

CITY PLAN COMMISSION AGENDA February 27, 2024 at 4:00 PM

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

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

OPENING OF MEETING

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

MINUTES

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

PUBLIC HEARING

- 5. Public Hearing regarding the proposed creation of Tax Incremental District No. 21, the proposed boundaries of the District, and the proposed Project Plan for the District.
- <u>6.</u> Public Hearing regarding the proposed creation of Tax Incremental District No. 22, the proposed boundaries of the District, and the proposed Project Plan for the District.
- 7. Public Hearing regarding the proposed creation of Tax Incremental District No. 23, the proposed boundaries of the District, and the proposed Project Plan for the District.
- 8. Public Hearing regarding the proposed creation of Tax Incremental District No. 24, the proposed boundaries of the District, and the proposed Project Plan for the District.
- <u>9.</u> Public hearing regarding application for Conditional Use Permit with exceptions by Richard Sadiq to locate and operate a Chester's food truck at the Blast Soft Serve property located at 406 Pennsylvania Avenue.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- <u>10.</u> Application for Conditional Use Permit with exceptions by Richard Sadiq to locate and operate a Chester's food truck at the Blast Soft Serve property located at 406 Pennsylvania Avenue.
- 11. 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

- 12. R. O. No. 108-23-24 by City Clerk submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located around 1828 Oakland Avenue including Parcel Nos. 59281425440, 59281425550, and 59281425510 from Class Urban Industrial (UI) to Class Urban Industrial (UI) with PUD Overlay Classification. REFER TO CITY PLAN COMMISSION
- 13. 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
- <u>14.</u> 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
- 15. 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
- <u>16.</u> 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

NEXT MEETING

17. March 12, 2024

ADJOURN

18. Motion to Adjourn

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

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

CITY OF SHEBOYGAN

Tuesday, February 13, 2024

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

STAFF/OFFICIALS PRESENT: Program Assistant Ellise Rose Building Inspection Specialist Linnae Wierus

OPENING OF MEETING

1. Roll Call

Mayor Sorenson called the meeting to order at 4pm.

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

3. Identify potential conflict of interest

No committee member had a conflict.

MINUTES

4. Approval of the Plan Commission minutes from January 23, 2024

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD JANUARY, 23, 2024. Motion made by Marilyn Montemayor, seconded by Jerry Jones. Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Jerry Jones and Braden Schmidt

HEARINGS

5. Hearing regarding proposed art for the back of the "Downtown" sign located at the fork in the road on South 8th Street.

MOTION TO CLOSE THE PUBLIC HEARING. Motion made by Jerry Jones, seconded by Marilyn Montemayor. Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Jerry Jones and Braden Schmidt

6. Hearing regarding Conditional Use with exceptions by JB Site Design and Engineer to construct a new indoor vehicle repair building at Bret's Towing located at 2233 South Business Drive. UC Zone.

MOTION TO CLOSE THE PUBLIC HEARING. Motion made by Jerry Jones, seconded by Ryan Sazama. Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Jerry Jones and Braden Schmidt

7. Hearing regarding Precise Implementation Plan by Van Horn Properties of Sheboygan LLC, to construct a new Van Horn Kia facility located along Wilgus Avenue between Superior Avenue and North Taylor Drive. PUD Zone

MOTION TO CLOSE THE PUBLIC HEARING. Motion made by Braden Schmidt, seconded by Marilyn Montemayor.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Presentation on the Planned Unit Development ordinance update.

City Administer Casey Bradley presented on the Planned Unit Development ordinance update.

 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. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL. Motion made by Ryan Sazama, seconded by Jerry Jones. Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Jerry Jones and Braden Schmidt

10. Application for Conditional Use with exceptions by JB Site Design and Engineer to construct a new indoor vehicle repair building at Bret's Towing located at 2233 South Business Drive. UC Zone.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS:

- 1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
- 2. Outdoor storage of materials, products or equipment shall be prohibited.
- 3. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
- 4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
- 5. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
- 6. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
- 7. The applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit.
- 8. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
- 9. Dumpster(s) shall be screened and enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpsters. Dumpster enclosure will be completed prior to issuance of an occupancy permit.
- 10. The applicant may not store any inoperable vehicles on the property.
- 11. Vehicle location shall not cause any type of pedestrian/vehicle conflict or safety issues.
- 12. In no instance shall the auto repair create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issue(s) arises, the Plan Commission may again review the conditional use permit.
- 13. Applicant shall submit a Certified Survey Map (CSM) that meets the City of Sheboygan Subdivision Ordinance.

- 14. The Conditional use permit is approved if and only if the City of Sheboygan Department of Development and/or Planning Commission approve the Certified Survey Map (CSM) reconfiguring lot lines and/or creating the parcel as proposed.
- 15. Building permits will only be issued at such time as the applicant can provide documentation from Sheboygan County that the CSM has been officially recorded.
- 16. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use and/or architectural review applications reflecting those amendments.

Exceptions granted:

- To have a 5.85' rear yard setback
- To have 9 parking spaces

Motion made by Marilyn Montemayor, seconded by Jerry Jones. Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Jerry Jones and Braden Schmidt

11. Preapplication Conference by HTT to construct a new addition located at 1828 Oakland Avenue. UI Zone.

Discussion was held about the HTT addition project.

12. Concept Plan by HTT to construct a new addition located at 1828 Oakland Avenue. UI Zone

Discussion was held about the HTT addition project.

 R. O. No. 105-23-24 by City Clerk submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance for property located west of/and including 3512 Wilgus Avenue (Parcel Nos. 59281215833 and 59281215827). REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL. Motion made by Jerry Jones, seconded by Marilyn Montemayor. Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Jerry Jones and Braden Schmidt

14. Gen. Ord. No. 37-23-24 by Alderperson Ramey 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. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL. Motion made by Jerry Jones, seconded by Marilyn Montemayor. Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Jerry Jones and Braden Schmidt

 Gen. Ord. No. 38-23-24 by Alderperson Ramey amending 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. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL. Motion made by Jerry Jones, seconded by Marilyn Montemayor. Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Jerry Jones and Braden Schmidt

16. General Development Plan by Van Horn Properties of Sheboygan LLC to construct a new Van Horn Kia facility on parcels 59281215827 and 59281215833. PUD Planned Unit Development Zone.

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL. Motion made by Marilyn Montemayor, seconded by Jerry Jones. Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Jerry Jones and Braden Schmidt

17. Application for Precise Implementation Plan by Van Horn Properties of Sheboygan LLC, to construct a new Van Horn Kia facility located along Wilgus Avenue between Superior Avenue and North Taylor Drive. PUD Zone

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL. Motion made by Marilyn Montemayor, seconded by Jerry Jones. Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Jerry Jones and Braden Schmidt

NEXT MEETING

18. February 27, 2024

The next meeting is scheduled to be held on February 27, 2024.

ADJOURN

19. Motion to Adjourn

MOTION TO ADJOURN AT 4:22 PM. Motion made by Ryan Sazama, seconded by Jerry Jones. Voting yea: Mayor Ryan Sorenson, Ryan Sazama, Marilyn Montemayor, Jerry Jones and Braden Schmidt 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: Public Hearing Held: Approval by Plan Commission: Adoption by Common Council:

Approval by the Joint Review Board:

Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for March 18, 2024 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:

 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.

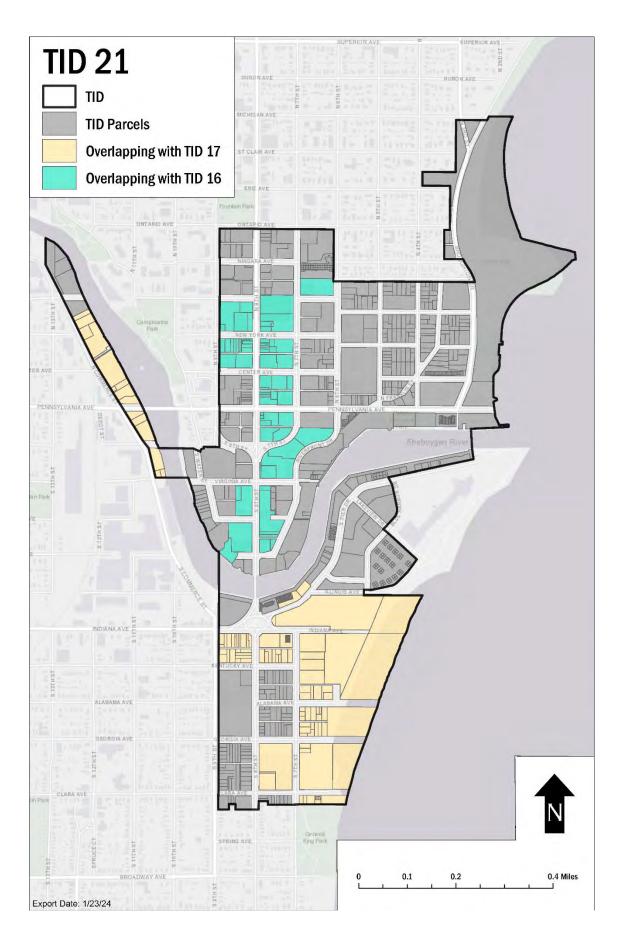
- 3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the 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.

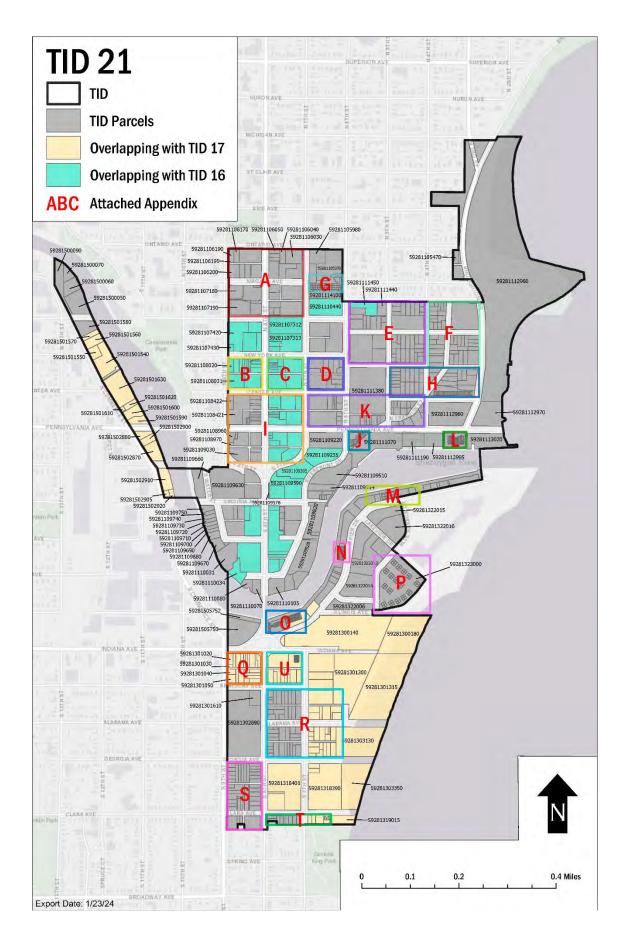
- 6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
- 7. Improvements to be made in the District are likely to significantly enhance the value of substantially all the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

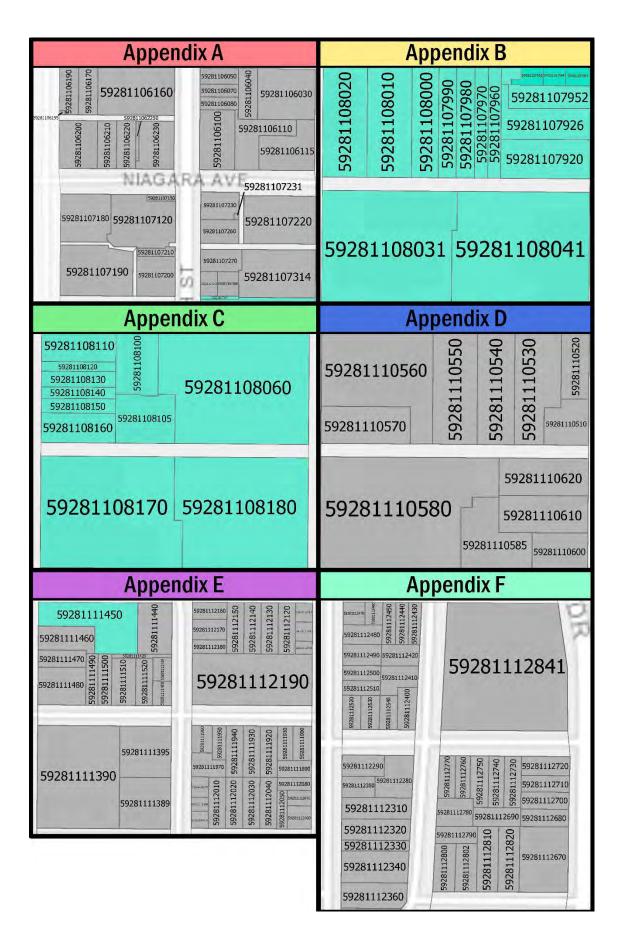
SECTION 2: Preliminary Map of Proposed District Boundary

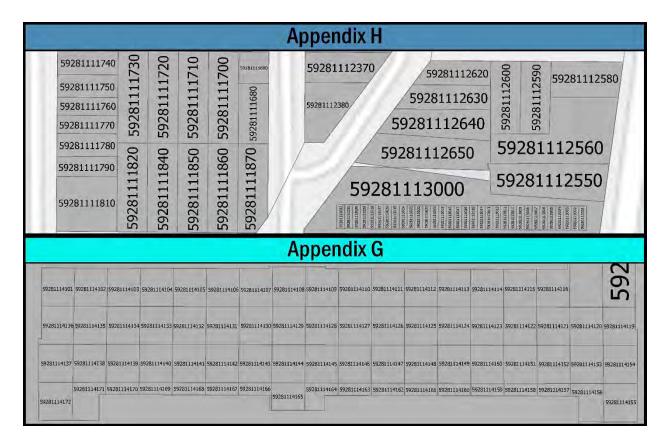
Maps Found on Following Page.

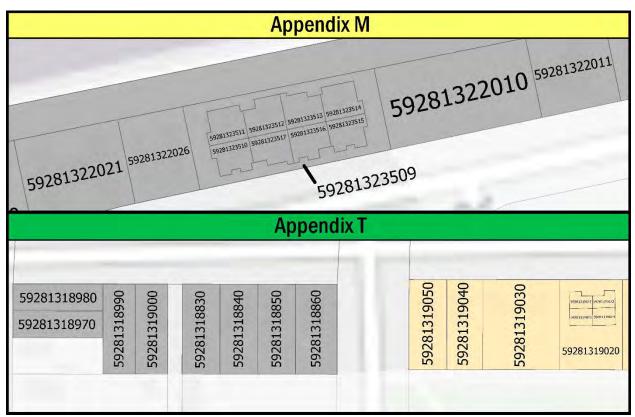
To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

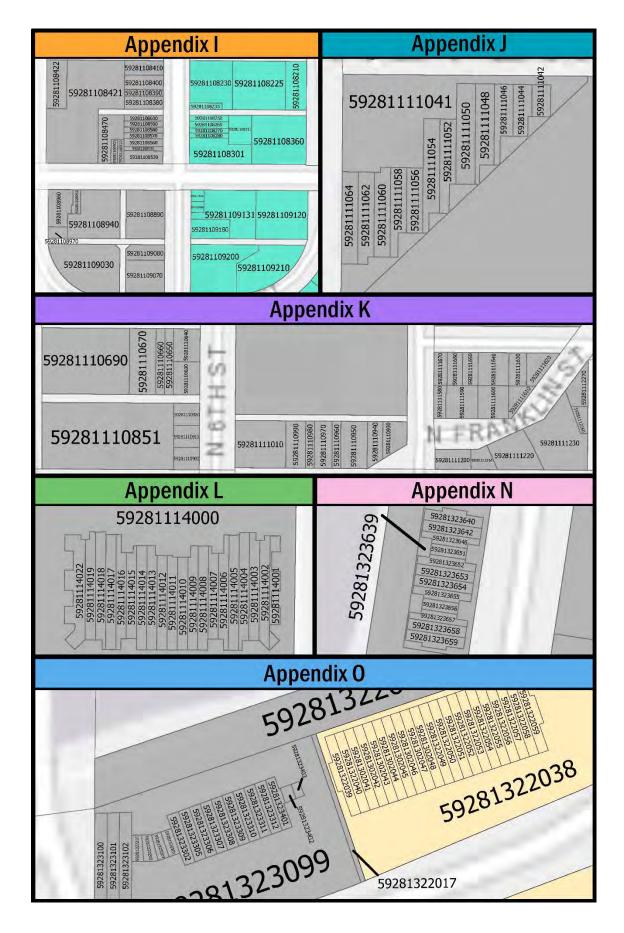


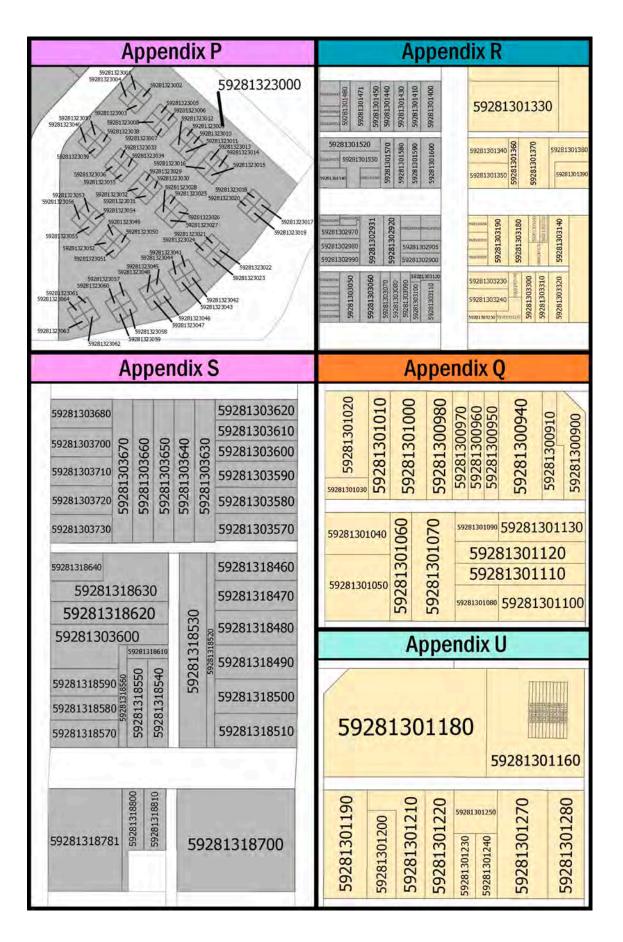






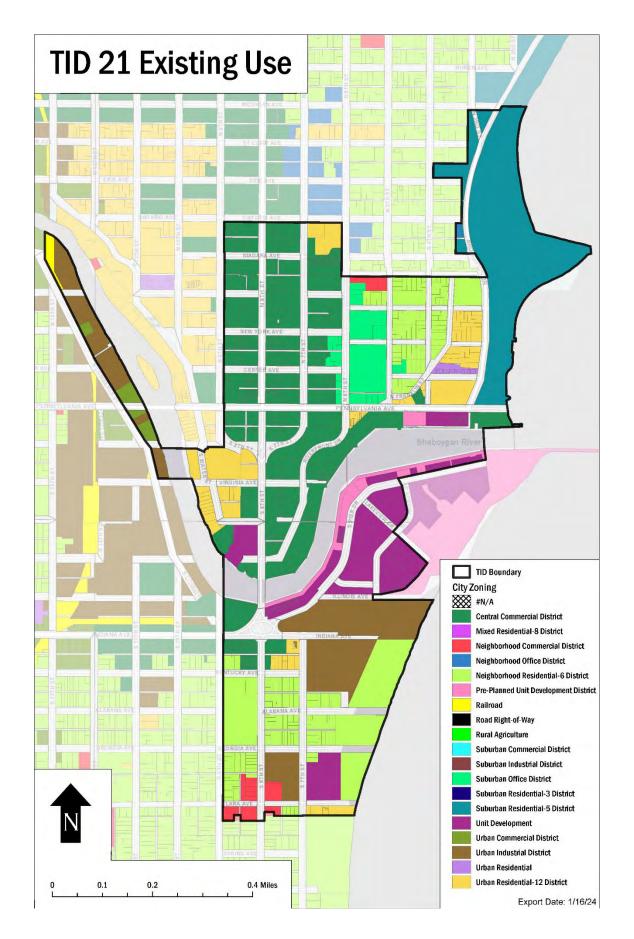






SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

of Sheboygan, Wisc crement District #21																Assessm Classific
roperty Information																(Residentia Commercia
	Property Information			Asses	sment Informat	tion		Equalized	l Value		[istrict Classification	I	District Clas	sification	Manufacturing = Class 4 , Ui
			Part of													Class 5, Ag F 5M, Forest = C
		Total	Existing TID? WetlandIndicate TID #				Faureliand				Industrial (Zoned and Vacant/	Commonial /	Existing Suitable for	or Rehab/		= Class 7 & .
Number Street Address	Owner	Acreage	Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	(Zoned and Vacant/ Suitable) Institutiona	Commercial/ Business	Existing Suitable for Residential Mixed Us		Vacant	
as	THE FOUNDERS CLUB LLC	1.617	Na	351 700	4,577,400	4 830 100	07.20%	250 724	4 705 143	4.002.000		1.617	1.0	17	0.00	
281105970 930 N 6TH ST 281105980 623 ONTARIO AVE	ST LUKE UNITED METHODIST CHURCH	1.617 0.660	No No	251,700	4,577,400	4,829,100 -	97.29% 97.29%	258,724 0	4,705,142 0	4,963,866 0	0.6		1.6:		0.00	
281105990 915 N 7TH ST	ST LUKE UNITED METHODIST CHURCH	0.367	No	-	-	-	97.29%	0	0	0	0.3	57	0.30	57		
281106030 N/A 281106040 721 ONTARIO AVE	PARKING UTILITY CITY OF SHEBOYGAN FRIENDSHIP HOUSE INC	0.657	No No				97.29% 97.29%	0	0	0	0.6	0.219	0.6			
281106050 929 N 8TH ST	CHAMBERLAIN WORLD TRADE LLC	0.138	No	50,400	956,800	1,007,200	97.29%	51,807	983,502	1,035,308		0.138	0.13		0.00	
281106070 925 N 8TH ST	RICHARD W RUPP INC THE RUDNICK GROUP LLC	0.110	No No	33,600	382,700	416,300	97.29%	34,538	393,380	427,918		0.110	0.1		0.00	
281106080 919 N 8TH ST 281106100 909 N 8TH ST	NIAGARA LLC	0.110 0.475	No	33,600 145,600	277,100 3,009,300	310,700 3,154,900	97.29% 97.29%	34,538 149,663	284,833 3,093,281	319,371 3,242,944		0.110 0.475	0.1:		0.00	
281106110 722 NIAGARA AVE	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.420	No	-	-	-	97.29%	0	0	0	0.4		0.42			
281106115 708 NIAGARA AVE 281106160 930 N 8TH ST	SHEBOYGAN GSRS LLC I&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		0.499 0.827	0.49		0.00	
281106170 N/A	SHEBOYGAN AREA SCHOOL DISTRICT	0.207	No	-	-	-	97.29%	0	0	1,055,025	0.2		0.20		0.00	
281106190 N/A	I&Z PROPERTIES LLC	0.201	No	61,300	-	61,300	97.29%	63,011	0	63,011		0.201	0.20		0.20	
281106195 N/A 281106200 909 N 9TH ST	CITY OF SHEBOYGAN SHEBOYGAN AREA SCHOOL DISTRICT	0.005 0.413	No No	-	-	-	97.29% 97.29%	0	0	0	0.0		0.00			
281106210 822 NIAGARA AVE	DARROW PROPERTIES LLC	0.207	No	63,000	259,600	322,600	97.29%	64,758	266,845	331,603		0.207	0.20	07	0.00	
281106220 816 NIAGARA AVE	PARKING UTILITY CITY OF SHEBOYGAN	0.207	No	-	-	-	97.29%	0	0	0	0.2		0.20			
281106225 N/A 281106230 902 N 8TH ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN ABOVE & BEYOND CORP	0.029	No				97.29% 97.29%	0	0	0	0.0	0.385	0.02			
281107120 826 N 8TH ST	SHEBOYGAN COMMUNITY THEATRE FOUNDATION INC	0.727	No	-	-	-	97.29%	0	0	0		0.727	0.72	27 0.727		
281107150 832 N 8TH ST 281107180 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	0.5	0.041	0.04		0.00	
281107180 821 NIAGARA AVE 281107190 824 WISCONSIN AVE	TRINITY EV LUTH CONG	0.537	NO	-	-	-	97.29%	0	0	0	0.5		0.8			
281107200 804 N 8TH ST	FIFTH GENERATION PROPERTIES LLC	0.344	No	102,300	327,600	429,900	97.29%	105,155	336,742	441,897		0.344	0.34	0.344	0.00	
281107210 816 N 8TH ST 281107220 721 NIAGARA AVE	SHEBOYGAN COMMUNITY THEATRE FOUNDATION INC PARKING UTILITY CITY OF SHEBOYGAN	0.073 0.774	No No	-	-	-	97.29% 97.29%	0	0	0	0.7	0.073	0.0			
281107220 721 MAGARA AVE 281107230 N/A	NIAGARA LLC	0.230	No	70,500	-	70,500	97.29%	72,467	0	72,467	0.7	0.230	0.2		0.23	
281107231 N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.007	No	-		-	97.29%	0	0	0	0.0		0.0			
281107260 821 N 8TH ST 281107270 809 N 8TH ST	BLACK PIG ELKHART LAKE LLC KOHLBECK. THOMAS J	0.205	No	62,600 63,400	884,500 511,800	947,100 575,200	97.29% 97.29%	64,347 65,169	909,184 526,083	973,531 591,252		0.205	0.20		0.00	
281107280 801 N 8TH ST	MARTENS MAKE MOVES LLC	0.093	No	28,600	254,300	282,900	97.29%	29,398	261,397	290,795		0.093	0.0		0.00	
281107285 804 N 7TH ST	URB LLC CITY OF SHEROYGAN	0.116	No 16	35,300	123,300	158,600	97.29% 97.29%	36,285	126,741	163,026	0.0	0.116	0.1:		0.00	
281107306 N/A 281107312 734 N 7TH ST	EIGHTH STREET SHEBOYGAN HOUSING CORP	0.028	16	- 510,300	- 9,386,500	9,896,800	97.29%	0 524,541	9,648,450	0 10,172,991	0.0	28	1.666 1.6		0.00	
281107313 710 NEW YORK AVE	CITY OF SHEBOYGAN	1.270	16	-	-	-	97.29%	0	0	0	1.2	70	1.2			
281107314 N 7TH ST 281107330 709 N 8TH ST	CITY OF SHEBOYGAN WALKER, SAMUELA	0.812 0.172	No 16	- 52,800	- 359,800	- 412,600	97.29% 97.29%	0 54,273	0 369,841	0 424,114	0.8	0.172	0.8		0.00	
281107330 709 N 81H ST 281107340 701 N 8TH ST	PARK PLACE HOLDINGS LLC	0.172	16	43,700	520,800	412,600 564,500	97.29%	54,273 44,920	535,334	424,114 580,254		0.172	0.14		0.00	
281107370 N/A	CITY OF SHEBOYGAN	0.370	16	-	-	-	97.29%	0	0	0	0.3		0.3			
281107420 825 WISCONSIN AVE 281107430 703 N 9TH ST	PARKING UTILITY CITY OF SHEBOYGAN ASHLING PROPERTIES LLC	1.213 0.103	16 16	- 31,500	- 113,900	- 145,400	97.29% 97.29%	0 32,379	0 117,079	0 149,458	1.2	0.103	1.2:			
281107440 710 N 8TH ST	CITY OF SHEBOYGAN MEAD PUBLIC LIBRARY	0.697	16	-	-	-	97.29%	0	0	145,450		0.697	0.69			
281107470 N/A	CITY OF SHEBOYGAN	0.246	16	-	-	-	97.29%	0	0	0	0.2	46	0.24			
281107920 N/A 281107926 N/A	EIGHTH STREET INVESTMENTS LLC EIGHTH STREET INVESTMENTS LLC	0.145 0.122	16 16	44,500 35,400	7,100 7,100	51,600 42,500	97.29% 97.29%	45,742 36,388	7,298 7,298	53,040 43,686			0.145 0.14 0.122 0.12			
281107952 N/A	EIGHTH STREET CONDOMINIUM OWNERS IN COMMON	0.146	16	-	-	-	97.29%	0	0	0			0.146 0.14	16		
281107953 632 N 8TH ST	EIGHTH STREET INVESTMENTS LLC	0.019	16 16	24,300	236,700	261,000	97.29%	24,978	243,306	268,284			0.019 0.03			
281107954 N/A 281107955 N/A	EIGHTH STREET INVESTMENTS LLC AMERICAN ORTHODONTICS CORP	0.017	16	20,200 20,200	202,700 231,700	222,900 251,900	97.29% 97.29%	20,764 20,764	208,357 238,166	229,120 258,930		0.019	0.017 0.03			
281107960 813 NEW YORK AVE	EIGHTH STREET INVESTMENTS LLC	0.060	16	18,200	62,900	81,100	97.29%	18,708	64,655	83,363		0.060	0.0			
281107970 815 NEW YORK AVE 281107980 817 NEW YORK AVE	815 NEW YORK AVE SHEBOYGAN LLC HAHN, ANDREW J	0.062	16 16	18,900 25,900	221,300 267,200	240,200 293,100	97.29% 97.29%	19,427 26,623	227,476 274,657	246,903 301,280		0.062	0.0			
281107980 817 NEW YORK AVE 281107990 819 NEW YORK AVE	MOORE, ASHLEY	0.083	16	25,900	117,600	142,800	97.29%	25,903	120,882	301,280 146,785		0.085	0.00			
281108000	CITY OF SHEBOYGAN	0.124	16	-	-	-	97.29%	0	0	0	0.1	24	0.12	24 0.124		
281108010 827 NEW YORK AVE 281108020 833 NEW YORK AVE	CITY OF SHEBOYGAN CITY OF SHEBOYGAN FIRE STATION NO 1	0.207	16 16	-	-	-	97.29% 97.29%	0	0	0	0.2		0.20			
281108031 828 CENTER AVE	CITY OF SHEBOYGAN CITY HALL	0.611	16	-	-	-	97.29%	0	0	0	0.2	11	0.6			
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		0.629	0.62			
281108060 715 NEW YORK AVE 281108100 723 NEW YORK AVE	REDEVELOPMENT AUTHORITY OF SHEBOYGAN TOMAN GROUP LLC, THE	0.664 0.111	16 16	- 33,800	- 219,700	- 253,500	97.29% 97.29%	0 34,743	0 225,831	0 260,574	0.6	54 0.111	0.60			
281108105 618 N 7TH ST	TESTWUIDE TRUST	0.120	16	36,700	315,500	352,200	97.29%	37,724	324,305	362,029		0.120	0.12	20		
281108110 631 N 8TH ST	CCK PROPERTIES II LLC	0.094	16	28,700	399,900	428,600	97.29%	29,501	411,060	440,561		0.094	0.0			
281108120 627 N 8TH ST 281108130 625 N 8TH ST	PAST PRESENT FUTURE LLC CASPER ENTERPRISES LLC	0.030	16 16	9,100	144,100 213,100	153,200 227,800	97.29% 97.29%	9,354 15,110	148,121 219,047	157,475 234,157		0.030	0.03			
281108140 623 N 8TH ST	LUCE EGG INC DBA TOCHI	0.036	16	10,900	112,500	123,400	97.29%	11,204	115,640	126,844		0.036	0.03	36		
281108150 621 N 8TH ST	DUCK FAMILY ASSETS LLC	0.045	16 15	13,700	109,500	123,200	97.29%	14,082	112,556	126,638		0.045	0.0			
281108160 617 N 8TH ST 281108170 605 N 8TH ST	SUNNY SHORE PROPERTIES LLC 8 CENTER HOLDINGS LLC	0.092	16 16	28,000 181,600	391,600 1,165,400	419,600 1,347,000	97.29% 97.29%	28,781 186,668	402,528 1,197,923	431,310 1,384,591		0.092	0.09			
281108180 N/A	8 CENTER HOLDINGS LLC	0.604	16	110,600	10,400	121,000	97.29%	113,687	10,690	124,377		0.604	0.60	0.604		
281108210 N/A 281108225 N/A	8 CENTER HOLDINGS LLC RAHIL LLP	0.224 0.561	16 16	41,000 137,400	4,800 16,800	45,800 154,200	97.29% 97.29%	42,144 141,234	4,934 17,269	47,078 158,503		0.224 0.561	0.2			
281108225 N/A 281108230 723 CENTER AVE	RAHIL LLP RAHIL LLP	0.409	16	137,400	16,800	1,276,900	97.29%	141,234 124,377	17,269	158,503		0.561	0.40			
281108235 N/A	HANEMAN, DAVID M	0.046	16	14,000	1,600	15,600	97.29%	14,391	1,645	16,035		0.046	0.04	16 0.046		
281108250 N/A 281108260 513 N 8TH ST	HANEMAN, DAVID M PASSMORE, JAMES T	0.056	16 16	16,800 16,800	- 129,300	16,800 146,100	97.29% 97.29%	17,269 17,269	0 132,908	17,269 150,177		0.056	0.05			
281108260 513 N 81H ST 281108270 511 N 8TH ST	CARNEY, JACQUELINE L	0.056	16	16,800	129,300	146,100 200,700	97.29%	17,269	132,908 193,349	206,301		0.056	0.04			
281108280 509 N 8TH ST	MAVERICKS BARBERSHOP LLC	0.042	16	12,600	113,200	125,800	97.29%	12,952	116,359	129,311		0.042	0.04	12		
281108301 501 N 8TH ST 281108311 517 N 8TH ST	SHEB RETAIL LLC PASSMORE, JAMES T	0.320	16 16	95,400 45,700	601,500	696,900 45,700	97.29% 97.29%	98,062 46,975	618,286 0	716,348 46,975		0.320	0.3			
281108311 517 N 81H 51 281108360 710 PENNSYLVANIA AVE	SALVATION ARMY	0.148	16	45,700	-	45,700	97.29%	46,975	0	46,975		0.148	0.14			
281108380 520 N 8TH ST	HOLDINGS BY TJ LLC	0.110	No	33,600	228,500	262,100	97.29%	34,538	234,877	269,414		0.110	0.1	10		
281108390 522 N 8TH ST	SHEB RETAIL LLC	0.055	No	16,800	102,800	119,600	97.29%	17,269	105,669	122,938	1	0.055	0.0	5		

