3,420,558	0	20,000	4 477 000	3,440,558	1,100,000	4.00%	1,062,000	250.000	F 000/	4 477 000							512,047	691,264	32,003	16,236	3,413,550	27,008	1,401,756	2030
2031	4,103,349	0	20,000	1,477,000	5,600,349	1,550,000	4.00%	1,018,000	250,000	5.00%	1,477,000							512,047	691,264	32,003	16,561	5,546,875	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%	1,464,500							512,047	691,264	32,003	16,892	5,122,706	5,020	1,460,249	2032
2033	5,635,043 5,690,267	0	20,000		5,655,043	1,750,000 1,900,000	4.00% 4.00%	908,000	250,000	5.00%	1,452,000 1,439,500							512,047	691,264	32,003	17,230	5,612,544 5,680,389	42,499 29,878	1,502,749 1,532,626	2033 2034
2034		0	20,000	552,750	5,710,267	1 ' '	4.00%	838,000	250,000				E 000/	552,750				512,047	691,264	32,003	17,575 17,926	1 ' '	•	1,532,626	2034
2035	5,746,031 5,802,342	0	20,000 20,000	552,750	6,318,781 5,822,342	2,000,000 1.650.000	4.00%	762,000 682,000	250,000	5.00% 5.00%	1,427,000 1,414,500		5.00%	552,750				512,047 512,047	691,264	32,003 32,003	18,285	6,244,990 5,802,849	73,791 19.494	1,606,417	2035
2036 2037	5,802,342 5,859,205	0	20,000		5,822,342	1,800,000	4.00%	616,000	250,000 250,000	5.00%	1,414,500		5.00% 5.00%	552,750				512,047	691,264 691,264	32,003	18,285	5,802,849	19,494 4,491	1,625,911	2036
2037	5,859,205	50.000	20,000		5,879,205	1,800,000	4.00%	544,000	250,000	5.00%	1,402,000	100.000	5.00%	552,750				512,047	691,264	32,003 22.968	19,024	6,006,553	(19.927)	1,630,402	2037
2038	5,910,626	50,000	20,000		6,044,608	2,075,000	4.00%	467,000	250,000	5.00%	1,377,000	100,000	5.00%	547,750				512,047	691,264	22,908	19,024	6,039,465	5,143	1,615,618	2039
2039	6,033,160	50,000	20,000		6,103,160	1,800,000	4.00%	384,000	250,000	5.00%	1,364,500	100,000	5.00%	542,750		5.00%	522,750	512,047	691,264		19,792	6,187,103	(83,943)	1,531,675	2039
2040	6,092,285	50,000	20,000		6,162,285	2,300,000	4.00%	312,000	250,000	5.00%	1,352,000	100,000	5.00%	537,750		5.00%	522,750		691,264		20,188	6,597,999	(435,714)	1,095,960	2040
2042	6,151,989	125,000	100,000		6,376,989	2,750,000	4.00%	220,000	875,000	5.00%	1,339,500	100,000	5.00%	532,750		5.00%	522,750		431,044		20,592	7,110,928	(733,939)	362,021	2042
2043	6,212,278	250,000	100,000		6,562,278	2,750,000	4.00%	110,000	1,225,000	5.00%	1,295,750	100,000	5.00%	527,750		5.00%	522,750		.52,011		21,004	6,552,254	10,025	372,046	2043
2044	6,273,159	200,000	100,000		6,573,159	2,733,300		110,000	3,250,000	5.00%	1,234,500	700,000	5.00%	522,750	250,000	5.00%	522,750				21,424	6,501,424	71,735	443,781	2044
2045	6,334,636	725,000	100,000		7,159,636				3,690,000	5.00%	1,072,000	700,000	5.00%	487,750	250,000	5.00%	510,250	1			21,852	6,731,852	427,784	871,565	2045
2046	6,396,715		100,000		6,496,715				3,550,000	5.00%	887,500	760,000	5.00%	452,750	250,000	5.00%	497,750				22,289	6,420,289	76,426	947,991	2046
2047	6,459,403		100,000		6,559,403				3,550,000	5.00%	710,000	1,000,000	5.00%	414,750	250,000	5.00%	485,250				22,735	6,432,735	126,668	1,074,659	2047
2048	6,522,705		100,000		6,622,705				3,550,000	5.00%	532,500	1,000,000	5.00%	364,750	500,000	5.00%	472,750				23,190	6,443,190	179,515	1,254,174	2048
2049	6,586,628		100,000		6,686,628				3,500,000	5.00%	355,000	1,000,000	5.00%	314,750	1,000,000	5.00%	447,750				23,653	6,641,153	45,474	1,299,649	2049
2050	6,651,177		100,000		6,751,177				3,600,000	5.00%	180,000	1,245,000	5.00%	264,750	1,000,000	5.00%	397,750				24,127	6,711,627	39,550	1,339,199	2050
2051	6,716,358		100,000		6,816,358						•	2,000,000	5.00%	202,500	3,355,000	5.00%	347,750	1			24,609	5,929,859	886,499	2,225,698	2051
2052	6,782,178		120,000		6,902,178						ŀ	2,050,000	5.00%	102,500	3,600,000	5.00%	180,000				40,000	5,972,500	929,678	3,155,376	2052
											ŀ														
Total	144,930,940	1,500,000	1,400,000	4,245,750	152,076,690	27,700,000		13,305,000	29,540,000		23,166,250	11,055,000		8,027,000	10,455,000		5,953,000	8,000,000	10,800,000	375,000	545,064	148,921,314			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 of 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 nonproject 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

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

[], 2024
May	or
City	of Sheboygan
	Center Avenue
Shel	poygan, Wisconsin 53081
RE:	Project Plan for City of Sheboygan Tax Incremental District No. 21
Dear	r Mayor;
an o	consin Statute §66.1105(4)(f) requires that a project plan for a tax incremental district includes pinion provided by counsel advising as to whether the project plan is complete and complies Wisconsin Statute §66.1105.
Tax proje	have acted as counsel for the City of Sheboygan in connection with the proposed creation of Incremental District No. 21 of the City of Sheboygan (the "District") and the review of the ect plan for the District dated [], 2024 (the "Project Plan") for compliance with icable statutory requirements.
is or	ed upon our review, relying upon the accuracy of the statements set forth in the Project Plan, it ar opinion that the Project Plan is complete and complies with the provisions of Wisconsin ate §66.1105.
Very	truly yours,
von	BRIESEN & ROPER, s.c.
Brio	n T. Winters
407719	19_1.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.

She City Scho	boygan Cou of Sheboyg ool District c	an of Sheboygan		2022 15,129,924 31,920,100	Percentage 21.12% 44.56%					
City Scho Lake	of Sheboyg ool District o	an of Sheboygan			21.12%					
City Scho Lake	of Sheboyg ool District o	an of Sheboygan								
Scho Lake	ool District o	of Sheboygan		21 020 100	44 5 601					
Lake		, •	City of Sheboygan							
	shore Tech		School District of Sheboygan							
Tota		nical College	2,303,112	3.21%						
Tota										
Tota										
100	s.I		71,636,572							
	11			/1,030,372						
				Lakeshore						
Sh	eboygan	City of	School District	Technical						
	County	Sheboygan	of Sheboygan	College	Total	Revenue Ye				
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—				
-	30,609,980	64,578,888	45,082,550	4,659,522	144,930,940	-				
	30,009,980	04,378,888	43,082,330	4,039,322	144,930,940	•				

CITY OF SHEBOYGAN R. O. 118-23-24

BY CITY PLAN COMMISSION.

MARCH 4, 2024.

Your Commission to whom was referred Res. No. 164-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 22; recommends approving the Resolution with the Project Plan dated February 20, 2024.

CITY OF SHEBOYGAN RESOLUTION 164-23-24

BY ALDERPERSONS MITCHELL AND FILICKY-PENESKI.

FEBRUARY 19, 2024.

A 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.

·	
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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: Scheduled for Feb. 27, 2024
Public Hearing Held: Scheduled for Feb. 27, 2024
Approval by Plan Commission: Scheduled for Feb. 27, 2024
Adoption by Common Council: Scheduled for March 18, 2024
Approval by the Joint Review Board: Scheduled for TBD

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Executive Summary......3 Map Showing Existing Uses and Conditions......10 Preliminary Parcel List and Analysis......12 Statement Listing the Kind, Number and Location of All Proposed Public Works or Map Showing Proposed Improvements and Uses......25 Detailed List of Estimated Project Costs......28 Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Annexed Property35 Estimate of Property to Be Devoted to Retail Business.......36 Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Statement of the Proposed Method for the Relocation of any Persons to be Displaced How Creation of the Tax Incremental District Promotes the Orderly Development of the City.......39 Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)........41 Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.........43

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 Sheboygan. 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

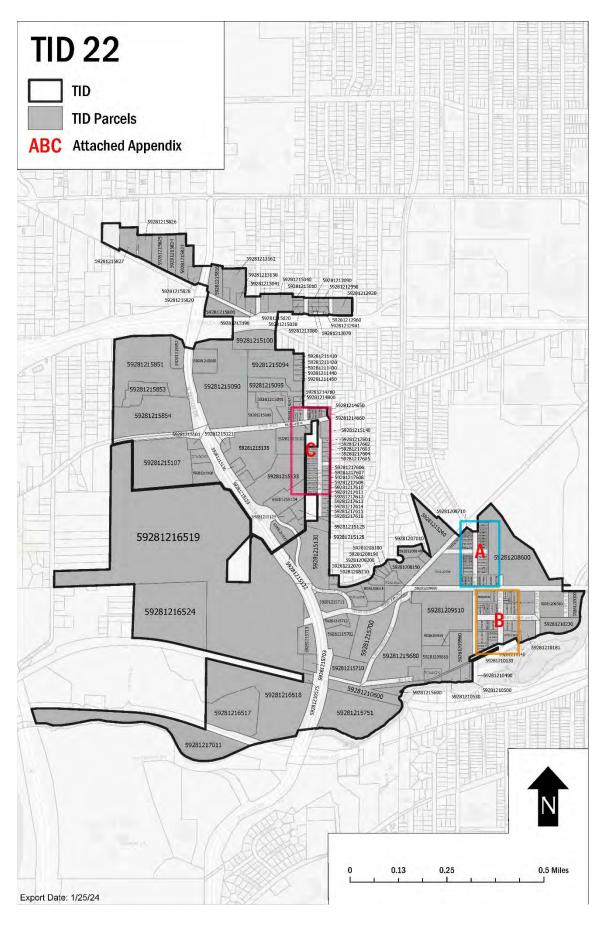
35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.

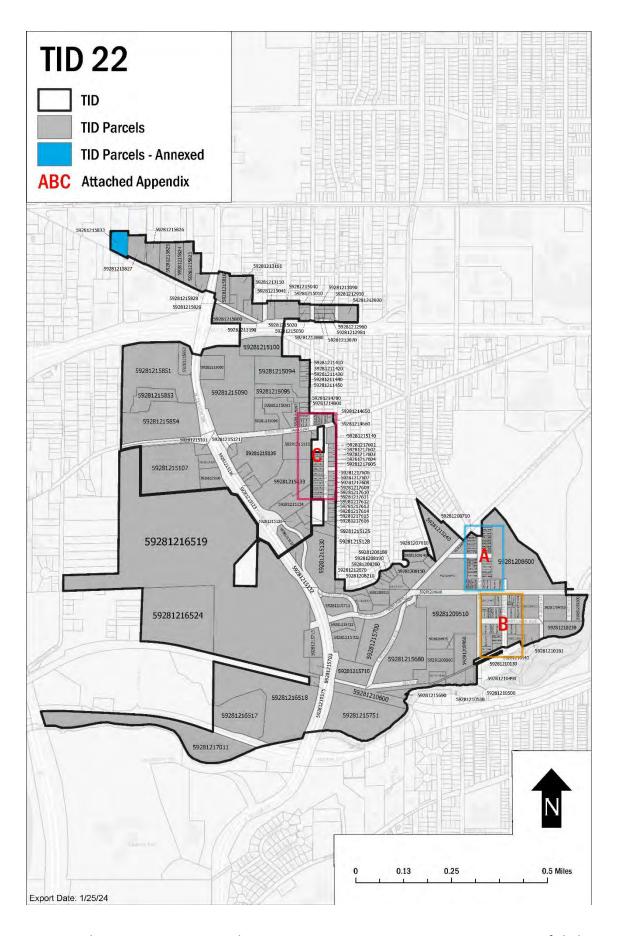
- 5. Based on the foregoing finding, the District is designated as a mixed-use district.
- 6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
- 7. Improvements to be made in the District are likely to 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 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.

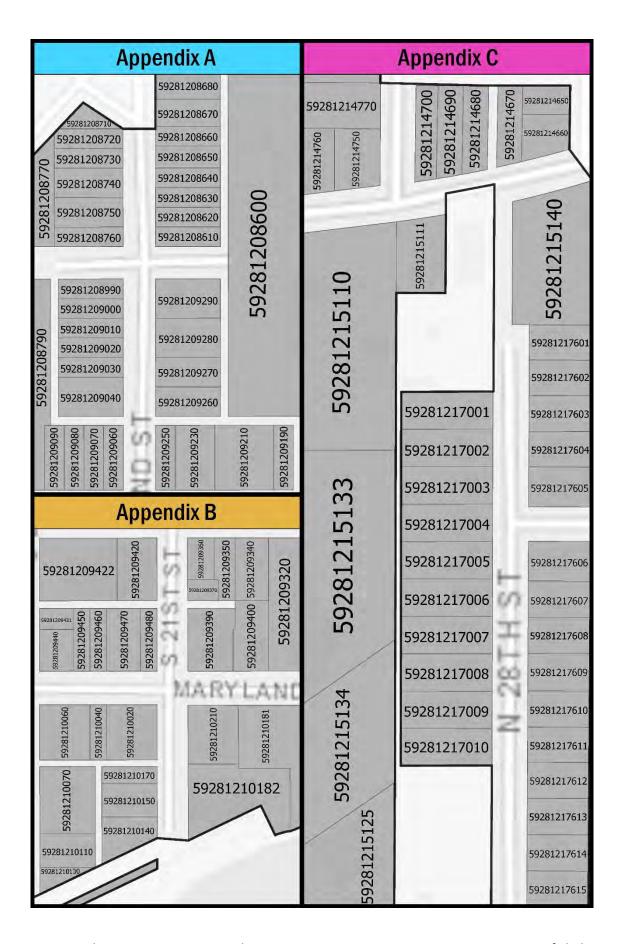
SECTION 2: Preliminary Map of Proposed District Boundary

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.

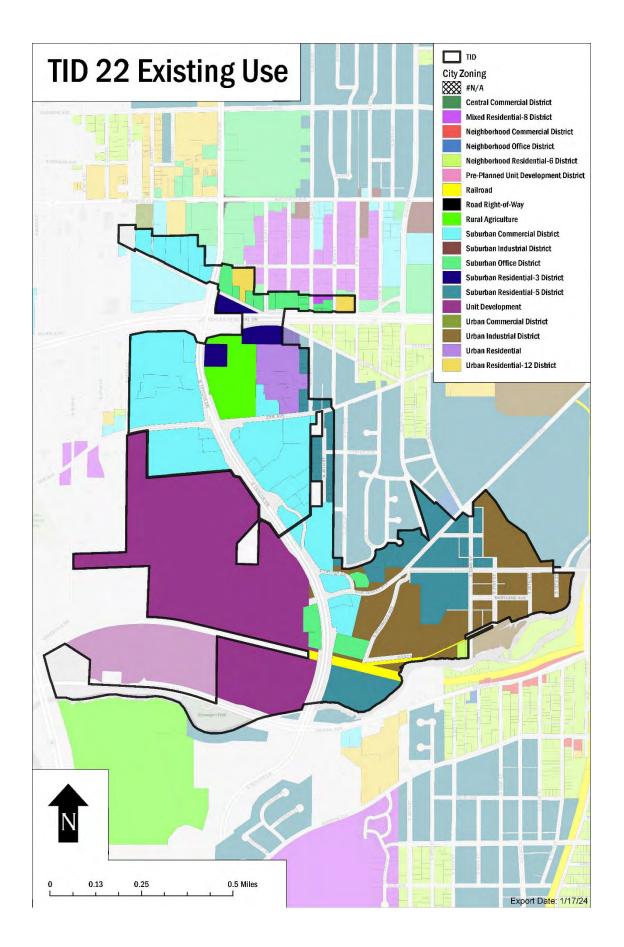






SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin Tax Increment District #22 **Base Property Information Assessment Information Equalized Value Property Information District Classification (Minus Wetland Portion) Annexed Post** 1/1/04? Industrial Total Wetland ...Indicate date Equalized (Zoned and Vacant Commercial/ Existing Suitable for Parcel Number Street Address Owner Acreage Acreage Imp Total Value Ratio Land Imp Total Suitable) /Institutional Business Residential Mixed Use Vacant **ROW Areas** 48,200 49,545 5.64 5.64 59281215833 5.640 TBD - 2/5/24? 48,200 0 97.29% 49,545 0 5.64 Χ 59281207010 N/A CITY OF SHEBOYGAN 0.386 0 0 97.29% 0 0 0.386 0.39 1 290,800 97.29% 59281208140 2506 RIDGEWAY CIR GILBERT, STEPHEN M 1.140 No 44,600 246,200 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 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 0.00 217,300 0.289 0.00 59281208190 713 FAIRWAY DR **BUTLER, CHARLES E** 0.289 No 33,400 178,000 211,400 97.29% 34,332 182,967 0.29 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 1 310,800 319,474 0.558 0.00 59281208210 735 FAIRWAY DR 0.558 No 39,300 271,500 97.29% 40,397 279,077 0.56 OBEAR, KIRK B 1 0.801 0.80 59281208211 N/A WAGNER, THOMAS M 0.801 No 97.29% 0 Ω 59281208215 N/A 1.534 11,500 11,500 97.29% 11,821 11,821 1.534 1.53 1.53 OBEAR, KIRK B No 0 Χ 59281208600 2026 NEW JERSEY AVE CITY OF SHEBOYGAN M 12.500 No 0 0 97.29% 0 12.500 12.50 Χ 59281208610 N/A CITY OF SHEBOYGAN 0.121 No 0 0 0 97.29% 0 0 0.121 0.12 Χ 59281208620 N/A CITY OF SHEBOYGAN 0.121 No 0 0 0 97.29% 0 0.121 0.12 Х 59281208630 N/A CITY OF SHEBOYGAN 0.121 No 0 97.29% 0.121 0.12 Ω CITY OF SHEBOYGAN No 97.29% 0.121 0.12 59281208640 N/A 0.121 0 0 0 0 9,800 96,900 106,700 0.136 59281208650 607 S 22ND ST BALLWEG, LAURA J 0.136 No 97.29% 10,073 99,604 109,678 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 Χ 59281208670 N/A CITY OF SHEBOYGAN 0.167 No 0 0 97.29% 0 0.167 0.17 0 1 59281208680 529 S 22ND ST BORTH, DAVID C 12,400 67,200 79,600 12,746 69,075 81,821 0.182 0.18 0.00 0.182 No 97.29% 59281208710 N/A CITY OF SHEBOYGAN 0.081 No 97.29% 0.081 0.08 0 59281208720 602 S 22ND ST LUECK, DONALD 0.128 No 11,400 87,400 98,800 97.29% 11,718 101,557 0.128 0.13 0.00 89,839 1 4,300 4,420 0.129 0.13 59281208730 N/A LUECK, DONALD 0.129 No 4,300 0 97.29% 4,420 0.13 0 1 100,400 116,400 97.29% 16,447 103,202 119,648 0.193 0.19 0.00 59281208740 612 S 22ND ST CLARK IRREVOCABLE TF 0.193 No 16,000 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 59281208760 S 22ND ST PREUSS, SHAUN 0.129 No 11,400 11,400 97.29% 11,718 11,718 0.129 0.13 0.13 59281208770 605 S WILDWOOD AVE CITY OF SHEBOYGAN 0.586 0 0 97.29% 0 0 0.586 0.59 Χ 59281208790 2328 NEW JERSEY AVE CITY OF SHEBOYGAN W 4.704 No 0 0 97.29% 0 4.704 4.70 0 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 0.00 ANDERSON, KEITH 0.121 Nο 11,100 64,900 76,000 97.29% 11,410 66,711 78,121 0.121 0.12 TUPPER, CHRISTIAN M No 91,000 97.29% 82,130 0.121 0.12 0.00 59281209010 712 S 22ND ST 0.121 11,100 79,900 11,410 93,540 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 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 4.200 97.29% 4.317 4.317 0.121 0.12 0.12

Tax Increment District #22

Base Property Information

Equalized Value Property Information Assessment Information **District Classification (Minus Wetland Portion) Annexed Post** 1/1/04? Industrial Equalized Suitable for Total Wetland ...Indicate date Vacant Commercial/ Existing Parcel Number Street Address Imp Total Value Ratio Suitable) /Institutional Residential Mixed Use Vacant Owner Acreage Land Imp Total 59281209070 2206 NEW JERSEY AVE KUECKER, RACHEL 0.121 11,100 52,400 63,500 97.29% 11,410 53,862 65,272 0.121 0.12 59281209080 2212 NEW JERSEY AVE DEPIES, JOSHUA 0.121 11,100 96,100 107,200 97.29% 11,410 98,782 110,192 0.121 0.12 0.00 59281209090 N/A DEPIES, JOSHUA 0.121 4,200 0 4,200 97.29% 4,317 4,317 0.121 0.12 0.12 59281209190 N/A CITY OF SHEBOYGAN 0.121 0 0 97.29% 0 0 0.121 0.12 59281209210 2112 NEW JERSEY AVE DAMROW, DEBORAH S 0.364 19,700 85,800 105,500 97.29% 20,250 88,194 108,444 0.364 0.36 59281209230 2118 NEW JERSEY AVE RABITOY, 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 Χ 59281209250 N/A CITY OF SHEBOYGAN 0.121 No 0 0 97.29% 0 0 0.121 0.12 0.182 59281209260 725 S 22ND ST ELIZALDE, ERNESTO 0.182 Νo 12,400 86,900 99,300 97.29% 12,746 89,325 102,071 0.18 0.00 59281209270 719 S 22ND ST TROSSEN, LORRI M 0.182 12,400 88,900 101,300 97.29% 12,746 91,381 104,127 0.182 0.18 0.00 112,300 15,830 0.00 59281209280 711 S 22ND ST KRAMER, RENEE A 0.242 No 15,400 96,900 97.29% 99,604 115,434 0.242 0.24 0.00 59281209290 705 S 22ND ST SEYMOUR, LAWRENCE 0.242 15,400 114,600 130,000 97.29% 15,830 117,798 133,628 0.242 0.24 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 2.630 59281209310 825 S 20TH ST COPPERCRAFT ENTERPI 2.630 212,600 176,300 388,900 97.29% 218,533 181,220 399,753 2.63 2.63 2 59281209320 2005 NEW JERSEY AVE LW ACQUISITIONS LLC 1.752 146,700 728,800 875,500 97.29% 150,794 749,139 899,933 1.752 1.75 0.00 1 CARROTHERS, WALTER 0.276 92,300 108,700 0.276 0.00 59281209340 2031 NEW JERSEY AVE 16,400 97.29% 16,858 94,876 111,734 0.28 0.161 87,200 0.161 0.00 59281209350 2037 NEW JERSEY AVE SPECKMAN, STEVE J 11,000 76,200 97.29% 11,307 78,327 89,633 0.16 1 59281209360 2043 NEW JERSEY AVE BOGENSCHUETZ, DAVIE 0.145 12,200 103,400 115,600 97.29% 12,540 106,286 118,826 0.145 0.15 0.00 1 0.084 7,504 0.084 0.08 59281209370 S 21ST ST ALTMEYER ELECTRIC IN(7,300 0 7,300 97.29% 0 7,504 0.08 2 0.377 32,300 318,700 351,000 97.29% 33,201 327,594 360,795 0.377 0.38 0.00 59281209390 827 S 21ST ST ALTMEYER ELECTRIC INC 2 59281209400 2028 MARYLAND AVE CCJ REAL ESTATE LLC 0.320 21,700 74,600 96,300 97.29% 22,306 76,682 98,987 0.320 0.32 0.00 lΝο 59281209420 2105 NEW JERSEY AVE 236,800 0.327 0.00 SCHERMETZLER PROPER 0.327 Nο 21,900 258,700 97.29% 22,511 243,408 265,920 0.33 2 59281209422 2115 NEW JERSEY AVE WOLF'S LINEN & UNIFO 0.637 44,600 213,800 258,400 97.29% 45,845 219,767 265,611 0.637 0.64 59281209431 N/A 0.092 REDEVELOPMENT AUTH 0.092 No 0 0 97.29% 0 0.09 59281209440 N/A REDEVELOPMENT AUTH 0.184 97.29% 0.184 0.18 Nο 0 0 0 0 REDEVELOPMENT AUTH 59281209450 N/A 0.138 97.29% 0.138 0.14 Nο 0 0 59281209460 N/A REDEVELOPMENT AUTH 0.138 No 97.29% 0.138 0.14 0 0 REDEVELOPMENT AUTH 0.276 97.29% 0.276 0.28 59281209470 N/A Νo 0 0 0 0 0 59281209480 N/A REDEVELOPMENT AUTH 0.138 0 97.29% 0 0.138 0.14 59281209510 2213 NEW JERSEY AVE CITY OF SHEBOYGAN W 10.561 97.29% 10.561 10.56 0 3 6,500 12,100 **NEMSCHOFF CHAIRS IN** 5,600 6,681 5,756 12,438 0.25 59281209515 N/A 0.250 lΝο 97.29% 0.25 0.25 CITY OF SHEBOYGAN 0.069 No 97.29% 0.069 0.07 59281209670 N/A 0 CITY OF SHEBOYGAN 0.019 97.29% 0.019 0.02 59281209690 N/A 59281209860 2304 JULSON CT NEMSCHOFF CHAIRS IN 3.721 Νo 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 4,310,300 4,573,261 59281209960 2218 JULSON CT NEMSCHOFF CHAIRS IN 3.277 138,800 4,449,100 97.29% 142,674 4,430,588 3.277 3.28 0.00 2 59281210020 910 S 21ST ST ALTMEYER ELECTRIC IN(24,500 171,000 195,500 25,184 175,772 200,956 0.36 0.00 0.364 97.29% 0.364 0.121 0.12 59281210040 N/A SHEBOYGAN JAYCEES FO 0.121 97.29% 2 0 59281210060 2125 MARYLAND AVE WITTNEBEN, RAYMONE 0.364 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 HENSCHEL LLC 0.485 32,000 126,500 32,893 130,030 0.485 0.00 94,500 97.29% 97,137 0.49 2 59281210110 933 S 22ND ST LEONHARDS BUILDING 0.242 16,800 73,100 89,900 17,269 92,409 0.242 0.24 0.00 Νo 97.29% 75,140 59281210130 N/A CITY OF SHEBOYGAN 0.100 97.29% 0.100 0.10 0 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 59281210150 924 S 21ST ST KLEEMAN SHEETING ME 0.242 16,800 162,600 179,400 97.29% 17,269 167,138 184,407 0.242 0.24 0.00 59281210170 N/A KLEEMAN SHEETING ME 0.121 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 96,300 97.29% 98.987 98.987 1.521 1.52 1.61 3 0 59281210182 923 S 21ST ST **ENCOM INTERNATION** 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 59281210210 905 S 21ST ST JLTD ENTERPRISES LLC 0.386 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 59281210490 N/A CITY OF SHEBOYGAN 0.243 0.009007 No 0 97.29% 0 0 0.234 0.23 59281210500 N/A CITY OF SHEBOYGAN 0.638 0.02768 No 97.29% 0.610 0.61 3 NEMSCHOFF CHAIRS IN 0.053444 No 16,100 52,900 59281210530 N/A 0.885 36,800 97.29% 37,827 16,549 54,376 0.832 0.83 0.89

Tax Increment District #22

Base Property Information

Property Information Assessment Information **Equalized Value District Classification (Minus Wetland Portion) Annexed Post** 1/1/04? Total Wetland ...Indicate date Equalized (Zoned and Vacant Commercial/ Existing Suitable for Parcel Number Street Address Total Value Ratio Imp Suitable) /Institutional Residential Vacant Owner Acreage Imp Total Mixed Use 59281210540 N/A CITY OF SHEBOYGAN 0.915 0.050865 No 97.29% 0.864 0.86 59281210575 N/A UNION PACIFIC RR CON 0.387 0 0 97.29% 0 0 0.387 0.39 59281210600 N/A UNION PACIFIC RR CON 4.442 0.070669 No 97.29% 4.371 4.37 59281211410 934 N 29TH ST KROLL, KEVIN T 0.266 26,600 203,600 230,200 97.29% 27,342 209,282 236,624 0.266 0.27 0.00 59281211420 924 N 29TH ST GORGES, ROBERT 0.234 24,300 279,900 304,200 97.29% 24,978 287,711 312,689 0.234 0.23 0.00 59281211430 918 N 29TH ST LUDLUM, ARIEL M 0.202 No 21,800 136,400 158,200 97.29% 22,408 140,207 162,615 0.202 0.20 0.00 59281211440 912 N 29TH ST STAUBER, ALLISON E 0.202 Νo 21,700 139,700 161,400 97.29% 22,306 143,599 165,904 0.202 0.20 0.00 59281211450 906 N 29TH ST FLECK, TRAVIS 0.261 26,300 160,500 186,800 97.29% 27,034 164,979 192,013 0.261 0.26 0.00 59281212070 2706 FAIRWAY DR PEDRONI, RUTH R 0.370 33,300 176,900 210,200 97.29% 34,229 181,837 216,066 0.370 0.37 0.00 2 6,903,527 1.459 0.00 59281212920 2724 KOHLER MEMORIAL DR 2724 SHEBOYGAN LLC 1.459 No 374,400 6,341,700 6,716,100 97.29% 384.848 6,518,678 1.46 0.00 59281212950 1132 N 28TH ST PLACE, GREGORY A 0.193 No 20,800 81,700 102,500 97.29% 21,380 83,980 105,360 0.193 0.19 1 59281212960 1122 N 28TH ST KIRCHENWITZ, EDWARI 0.192 20,800 144,400 165,200 97.29% 21,380 148,430 169,810 0.192 0.19 0.00 2 59281212981 N/A 2808 PROFESSIONAL SU 0.440 0 0 97.29% 0 0 0.44 0.44 2 537,000 59281212982 2808 KOHLER MEMORIAL DR JNE PROPERTIES LLC 0.069 125,300 411,700 97.29% 128,797 423,189 551,986 0.069 0.07 0.00 2 JNE PROPERTIES LLC 343,900 0.063 0.00 59281212983 N/A 0.063 67,400 276,500 97.29% 69,281 284,216 353,497 0.06 0.00 59281213070 1119 N 29TH ST MC KENZIE, DANIEL J 0.192 No 64,800 96,300 161,100 97.29% 66,608 98,987 165,596 0.192 0.19 1 59281213080 1123 N 29TH ST 1218 PROPERTIES LLC 0.192 Νo 20,800 138,300 159,100 97.29% 21,380 142,160 163,540 0.192 0.19 0.00 1 21,380 0.192 0.00 59281213090 1131 N 29TH ST GORDON, BENJAMIN J 0.192 20,800 62,400 83,200 97.29% 64,141 85,522 0.19 2 0.568 169,900 140,600 310,500 174,641 319,165 0.568 0.57 0.57 59281213150 3124 WILGUS AVE JAML ENTERPRISES LLC 97.29% 144.524 2 59281213161 3129 MICHIGAN AVE NATIONWIDE HEALTH F 2.581 421,100 2,296,700 2,717,800 97.29% 432,852 2,360,794 2,793,646 2.581 2.58 0.00 lΝο 59281213190 1118 N 31ST ST 306,400 0.723 0.00 RANGELAND DEVELOPI 0.723 Nο 177,200 483,600 97.29% 182,145 314.951 497.096 0.72 1 59281214750 2904 ERIE AVE HAFEMANN. RACHEL 0.188 18,200 115,300 133,500 97.29% 18,708 118,518 137,226 0.188 0.19 0.00 170,300 59281214760 2912 ERIE AVE KERSTEN. KEVER 0.144 14,400 155,900 97.29% 14,802 160,251 175,053 0.144 0.14 0.00 1 0.249 102,700 26,212 105,566 0.249 0.00 59281214770 734 N 29TH ST HALLE, JAMES C 25.500 77,200 97.29% 79,354 0.25 1 0.00 59281214780 812 N 29TH ST BOLL, KAREN R 0.196 21,300 72,600 93,900 97.29% 21,894 96,520 0.196 0.20 Nο 74.626 59281214800 804 N 29TH ST BRENDEL, WALTER CAR 0.246 25,500 82,900 108,400 97.29% 26,212 85,213 111,425 0.246 0.25 0.00 VITALE, UMBERTO 0.157 17,000 17,474 17,474 0.157 0.16 59281215010 N/A 17,000 0 97.29% 0 0.16 59281215020 1128 N 29TH ST VITALE, MARIA 0.313 29,300 269,300 298,600 97.29% 30,118 276,815 306,933 0.313 0.31 0.00 2 VITALE, UMBERTO 0.345 123,500 227,900 351,400 97.29% 126,947 234,260 361,207 0.345 0.35 0.00 59281215030 2910 KOHLER MEMORIAL DR 2 59281215040 2932 KOHLER MEMORIAL DR 1.907 2,950,600 SHEBOYGAN LAKE HOSI 474,900 2,475,700 488,153 2,544,790 3,032,943 1.907 1.91 0.00 lΝο 97.29% 59281215041 KOHLER MEMORIAL DR 0.611 196,700 196,700 97.29% 202,189 202,189 0.611 0.61 0.61 3016 LLC 0 59281215080 927 N TAYLOR DR BOARD OF WATER COM 2.499 97.29% 2.499 2.50 0 0 59281215090 3110 ERIE AVE SHEBOYGAN COUNTY T. 15.608 97.29% 15.608 15.61 2 4,467,700 2.410 59281215091 3014 ERIE AVE SUNNY RIDGE REALTY LI 2.410 703,900 3,763,800 723,544 3,868,837 4,592,381 2.41 0.00 97.29% 2 JOS SCHMITT & SONS C 134,300 138,048 138,048 59281215094 N/A 6.276 134.300 97.29% 6.276 6.28 6.28 1,679,600 2.722 1,424,600 1,726,473 2.722 2.72 0.00 59281215095 826 TAYLOR PKWY TAYLOR PARK SENIOR A 255,000 97.29% 262,116 1,464,356 2 59281215096 ERIE AVE JOS SCHMITT & SONS C 2.392 217,500 217,500 97.29% 223,570 223,570 2.392 2.39 2.39 0 0 2 JOS SCHMITT & SONS C 130,700 130,700 134,347 134,347 1.34 59281215097 ERIE AVE 1.337 97.29% 1.337 1.34 LUTHERAN CHURCH OF 3.475 3.475 3.48 59281215100 3007 WILGUS AVE 97.29% 0 2 0 59281215101 3205 ERIE AVE KENSINGTON MANAGE 0.680 359,000 639,300 998,300 97.29% 369,019 657,141 1,026,160 0.680 0.68 0.00 59281215103 526 S TAYLOR DR PORTSIDE NNN PORTFO 1.002 No 569,000 1,064,800 1,633,800 97.29% 584,879 1,094,515 1,679,395 1.002 1.00 0.00 59281215106 542 S TAYLOR DR JL SHEBOYGAN 1628 LLC 2.079 447,800 0 447,800 97.29% 460,297 460,297 2.079 2.08 2.08 0 59281215107 518 S TAYLOR DR NS RETAIL HOLDINGS LL 11.923 0.16544 No 2,331,700 3,162,800 5,494,500 97.29% 2,396,771 3,251,065 5,647,836 11.758 11.76 0.00 59281215110 2913 ERIE AVE ARMY RESERVE TRAININ 3.408 97.29% 3.408 3.41 0 0 0 0 59281215111 2829 ERIE AVE KOCZAN, FRANK J 0.255 22.900 109.500 132.400 97.29% 23.539 112.556 136.095 0.255 0.26 0.00 59281215121 519 S TAYLOR DR MARIUCCI LLC 0.483 213.800 165,500 379,300 97.29% 219.767 170.119 389.885 0.483 0.48 0.48 2 59281215123 571 S TAYLOR DR **GREAT STONES PROPER** 0.735 345,200 407,900 753,100 354,834 419,283 774,117 0.735 0.74 0.00 97.29% 2 59281215125 645 S TAYLOR DR 645 SOUTH TAYLOR OW 0.902 No 232,400 643,000 875,400 97.29% 238,886 660,944 899,830 0.902 0.90 0.00 2 59281215127 655 S TAYLOR DR COMMUNITY BANK OF 1.424 No 492,500 1,108,900 1,601,400 97.29% 506,244 1,139,846 1,646,090 1.424 1.42 0.00 2 0.77 0.00 59281215128 649 S TAYLOR DR MDC COAST 26 LLC 0.774 291,400 782,200 1,073,600 97.29% 299,532 804,029 1,103,561 0.774