City of Sheboygan, Wisconsin Tax Increment District #21

Base Property Information																	
	Property Information				Assess	ment Informa	tion		Equalized	l Value			Dist	rict Classificatio	1		District C
				Part of													1
		Total	Wetland	Existing TID? Indicate TID #				Equalized				Industrial (Zoned and	Vacant/	Commercial/	Existing	Suitable for	Rehab/
Parcel Number Street Address	Owner	Acreage	Acreage		Land	Imp	Total	Value Ratio	Land	Imp	Total	Suitable)	Institutional	Business	Residential	Mixed Use	Conservatio
59281108410 532 N 8TH ST 59281108421 828 PENNSYLVANIA AVE	TECH HUB LLC CITY OF SHEBOYGAN PARKING UTILITY	0.124		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	1.22
59281108422 833 CENTER AVE	SHEBOYGAN COLUMBUS INSTITUTE	0.216		No	-	-	-	97.29%	0	0	0		0.216			0.216	1
59281108470 818 PENNSYLVANIA AVE 59281108500 816 PENNSYLVANIA AVE	HEARTLAND AFFORDABLE HOUSING - SHEBOYGAN BALZER INC KISTNER. ELISA M	0.207		No No	39,600 10,500	290,800 123.800	330,400 134,300	97.29% 97.29%	40,705 10,793	298,915 127,255	339,621 138.048			0.207		0.207	1
59281108510 814 PENNSYLVANIA AVE	SWANSON, KEVIN R	0.034		No	10,500	61,700	72,200	97.29%	10,793	63,422	74,215			0.034		0.034	
59281108530 502 N 8TH ST 59281108550 506 N 8TH ST	502 NORTH 8TH LLC NICLA, THOMAS R	0.110		No No	33,600 10,900	390,900 63,700	424,500 74,600	97.29% 97.29%	34,538 11,204	401,809 65,478	436,347 76,682			0.110 0.036		0.110 0.036	1
59281108560 508 N 8TH ST	SLYS REAL ESTATE LLC	0.066		No	20,200	164,600	184,800	97.29%	20,764	169,194	189,957			0.066		0.066	1
59281108570 510 N 8TH ST	MIM MILLER HOLDINGS LLC	0.050		No	15,100	121,700	136,800	97.29%	15,521	125,096	140,618			0.050		0.050	
59281108580 512 N 8TH ST 59281108590 514 N 8TH ST	TAYLOR PROPERTIES LLC TAYLOR PROPERTIES LLC	0.051		No No	15,400 15,400	132,200 84,000	147,600 99,400	97.29% 97.29%	15,830 15,830	135,889 86,344	151,719 102,174			0.051		0.051 0.051	1
59281108600 516 N 8TH ST	PETR, JAMES M	0.051		No	15,400	186,700	202,100	97.29%	15,830	191,910	207,740			0.051		0.051	1
59281108890 502 S 8TH ST 59281108940 815 PENNSYLVANIA AVE	LAKEVIEW BEVERAGES INC CITY OF SHEBOYGAN	0.413		No No	122,400	943,500	1,065,900	97.29% 97.29%	125,816 0	969,830	1,095,646		0.489	0.413		0.413	0.48
59281108940 815 PENNSTEVANIA AVE	R & G HOLDINGS LLC	0.043		No	13,200	156,100	169,300	97.29%	13,568	160,456	174,025		0.409	0.043		0.043	0.40
59281108960 833 PENNSYLVANIA AVE	JCB MANAGEMENT GROUP LLC	0.183		No	55,900	532,700	588,600	97.29%	57,460	547,566	605,026		0.040	0.183		0.183	
59281108970 N/A 59281109030 N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN CITY OF SHEBOYGAN	0.048		No No				97.29% 97.29%	0	0	0		0.048			0.048	0.04
59281109070 532 S 8TH ST	SHEB RETAIL LLC	0.281		No	84,400	285,000	369,400	97.29%	86,755	292,954	379,709			0.281		0.281	
59281109080 522 S 8TH ST 59281109120 N/A	PESTO LLC WI LTD LIABILITY CO 7 PENN HOLDINGS LLC	0.130		No 16	39,500 101,700	439,300 10,600	478,800 112,300	97.29% 97.29%	40,602 104,538	451,560 10,896	492,162 115,434			0.13	0.551	0.130 0.551	0.5
59281109131 731 PENNSYLVANIA AVE	FOODWORKS HOLDINGS LLC	0.459		16	134,500	685,400	819,900	97.29%	138,254	704,528	842,781			0.459	0.551	0.459	1
59281109140 733 PENNSYLVANIA AVE	LARMY HOLDINGS LLC	0.033		16	10,100	190,600	200,700	97.29%	10,382	195,919	206,301			0.033		0.033	1
59281109150 505 S 8TH ST 59281109180 511 S 8TH ST	JC FREEDOM INVESTMENTS LLC PESTO LLC	0.031		16 16	9,500	146,200 434,900	155,700 485,300	97.29% 97.29%	9,765 51,807	150,280 447.037	160,045 498.843			0.031		0.031	
59281109200 531 S 8TH ST	HEARTLAND AFFORDABLE HOUSING - SHEBOYGAN LEVERENZ LLC	0.548		16	158,200	733,800	892,000	97.29%	162,615	754,278	916,893			0.548		0.548	1
59281109210 518 S 7TH ST 59281109220 615 PENNSYLVANIA AVE	PARKING UTILITY CITY OF SHEBOYGAN PRAIRIE ON THE LAKE LLC	0.478		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	0.47
59281109235 N/A	PRAIRIE ON THE LAKE LLC	1.349		16	391,700	-	391,700	97.29%	402,631	2,003,147	402,631			1.349		1.349	1.34
59281109510 539 RIVERFRONT DR	539 RIVERFRONT LLC	1.716	0.019318		371,400	435,600	807,000	97.29%	381,765	447,756 0	829,521		0 272	1.697		1.697	1.69
59281109512 N/A 59281109513 635 RIVERFRONT DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN HOLBROOK TRUST	0.272	0.00749	No No	- 48,200	- 233,500	- 281,700	97.29% 97.29%	0 49,545	240,016	0 289,561		0.272	0.098		0.272 0.098	0.27
59281109514 631 RIVERFRONT DR	SIMENZ, EILEEN	0.527	0.002308	No	52,900	223,400	276,300	97.29%	54,376	229,634	284,011			0.525		0.525	0.52
59281109515 641 RIVERFRONT DR UNIT A 59281109516 641 RIVEREBONT DR UNIT B	HOLBROOK TRUST	0.026		No No	38,900 38,900	118,600 110,300	157,500 149,200	97.29% 97.29%	39,986 39,986	121,910 113,378	161,895 153,364			0.026		0.026	0.02
59281109517 641 RIVERFRONT DR UNIT C	THE BRASS BELL LLC	0.026		No	41,200	182,800	224,000	97.29%	42,350	187,901	230,251			0.026		0.026	0.02
59281109518 641 RIVERFRONT DR	HARBORSIDE CONDOMINI	0.073	0.026156				-	97.29%	0	0	0		0.040		0.047	0.047	0.04
59281109578 N/A 59281109580 621 S 8TH ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN SHEBOYGAN COUNTY CHAMBER OF COMMERCE	0.049		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	0.04
59281109590 615 S 8TH ST	SOUTH PIER FAMILY INVESTMENTS INC	1.370		16	306,600	1,603,200	1,909,800	97.29%	315,156	1,647,941	1,963,097			1.37		1.370	
59281109595 610 RIVERFRONT DR 59281109610 N/A	SOUTH PIER FAMILY INVESTMENTS INC CITY OF SHEBOYGAN	1.148		16 No	263,700	757,700	1,021,400	97.29% 97.29%	271,059 0	778,845 0	1,049,904 0		0.467	1.148		1.148 0.467	0.4
59281109630 843 JEFFERSON AVE	SHEB AREA SCHOOL DIST	2.650		No				97.29%	0	0	0		2.650			2.650	0.4
59281109640 620 S 8TH ST	HEARTLAND AFFORDABLE HOUSING-SHEBOYGAN JUNG LLC	0.620		No	239,400	1,629,300	1,868,700	97.29%	246,081	1,674,769	1,920,850				0.62		
59281109660 N/A 59281109670 S WATER ST	SHEB AREA SCHOOL DIST PULASKI, JAMES S	0.789	0.002893	No No	- 39,300		- 39,300	97.29% 97.29%	0 40,397	0	0 40,397		0.789		0.362	0.789	1
59281109680 730 S WATER ST	KODIAK HOLDINGS LLC	0.233	0.00429	No	26,900	74,000	100,900	97.29%	27,651	76,065	103,716				0.229	0.229	1
59281109690 726 S WATER ST 59281109700 724 S WATER ST	KODIAK HOLDINGS LLC CAPITAL INVESTMENT PROPERTIES LLC	0.110 0.117	0.001398 0.002491		16,400 14,400	80, 500 80, 900	96,900 95,300	97.29% 97.29%	16,858 14,802	82,747 83,158	99,604 97,960				0.109	0.109 0.115	1
59281109710 718 S WATER ST	KODIAK HOLDINGS LLC	0.111	0.002451		16,500	96,300	112,800	97.29%	16,960	98,987	115,948		-		0.113	0.113	
59281109720 714 S WATER ST	ZUNIGA, MAGDALENO	0.128	0.00116		15,400	81,800	97,200	97.29%	15,830	84,083	99,913				0.127	0.127	1
59281109730 N/A 59281109740 708 S WATER ST	ZUNIGA, BENITO C JAROSINSKI, ERIC RICHARD	0.142		No No	18,900 16,700	- 49,700	18,900 66,400	97.29% 97.29%	19,427 17,166	0 51,087	19,427 68,253				0.142	0.142	1
59281109750 702 S WATER ST	SPIELVOGEL, CHAD	0.221		No	22,300	113,000	135,300	97.29%	22,922	116,154	139,076				0.221	0.221	
59281109770 N/A 59281109780 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	0 276,610		0.222		0.256	0.222 0.256	1
59281109785 N/A	SHEB AREA SCHOOL DIST	0.158		No	-	-	-	97.29%	0	243,014	270,010		0.158		0.250	0.158	1
59281109790 822 NEW JERSEY AVE	SS CYRIL & METH CONG	0.391		No	-	-	-	97.29%	0	0	0		0.391			0.391	1
59281109800 834 NEW JERSEY AVE 59281109806 730 S 8TH ST	SS CYRIL & METH CONG EIGHTH-NEW JERSEY LLC	0.718		No 16	- 546,000	- 13,302,000	- 13,848,000	97.29% 97.29%	561,237	13,673,220	14,234,458		0.718		1.128	0.718	
59281109820 N/A	CITY OF SHEBOYGAN	0.662		No			-	97.29%	0	0	0		0.662			0.662	0.6
59281109840 701 S 8TH ST 59281109860 729 S 8TH ST	STUDIO LANE LLC MARTIN AUTOMOTIVE INC	0.138		16 16	42,000 392,800	111,800 385,800	153,800 778,600	97.29% 97.29%	43,172 403,762	114,920 396,567	158,092 800,328			0.138 1.681		0.138 1.681	0.1
59281109800 729 5 81H 51 59281109870 N/A	CITY OF SHEBOYGAN	0.542		No	-			97.29%	403,762	0	000,528		0.542	1.001		0.542	0.5
59281109920 705 RIVERFRONT DR	CITY OF SHEBOYGAN	3.148	0.149444		-	-		97.29%	0	0	0		2.999			2.999	2.99
59281109925 733 RIVERFRONT DR 59281109960 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	97.29% 97.29%	32,687 39,677	103,613 73,701	136,300 113,378			0.071		0.071	0.07
59281109970 813 S 8TH ST	EIGHTH STREET PROPERTIES LLC	0.140		16	36,200	100,000	136,200	97.29%	37,210	102,791	140,001			0.140		0.140	0.14
59281109980 823 S 8TH ST 59281109990 828 RIVERFRONT DR	RRG EAST LLC SCHWARZ FISH COMPANY	0.385		16 16	116,200 31,400	258,600 46,800	374,800 78,200	97.29% 97.29%	119,443 32,276	265,817 48,106	385,260 80,382			0.385		0.385	
5928110990 828 RIVERFRONT DR 59281110031 810 S 8TH ST	WIS POWER & LIGHT CO	1.146			-			97.29%	32,276	48,106	80,382			1.110		1.110	1
59281110033 NEW JERSEY AVE 59281110034 RIVERFRONT DR	CITY OF SHEBOYGAN	0.030		No	-	-	-	97.29% 97.29%	0	0	0		0.030			0.030	0.5
59281110034 RIVERFRONT DR 59281110035 826 S 8TH ST	CITY OF SHEBOYGAN INC WILD LEISLE REAL ESTATE HOLDINGS LLC	0.598		16 16	- 86,600	- 401,600	- 488,200	97.29%	0 89,017	0 412,807	0 501,824		0.598	1.764		0.598	1.76
59281110070 N/A	CITY OF SHEBOYGAN	0.318				-	-	97.29%	0	0	0		0.318			0.318	0.31
59281110080 807 RIVERFRONT DR 59281110105 905 S 8TH ST	CITY OF SHEBOYGAN CITY OF SHEBOYGAN	0.267	0.000011 0.003503		17,800	3,200	21,000	97.29% 97.29%	18,297 0	3,289 0	21,586 0		0.267			0.267	0.2
59281110100 541 RIVERFRONT DR	CITY OF SHEBOYGAN	0.391	0.020263				-	97.29%	0	0	0		0.371			0.371	0.2
59281110115 837 RIVERFRONT DR	CITY OF SHEBOYGAN	0.452	0.137456		-	-		97.29%	0	0	0		0.315			0.315	0.2
59281110440 636 WISCONSIN AVE 59281110460 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	1.48
59281110470 N/A	CREATION & PRESERVATION PARTNERS INC	0.758		No	-		-	97.29%	0	0	0		0.758			0.758	1
59281110480 709 N 7TH ST 59281110510 N/A	CREATION & PRESERVATION PARTNERS INC CREATION & PRESERVATION PARTNERS INC	0.606		No No	-	-	-	97.29% 97.29%	0	0	0		0.606			0.606 0.079	1
59281110510 N/A 59281110520 630 N 6TH ST	A T & T CORP	0.079		No			-	97.29%	0	0	0		0.0/9	0.076		0.079	
59281110530 N/A	CREATION & PRESERVATION PARTNERS INC	0.189		No	-	-	-	97.29%	0	0	0		0.189			0.189	1
59281110540 N/A 59281110550 1405 N 6TH ST	CREATION & PRESERVATION PARTNERS INC CREATION & PRESERVATION PARTNERS INC	0.172		No No	-		-	97.29% 97.29%	0	0	0		0.172 0.207			0.172 0.207	1
59281110560 631 NEW YORK AVE	AMERITECH	0.379		No	-			97.29%	0	0	0		0.207	0.379		0.379	
59281110570 N/A	SHEBOYGAN PRESS LLC	0.138		No	42,000	-	42,000	97.29%	43,172	0	43,172			0.138		0.138	0.13
59281110580 632 CENTER AVE 59281110585 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 0	952,664 0	1,161,946 0			0.718 0.16		0.718 0.160	0.71
59281110600 602 N 6TH ST	ALIOCO	0.086		No	25,200	343,700	368,900	97.29%	25,903	353,292	379,195			0.086		0.086	1
59281110610 608 N 6TH ST 59281110620 614 N 6TH ST	HKK PROPERTIES LLC KIRCHNER, BARBARA J	0.138		No No	34,800 34,800	216,400 138,700	251,200 173,500	97.29% 97.29%	35,771 35,771	222,439 142,571	258,210 178,342			0.138		0.138	[
59281110630 520 N 6TH ST	PRENDEVILLE, ANDREW K	0.103		No	11,700	124,800	136,500	97.29%	12,027	128,283	140,309				0.103	0.103	1
59281110640 605 CENTER AVE 59281110650 N/A	POSITIVE IMPACT PROPERTIES LLC	0.103		No No	26,100 11.900	181,800 4.800	207,900 16,700	97.29% 97.29%	26,828 12,232	186,874 4,934	213,702 17,166			0.103		0.103	1
59281110660 N/A	ALIOCO	0.069		No	11,900	4,800	14,100	97.29%	12,232	4,934	14,493			0.069		0.069	
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	Assessment Roll
	Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)
trict Classification	Manufacturing = Class 3, Ag = Class 4 , Undeveloped =
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e Property Information														
	Property Information			A	sessment Inforn	ation		Equalized	d Value		D	istrict Classificatio	on	
		Total	Pari Existin WetlandIndica	g TID? е TID #			Equalized				Industrial (Zoned and Vacant/	Commercial/		Suitable fo
rcel Number Street Address 59281110670 N/A	Owner SHEBOYGAN PRESS LLC	Acreage 0.207	Acreage	Land 63,0	Imp 0 -	Total 63,000	Value Ratio 97.29%	Land 64,758	Imp 0	Total 64,758	Suitable) Institutiona	Business 0.207	Residential	Mixed Use 0.20
59281110690 611 CENTER AVE	FIRST WIS NATL BANK	0.683	N	0 195,5	0 172,300	367,800	97.29%	200,956	177,108	378,064		0.683	1.00	0.68
59281110851 622 PENNSYLVANIA AVE 59281110900 502 N 6TH ST	CCM SHEBOYGAN 7PENN LLC COMMODORE PROPERTIES LLC	1.032	N			9,530,400 77,700	97.29% 97.29%	447,756 12,232	9,348,610 67,636	9,796,366 79,868			1.03	
59281110910 508 N 6TH ST	PERKINS, TIFFANI	0.067	N	11,9	0 168,300	180,200	97.29%	12,232	172,997	185,229			0.06	7 0.06
59281110920 514 N 6TH ST 59281110930 502 PENNSYLVANIA AVE	PAZUR, DENISE M PENTEK, DENNIS P	0.067 0.087	N			111,300 129,500	97.29% 97.29%	9,251 12,952	105,155 120,162	114,406 133,114			0.067	
59281110940 504 PENNSYLVANIA AVE	PRIGGE, JILL SAVANH, KHAMVANG	0.077	N			149,300	97.29%	10,382	143,085	153,467			0.077	
59281110950 510 PENNSYLVANIA AVE 59281110960 N/A	SAVANH, KHAMVANG SHEBOYGAN COUNTY	0.147 0.049	N	.,	0 137,600	154,400	97.29% 97.29%	17,269 0	141,440 0	158,709 0	0.0	49	0.147	0.14
59281110970 516 PENNSYLVANIA AVE	DAMKOT, GERALD G & JULIE A	0.098	N		0 82,300	94,200	97.29%	12,232	84,597	96,829			0.098	
59281110980 520 PENNSYLVANIA AVE 59281110990 524 PENNSYLVANIA AVE	SHEBOYGAN COUNTY SMYTH, JEFFREY G	0.049	N		- 0 111,300	- 124,500	97.29% 97.29%	0 13,568	0 114,406	0 127,974	0.0	49	0.111	0.04 L 0.11
59281111010 N/A	SHEBOYGAN COUNTY	0.283	N			-	97.29%	0	0	0	0.2	83		0.28
59281111041 N/A 59281111042 525 PENNSYLVANIA AVE	HARBOR POINTE CONDOMINIUMS MOYER, JACQUELYN J	0.211	N		- 312,800	- 350,300	97.29% 97.29%	38,547	0 321,529	360,076	5		0.211	
59281111044 525 PENNSYLVANIA AVE	PRAIRIE ON THE LAKE LLC	0.014	N	37,5	0 281,300	318,800	97.29%	38,547	289,150	327,697	,		0.014	¥ 0.0:
59281111046 525 PENNSYLVANIA AVE 59281111048 525 PENNSYLVANIA AVE	KOBER LIVING TRUST OF 1997 ROENITZ. CHRISTINE M	0.017 0.024	N			304,200 383,600	97.29% 97.29%	38,547 38,547	274,143 355,759	312,689 394,305			0.017	
59281111050 525 PENNSYLVANIA AVE	KALMUCK REVOCABLE TRUST, JOHN R AND SUSAN L	0.029	N	37,5	0 372,400	409,900	97.29%	38,547	382,793	421,339			0.029	0.02
59281111052 525 PENNSYLVANIA AVE 59281111054 525 PENNSYLVANIA AVE	SCHNEIDER, VALERIE L RAUWERDINK LIVING TRUST OF 2007	0.020 0.025	N			355,100 345,800	97.29% 97.29%	38,547 38,547	326,463 316,904	365,010 355,450			0.020	
59281111056 525 PENNSYLVANIA AVE	MUNSON, MARK B	0.016	N	37,5	0 372,200	409,700	97.29%	38,547	382,587	421,134	4		0.016	5 0.01
59281111058 525 PENNSYLVANIA AVE 59281111060 525 PENNSYLVANIA AVE	ABLER, RONALD F BARNES SEPARATE TRUST, POLLY J	0.019 0.021	N			466,200 427,100	97.29% 97.29%	38,547 38,547	440,664 400,473	479,210 439,019			0.019	
59281111062 525 PENNSYLVANIA AVE	PAIGE SR, JAMES R	0.022	N	37,5	0 369,000	406,500	97.29%	38,547	379,298	417,844			0.022	2 0.02
59281111064 525 PENNSYLVANIA AVE 59281111070 505 PENNSYLVANIA AVE	WALKER LIVING TRUST OF 2000 CITY OF SHEBOYGAN ROTARY RIVERVIEW PARK	0.022 2.702	0.219298 N		0 448,300	485,800	97.29% 97.29%	38,547 0	460,811 0	499,357 0	2.4	83	0.022	2 0.02
59281111190 N/A	400 RIVERVIEW LLC	0.802	N	301,2		301,200	97.29%	309,606	0	309,606	0.8	02		0.80
59281111200 434 PENNSYLVANIA AVE 59281111210 507 N FRANKLIN ST	PREMIER PROPERTIES OF WILLC HARDY, MATTHEW	0.084	N			230,200 158,700	97.29% 97.29%	32,996 9,148	203,628 153,980	236,624	+ [0.084	0.055	0.08
59281111220 420 PENNSYLVANIA AVE	HECKENDORF, BRIAN	0.177	N			97,400	97.29%	19,941	80,177	100,118			0.177	
59281111230 406 PENNSYLVANIA AVE 59281111380 615 N 6TH ST	EVANS, DENNIS L SHEBOYGAN COUNTY COURT HOUSE & LAW CENTER	0.360 4.513	N		0 54,000	165,400	97.29% 97.29%	114,509 0	55,507 0	170,016	0.3 4.5			0.36
59281111389 508 NEW YORK AVE	SHEBOYGAN COUNTY	4.515	N			-	97.29%	0	0	0	0.5			4.5.
59281111390 522 NEW YORK AVE 59281111395 503 WISCONSIN AVE	ST CLEMENTS CONGREGATION CATHOLIC SOCIAL SERVICES ARCHDIOCESE OF MILWAUKEE INC	1.653 0.517	N		-	-	97.29% 97.29%	0	0	0	1.6			1.65
59281111395 503 WISCONSIN AVE	HILDEBRAND, ELLEN E	0.091	N		- 0 170,100	- 180,800	97.29%	10,999	174,847	185,846	0.5	1/	0.091	
59281111410 812 N 5TH ST	OLSON, JUSTIN	0.086	N		0 123,800	134,200	97.29%	10,690	127,255	137,945			0.086	
59281111420 N/A 59281111440 507 WASHINGTON CT	CITY OF SHEBOYGAN TAYLOR, KENNETH R	0.046	N		- 442,600	- 466,400	97.29% 97.29%	24,464	0 454,952	479,416	0.0	46	0.344	0.04
59281111450 N/A	WELLS FARGO BANK	0.696	1	86,9	0 17,500	104,400	97.29%	89,325	17,988	107,314	4	0.696		0.69
59281111460 819 N 6TH ST 59281111470 813 N 6TH ST	819N6 LLC STAR HOLDINGS LLC	0.271 0.161	N		,	253,000 176,900	97.29% 97.29%	46,050 28.473	214,010 153,364	260,060 181.837	7	0.271 0.161		0.22
59281111480 805 N 6TH ST	LIFE POINT HOLDINGS LLC	0.354	N	63,7	0 371,900	435,600	97.29%	65,478	382,279	447,756	i	0.354		0.35
59281111490 524 WISCONSIN AVE 59281111500 520 WISCONSIN AVE	GRUBE, TERENCE E TSIOULOS, NIKOLAOS I	0.121 0.138	N			117,800 106,900	97.29% 97.29%	10,793 12,129	110,294 97,754	121,087 109,883			0.121 0.138	
59281111510 512 WISCONSIN AVE	TSIOULOS, NIKOLAOS I	0.222	N			239,100	97.29%	31,351	214,421	245,773			0.22	
59281111520 508 WISCONSIN AVE 59281111580 436 N FRANKLIN ST	PIRRUNG, GARY R WERMUTH. ALEXANDER	0.158 0.048	N			180,500 83,500	97.29% 97.29%	14,082 6,270	171,455 79.560	185,537 85,830	(0.158	
59281111590 432 N FRANKLIN ST	LIVERMORE, TIMOTHY J	0.124	N			102,500	97.29%	13,877	91,484	105,360)		0.124	
59281111600 424 N FRANKLIN ST 59281111610 526 N FRANKLIN ST	WILLIS, RITA A WYNVEEN, PHILLIP G	0.121	N			101,300	97.29% 97.29%	13,568	90,559	104,127			0.121	
59281111610 526 N FRANKLIN ST 59281111620 411 CENTER AVE	RUBSAM, MATTHEW D	0.058 0.084	N			53,000 123,100	97.29%	5,345 12,335	49,134 114,200	54,479 126,535			0.058	
59281111630 417 CENTER AVE 59281111640 423 CENTER AVE	WIERZBACH, MATTHEW R MATHES. CHAD E	0.069	N			114,200	97.29%	8,532	108,855	117,387	r		0.069	
59281111640 423 CENTER AVE 59281111650 427 CENTER AVE	MATHES, CHAD E HULBERT, NOAH L	0.121 0.060	N			137,600 94,400	97.29% 97.29%	13,568 7,607	127,872 89,428	141,440 97,034			0.121	
59281111660 431 CENTER AVE	CLAUDIO, JEFFREY A	0.060	N			97,200	97.29%	7,607	92,306	99,913			0.060	
59281111670 435 CENTER AVE 59281111680 N/A	KORDUS, ELI G JOHNSON, KRISTOPHER R	0.052	N			75,700 9,300	97.29% 97.29%	6,681 9,560	71,131	77,813 9,560			0.052	
59281111690 630 N 4TH ST	JENSEN, MICHAEL S	0.060	N	8,2	0 140,600	148,800	97.29%	8,429	144,524	152,953			0.060	0.06
59281111700 409 NEW YORK AVE 59281111710 413 NEW YORK AVE	DOLSON, JONATHAN G FISCHER, ROBERT SCOTT	0.175	N			126,300 111.100	97.29% 97.29%	14,699 14.699	115,126 99.501	129,825 114,200			0.175	
59281111720 417 NEW YORK AVE	HAGEN, LORA L	0.175	N	14,3	0 166,300	180,600	97.29%	14,699	170,941	185,640			0.175	5 0.1
59281111730 421 NEW YORK AVE 59281111740 629 N 5TH ST	HALEEM, YASER SCHAAL MICHAELJON	0.175	N	, . , .		127,900	97.29% 97.29%	14,699 9,457	116,770 140,720	131,469 150,177	7		0.175	
59281111750 625 N 5TH ST	HERDIC, SAMIR	0.086	N	9,2	0 80,200	89,400	97.29%	9,457	82,438	91,895	;		0.086	5 0.08
59281111760 621 N 5TH ST 59281111770 619 N 5TH ST	SANDERS, THOMAS J LANGENAU LLC	0.069	N			100,200 136,800	97.29% 97.29%	7,607 7,607	95,390 133,011	102,996 140,618			0.069	
59281111780 615 N 5TH ST	SMITH, BRIAN J	0.088	N	9,2	0 80,900	90,100	97.29%	9,457	83,158	92,614			0.088	3 0.08
59281111790 613 N 5TH ST 59281111810 601 N 5TH ST	SCHAAL, JESSICA ROHDE FAMILY LLC	0.077 0.210	N			73,900 230,400	97.29% 97.29%	8,532 37,930	67,431 198,900	75,962 236,830			0.077	
59281111810 601 N 51H 51 59281111820 422 CENTER AVE	EMERSON NICE PROPERTIES 422 LLC	0.169	N	D 14,3	0 55,200	69,500	97.29%	37,930 14,699	56,740	71,440			0.169	9 0.1
59281111840 418 CENTER AVE 59281111850 414 CENTER AVE	ZUNIGA, KATHRYN M SMITH, BRIAN I	0.169	N			107,600 136,700	97.29% 97.29%	14,699 14,699	95,904 125,816	110,603 140,515			0.169	
59281111860 408 CENTER AVE	EMERSON NICE PROPERTIES 406 LLC	0.169	N			136,700 85,400	97.29%	14,699	73,084	140,515 87,783			0.169	9 0.16
59281111870 614 N 4TH ST 59281111890 720 N 4TH ST	EMERSON NICE PROPERTIES 614 606 LLC BUCK, DAVID H	0.163	N	13,4	0 186,600	200,000	97.29% 97.29%	13,774 11.924	191,807	205,581			0.163 0.115	8 0.1
59281111890 720 N 4TH ST 59281111900 728 N 4TH ST	SCHAAL, MICHAEL A	0.126	N	12,6	0 64,100	98,700 76,700	97.29%	12,952	89,531 65,889	101,454 78,840			0.126	5 0.1
59281111910 409 WISCONSIN AVE 59281111920 413 WISCONSIN AVE	LOMIBAO, JORDAN M MCBRIDE, TYREESE K	0.103	N	,		99,900 102,900	97.29% 97.29%	10,999 14,699	91,689 91.073	102,688			0.103	
59281111920 413 WISCONSIN AVE 59281111930 419 WISCONSIN AVE	MCBRIDE, TYREESE K GRABHORN, CRAIG C	0.172 0.172	N			102,900 111,400	97.29% 97.29%	14,699 14,699	91,073 99,810	105,772 114,509			0.172	
59281111940 423 WISCONSIN AVE	RICE, BRIAN	0.172	N	14,3	0 117,800	132,100	97.29%	14,699	121,087	135,787	'		0.172	2 0.1
59281111950 427 WISCONSIN AVE 59281111960 433 WISCONSIN AVE	BRUYETTE ENTERPRISES NORTH LLC SIZONEN, RICHARD	0.092	N	.,.		87,100 112,400	97.29% 97.29%	9,868 12,438	79,663 103,099	89,531 115,537	;		0.092	
59281111970 719 N 5TH ST	PITTS, PETER G	0.142	N	D 19,6	0 125,100	144,700	97.29%	20,147	128,591	148,738		0.142		0.14
59281111980 711 N 5TH ST 59281111990 707 N 5TH ST	NEAVE, ERIK G YUSEF, MARCELO A	0.069	N			62,000 71,500	97.29% 97.29%	9,765 6,990	53,965 66,506	63,730 73,495			0.069	
59281112000 703 N 5TH ST	HOUSEYE, CORY	0.057	N	8,2	0 96,800	105,000	97.29%	8,429	99,501	107,930			0.057	7 0.0
59281112010 430 NEW YORK AVE 59281112020 424 NEW YORK AVE	BRUNNER, PATRICIA A BRUNNER, PATRICIA A	0.172	N			99,000 114,800	97.29% 97.29%	14,699 14,699	87,064 103,305	101,763 118,004	l		0.172	
59281112030 418 NEW YORK AVE	BAIER, ADAM T	0.172	N	D 14,3	0 159,400	173,700	97.29%	14,699	163,848	178,547	,		0.172	2 0.1
59281112040 412 NEW YORK AVE 59281112050 410 NEW YORK AVE	ERTEL, VERLIN G HALEEM, SALEH M	0.172 0.077	N			105,200 96,100	97.29% 97.29%	14,699 8,120	93,437 90,661	108,136 98,782			0.172	
59281112050 410 NEW YORK AVE 59281112060 404 NEW YORK AVE	SCHROEDER, SAM G	0.109	N N			96,100 105,800	97.29% 97.29%	8,120 12,746	90,661 96,007	98,782 108,753			0.077	
59281112070 710 N 4TH ST	ERTEL, VERLIN G	0.072	N		0 59,400	68,300	97.29%	9,148	61,058	70,206			0.072	2 0.07
59281112080 712 N 4TH ST 59281112090 818 N 4TH ST	CHESTER HOLDINGS LLC NEUMANN, LAURA J	0.086	N			89,200 69,900	97.29% 97.29%	9,457 6,681	82,233 65,169	91,689 71,851			0.086	
59281112090 818 N 41H 51	BOWSER TRUST	0.064	N			152,800	97.29%	9,251	147,813	157,064	.1		0.044	

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y of Sheboygan, Wisc ncrement District #21															
Property Information															
	Property Information			Asse	ssment Informa	ntion		Equalized	d Value			Dis	trict Classificatio	on	
			Part o Existing								Industrial				
el Number Street Address	Owner	Total Acreage	WetlandIndicate Acreage		Imp	Total	Equalized Value Ratio	Land	Imp	Total	(Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use
59281112120 409 WASHINGTON CT	BLAHA, JAMES J	0.172	No	14,300	240,000	254,300	97.29%	14,699	246,698	261,397	Sultabley	motrational	business	0.172	0.172
59281112130 413 WASHINGTON CT 59281112140 419 WASHINGTON CT	XIONG, VANG GLEUE, MICHAEL LEE	0.172 0.172	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	0.17
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	0.172
59281112160 829 N 5TH ST 59281112170 821 N 5TH ST	BRUYETTE ENTERPRISES NORTH LLC BESTUL, MICHELLE E	0.115	No	11,600	93,200 156,500	104,800	97.29% 97.29%	11,924 13,877	95,801 160,867	107,725 174,744				0.115	0.11
59281112180 817 N 5TH ST	PLOEGER, SARA CITY OF SHEBOYGAN	0.092	No	9,600	117,700	127,300	97.29%	9,868	120,985	130,853		1.005		0.092	
59281112190 428 WISCONSIN AVE 59281112260 512 N 4TH ST	GRAY, PETER L	1.205 0.038	No	- 7,100	- 53,800	- 60,900	97.29% 97.29%	0 7,298	0 55,301	62,600		1.205		0.038	1.20
59281112270 520 N 4TH ST	K R F PROPERTIES 1 LLC SWEET HOME WI PROPERTIES LLC	0.078	No	17,800	96,400 169,700	114,200	97.29% 97.29%	18,297 18,708	99,090 174,436	117,387 193.144			0.078	0.18	0.07
59281112280 325 WISCONSIN AVE 59281112290 727 N 4TH ST	SWEET HOME WI PROPERTIES LLC	0.180	No	18,200	116,900	187,900 128,500	97.29%	18,708	174,436	193,144				0.18	
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	
59281112310 717 N 4TH ST 59281112320 713 N 4TH ST	JOCHIMSEN, DUNCAN G CHESTER, CURT	0.188 0.185	No No	14,700 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
59281112330 709 N 4TH ST 59281112340 703 N 4TH ST	JEFFREY, JOSEPH A KAHNOREN PROPERTIES LLC	0.092	No	8,100	46,200	54,300	97.29%	8,326	47,489	55,815				0.092	0.09
59281112360 633 N 4TH ST	GUSE, MICHAEL	0.271 0.211	No	20,100 16,700	49,800 104,300	69,900 121,000	97.29% 97.29%	20,661 17,166	51,190 107,211	71,851 124,377				0.271 0.211	0.27
59281112370 629 N 4TH ST 59281112380 619 N 4TH ST	KOBYLINSKI, CASEY S KOBYLINSKI. CASEY S	0.142 0.157	No	13,400 15,900	142,200 119,500	155,600 135,400	97.29% 97.29%	13,774 16,344	146,168 122,835	159,942 139,179				0.142	0.142
59281112550 610 BROUGHTON DR	PFANNES, KEVIN	0.157	No	22,100	162,000	184,100	97.29%	22,717	166,521	189,238				0.157	0.15
59281112560 620 BROUGHTON DR 59281112580 630 BROUGHTON DR	MJM APARTMENTS LLC KRONICH I IVING TRUST, CHRISTINE G	0.377 0.159	No No	88,000 18,800	484,300 177,800	572,300 196,600	97.29% 97.29%	90,456 19,325	497,815 182,762	588,271 202,087				0.377 0.159	0.37
59281112590 301 NEW YORK AVE	OREN, RONEN	0.136	No	16,600	138,800	155,400	97.29%	17,063	142,674	159,737				0.136	0.13
59281112600 305 NEW YORK AVE 59281112620 631 N FRANKLIN ST	HEIMBOLD, THERESE A GRANZOW, KENNETH A	0.137 0.106	No No	16,600 10,300	169,700 98,500	186,300 108,800	97.29% 97.29%	17,063 10,587	174,436 101,249	191,499 111,836				0.137	0.13
59281112630 627 N FRANKLIN ST	UTTECH, RICHARD C	0.133	No	11,600	110,900	122,500	97.29%	11,924	113,995	125,919				0.133	0.13
59281112640 623 N FRANKLIN ST 59281112650 617 N FRANKLIN ST	COTTON, JOSEPH K 615 FRANK ENP LLC	0.186	No	14,400 21,800	171,000 166,100	185,400 187,900	97.29% 97.29%	14,802 22,408	175,772 170,735	190,574 193,144				0.186	0.18
59281112670 704 BROUGHTON DR	HORIZON CAPITAL INVESTMENTS LLC	0.405	No	126,000	844,500	970,500	97.29%	129,516	868,068	997,584				0.405	0.40
59281112680 720 BROUGHTON DR 59281112690 720B BROUGHTON DR	GONZALES, MARY G GONZALES, MARY G	0.107	No	13,600 7,500	132,400 61.100	146,000 68.600	97.29% 97.29%	13,980 7,709	136,095 62,805	150,074 70,514				0.107	0.10
59281112700 724 BROUGHTON DR	724B LLC	0.104	No	13,400	113,400	126,800	97.29%	13,774	116,565	130,339				0.104	0.10
59281112710 728 BROUGHTON DR 59281112720 732 BROUGHTON DR	ROSENTHAL RENTAL LLC HORWITZ. STUART	0.102	No	13,100 14,800	101,200 216,300	114,300 231.100	97.29% 97.29%	13,466 15,213	104,024 222,336	117,490 237,549				0.102	0.10
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
59281112740 303 WISCONSIN AVE 59281112750 305 WISCONSIN AVE	ESSENTIAL HOMES LLC FOSS, MARIE	0.103 0.116	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	
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
59281112770 311 WISCONSIN AVE 59281112780 721 N FRANKLIN ST	BRUYETTE, ALEXANDER VAN RIXEL, JACQUELINE A	0.091	No No	14,600	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
59281112790 N/A	VAN RIXEL, JACQUELINE	0.090	No	4,800	-	4,800	97.29%	4,934	0	4,934				0.090	0.090
59281112800 314 NEW YORK AVE 59281112802 310 NEW YORK AVE	PATTERSON, TODD A BALAZS, KRISTINE F	0.132 0.132	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	0.13
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
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
59281112956 N/A 59281112957 712 RIVERFRONT DR	FOND DU LAC BUILDING FOND DU LAC BUILDING ASSOCIATES	0.068 0.078	No No	- 48,000	- 468,000	- 516,000	97.29% 97.29%	0 49,340	0 481,061	0 530,400			0.068		0.06
59281112958 712 RIVERFRONT DR	ABC REAL ESTATE HOLDINGS LLC	0.078	No	48,000	577,500	625,500	97.29%	49,340 49,340	593,616	642,956			0.075		0.07
59281112960 821 BROUGHTON DR 59281112970 214 PENNSYLVANIA AVE	CITY OF SHEBOYGAN DELAND PARK SHEB YACHT CLUB INC	36.707 1.769	No	- 473,400	- 441,200	- 914,600	97.29% 97.29%	0 486,611	0 453,513	0 940, 124		36.707	1.769		36.70 1.76
59281112980 516 BROUGHTON DR	CITY OF SHEBOYGAN MUNICIPAL AUDITORIUM	2.476	No			-	97.29%	0	0	0		2.476			2.47
59281112995 N/A 59281113000 N/A	400 RIVERVIEW LLC HARBOR CENTER CONDOMINIUM	0.754 0.530	No	285,600	-	285,600	97.29% 97.29%	293,570 0	0	293,570 0		0.754		0.530	0.75
59281113001 240 CENTER AVE UNIT 1	FESSLER, SHERRIE M	0.012	No	5,400	132,700	138,100	97.29%	5,551	136,403	141,954				0.012	0.01
59281113002 240 CENTER AVE UNIT 2 59281113003 240 CENTER AVE UNIT 3	SMITH, MARK T GRAF, MATHEW	0.012	No	5,400 5,400	111,600 129,200	117,000 134,600	97.29% 97.29%	5,551 5,551	114,714 132,806	120,265 138,356				0.012	
59281113004 240 CENTER AVE UNIT 4	GRECH, ALEX W	0.012	No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.01
59281113005 244 CENTER AVE UNIT 1 59281113006 244 CENTER AVE UNIT 2	KASBERGER, HOLLY FESSLER. SHERRIE M	0.012	No	5,400	114,800	120,200	97.29% 97.29%	5,551 5,551	118,004 103,202	123,554 108,753				0.012	0.01
59281113007 244 CENTER AVE UNIT 3	THE MACLEOD FAMILY LIVING TRUST UTD 4-26-19	0.012	No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012
59281113008 244 CENTER AVE UNIT 4 59281113009 304 CENTER AVE UNIT 1	BEAM, CHRISTY L WALLACE, DONALD P	0.012	No No	5,400 5,400	114,800 114,800	120,200 120,200	97.29% 97.29%	5,551 5,551	118,004 118,004	123,554 123,554				0.012	0.01
59281113010 304 CENTER AVE UNIT 2	STAYPLAYVACAYWI LLC	0.012	No	5,400	117,400	122,800	97.29%	5,551	120,676	126,227				0.012	0.01
59281113011 304 CENTER AVE UNIT 3 59281113012 304 CENTER AVE UNIT 4	PEACE, GREGORY J GRECH, ALEX	0.012 0.012	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	0.01
59281113013 310 CENTER AVE UNIT 1	WINKEL, MARK S	0.012	No	5,400	127,300	132,700	97.29%	5,551	130,853	136,403				0.012	0.01
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	0.01
59281113016 310 CENTER AVE UNIT 4	HENDRICKS, RONALD L	0.012	No	5,400	111,600	117,000		5,551	114,714	120,265				0.012	
59281113017 314 CENTER AVE UNIT 1 59281113018 314 CENTER AVE UNIT 2	ODIM LLC GOSSE, WENDY	0.012 0.012	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	0.01
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
59281113020 209 PENNSYLVANIA AVE 59281113021 320 CENTER AVE UNIT 1	US COAST GUARD DAVIS-WOOD, JANE	1.584	0.014688 No No	- 5,400	- 105,700	- 111,100	97.29%	0 5,551	108,650	114,200				1.569	0.012
59281113022 320 CENTER AVE UNIT 2 59281113023 320 CENTER AVE UNIT 3	GRECH, ALEX W GRECH, ALEX W	0.012	No	5,400	105,700 111.600	111,100	97.29% 97.29%	5,551	108,650 114,714	114,200 120,265				0.012	0.012
59281113024 320 CENTER AVE UNIT 4	JONES, MICHAELA	0.012	No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012
59281113025 324 CENTER AVE UNIT 1 59281113026 324 CENTER AVE UNIT 2	SHININGER, MARK J MARTENS MAKE MOVES LLC	0.012	No	5,400 5,400	105,700 88,900	111,100 94,300	97.29% 97.29%	5,551 5,551	108,650 91,381	114,200 96,932				0.012	
59281113027 324 CENTER AVE UNIT 3	GRECH, ALEX W	0.012	No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.01
59281113028 324 CENTER AVE UNIT 4 59281113029 330 CENTER AVE UNIT 1	MILLER, ROGER G RAKUN, TRENT G	0.012 0.012	No No	5,400 5,400	105,700 105,700	111,100 111,100	97.29% 97.29%	5,551 5,551	108,650 108,650	114,200 114,200				0.012	
59281113030 330 CENTER AVE UNIT 2	MINN, ZAW Z	0.012	No	5,400	132,700	138,100	97.29%	5,551	136,403	141,954				0.012	0.01
59281113031 330 CENTER AVE UNIT 3 59281113032 330 CENTER AVE UNIT 4	YOUNT, MICHAELL GRECH, ALEX W	0.012	No No	5,400 5,400	108,900 129,200	114,300 134,600	97.29% 97.29%	5,551 5,551	111,939 132,806	117,490 138,356				0.012	0.01
59281113035 314 CENTER AVE	GRECH, ALEX W	0.012	No	5,400	129,200	134,600	97.29%	5,551	108,650	138,356				0.012	0.01
59281114000 303 PENNSYLVANIA AVE 59281114001 303 PENNSYLVANIA AVE UNIT	MARINA VISTA CONDOMINIUM 201 KEILER SLISAN A	0.423	No	- 37,500	- 308,600	- 346,100	97.29% 97.29%	0 38,547	0 317,212	0 355,759				0.423	0.42
59281114002 303 PENNSYLVANIA AVE UNIT	202 OWEN, JAMES R	0.017	No	37,500	216,300	253,800	97.29%	38,547	222,336	260,883	1			0.017	0.01
59281114003 303 PENNSYLVANIA AVE UNIT 59281114004 303 PENNSYLVANIA AVE UNIT		0.016 0.017	No No	37,500 37,500	385,700 486,000	423,200 523,500	97.29% 97.29%	38,547 38,547	396,464 499,563	435,010 538,109				0.016 0.017	0.01
59281114005 303 PENNSYLVANIA AVE UNIT	205 DEKKER, SAMUEL T	0.018	No	37,500	341,900	379,400	97.29%	38,547	351,441	389,988				0.018	0.01
59281114006 303 PENNSYLVANIA AVE UNIT 59281114007 303 PENNSYLVANIA AVE UNIT		0.016	No No	37,500 37,500	341,900 411,300	379,400 448,800	97.29% 97.29%	38,547 38,547	351,441 422,778	389,988 461,325				0.016	0.01
59281114007 303 PENNSYLVANIA AVE UNIT 59281114008 303 PENNSYLVANIA AVE UNIT		0.014	NO NO	37,500	411,300 368,200	448,800 405,700	97.29%	38,547 38,547	422,778 378,475	461,325 417,022				0.014	0.010
59281114009 303 PENNSYLVANIA AVE UNIT	302 THOMAS J & JUDITH M BADURA TRUST	0.016	No	37,500	305,400 422,200	342,900	97.29%	38,547	313,923	352,469				0.016	0.01
NUMBER OF TRADE OF TR	303 JENKINS LIVING TRUST, DOUGLAS & KATHLEEN	0.015	No	37,500		459,700	97.29%	38,547	433,982	472,529				0.015	

	Assessment Roll Classification? (Residential = Class 1, Commercial = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 5, Other = Class 7 & Exempt = X)
istrict Classification	Commercial = Class 2, Manufacturing = Class 3, Ag
	Class 5, Ag Forest = Class
	= Class 7 & Exempt = X)
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City of Sheboygan, Wisc	consin														
ax Increment District #21															Assessment Ro Classification
ase Property Information	Property Information	_		Assoc	sment Informa	ation		Equalized	Value		District Cla	edification		District Classification	(Residential = Cla Commercial = Cla Manufacturing = Cla
	Property monitation		Part of	A3363.	sment morna			Equanzeo	value		District Cla	SSITUATION		District classification	= Class 4 , Undevelo Class 5, Ag Forest =
		Total	Existing TID WetlandIndicate TID	2			Equalized				Industrial (Zoned and Vacant/ Comr	mercial/ Existing	uitable for	Rehab/	= Class 7 & Exemp
Parcel Number Street Address	Owner 305 ROMA BRAUN-EISEMAN MARITAL TRUST	Acreage 0.015	Acreage	" Land 37,500	Imp 377,500	Total 415,000	Value Ratio 97.29%	Land 38,547	Imp 388,035	Total 426,581			Mixed Use 0.015	Conservation Vacant	1
59281114013 303 PENNSYLVANIA AVE UNIT	306 OTTO, PAULA	0.016	No	37,500	377,500	415,000	97.29%	38,547	388,035	426,581		0.016	0.016		1
59281114014 303 PENNSYLVANIA AVE UNIT 59281114015 303 PENNSYLVANIA AVE UNIT		0.016 0.014	No No	37,500 37,500	450,200 383,800	487,700 421,300		38,547 38,547	462,764 394,511	501,310 433,057		0.016 0.014	0.016 0.014		1
59281114016 303 PENNSYLVANIA AVE UNIT 59281114017 303 PENNSYLVANIA AVE UNIT		0.016	No	37,500 37,500	343,600 460,500	381,100	97.29% 97.29%	38,547 38,547	353,189 473,351	391,735 511,898		0.016	0.016		1
59281114018 303 PENNSYLVANIA AVE UNIT	404 BRANTMEIER LIVING TRUST OF 2001	0.017	No	37,500	564,400	601,900	97.29%	38,547	580,151	618,697		0.017	0.017		1
59281114019 303 PENNSYLVANIA AVE UNIT 59281114022 303 PENNSYLVANIA AVE UNIT	406 REED, SAMUEL TRACY	0.016 0.028	No No	37,500 75,000	411,800 611,600	449,300 686,600	97.29%	38,547 77,093	423,292 628,668	461,839 705,761		0.016 0.028	0.016 0.028		1
59281114100 832 N 6TH ST 59281114101 832 N 6TH ST UNIT 101	LANDMARK SQUARE CONDOMINIUM EBERT, CHARLES F	1.098	No	- 20,800	- 223,900	- 244,700	97.29% 97.29%	21,380	230,148	0 251,529		1.098	1.098		1
59281114102 832 N 6TH ST UNIT 102 59281114103 832 N 6TH ST UNIT 103	KRAL, MARGARET L WAHL, DIANE	0.009	No	20,800 20,800	115,600 213,700	136,400 234,500	97.29%	21,380 21,380	118,826 219,664	140,207 241,044		0.009	0.009		1
59281114104 832 N 6TH ST UNIT 104	WHITAKER, PATSY A	0.009	No No	20,800	115,600	136,400	97.29%	21,380	118,826	140,207		0.009	0.009		1
59281114105 832 N 6TH ST UNIT 105 59281114106 832 N 6TH ST UNIT 106	RICHARD W GIER AND LAVERNE K GIER REVOCABLE TRUST ALTENDAHL, VIRGINIA	0.009	No	20,800 20,800	223,900 115,600	244,700 136,400		21,380 21,380	230,148 118,826	251,529 140,207		0.009	0.009		1
59281114107 832 N 6TH ST UNIT 108 59281114108 832 N 6TH ST UNIT 109	BIEBEL, DAVID DUENING, NORBERT	0.009	No No	20,800 20,800	128,700 218,600	149,500 239,400		21,380 21,380	132,292 224,700	153,672 246,081		0.009 0.010	0.009 0.010		1
59281114109 832 N 6TH ST UNIT 110	BOLDA, JAMES L	0.010	No	20,800	137,600	158,400	97.29%	21,380	141,440	162,820		0.010	0.010		1
59281114110 832 N 6TH ST UNIT 111 59281114111 832 N 6TH ST UNIT 112	GARDINER TRUST OLANDER, MARTHA A	0.009	No No	20,800 20,800	223,900 115,600	244,700 136,400	97.29%	21,380 21,380	230,148 118,826	251,529 140,207		0.009	0.009		1
59281114112 832 N 6TH ST UNIT 113 59281114113 832 N 6TH ST UNIT 114	SCHULZE IRREVOCABLE TRUST SULLIVAN, SUSAN A	0.009	No No	20,800 20,800	218,600 115,600	239,400 136,400	97.29% 97.29%	21,380 21,380	224,700 118,826	246,081 140,207		0.009	0.009		1
59281114114 832 N 6TH ST UNIT 115	GERALD H RAMMER AND NORMA L METOXEN-RAMMER REV FAMILY TRUST	0.009	No	20,800	260,900	281,700	97.29%	21,380	268,181	289,561		0.009	0.009		1
59281114115 832 N 6TH ST UNIT 116 59281114116 832 N 6TH ST UNIT 117	LANDMARK SQUARE CONDOMINIUM OWNER'S ASSOCIATION INC YOUNT, MICHAEL L	0.009	No No	23,000 20,800	63,300 143,800	86,300 164,600	97.29% 97.29%	23,642 21,380	65,067 147,813	88,708 169,194		0.009	0.009		2
59281114117 832 N 6TH ST UNIT 118 59281114118 832 N 6TH ST UNIT 119	THOMPSON REVOCABLE LIVING TRUST 3-8-99, PHILLIP C LUBOTSKY, FRANK S	0.097	No No	20,800 20,800	128,700 143,800	149,500 164,600	97.29% 97.29%	21,380 21,380	132,292 147,813	153,672 169,194		0.097	0.097 0.039		1
59281114119 832 N 6TH ST UNIT 120	DANIELS, MARY A	0.009	No	20,800	128,700	149,500	97.29%	21,380	132,292	153,672		0.009	0.009		1
59281114120 832 N 6TH ST UNIT 121 59281114121 832 N 6TH ST UNIT 201	GARNETT, CAROL A ROHDE LIVING TRUST OF 1996	0.009	No No	20,800 20,800	143,200 246,600	164,000 267,400	97.29% 97.29%	21,380 21,380	147,196 253,482	168,577 274,862		0.009	0.009		1
59281114122 832 N 6TH ST UNIT 202 59281114123 832 N 6TH ST UNIT 203	STEFFEN, MARY SCHNEIDER TRUST DATED 12-18-2000, JANET A	0.009	No No	20,800 20,800	151,600 223,900	172,400 244,700		21,380 21,380	155,831 230,148	177,211 251,529		0.009 0.009	0.009		1
59281114124 832 N 6TH ST UNIT 204 59281114125 832 N 6TH ST UNIT 205	SHERIDAN, PATRICK M KOSY TRUST, CHARLES J	0.009	No	20,800 20,800	115,600 218,600	136,400 239,400	97.29%	21,380 21,380	118,826 224,700	140,207 246,081		0.009	0.009		1
59281114126 832 N 6TH ST UNIT 206	RESSMEYER REVOCABLE TRUST UTA 2-21-2019, GEORGIA J	0.009	No No	20,800	143,200	164,000	97.29%	21,380	147,196	168,577		0.009	0.009		1
59281114127 832 N 6TH ST UNIT 207 59281114128 832 N 6TH ST UNIT 208	THE MESTAS LIVING TRUST ALMA FERN SMITH REVOCABLE TRUST DATED OCTOBER 9 2007	0.009	No	20,800 20,800	176,200 139,200	197,000 160,000		21,380 21,380	181,117 143,085	202,498 164,465		0.009 0.009	0.009		1
59281114129 832 N 6TH ST UNIT 209 59281114130 832 N 6TH ST UNIT 210	STONE, ELIDA ZIMMERMAN, JOELA	0.009	No	20,800 20,800	218,600 143,200	239,400 164,000		21,380 21,380	224,700 147,196	246,081 168,577		0.009	0.009		1
59281114131 832 N 6TH ST UNIT 211	DROZDA, WILLIAM J	0.009	No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081		0.009	0.009		1
59281114132 832 N 6TH ST UNIT 212 59281114133 832 N 6TH ST UNIT 213	CASSIDY, IRENE WATSON FAMILY REVOCABLE LIVING TRUST	0.009	No	20,800 20,800	115,600 218,600	136,400 239,400	97.29% 97.29%	21,380 21,380	118,826 224,700	140,207 246,081		0.009	0.009		1
59281114134 832 N 6TH ST UNIT 214 59281114135 832 N 6TH ST UNIT 215	MATUSCHKA, NANCY P KOHIS, FRANK T	0.009	No No	20,800 20,800	143,200 272,900	164,000 293,700	97.29% 97.29%	21,380 21,380	147,196 280,516	168,577 301,896		0.009	0.009		1
59281114136 832 N 6TH ST UNIT 216	LANDMARK SQUARE CONDOMINIUM OWNER'S ASSOCIATION INC	0.009	No	23,000	54,100	77,100	97.29%	23,642	55,610	79,252		0.009	0.009		2
59281114137 832 N 6TH ST UNIT 217 59281114138 832 N 6TH ST UNIT 218	HODSON, EUGENE F STUCKEL, MARYANN	0.010 0.009	No	20,800 20,800	143,800 128,700	164,600 149,500	97.29% 97.29%	21,380 21,380	147,813 132,292	169,194 153,672		0.010 0.009	0.010 0.009		1
59281114139 832 N 6TH ST UNIT 219 59281114140 832 N 6TH ST UNIT 220	RACH REVOCABLE LIVING TRUST, KENNETH M & TERRI A CHRISTENSEN, MARSHA D	0.009	No	20,800 20,800	143,800 128,700	164,600 149,500	97.29% 97.29%	21,380 21,380	147,813 132,292	169,194 153,672		0.009	0.009		1
59281114141 832 N 6TH ST UNIT 221	SCHAEFER TRUST DTD 2-27-2012	0.009	No	20,800	143,200	164,000	97.29%	21,380	147,196	168,577		0.009	0.009		1
59281114142 832 N 6TH ST UNIT 301 59281114143 832 N 6TH ST UNIT 302	BELL LIVING TRUST BORSECNIK, STANLEY J	0.009	No No	20,800 20,800	292,800 151,600	313,600 172,400		21,380 21,380	300,971 155,831	322,352 177,211		0.009 0.009	0.009 0.009		1
59281114144 832 N 6TH ST UNIT 303 59281114145 832 N 6TH ST UNIT 304	SCHNELL, JANET M BRUSS IRREVOCABLE TRUST, BRENDAN W & STEPHANIE A	0.009	No	20,800 20,800	142,300 115,600	163,100 136,400		21,380 21,380	146,271 118,826	167,652 140,207		0.009 0.009	0.009		1
59281114146 832 N 6TH ST UNIT 305 59281114147 832 N 6TH ST UNIT 306	D'AMATO, CARMINE J STRAKALAITIS LIVING TRUST OF 1999	0.009	No No	20,800 20,800	218,600 144,600	239,400		21,380	224,700 148,635	246,081 170,016		0.009 0.009	0.009		1
59281114148 832 N 6TH ST UNIT 307	MIOSI, FRANCESCA	0.009	No	20,800	180,600	201,400	97.29%	21,380	185,640	207,020		0.009	0.009		1
59281114149 832 N 6TH ST UNIT 308 59281114150 832 N 6TH ST UNIT 309	SORENSON, BEVERLY LUCCHESI, CATHERINE H	0.009	No	20,800 20,800	139,200 218,600	160,000 239,400		21,380 21,380	143,085 224,700	164,465 246,081		0.009	0.009		1
59281114151 832 N 6TH ST UNIT 310 59281114152 832 N 6TH ST UNIT 311	ORTWEIN, THOMAS J ROENITZ IRREVOCABLE SUPPLEMENTAL TRUST	0.009	No No	20,800	143,200	164,000 239.400	97.29% 97.29%	21,380	147,196	168,577 246.081		0.009	0.009		1
59281114153 832 N 6TH ST UNIT 312	SCHNEIDER REVOCABLE TRUST OF 2023, STEVEN S & ANNELIESE M	0.009	No	20,800	115,600	136,400	97.29%	21,380	118,826	140,207		0.009	0.009		1
59281114154 832 N 6TH ST UNIT 313 59281114155 832 N 6TH ST UNIT 314	PETERSON, FRANCIS C ANDERSON, MICHAEL J	0.010 0.010	No No	20,800 20,800	218,600 143,200	239,400 164,000	97.29%	21,380 21,380	224,700 147,196	246,081 168,577		0.010 0.010	0.010 0.010		1
59281114156 832 N 6TH ST UNIT 315 59281114157 832 N 6TH ST UNIT 317	MAHONEY, MARK J ARNDT. JOEL ANDREW	0.008	No No	20,800 20.800	272,900 143.800	293,700 164.600	97.29% 97.29%	21,380 21.380	280,516 147,813	301,896 169,194		0.008	0.008		1
59281114158 832 N 6TH ST UNIT 318	WEST, SUSAN K KARIIN REVOCABLE LIVING TRUST. RUTH H	0.003	No	20,800	128,700	149,500	97.29%	21,380	132,292	153,672		0.003	0.003		1
59281114159 832 N 6TH ST UNIT 319 59281114160 832 N 6TH ST UNIT 320	1065 PARTNERS LLC	0.003 0.003	No No	20,800 20,800	143,800 128,700	164,600 149,500	97.29%	21,380 21,380	147,813 132,292	169,194 153,672		0.003 0.003	0.003 0.003		1
59281114161 832 N 6TH ST UNIT 321 59281114162 832 N 6TH ST UNIT 401	GREEN REVOCABLE LIVING TRUST DTD 3-6-19, BARBARA C LAU, WAYNE C	0.003	No No	20,800 20,800	143,200 252,800	164,000 273,600		21,380 21,380	147,196 259,855	168,577 281,235		0.003	0.003		1
59281114163 832 N 6TH ST UNIT 403 59281114164 832 N 6TH ST UNIT 403	KLEMME, DONALD R SCHREINER, CHARLOTTE R	0.003	No	20,800	218,600 223,900	239,400 244,700	97.29%	21,380 21,380	224,700 230,148	246,081 251,529		0.003	0.003		1
59281114165 832 N 6TH ST UNIT 407	MOMARK LLC	0.007	No	20,800	181,000	201,800	97.29%	21,380	186,051	207,432		0.007	0.007		1
59281114166 832 N 6TH ST UNIT 409 59281114167 832 N 6TH ST UNIT 411	GEREND LIVING TRUST 1997, JACOB M & JOSEPHINE R JUENGER TRUST, DORIS M	0.003	No No	20,800 20,800	223,900 218,600	244,700 239,400		21,380 21,380	230, 148 224, 700	251,529 246,081		0.003 0.003	0.003		1
59281114168 832 N 6TH ST UNIT 413 59281114169 832 N 6TH ST UNIT 415	ANDERSON, DAVID R CORKFUL MARY A	0.003	No	20,800	223,900 270,200	244,700 291,000	97.29%	21,380	230,148 277,740	251,529 299,121		0.003	0.003		1
59281114170 832 N 6TH ST UNIT 417	SCHELK, ROGER E	0.003	No	20,800	143,800	164,600	97.29%	21,380	147,813	169,194		0.003	0.003		1
59281114171 832 N 6TH ST UNIT 419 59281114172 832 N 6TH ST UNIT 421	DRECKSCHMIDT, NANCY E KULLMANN LIVING TRUST, MARY F	0.008	No No	20,800 20,800	143,800 123,300	164,600 144,100	97.29% 97.29%	21,380 21,380	147,813 126,741	169, 194 148, 121		0.008	0.008		1
59281300140 INDIANA AVE 59281300180 N/A	NEW MIDWEST PROPERTIES LLC CITY OF SHEBOYGAN	7.800 3.870	17 0.210736 17	1,695,100		1,695,100	97.29% 97.29%	1,742,405 0	0	1,742,405	7.800 3.659		7.800 3.659	7.800 3.659	2 X
59281300260 N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.089	17	-			97.29%	0	0	0	0.089		0.089		х
59281300900 N/A 59281300910 N/A	CITY OF SHEBOYGAN CITY OF SHEBOYGAN	0.110	17 17	-		-	97.29% 97.29%	0 0	0	0 0	0.110 0.086		0.110 0.086		x x
59281300940 811 INDIANA AVE 59281300950 813A INDIANA AVE	RANIERI INVESTMENT GROUP LLC RANIERI INVESTMENT GROUP LLC	0.207	17 17	52,200 17,400	199,800 42,700	252,000 60.100	97.29% 97.29%	53,657 17,886	205,376 43,892	259,033 61,777		0.207	0.207		2
59281300960 N/A	RANIERI INVESTMENT GROUP LLC	0.076	17	19,100	3,200	22,300	97.29%	19,633	3,289	22,922		0.076	0.076		2
59281300970 817 INDIANA AVE 59281300980 INDIANA AVE	REPINSKI, DAVID REPINSKI, DAVID A	0.076 0.124	17 17	19,100 31,300	44,600	63,700 31,300	97.29% 97.29%	19,633 32,173	45,845 0	65,478 32,173		0.076 0.124	0.076 0.124		2
59281301000 INDIANA AVE 59281301010 829 INDIANA AVE	REPINSKI, DAVID A REPINSKI, DAVID A	0.172	17 17	43,500 26,100	126,200	43,500 152,300	97.29% 97.29%	44,714 26,828	0 129,722	44,714 156,550		0.172	0.172		2
59281301020 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		2
59281301030 S 9TH ST 59281301040 1119 S 9TH ST	REPINSKI, DAVID A TESOVNIK, EDWARD A	0.041 0.121	17 17	10,400 10,000	117,900	10,400 127,900	97.29% 97.29%	10,690 10,279	0 121,190	10,690 131,469		0.041 0.121	0.041 0.121		2 1
59281301050 834 KENTUCKY AVE 59281301060 826 KENTUCKY AVE	KREPSKY, ROBERT A GRAY, PETER	0.189	17 17	13,900 7,300	129,500 100,600	143,400 107,900	97.29% 97.29%	14,288 7,504	133,114 103,407	147,402 110,911		0.189 0.103	0.189 0.103		1
59281301000 828 KENTUCKY AVE	DELAND RECEIVING HOME INC THE	0.103	17	.,			97.29%	7,304	105,407	-10,511		0.207	0.103		x