Tax Increment District #22

Base Property Information

Property Information Assessment Information **Equalized Value District Classification (Minus Wetland Portion) Annexed Post** 1/1/04? Equalized Total Wetland ...Indicate date (Zoned and Vacant Commercial/ Existing Suitable for Parcel Number Street Address Total Value Ratio Suitable) /Institutional Residential Owner Imp Land Imp Total Mixed Use 59281215129 641 S TAYLOR DR KJH SHEBOYGAN LLC 0.710 334,100 770,000 1,104,100 97.29% 343,424 791,488 1,134,912 0.710 0.71 59281215130 725 S TAYLOR DR **CREATION & PRESERVA** 7.694 0 97.29% 0 7.694 7.69 59281215132 707 S TAYLOR DR DIRKER INVESTMENTS L 0.883 293,700 900,500 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 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 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 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 lΝο 245,600 913,100 1,158,700 97.29% 252,454 938,582 1,191,036 0.588 0.59 0.00 59281215240 N/A CITY OF SHEBOYGAN 4.197 97.29% 0 0 4.197 4.20 0 59281215680 933 S WILDWOOD AVE WIS PUBLIC SERVICE CC 10.959 0 0 97.29% 0 0 10.959 10.96 2 59281215690 N/A WIS PUBLIC SERVICE CC 0.784 0.048128 No 97.29% 0.736 0.74 59281215700 N/A CITY OF SHEBOYGAN 8.780 0 97.29% 0 0 8.780 8.78 2 59281215702 919 S TAYLOR DR ALDI INC 3.704 736,800 1,268,300 2,005,100 97.29% 757,362 1,303,695 2,061,057 3.704 3.70 2 59281215703 1018 S TAYLOR DR LAKEVIEW BEVERAGES 1.000 364,600 766,500 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 1.042 226,100 350,300 576,400 97.29% 232,410 360,076 592,486 1.042 1.04 0.00 2 3.048 1,684,600 ROGERS MEMORIAL HO 1,528,400 160,559 1,571,053 1,731,612 3.048 0.00 59281215710 1108 S WILDWOOD AVE 156,200 97.29% 3.05 2.015 1,729,800 2.015 2.02 0.00 59281215711 831 S TAYLOR DR KOHLER CREDIT UNION No 595,600 1,134,200 97.29% 612,221 1,165,852 1,778,074 2 59281215712 905 S TAYLOR DR COHEN. PAZ 1.132 425,600 1,197,400 1,623,000 97.29% 437,477 1,230,816 1,668,293 1.132 1.13 0.00 2.131 2.13 59281215713 1004 S TAYLOR DR MEALS ON WHEELS OF 2.131 97.29% 0 0 10.876 0.06711 No 97.29% 10.809 10.81 59281215751 1202 S WILDWOOD AVE CITY OF SHEBOYGAN BL 0 0 0 59281215800 3169 WILGUS AVE CITY OF SHEBOYGAN 2.081 97.29% 2.081 2.08 59281215816 1217 N TAYLOR DR ASSOCIATED SHEBOYGA 2,197,100 1.776 1.776 616,900 1,580,200 97.29% 634,116 1,624,299 2,258,415 1.78 2 59281215820 3144 WILGUS AVE WALL & HAMILTON OPT 0.404 117,300 203,300 320,600 97.29% 120,574 208.974 329,547 0.404 0.40 0.00 943,824 2.726 59281215823 3212 WILGUS AVE SPECHT ELECTRIC CO IN 2.726 398,300 519,900 918,200 97.29% 409.415 534,409 2.73 0.00 2 SHAMER LLC 233,300 677,500 239,811 1.354 1.35 0.00 59281215824 3304 WILGUS AVE 1.354 444,200 97.29% 456,596 696.407 2 SAHEB INVESTMENT GR 1,156,200 1,565,800 0.00 59281215825 3402 WILGUS AVE 2.275 409,600 97.29% 421,031 1,188,466 1,609,497 2.275 2.28 BADGER HOUSING ASSO 1.440 273,700 608,300 882,000 97.29% 281,338 906,614 1.440 1.44 0.00 59281215826 3422 WILGUS AVE 625,276 VANHORN PROPERTIES 1.898 823,400 1,244,400 432,749 1,279,128 1.898 1.90 0.00 59281215827 3512 WILGUS AVE 421,000 97.29% 846,379 2 59281215828 1230 N TAYLOR DR STOP N SHOP LLC 0.924 644,200 563,400 1,207,600 97.29% 662,178 579,123 1,241,301 0.924 0.92 0.92 2 MEIJER STORES LP 14.239 4,260,500 13,354,100 17,614,600 4,379,398 13,726,774 18,106,172 14.239 14.24 0.00 59281215851 924 N TAYLOR DR 97.29% 2 936 NORTH MISTY DRIV 640,700 1,674,600 2,315,300 2,379,913 1.73 0.00 59281215852 936 N TAYLOR DR 1.732 lΝο 97.29% 658,580 1,721,333 1.732 MEIJER STORES LP 3.172 704,300 55,200 759,500 56,740 780,695 3.172 3.17 3.17 59281215853 KOHLER MEMORIAL DR 97.29% 723,955 59281215854 3347 KOHLER MEMORIAL DR MEIJER STORES LP 11.376 2,905,400 8,984,900 11,890,300 97.29% 2,986,481 9,235,643 12,222,124 11.376 11.38 0.089269 No 59281216517 LOWER FALLS RD **CREATION & PRESERVA** 8.124 0 97.29% 0 8.035 8.03 2.744325 No 16.497 59281216518 3022 LOWER FALLS RD **GLACIAL LAKES CONSEF** 19.241 97.29% 16.50 0 0 0 **GLACIAL LAKES CONSEF** 59281216519 N/A 97.374 1.316926 No 96.06 97.29% 96.057 0.074274 No 18.70 59281216524 N/A **GLACIAL LAKES CONSEF** 18.772 97.29% 0 18.698 BROWN, JOHN P 59281217001 616 N 28TH ST 0.238 25,500 217,500 243,000 97.29% 26,212 223.570 249,781 0.238 0.24 0.00 0.237 225,200 250,700 26,212 257,696 0.237 59281217002 610 N 28TH ST KONG, SAM & TOUK 25,500 97.29% 231,485 0.24 0.00 59281217003 602 N 28TH ST SCHOMMER, MARK 0.236 25,500 294,400 319,900 26,212 302,616 328,827 0.236 0.24 0.00 97.29% 1 59281217004 538 N 28TH ST OTTEN, ERIC J 0.236 25,500 243,000 268,500 97.29% 26,212 249,781 275,993 0.236 0.24 0.00 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 59281217006 526 N 28TH ST WHELTON, GREGORY S 0.236 25.500 224,700 250,200 97.29% 26,212 230,971 257,182 0.236 0.24 0.00 59281217007 520 N 28TH ST RENZELMAN, BRIAN D 0.236 Νo 25,500 260,300 285,800 97.29% 26,212 267,564 293,776 0.236 0.24 0.00 59281217008 512 N 28TH ST SPAETH, MARTIN 0.236 25,500 225,300 250,800 97.29% 26,212 231,587 257,799 0.236 0.24 0.00 59281217009 506 N 28TH ST HERR. ALAN R 0.236 25.500 279,600 305.100 97.29% 26.212 287.403 313.614 0.236 0.24 0.00 59281217010 502 N 28TH ST SHARP, JOHN S 0.233 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 97.29% 13.390 13.39 0 0 0 0 59281214660 2804 ERIE AVE DARYL GAVIN 0.137 14,100 98,400 112,500 97.29% 14,493 101,146 115,640 0.137 0.14 0.00 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 0.00 59281217602 623 N 28TH ST MICHAEL KAMPS 0.155 20,200 152,700 172,900 97.29% 20,764 156,961 177,725 0.155 0.16

Assessment Roll Classification? (Residential = Class 1,

City of Sheboygan, Wisconsin

Tax Increment District #22

Base Property Information

Property Information				Assessment Information		Equalized Value			District Classification (Minus Wetland Portion)				Manufacturing = Class 3, Ag = Class 4 , Undeveloped = Class 5, Ag Forest = Class				
			Annexed Po 1/1/04?								Industrial			<i>.</i>	6 11 1		5M, Forest = Class 6, Othe = Class 7 & Exempt = X)
Parcel Number Street Address	0	Total	WetlandIndicate dat		Lucana	Total	Equalized	Land	l ma m	Total	(Zoned and Suitable)	Vacant	Commercial/	Ü	Suitable for	Vacant	
Parcel Number Street Address 59281217603 617 N 28TH ST	Owner GLODY ONYA	Acreage 0.155	Acreage No	Land 20,200	1mp 206,000	Total 226,200	Value Ratio 97.29%	20,764	Imp 211,749	Total 232,513	Suitable)	/Institutional	Business	Residential 0.155	Mixed Use 0.16	Vacant 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	0.133	No	22,000	162,400	184,400	97.29%	22,614	166,932	189,546				0.172	0.10	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
59281217600 2719 CENTER AVE 59281217607 525 N 28TH ST	CHADWICK SCHOEN	0.172	No	20,600	159,500	180,100	97.29%	21,175	163,951	185,126				0.172	0.17	0.00	1
59281217607 525 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	
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	8 26.282	432.391986	33.609	The Assessment Rol
											8.92%		35.02%	6.08%	100.00%	7.77%	Class, for each parcel
The above values are as of January 1, 2023. Actua	al base value certification of t	he territory wil	ll be based on January 1, 20	24 assessed valu	es.					134,653,672							is required for the DO

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) 12% Test	4,204,394,000 504,527,280									
Increment of Existing TIDs TID #16 TID #17 TID #18 TID #19 TID #20	25,672,800 21,033,000 20,452,500 6,509,300 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.

Miscellaneous

Rail Spur

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

Property Tax Payments to Town

Property tax payments due to the Town of 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

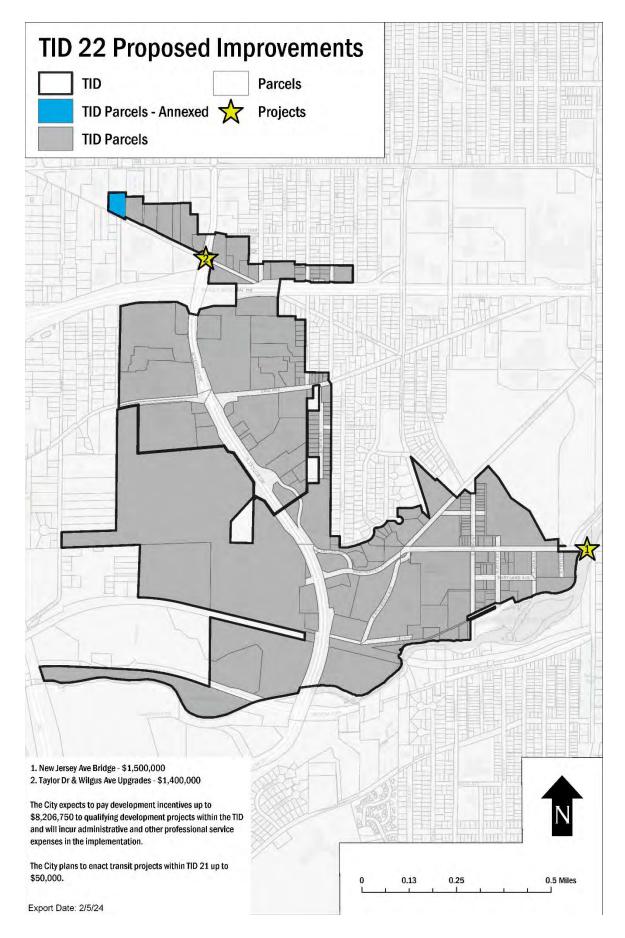
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

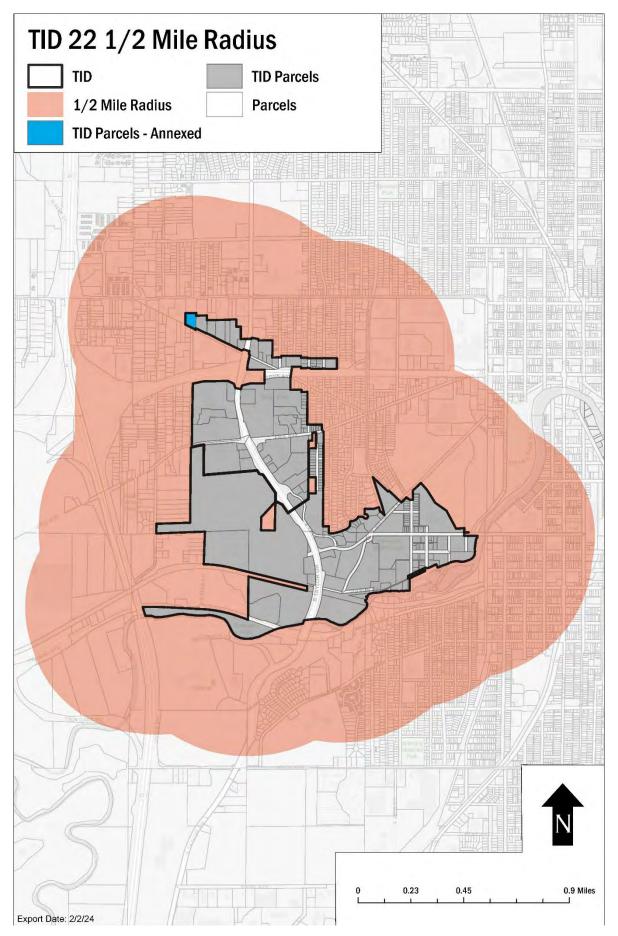
Financing Costs

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.





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.

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 (Note 1)
, -	1 Development Incentives (Known Dev.)	2,000,000	2,400,000			4,400,000
2	2 Township Taxes	5,000				5,000
3	3 City Expenses	350,000	200,000	200,000	200,000	950,000
4	4 Taylor Drive & Wilgus Ave. Upgrades	1,400,000				1,400,000
	New Jersey Bridge (1/2 Mile Radius)	1,500,000				1,500,000
(6 Future Development Incentives ²		2,250,000	2,150,000	1,000,000	5,400,000
7	7 Future Revenue Sharing - TID 21				1,500,000	1,500,000
Total Projec	ts	5,255,000	4,850,000	2,350,000	2,700,000	15,155,000

Notes:

Note 1 Project costs are estimates and are subject to modification

Note 2 Inentives 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

City of Sheboygan, Wisconsin Tax Increment District #22 **Development Assumptions** North Area Northwest Northeast Land Value Southwest **Construction Year Annual Total Construction Year** Development Development Development Development Increase 14,000,000 12,000,000 38,000,000 2024 12,000,000 2024 1 1 2 7,875,000 2 2025 4,725,000 750,000 2025 2,400,000 3 2026 2026 3 4 2,640,000 300,000 8,540,000 4 2027 5,600,000 2027 680,000 5 2028 680,000 2028 5 6 6 2029 0 2029 7 2030 0 2030 7 8 2031 0 2031 8 9 2032 2032 9 0 10 2033 2033 10 **Totals** 22,045,000 12,000,000 8,000,000 12,000,000 1,050,000 55,095,000 Notes:

Table 2 - Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #22

Tax Increment Projection Worksheet

Type of District
District Creation Date
Valuation Date
Max Life (Years)
Expenditure Period/Termination
Revenue Periods/Final Year
Extension Eligibility/Years
Eligible Recipient District

Mixed Use								
January 1, 2024								
Jan 1,	2024							
20								
15	1/1/2039							
20	2045							
Yes	3							
No								

Base Value Appreciation Factor Base Tax Rate Rate Adjustment Factor 134,653,672 0.00% \$17.07

Tax Exempt Discount Rate

Taxable Discount Rate

5.

Apply to Base Value

C	Constructio	n	Valuation	Inflation	Total	Revenue		Tax	Tax Exempt NPV	Taxable NPV
	Year	Value Added	Year	Increment	Increment	Year	Tax Rate	Increment	Calculation	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
T	otals	55,095,000		0		Future \	alue of Increment	18,189,367		

Notes:

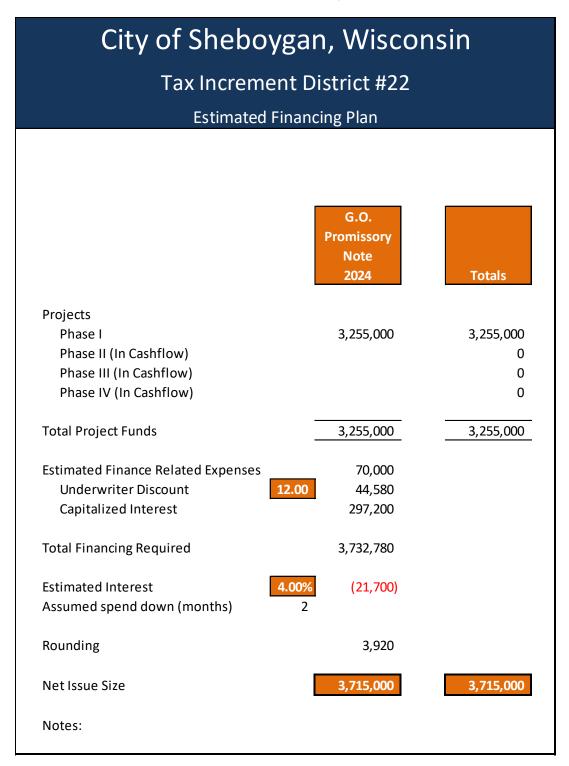
 $Actual \ results \ will \ vary \ depending \ on \ development, inflation \ of \ overall \ tax \ rates.$

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



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 Expenditures G.O. Promissory Note Year 3,715,000 Angelus Van Horn Medical Office Professional Bldg. Townhomes LaQuinta Site Vacant Site Duplex Interest Tax 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 City Total Earnings/ Total Future Revenue Capitalized Principal Est. Rate Interest 75% of Increment 75% of Increment 75% of Increment 75% of Increment Sharing - TID 21 Increments Interest 75% of Increment 75% of Increment 75% of Increment 75% of Incremen Expenses Admin. xnenditures Annual Cumulative Year Revenues 2024 2024 2025 74,300 74,300 74,300 74,300 2025 4.00% 2026 648,593 148,600 797,193 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 153,614 153,614 30,723 200,000 24,970 (153,482) 2028 797,741 179,217 60,486 951,223 267,541 2028 783,006 14,736 4.00% 148,600 71,687 2029 928,768 938,132 50,000 4.00% 148,600 179,217 153,614 60,486 153,614 30,723 25,469 873,409 64,723 332,264 2029 9,364 153,614 60,486 33,795 153,614 30,723 71,687 100,000 25,978 2030 940,375 11,629 952,004 100,000 4.00% 146,600 179,217 8,705 1,064,418 (112,414)219,850 2030 2031 940,375 7,695 948,069 100.000 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 100,000 2032 940,375 7,244 947,619 100,000 4.00% 138,600 179,217 153,614 60,486 33,795 8,705 153,614 30,723 71,687 27,028 1,057,468 (109,849)97,133 2032 2033 940,375 3,400 943,774 100,000 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 3,041 943,416 100,000 4.00% 130,600 179,217 153,614 60,486 33,795 8,705 71,687 940,375 153,614 30,723 28,120 950,560 (7,143)79,756 2034 2035 940,375 2,791 943,166 125,000 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 1,778 942,153 125,000 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 940.375 884 941,259 250,000 4.00% 116,600 28,619 153,614 60,486 33,795 8,705 153,614 30,723 71,687 29,841 937,683 3,576 28,833 2037 2038 940,375 1,009 941,384 106,600 153,614 60,486 33,795 8,705 153,614 30,723 71,687 30,438 939,661 1,723 30,556 2038 240,000 4.00% 50.000 2039 940,375 1,069 941,444 250,000 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 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 300.000 4.00% 2041 940,375 2,438 942,813 325,000 4.00% 75,000 153,614 24,254 6,247 153,614 30,723 71,687 50,000 32,301 922,440 20,374 90,045 2041 106,205 2042 940,375 3,152 943,526 425,000 4.00% 62,000 95,787 19,158 71,687 125,000 32,947 927,366 16,161 2042 2043 940,375 3,717 944,092 525,000 45,000 71,687 250,000 33,606 925,292 18,799 125,005 2043 4.00% 2044 940,375 4,375 944,750 600,000 4.00% 24,000 71,687 200,000 34,278 929,965 139,790 2044 14,785 257,043 2045 940,375 4,893 945,267 53,015 725,000 50,000 828,015 117,253 2045 18.189.367 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 Total 93.499 297,200

Tax Incremental District No. 22 Project Plan Prepared by Ehlers

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 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 nonproject 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

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

], 2024
Mayor
City of Sheboygan
228 Center Avenue
Sheboygan, Wisconsin 53081
RE: Project Plan for City of Sheboygan Tax Incremental District No. 22
Dear Mayor:
Visconsin 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 complied with Wisconsin Statute §66.1105.
We have acted as counsel for the City of Sheboygan in connection with the proposed creation of ax Incremental District No. 22 of the City of Sheboygan (the " District ") and the review of the project plan for the District dated [], 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, is our opinion that the Project Plan is complete and complies with the provisions of Wisconsin Statute §66.1105.
Very truly yours,
on BRIESEN & ROPER, s.c.
Brion T. Winters
D771919_1.DOCX
411 East Wisconsin Avenue, Suite 1000 Milwankee, 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 Ta	xes Data Year:	2022									
				Percentage								
	Sheboygan Cou	nty	15,129,924	21.12%								
	City of Sheboyg	an		31,920,100	44.56%							
	School District of	of Sheboygan		22,283,436	31.11%							
	Lakeshore Tech	nical College		2,303,112	3.21%							
		J										
	Total			71,636,572								
				Lakeshore								
	Sheboygan	City of	School District	Technical								
Revenue Year	County	Sheboygan	of Sheboygan	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						
-	3,841,665	8,104,889	5,658,026	584,787	18,189,367	=						
Notes:												
The projection	on shown above	is provided to	meet the requir	ments of Wisco	nsin Statute 66	5.1105(4)(i)4.						

CITY OF SHEBOYGAN R. O. 119-23-24

BY CITY PLAN COMMISSION.

MARCH 4, 2024.

Your Commission to whom was referred Res. No. 165-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 23; recommends approving the Resolution with the Project Plan dated February 20, 2024.

CITY OF SHEBOYGAN RESOLUTION 165-23-24

BY ALDERPERSONS MITCHELL AND FILICKY-PENESKI.

FEBRUARY 19, 2024.

A 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 to 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.

PASSED AND ADOPTED BY THE CITY (OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

February 19, 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: Scheduled for Feb. 27, 2024
Public Hearing Held: Scheduled for Feb. 27, 2024
Approval by Plan Commission: Scheduled for Feb. 27, 2024
Adoption by Common Council: Scheduled for March 18, 2024

Approval by the Joint Review Board: Scheduled for TBD

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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 Statues, particularly Sec. 66.1337 and Sec. 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$151M ("Project Costs") to undertake the projects listed in this Project Plan ("Plan"). Project Costs include an estimated \$36M 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 that the District will generate sufficient tax increment to pay all Project Costs within 23 of its allowable 27 years.

SUMMARY OF FINDINGS

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

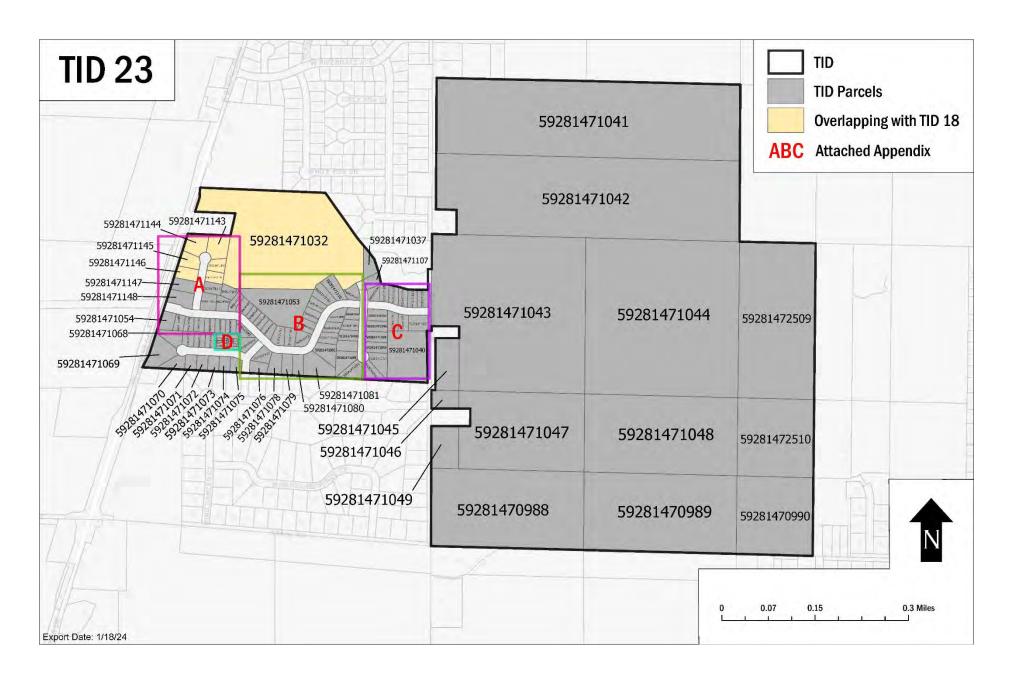
- 1. That "but for" the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City. In reaching this determination, the City has considered:
 - The Developer's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

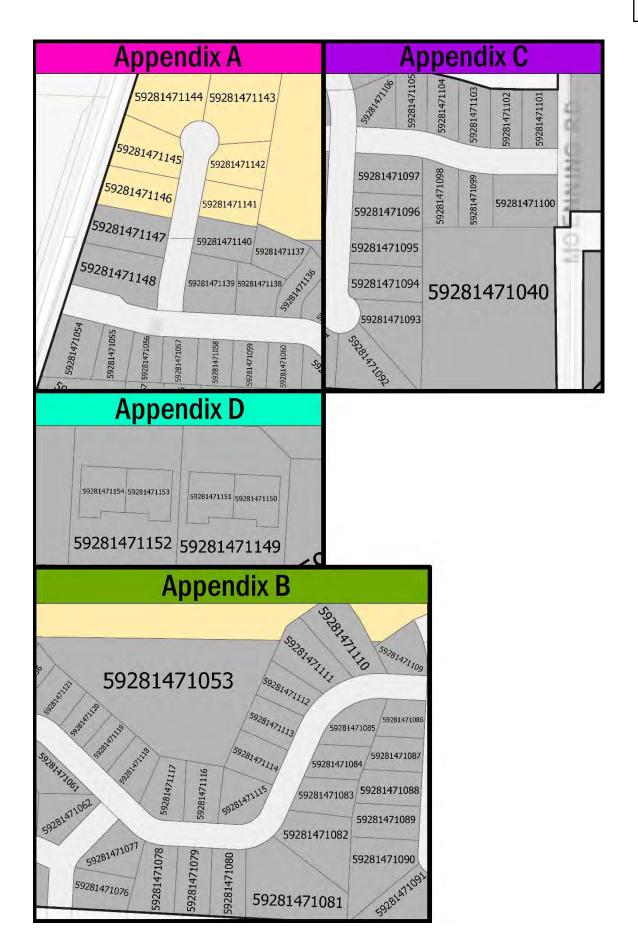
- 5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
- 6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
- 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.





SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

City of She	eboygan, Wisc	consin												
Tax Increment [District #23													Assessment Roll Classification?
Base Property Information													(Residential = Class 1, Commercial = Class 2,	
base Property IIII	Property Information		_			Assess	sment Informati	ion		Equalized	Value	Dist	rict Classification	Manufacturing = Class 3, Ag
			Total	Annexed Past Three Wetland Years	Part of Existing TID?Indicate TID#				Equalized					= Class 4 , Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)
Parcel Number	Street Address	Owner	Acreage	Acreage		Land	Imp	Total	Value Ratio	Land	Imp	Total Reh	ab/ Conservation	
ROW Areas	/^	CITY OF CHEDOVCAN	10 711	0.07157C No.	Ne	0	0	0	07.200/	0	0	0	10.630	V
59281470988 N 59281470989 N		CITY OF SHEBOYGAN CITY OF SHEBOYGAN	19.711 19.712	0.071576 No 2.570564 No	No No	0	0	0	97.29% 97.29%	0	0	0	19.639 17.141	X X
59281470999 N		CITY OF SHEBOYGAN	9.862	1.2314 No	No	0	0	0	97.29%	0	0	0	8.631	X
59281471032 S	•	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		STONEBROOK CROSSIN	0.499	0.022997 No	No	5,100	0	5,100	97.29%	5,242	0	5,242	0.476	1
59281471041 M		CITY OF SHEBOYGAN	38.715	9/19/2022	No	0	0	0	97.29%	0	0	0	38.715	X
59281471042 N	OENNING RD	CITY OF SHEBOYGAN	39.646	9/19/2022	No	0	0	0	97.29%	0	0	0	39.646	Χ
59281471043 M	IOENNING 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
	509 MOENNING RD	CITY OF SHEBOYGAN	2.040	9/19/2022	No	0	0	0	97.29%	0	0	0	2.040	X
59281471046 N		CITY OF SHEBOYGAN	0.825	9/19/2022	No	0	0	0	97.29%	0	0	0	0.825	X
59281471047 N		CITY OF SHEBOYGAN	15.877	9/19/2022	No	0	0	0	97.29%	0	0	0	15.877	X
59281471048 N		CITY OF SHEBOYGAN	19.751	9/19/2022	No	0	0	0	97.29%	0	0	0	19.751	X
59281471049 N 59281471053 N	•	CITY OF SHEBOYGAN STONEBROOK CROSSIN	1.924 3.110	9/19/2022 No	No No	1,600	0	1,600	97.29% 97.29%	0 1,645	0	1,645	1.924 3.110	X 4 & 5
	TONEBROOK DR	STONEBROOK CROSSIN	0.342	No	No No	52,300	0	52,300	97.29%	53,757	0	53,757	0.342	4 Q D
59281471086 N		STONEBROOK CROSSIN	0.266	No	No	49,600	0	49,600	97.29%	50,982	0	50,982	0.266	1
59281471097 N		STONEBROOK CROSSIN	0.396	No	No	52,300	0	52,300	97.29%	53,757	0	53,757	0.396	1
	527 STONEBROOK DR	DUANE SCHELBAUER	0.337	No	No	60,500	0	60,500	97.29%	62,185	0	62,185	0.337	1
59281471099 2	519 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 2	504 STONEBROOK DR	MICHAEL FALTA	0.311	No	No	49,600	355,800	405,400	97.29%	50,982	365,711	416,692		1
59281471102 S	TONEBROOK DR	STONEBROOK CROSSIN	0.277	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.277	1
	TONEBROOK DR	STONEBROOK CROSSIN	0.288	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.288	1
	TONEBROOK DR	STONEBROOK CROSSIN	0.285	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.285	1
	TONEBROOK DR	STONEBROOK CROSSIN	0.275	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.275	1
	FONEBROOK OR	STONEBROOK CROSSIN	0.277	No	No No	49,600	0	49,600	97.29%	50,982	0	50,982	0.277	1
	TONEBROOK CIR	STONEBROOK CROSSIN	0.305	No	No No	55,000 46,000	0	55,000 46,000	97.29%	56,532	0	56,532	0.305 0.314	1
59281471109 N	/A ΓΟΝΕΒROOK DR	STONEBROOK CROSSIN STONEBROOK CROSSIN	0.314 0.578	No No	No No	46,000 57,800	0	46,000 57,800	97.29% 97.29%	47,281 59,410	0	47,281 59,410	0.314	1
	TONEBROOK DR	STONEBROOK CROSSIN	0.378	No	No	56,600	0	56,600	97.29%	59,410 58,177	0	58,177	0.378	1
	TONEBROOK DR	STONEBROOK CROSSIN	0.488	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.303	1
	TONEBROOK DR	STONEBROOK CROSSIN	0.316	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.316	1
	326 STONEBROOK DR	ETHAN ROFFMAN	0.316	No	No	52,300	355,600	407,900	97.29%	53,757	365,505	419,262	5.510	1

City of Sheboygan, Wisconsin

City of Shebbygan, wisc	OHSHI												A
Tax Increment District #23													Assessment Roll Classification?
													(Residential = Class 1,
Base Property Information				_					- "	100		D1 1 1 1 0 1 1 1 1	Commercial = Class 2, Manufacturing = Class 3, Ag
Property Information					Assess	sment Informat	tion		Equalized	l Value		District Classification	= Class 4 , Undeveloped =
			Annexed	Part of									Class 5, Ag Forest = Class 5M, Forest = Class 6, Other
			Past	Existing TID?									= Class 7 & Exempt = X)
		Total	Wetland Three	Indicate TID #				Equalized					
Parcel Number Street Address	Owner	Acreage	Years Acreage		Land	Imp	Total	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	Χ
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		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 X
59281472509 N/A	CITY OF SHEBOYGAN CITY OF SHEBOYGAN	19.677 9.850	0.338915 No 0.100351 No	No No	0	0	0	97.29% 97.29%	0	0	0	19.338 9.750	X
59281472510 N/A 59281471120 2818 STONEBROOK DR	CESAR LOREDO	0.234	0.100331 NO No	No No	55,000	0	55,000	97.29%	56,532	0	56,532	0.234	^ 1
59281471119 STONEBROOK DR	STONEBROOK CROSSIN	0.234	No	No	48,400	0	48,400	97.29%	49,748	0	49,748	0.234	1
59281471119 STONEBROOK DR	STONEBROOK CROSSIN	0.247	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		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	Χ
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 SCHO	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	No	50,000	0	50,000	97.29%	51,393	25 504	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 No	50,000	55,600	105,600	97.29%	51,393	57,149	108,541	0.370	1
59281471075 N/A	STONEBROOK CROSSIN	0.276	No	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	No No	52,300 49,600	0	52,300	97.29% 97.29%	53,757 50,082	0	53,757	0.351 0.375	1
59281471077 N/A 59281471078 STONEBROOK DR	STONEBROOK CROSSIN STONEBROOK CROSSIN	0.375 0.449	No No	No No	49,600 57,800	0	49,600 57,800	97.29% 97.29%	50,982 59,410	0	50,982 59,410	0.375	1
59281471078 STONEBROOK DR 59281471079 STONEBROOK DR	STONEBROOK CROSSIN	0.449	No	No	57,800	0	57,800	97.29%	59,410	0	59,410	0.382	1
59281471079 STONEBROOK DR 59281471080 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	CITY OF SHEBOYGAN	1.007	No	No	37,800	0	37,800	97.29%	39,410	0	J.J.+±U	1.007	X
59281471081 STONEBROOK DR 59281471082 STONEBROOK DR	STONEBROOK CROSSIN	0.614	No	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.614	1
3320177 1002 STOREDINOON DIN	STOTAL DIVOCK CHOSSIN	0.014	140	INO	33,300	U	33,300	J1.23/0	01,137	<u> </u>	01,137	0.014	1

City of Sheboygan, Wisconsin

Tax Increment District #23

Base Property Information

Property Information Property Information Assessment Information Equalized Value District Classification											Commercial = Class 2,				
Property Information						Assess	sment Informa	tion		Equalized	d Value		Manufacturing = Class 3, . = Class 4 , Undeveloped		
			Total	Wetland	nnexed Past Three	Part of Existing TID?Indicate TID #				Equalized					Class 5, Ag Forest = Cla 5M, Forest = Class 6, Ot = Class 7 & Exempt = 2
Parcel Number	Street Address	Owner	Acreage	Acreage	Years		Land	Imp	Total	Value Ratio	Land	Imp	Total	Rehab/ Conservation	
59281471083 STON	EBROOK DR	STONEBROOK CROSSIN	0.345	No)	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.345	1
59281471084 2637 9	STONEBROOK DR	STANLEY LAMERS	0.294	No)	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.294	1
59281471087 STON	EBROOK CIR	STONEBROOK CROSSIN	0.295	No)	No	53,400	0	53,400	97.29%	54,887	0	54,887	0.295	1
59281471088 5422 5	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 5	STONEBROOK CIR	DENNIS PONGRATZ	0.368	No)	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.368	1
59281471090 STON	EBROOK CIR	STONEBROOK CROSSIN	0.604	No)	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.604	1
59281471091 STON	EBROOK CIR	STONEBROOK CROSSIN	0.501	No	ס	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.501	1
59281471092 STON	EBROOK CIR	STONEBROOK CROSSIN	0.496	No	ס	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.496	1
59281471093 STON	EBROOK CIR	STONEBROOK CROSSIN	0.541	No	ס	No	65,400	0	65,400	97.29%	67,222	0	67,222	0.541	1
59281471094 5431 5	STONEBROOK CIR	TYLER HOFFMANN	0.384	No)	No	60,500	326,200	386,700	97.29%	62,185	335,286	397,471		1
59281471095 STON	EBROOK CIR	STONEBROOK CROSSIN	0.377	No	ס	No	60,500	0	60,500	97.29%	62,185	0	62,185	0.377	1
59281471096 STON	EBROOK CIR	STONEBROOK CROSSIN	0.367	No	ס	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	ס	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		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 Ro Class, for each parc is required for the D
The above values are as o	f January 1, 2023. Actual ba	ase value certification of the	e territory wil	l be based on Ja	nuary 1, 2	2024 assessed v	alues.						8,764,005		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 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 TID #17 TID #18 TID #19 TID #20	25,672,800 21,033,000 20,452,500 6,509,300 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.