City of Sheboygan, Wisconsin Tax Increment District #21

Base Property Information	Property Information				Accord	ment Informati	0.7		Fgualized	Malue		1	Di	trict Classificatio	_		District
	Property Information				Assess	ment informati	on		Equalized	lvalue			Dis	ariet classificatio	n		District
				Part of Existing TID?								Industrial					
Parcel Number Street Address	Owner	Total Acreage	Wetland Acreage	Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	(Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation
59281301080 816 KENTUCKY AVE	FOREST APARTMENTS LLC	0.069	Acreage	17	7,600	73,500	81,100	97.29%	7,812	75,551	83,363	Suitable)	institutional		0.069	0.069	conservation
59281301090 N/A 59281301100 1132 S 8TH ST	RANIERI INVESTMENT GROUP LLC M LAPLANT CONTRACTORS LLC	0.055		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		0.055	
59281301110 1126 S 8TH ST	RANIERI INVESTMENT GROUP LLC	0.124		17	7,800	68,500	76,300	97.29%	8,018	70,412	78,429				0.124	0.124	
59281301120 1122 S 8TH ST 59281301130 1120 S 8TH ST	RANIERI INVESTMENT GROUP LLC ROCK CONTRACTING LLC	0.124		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	
59281301160 N/A	BLUE WATER CONDOMINIUM OWNERS COMMON AREA	0.370		17	-	<u>-</u> -	-	97.29%	0	0	0				0.370	0.370	
59281301161 1106 S 7TH ST UNIT 1 59281301162 1106 S 7TH ST UNIT 2	JMI LLC 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	
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	
59281301164 1106 S 7TH ST UNIT 4 59281301165 1106 S 7TH ST UNIT 5	9TH PROPERTIES LLC PLAVSIC. 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	
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	
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	
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	
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	
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	0.000	0.761	
59281301190 1129 S 8TH ST 59281301200 730 KENTUCKY AVE	BIVIANO, SONIA SWEIGERT INVESTMENTS LLC	0.207		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	
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	
59281301220 722 KENTUCKY AVE 59281301230 716 KENTUCKY AVE	MC CARTY, CONNIE M FOREST APARTMENTS LLC	0.138		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	
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	
59281301250 714A KENTUCKY AVE 59281301270 708 KENTUCKY AVE	ECHOLS, CANDANCE A BEHNKE, FREDERICK E	0.083		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	0.083 0.241	
59281301270 708 KENTOCKT AVE	BEHNKE, RICKY S	0.172		17	16,500	156,700	173,200	97.29%	16,960	161,073	178,034				0.172	0.172	
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 0	319,371 441,486			1.264 4.528		1.264 4.528	1.2 4.5
59281301305 1133 S 7TH ST	B & B PARTNERSHIP	0.738		17	429,300	452,400	541,600	97.29%	91,689	465,025	556,714			4.328		4.528	4.3
59281301306 1127 S 7TH ST 59281301315 N/A	SHEBOYGAN COUNTY TREASURER CITY OF SHEBOYGAN	0.492 6.853	0.26088	17 17	-	-	-	97.29% 97.29%	0	0	0		0.492			0.492 6.592	6.5
59281301313 N/A 59281301330 1213 S 7TH ST	JL RESOURCES LLC	0.923	0.20088	17	- 58,700	218,900	- 277,600	97.29%	60,338	225,009	285,347	0.923	0.35	2		0.000	0.5
59281301340 1217 S 7TH ST 59281301350 1229 S 7TH ST	GILIPSKY, JOHN G GRECH, ALEX W	0.207		17	14,000 36,000	71,500 228,800	85,500 264,800	97.29% 97.29%	14,391 37,005	73,495 235,185	87,886 272,190				0.207	0.207	
59281301350 1229 3 71131 59281301360 624 ALABAMA AVE	JONES, REKHA A	0.103		17	18,200	147,700	165,900	97.29%	18,708	151,822	170,530				0.103	0.103	
59281301370 618 ALABAMA AVE 59281301380 ALABAMA AVE	SCHARRER, WILMA CONNELLY, JOHN	0.310		17 17	55,600 88,500	282,700	338,300 88,500	97.29% 97.29%	57,152 90,970	290,589 0	347,741 90,970				0.310	0.310	
59281301380 ALABAMA AVE 59281301390 606 ALABAMA AVE	CONNELLY, JOHN	0.230		17	78,200	- 377,400	455,600	97.29%	90,970 80,382	387,932	468,314				0.230	0.230	
59281301400 1208 S 7TH ST	CITY OF SHEBOYGAN SEWAGE PUMPING STATION	0.207		No	-	- 90,300	- 102,100	97.29%	0	0	0		0.207	7	0.120	0.207	
59281301410 707 KENTUCKY AVE 59281301430 711 KENTUCKY AVE	BETTER DIGS LLC SOUKUP, JEAN	0.138		No No	11,800 11,800	115,400	102,100	97.29% 97.29%	12,129 12,129	92,820 118,620	104,949 130,750				0.138 0.138	0.138	
59281301440 715 KENTUCKY AVE 59281301450 719 KENTUCKY AVE	LIKNESS, DENNIS S MACIAS-ROMERO, FRANCISCO	0.138		No No	11,800	96,100	107,900	97.29%	12,129 9.354	98,782	110,911 120,574				0.138	0.138	
59281301450 719 KENTUCKY AVE	SCHNUR, MICHAELJ	0.103		No	9,100 16,500	108,200 116,700	117,300 133,200	97.29% 97.29%	9,354	111,220 119,957	136,917				0.103	0.103	
59281301480 729 KENTUCKY AVE	729 KENTUCKY AVE LLC	0.103		No No	9,100	109,700	118,800	97.29%	9,354	112,761	122,115				0.103	0.103	
59281301490 1201 S 8TH ST 59281301500 1209 S 8TH ST	SCHANNO, ISAAC D BARILLAS, BENJAMIN A	0.103		NO	11,700 5,800	81,600 78,800	93,300 84,600	97.29% 97.29%	12,027 5,962	83,877 80,999	95,904 86,961				0.103 0.041	0.103	
59281301510 1213 S 8TH ST	FREDRICHSEN, DREW E	0.062		No	8,200	66,600	74,800	97.29%	8,429	68,459	76,887				0.062	0.062	
59281301520 1217 S 8TH ST 59281301530 1221 S 8TH ST	REINEKING PROPERTIES LLC KOLAR, BARBARA J	0.165		No No	12,500 9,000	66,800 83,000	79,300 92,000	97.29% 97.29%	12,849 9,251	68,664 85,316	81,513 94,567				0.165	0.165	
59281301540 1227 S 8TH ST	TRINA HOMES LLC	0.110		No	12,100	72,300	84,400	97.29%	12,438	74,318	86,755				0.110	0.110	
59281301550 728 ALABAMA AVE 59281301560 722 ALABAMA AVE	CLARK, NANCY M HIRT, JERALD W	0.193		No No	12,700 10,500	101,600 86,700	114,300 97,200	97.29% 97.29%	13,054 10,793	104,435 89,120	117,490 99,913				0.193	0.193	
59281301570 716 ALABAMA AVE	OCHOA, ANGELICA	0.138		No	11,800	110,700	122,500	97.29%	12,129	113,789	125,919				0.138	0.138	
59281301580 712 ALABAMA AVE 59281301590 708 ALABAMA AVE	HERMANN, STEVEN R BRESSER, ERIC R	0.138		No No	11,800 11,800	106,700 87,100	118,500 98,900	97.29% 97.29%	12,129 12,129	109,678 89,531	121,807 101,660				0.138 0.138	0.138 0.138	
59281301600 704 ALABAMA AVE	JOHNSON, TODD D	0.207		No	16,500	109,800	126,300	97.29%	16,960	112,864	129,825				0.207	0.207	
59281301610 1208 S 8TH ST 59281302890 819 KENTUCKY AVE	SHEB AREA SCHOOL DIST SCHOOL MUSEUM SHEB AREA SCHOOL DIST LONGFELLOW SCHOOL	0.463		No No	-		-	97.29% 97.29%	0	0	0		0.46			0.463	
59281302900 1314 S 7TH ST	KLUNK, RONALD C	0.105		No	10,100	91,600	101,700	97.29%	10,382	94,156	104,538				0.105	0.105	
59281302905 1310 S 7TH ST 59281302910 1304 S 7TH ST	YANG, SIA REIF. DEAN E	0.102		No No	9,800 11,700	62,800 73,300	72,600 85,000	97.29% 97.29%	10,073 12,027	64,553 75,346	74,626 87.372				0.102	0.102 0.103	
59281302920 715 ALABAMA AVE	BRUYETTE ENTERPRISES SOUTH LLC	0.172		No	14,300	90,800	105,100	97.29%	14,699	93,334	108,033				0.172	0.172	
59281302931 721 ALABAMA AVE 59281302950 727 ALABAMA AVE	OTTENSMANN, DAVID J SWEIGERT INVESTMENTS LLC	0.241		No No	18,600 6,900	127,600 43,900	146,200 50,800	97.29% 97.29%	19,119 7,093	131,161 45,125	150,280 52,218				0.241 0.038	0.241 0.038	
59281302960 1301 S 8TH ST	JERSEY BOY PROPERTIES LLC	0.041		No	5,800	46,700	52,500	97.29%	5,962	48,003	53,965				0.041	0.041	
59281302970 1303 S 8TH ST 59281302980 1311 S 8TH ST	SWEIGERT INVESTMENTS LLC RAD PROPERTIES SOUTH LLC	0.114		No No	10,900 10,500	60,300 74,000	71,200 84,500	97.29% 97.29%	11,204 10,793	61,983 76,065	73,187 86,858				0.114 0.110	0.114 0.110	
59281302990 1313 S 8TH ST	RANIERI INVESTMENT GROUP LLC	0.110		No	19,000	163,600	182,600	97.29%	19,530	168,166	187,696			0.11		0.110	
59281303000 N/A 59281303010 1317 S 8TH ST	YANG, SIA JUAREZ JIMENEZ, JOSE A	0.103		No No	3,900 8,200	- 81,500	3,900 89,700	97.29% 97.29%	4,009 8,429	0 83,774	4,009 92,203				0.103 0.062	0.103 0.062	
59281303020 1323 S 8TH ST	CORDOBA, ROBIN AMANDA	0.048		No	6,600	94,400	101,000	97.29%	6,784	97,034	103,819				0.048	0.048	
59281303030 1327 S 8TH ST 59281303040 1331 S 8TH ST	CHAVEZ, CHAD S CASTILLO, LOURDES G	0.048		No No	6,600 6,600	60,700 71,700	67,300 78,300	97.29% 97.29%	6,784 6,784	62,394 73,701	69,178 80,485				0.048	0.048	
59281303050 730 GEORGIA AVE	BRUYETTE ENTERPRISES SOUTH LLC	0.207		No	16,500	95,900	112,400	97.29%	16,960	98,576	115,537				0.207	0.207	
59281303060 720 GEORGIA AVE	PEARSON, TAMMY L	0.207		No No	16,500	104,800	121,300	97.29%	16,960	107,725	124,685				0.207	0.207	
59281303070 716 GEORGIA AVE 59281303080 714 GEORGIA AVE	ENTRINGER, TRACEY J KOWALIS, DANIEL R	0.103 0.103		NO	9,100 9,100	104,900 116,000	114,000 125,100	97.29% 97.29%	9,354 9,354	107,827 119,237	117,181 128,591				0.103	0.103 0.103	
59281303090 712 GEORGIA AVE	KARSTAEDT, MARY M	0.103		No	9,100	76,100	85,200	97.29%	9,354	78,224	87,578				0.103	0.103	
59281303100 708 GEORGIA AVE 59281303110 1322 S 7TH ST	CARRIVEAU, EHREN A KRAUS, JUSTINE M	0.083 0.172		No No	8,200 15,100	71,000 60,000	79,200 75,100	97.29% 97.29%	8,429 15,521	72,981 61,674	81,410 77,196				0.083	0.083 0.172	
59281303120 1318 S 7TH ST	SOUKUP, ROBERT R	0.055		No	6,200	106,400	112,600	97.29%	6,373	109,369	115,742				0.055	0.055	
59281303130 N/A 59281303140 609 ALABAMA AVE	CITY OF SHEBOYGAN ECKER, ROBERT W	3.546	0.112415	17	- 63,400	- 398,300	- 461,700	97.29% 97.29%	0 65,169	0 409,415	0 474,585		3.434	1	0.207	3.434 0.207	3.4
59281303150 613 ALABAMA AVE	LINDAU, RICK J	0.039		17	12,000	47,900	59,900	97.29%	12,335	49,237	61,572				0.039	0.039	
59281303160 617 ALABAMA AVE 59281303170 611 ALABAMA AVE	LA DUSIRE, JOHN H HANSON LIVING TRUST	0.062		17 17	18,600 14,800	64,700 374,100	83,300 388,900	97.29% 97.29%	19,119 15,213	66,506 384,540	85,625 399,753				0.062	0.062	
59281303180 621 ALABAMA AVE	DICKERT, ROBERT	0.207		17	38,500	302,700	341,200	97.29%	39,574	311,147	350,722				0.207	0.207	
59281303190 629 ALABAMA AVE 59281303200 1301 S 7TH ST	GILIPSKY, JOHN G MONTES, VENUSTIANO	0.208 0.068		17 17	38,500 8,900	86,500 139,100	125,000 148,000	97.29% 97.29%	39,574 9,148	88,914 142,982	128,488 152,130				0.208	0.208 0.068	
59281303210 1307 S 7TH ST	PARTNERS FOR COMMUNITY DEVELOPMENT INC	0.069		17	9,000	39,400	48,400	97.29%	9,251	40,500	49,751				0.069	0.069	
59281303220 1313 S 7TH ST	LANGE ETAL, EARL EDWARD LONGO LIVING TRUST	0.069		17 17	9,000	79,200	88,200	97.29%	9,251	81,410	90,661				0.069	0.069 0.138	
59281303230 1319 S 7TH ST 59281303240 1321 S 7TH ST	LONGO LIVING TRUST LARSON, ERIC R	0.138		17	12,800 15,900	58,100 87,900	70,900 103,800	97.29% 97.29%	13,157 16,344	59,721 90,353	72,879 106,697				0.138	0.138	
59281303250 1331 S 7TH ST	FENN, SCOTT R	0.066		17	7,700	158,000	165,700	97.29%	7,915	162,409	170,324				0.066	0.066	
59281303270 624 GEORGIA AVE 59281303290 624A GEORGIA AVE	FISCHER, JAMES H HILBERT, CHRISTINE Y	0.097		17 17	25,800 10,400	157,900 72,700	183,700 83,100	97.29% 97.29%	26,520 10,690	162,307 74,729	188,827 85,419				0.097	0.097	
59281303300 618 GEORGIA AVE	KEYES ESTATES LLC	0.138		17	27,500	85,200	112,700	97.29%	28,267	87,578	115,845				0.138	0.138	

ltem 5.

	Assessment Roll
	Assessment Roll Classification? (Residential = Class 1, Commercial = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 5, Other = Class 7, & Exempt = X)
District Classification	Commercial = Class 2, Manufacturing = Class 3, Ag
	= Class 4 , Undeveloped = Class 5, Ag Forest = Class 5M. Forest = Class 6. Other
Rehab/	= Class 7 & Exempt = X)
Rehab/ Conservation Vacant	1
	2
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	1
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	1
	2
	1
	1
	1
	1
1.264	1 2
4.528	2
6.592	3 X
	3 1
	2
	1
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3 434	1
3.434	X 1
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ement District #21																			Assessm Classific (Residentia
perty Information	Property Information				Asses	sment Informa	tion		Equalized	Value			Distri	ct Classificatior			District Class	ification	Commercia Manufacturin = Class 4 , Ui
		Total		Part of Existing TID? Indicate TID #				Equalized				Industrial (Zoned and	Vacant/	Commercial/	Existing	Suitable for	Rehab/		Class 5, Ag 5M, Forest = = Class 7 &
umber Street Address	Owner	Acreage	Acreage		Land	Imp	Total	Value Ratio	Land	Imp	Total		Institutional		Residential	Mixed Use	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	0.138			
31303350 N/A	CITY OF SHEBOYGAN	2.912	0.081575	17	-	-	-	97.29%	0	0	0		2.830			2.830	2.830		
81303390 S 7TH ST 81303400 1407 S 7TH ST	SHEBOYGAN LAKEVIEW PROPERTY LLC HANKINS, PAUL W	0.138		17 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		
31303570 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				0.110	0.110			
31303580 1416 S 8TH ST 31303590 1412 S 8TH ST	CORTEZ HOME RENTALS LLC REINEKING PROPERTIES LLC	0.105		No No	10,100 10,100	80,800 76,600	90,900 86,700	97.29% 97.29%	10,382 10,382	83,055 78,738	93,437 89,120				0.105	0.105			
31303600 1408 S 8TH ST	BUTTNER, JOSHUA M	0.083		No	8,200	84,800	93,000	97.29%	8,429	87,167	95,595				0.083	0.083			
81303610 1404 S 8TH ST 81303620 1402 S 8TH ST	HERNANDEZ, ARMANDO A ANDREWS CAPITAL LLC	0.083		No No	8,200 14,200	87,600	95,800 138,400	97.29% 97.29%	8,429 14,596	90,045 127,666	98,474 142,262			0.083	0.083	0.083			
31303630 815 GEORGIA AVE	REINEKING PROPERTIES LLC	0.143		No	9,800	74,800	84,600	97.29%	10,073	76,887	86,961				0.143	0.143			
81303640 817 GEORGIA AVE 81303650 819 GEORGIA AVE	ORTLIEB HOMES LLC RINCON-TAVERA, JOSE VINCENTE	0.144		No No	9,800 9,800	102,000 71,900	111,800 81,700	97.29% 97.29%	10,073 10,073	104,847 73,907	114,920 83,980				0.144	0.144 0.144			
31303660 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			
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	0.144			
31303700 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			
81303710 1409 S 9TH ST 81303720 1415 S 9TH ST	WEISSGERBER, CURTIS D COREAS, NELSON D FLORES	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			
31303730 1419 S 9TH ST	APEX VI LLC	0.086		No	9,500	89,600	99,100	97.29%	9,765	92,100	101,866				0.086	0.086			
81318390 N/A 81318401 716 CLARA AVE	SHEBOYGAN LAKEVIEW PROPERTY LLC SHEBOYGAN PAPER BOX CO	3.847 3.350	0.060512	17 17	1,124,800 181,000	- 2,170,200	1,124,800 2,351,200	97.29% 97.29%	1,156,190 186,051	0 2,230,764	1,156,190 2,416,815	3.350	3.786			3.786	3.786		1
31318410 1447 S 8TH ST	BOARDWALK ON 8TH LLC	0.760		17	99,400	227,700	327,100	97.29%	102,174	234,054	336,228			0.76		0.760			
81318430 N/A 81318460 1424 S 8TH ST	BOARDWALK ON 8TH LLC VANG, TOU	0.066		17 No	10,200	3,800 99,300	14,000 109,800	97.29% 97.29%	10,485	3,906 102,071	14,391 112,864			0.066	0.110	0.066			
31318470 1428 S 8TH ST	RIVERA, AMALIO CALDERON	0.121		No	11,400	69,000	80,400	97.29%	11,718	70,926	82,644				0.121	0.121			1
81318480 1432 S 8TH ST 81318490 1438 S 8TH ST	THAT PLACE LLC BNB PROPERTIES LLC	0.138 0.138		No No	23,700 19,200	121,900 57,700	145,600 76,900	97.29% 97.29%	24,361 19,736	125,302 59.310	149,663 79.046	0.138		0.138		0.138	0.138		
31318500 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	0.130		0.138		0.138	3.130		
31318510 1450 S 8TH ST 31318520 N/A	SHEBOYGAN PAPER BOX CO CITY OF SHEBOYGAN	0.138		No No	23,700	87,300	111,000	97.29% 97.29%	24,361 0	89,736 0	114,098 0		0.078	0.138		0.138			
31318530 818 CLARA AVE	ORTLIEB COMMERCIAL LLC	0.261		No	30,500	22,100	- 52,600	97.29%	31,351	22,717	54,068		0.078	0.261		0.261			1
31318540 822 CLARA AVE 31318550 824 CLARA AVE	MERGET, CARITA L BALLARD-DAVIS, TAUNALEAH D	0.090		No No	8,500 8,500	86,400 74,400	94,900 82,900	97.29% 97.29%	8,737 8,737	88,811 76,476	97,548 85,213				0.090	0.090			1
31318560 N/A	CITY OF SHEBOYGAN	0.041		No	-	-	- 82,900	97.29%	0	0,470	03,213		0.041		0.090	0.090			
31318570 1449 S 9TH ST 31318580 1445 S 9TH ST	GUETZKE, TRACY A BEMAR LLC	0.092		No No	9,600 8,600	110,400 67,700	120,000 76,300	97.29% 97.29%	9,868 8,840	113,481 69,589	123,349 78,429				0.092	0.092			
31318590 1441 S 9TH ST	LEE, MAI	0.080		No	9,600	111,300	120,900	97.29%	8,840 9,868	114,406	124,274				0.080	0.080			
31318600 1435 S 9TH ST	WASRUD, JOSHUA A	0.199		No	16,600	83,400	100,000	97.29%	17,063	85,727	102,791				0.199	0.199			1
31318610 N/A 31318620 1429 S 9TH ST	CITY OF SHEBOYGAN CAPETILLO, EFREM	0.028 0.130		No No	- 10,500	- 103,100	- 113,600	97.29% 97.29%	0 10,793	0 105,977	0 116,770		0.028		0.130	0.028			
31318630 1427 S 9TH ST	NELSON, ERIC J	0.208		No	14,600	13,100	27,700	97.29%	15,007	13,466	28,473				0.208	0.208			
81318640 1423 S 9TH ST 81318700 1508 S 8TH ST	OLIVAS, JOSE L STOP N SHOP LLC	0.072		No No	8,300 110,800	80,600 711,200	88,900 822,000	97.29% 97.29%	8,532 113,892	82,849 731,048	91,381 844,940			0.592	0.072	0.072 0.592			
31318781 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			
81318800 823 CLARA AVE 81318810 819 CLARA AVE	WALLACE HOMES OF SHEBOYGAN LLC GOLDBECK, JAMES P	0.079		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	0.079			
31318830 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			
81318840 711 CLARA AVE 81318850 707 CLARA AVE	RJ AND G INVESTMENTS LLC PALMER, DAVID K	0.096		No No	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			
31318860 701 CLARA AVE	MAC HOUSE	0.106		No	-	-	-	97.29%	0	0	0				0.106	0.106			
81318970 1505 S 8TH ST 81318980 1501 S 8TH ST	GUSE, TODD M. & NANCY J SEEBOTH HOSPITALITY GROUP LLC	0.069		No No	7,400 14,200	67,500 138.300	74,900 152,500	97.29% 97.29%	7,607 14,596	69,384 142,160	76,990 156,756			0.069	0.069	0.069			
31318990 725 CLARA AVE	SHEB HARBOR LLC	0.083		No	8,800	80,100	88,900	97.29%	9,046	82,335	91,381				0.083	0.083			
81319000 719 CLARA AVE 81319015 607 CLARA AVE	ROBERT W SCHMITT JR AND JANELLE L SCHMITT REV TRUST BURKARD, KATHLEEN	0.083	0.06059	No 17	8,800 129,200	75,900 190,800	84,700 320,000	97.29% 97.29%	9,046 132,806	78,018 196,125	87,064 328,930				0.083	0.083			
31319020 CLARA AVE	SOUTH BEACH CONDOMINIUM	0.120		17	-	-		97.29%	0	0	0				0.120	0.120			
81319021 615 CLARA AVE UNIT 1 81319022 615 CLARA AVE UNIT 2	GRECH, ALEX WAVES OF HAPPINESS RENTALS LLC	0.010 0.009		17 17	13,200 13,200	97,200 97,200	110,400 110,400	97.29% 97.29%	13,568 13,568	99,913 99.913	113,481 113.481				0.010	0.010			
31319023 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			
31319040 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			
31319050 1501 S 7TH ST 31322001 N/A	YANG, SOUA & KOU VUE REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.096	0.328541	17 No	10,000	100,400	110,400	97.29% 97.29%	10,279	103,202	113,481		2.839		0.096	0.096			
31322001 N/A 31322003 N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.661	J.328341	No		-	-	97.29%	0	0	0		0.661			0.661	0.661		
81322006 501 FISHERMANS ROW 81322010 N/A	PORTSCAPE SHEBOYGAN LLC REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.872	0.000051	No No	336,000	4,231,000	4,567,000	97.29% 97.29%	345,377 0	4,349,075 0	4,694,452		0.547		0.872	0.872	0.547		
31322011 434 SOUTH PIER DR	R & M MOELLER LLC	0.123	0.00001	NO	- 56,200	- 328,600	- 384,800	97.29%	57,768	337,770	395,539		0.347	0.123		0.123			
81322012 611 SOUTH PIER DR 81322013 N/A	SOUTH PIER SHEBOYGAN LLC REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.132 1.834		No No	280,000	3,375,600	3,655,600	97.29% 97.29%	287,814 0	3,469,803	3,757,617		1.834	1.132		1.132 1.834	1.834		
31322013 N/A 31322014 669 SOUTH PIER DR	PORTSCAPE SHEBOYGAN LLC	1.834		NO NO	- 392,000	- 4,906,600	- 5,298,600	97.29%	402,940	5,043,529	0 5,446,469		1.834		1.749	1.834	1.854		1
31322015 511 SOUTH PIER DR	SOUTH PIER SHEBOYGAN LLC	0.978		No No	224,000	2,851,800	3,075,800	97.29%	230,251	2,931,385	3,161,637		1.476	0.978		0.978	1.476		
81322016 N/A 81322017 SOUTH PIER DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.476		No No			-	97.29% 97.29%	0	0	0		0.012			1.476	1.476		
31322018 718 SOUTH PIER DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.480		No	-	-	-	97.29%	0	0	0		0.480	0.405		0.480	0.480		
81322020 682 SOUTH PIER DR 81322021 534 SOUTH PIER DR	DAYESEYE LLC MACKXIMUS LLC	0.137 0.181		No No	62,900 80,100	292,400 174,500	355,300 254,600	97.29% 97.29%	64,655 82,335	300,560 179,370	365,215 261,705			0.137 0.181		0.137 0.181			
31322022 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			
81322025 SOUTH PIER DR 81322026 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		
31322028 322 SOUTH PIER DR	HARBOR POINTE MINIATURE GOLF LLC	0.504		No	231,000	216,600	447,600	97.29%	237,447	222,645	460,091			0.504		0.504			
31322029 422 SOUTH PIER DR 31322032 N/A	LINO RISTORANTE ITALIANO LLC REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.129		No No	58,900	365,800	424,700	97.29% 97.29%	60,544 0	376,008 0	436,552 0		0.044	0.129		0.129	0.044		
1322033 342 SOUTH PIER DR	GRATEFUL PROPERTIES LLC	0.150		No	45,700	579,400	625,100	97.29%	46,975	595,569	642,545		0.044	0.150		0.150			
31322034 668 SOUTH PIER DR	PROHIBITION BISTRO 668 LLC	0.112		No No	51,300	287,000	338,300	97.29%	52,732	295,009	347,741			0.112		0.112			
81322035 676 SOUTH PIER DR 81322037 SOUTH PIER DR	WELSCH, DAN PROHIBITION BISTRO 668 LLC	0.111 0.041		No No	50,300 18,300	207,600	257,900 18,300	97.29% 97.29%	51,704 18,811	213,394 0	265,097 18,811			0.111 0.041		0.111 0.041			
31322038 N/A	SP-RIVERFRONT CONDOMINIUM OWNERS IN COMMON	0.402		17		-		97.29%	0	0	0				0.402	0.402			
31322039 750 SOUTH PIER DR 31322040 750 SOUTH PIER DR	LEE, DANIEL T SCHNEIDER, JEFFREY	0.015 0.012		17 17	16,500 16,500	318,500 290,100	335,000 306,600	97.29% 97.29%	16,960 16,960	327,388 298,196	344,349 315,156				0.015 0.012	0.015			
31322041 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
31322042 750 SOUTH PIER DR 31322043 750 SOUTH PIER DR	BRANDAU, JOHN SAPP, LELAND	0.012 0.012		17 17	16,500 16,500	314,900 302,600	331,400 319,100	97.29% 97.29%	16,960 16,960	323,688 311,045	340,648 328,005				0.012 0.012	0.012 0.012			
1322044 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			
31322045 750 SOUTH PIER DR 31322046 750 SOUTH PIER DR	MUMM, DEBORAH L HERTEL, ROBERT W	0.012 0.012		17 17	16,500 16,500	301,000 327,600	317,500 344 100	97.29% 97.29%	16,960 16,960	309,400 336,742	326,361 353,703				0.012	0.012 0.012			
	HEALE, NODENT W	0.012		17	16,500	298,900	344,100 315,400	97.29% 97.29%	16,960	336,742 307,241	353,703 324,202				0.012	0.012	1		1

City of Sheboygan, Wisc															Assessm
x Increment District #21															Classifi (Residentia Commercia
se Property Information	Property Information			_	Assessr	nent Informat	tion		Equalized	Value		District Classification		District Classifica	A dama da ata ata a
				hand of											= Class 4 , Ur Class 5, Ag F
			Exist	Part of ting TID?								Industrial			5M, Forest = 0 = Class 7 & 8
arcel Number Street Address	Owner	Total Acreage	WetlandIndi Acreage	icate TID #	Land	Imp		Equalized Value Ratio	Land	Imp	Total		isting Suitab idential Mixed		acant
59281322049 750 SOUTH PIER DR 59281322050 750 SOUTH PIER DR	BOWERS, ROBERT W BEGALKE, BRIAN	0.013		17	16,500	317,800	334,300	97.29%	16,960	326,669	343,629			0.013	:
59281322050 750 SOUTH PIER DR	STEPHEN, ROBERT J	0.013 0.013		17 17	16,500 16,500	326,800 307,500	343,300 324,000	97.29% 97.29%	16,960 16,960	335,920 316,081	352,881 333,042			0.013	
59281322052 750 SOUTH PIER DR 59281322053 750 SOUTH PIER DR	OBEIDAT, AHMED THOMAS A GERBER 2012 REVOCABLE TRUST	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	1
59281322054 750 SOUTH PIER DR	HOFMANN, KURT H	0.013		17	16,500	307,600	324,100	97.29%	16,960	316,184	333,145		0.013	0.013	1
59281322055 750 SOUTH PIER DR 59281322056 750 SOUTH PIER DR	LEMAHIEU, BRIAN L HERMANN, HARRIET M	0.013 0.013		17 17	16,500 16,500	305,700 317,800	322,200 334,300	97.29% 97.29%	16,960 16,960	314,231 326,669	331,192 343,629			0.013 0.013	1
59281322057 750 SOUTH PIER DR	STEC, MICHEL ALEXANDRA RI AND G INVESTMENTS LLC	0.013		17 17	16,500	320,700	337,200	97.29%	16,960	329,650	346,610		0.013	0.013	:
59281322058 750 SOUTH PIER DR 59281322059 750 SOUTH PIER DR	DTO HLS LLC	0.013		17	16,500 16,500	316,900 303,900	333,400 320,400	97.29% 97.29%	16,960 16,960	325,744 312,381	342,704 329,341			0.013 0.015	
59281322060 SOUTH PIER DR 59281323000 437 BEACHFRONT CT	SOUTH PIER FAMILY INVESTMENTS INC BLUE HARBOR RESORT CONDOMINIUM	0.323		17 No	207,900	1.1	207,900	97.29% 97.29%	213,702	0	213,702			0.323	:
59281323001 435 BEACHFRONT LN	CLEVELAND, ANDREW S	0.014		No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105		0.014	0.014	
59281323002 437 BEACHFRONT LN 59281323003 439 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC SHEBOYGAN ACQUISITIONS LLC	0.014		No No	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	
59281323004 441 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC	0.014		No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105		0.014	0.014	
59281323005 427 BEACHFRONT LN 59281323006 429 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC BKR PROPERTIES 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	
59281323007 431 BEACHFRONT LN	SHEBOYGAN RESORT OPERATOR LLC	0.014		No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387			0.014	
59281323008 433 BEACHFRONT LN 59281323009 419 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC KLEINHEINZ TRUST 4-2-92	0.014 0.014		No No	16,500 16,500	109,100 109,100	125,600 125,600	97.29% 97.29%	16,960 16,960	112,145 112,145	129,105 129,105		0.014	0.014 0.014	
59281323010 421 BEACHFRONT LN 59281323011 423 BEACHFRONT LN	PINSKY, SUSAN T&S DEVELOPMENT CO	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	
59281323012 425 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC	0.014		No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105		0.014	0.014	
59281323013 411 BEACHFRONT LN 59281323014 413 BEACHFRONT LN	ESCOBEDO, PAUL 413 BEACHFRONT 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	
59281323015 415 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC	0.014		No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387		0.014	0.014	
59281323016 417 BEACHFRONT LN 59281323017 807 BEACHFRONT DR	SHANLEY, LARRY SHEBOYGAN ACQUISITIONS LLC	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	
59281323018 809 BEACHFRONT DR 59281323019 811 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC 811 BLUE HARBOR LLC	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	
59281323019 811 BEACHFRONT DR 59281323020 813 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC	0.014		No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458			0.014	
59281323021 817 BEACHFRONT DR 59281323022 819 BEACHFRONT DR	J POHAR FAMILY LLC HANG IIANG	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	
59281323023 821 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC	0.014		No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056		0.014	0.014	
59281323024 823 BEACHFRONT DR 59281323025 412 BEACHFRONT CT	ARELENE KEELER FORSYTHE, GERALD R	0.014 0.014		No No	16,500 16,500	131,700 109,100	148,200 125,600	97.29% 97.29%	16,960 16,960	135,375 112,145	152,336 129,105			0.014 0.014	
59281323026 414 BEACHFRONT CT	BESBEAS, PAMELA	0.014		No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387		0.014	0.014	
59281323027 416 BEACHFRONT CT 59281323028 418 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC PALATINE RESORT PROPERTIES LLC	0.014		No No	16,500 16,500	165,800 109,100	182,300 125,600	97.29% 97.29%	16,960 16,960	170,427 112,145	187,387 129,105			0.014 0.014	
59281323029 420 BEACHFRONT CT 59281323030 422 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC SHEBOYGAN 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	
59281323030 422 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	0.014		No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387			0.014	
59281323032 426 BEACHFRONT CT 59281323033 428 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC BRESLOW, ROBERT A	0.014		No No	16,500 16,500	109,100	125,600 125,600	97.29% 97.29%	16,960 16,960	112,145 112,145	129,105 129,105			0.014 0.014	
59281323034 430 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	0.014		No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387		0.014	0.014	
59281323035 432 BEACHFRONT CT 59281323036 434 BEACHFRONT CT	SENGODAAN SUBRAMANIAM, RAJ SHANLEY, LARRY	0.014		No No	16,500 16,500	165,800 109,100	182,300 125,600	97.29% 97.29%	16,960 16,960	170,427 112,145	187,387 129,105			0.014 0.014	
59281323037 436 BEACHFRONT CT	FORSYTHE, GERALD R	0.014		No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105			0.014	
59281323038 438 BEACHFRONT CT 59281323039 440 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC BHBR INVESTMENTS 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	
59281323040 442 BEACHFRONT CT 59281323041 825 BEACHFRONT DR	FORSYTHE, GERALD R JOSEPH BONELLI	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	
59281323042 827 BEACHFRONT DR	BYUNG-IL WILLIAM CHOI	0.014		No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056		0.014	0.014	
59281323043 829 BEACHFRONT DR 59281323044 831 BEACHFRONT DR	NEIL BIALK IRIS J BRIGHAM REVOCABLE TRUST 5-3-17	0.014 0.014		No No	16,500 16,500	200,500 128,900	217,000 145,400	97.29% 97.29%	16,960 16,960	206,095 132,497	223,056 149,458			0.014 0.014	
59281323045 833 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC	0.014		No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458		0.014	0.014	
59281323046 835 BEACHFRONT DR 59281323047 837 BEACHFRONT DR	CYTHERA 835 LLC MICAH Y STEELE	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	
59281323048 839 BEACHFRONT DR	KENNETH ZIMMERMANN	0.014		No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458		0.014	0.014	
59281323049 415 BEACHFRONT CT 59281323050 417 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC SHEBOYGAN 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	
59281323051 419 BEACHFRONT CT 59281323052 421 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC SHANI FY, LARRY	0.014		No No	16,500 16,500	165,800 109,100	182,300 125,600	97.29% 97.29%	16,960	170,427	187,387		0.014	0.014 0.014	
59281323053 423 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	0.014		NO	16,500	109,100	125,600	97.29%	16,960 16,960	112,145 112,145	129,105 129,105			0.014	
59281323054 425 BEACHFRONT CT 59281323055 427 BEACHFRONT CT	FLAHERTY INVESTMENT GROUP INC SHEBOYGAN 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	
59281323056 429 BEACHFRONT CT	WELSCH, DAN	0.014		No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105		0.014	0.014	
59281323057 841 BEACHFRONT DR 59281323058 843 BEACHFRONT DR	KEVIN KURZ KAREN RODDY	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	
59281323059 845 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC	0.014		No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056		0.014	0.014	
59281323060 847 BEACHFRONT DR 59281323061 849 BEACHFRONT DR	RTM FOX RIVER LLC RKB 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	
59281323062 851 BEACHFRONT DR 59281323063 853 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC PGW RENTALS LLC	0.014		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	
59281323064 855 BEACHFRONT DR	ATKINS, THOMAS J	0.014		No No	16,500	128,900	145,400	97.29%	16,960	132,497	223,056 149,458		0.014	0.014	
59281323099 N/A 59281323100 1011 S 8TH ST	C REISS CONDOMINIUM EDELWEISS PROPERTIES LLC	0.580 0.019		No No	- 62,500	- 144,700	- 207,200	97.29% 97.29%	0 64,244	0 148,738	0 212,982	0.019		0.580 0.019	
59281323101 780 SOUTH PIER DR UNIT 101	MELOWSKI & ASSOCIATES LLC	0.019		No	11,300	127,300	138,600	97.29%	11,615	130,853	142,468	0.015	0.019	0.019	
59281323102 780 SOUTH PIER DR UNIT 102 59281323201 780 SOUTH PIER DR UNIT 201	TESTWUIDE, THOMAS MOTISKA, 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 0.004	
59281323202 780 SOUTH PIER DR UNIT 202	MIDDLESWORTH, GREGORY D	0.005		No	11,300	143,000	154,300	97.29%	11,615	146,991	158,606		0.005	0.005	
59281323203 780 SOUTH PIER DR UNIT 203 59281323301 780 SOUTH PIER DR UNIT 301	ALEXANDER & MIKESELL FAMILY REVOCABLE LIVING TRUST 4-15-2012 FISCHER, MICHAEL J	0.004 0.004		No No	11,300 11,300	205,700 214,300	217,000 225,600	97.29% 97.29%	11,615 11,615	211,440 220,280	223,056 231,896			0.004 0.004	
59281323302 780 SOUTH PIER DR UNIT 302 59281323305 780 SOUTH PIER DR UNIT 305	DUTRA, JARED PAULUS, JAYSON	0.009		No No	11,300 11,300	143,000 162,500	154,300	97.29% 97.29%	11,615	146,991 167,035	158,606 178,650		0.009	0.009	
59281323306 780 SOUTH PIER DR UNIT 306	SCHUPP, SCOTT	0.009		No No	11,300	172,100	173,800 183,400	97.29%	11,615 11,615	176,903	188,518		0.009	0.009	
59281323307 780 SOUTH PIER DR UNIT 307 59281323308 780 SOUTH PIER DR UNIT 308	ULRICH TRUST BROOKS 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			0.009 0.009	
59281323309 780 SOUTH PIER DR UNIT 309	OPGENORTH, RACHELA	0.009		No	11,300	162,500	173,800	97.29%	11,615	167,035	178,650		0.009	0.009	
59281323310 780 SOUTH PIER DR UNIT 310 59281323311 780 SOUTH PIER DR UNIT 311	DROZDA, PETER J THOMPSON, THOMAS J	0.009		No No	11,300 11,300	172,100 190,900	183,400 202,200	97.29% 97.29%	11,615 11,615	176,903 196,227	188,518 207,843			0.009 0.009	
59281323312 780 SOUTH PIER DR UNIT 312	SWANTEK, ANTHONY C	0.009		No	11,300	225,900	237,200	97.29%	11,615	232,204	243,820		0.009	0.009	
59281323401 780 SOUTH PIER DR UNIT 401 59281323402 780 SOUTH PIER DR UNIT 402	LACEY, RICHARD L MIRECKI, STEVEN J	0.008		No No	11,300 11,300	238,100 158,900	249,400 170,200	97.29% 97.29%	11,615 11,615	244,745 163,334	256,360 174,950			0.008	
59281323403 780 SOUTH PIER DR UNIT 403	SMITH, BRIAN H	0.002		No	11,300	238,500	249,800	97.29%	11,615	245,156	256,771		0.002	0.002	
59281323509 510 SOUTH PIER DR 59281323510 510 SOUTH PIER DR	NEW HORIZON CONDOMINIUM SOUTH PIER HOSPITALITY GROUP LLC	0.125 0.021		No No	- 19,500	- 138,200	- 157,700	97.29% 97.29%	0 20,044	0 142,057	0 162,101	0.021		0.125 0.021	
59281323511 514A SOUTH PIER DR UNIT 1	PAJA RENTALS LLC	0.024		No	18,800	338,100	356,900	97.29%	19,325	347,535	366,860	*		0.024	