<u>Property Acquisition for Conservancy</u>

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.

<u>Revolving Loan/Grant Program</u> (Development Incentives)

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

Miscellaneous

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

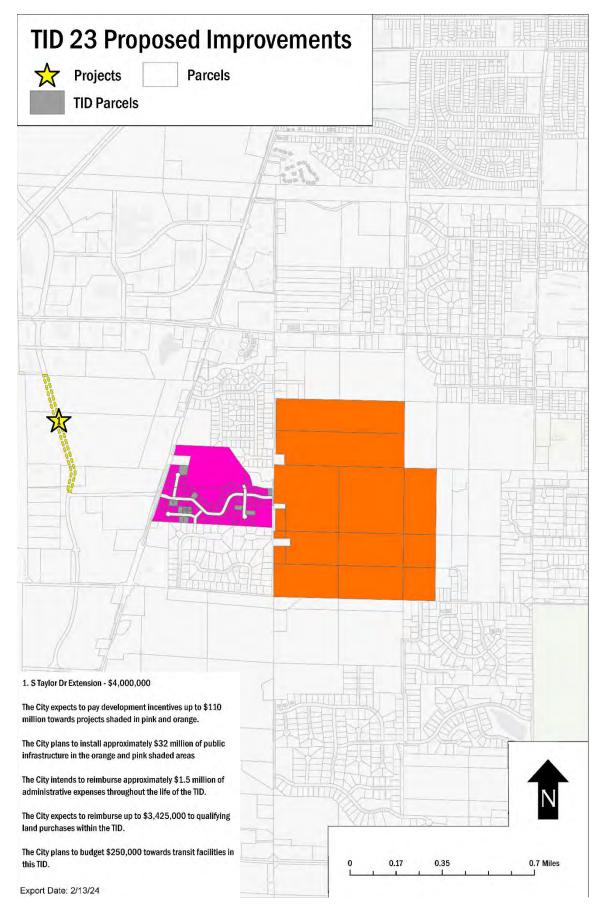
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

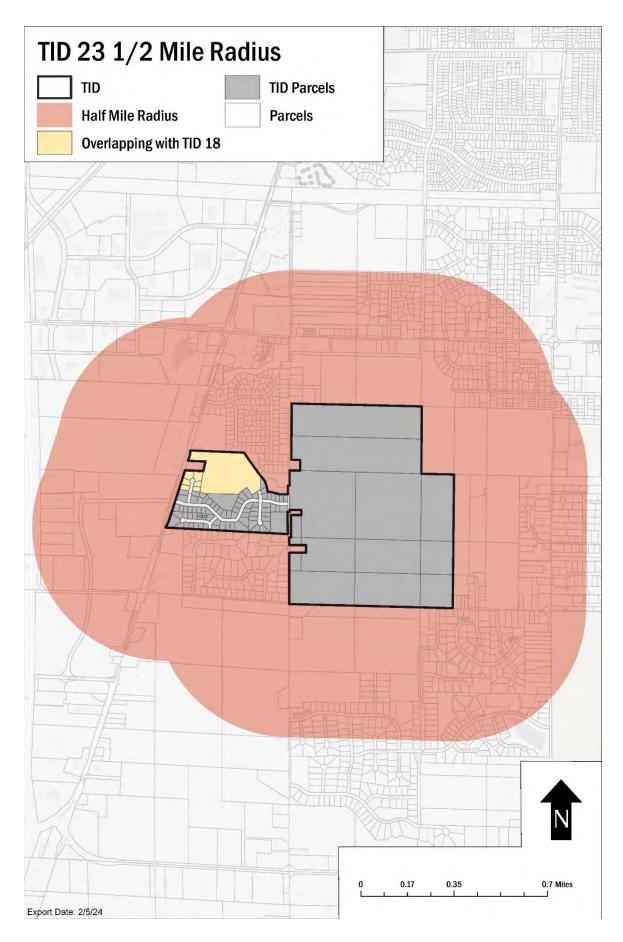
Financing Costs

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.





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								
		-						
	Phase I	Phase II	Phase III	Phase IV	Phase V			
	2024	2026	2028	2030	2032	Total (Note 1)		
Project ID Project Name/Type								
1 Public Infrastructure - Phased	7,000,000	7,000,000	7,000,000	7,000,000	4,000,000	32,000,000		
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 Development Incentives	40,000,000	30,000,000	30,000,000	10,000,000		110,000,000		
Total Projects	51,350,000	37,400,000	37,400,000	17,400,000	7,425,000	150,975,000		
Notes:								
Note 1 Project costs are estimates and are subject to	modification							
Hote 1 Troject 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

			J.		rement Dist	Wiscons				
	Development Assumptions									
				Develo	priicite Assari	приоть				
Constr	uction Year	Werner	Pelton NW	Pelton NE	Pelton SW	Pelton SE	Land Value Increase	Annual Total	Construction	n Yea
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	50,000,000	75,000,000	150,000,000	150,000,000	125,000,000	2,000,000	552,000,000		

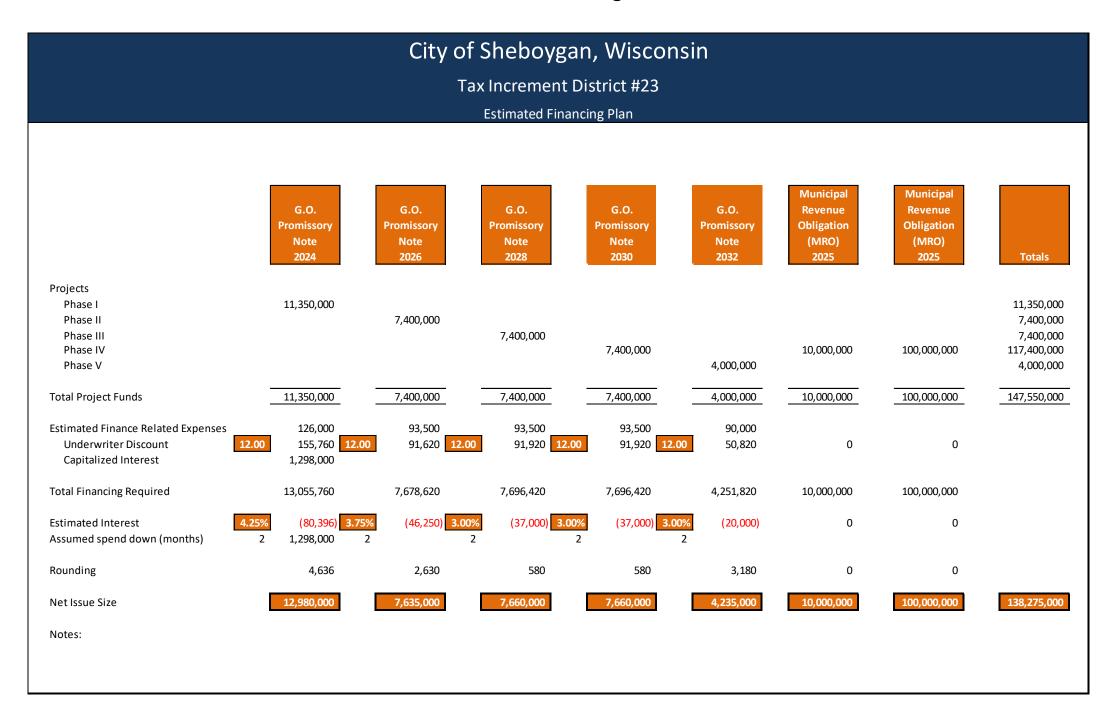
Table 2 - Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin Tax Increment District #23 Tax Increment Projection Worksheet Type of District Rehabilitation 8.764.00 Base Value Apply to Base Value 0.009 District Creation Date Appreciation Factor Valuation Date Jan 1 2024 Base Tax Rate Max Life (Years) Rate Adjustment Factor Expenditure Period/Termination 1/1/2046 Revenue Periods/Final Year 27 2052 Extension Eligibility/Years Yes Tax Exempt Discount Rate Eligible Recipient District Taxable Discount Rate Tax Exempt Construction Valuation Inflation Total Revenue Tax NPV Taxable NPV Calculation Year Value Added Year Increment Increment Year Tax Rate Increment Calculation 2024 2025 42,500,000 2026 \$17.07 617,761 1 42,500,000 0 644,878 2 2025 68,000,000 2026 0 110,500,000 2027 \$17.07 1,886,041 2,257,073 2,140,204 4,758,633 3 2026 90.000.000 2027 0 200.500.000 2028 \$17.07 3,422,182 5,069,858 2028 4,710,834 4 2027 75.500.000 0 276.000.000 2029 \$17.07 8.792.898 8.175.146 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 O 552.000.000 2033 \$17.07 9,421,668 31.043.554 27.839.397 9 2032 2033 0 552,000,000 2034 \$17.07 9,421,668 37,163,691 33,067,580 0 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 2036 \$17.07 9,421,668 48,706,847 42,720,477 552.000.000 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 2038 \$17.07 9,421,668 59,379,144 51,393,145 552,000,000 2037 0 2038 0 552,000,000 2039 \$17.07 9,421,668 64,409,450 55,393,408 14 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 O 2041 n 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 0 2043 0 552,000,000 2044 \$17.07 9,421,668 86,803,477 72,475,665 2042 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 9,421,668 2047 23 2046 0 0 552,000,000 2048 \$17.07 105.883.899 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 96,916,639 552,000,000 Future Value of Increment 221,008,106 **Totals** 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



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 G.O. Promissory Note Interest 7,635,000 7,660,000 7,660,000 4,235,000 Werner MRO Pelton MRO Earnings/ Capitalized Total Dated Date: 08/01/24 Dated Date: 08/01/26 Dated Date: 08/01/28 Dated Date 08/01/30 ated Date: 08/01/32 Payment \$10M Pavment \$100M Reimburse Total Principal ncrements Principal Est. Rate Principal Est. Rate Interest Principal Est. Rate Interest Principal Est. Rate Interest Principal Est. Rate Interest 75% of Increment 75% of Increment City Funds Admin. xpenditures Cumulative Outstanding Interest Revenues Interest Year 2025 519.200 519.200 4 00% 519.200 519.200 2025 2026 725,400 519,200 1,244,600 4.00% 519,200 224,021 277,359 10,000 1,030,580 214,021 214,021 2026 381,750 448,041 2027 2027 1,886,041 259,600 2,145,641 4.00% 519,200 5.00% 832,077 10,250 2,191,318 (45,677)168,343 2028 3,422,182 3,422,182 200,000 519,200 381,750 640,059 1,664,153 10,506 3,415,669 6,513 174,857 2028 4.00% 5.00% 402,150 2,496,230 4,710,834 4,710,834 250,000 4.00% 511,200 5.00% 381,750 5.25% 640,059 10,769 4.692.158 18,676 193,533 2029 2030 5,990,952 5,990,952 450,000 4.00% 501,200 250,000 5.00% 381,750 5.25% 402,150 640,059 3,328,307 11,038 5,964,504 26,448 219,981 2030 640,059 2031 2031 7,279,604 7,279,604 450,000 50.000 402,150 4,160,384 11,314 7.287.657 (8.052)4.00% 483,200 300.000 5.00% 369,250 5.25% 5.50% 421,300 211,929 2032 8,559,722 8,559,722 925,000 4.00% 465,200 300,000 5.00% 354,250 200,000 5.25% 399,525 100,000 5.50% 421,300 640,059 4,715,101 11,597 8,532,032 27,690 239,619 2032 2033 9,421,668 9,421,668 800,000 4.00% 428,200 300,000 5.00% 339,250 200,000 5.25% 389,025 100,000 5.50% 415,800 5.50% 232,925 640,059 5,547,178 11,887 9,404,324 17,345 256,964 2033 5,547,178 2034 9,421,668 396,200 324,250 200,000 378,525 100,000 410,300 5.50% 232,925 640,059 12,184 9,416,621 5,047 262,011 2034 9,421,668 875,000 4.00% 300,000 5.00% 5.25% 5.50% 2035 9,421,668 9,421,668 900,000 4.00% 361,200 340,000 5.00% 309,250 200,000 5.25% 368,025 100,000 5.50% 404,800 5.50% 232,925 640,059 5,547,178 12,489 9,415,926 5,743 267,754 2035 9,421,668 9,421,668 950,000 4.00% 325,200 350,000 5.00% 200,000 5.25% 357,525 5.50% 399,300 5.50% 232,925 640,059 5,547,178 12,801 9,412,238 9,431 277,185 2036 292,250 105,000 2037 9,421,668 200,000 347,025 100.000 5.50% 232,925 640,059 5,547,178 13,121 9,415,783 2037 9,421,668 925,000 4.00% 287,200 350,000 5.00% 274,750 5.25% 105,000 5.50% 393,525 5,886 283,070 2038 9,421,668 9,421,668 950,000 4.00% 250,200 350,000 257,250 200,000 5.25% 336,525 387,750 100,000 5.50% 227,425 640,059 5,547,178 13,449 11,833 294,903 2038 5.00% 150,000 5.50% 2039 221,925 640,059 13,785 2039 9,421,668 9,421,668 950,000 4.00% 212,200 350,000 5.00% 239,750 200,000 5.25% 326,025 230,000 5.50% 379,500 100.000 5.50% 5,547,178 9.410.422 11,246 306,149 2040 9,421,668 9,421,668 1,030,000 4.00% 174,200 350,000 5.00% 222,250 200,000 5.25% 315,525 240,000 5.50% 366,850 100,000 5.50% 216,425 640,059 5,547,178 14,130 9,416,617 5,052 311,201 2040 9,421,668 640,059 5,547,178 9,414,070 2041 2041 9.421.668 1.075.000 4.00% 133,000 450.000 5.00% 204,750 200.000 5.25% 305,025 5.50% 353,650 100.000 5.50% 210,925 14,483 7,598 318,799 180.000 9,421,668 9,421,668 1,100,000 4.00% 90,000 745,000 5.00% 182,250 200,000 5.25% 294,525 225,000 5.50% 343,750 100,000 5.50% 205,425 367,112 5,547,178 14,845 9,415,085 6,583 325,383 2042 2043 9,421,668 9,421,668 1,150,000 4.00% 46,000 950,000 5.00% 145,000 400,000 5.25% 284,025 245,000 5.50% 331,375 100,000 5.50% 199,925 5,547,178 15,216 9,413,719 7,949 333,332 2043 2044 2044 9,421,668 750,000 100,000 194.425 6,400,590 15,597 9,414,037 9,421,668 950,000 5.00% 97,500 5.25% 263,025 325,000 317,900 5.50% 7,632 340.964 5.50% 2045 9,421,668 9,421,668 1,000,000 5.00% 50,000 760,000 5.25% 223,650 255,000 5.50% 300,025 185,000 5.50% 188,925 6,400,590 15,987 9,379,177 42,492 383,456 2045 2046 9,421,668 9,421,668 1,000,000 5.25% 183,750 900,000 5.50% 286,000 400,000 5.50% 178,750 6,400,590 16,386 9,365,476 56,192 439,648 2046 2047 9.421.668 9,421,668 2,500,000 5.25% 131,250 1.900.000 5.50% 236.500 1.200.000 5.50% 156,750 2,305,661 8,446,957 974,712 1.414.360 2047 16,796 2048 2048 9,421,668 9,421,668 2,400,000 5.50% 132,000 1,650,000 5.50% 90,750 3,425,000 40,000 7,737,750 1,683,918 3,098,278 2049 9,421,668 9,421,668 9,421,668 12,519,947 2049 2050 9,421,668 2050 9.421.668 9 421 668 21 941 615 2051 9,421,668 9,421,668 9,421,668 31,363,284 2051 2052 9,421,668 9,421,668 9,421,668 40,784,952 2052 Total 221,008,106 0 1,298,000 222,306,106 12,980,000 7,635,000 7,660,000 6,109,425 7,660,000 6,301,625 4,235,000 3,256,275 10,000,000 100,000,000 3,425,000 328,629 181,521,153

Projected TID Closure

Notes:

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 nonproject 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

Ĺ], 2024
Mayo	ne.
	of Sheboygan
	Center Avenue
	oygan, Wisconsin 53081
RE:	Project Plan for City of Sheboygan Tax Incremental District No. 23
Dear	Mayor:
an op	onsin Statute §66.1105(4)(f) requires that a project plan for a tax incremental district includes binion provided by counsel advising as to whether the project plan is complete and complies Wisconsin Statute §66.1105.
Tax l proje	have acted as counsel for the City of Sheboygan in connection with the proposed creation of incremental District No. 23 of the City of Sheboygan (the " District ") and the review of the ct plan for the District dated [], 2024 (the " Project Plan ") for compliance with cable statutory requirements.
is ou	d upon our review, relying upon the accuracy of the statements set forth in the Project Plan, is ropinion that the Project Plan is complete and complies with the provisions of Wisconsin te §66.1105.
Very	truly yours,
von E	BRIESEN & ROPER, s.c.
Brior	T. Winters
40723891	I_1.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.

	Statement of Ta	xes Data Year:		2022		
					Percentage	
	Sheboygan Cou	nty		15,129,924	21.12%	
	City of Sheboyg	-		31,920,100	44.56%	
	School District of			22,283,436	31.11%	
	Lakeshore Tech	, •		2,303,112	3.21%	
	201103110101101011	ca. coegc		2,555,112	5.21/5	
	Total			71,636,572		
			•			
				Lakeshore		
	Sheboygan	City of	School District	Technical		
evenue Year	County	Sheboygan	of Sheboygan	College	Total	Revenue Ye
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	-
lotes:						•

CITY OF SHEBOYGAN R. O. 120-23-24

BY CITY PLAN COMMISSION.

MARCH 4, 2024.

Your Commission to whom was referred Res. No. 166-23-24 by Alderpersons Mitchell and Filicky-Peneski establishing the boundaries of and approving the project plan for Tax Incremental District No. 24; recommends approving the Resolution with the Project Plan dated February 20, 2024.

CITY OF SHEBOYGAN RESOLUTION 166-23-24

BY ALDERPERSONS MITCHELL AND FILICKY-PENESKI.

FEBRUARY 19, 2024.

A 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 to 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.

PASSED AND ADOPTED BY THE CIT	TY OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

February 20, 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: Scheduled for Feb. 27, 2024
Public Hearing Held: Scheduled for Feb. 27, 2024
Approval by Plan Commission: Scheduled for Feb. 27, 2024
Adoption by Common Council: Scheduled for March 18, 2024
Approval by the Joint Review Board: Scheduled for TBD

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 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 Statues, 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 She	eboygan, Wisc	consin										
Tax Increment District #24									Assessment Roll Classification?			
Base Property In	Base Property Information										(Residential = Class 1, Commercial = Class 2,	
	Property Infor	mation		Assess	ment Informa	tion		Equalized	l Value		District Classification	Manufacturing = Class 3, Ag
Parcel Number	Street Address	Owner	Total Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Blighted	= Class 4 , Undeveloped = Class 5 , Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)
ROW Areas												
59281718350 N	I 15th St	City of Sheboygan	0.988	0	0	0	97.29%	0	0	0	0.988	x
59281712930 N	I/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			The Assessment Roll Class, for each parcel, is required for the DOR
The above values are	as of January 1, 2023. Actua	Il base value certification of t	the territory wi	II be based on J	anuary 1, 2024	assessed val	ues.			0		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 Calc	ulation				
District Creation Date	1/1/2024				
Total FV (TID In)	Valuation Data Currently Available 2023				
Total EV (TID In) 12% Test	4,204,394,000 504,527,280				
Increment of Existing TIDs TID #16 TID #17 TID #18 TID #19 TID #20	25,672,800 21,033,000 20,452,500 6,509,300 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.

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.

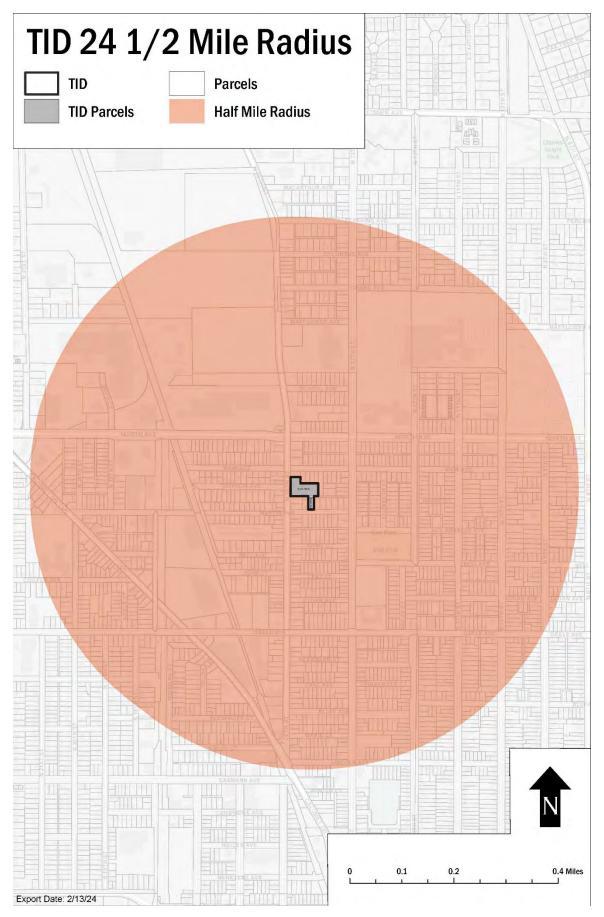
Financing Costs

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 2 3 4		1,800,000 120,000	700,000 1,400,000	1,800,000 120,000 1,400,000			
Total Projects		1,920,000	2,100,000	3,320,000			
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	Construction Year		
4	2024		0	2024	4		
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	9,000,000	9,000,000				

Notes:

Table 2 - Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #24

Tax Increment Projection Worksheet

Type of District
District Creation Date
Valuation Date
Max Life (Years)
Expenditure Period/Termination
Revenue Periods/Final Year
Extension Eligibility/Years
Eligible Recipient District

Blighted Area					
January 1, 2024					
Jan 1, 2024					
27					
22	1/1/2046				
27	2052				
Yes	3				
Yes					

Base Value Appreciation Factor Base Tax Rate Rate Adjustment Factor 0 0.00% \$17.07

Tax Exempt Discount Rate

Taxable Discount Rate

5.509

Apply to Base Value

_	Constructio	un.	Valuation	Inflation	Total	Revenue		Tax	Tax Exempt NPV	Taxable NPV
	Year	Value Added	Year	Increment	Increment	Year	Tax Rate	Increment	Calculation	Calculation
1	2024	0	2025	0	0	2026	\$17.07	0	0	0
2	2025	9,000,000	2026	0	9,000,000	2027	\$17.07	153,614	131,310	124,000
3	2026	0	2027	0	9,000,000	2028	\$17.07	153,614	257,570	241,535
4	2027	0	2028	0	9,000,000	2029	\$17.07	153,614	378,973	352,943
5	2028	0	2029	0	9,000,000	2030	\$17.07	153,614	495,707	458,543
6	2029	0	2030	0	9,000,000	2031	\$17.07	153,614	607,952	558,638
7	2030	0	2031	0	9,000,000	2032	\$17.07	153,614	715,879	653,515
8	2031	0	2032	0	9,000,000	2033	\$17.07	153,614	819,655	743,445
9	2032	0	2033	0	9,000,000	2034	\$17.07	153,614	919,440	828,687
10	2033	0	2034	0	9,000,000	2035	\$17.07	153,614	1,015,387	909,486
11	2034	0	2035	0	9,000,000	2036	\$17.07	153,614	1,107,644	986,072
12	2035	0	2036	0	9,000,000	2037	\$17.07	153,614	1,196,352	1,058,665
13	2036	0	2037	0	9,000,000	2038	\$17.07	153,614	1,281,648	1,127,474
14	2037	0	2038	0	9,000,000	2039	\$17.07	153,614	1,363,664	1,192,695
15	2038	0	2039	0	9,000,000	2040	\$17.07	153,614	1,442,526	1,254,517
16	2039	0	2040	0	9,000,000	2041	\$17.07	153,614	1,518,354	1,313,116
17	2040	0	2041	0	9,000,000	2042	\$17.07	153,614	1,591,266	1,368,659
18	2041	0	2042	0	9,000,000	2043	\$17.07	153,614	1,661,373	1,421,307
19	2042	0	2043	0	9,000,000	2044	\$17.07	153,614	1,728,784	1,471,211
20	2043	0	2044	0	9,000,000	2045	\$17.07	153,614	1,793,603	1,518,512
21	2044	0	2045	0	9,000,000	2046	\$17.07	153,614	1,930,165	1,649,332
22	2045	0	2046	0	9,000,000	2047	\$17.07	153,614	1,992,490	1,694,168
23	2046	0	2047	0	9,000,000	2048	\$17.07	153,614	2,052,419	1,736,666
24	2047	0	2048	0	9,000,000	2049	\$17.07	153,614	2,110,042	1,776,949
25	2048	0	2049	0	9,000,000	2050	\$17.07	153,614	2,165,449	1,815,132
26	2049	0	2050	0	9,000,000	2051	\$17.07	153,614	2,218,725	1,851,324
27	2050	0	2051	0	9,000,000	2052	\$17.07	153,614	2,269,952	1,885,629
-	otals	9.000.000		0		Futuro V	alue of Increment	3.993.968		
	Oldis	9,000,000		0		Future v	alue of increment	3,333,308		

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 Fina	ncing 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							
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

ax Inc	rement Dis	trict #24										
Cash Flo	ow Projectio	n										
	Proj	jected Revenu	ies		E	kpenditures				Balances		n
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	Cumulativa	Principal Outstanding	Year
	merements	(031)	Revenues	(75% merement)	Sharing With HD 21	Trogram	Aumin.	Experiartures	Ailliuai	Cumulative	Outstanding	
2024 2025		(750)	0 (750)				25,000 3,000	25,000 3,000	(25,000) (3,750)	(25,000) (28,750)		2024 2025
2026	0	(863)	(863)				3,000	3,000	(3,863)	(32,613)		2026
2027	153,614	(978)	152,636	115,211	20.000	10.000	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 2030	153,614 153,614	218 387	153,832 154,001	115,211 115,211	20,000 20,000	10,000 10,000	3,000 3,000	148,211 148,211	5,622 5,790	12,892 18,683		2029 2030
2030	153,614	560	154,001	115,211	20,000	10,000	3,000	148,211	5,964	24,647		2030
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 7,782	79,272		2039 2040
2040 2041	153,614 153,614	2,378 2,612	155,992 156,226	115,211 115,211	20,000 20,000	10,000 10,000	3,000 3,000	148,211 148,211	8,015	87,053 95,068		2040
2041	153,614	2,852	156,466	71,841	100,000	50,000	3,000	224,841	(68,374)	26,694		2041
2043	153,614	801	154,415	, 1,0.1	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 2052	153,614 153,614	1,178 1,232	154,792 154,846		100,000 120,000	50,000 60,000	3,000 14,000	153,000 194,000	1,792 (39,154)	41,069 1,915		2051 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 blighted 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 nonproject 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

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

<u></u>	
Mayo	r
City o	of Sheboygan
828 C	Center Avenue
Shebo	bygan, Wisconsin 53081
RE:	Project Plan for City of Sheboygan Tax Incremental District No. 24
Dear l	Mayor;
an op	onsin Statute §66.1105(4)(f) requires that a project plan for a tax incremental district includes inion provided by counsel advising as to whether the project plan is complete and complies Visconsin Statute §66.1105.
Tax I projec	ave acted as counsel for the City of Sheboygan in connection with the proposed creation of necemental District No. 24 of the City of Sheboygan (the " District ") and the review of the ct plan for the District dated [], 2024 (the " Project Plan ") for compliance with cable statutory requirements.
is our	upon our review, relying upon the accuracy of the statements set forth in the Project Plan, it opinion that the Project Plan is complete and complies with the provisions of Wisconsin e §66.1105.
Very	truly yours,
von B	RIESEN & ROPER, s.c.
Brion	T. Winters
40723891	1.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.

	Statement of Ta	xes Data Year:		2022				
					Percentage			
	Sheboygan Cou	ntv	15,129,924	21.12%				
	City of Sheboyg	-	31,920,100	44.56%				
	School District of			22,283,436	31.11%			
	Lakeshore Tech	, .		2,303,112	3.21%			
	Lakeshore reen	ilicai college	2,303,112	3.21/0				
	Total			71,636,572				
			•					
				Lakeshore				
	Sheboygan	City of	School District	Technical				
evenue Year	County	Sheboygan	of Sheboygan	College	Total	Revenue Ye		
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		
•	0.0.5.5	4 770 0:-	4 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	422.425	2.000.005	<u>=</u>		
843,542 1,779,648 1,242,373 128,406 3,993,968								
otes:								

CITY OF SHEBOYGAN R. O. 121-23-24

BY CITY PLAN COMMISSION.

MARCH 4, 2024.

Your Commission to whom was referred Gen. Ord. No. 41-23-24 by Alderperson Mitchell and 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; recommends filing the R.O. and adopting the Ordinance.

CITY OF SHEBOYGAN GENERAL ORDINANCE 41-23-24

BY ALDERPERSON MITCHELL.

FEBRUARY 19, 2024.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of 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.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Chapter 105 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Urban Industrial (UI) to Class Urban Industrial (UI) with PUD overlay Classification:

Property located around 1828 Oakland Avenue including Parcel Nos. 59281425440, 59281425550, and 59281425510:

Parcel 59281425440 described as South Sheboygan Lot 16 BLK 3 & all of BLK 4, also vac S 18th Street between BLKS 3 & 4, and between the S line of Union Avenue & the NWLY R/W line of C & NW RY Main Track, also both vacated N-S alleys & the vacated E-W alley of BLK 4.

Parcel 59281425550 described as South Sheboygan Lots 6,7,8,9, & 10 BLK 5 and that part of vacated E/W alley adjacent thereto.

Parcel 59281425510 described as South Sheboygan the E 45' of Lots 1, 2, 3, 4 & 5 BLK 5 and that part of vacated E/W alley adjacent to Lot 5.

Parcel 92533418 (p) described as beginning at the northwest corner of Block 4, said South Sheboygan Plat; thence S00°04'03"E, 354.71 feet to its intersection of the north line of Oakland Avenue right of way; thence N89°14'39"W, 80.01 feet to the monumented north line of Oakland Avenue right of way and its intersection of the west line of South 19th Street right of way; thence N00°04'03"W, 354.93 feet to the monumented south line of Union Avenue right of way and its intersection of the west line of South 19th Street right of way; thence S89°05' 15"E, 80.01 feet to the point of beginning for a vacation area of 28,385.9 square feet more or less.

Parcel 92533429 (p) described as beginning at the southwest comer of Block 4, said South Sheboygan Plat; thence S89°14'39"E, 296.65 feet

to its intersection of the west line of Union Pacific Railroad right of way; thence S43°07'04"W, 81.20 feet to the monumented south line of Oakland Avenue right of way and its intersection of the west line of the Union Pacific Railroad right of way; thence N89°14'39"W, 241.07 feet to the monumented south line of Oakland Avenue right of way and its intersection of the east line of South 19th Street right of way; thence N00°04'03"W, 60.01 feet to the point of beginning for a vacation area of 16,132 square feet more or less.