crement District #21																		Cl (Res
roperty Information																		Com
	Property Information				Assess	ment Informat	tion		Equalized	Value			Distrio	ct Classification	ו		District Classific	= Clas.
				Part of														Class 5M, Fo
				Existing TID?								Industrial						= Clas
		Total	Wetland	Indicate TID #				Equalized				(Zoned and		Commercial/	0	Suitable for	Rehab/	
Number Street Address 2281323512 514A SOUTH PIER DR UNIT 2	Owner ALTMEYER, DANIEL J	Acreage 0.025	Acreage	No	Land 18,800	Imp 308,700	Total 327,500	Value Ratio 97.29%	Land 19,325	Imp 317,315	Total 336,640	Suitable)	Institutional	Business	Residential 0.025	Mixed Use 0.025	Conservation	/acant
2281323512 514A SOUTH FIER DR UNIT 2 2281323513 514A SOUTH FIER DR UNIT 3	PAJA RENTALS LLC	0.023		No	18,800	298,000	316,800	97.29%	19,325	306,316	325,641				0.023	0.023		
281323514 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	19,500	122,600	142,100	97.29%	20,044	126,021	146,066			0.023		0.023		
0281323517 518 SOUTH PIER DR	SOUTH PIER HOSPITALITY GROUP LLC	0.022		No	19,500	148,800	168,300	97.29%	20,044	152,953	172,997			0.022		0.022		
281323639 N/A	CENTRAL PIER CONDOMINIUM	0.101		No	-	-	-	97.29%	0	0	0			0.010	0.101	0.101	0.101	
0281323640 640 SOUTH PIER DR 0281323642 644 SOUTH PIER DR	HEITZMANN ENTERPRISES LLC CMEINVEST LLC	0.019 0.017		No No	13,500 13,500	117,800 59,100	131,300 72,600	97.29% 97.29%	13,877 13,877	121,087 60,749	134,964 74,626			0.019 0.017		0.019 0.017		
221323642 644 SOUTH PIER DR	CMEINVEST LLC	0.017		No	13,500	59,100 52,500	66,000	97.29%	13,877	53,965	67,842			0.017		0.017		
2281323651 650 SOUTH PIER DR	BKKCLLC	0.010		No	12,400	301,800	314,200	97.29%	12,746	310,222	322,968			0.014	0.010	0.014		
0281323652 650 SOUTH PIER DR	BKKCLLC	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		
9281323654 650 SOUTH PIER DR	MCDONOUGH, DAN	0.017		No	6,400	113,000	119,400	97.29%	6,579	116,154	122,732				0.017	0.017		
2281323655 650 SOUTH PIER DR	MOSCHWARZ LLC	0.015		No	7,500	86,400	93,900		7,709	88,811	96,520				0.015	0.015		
281323656 650 SOUTH PIER DR	MOSCHWARZ LLC	0.010		No	12,400	210,400	222,800	97.29%	12,746	216,272	229,018				0.010	0.010		
281323657 650 SOUTH PIER DR 281323658 650A SOUTH PIER DR	SCHNELL, WILLIAM R MEYER, RANDALL W	0.014 0.017		No No	12,400 12,400	288,800 230,500	301,200 242,900	97.29% 97.29%	12,746 12,746	296,860 236,933	309,606 249,679				0.014 0.017	0.014 0.017		
2281323659 652 SOUTH PIER DR	CMEINVEST LLC	0.017		No	13,500	73,600	242,900 87,100	97.29%	13,877	75,654	249,079 89,531			0.019	0.017	0.017		
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		17	40,200	-	40,200	97.29%	41,322	0	41,322			0.113		0.113	0.113	
281502910 N/A	ANTON KOLAR	0.643	0.195793		32,600	-	32,600	97.29%	33,510	0	33,510			0.447		0.447	0.447	
281502870 525 S COMMERCE ST	SOUTH PIER LLC	0.727	0.195867	17	87,300	216,700	304,000	97.29%	89,736	222,747	312,484			0.531		0.531		
2281502880 505 S COMMERCE ST	PRIGGE'S CHARTERED BUSES INC	0.274 0.059	0.021459	17 17	42,600	352,500	395,100	97.29%	43,789 0	362,337 0	406,126		0.050	0.253		0.253 0.059	0.059	
0281501610 N COMMERCE ST 0281501550 639 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.361		17	26,700	- 61,800	- 88,500	97.29% 97.29%	27,445	63,525	90,970		0.059 0.361			0.059	0.361	
281501570 715 N COMMERCE ST	THE DURBROW-STEINGRABER LIVING TRUST OF 2018	0.241	0.002103		15,000	24,900	39,900	97.29%	15,419	25,595	41,013		0.501	0.239		0.239	0.501	
2281500090 N/A	SHEBOYGAN COUNTY WISCONSIN PLANNING DEPT	0.950	0.007432			-	-	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	SHEB RIVERSIDE BOAT CLUB	0.606	0.073037	No	33,600	84,800	118,400	97.29%	34,538	87,167	121,704			0.533		0.533	0.533	
281500050 1228 WISCONSIN AVE	THOMSON'S PARKVIEW MARINA LLC	1.150	0.017479		62,500	22,400	84,900	97.29%	64,244	23,025	87,269			1.133		1.133	1.133	
2281501580 N/A	THOMSON'S PARKVIEW MARINA LLC	0.713	0.000292		62,500	· · ·	62,500	97.29%	64,244	0	64,244		0.400	0.713		0.713	0.713	
0281501560 N COMMERCE ST 0281501540 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.487	0.001104	17 17	91,500 238,900	-	91,500 238,900	97.29% 97.29%	94,053 245,567	0	94,053 245,567		0.486			0.486	0.486	
2281501540 N COMINERCE ST 2281501630 605 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.412	0.008972		238,900		299,000	97.29%	245,567 307,344	0	307,344		1.403			1.405	1.405	
281501620 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.240	0.020021	17	-	_ *	- 255,000	97.29%	0	0	0		0.220			0.220	0.220	
281501600 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.535	0.037386		-	*	-	97.29%	0	0	0		0.498			0.498	0.498	
281501590 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	
281502900 513 S COMMERCE ST	PBRK LLP	0.322	0.08938	17	31,000	95,600	126,600	97.29%	31,865	98,268	130,133			0.233		0.233		
281105470 926 BROUGHTON DR	ALEXANDRIA TSIOULOS	0.207		No	97,700	95,300	193,000	97.29%	100,427	97,960	198,386			0.207		0.207		
281112470 335 WASHINGTON CT	LATITUDE 43 PROPERTIES LLC	0.063		No	8,600	120,200	128,800		8,840	123,554	132,394				0.063	0.063		
0281112460 331 WASHINGTON CT 0281112480 823 N 4TH ST	KELLI JO SCHAAL RYAN VOLGMANN	0.052 0.097		No No	7,500 10,400	135,800 80,100	143,300 90,500		7,709 10,690	139,590 82,335	147,299 93,026				0.052 0.097	0.052 0.097		
2281112450 327 WASHINGTON CT	DANIEL BROCK	0.037		No	7,400	74,700	82,100	97.29%	7,607	76,785	84,391				0.037	0.037		
2281112440 325 WASHINGTON CT	RENEE SUSCHA	0.069		No	7,400	96,600	104,000		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		7,607	77,710	85,316				0.067	0.067		
281112490 817 N 4TH ST	KAHNOREN PROPERTIES LLC	0.104		No	11,000	58,400	69,400		11,307	60,030	71,337				0.104	0.104		
281112420 820 N FRANKLIN ST	SCOTT WACKETT	0.102		No	11,000	129,000	140,000		11,307	132,600	143,907				0.102	0.102		
281112500 815 N 4TH ST	FRANKIE CARROTHERS	0.072		No	8,100	87,200	95,300	97.29%	8,326	89,633	97,960				0.072	0.072		
281112510 811 N 4TH ST	BRIAN J SMITH	0.071		No No	7,900	69,500 77,100	77,400		8,120	71,440	79,560				0.071	0.071		
281112410 814 N FRANKLIN ST 281112520 336 WISCONSIN AVE	JANCHAI WESER JIMMY JUNGE	0.120 0.080		NO NO	11,900 9,000	77,100 121,300	89,000 130,300		12,232 9,251	79,252 124,685	91,484 133,936				0.120 0.080	0.120 0.080		
2281112520 330 WISCONSIN AVE	JAMIE EVANS	0.080		No	9,200	115,600	124,800	97.29%	9,251	124,085	133,330				0.080	0.080		
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		
land Acreage		(2.73)																The A
					20 220	100 100 5			20 452 5-3	400 700 5			400 00	<i>cc</i>			426 100	Class
	Total Acre	eage 253.40	2.73		28,658,300	188,463,800	217,122,100	1	29,458,070	193,723,278		4.411	133.255169	61.470503	54.260892	253.40	136.192366	0.652 0.26% is requ

SECTION 5: Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City. The value of those parcels located within Tax Incremental District No's 16 & 17 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$257,334,801. This value is less than the maximum of \$504,527,280 in equalized value that is permitted for the City.

City of Sheboygan, Wisconsin								
Tax Increment District #21								
Valuation Test Compliance Calculation								
District Creation Date	1/1/2024							
	Valuation Data Currently Available 2023							
Total EV (TID In)	4,204,394,000							
12% Test	504,527,280							
Increment of Existing TIDs TID #16 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

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

District

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.

<u>Demolition</u>

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.

<u>Site Grading</u>

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

<u>Rail Spur</u>

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

Projects Outside the Tax Increment District

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

1) Pennsylvania Avenue Bridge - \$120K

Professional Service and Organizational Costs

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

Administrative Costs

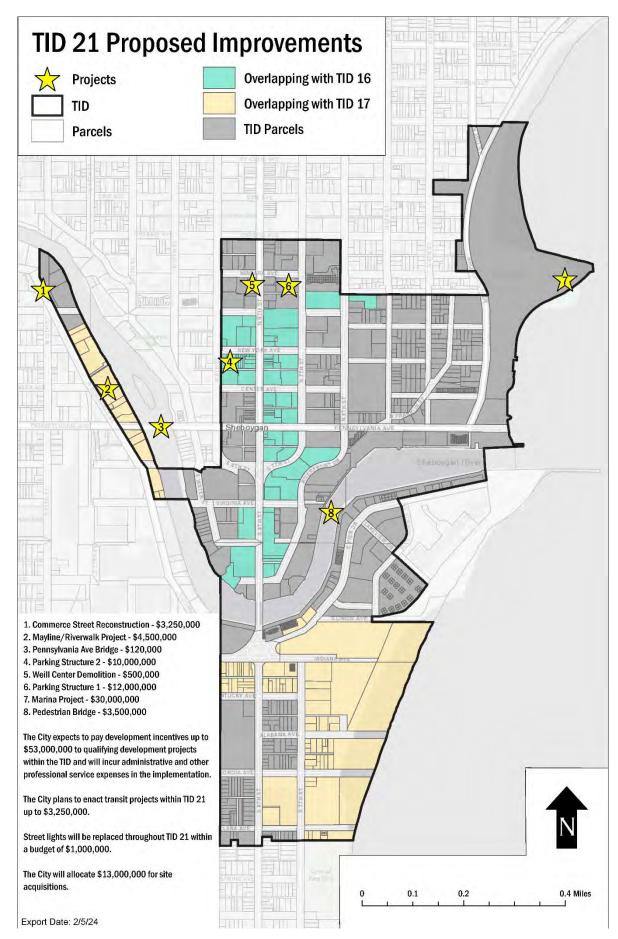
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

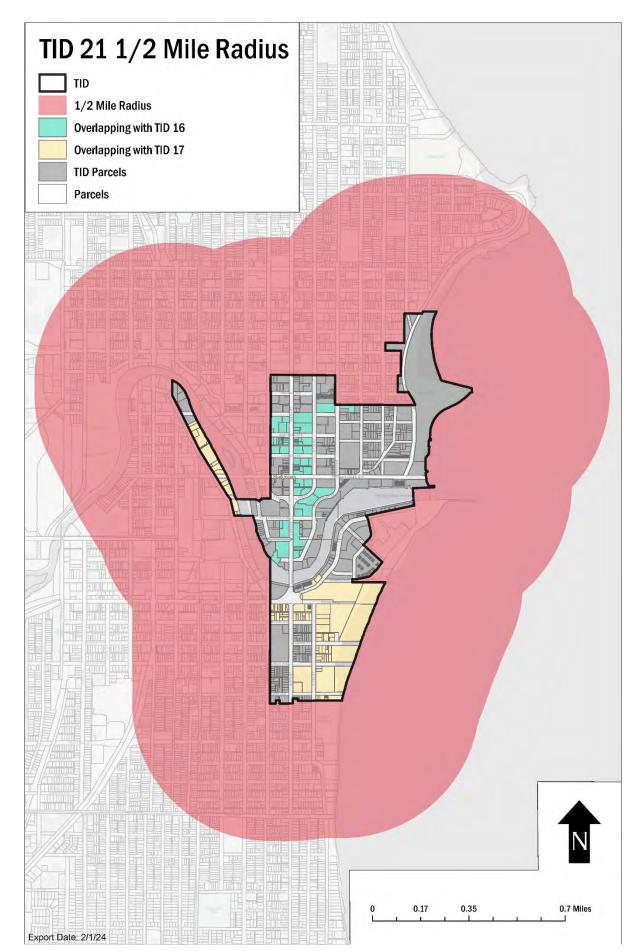
Financing Costs

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

SECTION 7: Map Showing Proposed Improvements and Uses

Maps Found on Following Page.





Tax Incremental District No. 21 Project Plan Prepared by Ehlers

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.

			rement Distri nated Project L				
Project ID	Project Name/Type	Phase I 2025	Phase II 2030	Phase III 2035	Phase IV 2040	Phase V 2045	Total (Note 1)
	Vacant Commercial Building Vacant Manufacturing Building	4,000,000 4,000,000					4,000,000 4,000,000
4	0	4,000,000		10,000,000		10,000,000	10,000,000 4,000,000
	Mayline Site Clean Up	3,000,000				10,000,000	10,000,000
7	Pedestrian Bridge	3,500,000					3,500,000
8	Development Incentives ²						0
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
15	Street Lights (Place Making)	1,000,000					
16	Commerce Street Reconstruction	3,250,000					
Total Proje	cts	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	lification.					

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

				Tax Inc	rement Dist					
Constr	uction Year	North Downtown	Downtown	South Downtown	River Front	Blue Harbor Area	South Lake Front	Annual Total	Constructio	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		

Table 2 - Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #21

Tax Increment Projection Worksheet

		Type of District	Rehabi	litation			Base Value	223,181,348		
	Distri	ct Creation Date	January	/ 1, 2024		Appre	ciation Factor	2.00%	Apply to Base	Value
		Valuation Date	Jan 1,	2024			Base Tax Rate	\$17.07		
		Max Life (Years)	2	27		Rate Adju	stment Factor	-1.00%		
Expen	diture Peri	iod/Termination	22	1/1/2046						
R	evenue Pe	eriods/Final Year	27	2052						
	Extension	Eligibility/Years	Yes	3		Tax Exempt	Discount Rate	4.00%		
	Eligible F	Recipient District	Ye	es		Taxable	Discount Rate	5.50%		
									Tax Exempt	
C	Constructio	on	Valuation	Inflation	Total	Revenue		Тах	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

Notes:

20

21

22

23

24

25

26

27

2043

2044

2045

2046

2047

2048

2049

2050

Totals

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

0

0

0

0

0

0

0

0

328,500,000

2044

2045

2046

2047

2048

2049

2050

2051

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

8,808,339

8,984,506

9,164,196

9,347,480

9,534,430

9,725,118

9,919,621

10,118,013

187,518,665

449,225,301

458,209,807

467,374,003

476,721,483

486,255,913

495,981,031

505,900,652

516,018,665

2045

2046

2047

2048

2049

2050

2051

2052

\$14.10

\$13.96

\$13.82

\$13.68

\$13.55

\$13.41

\$13.28

\$13.14

Future Value of Increment

6,334,636

6,396,715

6,459,403

6,522,705

6,586,628

6,651,177

6,716,358

6,782,178

144,930,940

57,846,900

62,859,904

65,480,654

68,025,302

70,496,056

72,895,064

75,224,408

77,486,112

48,058,095

52,671,003

54,556,327

56,360,876

58,088,112

59,741,346

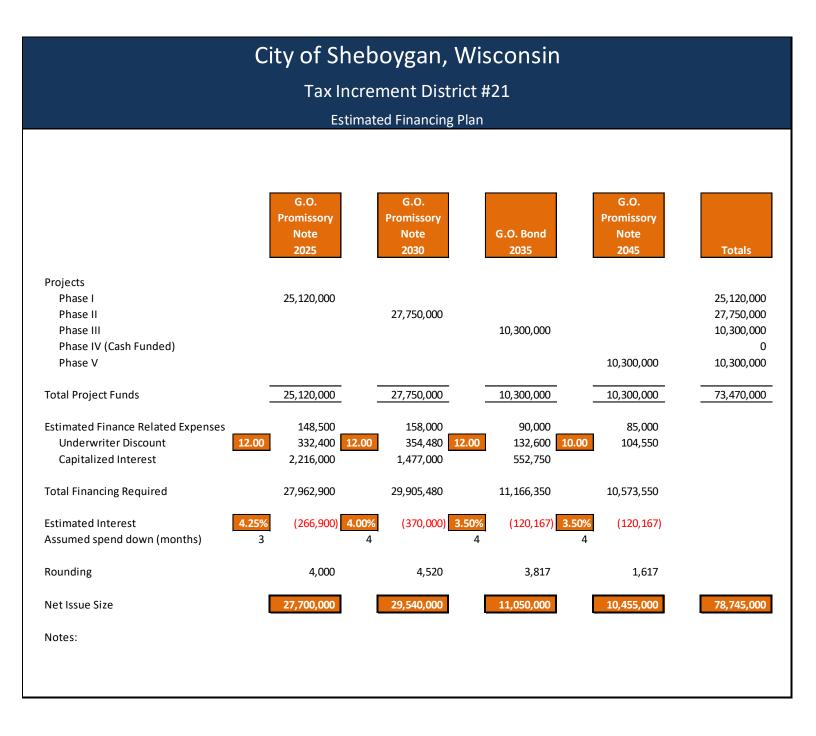
61,323,751

62,838,359

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 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 Shehovgan Wisconsin

		boygan, V																							
ax Inc	crement Dist	strict #21																							
Cash Flo	low Projectior	on																							
		Pro	rojected Revenues	45											xpenditures									Balances	
ł	1				J		. Promissory N	,		. Promissory N	·		G.O. Bond			Promissory No		1	1	1	1	1 '	1		
Year	1 _{Toy}				Total J		27,700,000			29,540,000			11,050,000			10,455,000		Kite Beach MRO	· · ·	Hotel MRO	1	'	1		D. instead
. !	-	TID Revenue Sharing TID 22 S		Con Interest		Dated Date: Principal			Dated Date: Principal	-		Dated Date: Principal E	10/01 Est. Rate		Dated Date: Principal E	10/01 Est. Rate)/01/40	Payment \$8M			t Admin.	Total Expenditures	s Annual	Cumulative	Principal Outstanding Year
	Increments .	Sharing 110 22 3		<u>cap interest</u>	Revenues	РПпсра	Εδί. Ναιο	Interest	РПпсра	ESL. Naie	Interest		Sl. Nale	Interest	Pillicipai i	_SL. Note	Interest	15% OF INCIENCEN	75% OF INCREMENT	75% of increment	Aumm.,	Experiorcores	Alliuai	Cumulative	Outstanuing rear
2024	1				0	1		J	1		,	1		I	1		J	1	1	1	1	ר' ר')]	0 L.	2024
2025	1			0	ا ٥	1		I	1		,	1		J	1		I	1	1	1	1	e'	0	0 د	2025
2026	503,513	,		1,108,000	1,611,513	.1	4.00%	1,108,000			,	1		J	1		I	1	1	1	15,000	0 1,123,000	488,513	3 488,513	
2027	1,741,969			1,108,000	2,849,969	1	4.00%				,	1		J	1		I	512,047	691,264	4 32,003	15,300	0 2,358,614	4 491,355		
2028	2,829,670	0 0	1		2,849,670	,		, ,			<u> </u>	4		I	4		<u> </u>	512,047	691,264	4 32,003	,	, ,	,		
2029	3,387,362				3,407,362						ļ	1		I	1		I	512,047			· · ·		-		
2030	3,420,558		20,000		3,440,558						,	1		I	1		I	512,047			,		-		
2031	4,103,349		20,000		5,600,349									I	1		I	512,047			,		,		
2032	5,107,726		20,000		5,127,726			-						I	1		I	512,047							
2033	5,635,043		==;===		5,655,043	, ,		,	· · ·		, ,				t		¹	512,047	,		,			, ,	
2034	5,690,267 5,746,031		20,000		5,710,267 6 318 781			-					F 00%	552 750	1)	512,047			-				
2035 2036	5,746,031 5,802,342		20,000		6,318,781 5,822,342			,					5.00% 5.00%	552,750 552,750	1)	512,047 512 047			,				
2036 2037	5,802,342 5,859,205		20,000 20,000		5,822,342 5,879,205			-					5.00% 5.00%	552,750 552,750)	512,047 512,047					-	, ,	
2037	5,859,205 5,916,626		20,000		5,879,205			,	,					552,750	1)	512,047		· · · ·	· ·				
2038	5,916,626		,		6,044,608			,	-		, ,	· · · · ·		547,750	ι			512,047		/	19,024				
2035	6,033,160				6,103,160			-				,		542,750		5.00%	522,750				19,792				
2040	6,092,285		-		6,162,285			<i>,</i>						537,750	1	5.00%	522,750				20,188				
2042	6,151,989				6,376,989			220,000				,		532,750	1	5.00%	522,750				20,592				
2043	6,212,278				6,562,278			,	,					527,750		5.00%	522,750	0	1'	11	21,004				
2044	6,273,159		-		6,573,159			I	3,250,000	0 5.00%				522,750	-		522,750		1 '	1	21,424			-	
2045	6,334,636				7,159,636			I	3,690,000					487,750	250,000		510,250		1	1	21,852		-	-	
2046	6,396,715		100,000		6,496,715			I	3,550,000					452,750	-		497,750		1	1	22,289			,	
2047	6,459,403		100,000		6,559,403			I	3,550,000		· ·			414,750			485,250		1	1	22,735		-		
2048	6,522,705		100,000		6,622,705			I	3,550,000		,	, ,		364,750			472,750		<u>+</u>	ب	23,190	, ,	-		
2049	6,586,628		100,000		6,686,628			I	3,500,000		355,000			314,750			447,750		1	1	23,653				
2050 2051	6,651,177 6 716 358		100,000		6,751,177 6,816,358			I	3,600,000	0 5.00%	180,000			264,750			397,750 347,750		1	1	24,127				
2051 2052	6,716,358 6,782,178		100,000 120,000		6,816,358 6,902,178			I	1		,	2,000,000 2,050,000		202,500 102,500	3,355,000 3,600,000		347,750 180,000		1	1	24,609 40.000			, , , , , , , , , , , , , , , , , , , ,	
2032	0,/82,170		120,000		6,902,170 J	1		I	1		ļ	2,050,000	5.00%	102,500	3,600,000	5.00%	180,000	1	1	1	40,000 ,	5,972,000	929,070	8 3,155,376	203
Total	144,930,940	0 1,500,000	1,400,000	4,245,750 1	152,076,690	27,700,000	<u></u>	13,305,000	29,540,000	<u> </u>	23,166,250	0 11,055,000		8,027,000	10,455,000		5,953,000	0 8,000,000	10,800,000	375,000	545,064	64 148,921,314	,		Tota

lotes

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.

Item 5.

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.

Item 5.

SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City

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

SECTION 15: List of Estimated Non-Project Costs

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

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

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.

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TAGLaw International Lawyers

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

[], 2024

Mayor City of Sheboygan 828 Center Avenue Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40771919_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		ict would pay	2022		
	Statement of 12	ixes Data Teal.		2022	Percentage	
	Sheboygan Cou	ntv		15,129,924	21.12%	
	City of Sheboyg			31,920,100	44.56%	
	School District of			22,283,436	44.56% 31.11%	
	Lakeshore Tech	10		2,303,112	3.21%	
	Lakeshore rech			2,303,112	5.21/0	
	Total			71,636,572		
				Lakeshore		
	Sheboygan	City of	School District	Technical		
Yea		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	2020
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	2025
2031	866,643	1,828,386	1,276,397	131,922	4,103,349	2030
2032	1,078,772	2,275,920	1,588,821	164,213	5,107,726	2032
2032	1,190,143	2,510,884	1,752,849	181,166	5,635,043	2032
2034	1,201,807	2,535,491	1,770,027	182,942	5,690,267	2033
2035	1,213,584	2,560,339	1,787,374	184,735	5,746,031	2034
2036	1,225,477	2,585,430	1,804,890	186,545	5,802,342	2035
2037	1,237,487	2,610,767	1,822,578	188,373	5,859,205	2030
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	2030
2040	1,274,227	2,688,279	1,876,688	193,966	6,033,160	2035
2040	1,286,714	2,714,624	1,895,080	195,867	6,092,285	2040
2041	1,299,324	2,741,227	1,913,652	197,786	6,151,989	2041
2043	1,312,057	2,768,091	1,932,406	199,724	6,212,278	2042
2043	1,324,916	2,795,218	1,951,343	201,682	6,273,159	2043
2044	1,337,900	2,822,611	1,970,466	201,002	6,334,636	2045
2045	1,351,011	2,850,273	1,989,777	205,654	6,396,715	2045
2040	1,364,251	2,830,273	2,009,277	205,054	6,459,403	2040
2047	1,377,621	2,906,412	2,028,968	209,705	6,522,705	2047
2040	1,391,121	2,934,895	2,048,851	203,703	6,586,628	2049
2045	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	2050
2051	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	-

February 20, 2024

PROJECT PLAN

City of Sheboygan, Wisconsin

Tax Incremental District No. 22

West Side of Sheboygan



Prepared by:

Ehlers N19W24400 Riverwood Drive, Suite 100 Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

- Organizational Joint Review Board Meeting Held: Public Hearing Held: Approval by Plan Commission: Adoption by Common Council:
- Approval by the Joint Review Board:

Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for March 18, 2024 Scheduled for TBD

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SECTION 1: Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District ("TID") No. 22 ("District") is a proposed Mixed-Use District comprising approximately 432.39 acres excluding wetlands, located on the west side of 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

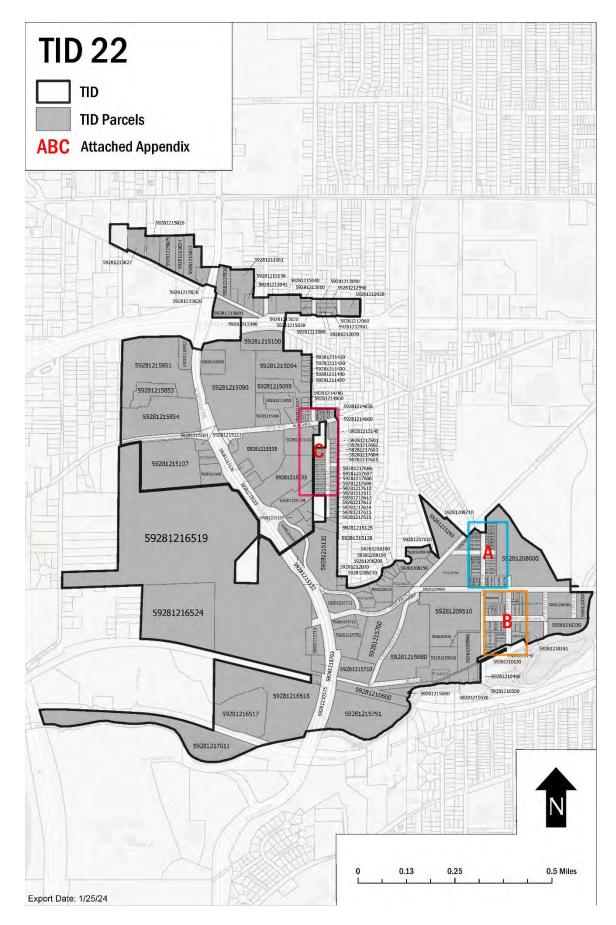
35% of the real property area within the District. Costs related to newlyplatted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.

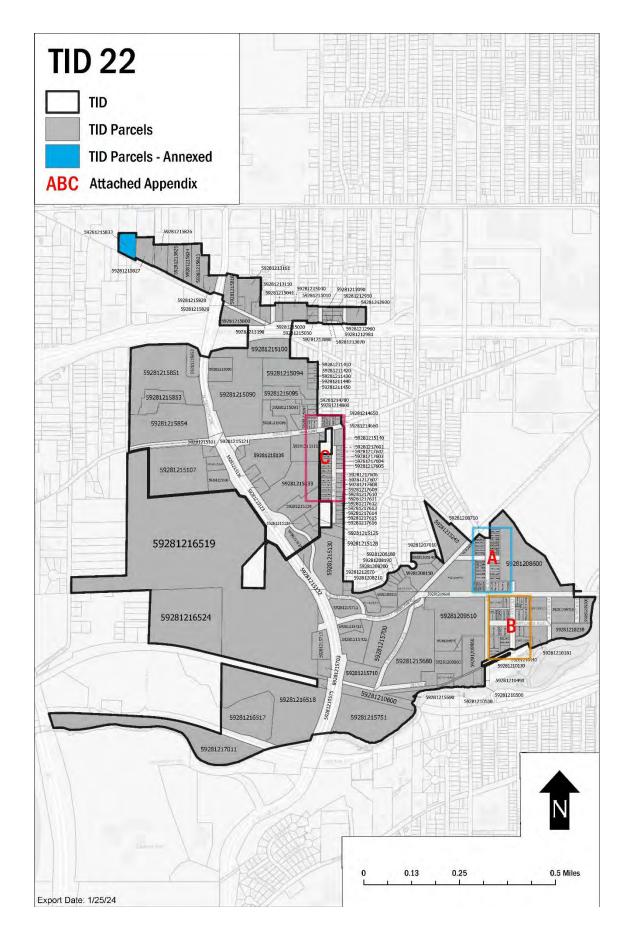
- 5. Based on the foregoing finding, the District is designated as a mixed-use district.
- 6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
- 7. Improvements to be made in the District are likely to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

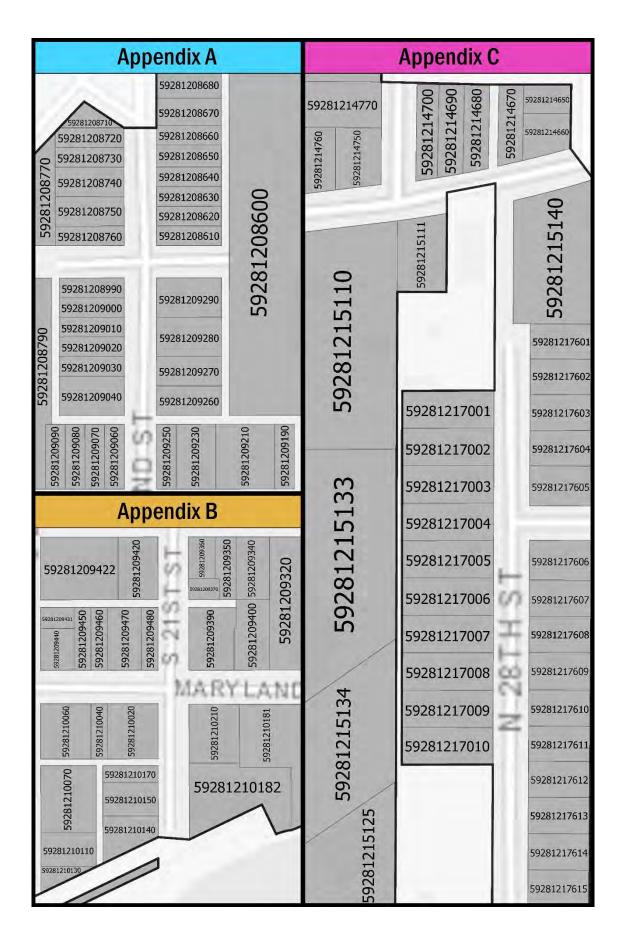
SECTION 2: Preliminary Map of Proposed District Boundary

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.

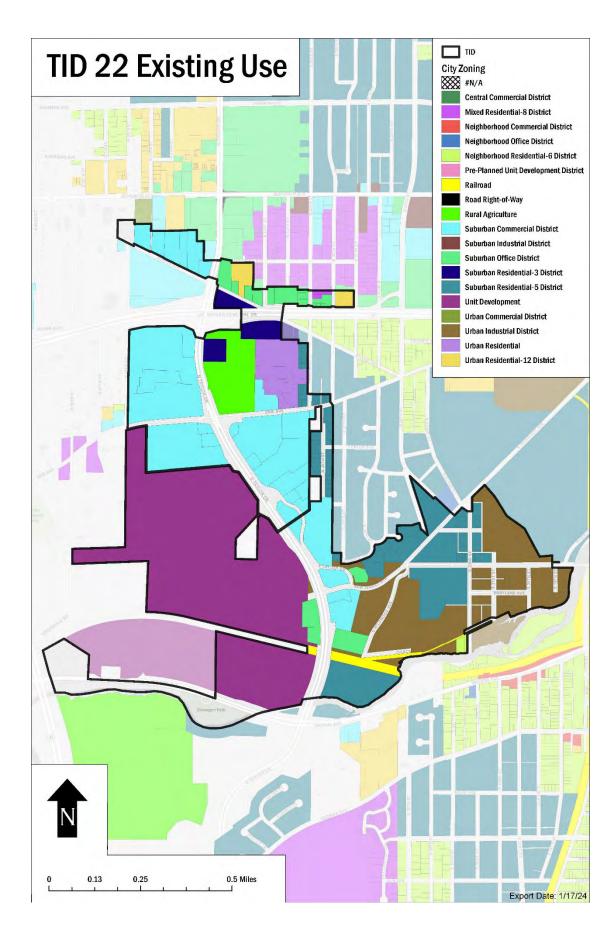






SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.



City of She	eboygan, Wisc	consin																	
Tax Increment D	District #22																		Assessment Roll
Base Property Inf	ormation																		Classification? (Residential = Class 1,
																			Commercial = Class 2, Manufacturing = Class 3, A
	Property Inform	mation				Assessi	ment Informa	tion		Equalized	l Value			District Cl	assification (N	linus Wetland	Portion)		= Class 4 , Undeveloped = Class 5, Ag Forest = Class
Parcel Number	Street Address	Owner	Total Acreage	1/	xed Post 1/04? icate date	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant /Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Vacant	5M, Forest = Class 6, Othe = Class 7 & Exempt = X)
ROW Areas																			
59281215833			5.640		2/5/24?	48,200	0	48,200	97.29%	49,545	0	49,545			5.64	1	5.64	5.64	Х
59281207010 N/		CITY OF SHEBOYGAN	0.386	No		0	0	0	97.29%	0	0	0	1	0.386			0.39	.	1
	506 RIDGEWAY CIR	GILBERT, STEPHEN M	1.140	No		44,600	246,200	290,800	97.29%	45,845	253,071	298,915	1			1.140		0.00	1
59281208150 25	509 RIDGEWAY CIR	WAGNER, THOMAS M LUKAS, BARBARA J	2.423 0.237	No No		42,600 29,200	481,800 234,800	524,400 264,000	97.29% 97.29%	43,789 30,015	495,246 241,353	539,034 271,367				2.423		0.00	
59281208180 70		BUTLER, CHARLES E	0.237	No		33,400	234,800 178,000	204,000	97.29%	34,332	241,353 182,967	217,307				0.237		0.00	
59281208100 71		LINDOW REVOCABLE TF	0.205	No		31,400	162,400	193,800	97.29%	32,276	166,932	199,208				0.205		0.00	1
59281208210 73		OBEAR, KIRK B	0.558	No		39,300	271,500	310,800	97.29%	40,397	279,077	319,474				0.558		0.00	1
59281208211 N/		WAGNER, THOMAS M	0.801	No		0	0	010,000	97.29%	0	0	0				0.801		0.00	1
59281208215 N/		OBEAR, KIRK B	1.534	No		11,500	0	11,500	97.29%	11,821	0	11,821				1.534		1.53	x
	D26 NEW JERSEY AVE	CITY OF SHEBOYGAN M	12.500	No		0	0	0	97.29%	0	0	0		12.500			12.50		х
59281208610 N/	/A	CITY OF SHEBOYGAN	0.121	No		0	0	0	97.29%	0	0	0		0.121			0.12		Х
59281208620 N/	/A	CITY OF SHEBOYGAN	0.121	No		0	0	0	97.29%	0	0	0		0.121			0.12		х
59281208630 N/	/A	CITY OF SHEBOYGAN	0.121	No		0	0	0	97.29%	0	0	0		0.121			0.12		Х
59281208640 N/	/A	CITY OF SHEBOYGAN	0.121	No		0	0	0	97.29%	0	0	0		0.121			0.12		1
59281208650 60	07 S 22ND ST	BALLWEG, LAURA J	0.136	No		9,800	96,900	106,700	97.29%	10,073	99,604	109,678				0.136	0.14	0.00	1
59281208660 60	01 S 22ND ST	BORTH, DAVID	0.121	No		8,800	52,300	61,100	97.29%	9,046	53,760	62,805				0.121		0.00	Х
59281208670 N/		CITY OF SHEBOYGAN	0.167	No		0	0	0	97.29%	0	0	0		0.167			0.17		1
59281208680 52		BORTH, DAVID C	0.182	No		12,400	67,200	79,600	97.29%	12,746	69,075	81,821				0.182		0.00	Х
59281208710 N/		CITY OF SHEBOYGAN	0.081	No		0	0	0	97.29%	0	0	0		0.081			0.08		1
59281208720 60		LUECK, DONALD	0.128	No		11,400	87,400	98,800	97.29%	11,718	89,839	101,557				0.128		0.00	
59281208730 N/		LUECK, DONALD	0.129	No		4,300	0	4,300	97.29%	4,420	0	4,420				0.129		0.13	1
59281208740 61		CLARK IRREVOCABLE TF	0.193 0.193	No		16,000 16,000	100,400 71,200	116,400 87,200	97.29%	16,447	103,202 73,187	119,648				0.193 0.193	0.19 0.19	0.00 0.00	1
59281208750 61 59281208760 S 2		NOWAK, DEVIN W PREUSS. SHAUN	0.193	No No		18,000	71,200	11,400	97.29% 97.29%	16,447 11,718	/3,18/	89,633 11,718				0.193		0.00	X
	22ND ST DS S WILDWOOD AVE	CITY OF SHEBOYGAN	0.129	No		11,400 N	0	11,400	97.29%	11,718	0	11,/10	1	0.586		0.129	0.13	0.15	×
	328 NEW JERSEY AVE	CITY OF SHEBOYGAN W	4.704	No		0	0	0	97.29%	0	0	0	1	4.704			4.70		1
59281208790 23		JOOSSE, LEVI S	4.704 0.121	No		11,100	73 <i>,</i> 800	84,900	97.29%	11,410	75,860	87,269	1	4.704		0.121		0.00	1
59281209000 70		ANDERSON, KEITH	0.121	No		11,100	64,900	76,000	97.29%	11,410	66,711	78,121	1			0.121		0.00	
59281209010 71		TUPPER, CHRISTIAN M	0.121	No		11,100	79,900	91,000	97.29%	11,410	82,130	93,540				0.121		0.00	
59281209020 71		COULSON, SARA L	0.121	No		11,100	67,400	78,500	97.29%	11,410	69,281	80,691				0.121		0.00	1
59281209030 N/		COULSON, SARA L	0.121	No		5,500	0	5,500	97.29%	5,653	0	5,653	1			0.121		0.12	1
59281209040 72		BERTI, TINA	0.242	No		19,300	101,500	120,800	97.29%	19,839	104,333	124,171	1			0.242		0.00	1
59281209060 N/	/A	KUECKER, RACHEL	0.121	No		4,200	0	4,200	97.29%	4,317	0	4,317				0.121		0.12	1

City of Sheboygan_Wisconsin

City of Sheboygan, Wis	consin																	
Tax Increment District #22																		Assessment Roll
Base Property Information																		Classification? (Residential = Class 1,
																		Commercial = Class 2, Manufacturing = Class 3, A
Property Info	rmation				Asses	sment Informa	ntion		Equalized	l Value			District Clas	sification (Mi	nus Wetland Po	ortion)		= Class 4 , Undeveloped = Class 5, Ag Forest = Clas.
				Annexed Post														5M, Forest = Class 6, Othe
				1/1/04?								Industrial						= Class 7 & Exempt = X)
	-	Total	Wetland	Indicate date				Equalized				(Zoned and		Commercial/	0	Suitable for		
Parcel Number Street Address	Owner	Acreage	Acreage	IN -	Land	Imp	Total	Value Ratio	Land	Imp	Total	Suitable) /I	nstitutional	Business		Mixed Use	Vacant	1
59281209070 2206 NEW JERSEY AVE 59281209080 2212 NEW JERSEY AVE	KUECKER, RACHEL DEPIES, JOSHUA	0.121 0.121		No No	11,100 11,100	52,400 96,100	63,500 107,200	97.29% 97.29%	11,410 11,410	53,862 98,782	65,272 110,192				0.121 0.121	0.12 0.12	0.00 0.00	1
59281209090 N/A	DEPIES, JOSHUA	0.121		No	4,200	0	4,200	97.29%	4,317	0	4,317				0.121	0.12	0.00	x
59281209190 N/A	CITY OF SHEBOYGAN	0.121		No	0	0	0	97.29%	0	0	0		0.121		0.121	0.12	0.12	1
59281209210 2112 NEW JERSEY AVE	DAMROW, DEBORAH S	0.364		No	19,700	85,800	105,500	97.29%	20,250	88,194	108,444				0.364	0.36	0.00	1
59281209230 2118 NEW JERSEY AVE	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	Х
59281209250 N/A	CITY OF SHEBOYGAN	0.121		No	0	0	0	97.29%	0	0	0		0.121			0.12		1
59281209260 725 S 22ND ST	ELIZALDE, ERNESTO	0.182		No	12,400	86,900	99,300	97.29%	12,746	89,325	102,071				0.182	0.18	0.00	1
59281209270 719 S 22ND ST	TROSSEN, LORRI M	0.182		No	12,400	88,900	101,300	97.29%	12,746	91,381	104,127				0.182	0.18	0.00	1
59281209280 711 S 22ND ST	KRAMER, RENEE A	0.242		No	15,400	96,900	112,300	97.29%	15,830	99,604	115,434				0.242	0.24	0.00	
59281209290 705 S 22ND ST	SEYMOUR, LAWRENCE	0.242	0 0 100	No	15,400	114,600	130,000	97.29%	15,830	117,798	133,628				0.242	0.24	0.00	2
59281209300 N/A	OWC WATERFRONT LLC	1.466	0.048275		88,700	17,000 176,300	105,700 388,900	97.29% 97.29%	91,175 218,533	17,474	108,650			1.418 2.630		1.42 2.63	1.47 2.63	2
59281209310 825 S 20TH ST	COPPERCRAFT ENTERPI	2.630 1.752		No	212,600 146,700	176,300 728,800	388,900 875,500	97.29% 97.29%	218,533 150,794	181,220 749,139	399,753 899,933			2.630		2.63	2.63	2
59281209320 2005 NEW JERSEY AVE 59281209340 2031 NEW JERSEY AVE	LW ACQUISITIONS LLC CARROTHERS, WALTER	0.276		No No	146,700	92,300	108,700	97.29%	16,858	94,876	899,933 111,734			1.752	0.276	0.28	0.00	1
59281209350 2037 NEW JERSEY AVE	SPECKMAN, STEVE J	0.270		No	10,400	76,200	87,200	97.29%	10,858	78,327	89,633				0.270	0.28	0.00	1
59281209360 2043 NEW JERSEY AVE	BOGENSCHUETZ, DAVIE	0.101		No	12,200	103,400	115,600	97.29%	12,540	106,286	118,826				0.145	0.15	0.00	1
59281209370 S 21ST ST	ALTMEYER ELECTRIC IN(0.084		No	7,300	0	7,300	97.29%	7,504	0	7,504				0.084	0.08	0.08	2
59281209390 827 S 21ST ST	ALTMEYER ELECTRIC IN(0.377		No	32,300	318,700	351,000	97.29%	33,201	327,594	360,795			0.377		0.38	0.00	2
59281209400 2028 MARYLAND AVE	CCJ REAL ESTATE LLC	0.320		No	21,700	74,600	96,300	97.29%	22,306	76,682	98,987			0.320		0.32	0.00	3
59281209420 2105 NEW JERSEY AVE	SCHERMETZLER PROPER	0.327		No	21,900	236,800	258,700	97.29%	22,511	243,408	265,920	0.327				0.33	0.00	2
59281209422 2115 NEW JERSEY AVE	WOLF'S LINEN & UNIFO	0.637		No	44,600	213,800	258,400	97.29%	45,845	219,767	265,611			0.637		0.64	0.00	Х
59281209431 N/A	REDEVELOPMENT AUTH	0.092		No	0	0	0	97.29%	0	0	0		0.092			0.09		Х
59281209440 N/A	REDEVELOPMENT AUTH	0.184		No	0	0	0	97.29%	0	0	0		0.184			0.18		Х
59281209450 N/A	REDEVELOPMENT AUTH	0.138		No	0	0	0	97.29%	0	0	0		0.138			0.14		Х
59281209460 N/A	REDEVELOPMENT AUTH	0.138		No	0	0	0	97.29%	0	0	0		0.138			0.14		Х
59281209470 N/A	REDEVELOPMENT AUTH	0.276		No	0	0	0	97.29%	0	0	0		0.276			0.28		X
59281209480 N/A 59281209510 2213 NEW JERSEY AVE	REDEVELOPMENT AUTH	0.138		No	0	0	0	97.29%	0	0	0		0.138			0.14		X
59281209510 2213 NEW JERSEY AVE 59281209515 N/A	CITY OF SHEBOYGAN W NEMSCHOFF CHAIRS IN	10.561 0.250		No No	6,500	5,600	12,100	97.29% 97.29%	6,681	0 5,756	0 12,438	0.25	10.561			10.56 0.25	0.25	3 X
59281209515 N/A 59281209670 N/A	CITY OF SHEBOYGAN	0.230		N	0,500	3,600	12,100	97.29%	0,081	<u> </u>	12,450	0.25	0.069			0.23	0.25	×
59281209690 N/A	CITY OF SHEBOYGAN	0.009		NO	0	0	0	97.29%	0	0	0		0.019			0.02		3
59281209860 2304 JULSON CT	NEMSCHOFF CHAIRS IN			No	114,700	1,987,600	2,102,300	97.29%	117,901	2,043,068	2,160,969	3.721	0.010			3.72	0.00	3
59281209960 2218 JULSON CT	NEMSCHOFF CHAIRS IN			No	138,800	4,310,300	4,449,100	97.29%	142,674	4,430,588	4,573,261	3.277				3.28	0.00	2
59281210020 910 S 21ST ST	ALTMEYER ELECTRIC IN(0.364		No	24,500	171,000	195,500	97.29%	25,184	175,772	200,956	_		0.364		0.36	0.00	х
59281210040 N/A	SHEBOYGAN JAYCEES F	0.121		No	0	0	0	97.29%	0	0	0			0.121		0.12		2
59281210060 2125 MARYLAND AVE	WITTNEBEN, RAYMONE	0.364		No	25,400	81,500	106,900	97.29%	26,109	83,774	109,883			0.364		0.36	0.00	2
59281210070 923 S 22ND ST	LARRY L HENSCHEL LLC	0.485		No	32,000	94,500	126,500	97.29%	32,893	97,137	130,030			0.485		0.49	0.00	2
59281210110 933 S 22ND ST	LEONHARDS BUILDING	0.242		No	16,800	73,100	89,900	97.29%	17,269	75,140	92,409			0.242		0.24	0.00	х
59281210130 N/A	CITY OF SHEBOYGAN	0.100		No	0	0	0	97.29%	0	0	0		0.100			0.10		2
59281210140 928 S 21ST ST	KLEEMAN SHEETING ME	0.249		No	17,200	38,800	56,000	97.29%	17,680	39,883	57,563			0.249		0.25	0.00	2
59281210150 924 S 21ST ST	KLEEMAN SHEETING ME			No	16,800	162,600	179,400	97.29%	17,269	167,138	184,407			0.242		0.24	0.00	2
59281210170 N/A	KLEEMAN SHEETING ME		0.0055.55	No	8,400	0	8,400	97.29%	8,634	0	8,634			0.121		0.12	0.12	2
59281210181 2025 MARYLAND AVE	COPPERCRAFT ENTERPI		0.085546		96,300 72,000	0 007 70	96,300	97.29%	98,987 75.062	0 20 75 2	98,987 114 714	0.759		1.521		1.52 0.76	1.61 0.77	3
59281210182 923 S 21ST ST 59281210210 905 S 21ST ST	ENCOM INTERNATIONA JLTD ENTERPRISES LLC	0.772	0.013843	NO	73,900 24,900	37,700	111,600 210,400	97.29% 97.29%	75,962 25,595	38,752 190,677	114,714 216,272	0.758				0.76	0.77	3
59281210210 905 5 2151 51 59281210230 838 S 19TH ST	COPPERCRAFT ENTERPI	0.386 2.471	0.111493		24,900 70,900	185,500	210,400 198,300	97.29% 97.29%	25,595 72,879	130,877	216,272 203,834	0.560		2.360		2.36	0.00	Z X
59281210250 8583 1918 31 59281210490 N/A	CITY OF SHEBOYGAN	0.243	0.111493		70,900	127,400	198,500	97.29%	72,879 0	130,933	205,854		0.234	2.300		0.23	0.00	×
59281210500 N/A	CITY OF SHEBOYGAN	0.638	0.02768		0	0	0	97.29%	0	0	0		0.234			0.23		3
													0.010			0.01		

City of Sheboygan Wisconsin

City of Sheboygan, Wisc	onsin																
Tax Increment District #22																	Assessment Roll
Base Property Information																	Classification? (Residential = Class 1,
																	Commercial = Class 2, Manufacturing = Class 3, A
Property Inform	nation			Asses	ssment Informa	ation		Equalized	d Value			District Class	ification (Mir	nus Wetland Po	rtion)		= Class 4 , Undeveloped =
																	Class 5, Ag Forest = Class 5M, Forest = Class 6, Othe
			Annexed Post 1/1/04?	1							Industrial					I	= Class 7 & Exempt = X)
		Total	I/I/04? WetlandIndicate date	1			Equalized				Industrial (Zoned and	Vacant Co	ommercial/	Existing	uitable for	I	
Parcel Number Street Address	Owner	Acreage	Acreage	Land	Imp	Total	Value Ratio	Land	Imp	Total			Business		Mixed Use	Vacant	
59281210540 N/A	CITY OF SHEBOYGAN	0.915	0.050865 No	0	0	0		0	0	0		0.864			0.86	I	х
59281210575 N/A	UNION PACIFIC RR CON	0.387	No	0	0	0	5712570	0	0	0		0.387			0.39	I	X
59281210600 N/A	UNION PACIFIC RR CON	4.442	0.070669 No	0	0	0		0	0	0		4.371		0.200	4.37		1
59281211410 934 N 29TH ST	KROLL, KEVIN T	0.266	No	26,600 24,300	203,600 279,900	230,200 304,200		27,342 24,978	209,282	236,624				0.266 0.234	0.27 0.23	0.00 0.00	
59281211420 924 N 29TH ST 59281211430 918 N 29TH ST	GORGES, ROBERT	0.234	No No	24,300	136,400	158,200		24,978	287,711 140,207	312,689 162,615	+			0.234	0.23	0.00	
59281211430 918 N 29TH ST	STAUBER, ALLISON E	0.202	No	21,300	130,400	158,200		22,408	140,207	165,904				0.202	0.20	0.00	
59281211440 912 N 291H ST	FLECK, TRAVIS	0.202	No	21,700	160,500	186,800		22,506 27,034	145,599 164,979	192,013				0.202	0.20	0.00	
59281211450 500 N 2511151	PEDRONI, RUTH R	0.370	No	33,300	176,900	210,200		34,229	181,837	216,066				0.370	0.20	0.00	
59281212920 2724 KOHLER MEMORIAL DR	2724 SHEBOYGAN LLC	1.459	No	374,400	6,341,700	6,716,100		384,848	6,518,678	6,903,527			1.459	5.570	1.46	0.00	
59281212950 1132 N 28TH ST	PLACE, GREGORY A	0.193	No	20,800	81,700	102,500		21,380	83,980	105,360	1			0.193	0.19	0.00	
59281212960 1122 N 28TH ST	KIRCHENWITZ, EDWARI	0.192	No	20,800	144,400	165,200		21,380	148,430	169,810				0.192	0.19	0.00	
59281212981 N/A	2808 PROFESSIONAL SU	0.440	No	0	0	0		0	0	0				0.44	0.44	i i	2
59281212982 2808 KOHLER MEMORIAL DR	JNE PROPERTIES LLC	0.069	No	125,300	411,700	537,000	97.29%	128,797	423,189	551,986			0.069		0.07	0.00	2
59281212983 N/A	JNE PROPERTIES LLC	0.063	No	67,400	276,500	343,900	97.29%	69,281	284,216	353,497			0.063		0.06	0.00	2
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	0.00) 1
59281213080 1123 N 29TH ST	1218 PROPERTIES LLC	0.192	No	20,800	138,300	159,100	97.29%	21,380	142,160	163,540				0.192	0.19	0.00	, 1
59281213090 1131 N 29TH ST	GORDON, BENJAMIN J	0.192	No	20,800	62,400	83,200	97.29%	21,380	64,141	85,522				0.192	0.19	0.00	2
59281213150 3124 WILGUS AVE	JAML ENTERPRISES LLC	0.568	No	169,900	140,600	310,500		174,641	144,524	319,165			0.568		0.57	0.57	
59281213161 3129 MICHIGAN AVE	NATIONWIDE HEALTH F	2.581	No	421,100	2,296,700	2,717,800		432,852	2,360,794	2,793,646			2.581		2.58	0.00	
59281213190 1118 N 31ST ST	RANGELAND DEVELOPN	0.723	No	177,200	306,400	483,600		182,145	314,951	497,096			0.723		0.72	0.00	
59281214750 2904 ERIE AVE	HAFEMANN, RACHEL	0.188	No	18,200	115,300	133,500		18,708	118,518	137,226				0.188	0.19	0.00	
59281214760 2912 ERIE AVE	KERSTEN, KEVER	0.144	No	14,400	155,900	170,300		14,802	160,251	175,053				0.144	0.14	0.00	
59281214770 734 N 29TH ST	HALLE, JAMES C	0.249	No	25,500	77,200	102,700		26,212	79,354	105,566				0.249	0.25	0.00	
59281214780 812 N 29TH ST 59281214800 804 N 29TH ST	BOLL, KAREN R	0.196	No No	21,300 25,500	72,600 82,900	93,900		21,894 26,212	74,626 85,213	96,520 111,425	+			0.196	0.20	0.00	
59281214800 804 N 291H 31 59281215010 N/A	BRENDEL, WALTER CAR	0.246		25,500 17,000	82,900	108,400		26,212 17,474	85,213	111,425				0.246	0.25		
59281215010 N/A 59281215020 1128 N 29TH ST	VITALE, UMBERTO VITALE, MARIA	0.137	No No	29,300	269,300	298,600		30,118	276,815	306,933				0.137	0.10	0.16 0.00	
59281215020 1128 N 2511131 59281215030 2910 KOHLER MEMORIAL DR	VITALE, UMBERTO	0.315	No	123,500	209,300	351,400		126,947	270,813	361,207			0.345	0.313	0.31	0.00	
59281215040 2932 KOHLER MEMORIAL DR	SHEBOYGAN LAKE HOSI	1.907	No	474,900	2,475,700	2,950,600		488,153	2,544,790	3,032,943			1.907		1.91	0.00	
59281215041 KOHLER MEMORIAL DR	3016 LLC	0.611	No	196,700	0	196,700		202,189	0	202,189	1		0.611		0.61	0.61	
59281215080 927 N TAYLOR DR	BOARD OF WATER CON	2.499	No	0	0	0		0	0	0		2.499			2.50		3
59281215090 3110 ERIE AVE	SHEBOYGAN COUNTY T	15.608	No	0	0	0		0	0	0	15.608				15.61	i i	2
59281215091 3014 ERIE AVE	SUNNY RIDGE REALTY LI	2.410	No	703,900	3,763,800	4,467,700	97.29%	723,544	3,868,837	4,592,381			2.410		2.41	0.00	2
59281215094 N/A	JOS SCHMITT & SONS C	6.276	No	134,300	0	134,300	97.29%	138,048	0	138,048			6.276		6.28	6.28	8 2
59281215095 826 TAYLOR PKWY	TAYLOR PARK SENIOR A	2.722	No	255,000	1,424,600	1,679,600	97.29%	262,116	1,464,356	1,726,473			2.722		2.72	0.00) 2
59281215096 ERIE AVE	JOS SCHMITT & SONS C	2.392	No	217,500	0	217,500	97.29%	223,570	0	223,570			2.392		2.39	2.39	2
59281215097 ERIE AVE	JOS SCHMITT & SONS C	1.337	No	130,700	0	130,700	97.29%	134,347	0	134,347			1.337		1.34	1.34	X
59281215100 3007 WILGUS AVE	LUTHERAN CHURCH OF	3.475	No	0	0	0	97.29%	0	0	0		3.475			3.48	I	2
59281215101 3205 ERIE AVE	KENSINGTON MANAGE	0.680	No	359,000	639,300	998,300		369,019	657,141	1,026,160	<u></u>		0.680		0.68	0.00	
59281215103 526 S TAYLOR DR	PORTSIDE NNN PORTFC	1.002	No	569,000	1,064,800	1,633,800		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	No	447,800	0	447,800		460,297	0	460,297			2.079		2.08	2.08	
59281215107 518 S TAYLOR DR	NS RETAIL HOLDINGS LL	11.923	0.16544 No	2,331,700	3,162,800	5,494,500		2,396,771	3,251,065	5,647,836			11.758	a	11.76	0.00	
59281215110 2913 ERIE AVE	ARMY RESERVE TRAININ	3.408	No	0	0	0		0	0	0				3.408	3.41		
59281215111 2829 ERIE AVE	KOCZAN, FRANK J	0.255	No	22,900	109,500	132,400		23,539	112,556	136,095			0 402	0.255	0.26	0.00	
59281215121 519 S TAYLOR DR	MARIUCCI LLC	0.483	No	213,800	165,500	379,300		219,767	170,119	389,885			0.483		0.48	0.48	
59281215123 571 S TAYLOR DR	GREAT STONES PROPER 645 SOUTH TAYLOR OW	0.735 0.902	No No	345,200 232,400	407,900 643,000	753,100 875,400		354,834 238,886	419,283 660,944	774,117 899,830			0.735 0.902		0.74 0.90	0.00 0.00	
		0.902	INU	232,400	043,000	0/5,400	37.29%	230,000	000,944	039,830	1		0.902		0.90	0.00	L 2
59281215125 645 S TAYLOR DR 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