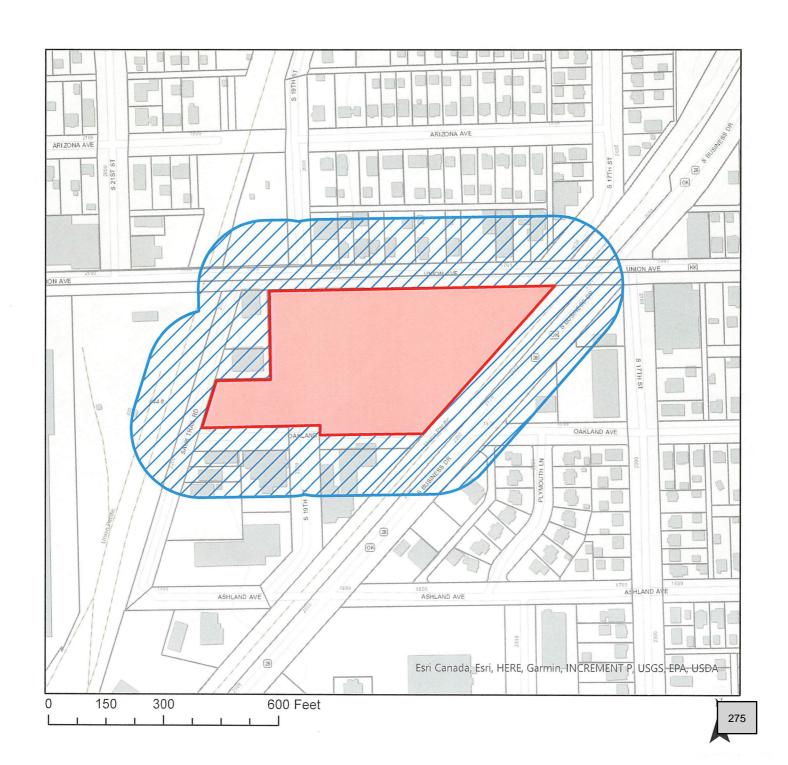
Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

PASSED AND ADOPTED BY THE CITY	OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

PROPOSED REZONE FROM URBAN INDUSTRIAL (UI) TO URBAN INDUSTRIAL-PUD OVERLAY

SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST

Please see attached sheet for legal descriptions



Legal Descriptions for HTT Rezone

Beginning at the northwest corner of Block 4, said South Sheboygan Plat; thence S00°04'03"E, 354.71 feet to its intersection of the north line of Oakland Avenue right of way; thence N89°14'39"W, 80.01 feet to the monumented north line of Oakland Avenue right of way and its intersection of the west line of South 19th Street right of way; thence N00°04'03"W, 354.93 feet to the monumented south line of Union Avenue right of way and its intersection of the west line of South 19th Street right of way; thence S89°05' 15"E, 80.01 feet to the point of beginning for a vacation area of 28,385.9 square feet more or less. Parcel 92533418 (p)

Beginning at the southwest comer of Block 4, said South Sheboygan Plat; thence S89°14'39"E, 296.65 feet to its intersection of the west line of Union Pacific Railroad right of way; thence S43°07'04"W, 81.20 feet to the monumented south line of Oakland Avenue right of way and its intersection of the west line of the Union Pacific Railroad right of way; thence N89°14'39"W, 241.07 feet to the monumented south line of Oakland Avenue right of way and its intersection of the east line of South 19th Street right of way; thence N00°04'03"W, 60.01 feet to the point of beginning for a vacation area of 16,132 square feet more or less. Parcel 92533429 (p)

South Sheboygan Lot 16 BLK 3 & all of BLK 4, also vac S 18th Street between BLKS 3 & 4, and between the S line of Union Avenue & the NWLY R/W line of C & NW RY Main Track, also both vacated N-S alleys & the vacated E-W alley of BLK 4. Parcel 59281425440

South Sheboygan the E 45' of Lots 1, 2, 3, 4 & 5 BLK 5 and that part of vacated E/W alley adjacent to Lot 5. Parcel 59281425510

South Sheboygan Lots 6,7,8,9, & 10 BLK 5 and that part of vacated E/W alley adjacent thereto. Parcel 59281425550

CITY OF SHEBOYGAN R. O. 108-23-24

BY CITY CLERK.

FEBRUARY 19, 2024.

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.

	OFFICE USE ONLY
APPLICATION	NO.:
RECEIPT NO.:	
FILING FEE: \$2	200.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN APPLICATION FOR AMENDMENT OF OFFICIAL ZONING MAP

(Requirements Per Section 105.996) Revised January 2024

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1.	APPLICANT INFORMATION	
	APPLICANT: HTT, INC.	PHONE NO.: <u>(920)453-5300</u>
	ADDRESS: 1828 OAKLAND AVE	E-MAIL: EAUGUSTINE@ACEBUILDINGSERVICE.COM
	OWNER OF SITE: HTT, INC.	PHONE NO.: (920) 453-5300
2.	DESCRIPTION OF THE SUBJECT SITE	
	ADDRESS OF PROPERTY AFFECTED: 1828	OAKLAND AVENUE, SHEBOYGAN, WI 53081
	LEGAL DESCRIPTION: PART OF BLOCKS 4 & 8 ADJACENT S. 19TH ST, LOCATED IN THE NE 1/4 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYG 59281425440, 59281425550, PARCEL NO. 59281425510 MAP N	OF THE NW 1/4 OF SECTION 34, TOWN AN, SHEBOYGAN COUNTY, WISCONSIN
	EXISTING ZONING DISTRICT CLASSIFICATION	N: URBAN INDUSTRIAL
	PROPOSED ZONING DISTRICT CLASSIFICAT	ION: URBAN INDUSTRIAL WITH PUD OVERLAY
	BRIEF DESCRIPTION OF THE EXISTING OPE	RATION OR USE:
	EXISTING USE OF THE PROPROPERTY IS PARK	ING AND GREENSPACE
	BRIEF DESCRIPTION OF THE PROPOSED OF	PERATION OR USE:
	PROPOSED OPERATION IS TO BE BUILDING FO	OTPRINT OF AN EXPANSION FOR HTT, INC.

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency?

THE PROPOSED EXPANSION WILL FOLLOW ALL GOVERNMENT AND REGULATORY

ANGENCY POLICY AND PRACTICES.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- □ The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.
- Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- □ Explain: THE PROPERTY IS QUESTION HAS BEEN PURCHASED BY HTT, INC.

IT IS THE DESIRE OF HTT, INC. TO EXPAND THEIR CURRENT FACILITY TO MEET

BUSINESS NEEDS.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? THE PROPOSED AMENDMENT WILL ALLOW FOR AN EXPANSION OF SIMILAR BUILDING FEATURES TO THE WEST OF THE EXISTING FACILITY. IT WILL ALLOW THE OWNER TO MAINTAIN VITAL GREENSPACE AND NATURAL FEATURE TO THE EAST, A HIGHER VISIBLE AREA TO THE PUBLIC. THE OWNER WILL BE ABLE TO INCREASE OPERATIONAL EFFICIENCIES WITH MINIMAL IMPACT TO NEARBY TRAFFIC PATTERNS.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

THE PROPOSED ZONING MAP AMENDMENT WILL ALLOW THE FOLLOWING:

- -A MORE EFFICIENT SITE DESIGN, UTILIZING THE EXPANSION OF EXISTING INFRASTRUCTURE IN LIEU OF SATELLITE LOCATIONS.
- -ENHANCEMENT OF BUILDING IN AN OLDER NEIGHBORHOOD WITH NEW CONSTRUCTION AND LANDSCACPE FEATURES

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

APPLICANT'S SIØWATURE

2/12/2024

DATE

ERIC AUGUSTINE

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

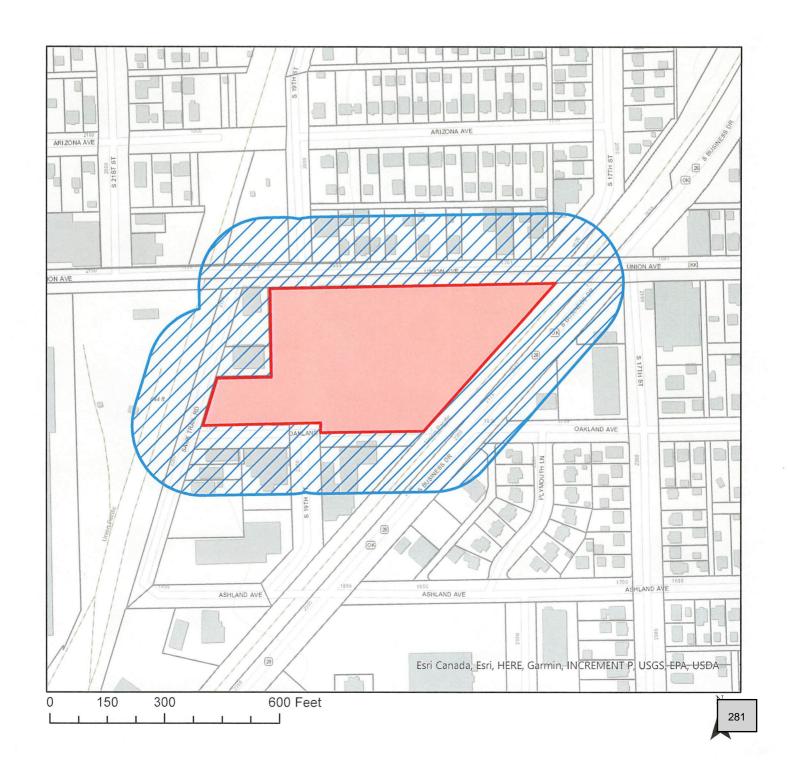
A copy of the current zoning map of the subject property and vicinity showing:

- ☐ The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 100 feet of the subject property.
- □ Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

PROPOSED REZONE FROM URBAN INDUSTRIAL (UI) TO URBAN INDUSTRIAL-PUD OVERLAY

SECTION 34, TOWNSHIP 15 NORTH, RANGE 23 EAST

Please see attached sheet for legal descriptions



Legal Descriptions for HTT Rezone

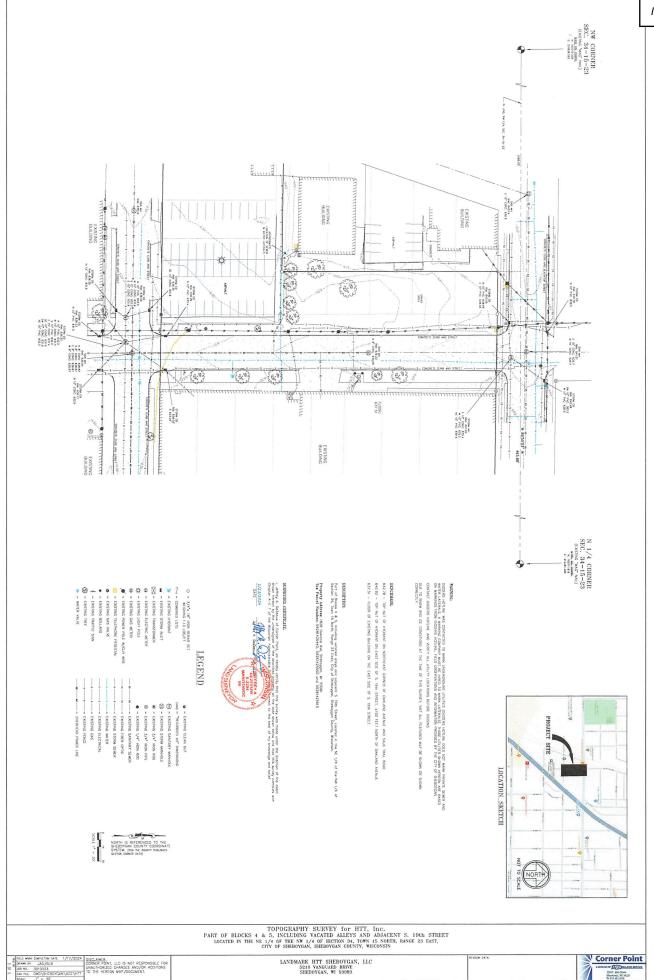
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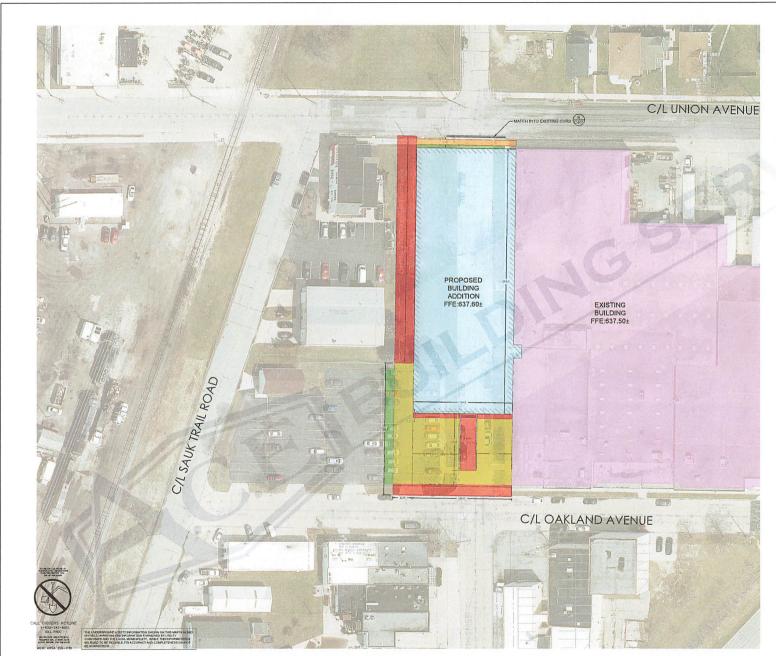
South Sheboygan Lot 16 BLK 3 & all of BLK 4, also vac S 18th Street between BLKS 3 & 4, and between the S line of Union Avenue & the NWLY R/W line of C & NW RY Main Track, also both vacated N-S alleys & the vacated E-W alley of BLK 4. Parcel 59281425440

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South Sheboygan Lots 6,7,8,9, & 10 BLK 5 and that part of vacated E/W alley adjacent thereto. Parcel 59281425550



LANDMARK HTT SHEBOYGAN, LLC 5210 VANGUARD DRIVE SHEBOYGAN, WI 53003



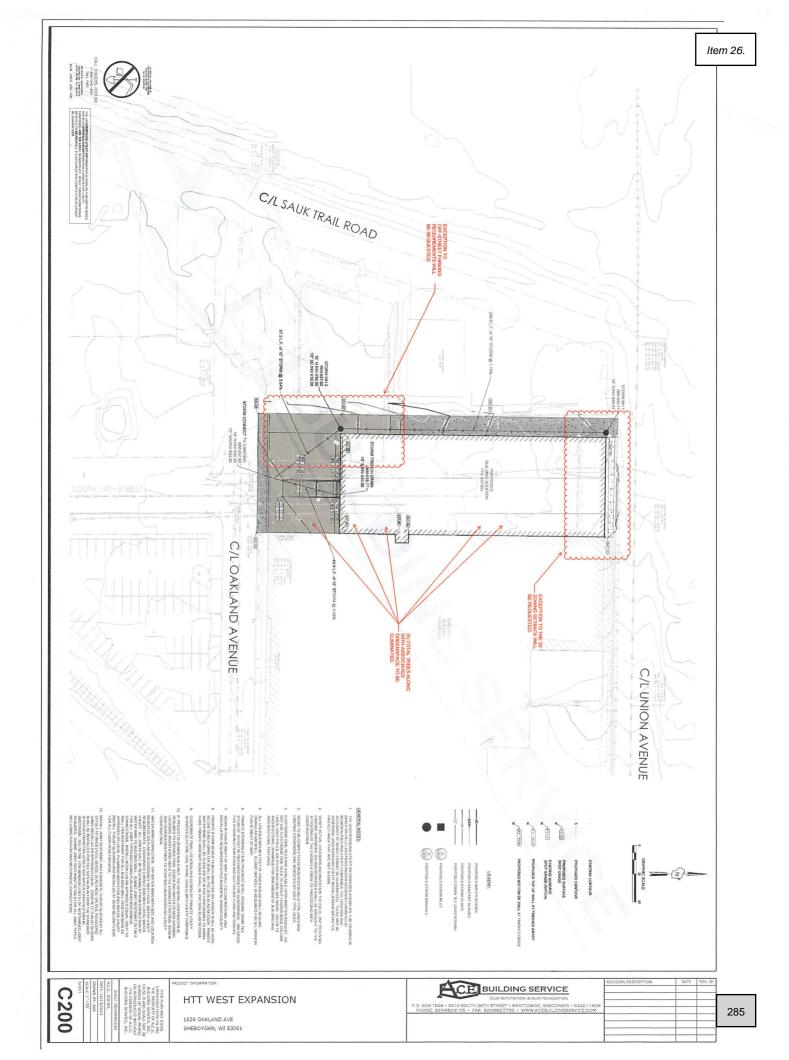


- EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

CE BUILDING SERVICE

HTT WEST EXPANSION

C100



City Of Sheboygan City Clerk's Office

* General Receipt *

Receipt No: 240051 License No: 0000

Date: 02/13/2024

Received By: MKC Received From: HTT

Memo: ZONING CHANGE

Method of Payment: \$200.00 Check No. 073393

Total Received: \$200.00

Fee Description Fee
Zoning Change 200.00

This document signifies receipt of fees in the amount indicated above.

CITY OF SHEBOYGAN R. O. 116-23-24

BY IT DIRECTOR ERIC BUSHMAN.

MARCH 4, 2024.

Submitting a memo requesting replacing the City of Sheboygan's current on-premises Exchange server and Microsoft Office products with Microsoft Office 365.

To: Common Council

From: IT Director Eric Bushman - February 22, 2024

Memo RE: Transition to Microsoft Office 365

The City of Sheboygan is requesting replacing our current on-premises Exchange server and Microsoft Office products with Microsoft Office 365. This will be a significant step forward in our efforts to enhance collaboration, communication, and productivity within our organization.

Key Benefits:

- 1. **Enhanced Collaboration:** Office 365 provides a robust set of collaboration tools, including SharePoint, OneDrive, and Teams, enabling seamless communication and collaboration across the organization.
- 2. **Flexibility and Accessibility:** With Office 365, you can access your emails, documents, and applications from anywhere with an internet connection, promoting flexibility and remote work capabilities.
- 3. **Automatic Updates:** Office 365 ensures that you always have the latest features and security updates without the need for manual installations.
- 4. **Cost-Efficiency:** Moving to the cloud allows us to optimize our resources, reduce maintenance costs, and provide a scalable solution for our growing organization.

As we look to the future we need to replace our on-premise Exchange Email Server, Microsoft Office Products (Excel, Word, PowerPoint, etc.) and SharePoint solution. Our SharePoint End-of-support was 4/11/2023, Exchange is 10/14/2025 and our Office 2019 is 10/13/2026. To purchase on-premise perpetual licenses with 3 years of software assurance (allows free upgrades) for these solutions is estimated to cost \$284,815.

We are requesting a transfer of \$225,000 from the IT Fund Balance to the IT Outside Services account to cover the cost of the Microsoft Office 365 licensing. This \$225,000 will cover the cost of the licensing for the next 3 years. The estimated IT Fund Balance at the end of 2023 is \$913,000.

In addition to saving the city \$59,815 over the cost of purchasing the perpetual licenses we estimate that we will save another \$26,250 when it comes to upgrading our on-premise servers and storage.

Software	End Of Support	Serve with S	er License SA		Ls with Each	Users	Total CAL Cost	Total Cost
On-Prem Exchange 2019	10/14/2025	\$	885	\$:	109.98	450	\$ 49,491	\$ 50,376
On-Prem Sharepoint 2013	4/11/2023	\$	8,496	\$:	153.52	110	\$ 16,887	\$ 25,383
On-Prem MS Office Std 2021	10/13/2026	\$	-	\$7	746.63	280	\$ 209,056	\$ 209,056
Totals		\$	9,381				\$ 275,435	\$ 284,815
3Year avg cost/Year		\$	3,127				\$ 91,812	\$ 94,938
Hardware 7Year		Cost		Ove	er 7 Years			
Exchange Server	1	\$	1,500	\$	214			
Exchange Storage in TB	1.5	\$	4,650	\$	664			
File Server	1	\$	1,500	\$	214			
File Storage in TB	6	\$	18,600	\$	2,657			
	Totals	\$	26,250	\$	3,750			

CITY OF SHEBOYGAN R. O. 122-23-24

BY CITY CLERK.

MARCH 4, 2024.

Submitting a license application.

"CLASS B" LIQUOR LICENSE (June 30, 2024) (NEW)

<u>No.</u>	Name	Address
3635	Mojo and Brews LLC (Mojo and Brews LLC)	1235 Pennsylvania Avenue

CITY OF SHEBOYGAN RESOLUTION 177-23-24

BY ALDERPERSONS SALAZAR, RAMEY, AND PERRELLA.

MARCH 4, 2024.

A RESOLUTION expressing the sense of the council that a portion of the 800 block of St. Clair Ave. be closed to vehicular traffic for the purpose of establishing a permanent public space in the location of the "Uptown Parklet," and directing the City Administrator to establish a plan and take necessary steps toward this purpose and to report as appropriate on his progress in doing so.

WHEREAS, the basis for suspension of the rules and immediate adoption of this Resolution is to give the City Administrator the maximum amount of time needed to work on establishing a plan prior to budget deliberations for 2025; and

WHEREAS, the city has established a temporary public space (often referred to as the "Uptown Parklet," though it is neither a park, nor technically a "parklet") on a portion of the 800 block of St. Clair Avenue just west of N. 8th Street; and

WHEREAS, the Uptown Parklet has proven to be a successful third space in a community that needs more such spaces; and

WHEREAS, the Uptown Parklet has been supported by neighboring businesses, including the two businesses immediately adjacent thereto (8th Street Ale House and Paradigm); and

WHEREAS, it is the sense of the council that the Uptown Parklet be made a more permanent public space; and

WHEREAS, closing the street upon which the Uptown Parklet is located would be an important step in creating such a space; and

WHEREAS, the council acknowledges that it will take the cooperation and effort of multiple city departments and local partners to accomplish this task.

NOW, THEREFORE, BE IT RESOLVED: That it is the sense of the City of Sheboygan Common Council that a portion of the 800 block of St. Clair Ave. be closed to vehicular traffic for the purpose of establishing a permanent public space in the location of the "Uptown Parklet."

BE IT FURTHER RESOLVED: That the City Administrator is hereby directed to establish a plan and take necessary steps toward this purpose and to report as appropriate on his progress in doing so.

BE IT FURTHER RESOLVED: That it is to appropriate for future Councils to make reasonable by	he sense of the Common Council that it would be budget appropriations in support of such a project.
PASSED AND ADOPTED BY THE CITY OF S	HEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN RESOLUTION 170-23-24

BY ALDERPERSONS MITCHELL AND FILICKY-PENESKI.

MARCH 4, 2024.

A RESOLUTION extending the life of Tax Incremental Financing District No. 001E (TID 1E) for one year to fund affordable housing programs and projects within the City of Sheboygan, Wisconsin.

WHEREAS, the City of Sheboygan created TID 1E on August 5, 2002, successfully completed implementation of the project plan and collected sufficient increment to pay off its aggregate project costs; and

WHEREAS, while § 66.1105(7), Wis. Stats. requires termination of a TID after all project costs have been paid, § 66.1105(6)(g), Wis. Stats. permits extension of a TID for a specified number of months, using the last year of tax increment to improve the City's housing stock; and

WHEREAS, at least 75 percent of the final increment must benefit affordable housing in the City, with the remaining portion used to improve housing stock.

NOW, THEREFORE, BE IT RESOLVED: That the City of Sheboygan hereby extends the life of TID 1E for twelve (12) months to use the final year's tax increment, collected in 2025 from the 2024 tax roll, to benefit affordable housing.

BE IT FURTHER RESOLVED: That the City of Sheboygan shall use the final year's tax increment to improve the City's housing stock (including quality and affordability) by depositing the funds in the City's Affordable Housing Fund; such funds shall be used to assist with funding of projects which create and/or improve affordable single-family housing stock in the City of Sheboygan.

BE IT FURTHER RESOLVED: That the City of Sheboygan shall timely adopt a termination resolution as required by § 66.1105(7), Wis. Stats.

BE IT FURTHER RESOLVED: That the City of Sheboygan City Clerk shall notify the Wisconsin Department of Revenue of this extension by providing a copy of this resolution.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL		
Presiding Officer	Attest	
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan	

CITY OF SHEBOYGAN RESOLUTION 171-23-24

BY ALDERPERSONS MITCHELL AND FILICKY-PENESKI.

MARCH 4, 2024.

A RESOLUTION authorizing the Finance Director to complete a 2024 budget amendment to cover the costs of transitioning the City's current Microsoft Office products to Microsoft Office 365.

WHEREAS, the City of Sheboygan currently utilizes an on-premise exchange server and associated Microsoft Office products; and

WHEREAS, the current Microsoft products the City utilizes will see the end of support over the next two years which would result in the need to upgrade current hardware and software; and

WHEREAS, a transition to Microsoft Office 365 will allow for enhanced collaboration, increased flexibility and accessibility, automatic updates and cost efficiency; and

WHEREAS, there has been an accumulation of reserve funds in the IT Fund to assist with the costs associated with this transition; and

WHEREAS, IT staff believes that the benefits of transitioning to the Microsoft Office 365 products are significant and should be completed as soon as possible.

NOW, THEREFORE, BE IT RESOLVED: That the Finance Director is authorized to make the following 2024 budget amendment to fund the costs associated with the transition to Microsoft Office 365:

INCREASE:

Info Tech Fund – IT – Fund Equity Applied	
(Acct. No. 713-493000)	\$75,000.00
Info Tech Fund – IT – Software Maintenance	
(Acct. No. 713170-563122)	\$75,000.00

Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan
Presiding Officer	Attest
PASSED AND ADOPTED BY THE CITY (OF SHEBOYGAN COMMON COUNCIL
year contract utilizing the on-hand cash balan contract.	to record a propaga expense for ratare years or are

CITY OF SHEBOYGAN RESOLUTION 172-23-24

BY ALDERPERSONS SALAZAR AND FELDE.

MARCH 4, 2024.

A RESOLUTION authorizing the Purchasing Agent to issue a purchase order for a 2024 Ford F-150 Four-Wheel Drive Pickup Truck for the Sheboygan Police Dept.

WHEREAS, the City of Sheboygan Police Department operates two pickup trucks used primarily for parking enforcement and community policing. The vehicles are used on a near daily basis and the older of the two, a 2016 model, recently required some significant repairs: and

WHEREAS, the Police Department included funding for a replacement in its 2024 Capital Improvements Plan request which was approved by the Common Council; and

WHEREAS, the purchase of vehicles or equipment is not subject to Wisconsin's public construction bidding laws; and

WHEREAS, the City's procurement policy allows the City to join with other units of government in cooperative purchasing plans when doing so would serve the best interest of the City; and

WHEREAS, the City is able to purchase vehicles off of the contract issued by the State of Wisconsin at a significantly reduced cost; and

WHEREAS, upon receipt and commissioning of the new truck, the current 2016 model Chevrolet pickup truck will be sold at public auction with the proceeds placed on deposit with the Director of Finance.

NOW, THEREFORE, BE IT RESOLVED: That the Purchasing Agent is authorized to issue a Purchase Order to Ewald's Hartford Ford of Hartford, Wisconsin, for the purchase of a 2024 Ford F-150 four-wheel drive pickup truck, including license, title and delivery, in the amount of \$45,610.50, and to sell the 2016 Model Chevrolet pickup truck at public auction following receipt of the new vehicle.

BE IT FURTHER RESOLVED: That the appropriate City officials are authorized to draw funds in the amount of \$45,610.50 from Account No. 400200-651100 (Capital Project Fund-Public Safety Vehicles) for the purchase.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL		
Presiding Officer	Attest	
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan	

CITY OF SHEBOYGAN RESOLUTION 173-23-24

BY ALDERPERSONS MITCHELL AND FILICKY-PENESKI.

MARCH 4, 2024.

A RESOLUTION confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 1.

RESOLVED: That the assessments and schedule for the proposed assessments prepared by the City of Sheboygan for Parking Assessment District No. 1, are hereby confirmed, and the City Clerk is authorized and directed to publish the notices required by law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL			
Presiding Officer	Attest		
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan		

CITY OF SHEBOYGAN RESOLUTION 174-23-24

BY ALDERPERSONS MITCHELL AND FILICKY-PENESKI.

MARCH 4, 2024.

A RESOLUTION confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 2.

RESOLVED: That the assessments and schedule for the proposed assessments prepared by the City of Sheboygan for Parking Assessment District No. 2, are hereby confirmed, and the City Clerk is authorized and directed to publish the notices required by law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL		
Presiding Officer	Attest	
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan	

CITY OF SHEBOYGAN RESOLUTION 175-23-24

BY ALDERPERSONS MITCHELL AND FILICKY-PENESKI.

MARCH 4, 2024.

A RESOLUTION confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 4.

RESOLVED: That the assessments and schedule for the proposed assessments prepared by the City of Sheboygan for Parking Assessment District No. 4, are hereby confirmed, and the City Clerk is authorized and directed to publish the notices required by law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL		
Presiding Officer	Attest	
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan	

CITY OF SHEBOYGAN RESOLUTION 176-23-24

BY ALDERPERSONS MITCHELL AND FILICKY-PENESKI.

MARCH 4, 2024.

A RESOLUTION confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 5.

RESOLVED: That the assessments and schedule for the proposed assessments prepared by the City of Sheboygan for Parking Assessment District No. 5, are hereby confirmed, and the City Clerk is authorized and directed to publish the notices required by law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL			
Presiding Officer	Attest		
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan		

CITY OF SHEBOYGAN RESOLUTION 178-23-24

BY ALDERPERSONS MITCHELL AND FILICKY-PENESKI.

MARCH 4, 2024.

A RESOLUTION authorizing the appropriate City officials to execute a Ground Lease between Sheboygan WP, LLC and the City of Sheboygan regarding land in the Sheboygan Business Center.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the Ground Lease between Sheboygan WP, LLC and the City of Sheboygan, a copy of which is attached hereto and incorporated herein.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL		
Presiding Officer	Attest	
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan	

GROUND LEASE

Between

Sheboygan WP, LLC

a Wisconsin limited liability company,

as Landlord

and

City of Sheboygan,

a Wisconsin municipality,

as Tenant

dated ______, 2024

GROUND LEASE

THIS GROUND LEASE ("Lease") is entered into as of ______, 2024 (the "Effective Date"), by and between Sheboygan WP, LLC, a Wisconsin limited liability company ("Landlord"), and the City of Sheboygan, a Wisconsin municipality ("Tenant").

1. **LEASED PREMISES.** For and in consideration of the payment of rents and the performance of the covenants and agreements set forth in this Lease, and on the terms and conditions that are set forth herein, Landlord hereby rents, and leases to Tenant that certain real property situated in Sheboygan County, State of Wisconsin, as legally described on the attached Exhibit A (the "Premises"). The Premises shall not include buildings, structures, and improvements hereafter located upon the Premises (the "Improvements"), the ownership of which shall be acquired by and maintained by Tenant, subject to the provisions of this Lease. It is the intention of Landlord and Tenant that the separation of title to the Premises and the Improvements is not to change the character of the Improvements as real property and that the Improvements shall be and remain real property.

2. TERM AND TRANSFER OF PREMISES.

- 2.1. <u>Original Term.</u> Unless sooner terminated pursuant to other provisions of this Lease, the original term of this Lease (the "Term") shall be for a period commencing on the Effective Date and ending on May 1, 2027.
- Transfer of Premises at End of Term. At the end of the Term, Landlord shall be 2.2. obligated to sell to Tenant the Premises upon the terms set forth herein, or upon such other terms as the parties may mutually agree upon. Closing for such purchase transaction shall occur upon a date mutually agreeable to the parties, provided such closing shall occur within five (5) business days of the end of the Term ("Closing Date"). At closing, upon payment of the Purchase Price, Landlord shall transfer fee simple title in the Premises to Tenant by special warranty deed, free and clear of all liens and encumbrances, excepting therefrom municipal and zoning ordinances, easements, covenants, conditions, reservations and other matters of record reflected in the title work provided hereunder, and general taxes levied in the year of closing. Tenant shall be responsible for the preparation of all closing documents, at its cost, which shall be acceptable in form and content to both parties, and for payment of all recording fees necessary to vest the title in the Premises in Tenant, but Landlord shall be responsible for Wisconsin real estate transfer fees as the grantor of the Premises. The parties shall execute closing statements and such other closing documents as are customary for a transaction of this type or which are otherwise agreed upon by the parties.
- 2.3. Proof of Title. Twenty (20) calendar days prior to the end of the Term, Landlord shall furnish to Tenant a title commitment for an owner's policy of title insurance in an amount equal to the One Hundred Fifteen Thousand and 00/100s Dollars (\$115,000.00) on a current ALTA form, including gap coverage, issued by a title insurance company selected by Landlord and licensed to provide such title insurance in the state of Wisconsin. Such title commitment and the resulting title policy issued based thereupon as of the closing shall show fee simple title in the name of Landlord, for the special warranty deed at closing as described herein. Such title commitment shall be updated as of the Closing Date showing no changes to the title of the Premises (or gap coverage applied), except any changes reasonably requested by Tenant. Tenant agrees to

1

notify Landlord of any objections to title within ten (10) days after Tenant's review of the title commitment and Landlord shall have a reasonable time to rectify the title objections. If such objections to title are not cured, Tenant shall not be required to close. All costs associated with the procurement of this policy of title insurance and rectifying title shall be the sole responsibility of Tenant and Tenant shall be responsible for obtaining the title commitment

3. **RENT**.

This Lease shall be an absolutely net lease to Landlord. Tenant will pay Basic Rent to Landlord in the amount of One Hundred Fifteen Thousand and 00/100s Dollars (\$115,000.00), in advance, within five (5) business days of the Effective Date. Tenant will make all Basic Rent payments to Landlord at the address specified in the Notice section hereunder or at such other place as Landlord may from time to time designate in writing to Tenant. Tenant will make all Basic Rent payments without Landlord's previous demand, invoice or notice for payment.

4. TAXES, UTILITIES AND OTHER COSTS.

- 4.1. Tenant to Pay all Taxes, Utilities and Other Costs. During the Term, seven (7) days prior to earliest due date each year, Tenant will pay to Landlord an amount equal to all Property Taxes on, relating to, or arising out of the Premises. To the extent the Property Taxes are due in installments, Tenant shall only be obligated to pay Landlord on each such installment. "Property Taxes" means any general real property tax, improvement tax, assessment, special assessment, reassessment, commercial rental tax, tax, in lieu tax, levy, charge, penalty and similar imposition imposed by any authority having the direct or indirect power to tax, including, but not limited to, (a) any City, County, State or federal entity, (b) any school, agricultural, lighting, drainage or other improvement or special assessment district, (c) any governmental agency, or (d) any private entity having the authority to assess the Premises under any of the permitted encumbrances. The term "Property Taxes" also includes all charges or burdens of every kind and nature Landlord incurs in connection with using, occupying, owning, operating, leasing or possessing the Premises, without particularizing by any known name and whether any of the foregoing are general, special, ordinary, extraordinary, foreseen or unforeseen; any tax or charge for fire protection, street lighting, streets, sidewalks, road maintenance, refuse, sewer, water or other services provided to the Premises and any personal property taxes on personal property used on the Premises. The term "Property Taxes" does not include Landlord's state or federal income, franchise, estate or inheritance taxes. Neither party hereto is obligated, but either or both shall, if they or one of them determines in its reasonable discretion that a reasonable basis for a contest exists, contest the amount or validity, in whole or in part, of any Property Taxes. Both parties shall pay their own costs and expenses, or share the cost and expenses if both pursue such contest. Only the party(ies) having pursed such contest shall receive any benefit, i.e. lower taxes, from such contest. If both parties pursue such contest, Landlord shall control such case upon reasonable consultation with Tenant.
- 4.2. <u>Utilities</u>. The Tenant shall pay for all utilities provided or otherwise chargeable to the Premises or the Improvements, including, without limitation, gas, electricity, phone services, cable television, sewer and water. Tenant shall pay each utility company or service provider directly for such service promptly when payments are due (unless contesting the same diligently and in good faith) and shall indemnify and hold Landlord harmless from any and all costs and

charges associated therewith, including reasonable attorneys' fees incurred by Landlord in the defense of any claim against Landlord or the Premises initiated by a provider of such utility services or in connection with the enforcement of Tenant's obligations hereunder by Landlord (provided such costs and charges are not the result of Landlord's default hereunder). Landlord shall not be responsible for or liable to Tenant in any manner for damage or injury to Tenant, its business, personal property or to its employees, subtenants, concessionaires, agents, customers, invitees or permittees, which results from the interruption of such utility services unless and to the extent caused by the gross negligence or willful misconduct of Landlord or its employees and no such interruption of services shall constitute a breach or default hereunder on the part of Landlord, unless and to the extent caused by the gross negligence or willful misconduct of Landlord or its employees.

4.3. Other costs and expenses. Except as expressly provided in this Lease, Tenant shall pay all other costs, expenses and charges relating to or arising out of the Premises and to the use of the Premises by Tenant, including without limitation, all site development work, all construction of improvements, maintenance, risk of loss and all other costs, expenses and charges.

5. USE, QUIET ENJOYMENT AND TENANT EXCLUSIVE.

- 5.1. Permitted Use. Tenant shall have the right to use and occupy the Premises for any use permitted under applicable law; and for no other purpose (the "Permitted Use"). In no case shall Tenant have the right to use the Premises for any of the following: (a) activities causing fire, explosion or other damaging or dangerous hazards, including storage, display or sale of explosives or fireworks; (b) drilling for and/or removal of subsurface substances; (c) dumping of garbage or refuse; (d) massage parlor, adult novelty or book store; or (e) any business engaged in the sale or exhibition or pornographic material or drug paraphernalia.
- 5.2. <u>Limitations on Use</u>. Tenant shall not at any time during the Term cause or allow the Premises to be used in whole or in part for any purpose which constitutes a nuisance or which is not permitted by law or applicable insurance requirements. At all times during the Term (and any Renewal Term), Tenant, at its own cost, shall take all action necessary to comply promptly and effectively with all laws and insurance requirements applicable to Tenant or the Premises.
- 5.3. <u>Inspection of the Premises</u>. Landlord shall have the right to enter upon the Premises leased to Tenant at any reasonable time after reasonable notice (in writing given at least twenty-four (24) hours in advance except in cases of emergency) for the purpose of making any inspection it may deem reasonably necessary to the proper enforcement of the covenants, restrictions or conditions of this Lease.
- 5.4. <u>Covenant of Quiet Enjoyment</u>. Landlord agrees that Tenant shall peacefully and quietly hold and enjoy the Premises throughout the Term of this Lease without hindrance or interference by Landlord or any other person claiming by, through, or under Landlord.
- 6. **LEASEHOLD TITLE INSURANCE.** Landlord shall cause a leasehold policy of title insurance ("Leasehold Policy") to be issued to Tenant (in form and substance acceptable to Tenant (in Tenant's reasonable discretion)), and such Leasehold Policy shall contain the following minimum requirements: (1) the Leasehold Policy shall insure Tenant's leasehold interest created

by this Lease; (2) the Leasehold Policy shall be issued by a title insurance company reasonably acceptable to Tenant (the "Title Company"); (3) the Leasehold Policy shall be in a policy amount of \$115,000.00; (4) the Leasehold Policy shall provide for coverage over the general exceptions and shall be subject to no conditions other than encumbrances permitted by Tenant; (5) the Premises legal description as contained in the Leasehold Policy shall match word-for-word the Premises legal description as contained in an ALTA survey, if any, prepared by the Tenant; and (6) the Leasehold Policy shall contain insurance over the general exceptions including mechanics lien coverage. The cost of the Leasehold Policy shall be paid by Landlord.

7. TENANT IMPROVEMENTS.

- 7.1. Tenant's Improvements. After the Effective Date and subject to Tenant's acquisition of all approvals and permits necessary to permit Tenant's intended development of the Premises, Tenant may, at Tenant's own cost and expense, subject to Landlord's approval from time to time, of plans, construct, alter and improve pursuant to such approved plans, the Premises with a building of Tenant's design (the "Building"), improvements to the Premises and other additions or alterations, including outdoor signs (collectively with the Building, the "Improvements"). Landlord shall not unreasonably withhold, condition or delay its approval of such plans. Such Improvements shall be in accordance with all applicable laws and regulations and any recorded covenants applicable to the Premises.
- 7.2. <u>Alterations and Additions</u>. Tenant shall have the right to make alterations ("Alterations") to the Improvements in accordance with this section. Alterations under this Lease include interior and exterior changes, demolition and renovation.
- 7.3. Ownership of Improvements. All Improvements shall remain the property of Tenant until and beyond the end of the Term, and shall not be included in the Transfer of Premises contemplated in Section 2.2 of this Lease.
- 7.4. Removal of Tenant's Property. At Landlord's option, Tenant shall remove (and repair damage caused by such removal) all or part of Tenants trade fixtures and Tenants personal property from the Premises at the end of the Term or Renewal Term pursuant to written notice regarding such removal given by Landlord to Tenant at least thirty (30) days prior to the end of the Term or Renewal Term as the case may be, provided Tenant shall not be required to remove the building from the Premises.
- 7.5. Construction Liens. Tenant agrees to keep the Premises free and clear of any lien or encumbrance of any kind created by their acts or omissions, except as otherwise specifically provided herein. Tenant shall notify all its contractors in writing that their lien rights attach only to the Improvements and to Tenant's interest in the Premises under this Lease as Tenant, and not to Landlord's interest in the Premises; Landlord shall be entitled to post notice to the same effect upon the Premises during the performance of any work on the Premises by Tenant. Tenant shall promptly pay for all materials, equipment, labor and any other charges and services ordered by it in connection with any and all work on, and materials furnished to the Premises, and shall remove any and all liens claimed against all or any portion of the Premises as a result of such work within sixty (60) days after receiving notice of such lien. Tenant shall indemnify, defend and hold the Landlord harmless from any liens, liabilities, costs, damages, claims, suits, judgments or expenses,

including, without limitation, reasonable attorneys' fees and costs of discovery and trial or other proceedings before any arbitrator or tribunal, incurred by the Landlord arising out of or connected with any work performed by the Tenant, or the use or occupancy of the Premises by the Tenant in performing such work and any injury to persons or property occurring in or on the Premises or Improvements or the adjoining sidewalks, streets or ways or in any manner growing out of the performance of such work by the Tenant.

8. **TENANT SIGNAGE**. Subject to all applicable laws, the Tenant shall have the right to place signage within and upon the Premises with the prior written consent of the Landlord, which shall not be unreasonably withheld, conditioned or delayed.

9. HAZARDOUS SUBSTANCES.

- 9.1. Compliance with Hazardous Materials Laws. Tenant will not cause or permit any Hazardous Material to be brought upon, kept or used on the Premises in a manner or for a purpose prohibited by or that could result in liability under any Hazardous Materials Law. Tenant, at its sole cost and expense, will comply with all Hazardous Materials Laws and prudent industry practice relating to the presence, treatment, storage, transportation, disposal, release or management of Hazardous Materials in, on, under or about the Premises and will notify Landlord of any and all Hazardous Materials Tenant brings upon, keeps or uses on the Premises. On or before the expiration or earlier termination of this Lease, Tenant, at its sole cost and expense, will completely remove from the Premises (regardless whether any Hazardous Materials Law requires removal), in compliance with all Hazardous Materials Laws, all Hazardous Materials Tenant causes to be present in, on, under or about the Premises. Tenant will not take any remedial action in response to the presence of any Hazardous Materials in, on, under or about the Premises, nor enter into any settlement agreement, consent decree or other compromise with respect to any claims relating to or in any way connected with Hazardous Materials in, on, under or about the Premises, without first notifying Landlord of Tenant's intention to do so and affording Landlord reasonable opportunity to investigate, appear, intervene and otherwise assert and protect Landlord's interest in the Premises. As used herein "Hazardous Material" shall mean any of the following, in any amount: (a) any petroleum or petroleum product, asbestos in any form, urea formaldehyde and polychlorinated biphenyls; (b) any radioactive substance; (c) any toxic, infectious, reactive, corrosive, ignitable or flammable chemical or chemical compound; and (d) any chemicals, materials or substances, whether solid, liquid or gas, defined as or included in the definitions of "hazardous substances," "hazardous wastes," "hazardous materials," "extremely hazardous wastes," "restricted hazardous wastes," "toxic substances," "toxic pollutants," "solid waste" or words of similar import in any federal, state or local statute, law, ordinance or regulation now existing or existing on or after the Effective Date as the same may be interpreted by government offices and agencies. As used herein "Hazardous Material Laws" shall mean any federal, state or local statutes, laws, ordinances or regulations now existing or existing after the Effective Date that control, classify, regulate, list or define Hazardous Materials.
- 9.2. <u>Notice of Actions</u>. Tenant will notify Landlord of any of the following actions affecting Landlord, Tenant or the Premises that result from or in any way relate to Tenant's use of the Premises immediately after receiving notice of the same: (a) any enforcement, clean-up, removal or other governmental or regulatory action instituted, completed or threatened under any Hazardous Materials Law; (b) any claim made or threatened by any person relating to damage,

contribution, liability, cost recovery, compensation, loss or injury resulting from or claimed to result from any Hazardous Material; and (c) any reports made by any person, including Tenant, to any environmental agency relating to any Hazardous Material, including any complaints, notices, warnings or asserted violations. Tenant will also deliver to Landlord, as promptly as possible and in any event within five (5) business days after Tenant first receives or sends the same, copies of all claims, reports, complaints, notices, warnings or asserted violations relating in any way to the Premises or Tenant's use of the Premises. Upon Landlord's written request, Tenant will promptly deliver to Landlord documentation acceptable to Landlord reflecting the legal and proper disposal of all Hazardous Materials for which Tenant is responsible and that are removed or to be removed from the Premises by Tenant (all such documentation will list Tenant or its agent as a responsible party and will not attribute responsibility for any such Hazardous Materials to Landlord).

- 9.3. <u>Disclosure and Warning Obligations</u>. Tenant acknowledges and agrees that all reporting and warning obligations required under Hazardous Materials Laws resulting from or in any way relating to Tenant's use of the Premises are Tenant's sole responsibility, regardless whether the Hazardous Materials Laws permit or require Landlord to report or warn.
- 9.4. <u>Indemnification</u>. Tenant will release, indemnify, defend, protect and hold harmless the Landlord from and against any and all claims whatsoever arising or resulting, in whole or in part, directly or indirectly, from the presence, treatment, storage, transportation, disposal, release or management of Hazardous Materials in, on, under, upon or from the Premises (including water tables and atmosphere) and any and all other environmental risks, hazards, damages and claims public and private, of any kind, in any way resulting from or in any way related to Tenant's use of the Premises. Tenant's obligations under this section include, without limitation and whether foreseeable or unforeseeable, (a) the costs of any required or necessary repair, clean-up, detoxification or decontamination of the Premises; (b) the costs of implementing any closure, remediation or other required action in connection therewith as stated above; (c) the value of any loss of use and any diminution in value of the Premises; and (d) attorneys and consultants' fees, experts' fees and response costs.

10. CREDITORS; ESTOPPEL CERTIFICATES.

10.1. <u>Subordination</u>. This Lease, all rights of Tenant in this Lease, and all interest or estate of Tenant in the Premises, is subject and subordinate to the lien of any Mortgage of Landlord. Tenant, on Landlord's reasonable demand, will execute and deliver to Landlord or to any other person Landlord designates any instruments, releases or other documents reasonably required to confirm the self-effectuating subordination of this Lease as provided in this section to the lien of any Mortgage by Landlord. The subordination to any Mortgage provided for in this section is expressly conditioned upon the mortgagee's agreement that as long as Tenant is not in default in the payment of Rent or the performance and observance of any covenant, condition, provision, term or agreement to be performed and observed by Tenant under this Lease, beyond any applicable grace or cure period this Lease provided Tenant, the holder of the Mortgage will not disturb Tenant's rights under this Lease. The lien of any existing or future Mortgage will not cover Tenant's moveable trade fixtures or other property of Tenant located in or on the Premises. As used in this section, "Mortgage" shall mean any mortgage, deed of trust, security interest or other security document of like nature that at any time may encumber all or any part of the Property and

any replacements, renewals, amendments, modifications, extensions or refinancings thereof, and each advance (including future advances) made under any such instrument.

10.2. Attornment. If any holder of any Mortgage of Landlord at a foreclosure sale or any other transferee acquires Landlord's interest in this Lease or the Premises, Tenant will attorn to the transferee of or successor to Landlord's interest in this Lease or the Premises (as the case may be) and recognize such transferee or successor as landlord under this Lease. Tenant waives the protection of any statute or rule of law that gives or purports to give Tenant any right to terminate this Lease or surrender possession of the Premises upon the transfer of Landlord's interest.

10.3. Estoppel Certificates.

- a. <u>Contents</u>. Upon Landlord's written request, Tenant will execute, acknowledge and deliver to Landlord a written statement in form satisfactory to Landlord certifying: (a) if true, that this Lease (and all guaranties, if any) is unmodified and in full force and effect (or, if there have been any modifications, that the Lease is in full force and effect, as modified, and stating the modifications); (b) if true, that this Lease has not been canceled or terminated; (c) the last date of payment of Rent or other payments due from Tenant and the time period covered by such payment; (d) to the best of Tenant's actual knowledge, whether there are then existing any breaches or defaults by Landlord under this Lease known to Tenant, and, if so, specifying the same; (e) specifying any existing claims or defenses in favor of Tenant against the enforcement of this Lease (or of any guaranties); and (f) such other factual statements as Landlord, any lender, prospective lender, investor or purchaser may reasonably request. Tenant will deliver the statement to Landlord within fifteen (15) days after Landlord's request. Landlord may give any such statement by Tenant to any lender, prospective lender, investor or purchaser of all or any part of the Property and any such party may conclusively rely upon such statement as true and correct.
- b. Failure to Deliver. If Tenant does not timely deliver the statement referenced in Section 10.3(a) to Landlord, and continues to fail to provide the same within five (5) days after a written request by Landlord to Tenant, Landlord may execute and deliver the statement to any third party on behalf of Tenant. Further, if Tenant so fails to timely deliver the statement, and continues to fail to provide the same within five (5) days after a written request by Landlord to Tenant, Landlord and any lender, prospective lender, investor or purchaser may conclusively presume and rely, except as otherwise represented by Landlord, (a) that the terms and provisions of this Lease have not been changed; (b) that this Lease has not been canceled or terminated; and (c) that Landlord is not in default in the performance of any of its obligations under this Lease. In such event, Tenant is estopped from denying the truth of such facts.

11. **INSURANCE**.

11.1. Tenant. From the Commencement Date and continuing throughout the Term, Tenant shall maintain commercial general liability, property damage, fire, and extended casualty coverage insurance on the Premises for the benefit of both Landlord and Tenant under the same terms and conditions as Tenant insures its public facilities. Tenant shall deliver to Landlord a certificate from its insurer declaring such insurance to be in full force and effect as of the Commencement Date and annually thereafter.

- 11.2. <u>Waiver of Subrogation</u>. To the extent that waiver of subrogation is permitted under Tenant's insurance policies, Tenant and all parties claiming under them mutually release and discharge Landlord from all claims and liabilities arising from or caused by any casualty or hazard, covered or required hereunder to be covered in whole or in part by insurance on the Premises or in connection with property on or activities conducted on the Premises, and waive any right of subrogation which might otherwise exist in or accrue to any person on account thereof.
- 12. **CONDEMNATION**. From and after the Effective Date, Tenant shall have the following rights in the event of a taking of the entire Premises or any part thereof, by reason of any exercise of the power of eminent domain, including any transfer in lieu thereof:
- 12.1. <u>Total Permanent</u>. In the event of a taking of the entire Premises or, in Tenant's reasonable discretion, a substantial portion as would render the balance of the Premises not suitable for Tenant's then current use, this Lease shall terminate upon the date that Tenant surrenders possession to the condemning authority (the "Taking Date"), at which time all rights and obligations between the parties shall cease and Rent and other charges payable by Tenant under this Lease shall be apportioned. The taking of any portion of the building, twenty percent (20%) or more of the then existing parking area on the Premises, or the loss of the rights of access or ingress and egress as then established, which cannot be replaced with substantially equal access or ingress and egress, shall be, at Tenant's reasonable discretion and option, but not exclusively considered, such a substantial taking as would render the use of the Premises not suitable for Tenant's then current use. In the event this Lease is terminated as a result of a taking, Tenant shall have the right to make a claim with the condemning authority for an award for the loss of Tenant's leasehold estate and moving and relocation expenses; provided, however, Tenant's award shall not diminish Landlord's award for the loss of its fee simple interest.
- 12.2. Partial Permanent. In the event of a taking of less than the entire Premises or, in the reasonable discretion of Tenant, less than a substantial portion as would render the balance of the Premises not suitable for Tenant's then current use, Tenant shall be entitled to a reduction of Rent in such amount as shall be just and equitable, which amount shall be agreed upon by the parties within thirty (30) days of the Taking Date or if no agreement has been reached within such thirty (30) day period, such matter will be submitted to a binding arbitration procedure. In consideration of such reduction, Tenant waives any claim for damage to or loss of its leasehold estate, all of such award being payable to Landlord, who shall use so much thereof as may be necessary to restore the Premises, including, but not limited to, access rights to and from the Premises, as nearly as possible to its condition immediately prior to the Taking Date. Notwithstanding any law, statute, ordinance or provision of this Lease which provides that leasehold improvements may be or shall become the property of Landlord at the termination of this Lease, the loss of the building and other improvements paid for or pursuant to this Lease owned by Tenant, the loss of Tenant's leasehold estate and such additional relief as may be provided by law shall be the basis of Tenant's damages against the condemning authority if a separate claim therefore is allowable under applicable law, or the basis of Tenant's damages to a portion of the total award if only one award is made.
- 12.3. <u>General</u>. Should Landlord and Tenant be unable to agree as to the division of any singular award or the amount of any reduction of Rents or other charges payable by Tenant under this Lease, such dispute shall be submitted for resolve to the court exercising jurisdiction of the condemnation proceedings or to a binding arbitration procedure, each party bearing its respective

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costs for such determination. Landlord shall not agree to any settlement in lieu of condemnation involving a proposed condemnation in which Tenant would be entitled to a share of the award with the condemning authority without Tenant's prior written consent, not to be unreasonably withheld.

13. **INDEMNIFICATION**.

- 13.1. <u>Landlord's Indemnification</u>. Landlord hereby indemnifies and holds Tenant, Tenant's nominees, officers, directors, agents, employees, successors, and assigns harmless from and against any and all claims, demands, liabilities, and expenses, including attorneys' fees and litigation expenses, arising from the negligence or willful acts of Landlord or its agents, employees, or contractors occurring on the Premises, except to the extent caused by Tenant's or third party's negligence or willful misconduct. In the event any action or proceeding shall be brought against Tenant by reason of any such claim, Landlord shall defend the same at Landlord's expense.
- 13.2. <u>Tenant's Indemnification</u>. Tenant hereby indemnifies and holds Landlord, Landlord's nominees, officers, directors, agents, employees, successors, and assigns harmless from and against any and all claims, demands, liabilities, and expenses, including attorneys' fees and litigation expenses, arising from the negligence or willful acts of Tenant or its agents, employees, customers, invitees, vendors, contractors, or others occurring on the Premises, except to the extent caused by Landlord's negligence or willful misconduct. In the event any action or proceeding shall be brought against Landlord by reason of any such claim, Tenant shall defend the same at Tenant's expense.

14. TENANT'S PROPERTY AND WAIVER OF LANDLORD'S LIENS.

Tenant's Property. Title to the Improvements as defined herein, and all changes, additions and alterations therein, and all renewals and replacements thereof, when made, erected, constructed, installed or placed upon the Premises by Tenant, shall be and remain in Tenant. While this Lease remains in effect, Tenant alone shall be entitled to claim depreciation on the buildings, improvements, additions and alterations therein and all renewals and replacements thereof, for all taxation purposes. Landlord acknowledges and agrees that all furniture, fixtures leased from an equipment lessor, equipment, machinery, signs, and any personal property bearing any of Tenant's trade names or trademarks, service marks, trade style, designs, logos, indicia, corporate names, company names, business names, fictitious business names and any other service or business identifier, and related applications, whether registered or unregistered (collectively, "Tenant's Intellectual Property"), shall not be deemed to become part of the Premises however attached to or incorporated into the Premises (unless the same impact the structural integrity of the Premises), and shall remain the property of Tenant. Notwithstanding any provision herein to the contrary, in the event of default by Tenant hereunder, Landlord may not sell, lease or encumber any of Tenant's Intellectual Property. Any personal property, equipment, furniture, inventory, trademarked items, signs, decorative items, counters, shelving, showcases, mirrors and other movable trade fixtures installed in or on the Premises by Tenant ("Tenant's Property"), shall remain the property of Tenant. Landlord agrees that Tenant shall have the right, at any time or from time to time, to

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remove any and all of Tenant's Property. Notwithstanding anything contained herein to the contrary, Landlord has no right to use, sell or convey Tenant's Intellectual Property.

All buildings, structures and improvements erected or placed upon the Premises by or on behalf of Tenant shall be and remain the property of Tenant, and Tenant shall have all tax benefits and obligations related thereto.

15. **TENANT ASSIGNMENT AND SUBLETTING**. Tenant may assign or sublet Tenant's interest in this Lease and the Premises or any portion thereof, provided no such assignment or subletting shall relieve the Tenant from Tenant's obligations hereunder.

16. **TENANT'S DEFAULT**.

- 16.1. Event of Default. The occurrence of any of the following constitutes an "Event of Default" by Tenant under this Lease:
- a. <u>Failure to Pay Rent</u>. Tenant fails to pay Basic Rent or any other Additional Rent or other due amount as and when due.
- b. <u>Failure to Perform</u>. Tenant breaches or fails to perform any of Tenant's non-monetary obligations under this Lease and the breach or failure continues for a period of thirty (30) days after written notice from Landlord of Tenant's breach or failure; provided that if Tenant cannot reasonably cure its breach or failure within a thirty (30) day period, Tenant's breach or failure is not an Event of Default if Tenant commences to cure its breach or failure within the thirty (30) day period and thereafter diligently pursues the cure and effects the cure within a reasonable period of time.
- c. Other Defaults. (a) Tenant makes a general assignment or general arrangement for the benefit of creditors; (b) a petition for adjudication of bankruptcy or for reorganization or rearrangement is filed by Tenant; (c) a petition for adjudication of bankruptcy or for reorganization or rearrangement is filed against Tenant and is not dismissed within ninety (90) days; (d) a trustee or receiver is appointed to take possession of substantially all of Tenant's assets located at the Premises or of Tenant's interest in this Lease and possession is not restored to Tenant within ninety (90) days; or (e) substantially all of Tenant's assets located at the Premises or Tenant's interest in this Lease is subjected to attachment, execution or other judicial seizure not discharged within ninety (90) days. If a court of competent jurisdiction determines that any act described in this section does not constitute an Event of Default, and the court appoints a trustee to take possession of the Premises (or if Tenant remains a debtor in possession of the Premises) and such trustee or Tenant transfers Tenant's interest hereunder, then Landlord is entitled to receive, as Additional Rent, the amount by which the Rent (or any other consideration) paid in connection with the transfer exceeds the Rent otherwise payable by Tenant under this Lease.
- d. <u>Notice Requirements</u>. The notices required by this Section 16.1 are intended to satisfy any and all notice requirements imposed by the Laws and are not in addition to any such requirements.

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- 16.2. <u>Remedies</u>. Upon the occurrence of any Event of Default, Landlord, at any time and from time to time, and without preventing Landlord from exercising any other right or remedy, may exercise any one or more of the following remedies:
- a. <u>Termination of Lease</u>. Terminate this Lease effective on the date Landlord specifies in its termination notice to Tenant. Upon termination, Tenant will immediately surrender possession of the Premises to Landlord. If Landlord terminates this Lease, Landlord shall return a pro-rated portion of the rent paid pursuant to Section 3, but may subtract from said pro-rated portion of the rent all damages Landlord incurs by reason of Tenant's default, including, without limitation, (a) any amount necessary to compensate Landlord for any detriment proximately caused Landlord by Tenant's failure to perform its obligations under this Lease or which in the ordinary course would likely result from Tenant's failure to perform, including, but not limited to, any Re-entry Costs.
- b. <u>Self Help</u>. Perform the obligation on Tenant's behalf without waiving Landlord's rights under this Lease, at law or in equity and without releasing Tenant from any obligation under this Lease. Tenant will pay to Landlord, as Additional Rent, all sums Landlord pays and obligations Landlord incurs on Tenant's behalf under this section.
- c. Other Remedies. Any other right or remedy available to Landlord under this Lease, at law or in equity.
- 16.3. Waiver and Release by Tenant. Tenant waives and releases all claims Tenant may have resulting from Landlord's re-entry and taking possession of the Premises by any lawful means and removing and storing Tenant's property as permitted under this Lease, regardless whether this Lease is terminated, and, to the fullest extent allowable under the Laws, Tenant will release, indemnify, defend (with counsel reasonably chosen by Landlord), protect and hold harmless the Landlord and Landlord's Affiliates from and against any and all claims occasioned thereby. No such re-entry is to be considered or construed as a forcible entry by Landlord.
- 16.4. Costs. Tenant will reimburse and compensate Landlord on demand and as Additional Rent for any actual loss Landlord incurs in connection with, resulting from or related to any breach or default of Tenant under this Lease, regardless whether the breach or default constitutes an Event of Default, and regardless whether suit is commenced or judgment is entered. In addition to the foregoing, Landlord is entitled to reimbursement of all of Landlord's fees, expenses and damages, including, but not limited to, reasonable attorneys' fees and paralegal and other professional fees and expenses, Landlord incurs in connection with protecting its interests in any bankruptcy or insolvency proceeding involving Tenant, including, without limitation, any proceeding under any chapter of the Bankruptcy Code, by exercising and advocating rights under Section 365 of the Bankruptcy Code, by proposing a plan of reorganization and objecting to competing plans, and by filing motions for relief from stay. Such fees and expenses are payable within thirty (30) days of written demand together with reasonable evidence of such fees and expenses, or, in any event, upon assumption or rejection of this Lease in bankruptcy.

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17. LANDLORD'S DEFAULT.

- 17.1. <u>Default</u>. Landlord shall be in default if Landlord fails to perform any of the terms or provisions of this Lease and Landlord fails to cure such default within thirty (30) days after receipt of written notice from Tenant stating the nature and extent of the default, or if such default cannot reasonably be cured within such thirty (30) day period, then such additional time as may reasonably be necessary to cure such default as long as Landlord is diligently proceeding to cure same.
 - 17.2. Remedies. Tenant may, after notifying Landlord, elect one or more of the following:
- a. <u>Termination</u>. Terminate this Lease and immediate application of Section 2.2 of this Lease;
 - b. <u>Other Remedies</u>. Exercise available legal and equitable remedies;
- c. <u>Self-Help</u>. Perform the obligation on Landlord's behalf without waiving Tenant's rights under the Lease, at law or at equity and without releasing Landlord from any obligation under this Lease. Tenant shall have the right to offset rent as to all sums Tenant pays and obligations Tenant incurs on Landlord's behalf under this section.

The remedies provided above are cumulative and non-exclusive. Pursuit of any one remedy shall not preclude, waive or impair Tenant's right to pursue any other above-listed remedy.

Within ten (10) days after receipt by Landlord of notice of election by Tenant to terminate this Lease, the parties shall by an instrument in writing, in recordable form, terminate this Lease and Tenant shall surrender and deliver to Landlord the Premises, including the building and other improvements, except Tenant's Property.

- 17.3. <u>Costs</u>. Landlord will reimburse and compensate Tenant on demand for any actual loss Tenant incurs in connection with, resulting from or related to any breach or default of Landlord under this Lease, and regardless whether suit is commenced or judgment is entered including, but not limited to, reasonable attorney's fees and paralegal and other professional fees and expenses.
- 18. **NOTICES**. All notices, demands, or other communications of any type given by Landlord to Tenant or by Tenant to Landlord, whether required by this Lease or in any way related to the transaction contracted for herein, shall be void and of no effect unless given in accordance with the provisions of this Lease. All notices shall be legible and in writing and shall be delivered personally to the addressee with a receipt requested therefor or shall be sent by a recognized overnight courier service for next day delivery or by United States certified mail, return receipt requested, postage prepaid and addressed to the parties at their respective addresses set forth in Section 1. Notices sent in compliance with this Section shall be effective (a) upon receipt or refusal; (b) one (1) business day after depositing with such an overnight courier service; or (c) three (3) business days after deposit in the mails if mailed, as provided above. Either party hereto may change the address for notice and the person to whom notices are sent specified above by giving the other party ten (10) days advance written notice of such change of address, given in accordance with this provision.

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- 19. **COMMISSION**. Landlord and Tenant represent and warrant to each other that they have not had any dealings with any real estate broker, finders or agents in connection with this Agreement. Landlord and Tenant indemnify and hold each other harmless from and against any liability and cost which Landlord or Tenant may suffer in connection with any real estate broker, etc. claiming by, through or under either party seeking any commission, fee or payment in connection with this Lease.
- 20. **REPRESENTATIONS AND WARRANTIES OF LANDLORD**. Landlord represents and warrants to Tenant on and as of the date of execution and delivery of this Lease as follows:
 - 20.1. Title. Landlord owns the Premises in fee simple.
- 20.2. <u>Authorization</u>. Landlord has full capacity, right, power and authority to execute, deliver and perform this Lease and all documents to be executed by Landlord pursuant hereto, and all required action and approvals therefor have been duly taken and obtained. The individuals signing this Lease and all other documents executed or to be executed pursuant hereto on behalf of Landlord are and shall be duly authorized to sign the same on Landlord's behalf and to bind Landlord thereto. This Lease and all documents to be executed pursuant hereto by Landlord are and shall be binding upon and enforceable against Landlord in accordance with their respective terms, and the transaction contemplated hereby will not result in a breach of, or constitute a default or permit acceleration of maturity under, any indenture, mortgage, deed of trust, loan agreement or other agreement to which Landlord or the Premises are subject or by which Landlord or the Premises is bound.
- 20.3. <u>Litigation</u>. There are no claims, causes of action or other litigation or proceedings pending or, to Landlord's actual knowledge, threatened in respect to the ownership, operation or environmental condition of the Premises or any part thereof (including disputes with mortgagees, governmental authorities, utility companies, contractors, adjoining land owners or suppliers of goods or services).
- 20.4. <u>Violation</u>. There are no violations of any health, safety, pollution, zoning or other laws, ordinances, rules or regulations with respect to the Premises, which have not been heretofore entirely corrected. In the event Landlord has knowledge of any such violations, Landlord shall cure such violations prior to the date that Tenant takes possession of the Premises.
- 20.5. <u>Compliance with Laws</u>. As of the Effective Date, it has, and as of the Rent Commencement Date it will have, materially complied with all laws, rules and regulations affecting the Premises.
- 20.6. <u>Miscellaneous</u>. Without investigation, Landlord has no actual knowledge of (i) enacted, pending or proposed condemnation proceedings or other governmental action against the Premises, (ii) pending or proposed plans to alter access to the Premises, (iii) the presence on the Premises of Hazardous Materials, or (iv) any reason or condition that would materially, adversely affect Tenant's ability to secure any permits, licenses or other approvals required by governmental agencies for Tenant's use, enjoyment or improvement of the Premises, including without limitation a certificate of occupancy.

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21. REPRESENTATIONS AND WARRANTIES OF TENANT.

- 21.1. <u>Authorization.</u> Subject to approval of this Lease by the City of Sheboygan Common Council, Tenant has full capacity, right, power and authority to execute, deliver and perform this Lease and all documents to be executed by Tenant pursuant hereto, and all required action and approvals therefor have been duly taken and obtained. The individuals signing this Lease and all other documents executed or to be executed pursuant hereto on behalf of Tenant are and shall be duly authorized to sign the same on Tenant's behalf and to bind Tenant thereto. This Lease and all documents to be executed pursuant hereto by Tenant are and shall be binding upon and enforceable against Tenant in accordance with their respective terms.
- 21.2. <u>Compliance with Laws.</u> As of the Effective Date, Tenant has, and as of the Rent Commencement Date Tenant will have, materially complied with all laws, rules and regulations affecting the Premises.
- 21.3. <u>Miscellaneous</u>. Without investigation, Tenant has no actual knowledge of (i) enacted, pending or proposed condemnation proceedings or other governmental action against the Premises, (ii) pending or proposed plans to alter access to the Premises, (iii) the presence on the Premises of Hazardous Materials, or (iv) any reason or condition that would materially, adversely affect Landlord's ability to secure any permits, licenses or other approvals required by governmental agencies for Landlord's use, enjoyment or improvement of the Premises or Development, including without limitation a certificate of occupancy.
- 22. **CONFIDENTIALITY**. Landlord and Tenant shall use commercially reasonable efforts to keep the terms of this Lease confidential except to the extent disclosure is reasonably necessary in the conduct of each party's business or is otherwise required by law, including Public Records Laws applicable to the Tenant as a municipal entity.
- 23. **SURVIVAL**. All indemnities contained in this Lease and obligations which by their terms are to be performed after the termination or expiration of this Lease shall survive the termination or expiration of this Lease.

24. **MISCELLANEOUS**.

- 24.1. Merger. This Lease represents the entire agreement between Landlord and Tenant pertaining to the subject matter of this Lease, and any and all discussions and negotiations between Landlord and Tenant have been merged into this Lease. No rights are conferred upon Landlord until this Lease has been executed by Tenant. Any and all representations and agreements by either of the parties or their agents made during negotiations prior to execution of this Lease and which representations are not contained in this Lease shall not be binding upon either of the parties.
- 24.2. <u>Interpretation</u>. All terms and words used in this Lease, regardless of the number and gender in which they are used, shall be deemed and construed to include any other number, singular or plural, and any other gender, masculine, feminine or neuter, as the context or sense of this Lease or any portion of this Lease may require, the same as if such words had been fully and properly written in the number and gender.

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- 24.3. <u>Counterpart Execution</u>. This Lease may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but such counterparts together shall constitute but one and the same instrument.
- 24.4. <u>No Joint Venture or Partnership</u>. Landlord and Tenant are not and shall not be considered joint venturers nor partners and neither shall have power to bind or obligate the other except as set forth in this Lease.
- 24.5. <u>Separability</u>. If any provision of this Lease or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease, or the application of such term or provision to persons whose circumstances are other than those as to which it is held invalid or unenforceable, shall not be affected thereby.
- 24.6. Waiver of Claim. Any claim which either party may have against the other for default in performance of any of the obligations herein contained to be kept and performed by the other party shall be deemed waived unless such claim is asserted by written notice thereof to the other party within six (6) months of discovery of the alleged default or of accrual of the cause of action and unless suit be brought thereon within six (6) months after such notice. Furthermore, the parties waive trial by jury in any action, proceeding or counterclaim brought by either of them against the other (except for personal injury or property damage) on all matters connected with this Lease, their relationship as landlord and tenant, tenant's use or occupancy of the Premises and any statutory or other remedy. Tenant shall not interpose any noncompulsory counterclaims in a summary proceeding or other action based on termination or holdover. Finally, Tenant agrees to look solely to Landlord's interest in the Premises for the recovery of any judgment from Landlord, it being agreed that Landlord, or if Landlord is a partnership, its partners, whether limited or general, or if Landlord is a corporation, its directors, officers or shareholders, shall never be personally liable for any such judgment.
- 24.7. <u>Memorandum of Lease, Commencement Agreement</u>. Within ten (10) days of the Commencement Date, Landlord and Tenant execute a short form or memorandum of this lease, in substantially the form attached hereto as <u>Exhibit B</u>. (the "Memorandum") setting forth the legal description of the Premises, the Commencement Date and the termination date of the Term. Such Memorandum may be recorded by Tenant in the real property records in Sheboygan County, Wisconsin as record notice of Tenant's rights and obligations under this Lease.
- 24.8. <u>Modification of Lease</u>. No modification, alteration or amendment of this Lease shall be binding unless in writing and executed by both parties hereto.
- 24.9. <u>Headings</u>. The headings to the Sections of this Lease are inserted only as a matter of convenience and for reference, and in no way confine, limit or proscribe the scope or intent of any Section of this Lease, nor in any way affect this Lease.
- 24.10. <u>Successors and Assigns</u>. This Lease shall be binding upon and inure to the benefit of the parties, any subtenants and their heirs, administrators, executors, successors and assigns.
- 24.11. <u>Time of the Essence and Business Day</u>. Time is of the essence of this Lease and each provision; provided, however, if the final (but not any interim) date of any period set forth

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herein falls on a Saturday, Sunday or legal holiday under the laws of the United States of America, the final date of such period shall be extended to the next business day.