City of Sheboygan, Wisconsin

City of She	eboygan, Wisco	onsin																	
Tax Increment [District #22																		Assessment Roll
Base Property Inf	formation																		Classification? (Residential = Class 1,
base Property III																			Commercial = Class 2,
	Property Inform	ation				Assess	sment Informa	ation		Equalize	d Value			District Cl	assification (Mi	nus Wetland I	Portion)		Manufacturing = Class 3, A = Class 4 , Undeveloped =
																			Class 5, Ag Forest = Class 5M, Forest = Class 6, Othe
				Annexe															= Class 7 & Exempt = X)
			Total	1/1/0 WetlandIndicat					Equalized				Industrial (Zoned and	Vacant	Commercial/	Existing	Suitable for		
Parcel Number	Street Address	Owner	Acreage	Acreage		nd	Imp	Total	Value Ratio	Land	Imp	Total	Suitable)	/Institutional		Residential	Mixed Use	Vacant	
59281215129 64	541 S TAYLOR DR	KJH SHEBOYGAN LLC	0.710	No	3	34,100	770,000	1,104,100	97.29%	343,424	791,488	1,134,912			0.710		0.71	0.00	Х
59281215130 72	725 S TAYLOR DR	CREATION & PRESERVA	7.694	No		0	0	0	97.29%	0	0	0		7.694			7.69		2
59281215132 70	707 S TAYLOR DR	DIRKER INVESTMENTS L	0.883	No	2	93,700	900,500	1,194,200	97.29%	301,896	925,630	1,227,527			0.883		0.88	0.00	2
59281215133 59	595 S TAYLOR DR	SCF RC FUNDING IV LLC	7.074	No	2,5	84,200	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 62	525 S TAYLOR DR	KT REAL ESTATE HOLDIN	2.973	No		78,900	1,322,600	2,601,500	97.29%	1,314,590	1,359,510	2,674,100			2.973		2.97	0.00	2
59281215135 54	549 S TAYLOR DR	645 SOUTH TAYLOR OW	7.763	No	1,4	10,600	3,737,600	5,148,200	97.29%	1,449,966	3,841,906	5,291,871			7.763		7.76	0.00	2
	555 S TAYLOR DR	2020 INVESTMENTS LLC	0.588	No	2	45,600	913,100	1,158,700	97.29%	252,454	938,582	1,191,036			0.588		0.59	0.00	Х
59281215240 N		CITY OF SHEBOYGAN	4.197	No		0	0	0	97.29%	0	0	0		4.197			4.20		2
	933 S WILDWOOD AVE	WIS PUBLIC SERVICE CC	10.959	No		0	0	0	97.29%	0	0	0			10.959		10.96		2
59281215690 N		WIS PUBLIC SERVICE CC	0.784	0.048128 No		0	0	0	97.29%	0	0	0			0.736		0.74		Х
59281215700 N		CITY OF SHEBOYGAN	8.780	No		0	0	0		0	0	0		8.780			8.78		2
	919 S TAYLOR DR	ALDI INC	3.704	No		36,800	1,268,300	2,005,100	97.29%	757,362	1,303,695	2,061,057			3.704		3.70	0.00	2
	1018 S TAYLOR DR	LAKEVIEW BEVERAGES	1.000	No		64,600	766,500	1,131,100	97.29%	374,775	787,891	1,162,666			1.000		1.00	0.00	2
	315 S TAYLOR DR	HUBERTY HOLDINGS II L	1.042	No		26,100	350,300	576,400	97.29%	232,410	360,076	592,486			1.042		1.04	0.00	2
	1108 S WILDWOOD AVE	ROGERS MEMORIAL HO	3.048	No		56,200	1,528,400	1,684,600	97.29%	160,559	1,571,053	1,731,612			3.048		3.05	0.00	2
	331 S TAYLOR DR	KOHLER CREDIT UNION	2.015	No		95,600	1,134,200	1,729,800	97.29%	612,221	1,165,852	1,778,074			2.015		2.02	0.00	2
	005 S TAYLOR DR	COHEN, PAZ	1.132	No	4	25,600	1,197,400	1,623,000	97.29%	437,477	1,230,816	1,668,293			1.132		1.13	0.00	X
	LOO4 S TAYLOR DR	MEALS ON WHEELS OF S	2.131	No		0	0	0	97.29%	0	0	0		10.000	2.131		2.13		X
	1202 S WILDWOOD AVE	CITY OF SHEBOYGAN BL	10.876	0.06711 No		0	0	0	97.29%	0	0	0		10.809			10.81		X
	B169 WILGUS AVE	CITY OF SHEBOYGAN	2.081	No		0	0	0	97.29%	0	0	0		2.081	4 770		2.08	0.00	2
	1217 N TAYLOR DR	ASSOCIATED SHEBOYG	1.776	No		16,900	1,580,200	2,197,100	97.29%	634,116	1,624,299	2,258,415			1.776		1.78	0.00	2
	3144 WILGUS AVE	WALL & HAMILTON OP	0.404	No		17,300	203,300	320,600	97.29%	120,574	208,974	329,547			0.404		0.40 2.73	0.00	2
	3212 WILGUS AVE 3304 WILGUS AVE	SPECHT ELECTRIC CO IN SHAMER LLC	2.726	No		98,300 33,300	519,900 444,200	918,200 677,500	97.29% 97.29%	409,415	534,409 456,596	943,824			2.726		2.73 1.35	0.00 0.00	2
			1.354 2.275	No No		33,300 09,600	444,200 1,156,200	1,565,800	97.29%	239,811	-	696,407 1,609,497			1.354 2.275		2.28	0.00	2
	3402 WILGUS AVE 3422 WILGUS AVE	SAHEB INVESTMENT GR BADGER HOUSING ASS(1.440	No		73,700	608,300	882,000	97.29%	421,031 281,338	1,188,466 625,276	906,614			1.440		1.44	0.00	2
	3422 WILGUS AVE	VANHORN PROPERTIES	1.440	No		21,000	823,400	1,244,400	97.29%	432,749	846,379	1,279,128			1.440		1.44 1.90	0.00	2
	1230 N TAYLOR DR	STOP N SHOP LLC	0.924	No		44,200	563,400	1,244,400	97.29%	432,749 662,178	579,123	1,241,301			0.924		0.92	0.00	2
	924 N TAYLOR DR	MEIJER STORES LP	14.239	No		44,200 60,500	13,354,100	17,614,600	97.29%	4,379,398	13,726,774	18,106,172			14.239		14.24	0.92	2
	936 N TAYLOR DR	936 NORTH MISTY DRIV	14.239	No		40,700	1,674,600	2,315,300	97.29%	4,37 <i>9,</i> 398 658,580	1,721,333	2,379,913			14.235		14.24	0.00	2
	OHLER MEMORIAL DR	MEIJER STORES LP	3.172	No			55,200	759,500		723,955	56,740	780,695			3.172		3.17	3.17	2
	3347 KOHLER MEMORIAL DR	MEIJER STORES LP	11.376	No		05,400	8,984,900	11,890,300	97.29%	2,986,481	9,235,643	12,222,124			11.376		11.38	0.00	Z X
	OWER FALLS RD	CREATION & PRESERVA	8.124	0.089269 No	2,5	00,100	0,501,500	11,050,500	97.29%	2,000,101	0	12,222,121		8.035	11.570		8.03	0.00	x
	8022 LOWER FALLS RD	GLACIAL LAKES CONSEF	19.241	2.744325 No		0	0	0	97.29%	0	0	0		16.497			16.50		x
59281216519 N		GLACIAL LAKES CONSEF	97.374	1.316926 No		0	0	0	97.29%	0	0	0		96.057			96.06		x
59281216524 N		GLACIAL LAKES CONSEF	18.772	0.074274 No		0	0	0		0	0	0		18.698			18.70		1
59281217001 6		BROWN, JOHN P	0.238	No		25,500	217,500	243,000	97.29%	26,212	223,570	249,781		201000		0.238	0.24	0.00	1
59281217002 62		KONG, SAM & TOUK	0.237	No		25,500	225,200	250,700	97.29%	26,212	231,485	257,696				0.237	0.24	0.00	1
59281217003 60		SCHOMMER, MARK	0.236	No		25,500	294,400	319,900	97.29%	26,212	302,616	328,827				0.236	0.24	0.00	1
59281217004 53	538 N 28TH ST	OTTEN, ERIC J	0.236	No		25,500	243,000	268,500	97.29%	26,212	249,781	275,993				0.236	0.24	0.00	1
59281217005 53		KAMANA, EMMANUEL	0.236	No		25,500	263,000	288,500	97.29%	26,212	270,340	296,551				0.236	0.24	0.00	1
59281217006 52	526 N 28TH ST	WHELTON, GREGORY S	0.236	No		25,500	224,700	250,200	97.29%	26,212	230,971	257,182				0.236	0.24	0.00	1
59281217007 52	520 N 28TH ST	RENZELMAN, BRIAN D	0.236	No		25,500	260,300	285,800	97.29%	26,212	267,564	293,776				0.236	0.24	0.00	1
59281217008 53	512 N 28TH ST	SPAETH, MARTIN	0.236	No		25,500	225,300	250,800	97.29%	26,212	231,587	257,799				0.236	0.24	0.00	1
59281217009 50		HERR, ALAN R	0.236	No		25,500	279,600	305,100	97.29%	26,212	287,403	313,614				0.236	0.24	0.00	1
59281217010 50	502 N 28TH ST	SHARP, JOHN S	0.233	No		25,200	227,000	252,200	97.29%	25,903	233,335	259,238				0.233	0.23	0.00	3
	3301 LOWER FALLS RD	SHEBOYGAN COUNTY	14.929	1.53872 No		0	0	0	97.29%	0	0	0	13.390				13.39		1
59281214660 28		DARYL GAVIN	0.137	No		14,100	98,400	112,500	97.29%	14,493	101,146	115,640				0.137	0.14	0.00	1
	529 N 28TH ST	DANIEL TRESP	0.152	No		20,000	156,900	176,900	97.29%	20,558	161,279	181,837				0.152	0.15	0.00	1
55201217001 02																			

City of Sheboygan Wisconsin

ix Increment Dis	strict #22																	Assessment Roll Classification?
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																		Class 5, Ag Forest = Clo 5M, Forest = Class 6, Ot
				Annexed Post								In durated at						= Class 7 & Exempt =
			Total	1/1/04? WetlandIndicate date				Equalized				Industrial (Zoned and	Vacant	Commercial/	Existing	Suitable for		
arcel Number	Street Address	Owner	Acreage	Wetland <i>Indicate date</i> Acreage	Land	Imp	Total	Value Ratio	Land	Imp	Total	Suitable)	/Institutional	Business	0	Mixed Use	Vacant	
59281217603 617		GLODY ONYA	0.155	No	20,200	206,000	226,200	97.29%	20,764	211,749	232,513	Suitable	Thistitutional	Dusiness	0.155	0.16	0.00	1
59281217604 611		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		TRAVIS LARSON	0.172	No	22,000	162,400	184,400	97.29%	22,614	166,932	189,546				0.172	0.17	0.00	1
59281217606 2719		BIRDGET VOIGHT	0.172	No	22,000	152,400	174,400	97.29%	22,614	156,653	179,267				0.172	0.17	0.00	1
59281217607 525	N 28TH ST	CHADWICK SCHOEN	0.157	No	20,600	159,500	180,100	97.29%	21,175	163,951	185,126				0.157	0.16	0.00	1
59281217608 517	N 28TH ST	WALTER GROSSTUECK	0.157	No	20,500	147,300	167,800	97.29%	21,072	151,411	172,483				0.157	0.16	0.00	1
59281217609 511	N 28TH ST	JOSEPH PAYNE	0.162	No	21,000	160,800	181,800	97.29%	21,586	165,287	186,874				0.162	0.16	0.00	1
59281217610 505	N 28TH ST	WILLIAM BECKER	0.157	No	20,500	148,500	169,000	97.29%	21,072	152,644	173,716				0.157	0.16	0.00	1
59281217611 501	N 28TH ST	JANE CURRY	0.152	No	20,000	141,400	161,400	97.29%	20,558	145,346	165,904				0.152	0.15	0.00	1
59281217612 507	S 28TH ST	CHAD BRANDIS	0.157	No	20,500	149,300	169,800	97.29%	21,072	153,467	174,539				0.157	0.16	0.00	1
59281217613 513	S 28TH ST	KIM VERHELST	0.157	No	20,600	148,700	169,300	97.29%	21,175	152,850	174,025				0.157	0.16	0.00	1
59281217614 519	S 28TH ST	ANDREW LENTZ	0.157	No	20,500	119,800	140,300	97.29%	21,072	123,143	144,215				0.157	0.16	0.00	1
59281217615 525		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		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		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		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		TROY MOLZNER	0.152	No	13,300	110,400	123,700		13,671	113,481	127,152				0.152	0.15	0.00	1
59281214670 2812		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		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	DERIE 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	
Wetland Acreage			(6.52)															
		Total Acreage	432.39	6.52	32,183,200	98,814,700	130,997,900		33.081.340	101,572,332	134.653.672	38.548993		151.408118	26.282	432.391986	33.609	The Assessment
						- 0,02 .,. 00	,,,			,o, _,ooL	,,	8.92%		35.02%	6.08%	100.00%		Class, for each pa
above values are as	of January 1, 2023 Actual	base value certification of th	ne territory will	he based on January 1, 2024	assossod value	NC .					134,653,672	=						is required for the

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, Wisc	consin
Tax Increment District #22	2
Valuation Test Compliance Calco	ulation
District Creation Date	1/1/2024
Total EV (TID In)	Valuation Data Currently Available 2023 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	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

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

District

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.

<u>Demolition</u>

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.

<u>Site Grading</u>

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

<u>Rail Spur</u>

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.

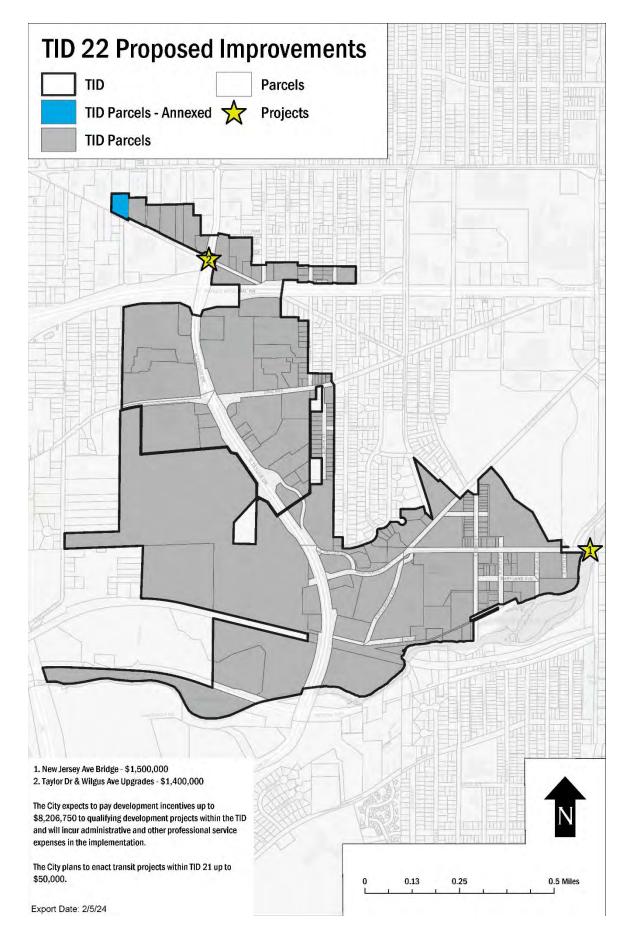
Financing Costs

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.

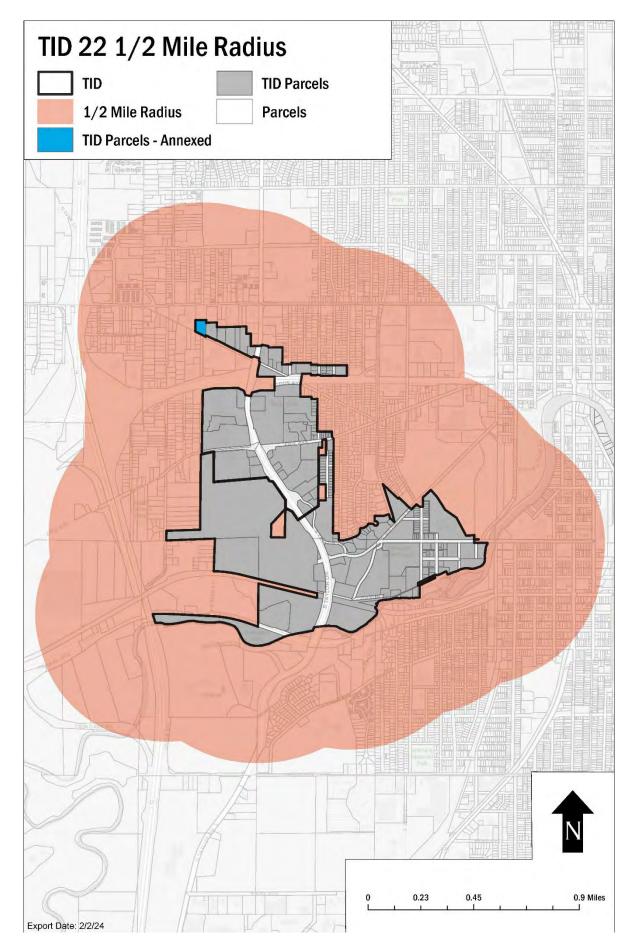
SECTION 7: Map Showing Proposed Improvements and Uses

Maps Found on Following Page.

Item 6.



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SECTION 8: Detailed List of Estimated Project Costs

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

City of Sheboygan, Wisconsin

Tax Increment District #22

Estimated Project List

Project ID	Project Name/Type	Phase I 2024-2025	Phase II 2026	Phase III 2028	Phase IV 2030	Total (Note 1)
:	1 Development Incentives (Known Dev.)	2,000,000	2,400,000			4,400,000
Ĩ	2 Township Taxes	5,000				5,000
3	3 City Expenses	350,000	200,000	200,000	200,000	950,000
2	4 Taylor Drive & Wilgus Ave. Upgrades	1,400,000				1,400,000
[5 New Jersey Bridge (1/2 Mile Radius)	1,500,000				1,500,000
6	6 Future Development Incentives ²		2,250,000	2,150,000	1,000,000	5,400,000
-	7 Future Revenue Sharing - TID 21				1,500,000	1,500,000
Total 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 r	nodification				
Note 2	Inentives are estimates and will be provided or	ly if there is developm	nent to support the co	ost.		

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

				ax Increment Development A					
Constr	uction Year	North Area Development	Northwest Development	Northeast Development	Southwest Development	Land Value Increase	Annual Total	Constructio	on Yea
1	2024	14,000,000	12,000,000		12,000,000		38,000,000	2024	1
2	2025	4,725,000		2,400,000		750,000	7,875,000	2025	2
3	2026						0	2026	3
4	2027	2,640,000		5,600,000		300,000	8,540,000	2027	4
5	2028	680,000					680,000	2028	5
6	2029						0	2029	6
7	2030						0	2030	7
8	2031						0	2031	8
9	2032						0	2032	9
10	2033						0	2033	10
	Totals	22,045,000	12,000,000	8,000,000	12,000,000	1,050,000	55,095,000		

Table 2 - Tax Increment Projection Worksheet

City of Sheboygan,	Wisconsin
--------------------	-----------

Tax Increment District #22

Tax Increment Projection Worksheet

	nditure Per Revenue P Extensior	Type of District ict Creation Date Valuation Date Max Life (Years) iod/Termination eriods/Final Year h Eligibility/Years Recipient District	Januar Jan 1, 15 20 Yes	d Use y 1, 2024 2024 20 1/1/2039 2045 3 3		Rate Adjı Tax Exempt	Base Value eciation Factor Base Tax Rate ustment Factor t Discount Rate e Discount Rate	134,653,672 0.00% \$17.07 4.00% 5.50%	Apply to Base	Value
	Constructio	22	Valuation	Inflation	Total	Revenue		Тах	Tax Exempt NPV	Taxable NPV
	Year	Value Added	Year	Increment	Increment	Year	Tax Rate	Increment	Calculation	Calculation
1		38,000,000	2025	0	38,000,000	2026	\$17.07	648,593	576,597	552,351
2		7,875,000	2026	0	45,875,000	2020	\$17.07	783,006	1,245,913	1,184,406
3		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		0	2036	0	55,095,000	2037	\$17.07	940,375	7,627,226	6,777,288
13		0	2037	0	55,095,000	2038	\$17.07	940,375	8,149,383	7,198,512
14		0	2038	0	55,095,000	2039	\$17.07	940,375	8,651,457	7,597,778
15		0	2039	0	55,095,000	2040	\$17.07	940,375	9,134,220	7,976,228
16		0	2040	0	55,095,000	2041	\$17.07	940,375	9,598,415	8,334,949
17		0	2041	0	55,095,000	2042	\$17.07	940,375	10,044,757	8,674,969
18		0	2042	0	55,095,000	2043	\$17.07	940,375	10,473,932	8,997,263
19		0	2043	0	55,095,000	2044	\$17.07	940,375	10,886,600	9,302,754
20		0	2044	0	55,095,000	2045	\$17.07	940,375	11,283,396	9,592,320
	Totals	55,095,000		0		Future \	Value of Increment	18,189,367		

Notes:

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

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

Financing and Implementation

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

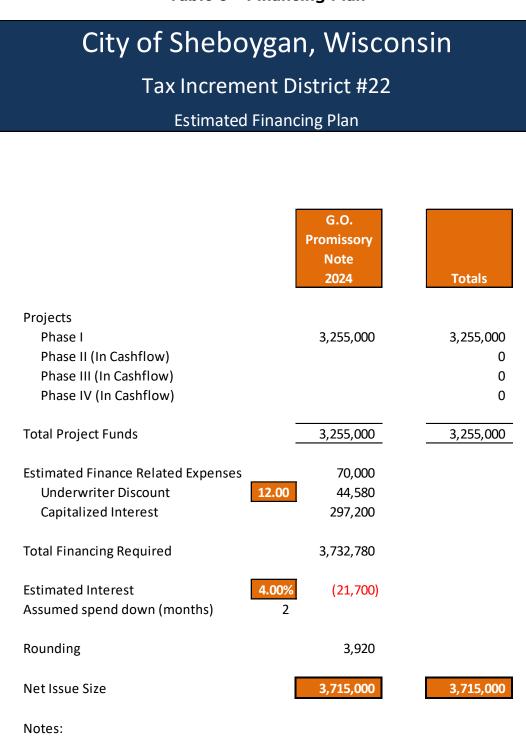


Table 3 - Financing Plan

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 Inc	rement Dist	rict #22																				
Cash Flo	w Projection	ı																				
	,	Projected F	Revenues									Expenditures								Balar	nces	
					G.O. F	Promissory	Note													-		
Year		Interest				3,715,000		Angelus	Van Horn	Medical Office	Professional Bldg.	Duplex	Townhomes	LaQuinta Site	Vacant Site						ļ	
	Tax	Earnings/	Capitalized	Total	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	Future Revenue		Total		ļ	
	Increments	(Cost)	Interest	Revenues	Principal	Est. Rate	Interest	75% of Increment	75% of Increment	75% of Increment	75% of Increment	75% of Increment	75% of Increment	75% of Increment	75% of Increment	Expenses	Sharing - TID 21	Admin.	Expenditures	Annual	Cumulative	Year
2024				0															0	0	0	2024
2025	640 500	0	74,300	74,300		4.00%	74,300	170 217								200.000		0	74,300	0	0	2025
2026 2027	648,593 783,006	0 8,588	148,600 74,300	797,193 865,894		4.00% 4.00%	148,600 148,600	179,217 179,217	153,614				153,614	30,723		200,000		24,000 24,480	551,817 690,248	245,377 175,646	245,377 421,023	2026 2027
2027	783,006	0,500 14.736	74,500	797.741		4.00%	148,600	179,217	153,614	60.486			153,614	30,723		200.000		24,480	951,223	(153,482)	421,023 267,541	
2029	928,768	9,364		938,132	50,000	4.00%	148,600	179,217	153,614	60,486			153,614	30,723	71,687	200,000		25,469	873,409	64,723	332,264	
2030	940,375	11,629		952,004	100,000	4.00%	146,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687	100,000		25,978	1,064,418	(112,414)	219,850	
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
2032	940,375	7,244		947,619	100,000	4.00%	138,600	179,217	153,614	60,486	33,795	8,705	/ -	30,723	71,687	100,000		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	,	30,723	71,687			27,568	954,008	(10,234)	86,899	
2034	940,375	3,041		943,416	100,000	4.00%	130,600	179,217		60,486	33,795	8,705	· · ·	30,723	71,687			28,120	950,560	(7,143)	79,756	
2035	940,375	2,791		943,166		4.00%	126,600	179,217	153,614	60,486	33,795	8,705	· · ·	30,723	71,687			28,682	972,122	(28,956)	50,800	
2036 2037	940,375 940,375	1,778 884		942,153 941,259	125,000 250,000	4.00% 4.00%	121,600 116,600	179,217 28.619	153,614 153,614	60,486 60,486	33,795 33,795	8,705 8,705	153,614 153,614	30,723 30,723	71,687 71,687			29,256 29,841	967,696 937,683	<mark>(25,543)</mark> 3,576	25,257 28,833	
2037	940,375 940,375	1,009		941,239	230,000	4.00%	106,600	20,019	153,614	60,480	33,795	8,705	· · ·	30,723	71,687		50,000	30,438	939,661	1,723	30,556	
2039	940,375	1,069		941,444	250,000	4.00%	97,000		153,614	43,409	33,795	8,705	,	30,723	71,687		50,000	31,047	923,593	17,851	48,407	2039
2040	940,375	1,694		942,069	· ·	4.00%	87,000		153,614	.,	33,795	8,705	153,614	30,723	71,687		50,000	31,667	920,805	21,264	69,671	2040
2041	940,375	2,438		942,813	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
2042	940,375	3,152		943,526	425,000	4.00%	62,000		95,787				95,787	19,158	71,687		125,000	32,947	927,366	16,161	106,205	
2043	940,375	3,717		944,092	525,000	4.00%	45,000								71,687		250,000	33,606	925,292	18,799	125,005	
2044	940,375	4,375		944,750	600,000	4.00%	24,000								71,687		200,000	34,278	929,965	14,785	139,790	
2045	940,375	4,893		945,267											53,015		725,000	50,000	828,015	117,253	257,043	2045
Total	18,189,367	93,499	297,200	18,580,066	3,715,000		2,223,100	2,000,000	2,400,000	708,750	396,000	102,000	2,400,000	480,000	1,200,000	600,000	1,500,000	598,173	18,323,023	·		Total

Notes:

Projected TID Closure

SECTION 10: Annexed Property

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

SECTION 11: Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that less 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

Item 6.

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.

Item 6.

SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City

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

SECTION 15: List of Estimated Non-Project Costs

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

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

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. Legal Opinion Found on Following Page.

Item 6.



TAGLaw International Lawyers

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

[____], 2024

Mayor City of Sheboygan 828 Center Avenue Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40771919_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.

			ict would pay			
	Statement of Ta	axes Data Year:		2022		
				Percentage		
	Sheboygan Cou	nty	15,129,924	21.12%		
	City of Sheboyg	an	31,920,100	44.56%		
	School District of		22,283,436	31.11%		
	Lakeshore Tech	nical College		2,303,112	3.21%	
	Total			71,636,572		
				Lakeshore		
	Sheboygan	City of	School District	Technical		
Revenue Year	County	Sheboygan	of Sheboygan	College	Total	Revenue Yea
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	

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: Public Hearing Held: Approval by Plan Commission: Adoption by Common Council:
- Approval by the Joint Review Board:

Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for March 18, 2024 Scheduled for TBD

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Annexed Property
Estimate of Property to Be Devoted to Retail Business
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances
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
List of Estimated Non-Project Costs
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

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.

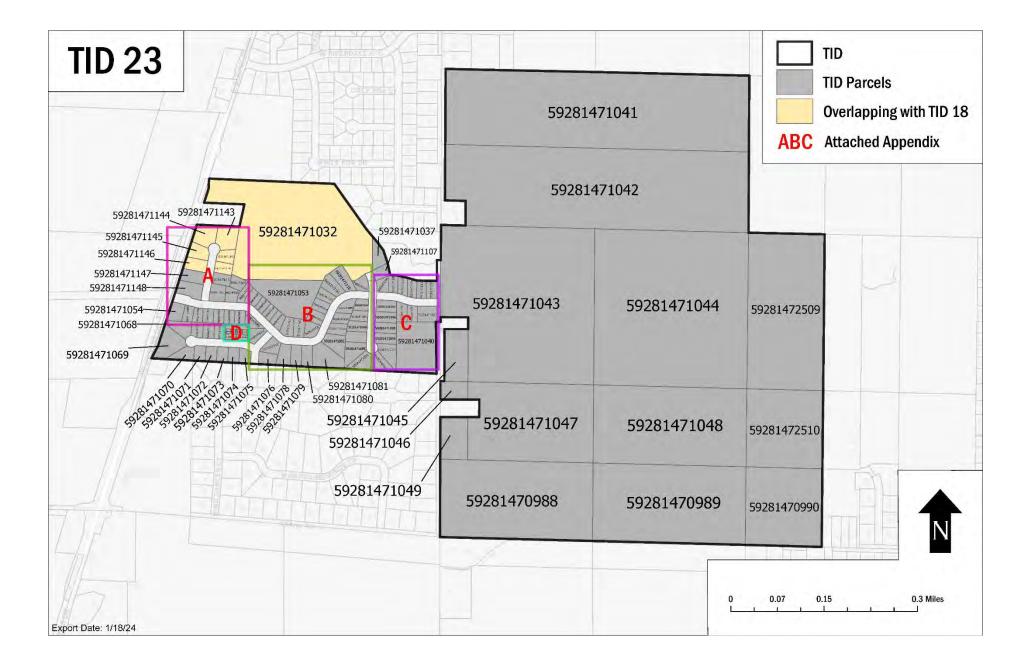
- 3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the 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).

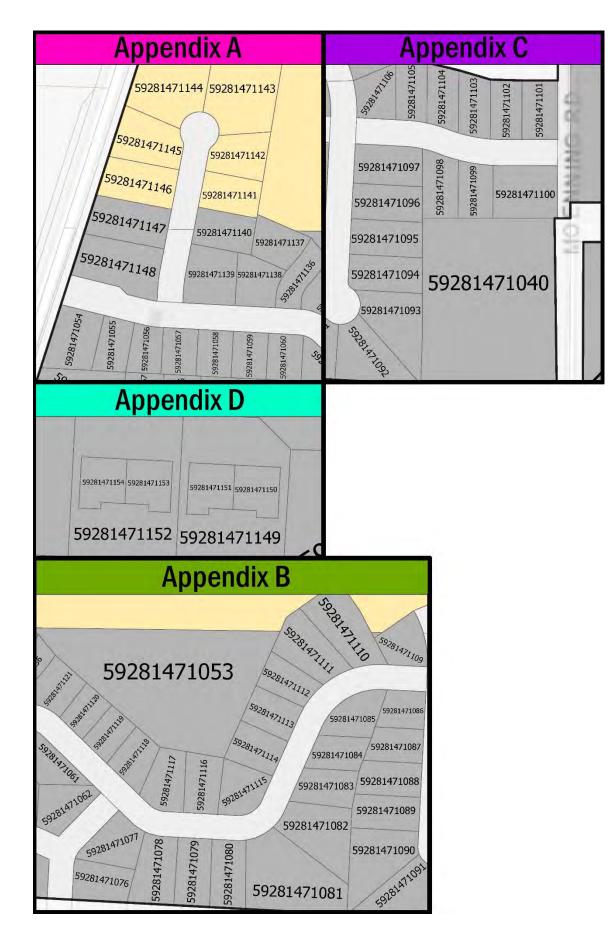
- 5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
- 6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.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



City of Sheboygan, Wise	consin												
Tax Increment District #23													Assessment Roll Classification?
Base Property Information													(Residential = Class 1, Commercial = Class 2,
Property Information					Assess	ment Informat	tion		Equalized	d Value		District Classification	Manufacturing = Class 3, Ag
		Total	Annexed Past 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	Rehab/ Conservation	
ROW Areas		10 711	0.071E76 No	Ne	0	0	0	07.20%	0	0	0	19.639	Y
59281470988 N/A	CITY OF SHEBOYGAN CITY OF SHEBOYGAN	19.711	0.071576 No 2.570564 No	No No	0	0	0	97.29% 97.29%	0	0	0	19.639	X
59281470989 N/A 59281470990 N/A	CITY OF SHEBOYGAN	19.712 9.862	1.2314 No	No	0	0	0	97.29%	0	0	0	8.631	×
59281470930 N/A 59281471032 S BUSINESS DR	STONEBROOK CROSSIN	20.728	0.135598 No	18	38,800	0	38,800	97.29%	39,881	0	39,881	0.000	^ 4 & 5
59281471032 S BOSINESS DR 59281471037 N/A	STONEBROOK CROSSIN	0.499	0.022997 No	No	5,100	0	5,100	97.29%	5,242	0	5,242	0.000	4 & 5
59281471037 N/A 59281471041 MOENNING RD	CITY OF SHEBOYGAN	38.715	9/19/2022	No	5,100	0	5,100	97.29%	5,242	0	3,242	38.715	I Y
59281471042 MOENNING RD	CITY OF SHEBOYGAN	39.646	9/19/2022	No	0	0	0	97.29%	0	0	0	39.646	x
59281471043 MOENNING RD	CITY OF SHEBOYGAN	36.707	0.000181 9/19/2022	No	0	0	0	97.29%	0	0	0	36.707	x
59281471044 N/A	CITY OF SHEBOYGAN	39.618	9/19/2022	No	0	0	0	97.29%	0	0	0	39.618	X
59281471045 5509 MOENNING RD	CITY OF SHEBOYGAN	2.040	9/19/2022	No	0	0	0		0	0	0	2.040	X
59281471046 N/A	CITY OF SHEBOYGAN	0.825	9/19/2022	No	0	0	0	97.29%	0	0	0	0.825	X
59281471047 N/A	CITY OF SHEBOYGAN	15.877	9/19/2022	No	0	0	0	97.29%	0	0	0	15.877	X
59281471048 N/A	CITY OF SHEBOYGAN	19.751	9/19/2022	No	0	0	0	97.29%	0	0	0	19.751	X
59281471049 N/A	CITY OF SHEBOYGAN	1.924	9/19/2022	No	0	0	0	97.29%	0	0	0	1.924	X
59281471053 N/A	STONEBROOK CROSSIN	3.110	No	No	1,600	0	1,600	97.29%	1,645	0	1,645	3.110	4&5
59281471085 STONEBROOK DR	STONEBROOK CROSSIN	0.342	No	No	52,300	0	52,300	97.29%	53,757	0	53,757	0.342	1
59281471086 N/A	STONEBROOK CROSSIN	0.266	No	No	49,600	0	49,600	97.29%	50,982	0	50,982	0.266	1
59281471097 N/A	STONEBROOK CROSSIN	0.396	No	No	52,300	0	52,300	97.29%	53,757	0	53,757	0.396	1
59281471098 2527 STONEBROOK DR	DUANE SCHELBAUER	0.337	No	No	60,500	0	60,500	97.29%	62,185	0	62,185	0.337	1
59281471099 2519 STONEBROOK DR	STONEBROOK CROSSIN	0.281	No	No	60,500	0	60,500	97.29%	62,185	0	62,185	0.281	1
59281471100 N/A	CITY OF SHEBOYGAN	0.498	No	No	0	0	0	97.29%	0	0	0	0.498	Х
59281471101 2504 STONEBROOK DR	MICHAEL FALTA	0.311	No	No	49,600	355,800	405,400	97.29%	50,982	365,711	416,692		1
59281471102 STONEBROOK DR	STONEBROOK CROSSIN	0.277	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.277	1
59281471103 STONEBROOK DR	STONEBROOK CROSSIN	0.288	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.288	1
59281471104 STONEBROOK DR	STONEBROOK CROSSIN	0.285	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.285	1
59281471105 STONEBROOK DR	STONEBROOK CROSSIN	0.275	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.275	1
59281471106 STONEBROOK DR	STONEBROOK CROSSIN	0.277	No	No	49,600	0	49,600	97.29%	50,982	0	50,982	0.277	1
59281471107 STONEBROOK CIR	STONEBROOK CROSSIN	0.305	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.305	1
59281471109 N/A	STONEBROOK CROSSIN	0.314	No	No	46,000	0	46,000	97.29%	47,281	0	47,281	0.314	1
59281471110 STONEBROOK DR	STONEBROOK CROSSIN	0.578	No	No	57,800	0	57,800	97.29%	59,410	0	59,410		
59281471111 STONEBROOK DR	STONEBROOK CROSSIN	0.488	No	No	56,600	0	56,600	97.29%	58,177	0	58,177	0.488	
59281471112 STONEBROOK DR	STONEBROOK CROSSIN	0.303	No	No	55,000	0	55,000		56,532	0	56,532		
59281471113 STONEBROOK DR	STONEBROOK CROSSIN	0.316	No	No	55,000	0	55,000		56,532	0	56,532	0.316	1
59281471121 2826 STONEBROOK DR	ETHAN ROFFMAN	0.316	No	No	52,300	355,600	407,900	97.29%	53,757	365,505	419,262		1