- 24.12. <u>Permitted Delays</u>. If either party is delayed or prevented from performing any of its non-monetary obligations under this Lease by reason of strike, lockouts, labor troubles, failure of power, riots, insurrection, war, acts of God or any other cause beyond such party's control ("Permitted Delays"), the period of such delay or such prevention shall be deemed added to the time period herein provided for the performance of any such obligation.
- 24.13. <u>Governing Law</u>. This Lease shall be governed by and construed and interpreted in accordance with the laws of the State of Wisconsin.

[SIGNATURE PAGE FOLLOWS]

sealed	IN WITNESS WHEREOF, this day of, 2		d has caused this Lease to be executed and
			LORD OYGAN WP, LLC
		Ву:	Roland Lokre, Manager
	IN WITNESS WHEREOF, Tenant day of, 2024.	has caus	sed this Lease to be executed and sealed this
		TENA CITY O	NT of Sheboygan
		By:	Ryan Sorenson, Mayor
		Attest:	Meredith DeBruin, City Clerk
Appro	ved:		
By:	Evan Grossen, Deputy Finance Direct	ctor/Cor	mptroller
Appro	ved as to Form:		
By:	Charles Adams, City Attorney		
This d	ocument is authorized by and in accor	rdance v	vith Resolution No

EXHIBIT A

Legal Description of Premises

Lot 4, Sheboygan Business Center, according to the recorded plat thereof. Said land being in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

Tax Key Number: 59281479010

EXHIBIT B

Memorandum

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE is made and entered into effect as of the _____ day of _____, 2024, by and between Sheboygan WP, LLC, a Wisconsin limited liability company, ("Landlord"), and the City of Sheboygan, a Wisconsin municipality ("Tenant").

- 1. <u>TERM AND PREMISES</u>. For a term expiring on May 1, 2027 and upon the provisions set forth in that certain written lease of even date herewith from Landlord to Tenant (the "Lease"), all of which provisions are specifically made a part hereof as fully and completely as if set out in full herein, Landlord leases to Tenant and Tenant leases from Landlord that certain real property consisting of land and improvements ("Premises") located or to be located thereon in the City of Sheboygan, Sheboygan County, Wisconsin, legally described on <u>Exhibit A</u>, which exhibit is attached hereto and made a part hereof, together with all rights of ingress and egress and all other rights, easements and appurtenances pertaining to said Premises, all of which rights are more particularly described in the Lease.
- 2. <u>USE</u>. Reference is particularly made to Article 5 of the Lease wherein Tenant is granted the right to use the Premises for any use permitted under applicable law.
- 3. <u>PURPOSE OF MEMORANDUM OF LEASE</u>. This Memorandum of Lease is prepared for the purposes of recording a notification as to the existence of the Lease but in no way modifies the express and particular provisions of the Lease.
- 4. <u>FOR THE BENEFIT OF THE PREMISES</u>. It is the intention of Landlord and Tenant that the covenants described and referred to herein shall not be personal to Landlord and Tenant and shall be binding on successors and assigns and shall run with the Premises. Each successive owner of the real property described in Exhibit B, or of any portion thereof, and each person having any interest therein derived through any owner thereof, shall be bound by such covenants for the benefit of the Premises.
- 5. <u>COUNTERPARTS</u>. This Memorandum of Lease may be executed in several counterparts, each of which may be deemed an original, and all of such counterparts together shall constitute one and the same Lease.
- 6. <u>CAPITALIZED TERMS</u>. All capitalized terms not defined herein shall have the meanings ascribed to such terms in the Lease.

[SIGNATURE PAGE FOLLOWS]

sealed this _	IN WITNESS WHERE day of		rd has caused this Lease to be executed and
			DLORD DYGAN WP, LLC
		Ву:	Roland Lokre, Manager
	VITNESS WHEREOF, Te f, 2024.	nant has cau	sed this Lease to be executed and sealed this
		TENA CITY	ANT of Sheboygan
		Ву:	Ryan Sorenson, Mayor
		Attest	: Meredith DeBruin, City Clerk

CITY OF SHEBOYGAN R. C. 207-23-24

BY FINANCE AND PERSONNEL COMMITTEE.

MARCH 4, 2024.

Your Committee to whom was referred Direct Referral R. O. No. 115-23-24 by City Administrator Casey Bradley submitting a communication to Mayor Ryan Sorenson and Common Council members requesting to have Kapur function as the City's Director of Public Works and City Engineer during the transition period stemming from the retirements of Director David Biebel (effective April 1st) and Engineer Ryan Sazama (effective March 1st); recommends filing the document.

Committee:	
PASSED AND ADOPTED BY THE CITY	OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN DIRECT REFERRAL R. O. 115-23-24 TO FINANCE AND PERSONNEL COMMITTEE.

BY CITY ADMINISTRATOR CASEY BRADLEY.

FEBRUARY 26, 2024.

Submitting a communication to Mayor Ryan Sorenson and Common Council members requesting to have Kapur function as the City's Director of Public Works and City Engineer during the transition period stemming from the retirements of Director David Biebel (effective April 1st) and Engineer Ryan Sazama (effective March 1st).



TO:

Mayor Sorenson and Common Council Members

FROM:

Casey Bradley February 20, 2024

DATE: SUBJECT:

Kapur – Contracted Services for Temporary Management of DPW

I have asked for a direct referral of the <u>proposed contract</u> with <u>Kapur</u>. The purpose of this request is to have Kapur function as the City's Director of Public Works and City Engineer during the transition period stemming from the retirements of Director David Biebel (effective April 1st) and Engineer Ryan Sazama (effective March 1st).

Background

I have discussed this process extensively with internal stakeholders, and have decided to proceed with this recommendation for a variety of reasons. Director Biebel and Engineer Sazama have very long tenures with the City, and we will not be able to adequately offboard them and onboard new staff in the timeline available. Bringing a consultant in will help bridge the hiring process while not burdening the existing staff with additional workloads. The City has a significant number of development-related projects that have critical timelines that are in addition to our day-to-day operations. Having existing staff attempt take these duties on in the interim, is not a realistic expectation.

In addition to providing a bridge for the staffing transition, utilizing a consultant will afford us the opportunity to take the necessary time in the hiring process to ensure the best candidates for the position are hired. I believe the new City Engineer should be selected by the new Director of Public Works as this position reports directly to the director, so that position will stay vacant for the time being. I would expect that the new director will handle the hiring process once the individual is onboard and knows how they want to fill the City Engineer position.

Kapur is a long-tenured company that has received numerous <u>awards</u> for their work in project management and engineering. I believe their skills and expertise will be a helpful asset in assisting the City during this transition time.

Kapur's Proposal

Kapur is proposing a two-tiered approach to address the project management needs as well as the day-to-day supervisory needs of the department.

1. Claude Lois would handle the project management of our economic development projects. Claude has extensive experience serving in this capacity, and is currently doing this for the Town of Mt. Pleasant. For Mt. Pleasant, Claude represented the community in the development of 2,600 acres of property for the Foxconn Project which has now transitioned over to Microsoft. Throughout this project, he has worked with Foth Engineering which is the same consultant we are working with for the design of the South

Casey Bradley City Administrator

CITY HALL 828 CENTER AVE. SHEBOYGAN, WI 53081

920-459-3317 www.sheboyganwi.gov



TO:

Mayor Sorenson and Common Council Members

FROM: DATE:

Casey Bradley

February 20, 2024

SUBJECT:

Kapur – Contracted Services for Temporary Management of DPW

Side interceptor as well as the infrastructure design for the south side development.

2. Kapur is proposing a mix of staff to handle the Director and Engineering duties until we have candidates onboard, based on specialty needs of the City, to assist through this transition internally. We have a significant level of expertise inhouse, and anticipate that the utilization of specialty staff to be limited, but having it available is an important resource through this transition position.

Next Steps

This contract is ready for consideration by Council.

Casey Bradley City Administrator

CITY HALL 828 CENTER AVE. SHEBOYGAN, WI 53081

920-459-3317 www.sheboyganwi.gov

CITY OF SHEBOYGAN R. C. 209-23-24

BY FINANCE AND PERSONNEL COMMITTEE.

MARCH 4, 2024.

Your Committee to whom was referred Direct Referral Res. No. 169-23-24 by Alderpersons Mitchell and Filicky-Peneski authorizing entering into an Independent Contractor Agreement between the City of Sheboygan and Kapur and Associates, Inc. for interim Department of Public Works assistance, including oversight of the operations of the City's Director of Public Works and City Engineer positions; recommends adopting the Resolution.

Committee:	
PASSED AND ADOPTED BY THE CIT	TY OF SHEBOYGAN COMMON COUNCIL
·	
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN DIRECT REFERRAL RESOLUTION 169-23-24 TO FINANCE AND PERSONNEL COMMITTEE

BY ALDERPERSONS MITCHELL AND FILICKY-PENESKI.

FEBRUARY 26, 2024.

A RESOLUTION authorizing entering into an Independent Contractor Agreement between the City of Sheboygan and Kapur and Associates, Inc. for interim Department of Public Works assistance, including oversight of the operations of the City's Director of Public Works and City Engineer positions.

WHEREAS, due to retirement, the positions of City Engineer and Director of Public Works will be vacant for a period of time; and

WHEREAS, these key positions are vital to City operations and it is in the City's best interest to retain subject-matter professionals to assist the City until successors are appointed; and

WHEREAS, Kapur and Associates, Inc. possesses the requisite skill, education, and experience to assist the City during this interim period.

NOW, THEREFORE, BE IT RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the Independent Contractor Agreement between the City of Sheboygan and Kapur and Associates, Inc., a copy of which is attached hereto and incorporated herein.

BE IT FURTHER RESOLVED: That the Finance Director is hereby authorized and directed to draw on Account No. 101-101310-531100 (General Fund - Public Works Administration - Contracted Services) in payment of same.

PASSED AND ADOPTED BY THE CIT	Y OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

INDEPENDENT CONTRACTOR AGREEMENT

THIS INDEPENDENT CONTRACTOR AGREEMENT ("Agreement") is made and entered into as of March 4, 2024 by and between the City of Sheboygan, Wisconsin ("City"), and Kapur and Associates, Inc. ("Kapur"). Each of the foregoing is a "Party" and collectively the foregoing are "Parties" to the Agreement.

- 1. <u>Purpose and Services</u>. The Parties are entering into this Agreement to set forth the terms and conditions on which the City shall, engage Kapur, as an independent contractor, to provide interim Department of Public Works (DPW) assistance. This assistance shall in general include oversight of the operations of the City's Director of Public Works, and the City Engineer positions. Services to be provided by Kapur, at the request of the City Administrator may include, but shall not be limited to:
 - (a) Coordination as directed for the various tasks listed under Appendix A related to DPW Projects City Development including but not limited to economic development, infrastructure planning and implementation, civil engineering, surveying, fiscal and property tax planning, project management and administrative services related to the City's active Tax Incremental Districts. Providing regular updates to the City Administrator.
 - (b) Oversight, coordination and execution for all tasks listed under DPW Projects – Administration presented on Appendix A. Moving projects forward by selfexecution or coordinating with DPW staff. Providing regular updates to the City Administrator.
 - (c) Operation, oversight and execution of tasks currently listed under DPW Projects Engineering presented on Appendix A. Coordinate with and engage City engineering staff with appropriate tasks related to the listed Engineering projects. Conduct regular meetings with staff and provide updates to the City Administrator on all active projects.
 - (d) Conduct weekly meetings with superintendents and supervisors overseeing DPW Projects Motor Vehicle, Traffic Control, City Buildings, Parks and Forestry, Streets and Sanitation, and Wastewater services listed on Appendix A. Provide weekly updates to the City Administrator for each group.
 - (e) Attend Common Council, Planning Commission and Public Works Committee meetings on a regular basis. Attend developer meetings and internal staff meetings as needed.
 - (f) Working cooperatively with City staff, adjunct staff and other third-party contractors on all DPW matters.

- (f) Supporting the recruitment and development of new development throughout the city.
- 2. <u>Staff and Subcontractors</u>. In addition to Kapur staff, Kapur may retain subcontractors and other qualified, third-party independent contractors selected by Kapur, from time to time, to provide certain supporting DPW assistance throughout the City, consistent with the terms of this Agreement.
- 3. <u>Manner of Providing Services</u>. Kapur shall provide any and all requested services with the same degree of care, skill and diligence as exercised in the performance of similar professional services exercised in the ordinary course. The services referenced herein will be provided by Kapur staff during the time period beginning on the date of this Agreement and extending through December 31, 2024. All costs incurred by Kapur in providing services under this Agreement, including but not limited to time and materials, shall be billed by Kapur to the City at Kapur's standard billing rates, and with its standard mark-up, and paid by the City to Kapur.
- 4. <u>Time Period for this Agreement and Compensation</u>. The services described in this Agreement will be provided as requested by the City Administrator, during the period beginning on the date of this Agreement and extending through December 31, 2024, provided that the term of this Agreement may be renewed annually upon written agreement of the Parties. Agreement can be renewed annually with new rates agreed upon by both parties. Agreement can be terminated with a 30-day written notice.
- 5. <u>Contract Rates.</u> Kapur shall earn compensation based on time and materials actually incurred by Kapur staff and billed to the City at the following 2024 rates:

(a)	Engineer - Interim		\$190/hour
(b)	Municipal Advisor - Interim		\$200/hour
(c)	Director of Public Works - Interim		\$215/hour
(d)	Materials will be a direct expense with a	10 1	mark up.

The City may request Kapur to perform general engineering consulting services to aid in facilitating projects and deadlines. Kapur shall earn compensation based on time and materials actually incurred by Kapur staff and billed to the City at the following 2024 rates:

(a)	Project Engineer III	\$165/hour
(b)	Project Engineer II	\$135/hour
(c)	Project Engineer I	\$120/hour
(d)	Staff Engineer II	\$125/hour
(e)	Staff Engineer I	\$110/hour
(f)	Tech III	\$125/hour
(g)	Tech II	\$110/hour
(h)	Tech I	\$90/hour
(i)	Project Surveyor	\$160/hour
(j)	Survey Crew	\$150/hour
(k)	Environmental Scientist II	\$130/hour

(1)Environmental Scientist I\$103/hour(m)Landscape Architect\$135/hour(n)Administrative Assistant\$82/hour

(o) Materials will be a direct expense with no mark up.

6. <u>Indemnification and Liability.</u>

General. Having considered the potential liabilities that may exist relating to the provision of services under this Agreement, the City and Kapur agree to allocate and limit liabilities in accordance with this Section.

<u>Indemnification</u>. Kapur agrees to indemnify and hold the City harmless from and against legal liability for all judgments, losses, damages, and expenses to the extent such judgments, losses, damages, or expenses are caused by any negligent acts, errors, or omissions of any Kapur employee arising out of such employee's performance of services under this Agreement. In the event judgments, losses, damages, or expenses are caused by the joint or concurrent negligence of Kapur and the City, they shall be borne by each party in proportion to its own negligence.

<u>Limitation of Liability</u>. To the fullest extent permitted by law, the total aggregate liability of Kapur to the City for all judgments, losses, damages, and expenses resulting in any way from the performance of services under this Agreement shall not exceed the total limit of professional liability and excess liability insurance coverage as stated herein. Nothing contained within this agreement is intended to be a waiver or estoppel of the City or its insurer to rely upon the limitations, defenses, and immunities contained within Wis. Stat. ss. 345.05 and 893.80. To the extent that indemnification is available and enforceable, the City or its insurer shall not be liable in indemnity, contribution, or otherwise for an amount greater than the limits of liability of municipal claims established by Wisconsin law.

- 7. <u>Insurance</u>. During the term of this Agreement, Kapur shall maintain the following insurance:
 - (a) General Liability Insurance, with a combined single limit of \$2,000,000 per occurrence and \$4,000,000 per annual aggregate.
 - (b) Automobile Liability Insurance, with a combined single limit of \$1,000,000 for each accident.
 - (c) Workers' Compensation Insurance in accordance with statutory requirements.
 - (d) Professional Liability Insurance, with a limit of \$5,000,000 per occurrence and \$5,000,000 annual aggregate.
 - (e) Excess Liability Insurance with a limit of \$5,000,000 per occurrence and \$5,000,000 annual aggregate.

The City shall be named as an additional insured on the general liability, automobile and excess insurance policies. Kapur shall furnish City proof of insurance acceptable to City, which shall include a provision that such insurance shall not be canceled without at least thirty days' written notice to City.

- 8. <u>Third Party Rights</u>. The services provided by Kapur and/or its employees and subcontractors pursuant to this Agreement are for the sole use and benefit of City. Nothing in the Agreement shall be construed to give any rights or benefits to any third party.
- 9. <u>Governing Law</u>. This Agreement shall be governed by the internal laws of the State of Wisconsin, without application of conflicts of law.
- 10. <u>Independent Contractor</u>. Kapur is an independent contractor of the City, and the Parties agree that Kapur's services shall be provided under this Agreement consistent with the following terms.
 - (a) The City shall provide office space, equipment or support services to Kapur, any employee of Kapur or any subcontractor of Kapur.
 - (b) While the City Administrator, may request specific services from Kapur, all Kapur employees shall be solely directed and evaluated by Kapur and not by the City or any official or employee of the City.
 - (c) Records of Kapur, its employees and its subcontractors shall at all times remain the sole property of Kapur or its subcontractor generating the records, except to the extent required by applicable open records laws and/or to the extent that the record was expressly funded by or purchased for the City.
 - (e) Kapur, its employees and its subcontractors shall strictly adhere to the terms of any confidentiality and/or nondisclosure agreements required by any property owners, end users, businesses, landlords, developers and/or tenants.

None of Kapur, Kapur's employees or any of Kapur's subcontractors nor any of their respective officers, employees, or agents shall be considered to be an employee of the City as a result of the obligations undertaken pursuant to this Agreement.

11. <u>Notices</u>. All notices shall be in writing and shall be deemed received (i) on the same day as personal delivery made by an independent delivery service before 5:00 PM CST (or the next business day if made after that time), (ii) on the next business day if e-mailed with proof of receipt, if delivered before 5:00 PM CST (or the second business day if received after that time), or (iii) on the third business day if sent by US mail, postage prepaid by certified mail to the address specified below:

City: City of Sheboygan

828 Center Avenue, Suite 103

Sheboygan, WI 53081

Attn: Ms. Meredith DeBruin, City Clerk Cc: Mr. Casey Bradley, City Administrator

Kapur: Kapur and Associates, Inc.

7711 N Port Washington Road

Milwaukee, WI 53217

Attn: Mr. Aaron Groh, P.E.

IN WITNESS WHEREOF, the City and Kapur have executed this Agreement as of March 4, 2024.

CITY:

City of Sheboygan

City Mayor – Ryan Sorenson

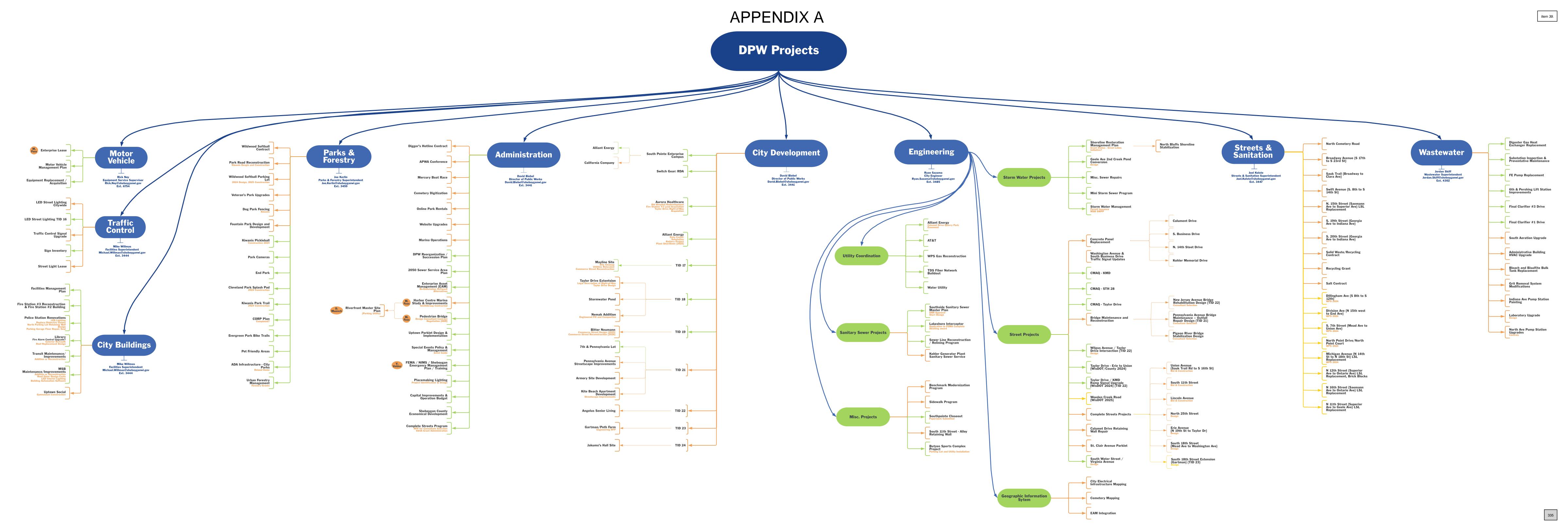
Gits Clark Manadish Da Province

City Clerk - Meredith DeBruin

KAPUR:

Kapur and Associates, Inc.

Manager – Aaron Groh, P.E.



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- 1. <u>Purpose and Services</u>. The Parties are entering into this Agreement to set forth the terms and conditions on which the City shall, engage Kapur, as an independent contractor, to provide interim Department of Public Works (DPW) assistance. This assistance shall in general include oversight of the operations of the City's Director of Public Works, and the City Engineer positions. Services to be provided by Kapur, at the request of the City Administrator may include, but shall not be limited to:
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 Administration presented on Appendix A. Moving projects forward by self-execution or coordinating with DPW staff. Providing regular updates to the City Administrator.
 - (c) Operation, oversight and execution of tasks currently listed under DPW Projects Engineering presented on Appendix A. Coordinate with and engage City engineering staff with appropriate tasks related to the listed Engineering projects. Conduct regular meetings with staff and provide updates to the City Administrator on all active projects.
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(k)	Environmental Scientist II	\$130/hour

(1)	Environmental Scientist I	\$103/hour
(m)	Landscape Architect	\$135/hour
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 - (b) While the City Administrator, may request specific services from Kapur, all Kapur employees shall be solely directed and evaluated by Kapur and not by the City or any official or employee of the City.
 - (c) Records of Kapur, its employees and its subcontractors shall at all times remain the sole property of Kapur or its subcontractor generating the records, except to the extent required by applicable open records laws and/or to the extent_that the record was expressly funded by or purchased for the City.
 - (e) Kapur, its employees and its subcontractors shall strictly adhere to the terms of any confidentiality and/or nondisclosure agreements required by any property owners, end users, businesses, landlords, developers and/or tenants.
- None of Kapur, Kapur's employees or any of Kapur's subcontractors nor any of their respective officers, employees, or agents shall be considered to be an employee of the City as a result of the obligations undertaken pursuant to this Agreement.
- 11. <u>Notices</u>. All notices shall be in writing and shall be deemed received (i) on the same day as personal delivery made by an independent delivery service before 5:00 PM CST (or the next business day if made after that time), (ii) on the next business day if e-mailed with proof of receipt, if delivered before 5:00 PM CST (or the second business day if received after that time), or (iii) on the third business day if sent by US mail, postage prepaid by certified mail to the address specified below:

<u>City</u>: City of Sheboygan

828 Center Avenue, Suite 103

Sheboygan, WI 53081

Attn: Ms. Meredith DeBruin, City Clerk Cc: Mr. Casey Bradley, City Administrator

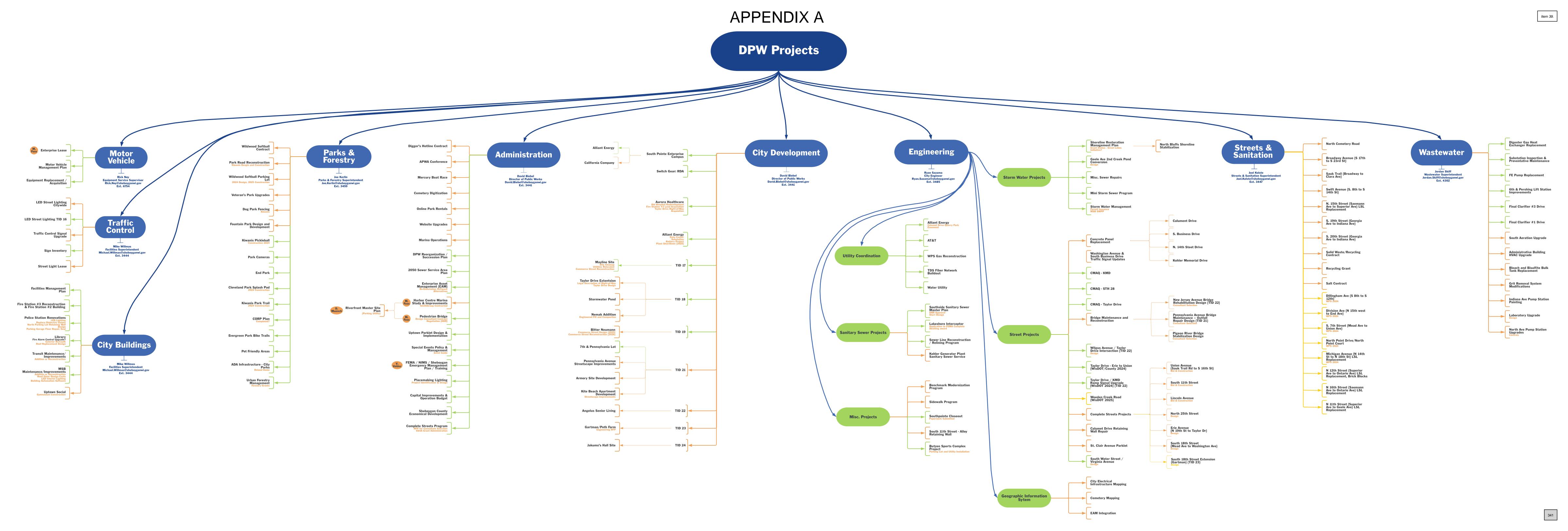
Kapur: Kapur and Associates, Inc.

7711 N Port Washington Road

Milwaukee, WI 53217 Attn: Mr. Aaron Groh, P.E.

IN WITNESS WHEREOF, the City and Kapur have executed this Agreement as of March $4,\,2024.$

Manager – Aaron Groh, P.E.



CITY OF SHEBOYGAN R. C. 212-23-24

BY PUBLIC WORKS COMMITTEE.

MARCH 4, 2024.

Your Committee to whom was referred Res. No. 167-23-24 by Alderpersons Dekker and Rust authorizing entering into an Interim Sanitary Sewer Services Agreement with all signatories to the 1975 Joint Sewage Treatment Agreement for the Sheboygan Region, in order to authorize sanitary sewer service to approximately 77 acres of land within the municipal boundaries of the Town of Mosel, which is more commonly known as the Kohler Co. Generator Plant; recommends adopting the Resolution with amendment to the Agreement.

Committee:	
PASSED AND ADOPTED BY THE CITY	OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN RESOLUTION 167-23-24

BY ALDERPERSONS DEKKER AND RUST.

FEBRUARY 19, 2024.

A RESOLUTION authorizing entering into an Interim Sanitary Sewer Services Agreement with all signatories to the 1975 Joint Sewage Treatment Agreement for the Sheboygan Region, in order to authorize sanitary sewer service to approximately 77 acres of land within the municipal boundaries of the Town of Mosel, which is more commonly known as the Kohler Co. Generator Plant.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the Interim Sanitary Sewer Services Agreement, a copy of which is attached hereto and incorporated herein.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL		
Presiding Officer	Attest	
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan	

INTERIM SANITARY SEWER SERVICES AGREEMENT

THIS AGREEMENT is made by and between the CITY OF SHEBOYGAN, a Wisconsin municipal corporation, maintaining its principal offices at 828 Center Avenue, Sheboygan, Wisconsin 53081, hereinafter referred to as "SHEBOYGAN;" and the TOWN OF SHEBOYGAN, a body corporate and politic, maintaining its principal offices at 4020 Technology Parkway, Sheboygan, Wisconsin 53081, hereinafter referred to as "TOWN/SHEBOYGAN;" and the TOWN OF SHEBOYGAN SANITARY **DISTRICT NO. 2.** a Wisconsin municipal corporation, maintaining its principal offices at 4020 Technology Parkway, Sheboygan, Wisconsin 53081, hereinafter referred to as "TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2;" and the TOWN OF SHEBOYGAN FALLS, a body corporate and politic, maintaining its principal offices at W3860 County Road O, Sheboygan Falls, Wisconsin 53085, hereinafter referred to as "TOWN SHEBOYGAN FALLS:" and the TOWN OF SHEBOYGAN FALLS SANITARY DISTRICT NO. 4 (7250), a Wisconsin municipal corporation, maintaining its principal offices at W3860 County Road O, Sheboygan Falls, Wisconsin 53085, hereinafter referred to as "SHEBOYGAN FALLS DISTRICT NO. 4:" TOWN OF SHEBOYGAN FALLS SANITARY DISTRICT NO. 5 (7260), a Wisconsin municipal corporation, maintaining its principal offices at W3860 County Road O, Sheboygan Falls, Wisconsin 53085, hereinafter referred to as "SHEBOYGAN FALLS DISTRICT NO. 5," TOWN OF SHEBOYGAN FALLS SANITARY DISTRICT NO. 6 (7270), a Wisconsin municipal corporation, maintaining its principal offices at W3860 County Road O, Sheboygan Falls, Wisconsin 53085, hereinafter referred to as "SHEBOYGAN FALLS DISTRICT NO. 6," and the TOWN OF WILSON, a body corporate and politic, maintaining its principal offices at 5935 South Business Drive, Sheboygan, Wisconsin 53081, hereinafter referred to as "WILSON;" and the TOWN OF WILSON SANITARY DISTRICT NO. 1, a Wisconsin municipal corporation, maintaining its principal offices at 5935 South Business Drive, Sheboygan, Wisconsin 53081, hereinafter referred to as "WILSON SANITARY DISTRICT NO. 1;" and the TOWN OF WILSON SANITARY DISTRICT NO. 2, a Wisconsin municipal corporation, maintaining its principal offices at 5935 South Business Drive. Sheboygan, Wisconsin 53081, hereinafter referred to as "WILSON SANITARY DISTRICT NO. 2;" and the TOWN OF LIMA, a body corporate and politic, maintaining its principal offices at N3689 County Road I, Sheboygan Falls, Wisconsin 53085, hereinafter referred to as "LIMA;" and the VILLAGE OF **KOHLER**, a Wisconsin municipal corporation, maintaining its principal offices at 319 Highland Drive, Kohler, Wisconsin 53044, hereinafter referred to as "KOHLER" and the CITY OF SHEBOYGAN FALLS, a municipal corporation, maintaining its principal offices at 375 Buffalo Street, Sheboygan Falls, Wisconsin 53085, hereinafter referred to as "CITY OF SHEBOYGAN FALLS."

WITNESSETH:

WHEREAS, the parties discharge wastewater to the Wastewater Treatment Plant located at 3333 Lakeshore Drive, Sheboygan, WI 53081 (hereinafter WWTP) which is owned and operated by SHEBOYGAN pursuant to the 1975 Joint Sewage Treatment Agreement for the Sheboygan Region including applicable Addendums and Amendments (hereinafter collectively the 1975 Agreement); and

WHEREAS, the parties desire to amend the Sheboygan Regional Service Area of the 1975 Agreement to include and authorize sanitary sewer service to approximately 77 acres of land located within the municipal boundaries of the Town of Mosel legally described on the attached Exhibit A which is more commonly known as the Kohler Co. Generator Plant (the "Generator Plant") with the support of the Town of Mosel, a body corporate and politic maintaining its principal offices at W982 County Road FF, Sheboygan Wisconsin 53083 as evidenced by its letter dated December 6, 2023 attached as Exhibit B; and

WHEREAS, the parties deem it desirable to eliminate the existing Generator Plant wastewater treatment facility by extending and connecting the Generator Plant to TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2 collection system and receiving wastewater treatment services from the WWTP; and

WHEREAS, TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2 intend to cause a new force main to be installed in the Lakeshore Road right-of-way to accommodate discharges of wastewater from the Generator Plant, through facilities owned and operated by TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2 and ultimately to transmit wastewater to the WWTP; and

WHEREAS, TOWN/SHEBOYGAN and the TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2 intend to negotiate and enter into a development agreement with the owner/operator of the Generator Plant which will condition sewer service on the Generator Plant being added to the municipal boundaries of TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2 prior to proceeding with the design, construction, inspection and operation of the sanitary sewer extension to the Generator Plant which will also prohibit any connections to the collection system other than to the Generator Plant;

NOW, THEREFORE, in consideration of the mutual covenants herein set forth, it is hereby agreed as follows:

- 1. <u>Incorporation Of Recitals</u>. The recitals set forth above are incorporated herein and are made an enforceable part of this Agreement.
- Service Area as provided by paragraph 2 of the 1975 Agreement is amended to include and authorize sanitary sewer service to the Generator Plant with the support of the Town of Mosel as evidenced by its letter dated December 6, 2023 attached as Exhibit B. SHEBOYGAN acknowledges and agrees that the Regional Wastewater Treatment Plant (WWTP) has the capacity to adequately accept and properly process the wastewater flows anticipated to be generated at the Generator Plant. SHEBOYGAN approves the proposed sanitary sewer extension and sanitary sewer service to the Generator Plant conditioned upon standard and customary SHEBOYGAN engineering review. No connections to the collection system other than to the Generator Plant are authorized under this Agreement.
- 3. New Force Main Costs. TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2 shall cause a new ___ inch force main to be installed in the Lakeshore Road right-of-way to accommodate discharge wastewater from the Generator Plant at no cost to the parties hereto. The parties acknowledge, consent and approve the indirect use of facilities owned and operated by TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2, including sanitary sewer service to areas located within the Town of Mosel which have been annexed to and receive service from TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2, provided that the parties incur no costs therefor.
- 4. <u>2030 Sheboygan Urbanized Area Sewer Service Plan Update</u>. The parties hereto recognize that the current 2030 Sheboygan Urbanized Area Sewer Service Plan is in need of review and updating. The parties agree to cooperate and participate with the Bay-Lake Regional Plan Commission Sheboygan Urbanized Area Sewer Service Area Technical Advisory Committee to update the 2030 Sheboygan Urbanized Area Sewer Service Plan.
- 5. <u>Informed Consent Pursuant to SCR 20:1.7(b)</u>. KOHLER, CITY OF SHEBOYGAN FALLS, TOWN/SHEBOYGAN, TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2, and LIMA

understand and have been informed that a concurrent conflict of interest exists because Attorney Michael J. Bauer, and Hopp Neumann Humke LLP, represent a number of parties as described in this Agreement. (1) The lawyers reasonably believe that they will be able to provide competent and diligent representation to each affected client (Towns and Municipalities); (2) the representation is not prohibited by law; (3) the representation does not involve the assertion of a claim by one client against another client in the same litigation or other proceeding before a tribunal; and (4) each affected client gives informed consent, confirmed in a writing signed by the client. KOHLER, CITY OF SHEBOYGAN FALLS, TOWN/SHEBOYGAN, TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2, SHEBOYGAN FALLS and all of its respective sanitary districts, and LIMA do hereby give their respective informed consent to authorize and permit Attorney Michael J. Bauer, and Hopp Neumann Humke LLP, to represent them with respect to the negotiations and preparation of this Agreement as herein described.

6. <u>All Other Terms and Conditions to Remain Effective</u>. Except as expressly modified by this Agreement, the 1975 Joint Sewage Treatment Agreement for the Sheboygan Region, including addendums thereto, amendments thereto and any other interceptor agreements related to wastewater treatment services, shall remain in full force and effect and binding upon the applicable parties thereto, and the parties hereby ratify said agreements.

IN WITNESS WHEREOF the parties have executed this Agreement as of the dates indicated adjacent to their respective signatures.

CITY OF SHEBOYGAN

Date Signed:	By Mayor
Date Signed:	ByClerk
	TOWN OF SHEBOYGAN
Date Signed:	ByChairperson
Date Signed:	By Town Clerk
	TOWN OF SHEBOYGAN SANITARY DISTRICT NO. 2
Date Signed:	ByPresident
Date Signed:	BySecretary
Date Signed:	By

Treasurer

TOWN OF SHEBOYGAN FALLS Date Signed: Chairperson By______Clerk/Treasurer Date Signed: _____ TOWN OF SHEBOYGAN FALLS SANITARY **DISTRICT NO. 4 (7250)** By_____ President Date Signed: By______Secretary Date Signed: By_____ Treasurer Date Signed: TOWN OF SHEBOYGAN FALLS SANITARY **DISTRICT NO. 5 (7260)** By_____ Date Signed: President Date Signed: By______Secretary By_____ Treasurer Date Signed: TOWN OF SHEBOYGAN FALLS SANITARY **DISTRICT NO. 6 (7270)** By the Town Board By_____ Chairperson Date Signed: _____ Date Signed:

TOWN OF WILSON

Clerk/Treasurer

Date Signed:	By Chairperson
Date Signed:	
	TOWN OF WILSON SANITARY DISTRICT NO. 1
Date Signed:	By
Date Signed:	By
Date Signed:	By
	TOWN OF WILSON SANITARY DISTRICT NO. 2
Date Signed:	By
Date Signed:	By
Date Signed:	By
	TOWN OF LIMA
Date Signed:	By Chairperson
Date Signed:	ByClerk/Treasurer
	VILLAGE OF KOHLER
Date Signed:	ByPresident
Date Signed:	ByClerk/Treasurer
	CITY OF SHEBOYGAN FALLS
Date Signed:	By Mayor

Item	10
пет	40.

Date Signed:	Bv	
Date Signed.	Бу	
	Clerk	





Reinhart Boerner Van Deuren s.c. 1000 North Water Street, Suite 1700 Milwaukee, WI 53202-3197

Telephone: 414.298.1000 Facsimile: 414.298.8097

reinhartlaw.com

February 12, 2024

Deborah C. Tomczyk, Esq. Direct Dial: 414-298-8331 dtomczyk@reinhartlaw.com

SENT BY EMAIL

Charles Adams, City Attorney City of Sheboygan 828 Center Avenue Sheboygan, WI 53081

Dear Mr. Adams:

Re: Interim Sanitary Sewer Services Agreement

Kohler Power Systems, located at N7650 Lakeshore Road, in the Town of Mosel, is requesting a connection of the plant's sanitary system into the Town of Sheboygan's Sanitary District #2. This will be a private connection with size to accommodate only the Kohler generator plant. No additional connections will be allowed. To accommodate this connection, all signatories to the 1975 Agreement need to approve the Interim Sanitary Sewer Services Agreement. A copy of this Agreement is enclosed for your review.

Attached to this request is a letter of support from the Town of Mosel regarding this project.

Yours very truly,

Deborah C. Tomczyk

51266167

cc Barbara Klug (via email)
Michael Kelm (via email)
Jason Nall (via email)

TOWN OF MOSEL

SHEBOYGAN COUNTY, WISCONSIN

EST. 1853

W982 County Road FF Sheboygan, WI 53083-5136 Phone: (920) 565-3700

Fax: (920) 828-8018

December 6, 2023

Kohler | Power Systems Mr. Michael Klem, Sr.EHS Plant Specialist N7650 Lakeshore Road Sheboygan, WI 53083

Dear Mr. Kelm:

Greetings. Please use this letter in support of the sanitary connection from the Power Systems plant at Garton & Lakeshore Road to the Town of Sheboygan system. We understand and support the proposed concept of a private pumped lateral within the right-of-way traveling from the plant to the south along Lakeshore Road. No other connections to the system from the Town of Mosel would be desired.

It is important to the residents of Mosel that the investment in the Power Systems plant continue to be utilized. Power Systems supports our tax base as well as the local economy in Sheboygan County. The Power Systems plant is an important employer not only to Mosel but the entire area. A sanitary connection for the plant would help insure keeping our environment safe through proper handling of waste and continue to provide economic stimulus.

Sincerely,

Aaron Anger

Chair

Town of Mosel

INTERIM SANITARY SEWER SERVICES AGREEMENT

THIS AGREEMENT is made by and between the CITY OF SHEBOYGAN, a Wisconsin municipal corporation, maintaining its principal offices at 828 Center Avenue, Sheboygan, Wisconsin 53081, hereinafter referred to as "SHEBOYGAN;" and the TOWN OF SHEBOYGAN, a body corporate and politic, maintaining its principal offices at 4020 Technology Parkway, Sheboygan, Wisconsin 53081, hereinafter referred to as "TOWN/SHEBOYGAN;" and the TOWN OF SHEBOYGAN SANITARY **DISTRICT NO. 2**, a Wisconsin municipal corporation, maintaining its principal offices at 4020 Technology Parkway, Sheboygan, Wisconsin 53081, hereinafter referred to as "TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2;" and the TOWN OF SHEBOYGAN FALLS, a body corporate and politic, maintaining its principal offices at W3860 County Road O, Sheboygan Falls, Wisconsin 53085, hereinafter referred to as "TOWN SHEBOYGAN FALLS;" and the TOWN OF SHEBOYGAN FALLS SANITARY DISTRICT NO. 4 (7250), a Wisconsin municipal corporation, maintaining its principal offices at W3860 County Road O, Sheboygan Falls, Wisconsin 53085, hereinafter referred to as "SHEBOYGAN FALLS DISTRICT NO. 4;" TOWN OF SHEBOYGAN FALLS SANITARY **DISTRICT NO. 5** (7260), a Wisconsin municipal corporation, maintaining its principal offices at W3860 County Road O, Sheboygan Falls, Wisconsin 53085, hereinafter referred to as "SHEBOYGAN FALLS DISTRICT NO. 5," TOWN OF SHEBOYGAN FALLS SANITARY DISTRICT NO. 6 (7270), a Wisconsin municipal corporation, maintaining its principal offices at W3860 County Road O, Sheboygan Falls, Wisconsin 53085, hereinafter referred to as "SHEBOYGAN FALLS DISTRICT NO. 6," and the TOWN OF WILSON, a body corporate and politic, maintaining its principal offices at 5935 South Business Drive, Sheboygan, Wisconsin 53081, hereinafter referred to as "WILSON;" and the TOWN OF WILSON SANITARY DISTRICT NO. 1, a Wisconsin municipal corporation, maintaining its principal offices at 5935 South Business Drive, Sheboygan, Wisconsin 53081, hereinafter referred to as "WILSON SANITARY DISTRICT NO. 1;" and the TOWN OF WILSON SANITARY DISTRICT NO. 2, a Wisconsin municipal corporation, maintaining its principal offices at 5935 South Business Drive, Shebovgan, Wisconsin 53081, hereinafter referred to as "WILSON SANITARY DISTRICT NO. 2;" and the TOWN OF LIMA, a body corporate and politic, maintaining its principal offices at N3689 County Road I, Sheboygan Falls, Wisconsin 53085, hereinafter referred to as "LIMA;" and the VILLAGE OF **KOHLER**, a Wisconsin municipal corporation, maintaining its principal offices at 319 Highland Drive, Kohler, Wisconsin 53044, hereinafter referred to as "KOHLER" and the CITY OF SHEBOYGAN **FALLS**, a municipal corporation, maintaining its principal offices at 375 Buffalo Street, Sheboygan Falls, Wisconsin 53085, hereinafter referred to as "CITY OF SHEBOYGAN FALLS."

WITNESSETH:

WHEREAS, the parties discharge wastewater to the Wastewater Treatment Plant located at 3333 Lakeshore Drive, Sheboygan, WI 53081 (hereinafter WWTP) which is owned and operated by SHEBOYGAN pursuant to the 1975 Joint Sewage Treatment Agreement for the Sheboygan Region including applicable Addendums and Amendments (hereinafter collectively the 1975 Agreement); and

WHEREAS, the parties desire to amend the Sheboygan Regional Service Area of the 1975 Agreement to include and authorize sanitary sewer service to approximately 77 acres of land located within the municipal boundaries of the Town of Mosel legally described on the attached Exhibit A which is more commonly known as the Kohler Co. Generator Plant (the "Generator Plant"), as conditionally approved by the Sheboygan Urbanized Area Sewer Service Area Technical Advisory Committee pursuant to the 2030 Sheboygan Urbanized Area Sewer Service Plan on _______, as conditionally approved by the Wisconsin Department of Natural Resources by letter dated ______, and with the support of the

Town of Mosel, a body corporate and politic maintaining its principal offices at W982 County Road FF, Sheboygan Wisconsin 53083 as evidenced by its letter dated December 6, 2023 attached as Exhibit B; and

WHEREAS, the parties deem it desirable to eliminate the existing Generator Plant wastewater treatment facility by extending and connecting the Generator Plant to TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2 collection system and receiving wastewater treatment services from the WWTP; and

WHEREAS, TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2 intend to cause a new force main to be installed in the Lakeshore Road right-of-way to accommodate discharges of wastewater from the Generator Plant, through facilities owned and operated by TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2 and ultimately to transmit wastewater to the WWTP; and

WHEREAS, TOWN/SHEBOYGAN and the TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2 intend to negotiate and enter into a development agreement with the owner/operator of the Generator Plant which will condition sewer service on the Generator Plant being added to the municipal boundaries of TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2 prior to proceeding with the design, construction, inspection and operation of the sanitary sewer extension to the Generator Plant which will also prohibit any connections to the collection system other than to the Generator Plant;

NOW, THEREFORE, in consideration of the mutual covenants herein set forth, it is hereby agreed as follows:

- 1. <u>Incorporation Of Recitals</u>. The recitals set forth above are incorporated herein and are made an enforceable part of this Agreement.
- Service Area as provided by paragraph 2 of the 1975 Agreement is amended to include and authorize sanitary sewer service to the Generator Plant, as conditionally approved by the Sheboygan Urbanized Area Sewer Service Area Technical Advisory Committee pursuant to the 2030 Sheboygan Urbanized Area Sewer Service Plan on ________, as conditionally approved by the Wisconsin Department of Natural Resources by letter dated _______, and with the support of the Town of Mosel as evidenced by its letter dated December 6, 2023 attached as Exhibit B. SHEBOYGAN acknowledges and agrees that the Regional Wastewater Treatment Plant (WWTP) has the capacity to adequately accept and properly process the wastewater flows anticipated to be generated at the Generator Plant. SHEBOYGAN approves the proposed sanitary sewer extension and sanitary sewer service to the Generator Plant conditioned upon standard and customary SHEBOYGAN engineering review. No connections to the collection system other than to the Generator Plant are authorized under this Agreement.
- 3. New Force Main Costs. TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2 shall cause a new ____ inch force main to be installed in the Lakeshore Road right-of-way to accommodate discharge wastewater from the Generator Plant at no cost to the parties hereto. The parties acknowledge, consent and approve the indirect use of facilities owned and operated by TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2, including sanitary sewer service to areas located within the Town of Mosel which have been annexed to and receive service from TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2, provided that the parties incur no costs therefor.
- 4. <u>2030 Sheboygan Urbanized Area Sewer Service Plan Update</u>. The parties hereto recognize that the current 2030 Sheboygan Urbanized Area Sewer Service Plan is in need of review and updating. The parties agree to cooperate and participate with the Bay-Lake Regional Plan Commission

Sheboygan Urbanized Area Sewer Service Area Technical Advisory Committee to update the 2030 Sheboygan Urbanized Area Sewer Service Plan.

- 5. Informed Consent Pursuant to SCR 20:1.7(b). KOHLER, CITY OF SHEBOYGAN FALLS, TOWN/SHEBOYGAN, TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2, and LIMA understand and have been informed that a concurrent conflict of interest exists because Attorney Michael J. Bauer, and Hopp Neumann Humke LLP, represent a number of parties as described in this Agreement. (1) The lawyers reasonably believe that they will be able to provide competent and diligent representation to each affected client (Towns and Municipalities); (2) the representation is not prohibited by law; (3) the representation does not involve the assertion of a claim by one client against another client in the same litigation or other proceeding before a tribunal; and (4) each affected client gives informed consent, confirmed in a writing signed by the client. KOHLER, CITY OF SHEBOYGAN FALLS, TOWN/SHEBOYGAN, TOWN/SHEBOYGAN SANITARY DISTRICT NO. 2, SHEBOYGAN FALLS, and all of its respective sanitary districts, and LIMA do hereby give their respective informed consent to authorize and permit Attorney Michael J. Bauer, and Hopp Neumann Humke LLP, to represent them with respect to the negotiations and preparation of this Agreement as herein described.
- **6.** All Other Terms and Conditions to Remain Effective. Except as expressly modified by this Agreement, the 1975 Joint Sewage Treatment Agreement for the Sheboygan Region, including addendums thereto, amendments thereto and any other interceptor agreements related to wastewater treatment services, shall remain in full force and effect and binding upon the applicable parties thereto, and the parties hereby ratify said agreements.

IN WITNESS WHEREOF the parties have executed this Agreement as of the dates indicated adjacent to their respective signatures.

CITY OF SHEBOYGAN

Date Signed:	By Mayor	
Date Signed:	By	
	Clerk	
	TOWN OF SHEBOYGAN	
Date Signed:	By Chairperson	
Date Signed:	By	
	Town Clerk	

TOWN OF SHEBOYGAN SANITARY DISTRICT NO. 2

Date Signed:	•
	President
Date Signed:	By Secretary
Date Signed:	By Treasurer
	TOWN OF SHEBOYGAN FALLS
Date Signed:	ByChairperson
Date Signed:	ByClerk/Treasurer
	TOWN OF SHEBOYGAN FALLS SANITARY DISTRICT NO. 4 (7250)
Date Signed:	ByPresident
Date Signed:	By Secretary
Date Signed:	By Treasurer
	TOWN OF SHEBOYGAN FALLS SANITARY DISTRICT NO. 5 (7260)
Date Signed:	By President
Date Signed:	By Secretary
Date Signed:	By Treasurer

TOWN OF SHEBOYGAN FALLS SANITARY DISTRICT NO. 6 (7270) By the Town Board

Date Signed:	By Chairperson
Date Signed:	
Date Signed:	TOWN OF WILSON By
Date Signed:	Chairperson
Date Signed:	TOWN OF WILSON SANITARY DISTRICT NO. 1 By
Date Signed:	·
Date Signed:	By
	TOWN OF WILSON SANITARY DISTRICT NO. 2
Date Signed:	By
Date Signed:	By
Date Signed:	By
	TOWN OF LIMA
Date Signed:	By Chairperson
Date Signed:	By Clerk/Treasurer

VILLAGE OF KOHLER

Date Signed:	Ву
	President
Date Signed:	ByClerk/Treasurer
	CITY OF SHEBOYGAN FALLS
Date Signed:	By Mayor
Date Signed:	ByClerk

CITY OF SHEBOYGAN ORDINANCE 42-23-24

BY ALDERPERSONS RUST AND FELDE.

MARCH 4, 2024.

AN ORDINANCE reestablishing the formerly repealed sidewalk cafe regulations and making various changes and updates to said regulations as recommended by the City Clerk and staff from the Department of Public Works.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: <u>AMENDMENT</u> "ARTICLE 14-III (Reserved)" of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

ARTICLE 14-III (Reserved) SIDEWALK CAFES

SECTION 2: <u>ADOPTION</u> "Sec 14-87 Definitions" of the Sheboygan Municipal Code is hereby *added* as follows:

ADOPTION

Sec 14-87 Definitions(Added)

The following words, terms and phrases, when used in this article shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

<u>Sidewalk cafe</u> means any group of tables, benches, barriers or partitions, trash containers, and suitable decorative devices maintained upon any part of the public right of way for use by an establishment in the sale to the public of food, refreshments, and beverages of all kinds.

SECTION 3: ADOPTION "Sec 14-88 Permit Required" of the Sheboygan Municipal Code is hereby *added* as follows:

ADOPTION

Sec 14-88 Permit Required(Added)

(a) Except as otherwise specifically provided in this Code, it shall be unlawful for any person to sell or serve, or offer to sell or serve any food, refreshment, or beverage upon any public street, sidewalk, parking lot, or public way within the City, except in areas holding a sidewalk café permit pursuant to this article.

(b) It is unlawful for any person to sell or serve, or offer to sell or serve any alcoholic beverage upon any public street, sidewalk, parking lot, or public way within the City unless the street, sidewalk, public lot, or public way is part of a licensed premises pursuant to section 4-72, 4-104, or 4-105.

SECTION 4: <u>ADOPTION</u> "Sec 14-89 Sidewalk Cafe Permit" of the Sheboygan Municipal Code is hereby *added* as follows:

ADOPTION

Sec 14-89 Sidewalk Cafe Permit(Added)

- (a) Annual license. The fee for an annual sidewalk café permit shall be \$350 for an initial license and \$200 for each renewal. Any license not renewed within 30 days of expiration shall be considered an initial license.
- (b) License fee. The license fee shall be paid to the city finance director/treasurer. Annual licenses shall be issued on the 15th day of April each year or thereafter when applied for and shall expire on the 14th day of April of the year following its issuance.
- (c) Application. Each application for a sidewalk café permit shall be filed with the city clerk's office. The application for new and returning sidewalk cafés shall include the following:
 - (1) A layout, drawn to scale, which accurately depicts the dimensions and measurements of the existing area, including all adjacent streets, avenues, and adjacent private property; the proposed location of the sidewalk café; the size and number of tables, chairs, steps, planters, and umbrellas; and the location of all furniture, equipment, doorways, trees, gratings, parking meters, benches, trash receptacles, light poles, and any other amenities or obstructions, either existing or proposed, within the sidewalk café. This layout shall be submitted on eight and one-half-inch by 11-inch paper, suitable for reproduction. Any such layout shall be approved by the City Engineer or his or her designee.
 - (2) Photographs, drawings, or manufacturer's brochures fully describing the appearance and dimensions of all proposed tables, chairs, umbrellas, barriers or other objects related to the sidewalk café.
 - (3) An indication of whether the applicant intends to sell or serve alcoholic beverages; those indicating such an intention shall submit proof that they have the required alcohol beverage license and that the site of the sidewalk café is part of the licensed premises;
 - (4) Proof of insurance as required pursuant to section 14-90(e);

- (5) An agreement that the applicant and the applicant's heirs and assigns shall:
 - a. Become primarily responsible and liable for all and any damage to persons or property caused by and arising from the grant and exercise of the privilege to encroach upon city right-of-way;
 - b. Remove the encroachment allowed by the permit within ten days after notice to remove given by the state or the city;
 - c. In the event of the failure to remove the encroachment, the applicant and the applicant's heirs and assigns shall pay the cost of removal by the state or the city;
 - d. Waive all claims for damages resulting from removal of the encroachment whether the removal is done by the applicant, the applicant's heirs or assigns, the state or the city
 - e. Make such construction and/or alterations and maintenance of the same subject to the approval of the city building inspector and director of public works;
 - f. Waive the right to contest in any manner the validity of the encroachment agreement.
- (d) The city clerk shall grant or deny all applications for sidewalk café permits. However, no such permit shall be granted until the city attorney, the chief of police, the director of public works, and the city planner (or their designees) has reviewed the application and made a recommendation to the city clerk.
- (e) If the city planner, in the planner's sole discretion, determines that plan commission approval is required or appropriate, the city planner may withhold recommendation until such time as the plan commission has considered and approved the activity, structures, or modifications related to the permit application.
- **SECTION 5:** <u>ADOPTION</u> "Sec 14-90 Regulations" of the Sheboygan Municipal Code is hereby *added* as follows:

ADOPTION

Sec 14-90 Regulations (Added)

- (a) Each sidewalk café shall remain within the approved boundaries of the sidewalk café site as set forth on the approved application.
- (b) No person shall consume, nor shall any holder of any sidewalk café permit consumption of alcohol beverages in a sidewalk café unless the person consuming the alcohol is seated at a table in the sidewalk café site.
- (c) No container of alcohol beverages shall be present in a sidewalk café between 10:00 p.m. and 10:00 a.m.

- (d) Each holder of a sidewalk café permit shall have in force adequate liability insurance and shall agree to indemnify, defend, and hold the city, its employees and agents harmless against all claims, liability, lawsuits, loss, damage, causes of action, or expense incurred by the city as the result of any injury to or death of any person or damage to property caused by or resulting from the activities for which the permit is granted. As evidence of liability insurance, the applicant shall annually prior to issuance of a permit furnish a certificate of insurance, on a form acceptable to the city, evidencing the existence of commercial general liability insurance (including contractual liability insurance) naming the city and its employees and agents as additional insureds, with minimum limits of \$1,000,000.00 in the aggregate. The certificate of insurance shall provide 30 days written notice to the city upon cancellation, non-renewal, or material change in the policy.
- (e) Each sidewalk café serving alcoholic beverages shall be responsible for policing the area of the sidewalk café to be sure that customers are of the legal drinking age, that all laws related to the presence of underage persons on premises are being strictly followed, and that alcohol beverages are not removed from the premises.
- (f)All sidewalk cafés shall be closed and all tables, chairs, and all other materials and equipment removed immediately upon request of a police officer or a representative of the department of public works for such a length of time as said officer or representative shall designate.
- (g) No sidewalk café that is part of a licensed premises shall remain open during closing hours as set forth in sections 4-74 and 4-113. No patron shall remain or be permitted to remain within the sidewalk café area during closing hours, regardless of whether the sidewalk café has permanent facilities.
- (h) No sidewalk café or the barriers or furniture within the café shall be arranged in such a way as to interfere with the free use of the sidewalk by pedestrians, and in no case shall placement of café barriers and furniture reduce the travelable width of the sidewalk to less than five feet pursuant to the Americans with Disabilities Act.
- (i) In the event of failure to exercise the privilege granted by a sidewalk café permit within six months of granting, regardless of the date of issuance, the permit shall become null and void.
- (j) Sidewalk café permit holders may exclude persons who are not customers from using the tables, chairs, and other materials and equipment that are part of the sidewalk café. However, no person shall in any way impede, prevent, or exclude any person from any legal use of the public sidewalk, including by in any way permitting the reduction of the accessible width of the walkway to less than five feet.

SECTION 6: <u>ADOPTION</u> "Sec 14-91 Revocation; Penalties" of the Sheboygan Municipal Code is hereby *added* as follows:

ADOPTION

Sec 14-91 Revocation; Penalties (Added)

(a) The approval of a sidewalk café permit is conditional at all times. A sidewalk café permit may be suspended or revoked by the city clerk as a result of any violation of the provisions of this article or any violation of the provisions of any city ordinances or state or federal statute relating to activity occurring within the sidewalk café. Suspension or revocation shall be effective upon written notice to the holder of the

permit which shall either be personally served upon the permittee or the permittee's agent or mailed to the permittee's address as contained in the most recent sidewalk café permit application. Such written notice shall inform the permittee of the opportunity to be heard on the matter. Any hearing shall be before the licensing, hearings, and public safety committee of the common council.

(b) Any person, licensee, permit holder or applicant violating any provision of this article shall be subject to a forfeiture of not less than \$100.00 nor more than \$500.00 for each separate violation, and in default of payment thereof to imprisonment in the county jail until such forfeiture is paid, but not to exceed 30 days.

SECTION 7: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 8: <u>EFFECTIVE DATE</u> This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCI	
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN R. O. 113-23-24

BY CITY PLAN COMMISSION.

FEBRUARY 19, 2024.

Your Commission to whom was referred Gen. Ord. No. 39-23-24 by Alderpersons Dekker, Salazar, and Mitchell amending the City's Planned Unit Development (PUD) process so as to streamline it and make it more user friendly; recommends adopting the Ordinance.

CITY OF SHEBOYGAN ORDINANCE 39-23-24

BY ALDERPERSONS DEKKER, SALAZAR, AND MITCHELL.

FEBRUARY 5, 2024.

AN ORDINANCE amending the City's Planned Unit Development (PUD) process so as to streamline it and make it more user friendly.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: <u>AMENDMENT</u> "Sec 105-34 Standard Zoning Districts And Standard Zoning District Categories" of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 105-34 Standard Zoning Districts And Standard Zoning District Categories

For the purpose of this chapter, all areas within the jurisdiction of this chapter (see section 105-5) are hereby divided into the following standard zoning districts, and standard zoning district categories (listed in underlined text), which shall be designated as follows:

- (a) Agricultural District. RA-35ac Rural Agricultural-35ac District.
- (b) Residential Districts.
 - (1) ER-1 Estate Residential-1 District.
 - (2) SR-3 Suburban Residential-3 District.
 - (3) SR-5 Suburban Residential-5 District.
 - (4) NR-6 Neighborhood Residential District.
 - (5) MR-8 Mixed Residential-8 District.
 - (6) UR-12 Urban Residential-12 District.
- (c) Nonresidential Districts.
- (d) Office Districts.
 - (1) NO Neighborhood Office District.
 - (2) SO Suburban Office District.
- (e) Commercial Districts.
 - (1) NC Neighborhood Commercial District.
 - (2) SC Suburban Commercial District.
 - (3) UC Urban Commercial District.
 - (4) CC Central Commercial District.
- (f) Industrial Districts.
 - (1) SI Suburban Industrial District.

- (2) UI Urban Industrial District.
- (3) HI Heavy Industrial District.
- (g) Mixed Residential and Nonresidential District.
- (h) PPUD Pre-Planned Unit Development Overlay District.

(Ord. of 2-7-2020, § 15.102)

SECTION 2: <u>AMENDMENT</u> "DIVISION 105-II-7 PLANNED UNIT DEVELOPMENT DISTRICT" of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

DIVISION 105-II-7 PLANNED UNIT DEVELOPMENT OVERLAY DISTRICT

SECTION 3: <u>AMENDMENT</u> "Sec 105-661 Purpose And Intent" of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 105-661 Purpose And Intent

(a) This district is intended to provide more incentives for development and redevelopment in areas of the community which are experiencing a lack of reinvestment. As emphasized in the comprehensive master plan, this district is designed to forward both aesthetic and economic objectives of the city by controlling the site design and the appearance, density, or intensity of development within the district in a manner which is consistent with sound land use, urban design, and economic revitalization principles. The application of these standards will ensure longterm progress and broad participation toward achieving these principles. Planned Unit Development Overlay District regulations are intended to permit greater flexibility and, consequently, more creative and imaginative design for the development of a site than is possible under conventional zoning regulations. It is further intended to promote more economical and efficient use of land which will provide, over a period of time, development of land that promotes the maximum benefit from coordinated site planning, diversified location of structures and mixed compatible uses, while also providing a harmonious variety of housing choices, a higher level of amenities, adequate buffering between adjacent uses, and preservation of the natural qualities of open spaces. The Planned Unit Development procedure requires a high degree of cooperation between the developer and the city. Refer to section 105-1005 for the procedures applicable to proposal review in this overlay district. The procedures

- described therein are designed to give the developer general plan approval before completing all detailed design work while providing the city with assurances that the project will retain the character envisioned at the time of approval.isC
- (b) Planned Unit Developments (PUDs) have the potential to create undesirable impacts on nearby properties if allowed to develop simply under the general requirements of this chapter. In addition to such potential, PUDs also have the potential to create undesirable impacts on nearby properties which potentially cannot be determined except with a binding site plan, landscape plan and architectural plan, and on a case-by-case basis. In order to prevent these undesirable impacts from occurring, all PUDs are required to meet certain procedural requirements applicable only to PUDs, in addition to the general requirements of this chapter. A public hearing process is required to review a request for a PUD. This process essentially combines the process for a zoning map amendment with that required for a conditional use, with several additional requirements.
- (c) Planned Unit Developments are designed to advance both the aesthetic and economic development objectives of the city by adhering to standards consistent with sound land use and urban design and by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking. In exchange for such flexibility, the PUD shall provide a much higher level of site design, architectural control, and other aspects of aesthetic and functional excellence than is normally required for other developments.

(Ord. of 2-7-2020, § 15.112)

SECTION 4: <u>AMENDMENT</u> "Sec 105-1005 Planned Unit Development District Procedures" of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 105-1005 Planned Unit Development Overlay District Procedures

(a) *urpose*. The purpose of this section is to provide regulations which govern the procedure and requirements for the review and approval, or denial, of proposed planned unit developments (PUD), and to provide for the possible relaxation of certain development standards pertaining to the underlying standard zoning district. Planned unit developments are intended to provide more incentives for infill development and redevelopment in areas of the community which are experiencing a lack of significant reinvestment. Furthermore, planned unit developments are designed to forward both the aesthetic and economic development objectives of the city by controlling the site design and the appearance, density or intensity of development in terms of more flexible requirements for land uses, density, intensity, bulk, landscaping, and parking

requirements. In exchange for such flexibility, the planned unit development shall provide a much higher level of site design, architectural control and other aspects of aesthetic and functional excellence than normally required for other developments. Planned unit developments have the potential to create undesirable impacts on nearby properties if allowed to develop simply under the general requirements of this chapter. In addition to such potential, planned unit developments also have the potential to create undesirable impacts on nearby properties which potentially cannot be determined except with a binding site plan, landscape plan and architectural plan, and on a case-by-case basis. In order to prevent this from occurring, all planned unit developments are required to meet certain procedural requirements applicable only to planned unit developments, in addition to the general requirements of this chapter. A public hearing process is required to review a request for a planned unit development. This process shall essentially combine the process for a zoning map amendment with that required for a conditional use, with several additional requirements. *Provision of flexible development standards for planned unit developments. General provisions.*

- (1) The common council may establish Planned Unit Development Districts that will, over a period of time, tend to promote the maximum benefit from coordinated area site planning by permitting the diversified location of structures and mixed dwelling types and mixed compatible uses. Adequate buffering and preserving open spaces shall also be provided in a PUD.
 - a. Permitted locationuses. Planned unit developments shall be permitted with the approval of a planned unit development district, specific to the approved planned unit development, within the MR-8 Mixed Residential, UR-12 Urban Residential, NO Neighborhood Office, UC Urban Commercial, CC Central Commercial, UI Urban Industrial, and HI Heavy Industrial Zoning Districts. All residential, institutional, commercial, industrial, or accessory land uses may be permitted within a PUD. A mix of different uses within a PUD District may be permitted if the common council determines that the mix of uses is compatible and appropriate to achieve the objectives of the PUD.
 - b. Flexible development standards. The following exemptions to the development standards of the underlying zoning district may be provided with the approval of a planned unit development: Density, intensity, and bulk requirements. The PUD District may permit the modification of requirements for density, intensity, and bulk (building height, setback, area, etc.,) from what is permitted in conventional zoning districts.
 - c. <u>Parking.</u>Land use requirements. All land uses listed as "residential," "institutional," or "commercial" in section 105-683 may be permitted within a Planned Unit Development. Parking requirements may be waived or modified within a PUD.
 - d. *Density and intensity requirements*. All requirements listed in sections 105-783 and 105-784 for residential density and nonresidential intensity may be waived within a planned unit development.

- e. Bulk requirements. All requirements listed in sections 105-812, 105-813, 105-814, 105-815 and 105-816 may be waived within a planned unit development. Minimum area for a Planned Unit Development District. PUD districts are intended to provide flexibility to encourage more creative design for all sizes of sites than would be allowed under conventional zoning. To achieve this goal, there is no minimum parcel or lot size area for a PUD.
- (2) Landscaping requirements. All requirements listed in sections 105-886, 105-887, 105-888, 105-889, 105-890, 105-891 and 105-892 may be waived within a planned unit development.
- (3) Parking and loading requirements. All requirements listed in sections 105-929 and 105-930 may be waived within a planned unit development.
- (4) Requirements to depict all aspects of development. Only development which is explicitly depicted on the required site plan approved by the city council as part of the approved planned unit development, shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading), is otherwise listed as permitted in sections 105-812 through 105-816. Requested exemptions from these standards shall be made explicit by the applicant in the application and shall be recommended by the plan commission and approved explicitly by the city council. If not so requested and approved, such exemptions shall not be permitted. Planned unit developments shall be permitted with the approval of a Planned Unit Development Zoning District, specific to the approved PUD.
- (5) Requested modifications from the underlying conventional zoning regulations that would otherwise apply relating to land use, density and intensity, bulk, landscaping, and parking and loading requirements shall be explicitly made by the applicant in the application, and shall be explicitly recommended by the plan commission and explicitly approved by the common council. If not so requested and approved, such modifications shall not be permitted.
- (6) Only development that is explicitly depicted on the required site plan approved by the common council as part of the PUD shall be permitted, even if such development (including all aspects of land use, density and intensity, bulk, landscaping, and parking and loading) is otherwise listed as permitted in the conventional zoning districts or elsewhere within Chapter 105.
- (b) Approval criteria for planned unit developments.
 - (1) In recommending approval or conditional approval of a PUD, the plan commission shall find that the application meets all of the criteria below or will meet them when the commission's conditions are complied with. The common council shall also find, in granting approval or conditional approval, that all of the following criteria are met or will be met when the conditions to which the approval is made subject are complied with:
 - a. *Quality design*. The PUD represents a more creative approach to the unified planning of development and a higher standard of integrated design and amenities than could be achieved under otherwise

- applicable zoning district and subdivision regulations, and on this basis, modifications to the use and design standards established by such regulations are warranted.
- b. *Meets PUD requirements*. The PUD meets the requirements for planned unit developments set forth in this ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.
- c. Consistent with comprehensive plan. The PUD is generally consistent with the goals and objects of the city's comprehensive plan as viewed in light of any changed conditions since its adoption.
- d. <u>Public welfare</u>. The benefits to the public and the community as a result of the PUD will exceed any significant negative impact on the use and enjoyment of other properties in its vicinity. The PUD will not seriously harm environmental quality in the neighborhood, or impede the orderly development of surrounding property.
- e. Natural features. The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, river or lake shoreline, natural drainage ways, or other areas of sensitive or valuable environmental character.
- f. Circulation and access. Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided, and are adequate in location, size, capacity, and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.
- g. Open space and landscaping. The quality and quantity of public and common open spaces and landscaping provided are consistent with the standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of total public and common open space provided in residential areas render it useable for recreation purposes. Open space between all buildings is adequate to allow for light and air, access by firefighting equipment, and for privacy where walls have windows, terraces, or adjacent patios. Open space along the perimeter of the development is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development.
- h. Covenants and restrictions. Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, restrictive covenants, and/or rules and regulations contained in owners or condominium association documentation, or the like, for:

- 1. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the city or another public body.
- Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD plan, such provision to be binding on all future owners.
- i. Public services. The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the city, the school district, and other public bodies to provide and economically support police and fire protection, water supply, stormwater management, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.
- j. *Phasing*. Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities, or the provision of financial security guaranteeing the installation of such improvements is phased generally proportionate to the phasing of the number of dwelling units or the amount of non-residential floor area.
- (c) <u>Quality of design</u>. To be granted the flexibility permitted by this ordinance, a PUD must evidence a high quality level of design and amenities. Among the features that may evidence such quality and amenities are:
 - (1) Amount and quality of landscaping or screening;
 - (2) Amount, quality, and interconnectedness of common open space;
 - (3) Provision of pedestrian or bicycle paths separated from streets;
 - (4) Preservation of drainage ways, trees, habitat, and other natural features;
 - (5) Provision of common recreational facilities;
 - (6) Enclosed, underground, depressed, or highly landscaped parking areas;
 - (7) Varied building setbacks or other measures to reduce monotony in design;
 - (8) Quality of building materials and architectural design;
 - (9) Incorporation of stormwater management Best Management Practices (BMP);
 - (10) Incorporation of green building, smart growth, and other sustainable design principles;
 - (11) Leadership in Energy and Environmental Design (LEED) and/or LEED Neighborhood Design (LEED-ND) certifications and/or other nationally recognized sustainable design criteria and standards;
 - (12) More efficient and economic arrangement of buildings, pedestrian, bicycle, and vehicular circulation and access systems and facilities;
 - (13) Provision of a buffer or transition between the PUD and adjacent and nearby zoning districts, land uses, and development intensities;
 - (14) Provision for a wide range of housing opportunities;

- (15) Other features as determined by the plan commission or common council.
- (d) *Initiation of request for approval of a planned unit development.* Proceedings for approval of a planned unit development <u>may only</u> be initiated by:
 - (1) An application of the owners of the subject property;
 - (2) A recommendation of the plan commission; or
 - (3) By action of the city council.
- (e) Application <u>and procedural requirements</u>. All applications for proposed planned unit developments, regardless of the party of their initiation per subsection (e) of this section, shall be approved as complete by the zoning administrator a minimum of two weeks prior to the initiation of this procedure. The zoning administrator shall forward copies of said complete application to the <u>city office director of pplanning and economic development</u>. department. Said application shall apply to each of the process steps in subsections (e) through (h) of this section.
 - (1) *PUD process* Step 1 preapplication conference.
 - a. The applicant shall contact the zoning administrator to schedule a preapplication conference regarding place an informal discussion item for the PUD on the plan commission agenda. At the preapplication conference, the applicant shall engage in an informal discussion with the plan commission regarding the potential PUD. Appropriate topics for discussion may include the PUD location, general project themes and images, the general mix of dwelling unit types and/or land uses being considered, approximate residential densities and non-residential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the comprehensive plan. Points of discussion and conclusions reached in this stage of the process shall be in no way binding on the Applicant or the city, but should be considered as the informal, non-binding basis for proceeding to the next step.
 - (2) No details beyond the name of the applicant and the identification of the discussion item for the PUD is required to be given in the agenda.
 - (3) At the plan commission meeting, the applicant shall engage in an informal discussion with the plan commission regarding the potential PUD.

 Appropriate topics for discussion may include the location of the PUD, general project themes and images, the general mix of dwelling unit types or land uses being considered, approximate residential densities and nonresidential intensities, the general treatment of natural features, the general relationship to nearby properties and public streets, and relationship to the comprehensive master plan.
 - (4) Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the applicant or the city, but should be considered as the informal, non-binding basis for proceeding to the next step.
 - (5) PUD process Step 2 concept plan.
 - a. <u>TAfter the Step 1 preapplication conference</u>, the <u>aapplicant shall</u> provide the zoning administrator with a draft PUD concept plan

submittal packet for a determination of completeness prior to placing the proposed PUD on the plan commission agenda for concept plan review. This submittal packet shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for concept plan review:

- 1. A location map of the subject property and its vicinity within a radius of 200 feet, at (11"-inehes by 17"). inehes, as depicted on a copy of the city land use plan map.
- 2. A general written description of proposed PUD including:
 - i. General project themes and images;
 - ii. The general mix of dwelling unit types or land uses;
 - iii. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio, and impervious surface area ratio;
 - iv. The general treatment of natural features;
 - v. The general relationship to nearby properties and public streets;
 - vi. The general relationship of the project to the comprehensive master plan;
 - vii. An initial draft list of zoning standards which that will not be met by the proposed PUD and the locations in which they apply and, a complete list of zoning standards which that will be more than metexceeded and benefits provided by the proposed PUD and the locations in which they apply. The conventional zoning district(s) that are most applicable to the proposed development shall be used for comparison. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility;
- 3. A written description of <u>all modifications potentially</u> requested <u>exemption from to</u> the requirements of the underlying zoning district, in the following order:
 - i. Land use exemptions modifications;
 - ii. Density and intensity exemptions modifications;
 - iii. Bulk exemptions modifications;
 - iv. Landscaping exceptions modifications;
 - v. Parking and loading requirements exceptions modifications.
- 4. A conceptual plan drawing (at 11" inches by 17" inches) of the general land use layout and the general location of major

- public streets <u>and/or private drives</u>. The <u>aapplicant may</u> submit copies of a larger version of the <u>"bubble"</u> plan<u>"</u> in addition to the 11<u>"-inehes</u> by 17<u>"inehes</u> reduction.
- b. Within ten working days of receiving the draft PUD concept plan submittal packet, the zoning administrator shall determine whether the submittal is complete. Once the zoning administrator determines that the submission is complete, has received a complete packet, the zoning administrator may either place the proposed PUD concept plan shall be placed on the plan commission agenda for review, or inform the applicant that the submission is complete and the application may move to Step 3.
- c. At thea plan commission meeting, the applicant shall engage in an informal discussion with the plan commission regarding the conceptual PUD. Appropriate topics for discussion may include any of the information provided in the PUD concept plan submittal packet, or other items as determined by the plan commission.
- d. Points of discussion and conclusions reached in this stage of the process shall in no way be binding upon the applicant or the city, but should be considered as the informal, non-binding basis for proceeding to the next step. The preferred procedure is for one or more iterations of plan commission review of the Concept Plan to occur prior to introduction of the formal petition for rezoning which accompanies the General Development Plan (GDP) application, as described in subsection (g) of this section.
- (6) *PUD process* Step 3 general development plan (GDP).
 - a. TAfter the completion of Step 2, the applicant shall provide the zoning administrator with a draft GDP plan submittal packet for a determination of completeness prior to placing the proposed GDP on the plan commission agenda for GDP review. This submittal packet shall include an application fee in the amount as established from time to time by resolution of the common council, and shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for GDP review:
 - 1. A location map of the subject property and its vicinity within 200 feet at (11"-inches by 17") inches, as depicted on a copy of the city land use plan map.
 - 2. A map of the subject property showing all lands <u>included in</u> the proposed PUD, for which the planned unit development is proposed, and all other lands within 200 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the county register of deeds (as provided by the city). Said map shall clearly

indicate the current zoning of the subject property and the properties within 200 feet of the boundary. its environs, and the jurisdictions which maintains that control. Said map and all its parts and attachments shall be submitted in a form which that is clearly reproducible with a photocopier and shall be at a scale which is not less than one inch equals 1800 feet. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided.

- 3. A site map showing existing topography and significant vegetation;
- 4. A general written description of proposed PUD including:
 - i. General project themes and images;
 - ii. The general mix of dwelling unit types or land uses;
 - iii. Approximate residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
 - iv. The general treatment of natural features;
 - v. The general relationship to nearby properties and public streets;
 - vi. The general relationship of the project to the comprehensive master plan;
 - vii. A statement of rationale as to why PUD zoning is proposed. This shall identify barriers that the aapplicant perceives in complying with the form of requirements of standard zoning districts and benefits total-poportunities for community betterment the aapplicant suggests are available through the proposed PUD zoning;
 - viii. A complete list of zoning standards which that will not be met by the proposed PUD and the location(s) in which they apply; and a complete list of zoning standards which that will be more than met or exceeded, and benefits provided, by the proposed PUD and the location(s) in which they apply shall be identified. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility;
 - ix. A written description of <u>all potentially</u> requested <u>exemption modifications to from</u> the requirements of the underlying zoning district, in the following order:
 - (a) Land use exemptions modifications;
 - (b) Density and intensity exemptions

modifications;

- (c) Bulk exemptions modifications;
- (d) Landscaping exceptions modifications;
- (e) Parking and loading requirements exceptions modifications.
- 5. A GDP drawing at a minimum scale of 1:1200 (one inch toequals 100 feet) and (a copy reduced to 11"-inches by 17") inches reduction shall also be provided by applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:
 - i. A conceptual plan drawing (at 11 inches by 17 inches) of the general land use layout and the general location of major public streets and/or private drives.
 The applicant may submit copies of a larger version of the bubble plan in addition to the 11 inches by 17 inches reduction;
 - ii. Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and/or use;
 - iii. Statistical data on minimum lot sizes in the development, the approximate areas of large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the plan commission or city council; and
 - iv. Notations relating the written information provided in subsection (g)(3)a through f of this section to specific areas on the GDP drawing.
- 6. A conceptual grading plan showing general site drainage, the location of on-site stormwater management facilities, and any modification(s) of the existing topography;
- 7. A general conceptual landscaping plan for subject property, noting approximate locations of foundation, street, yard and paving, landscaping, and the compliance of development with all landscaping requirements of this chapter (except as noted in the listing of exceptions) and, where applicable, the use of extra landscaping and bufferyards.
- 8. A general signage and lighting plan for the project, including all project identification signs and concepts for public fixtures

- and signs (such as street light fixtures or poles or street sign faces or poles) which that are proposed to vary from city standards or common practices.
- 9. Written justification for the proposed planned unit development. (The <u>aapplicant</u> is advised to use the requirements of the conditional use procedure to develop said written justification.)
- b. The process for review and approval of the GDP shall be identical to that for conditional use permits per section 105-998 and (if land is to be divided) to that for preliminary and final plats of subdivision per the municipal Code. The plan commission shall hold a public hearing concerning the proposed PUD-GDP designation after publication of a Class II legal notice in accordance with Chapter 985 of the Wisconsin Statutes, listing the time and place, and brief description of the PUD. Following the public hearing, the plan commission shall vote to recommend to the common council that the PUD be approved as presented, modified, or denied.
- c. The common council shall hold a public hearing concerning the proposed PUD-GDP designation after publication of a Class II legal notice in accordance with Chapter 985 of the Wisconsin Statutes, listing the time and place, and brief description of the PUD.
- d. Following such hearing and after careful consideration of the plan commission's recommendations, the common council shall vote on the approval of the proposed PUD. After approval, the PUD boundaries shall be shown on the city's zoning map.
- (7) All portions of an approved PUD/GDP not fully developed within five years of final city council approval shall expire, and no additional PUD-based development shall be permitted. The city council may extend this five-year period by up to five additional years with a majority vote following a public hearing.
- (8) PUD process Step 4 precise specific implementation plan (SPIP).
 - a. After the effective date of the rezoning to PUD/GDP, the aapplicant may shall file an application for a proposed precise specific implementation plan (SPIP) with the plan commission. This submittal packet shall include an application fee in the amount as established from time to time by a resolution of the common council, and shall contain all of the following items, prior to its acceptance by the zoning administrator and placement of the item on a plan commission agenda for PUD review:
 - 1. A location map of the subject property and its vicinity within 200 feet at 11 inches by 17 inches, as depicted on a copy of the city land use plan map;
 - 2. A map of the subject property showing all lands included in

the PUD. for which the planned unit development is proposed, and all other lands within 200 feet of the boundaries of the subject property, together with the names and addresses of the owners of all lands on said map as the same appear on the current records of the county register of deeds (as provided by the city). Said Th map shall clearly indicate the current zoning of the subject property and the property located within 200 feet. its environs, and the jurisdictions which maintains that control. Said The map and all its parts and attachments shall be submitted in a form which that is clearly reproducible with a photocopier and shall be at a scale which of is not less than one inch equals 1800 feet. All lot dimensions of the subject property, a graphic scale, and a north arrow shall be provided;

- 3. A general detailed written description of proposed SPIP including:
 - i. Specific project themes and images;
 - ii. The specific mix of dwelling unit types or land uses;
 - iii. Specific residential densities and nonresidential intensities as described by dwelling units per acre, floor area ratio and impervious surface area ratio;
 - iv. The specific treatment of natural features;
 - v. The specific relationship to nearby properties and public streets.
 - vi. A statement of rationale as to why PUD zoning is proposed. This shall identify barriers that the Aapplicant perceives in the form of requirements of standard zoning districts and benefits to the opportunities for community betterment the aapplicant suggests are available through the proposed PUD zoning.
 - vii. A complete list of zoning standards which that will not be met by the proposed PUDIP and the location(s) in which they apply and a complete list of zoning standards which that will be more than metexceeded by the proposed PUDIP and the location(s) in which they apply, shall be identified. Essentially, the purpose of this listing shall be to provide the plan commission with information necessary to determine the relative merits of the project in regard to private benefit versus public benefit, and in regard to the mitigation of potential adverse impacts created by design flexibility.
- 4. A precise specific implementation plan drawing at a minimum

scale of one inch equals 100 feet (11 inches by 17 inches reduction shall also be provided by applicant) of the proposed project showing at least the following information in sufficient detail to make an evaluation against criteria for approval:

- i. A <u>SPIP</u> site plan conforming to any and all the requirements of <u>the PUD/GDP</u>; <u>section 105-1001(e)</u>. If the proposed planned unit development is a cluster development (per section 105-715(b) or a group development;
- ii. Location of recreational and open space areas and facilities and specifically describing those that are to be reserved or dedicated for public acquisition and/or use:
- iii. Statistical data on minimum lot sizes in the development, the precise areas of all large development lots and pads, density/intensity of various parts of the development, floor area ratio, impervious surface area ratio and landscape surface area ratio of various land uses, expected staging, and any other plans required by the plan commission or city council; and
- iv. Notations relating the written information provided <u>above in subsection (h)(1)c.1 through 5 of this</u> <u>section to specific areas on the GDPSIP</u> drawing.
- 5. A landscaping plan for <u>the</u> subject property, specifying the locations, species, and installed size of all trees and shrubs. This plan shall also include a chart which that provides a cumulative total for each species, type and required location (foundation, yard, street, paved area or bufferyard) of all trees and shrubs.
- 6. A series of building elevations for the entire exterior of all buildings in the planned unit development, including detailed notes as to the materials and colors proposed.

7.

- 8. An engineering plan showing existing and proposed topography with contours at intervals not exceeding two feet, proposed drainage patterns, site grading plan, sanitary sewer system, and water supply system, including fire hydrants.
- 9. A general signage and lighting plan for the project, including all project identification signs, concepts for public fixtures and signs (such as street light fixtures or poles or street sign faces or poles); and group development signage themes. The plan

- shall identify which signs and lights are proposed to vary from city standards or common practices and the plan shall identify which zoning district sign regulations shall apply to the project.
- 10. Angeneral outline of the intended organizational structure for a property owners or condominium association, if any; deed restrictions, restrictive covenants and/or rules or regulations contained in owners or condominium associations documentation, and provisions for private provision of common services, if any.
- 11. A written description which that demonstrates that the full consistency of the proposed SPIP complies in all respects with the approved GDP.
- 12. Any and all variations between the requirements of the applicable PUD/GDP zoning district and the proposed SPIP development.
- 13. The applicant shall submit proof of financing capability pertaining to construction and maintenance and operation of public works elements of the proposed development.
- 14. The area included in a <u>SIP precise implementation plan</u> may be only a portion of the area included in a previously approved general implementation plan.
- 15. The SPIP submission may include site plan and design information, allowing the plan commission to combine design review and review of the SPIP. Design review may, at the choice of the Aapplicant, be deferred until a later time when specific site and building developments will be brought forth.
- 16. The plan commission or city council may specify other plans, documents, or schedules that must be submitted prior to consideration or approval of the SPIP, as such may be relevant to review.
- b. The process for review and approval of the PUD shall be identical to that for conditional use permits per section 105-998 and (if land is to be divided) to that for preliminary and final plats of subdivision per this Code. plan commission shall review and consider the SIP and forward its recommendation to the council. The common council shall vote to approve as presented, approve with conditions, or deny the PUD-SIP.
- c. All portions of an approved PUD/SPIP not fully developed within five years of final city council approval shall expire, and no additional PUD-based development shall be permitted. The city council may extend this five-year period by up to five additional years with a majority vote following a public hearing.

(9) Combining Steps. An applicant may request approval to combine the preapplication conference and concept plan steps (Steps 1 and 2) together. The director of planning and economic development shall determine if that request is appropriate based on the complexity and nature of the proposed development. If approved, the director will provide all of the required application materials and any public notice requirements for both of the combined steps to the applicant. An applicant may also request approval from the plan commission to combine the GDP and SIP steps together. If this request is approved by the plan commission, the director will provide all of the required application materials and all of the public notice requirements for both of the combined steps.

(f) Conditions and Restrictions.

- (1) The developer shall enter into a development agreement with the city to comply with all applicable laws and regulations, including any conditions and restrictions adopted to regulate a specific Planned Unit Development, and to assure the construction of all facilities and infrastructure associated with the project.
- (2) No building permit shall be issued until all applicable fees and assessments have been paid and either all public construction has been completed and approved, or a development agreement has been approved and executed and financial security has been provided. For staged development, such development agreements may provide for the construction of improvements and the use of common areas outside of the subject stage.
- (3) The common council may revoke an approved PUD if the project has not commenced within five years of final common council approval. In the event the PUD is revoked, the zoning of the property shall revert to the zoning district in place prior to approval of the PUD.
- (4) The common council may revoke portions of an approved PUD-SIP that are not fully developed within ten years of final common council approval. If the PUD is revoked, the common council may rezone the property to a different zoning district, or may consider an application for a new PUD-GDP.
- (5) Pursuant to Wisconsin Statutes Section 349.03, approval of the PUD shall constitute an agreement permitting the city to enforce traffic regulations under Chapter 346 Wisconsin Statutes or local ordinances in conformity with such regulations on any private streets and driveways located within the PUD. The city shall also have the right to access the PUD for the purposes of snow removal, weed cutting, and trash disposal. If the city performs such services, the city shall have the right to impose a special charge against the property for the costs of these services, pursuant to Wisconsin Statutes Section 66.0627.

(g) Changes or Revisions.

(1) All proposed changes, revisions, and additions to any aspect of an approved PUD project shall be submitted to the plan commission for its review. The plan commission shall determine whether the change, revision, or addition is minor or if the change is substantial. A minor change would include small

- modifications to the approved SIP. A substantial change would include major modifications to the SIP, or modifications to the GDP, because the change materially affects the intended design of the project and the impact of the project on neighboring uses. Based on the significance of the revision, the plan commission shall also determine what public hearings may be needed to review the change.
- (2) If the change is determined to be a minor adjustment to the SIP, the plan commission shall review the request and may approve the change without a public hearing. The recommendation of the plan commission shall then be forwarded to the common council for final action. The common council may also consider the change without a public hearing.
- (3) If the requested change is determined by the plan commission to be substantial, because of its effect on the intended design of the project or on neighboring uses, a public hearing shall be held by the plan commission to review the proposed change. The city shall give written notice to all property owners within 500 feet of the subject property prior to the plan commission meeting at which action shall be taken. The recommendation and findings of the plan commission shall be forwarded to the common council. A substantial change may also require that the common council hold a public hearing before taking final action on the amendment.
- (4) If the common council approves any substantial or material change, an ordinance shall be passed and any necessary amendments to any development agreement(s) shall be executed prior to the developer proceeding with implementation of any approved change or modification.

(Ord. of 2-7-2020, § 15.914)

SECTION 5: <u>AMENDMENT</u> "Sec 105-1012 Architectural Review Board" of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 105-1012 Architectural Review Board

- (a) Architectural review board.
 - (1) Composition. An architectural review board consisting of seven members shall be appointed by the mayor subject to confirmation by the city council. Members of the architectural review board need not be city residents. The members of the architectural review board shall serve a term of three years. At least three members of the architectural review board shall be architects, including landscape architects, licensed to practice by the state, one member shall be a real estate broker licensed by the state, one member shall be a general contractor licensed by the city, and one member shall be a member of

the plan commission. One of the members of the architectural review board shall be designated by the mayor as the chairperson and shall hold office as chairperson until a successor is appointed. The mayor shall have the power to remove any member of the architectural review board for cause upon written charges and after a public hearing. Vacancies upon the architectural review board shall be filled for the unexpired term of the member whose place has become vacant in the manner herein provided for the appointment of such member.

- (2) *Jurisdiction and authority*. The architectural review board is hereby vested with the jurisdiction and authority to review applications for approval of the exterior architectural features and design of buildings and other structures in all instances in which such approval is required by subsection (b) of this section.
- (3) *Meetings and rules of the architectural review board*. The architectural review board shall be subject to the same requirements and restrictions with respect to its meetings and rules as are contained in this section, relating to meetings and rules of the zoning board of appeals.
- (4) Finality of decisions of the architectural review board. All decisions and findings of the architectural review board shall be subject to review by the plan commission in the same manner as is provided by section 105-1003 relating to appeals from decisions and determinations of the building inspector except that the plan commission shall hear said appeal utilizing the same procedures as the zoning board of appeals.

(b) Architectural approval.

- (1) Required approvals. No building permit for any new nonresidential building or structure to be hereafter erected in the city, and any addition to, or alteration of nonresidential buildings or structures which alters more than 20 percent of the area of any facade of the building or structure shall be issued unless the exterior architectural features and design of such building or structure have been approved by the architectural review board. Exact replacements of architectural components are exempt from this provision. Architectural review board approval is not required for new nonresidential buildings or structures when such buildings or structures are developed pursuant to an approved Planned Unit Development.
- (2) Application for architectural approval. An application for a building permit for a building or other structure for which the approval of the architectural review board is required shall be accompanied by the following additional documents and drawings:
 - a. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
 - b. A written description of the general design, arrangement, texture, material and color of the building or structure and the relationship of such factors to similar features of buildings located within the same block or located along the frontage of any block across the street from the proposed building or structure for which architectural approval is

sought.

- (3) Standards for architectural approval. The architectural review board shall inspect the site of the proposed building or other structure for which architectural approval is sought and the immediate neighborhood of such site. After examining all of the drawings and documents submitted with the application for a building permit and for architectural approval, the architectural review board shall approve the architecture and design of the proposed building or structure whenever it shall find that:
 - a. The exterior architectural features, including general design, arrangement, texture, color and materials will be consistent and in harmony with the exterior architectural appeal and functional plan of the buildings located within the same block or located along the frontage of any block across the street from the proposed building or structure.
 - b. The construction of the proposed building or structure will not cause a substantial depreciation in the value of the property in the same block or located along the frontage of any block across the street from the proposed building or structure because of its dissimilarity to, or failure to harmonize with, the buildings located on such property.
 - c. The architectural review board shall not consider the interior arrangement of buildings for which architectural approval is sought.
 - d. *Meetings by the architectural review board*. All applications for architectural approval of a building or structure shall be considered by the architectural review board at a public meeting. A notice of the date, time, place and subject of the meeting shall be provided.

(Ord. of 2-7-2020, § 15.935)

SECTION 6: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 7: EFFECTIVE DATE This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE C	ITY OF SHEBOYGAN COMMON COUNCIL
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN R. O. 111-23-24

BY CITY PLAN COMMISSION.

FEBRUARY 19, 2024.

Your Commission to whom was referred Gen. Ord. No. 37-23-24 by Alderperson Ramey and R. O. No. 105-23-24 by City Clerk submitting application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located west of 3512 Wilgus Avenue - Parcel No. 59281215833 from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD overlay Classification; recommends filing the R. O. and adopting the Ordinance.

CITY OF SHEBOYGAN GENERAL ORDINANCE 37-23-24

BY ALDERPERSON RAMEY.

FEBRUARY 5, 2024.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located west of 3512 Wilgus Avenue - Parcel No. 59281215833 from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD overlay Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Chapter 105 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD overlay Classification:

Property located – west of 3512 Wilgus Avenue - Parcel No. 59281215833:

LOT 2 CSM V21 P117-118 #1754914 & AFFT #1765532 - PRT NE NW & NW NW SEC 21.

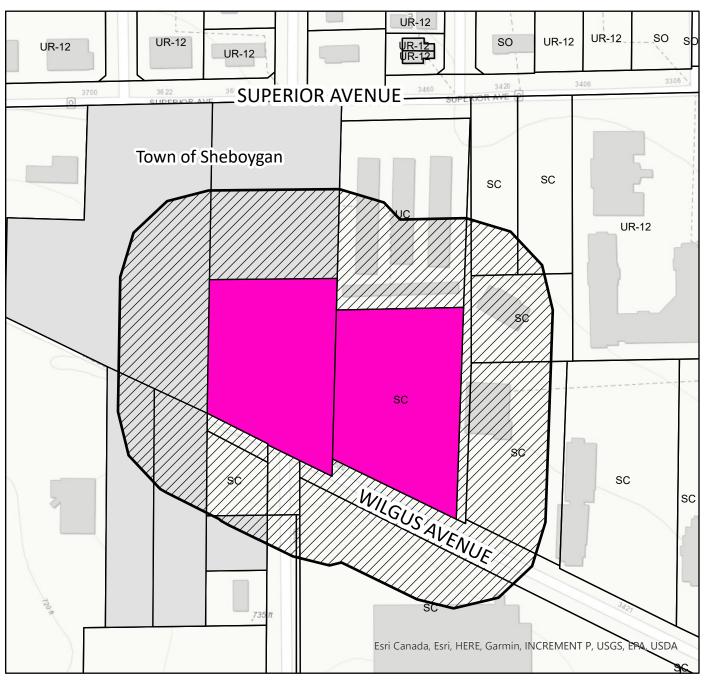
Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL .	
Presiding Officer	Attest
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

PROPOSED REZONE FROM SUBURBAN COMMERCIAL (SC) TO SUBURBAN COMMERCIAL -PUD OVERLAY

SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST

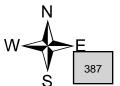
PRT N1/2 NW1/4 LOT 1 AND S 10' OF LOT 2 CSM REC IN VOL 14 P 240 AS DOC #1492826 ROD AND LOT 2 CSM V21 P117-118 #1754914 & AFFT #1765532 - PRT NE NW & NW NW SEC 21



100

200

400 Feet



CITY OF SHEBOYGAN R. O. 105-23-24

BY CITY CLERK.

FEBRUARY 5, 2024.

Submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located west of/and including 3512 Wilgus Avenue (Parcel Nos. 59281215833 and 59281215827).

11-		40
Ite	m	43.

OFFICE USE ONLY		Item 43	
APPLICATION NO.:			
RECEIPT NO.:			
FILING FEE: \$200.00 (Payable to City of Sheboygan)			
		1	

CITY OF SHEBOYGAN APPLICATION FOR AMENDMENT OF OFFICIAL ZONING MAP

(Requirements Per Section 15.903) Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is nonrefundable.

1.	APPLICANT INFORMATION	
	APPLICANT: Van Horn Properties of Sheboygan LLC PHONE NO.: (920) 892-6466	
	ADDRESS: PO Box 298, Plymouth, WI 53073 E-MAIL: jniesen@vhcars.com	
	OWNER OF SITE: Van Horn Family Real Estate LLC PHONE NO.: (920) 892-6466	
2.	DESCRIPTION OF THE SUBJECT SITE	
	Parcel immediately west of 3512 Wilgus Ave (Town) ADDRESS OF PROPERTY AFFECTED: 3512 Wilgus Ave (City)	
	LEGAL DESCRIPTION:PRT N1/2 NW1/4 LOT 1 AND S 10' OF LOT 2 CSM REC IN VOL 14 P 240 AS DOC #1492826 ROD AND LOT 2 CSM V21 P117-118#1754914 & AFFT #1765532 - PRT NE NW & NW NW SEC 21	
	PARCEL NO. <u>59281215833 & 592812158</u> 27 MAP NO. <u>TBD</u>	
	EXISTING ZONING DISTRICT CLASSIFICATION: SC (Suburban Commercial)	
	PROPOSED ZONING DISTRICT CLASSIFICATION: SC (Suburban Commercial) with PUD overlay	
	BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE:	
	Existing vehicle display lot	
	BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE:	
	Proposed car dealership with repairs	

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

Zo ap	ow does the proposed Official Zoning Map amendment further the purposes of the pring Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the plicable rules and regulations of the Wisconsin Department of Natural Resources and Federal Emergency Management Agency?
C	ombines two sites under the same ownership and use to more uniformly meet code and
st	ormwater across the site.
	hich of the following factors has arisen that are not properly addressed on the rrent Official Zoning Map? (Provide explanation in space provided below.)
	The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
	A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.
Δ	Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
	Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
×	Explain: Planned unit development
СО	ow does the proposed amendment to the Official Zoning Map maintain the desired nsistency of land uses, land use intensities, and land use impacts as related to the virons of the subject property?
Th	ne properties will be used for the same purpose, a car dealership.

	of the City of Sheboygan Comprehensive Plan.
Matches zoning of existing neighboring pa	arcel which is in harmony with the City of Sheboygan
comprehensive plan.	
CERTIFICATE	
I hereby certify that all the above state and correct to the best of my knowle	ements and attachments submitted hereto are true dge and belief.
Jeff Niesen (Jan 18, 2024 17:38 CST)	Jan 18, 2024

APPLICATION SUBMITTAL REQUIREMENTS

APPLICANT'S SIGNATURE

PRINT ABOVE NAME

Jeff Niesen

4.

A copy of the current zoning map of the subject property and vicinity showing: See sheet C1.1A

DATE

- □ The property proposed to be rezoned.
- □ All lot dimensions of the subject property.
- □ All other lands within 200 feet of the subject property.
- \Box Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

Application for Signature

Final Audit Report 2024-01-18

Created:

2024-01-18

By:

Jessica Rodriguez (jessica.rodriguez@excelengineer.com)

Status:

Signed

Transaction ID:

CBJCHBCAABAA1i54fJ6yG5GJwyrL9dXDpnfDDOR_PflD

"Application for Signature" History

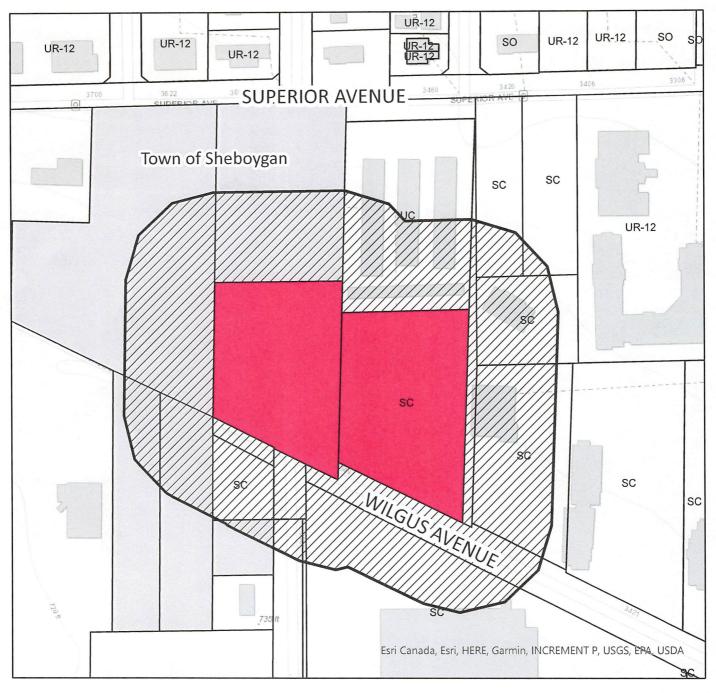
- Document created by Jessica Rodriguez (jessica.rodriguez@excelengineer.com) 2024-01-18 9:57:12 PM GMT
- Document emailed to jniesen@vhcars.com for signature 2024-01-18 9:57:42 PM GMT
- Email viewed by jniesen@vhcars.com 2024-01-18 11:37:59 PM GMT
- Signer jniesen@vhcars.com entered name at signing as Jeff Niesen 2024-01-18 11:38:29 PM GMT
- Document e-signed by Jeff Niesen (jniesen@vhcars.com)
 Signature Date: 2024-01-18 11:38:31 PM GMT Time Source: server
- Agreement completed. 2024-01-18 - 11:38:31 PM GMT



PROPOSED REZONE FROM SUBURBAN COMMERCIAL (SC) TO SUBURBAN COMMERCIAL -PUD OVERLAY

SECTION 21, TOWNSHIP 15 NORTH, RANGE 23 EAST

PRT N1/2 NW1/4 LOT 1 AND S 10' OF LOT 2 CSM REC IN VOL 14 P 240 AS DOC #1492826 ROD AND LOT 2 CSM V21 P117-118 #1754914 & AFFT #1765532 - PRT NE NW & NW NW SEC 21



100

200

400 Feet



CITY OF SHEBOYGAN R. O. 112-23-24

BY CITY PLAN COMMISSION.

FEBRUARY 19, 2024.

Your Commission to whom was referred Gen. Ord. No. 38-23-24 by Alderperson Ramey and pursuant to R. O. No. 105-23-24 by City Clerk submitting application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located at 3512 Wilgus Avenue - Parcel No. 59281215827 from Class Suburban Commercial (SC) to Class Suburban Commercial (SC) with PUD overlay Classification; recommends adopting the Ordinance.

CITY OF SHEBOYGAN GENERAL ORDINANCE 38-23-24

BY ALDERPERSON RAMEY.

FEBRUARY 5, 2024.

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SEC 21 T15N R23E PRT N1/2 NW1/4 LOT 1 AND S 10' OF LOT 2 CSM REC IN VOL 14 P 240 AS DOC #1492826 ROD 1.95 A

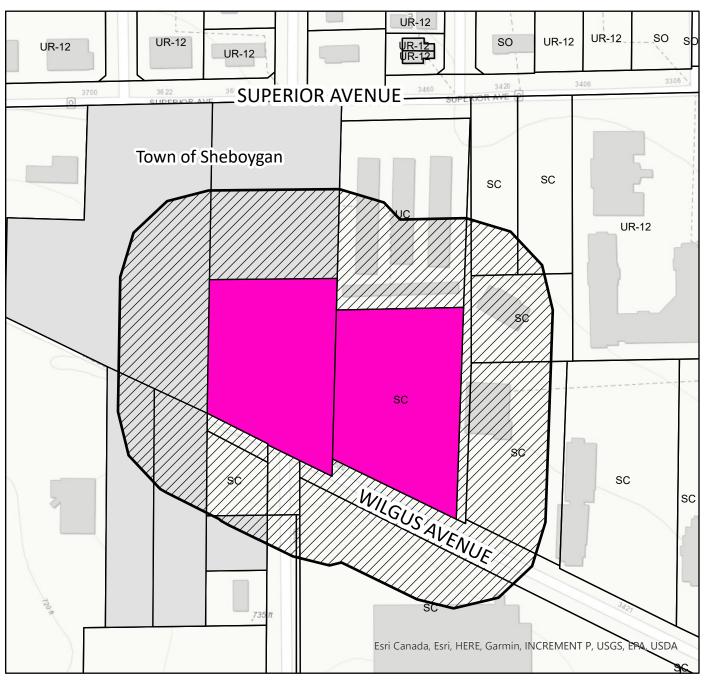
Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

PASSED AND ADOPTED BY THE CITY	SED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL	
Presiding Officer	Attest	
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan	

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