City of Sheboygan, Wisc	onsin												
Tax Increment District #23													Assessment Roll Classification?
Base Property Information													(Residential = Class 1, Commercial = Class 2,
Property Information		_			Assess	ment Informa	tion		Equalized	d Value		District Classification	Manufacturing = Class 3, Ag
													= Class 4 , Undeveloped = Class 5, Ag Forest = Class
			Annexed	Part of									5 <i>M</i> , Forest = Class 6, Other
			Past	Existing TID?									= Class 7 & Exempt = X)
		Total	Wetland Three Years	Indicate TID #				Equalized					
Parcel Number Street Address	Owner	Acreage	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	Х
59281471137 RIM ROCK RD	STONEBROOK CROSSIN	0.300	No	No	35,600	0	35,600	97.29%	36,592	0	36,592	0.300	1
59281471138 N/A	SHEBOYGAN AREA SCH	0.310	No	No	35,600	0	35,600	97.29%	36,592	0	36,592	0.310	1
59281471139 N/A	STONEBROOK CROSSIN	0.432	No	No	47,500	0	47,500	97.29%	48,823	0	48,823	0.432	1
59281471140 BOULDER PL	STONEBROOK CROSSIN	0.337	No	No	47,500	0	47,500	97.29%	48,823	0	48,823	0.337	1
59281471141 BOULDER PL	STONEBROOK CROSSIN	0.331	No	18	50,000	0	50,000	97.29%	51,393	0	51,393	0.000	1
59281471142 BOULDER PL	STONEBROOK CROSSIN	0.367	No	18	50,000	0	50,000	97.29%	51,393	0	51,393	0.000	1
59281471143 5305 BOULDER PL	THOMAS REINTHALER	0.798	No	18	62,400	520,500	582,900	97.29%	64,138	534,998	599,137	0.000	1
59281471144 BOULDER PL	STONEBROOK CROSSIN	0.740	No	18	52,500	0	52,500	97.29%	53,962	0	53,962	0.000	1
59281471145 BOULDER PL	STONEBROOK CROSSIN	0.473	No	18	49,900	0	49,900	97.29%	51,290	0	51,290	0.000	1
59281471146 BOULDER PL	STONEBROOK CROSSIN	0.452	No	18	49,900	0	49,900	97.29%	51,290	0	51,290	0.000	1
59281471147 BOULDER PL	STONEBROOK CROSSIN	0.482	No	No	49,900	0	49,900	97.29%	51,290	0	51,290	0.482	1
59281471148 N/A	STONEBROOK CROSSIN	0.610	No	No	49,600	0	49,600	97.29%	50,982	0	50,982	0.610	1
59281472509 N/A	CITY OF SHEBOYGAN	19.677	0.338915 No	No	0	0	0	97.29%	0	0	0	19.338	Х
59281472510 N/A	CITY OF SHEBOYGAN	9.850	0.100351 No	No	0	0	0	97.29%	0	0	0	9.750	Х
59281471120 2818 STONEBROOK DR	CESAR LOREDO	0.234	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.234	1
59281471119 STONEBROOK DR	STONEBROOK CROSSIN	0.247	No	No	48,400	0	48,400	97.29%	49,748	0	49,748	0.247	1
59281471118 STONEBROOK DR	STONEBROOK CROSSIN	0.298	No	No	49,500	0	49,500	97.29%	50,879	0	50,879	0.298	1
59281471117 STONEBROOK DR	STONEBROOK CROSSIN	0.361	No	No	51,200	0	51,200	97.29%	52,626	0	52,626	0.361	1
59281471116 STONEBROOK DR	STONEBROOK CROSSIN	0.341	No	No	51,200	0	51,200	97.29%	52,626	0	52,626	0.341	1
59281471115 STONEBROOK DR	STONEBROOK CROSSIN	0.345	No	No	49,600	0	49,600	97.29%	50,982	0	50,982	0.345	1
59281471114 STONEBROOK DR	STONEBROOK CROSSIN	0.330	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.330	1
59281471054 STONEBROOK DR	STONEBROOK CROSSIN	0.436	No	No	45,100	0	45,100	97.29%	46,356	0	46,356	0.436	1
59281471040 MOENNING RD	CITY OF SHEBOYGAN	3.339	No	No	0	0	0	97.29%	0	0	0	3.339	Х
59281471055 S BUSINESS DR	STONEBROOK CROSSIN	0.263	No	No	48,500	0	48,500	97.29%	49,851	0	49,851	0.263	1
59281471056 3001 STONEBROOK DR	ROBERT REED	0.233	No	No	50,000	473,300	523,300	97.29%	51,393	486,484	537,876		1
59281471057 2923 STONEBROOK DR	A XIONG	0.247	No	No	50,000	454,100	504,100	97.29%	51,393	466,749	518,142		1
59281471058 STONEBROOK DR	STONEBROOK CROSSIN	0.247	No	No	50,000	0	50,000	97.29%	51,393	0	51,393	0.247	1
59281471059 STONEBROOK DR	STONEBROOK CROSSIN	0.247	No	No	50,000	0	50,000	97.29%	51,393	0	51,393	0.247	1
59281471060 STONEBROOK DR	SHEBOYGAN AREA SCH	0.246	No	No	50,000	0	50,000	97.29%	51,393	0	51,393		
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	0.000	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 59281471073 2823 GRANITE CT	LAURA FELDE	0.282	No	No	50,000	24.000	50,000	97.29%	51,393	25 504	51,393 76,986	0.282	1
59281471073 2823 GRANITE CT 59281471074 2815 GRANITE CT	MARGARET HUPE STONEBROOK CROSSIN	0.283	No	No	50,000 50,000	24,900	74,900	97.29% 97.29%	51,393 51 202	25,594 57 1 <i>4</i> 9			1
		0.283 0.276	No	No	50,000 47 500	55,600 0	105,600		51,393 48,823	57,149 0	108,541	0.276	1
59281471075 N/A	STONEBROOK CROSSIN		No	No	47,500		47,500	97.29%	-		48,823		1
59281471076 CHIME LN	STONEBROOK CROSSIN	0.351	No	No	52,300	0	52,300	97.29%	53,757	0	53,757	0.351	1
59281471077 N/A	STONEBROOK CROSSIN	0.375	No	No	49,600	0	49,600	97.29%	50,982	0	50,982	0.375	1
59281471078 STONEBROOK DR	STONEBROOK CROSSIN	0.449	No	No	57,800	0	57,800	97.29% 07.20%	59,410	0	59,410		1
59281471079 STONEBROOK DR	STONEBROOK CROSSIN	0.382	No	No	57,800	0	57,800	97.29%	59,410	0	59,410	0.382	1
59281471080 STONEBROOK DR	STONEBROOK CROSSIN	0.382	No	No	57,800	0	57,800 0	97.29%	59,410	0	59,410	0.382	1 V
59281471081 STONEBROOK DR	CITY OF SHEBOYGAN	1.007	No	No	0	0	-	97.29% 07.20%	0	0	C1 157	1.007	Λ 1
59281471082 STONEBROOK DR	STONEBROOK CROSSIN	0.614	No	No	59,500	U	59,500	97.29%	61,157	U	61,157	0.614	Ţ

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Concerto:	Fax Increment District #23														Assessment Roll Classification?
Projectly Information Assessment Information Equalized Value District Classification Monocate of a struct classification Mononocate of a struct classification Monocate of a	Base Property Information														(Residential = Class Commercial = Class
Parcel Number Street Address Owner Arreage Acreage Arreage Acreage Arreage Vers Arreage Ver							Assess	ment Informa	tion		Equalized	l Value		District Classification	Manufacturing = Class
S9281471083 STONEBROOK DR STONEBROOK CROSSIN 0.345 No No 55,000 97.29% 56,532 0 56,532 0.345 1 S9281471084 2637 STONEBROOK DR STANLEY LAMERS 0.294 No No 55,000 97.29% 56,532 0 56,532 0.294 1 S9281471084 2637 STONEBROOK CIR STONEBROOK CIR STONEBROOK CIR STONEBROOK CIR STONEBROOK CROSSIN 0.346 No No 55,000 97.29% 56,532 0 56,532 0.368 1 S9281471089 5422 STONEBROOK CIR STONEBROOK CROSSIN 0.346 No No 55,000 97.29% 56,532 0 56,532 0.368 1 S9281471090 STONEBROOK CIR STONEBROOK CROSSIN 0.604 No No 59,500 97.29% 61,157 0 61,157 0.664 1 S9281471090 STONEBROOK CIR STONEBROOK CROSSIN 0.501 No No 59,500 97.29% 61,157 0 61,157 0.496 1 S928	Parcel Number Street Address	Owner			Past Three	Existing TID?	Land	Imn	Total	•	land	Imp	Total	Pehah/Conservation	= Class 4 , Undevelo Class 5, Ag Forest = 5M, Forest = Class 6, = Class 7 & Exempt
S9281471084 2637 STONEBROOK DR STANLEY LAMERS 0.294 No No 55,000 0 55,000 97.29% 56,532 0 56,32 0.294 1 59281471087 STONEBROOK CIR STONEBROOK COSSIN 0.295 No No 53,400 0 53,400 97.29% 56,532 0 54,030 1 59281471085 SA23 STONEBROOK CIR DENNIS PONGRATZ 0.368 No No 55,000 441,500 496,500 97.29% 56,532 0 56,532 0.368 1 59281471095 STONEBROOK CIR STONEBROCK COSSIN 0.604 No No 59,500 0 59,500 97.29% 61,157 0 61,157 0.501 1 59281471091 STONEBROOK CIR STONEBROCK COSSIN 0.496 No No 59,500 0 59,500 97.29% 61,157 0 61,157 0.501 1 1 59281471091 STONEBROOK CIR STONEBROCK COSSIN 0.541 No No 65,400 97.29% 62,185 0.377 1 1 59281471094 STONEBROOK CIR STONEBROOK COSSIN <				Acreage	No	No		I				•			1
S9281471087 STONEBROOK CIR STONEBROOK CROSSIN 0.295 No No S3,400 0 S3,400 97.29% 54,887 0 54,887 0.295 1 S9281471088 5422 STONEBROOK CIR ETONEBROOK CROSSIN 0.346 No No 55,000 441,500 496,500 97.29% 56,532 453,798 51,030 1 S9281471090 STONEBROOK CIR ETONEBROOK CROSSIN 0.604 No No 59,500 0 59,500 97.29% 61,157 0 61,157 0.604 1 S9281471090 STONEBROOK CIR STONEBROOK CROSSIN 0.901 No No 59,500 0 59,500 97.29% 61,157 0 61,157 0.604 1 S9281471093 STONEBROOK CIR STONEBROOK CROSSIN 0.541 No No 65,400 0 67,022 0 67,222 0.541 1 S9281471093 STONEBROOK CIR STONEBROOK CROSSIN 0.377 No No 60,500 326,200 386,700 97.29% 62,185 337,41 - 1 S9281471095 STONEBROOK CIR STONEBROOK CROSSIN						_	-	•	-		,	•	-		1
59281471088 5422 STONEBROOK CIR STONEBROOK CROSSIN 0.346 No No 55,000 441,500 97.29% 56,532 453,798 510,330 1 59281471089 5432 STONEBROOK CIR DENNIS PONGRATZ 0.368 No No 55,000 0 55,000 97.29% 56,532 0 56,532 0 56,532 0 61,157 0.604 1 5928147109 STONEBROOK CIR STONEBROOK CROSSIN 0.604 No No 59,500 0 59,500 97.29% 61,157 0 61,157 0.604 1 5928147109 STONEBROOK CIR STONEBROCK CROSSIN 0.541 No No 65,400 0 59,500 97.29% 61,157 0 61,157 0.496 1 5928147109 STONEBROOK CIR STONEBROCK CROSSIN 0.541 No No 66,500 326,200 386,700 97.29% 62,185 335,286 397,471 1 5928147109 STONEBROOK CIR STONEBROCK CROSSIN 0.377 No No 60,500 367,700 97.29% 62,185 335,286 397,471 1 <							-	Ū.	-		-	•	-		1
59281471089 5432 STONEBROOK CIR DENNIS PONGRATZ 0.368 No No 55,000 0 55,000 97.29% 56,532 0 56,532 0.368 1 59281471090 STONEBROOK CIR STONEBROOK CROSSIN 0.604 No No 59,500 0 59,500 97.29% 61,157 0 61,157 0.604 1 59281471091 STONEBROOK CIR STONEBROOK CROSSIN 0.496 No No 59,500 0 59,500 97.29% 61,157 0 61,157 0.601 1 59281471092 STONEBROOK CIR STONEBROOK CROSSIN 0.496 No No 66,000 97.29% 61,157 0 61,157 0.601 1 59281471093 STONEBROOK CIR STONEBROOK CROSSIN 0.344 No No 60,500 26,000 386,700 97.29% 62,185 0 62,185 0.377 1 59281471095 STONEBROOK CIR STONEBROOK CROSSIN 0.367 No No 60,500 97.29% 62,185 0 62,185								441,500	-		-	453,798	-		1
S9281471091 STONEBROOK CIR STONEBROOK CROSSIN 0.501 No No S9,500 0 S9,500 97.29% 61,157 0 61,157 0.501 1 S9281471092 STONEBROOK CIR STONEBROOK CROSSIN 0.496 No No S9,500 0 59,500 97.29% 61,157 0 61,157 0.496 1 S9281471093 STONEBROOK CIR STONEBROOK CROSSIN 0.541 No No 60,500 326,200 386,700 97.29% 62,185 335,286 397,41 1 S9281471095 STONEBROOK CIR STONEBROOK CROSSIN 0.337 No No 60,500 97.29% 62,185 0 62,185 0.377 1 S9281471095 STONEBROOK CIR STONEBROOK CROSSIN 0.367 No No 56,700 0 56,700 97.29% 58,279 0 58,279 0.35,270 381,471 1 S9281471105 2808 GRANITE CT DENNIS KUHN 0.309 No No 35,000 351,700 387,700 97.29% 35,975 361,497 391,411 1 S9281471152 X/A STONEBROOK CRO					No	No	-		-		-	-		0.368	1
S9281471091 STONEBROOK CIR STONEBROOK CROSSIN 0.501 No No S9,500 0 59,500 97.29% 61,157 0 61,157 0.501 1 S9281471093 STONEBROOK CIR STONEBROOK CROSSIN 0.496 No No 59,500 0 59,500 97.29% 61,157 0 61,157 0.496 1 S9281471093 STONEBROOK CIR STONEBROOK CROSSIN 0.511 No No 65,400 97.29% 62,128 335,286 397.47 1 S9281471095 STONEBROOK CIR STONEBROOK CROSSIN 0.377 No No 60,500 20 60,500 97.29% 62,185 0 62,185 0.377 1 S9281471095 STONEBROOK CIR STONEBROOK CROSSIN 0.367 No No 60,500 97.29% 58,279 0 62,185 0 62,185 0.377 1 S9281471095 STONEBROOK CIR STONEBROOK CROSSIN 0.367 No No 0 0 97.29% 58,279 0 0 0 1 S9281471150 2068 GANITE CT DENDROK CROSSIN 0.208 No <td>59281471090 STONEBROOK CIR</td> <td>STONEBROOK CROSSIN</td> <td>0.604</td> <td></td> <td>No</td> <td>No</td> <td>59,500</td> <td>0</td> <td>59,500</td> <td>97.29%</td> <td>61,157</td> <td>0</td> <td>-</td> <td>0.604</td> <td>1</td>	59281471090 STONEBROOK CIR	STONEBROOK CROSSIN	0.604		No	No	59,500	0	59,500	97.29%	61,157	0	-	0.604	1
59281471093 STONEBROOK CIR STONEBROOK CROSSIN 0.541 No No 65,400 0 65,400 97.29% 67,222 0 67,222 0.541 1 59281471094 5431 STONEBROOK CIR TYLER HOFFMANN 0.384 No No 60,500 326,200 386,700 97.29% 62,185 335,286 397,471 1 59281471096 STONEBROOK CIR STONEBROOK CROSSIN 0.377 No No 60,500 0 60,500 97.29% 62,185 0 62,185 0.377,41 1 59281471096 STONEBROOK CIR STONEBROOK CROSSIN 0.367 No No 56,700 0 97.29% 58,279 0 62,185 0.357,50 362,524 0.358,709 0.367 1 59281471150 2808 GRANITE CT DENNIS KUHN 0.039 No No 35,000 352,700 387,700 97.29% 35,975 361,497 397,471 1 59281471152 2814 GRANITE CT LYNDA WATTERS MCCLI 0.039 No No 35,000 351,700 386,700 97.29% 35,975 329,161 364,991 1 1	59281471091 STONEBROOK CIR	STONEBROOK CROSSIN	0.501		No	No	59,500	0	59,500	97.29%	61,157	0		0.501	1
59281471094 5431 STONEBROOK CIR TYLER HOFFMANN 0.384 No No 60,500 326,200 386,700 97.29% 62,185 335,286 397,471 1 59281471095 STONEBROOK CIR STONEBROOK CROSSIN 0.377 No No 60,500 0 60,500 97.29% 62,185 0 62,185 0.377 1 59281471096 STONEBROOK CIR STONEBROOK CROSSIN 0.367 No No 56,700 0 97.29% 58,279 0 58,279 0.367 1 59281471150 2808 GRANITE CT DENNIS KUHN 0.039 No No 35,000 352,700 97.29% 35,975 361,497 397,471 1 59281471150 2808 GRANITE CT LYNDA WATTERS MCCLI 0.039 No No 35,000 351,700 386,700 97.29% 35,975 361,497 397,471 1 1 59281471152 2814 GRANITE CT LYNDA WATTERS MCCLI 0.039 No No 0 0 0 0 0 0 0 1 1 1 59281471152 2814 GRANITE CT JAYNE GORSKI 0.	59281471092 STONEBROOK CIR	STONEBROOK CROSSIN	0.496		No	No	59 <i>,</i> 500	0	59,500	97.29%	61,157	0	61,157	0.496	1
59281471095 STONEBROOK CIR STONEBROOK CROSSIN 0.377 No No 60,500 0 60,500 97.29% 62,185 0 62,185 0.377 1 59281471096 STONEBROOK CIR STONEBROOK CROSSIN 0.367 No No 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% 58,279 0 58,279 0.367 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 97.29% 35,975 329,016 364,991 1 59281471152 N/A STONEBROOK CROSSIN 0.208 <t< td=""><td>59281471093 STONEBROOK CIR</td><td>STONEBROOK CROSSIN</td><td>0.541</td><td></td><td>No</td><td>No</td><td>65,400</td><td>0</td><td>65,400</td><td>97.29%</td><td>67,222</td><td>0</td><td>67,222</td><td>0.541</td><td>1</td></t<>	59281471093 STONEBROOK CIR	STONEBROOK CROSSIN	0.541		No	No	65,400	0	65,400	97.29%	67,222	0	67,222	0.541	1
59281471096 STONEBROOK CIR STONEBROOK CROSSIN 0.367 No No 56,700 0 57,000 58,279 0 58,279 0 58,279 0.367 1 59281471149 N/A STONEBROOK CROSSIN 0.205 No No 0 0 97.29% 30 0 0 0 1 59281471150 2808 GRANITE CT DENNIS KUHN 0.039 No No 350,000 351,700 387,700 97.29% 35,975 362,524 398,499 1 1 59281471152 2814 GRANITE CT LYNDA WATTERS MCCLI 0.039 No No 350,000 351,700 386,700 97.29% 35,975 361,497 397,471 1 59281471152 N/A STONEBROOK CROSSIN 0.208 No No 0 0 97.29% 35,975 329,016 364,991 1 1 59281471152 N/A STONEBROOK CROSSIN 0.208 No No 35,000 320,100 355,100 97.29% 35,975 329,016 364,991 1 1 59281471154 2824 GRANITE CT JOSEPHINE PREVIT 0.039	59281471094 5431 STONEBROOK CIR	TYLER HOFFMANN	0.384		No	No	60,500	326,200	386,700	97.29%	62,185	335,286	397,471		1
59281471149 N/A STONEBROOK CROSSIN 0.205 No No 0 0 97.29% 0 0 0 0 1 59281471150 2808 GRANITE CT DENNIS KUHN 0.039 No No 35,000 387,700 97.29% 35,975 362,524 398,499 1	59281471095 STONEBROOK CIR	STONEBROOK CROSSIN	0.377		No	No	60,500	0	60,500	97.29%	62,185	0	62,185	0.377	1
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 1 59281471152 N/A STONEBROOK CROSSIN 0.208 No No 0 0 97.29% 35,975 361,497 397,471 1 1 59281471152 N/A STONEBROOK CROSSIN 0.208 No No 35,000 320,100 355,100 97.29% 35,975 329,016 364,991 1 <td>59281471096 STONEBROOK CIR</td> <td>STONEBROOK CROSSIN</td> <td>0.367</td> <td></td> <td>No</td> <td>No</td> <td>56,700</td> <td>0</td> <td>56,700</td> <td>97.29%</td> <td>58,279</td> <td>0</td> <td>58,279</td> <td>0.367</td> <td>1</td>	59281471096 STONEBROOK CIR	STONEBROOK CROSSIN	0.367		No	No	56,700	0	56,700	97.29%	58,279	0	58,279	0.367	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 97.29% 35,975 361,497 397,471 1 1 59281471152 N/A STONEBROOK CROSSIN 0.208 No No 0 0 97.29% 35,975 329,016 364,991 1 59281471153 2818 GRANITE CT JAYNE GORSKI 0.039 No No 350,000 355,100 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 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 59281471154 2824 GRANITE CT JOSEPHINE PREVIT 0.039 No No 4,026,300	59281471149 N/A	STONEBROOK CROSSIN	0.205		No	No	0	0	0	97.29%	0	0	0		1
59281471152 N/A STONEBROOK CROSSIN 0.208 No No 0 0 97.29% 0 0 0 1 59281471153 2818 GRANITE CT JAYNE GORSKI 0.039 No No 35,000 320,100 355,100 97.29% 35,975 329,016 364,991 1 59281471153 2818 GRANITE CT JOSEPHINE PREVIT 0.039 No No 35,000 319,100 354,100 97.29% 35,975 327,988 363,963 1 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 s Wetland Acreage (4.47)	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
59281471153 2818 GRANITE CT JAYNE GORSKI 0.039 No No 35,000 320,100 355,100 97.29% 35,975 329,016 364,991 1 59281471154 2824 GRANITE CT JOSEPHINE PREVIT 0.039 No No 35,000 319,100 354,100 97.29% 35,975 329,016 364,991 1 Swetland Acreage (4.47) - <td>59281471151 2814 GRANITE CT</td> <td>LYNDA WATTERS MCCLI</td> <td>0.039</td> <td></td> <td>No</td> <td>No</td> <td>35,000</td> <td>351,700</td> <td>386,700</td> <td>97.29%</td> <td>35,975</td> <td>361,497</td> <td>397,471</td> <td></td> <td>1</td>	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
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 Wetland Acreage (4.47)	59281471152 N/A	STONEBROOK CROSSIN	0.208		No	No	0	0	0	97.29%	0	0	0		1
s Wetland Acreage (4.47) Total Acreage 327.64 4,026,300 4,500,200 8,526,500 4,138,452 4,625,552 The Assessme to a constraint of a	59281471153 2818 GRANITE CT	JAYNE GORSKI	0.039		No	No	35,000	320,100	355,100	97.29%	35,975	329,016	364,991		1
Total Acreage 327.64 4,026,300 4,500,200 8,526,500 4,138,452 4,625,552 The Assessment Class, for each is required for	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
91.76% filing	s Wetland Acreage	Total Acreage					4,026,300	4,500,200	8,526,500		4,138,452	4,625,552		300.63 91.76%	The Assessme Class, for each is required for t

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, Wisc	consin
Tax Increment District #23	}
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	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

Item 7.

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.

<u>Demolition</u>

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.

<u>Site Grading</u>

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.

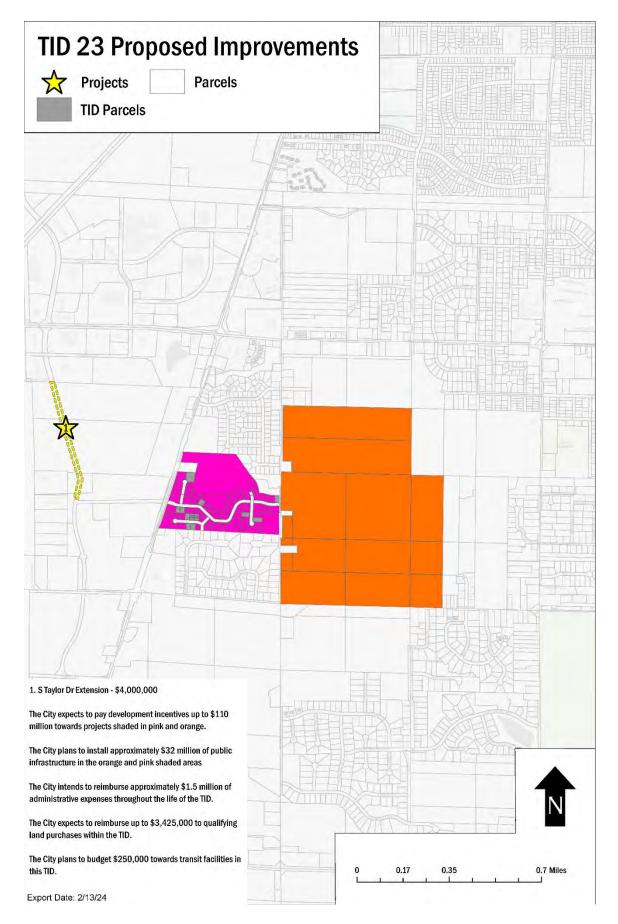
Financing Costs

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.

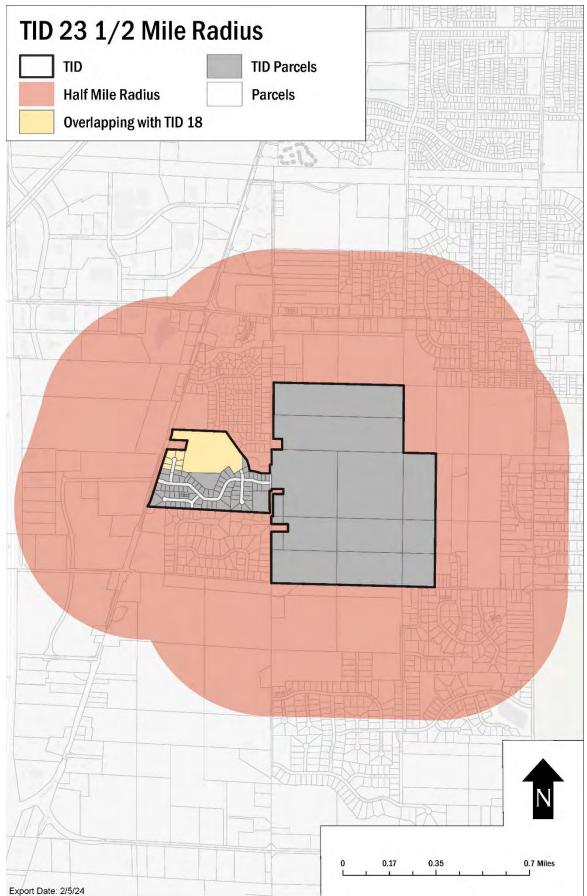
SECTION 7: Map Showing Proposed Improvements and Uses

Maps Found on Following Page.

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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.

Ci		DOYgan, V ement Distric nated Project Li	t #23	l		
Project ID Project Name/Type	Phase I 2024	Phase II 2026	Phase III 2028	Phase IV 2030	Phase V 2032	Total (Note 1)
 Public Infrastructure - Phased South Taylor Drive (1/2 Mile Radius) Special Assessments 	7,000,000 4,000,000 50,000	7,000,000	7,000,000	7,000,000	4,000,000	32,000,000 4,000,000 50,000
 4 City Expenses 5 Land Purchase Reimbursement 6 Development Incentives 	300,000	400,000 30,000,000	400,000 30,000,000	400,000	3,425,000	1,500,000 3,425,000 110,000,000
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					

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

				Tax Inc	rement Dist	rict #23				
				Develo	pment Assum	ptions				
Constr	ruction Year	Werner	Pelton NW	Pelton NE	Pelton SW	Pelton SE	Land Value Increase	Annual Total	Constructio	on 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 15	2037 2038							0 0	2037 2038	14 15
15	2058							0	2056	
	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



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

Notes:

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

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

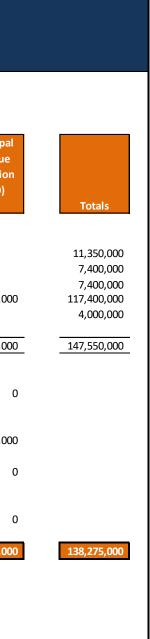
Financing and Implementation

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

		Т	ax Increment Estimated Fina				
	G.O. Promissory Note 2024	G.O. Promissory Note 2026	G.O. Promissory Note 2028	G.O. Promissory Note 2030	G.O. Promissory Note 2032	Municipal Revenue Obligation (MRO) 2025	Municipal Revenue Obligation (MRO) 2025
Projects Phase I Phase II Phase III Phase IV Phase V	11,350,000	7,400,000	7,400,000	7,400,000	4,000,000	10,000,000	100,000,000
Total Project Funds	11,350,000	7,400,000	7,400,000	7,400,000	4,000,000	10,000,000	100,000,00
Estimated Finance Related Expenses Underwriter Discount 12. Capitalized Interest	126,000 00 155,760 12. 1,298,000	93,500 91,620 12.	93,500 91,920 12.	93,500 91,920 12 .	90,000 00 50,820	0	
Total Financing Required	13,055,760	7,678,620	7,696,420	7,696,420	4,251,820	10,000,000	100,000,00
Estimated Interest 4.2 Assumed spend down (months)	(80,396) 3.7 2 1,298,000	5% (46,250) 3.0 2	0% (37,000) <u>3.0</u> 2	<mark>0%</mark> (37,000) 3.0 2	2 (20,000)	0	
Rounding	4,636	2,630	580	580	3,180	0	
Net Issue Size	12,980,000	7,635,000	7,660,000	7,660,000	4,235,000	10,000,000	100,000,00
Notes:							

Table 3 - Financing Plan

ltem 7.



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

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crem	ent Disi	strict #23																									
w Pi	rojectior	n																									
		Projected	Revenues								_				Expenditu	es							-			Balances	
						romissory	Note	G.O.	Promissory	Note		romissory N	lote		Promissory N	ote		romissory N	lote								
	_	Interest				2,980,000			7,635,000			7,660,000			7,660,000			1,235,000		Werner MRO	Pelton MRO						
	Tax	Earnings/	Capitalized	Total	Dated Date:		01/24	Dated Date:		01/26	Dated Date:	-	01/28	Dated Date:	08/0	'	Dated Date:	-	01/32	Payment \$10M	Payment \$100M	Reimburse		Total		Princip	
Incre	ements	(Cost)	Interest	Revenues	Principal	Est. Rate	Interest	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.	Expenditures	Annual	Cumulative Outstan	idin
				0																				0	0	0	
			519,200	519,200		4.00%	519,200																	519,200	0	0	
	725,400		519,200	1,244,600		4.00%	519,200													224,021	277,359		10,000	1,030,580	214,021	214,021	
	,886,041		259,600	2,145,641		4.00%	519,200		5.00%	381,750										448,041	832,077		10,000	2,191,318	(45,677)	168,343	
,	,422,182		,	3,422,182	200,000	4.00%	519,200		5.00%	381,750										640,059	1,664,153		10,506	3,415,669	6,513	174,857	
4,	,710,834			4,710,834	250,000	4.00%	511,200	0	5.00%	381,750		5.25%	402,150							640,059	2,496,230		10,769	4,692,158	18,676	193,533	
5,	,990,952			5,990,952	450,000	4.00%	501,200	250,000	5.00%	381,750	0	5.25%	402,150							640,059	3,328,307		11,038	5,964,504	26,448	219,981	
7,	,279,604			7,279,604	450,000	4.00%	483,200	300,000	5.00%	369,250	50,000	5.25%	402,150		5.50%	421,300				640,059	4,160,384		11,314	7,287,657	(8,052)	211,929	
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	
	,421,668			9,421,668	800,000	4.00%	428,200	300,000		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	
	,421,668			9,421,668	875,000	4.00%	396,200	300,000		324,250	200,000	5.25%	378,525	100,000	5.50%	410,300		5.50%	232,925	640,059	5,547,178		12,184	9,416,621	5,047	262,011	
	,421,668			9,421,668	900,000	4.00%	361,200	340,000		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	
	,421,668			9,421,668	950,000	4.00%	325,200	350,000		292,250	200,000	5.25%	357,525	105,000	5.50%	399,300	100.000	5.50%	232,925	640,059	5,547,178		12,801	9,412,238	9,431	277,185	
	,421,668 ,421,668			9,421,668 9,421,668	925,000 950,000	4.00% 4.00%	287,200 250,200	350,000 350,000		274,750 257,250	200,000 200,000	5.25% 5.25%	347,025 336,525	105,000 150,000	5.50% 5.50%	393,525 387,750	100,000 100,000	5.50% 5.50%	232,925 227,425	640,059 640,059	5,547,178 5,547,178		13,121 13,449	9,415,783 9,409,836	5,886 11,833	283,070 294,903	
	,421,668			9,421,668	950,000	4.00%	212,200	350,000		237,250	200,000	5.25%	326,025	230,000	5.50%	379,500	100,000	5.50%	221,925	640,059	5,547,178		13,449	9,409,830	11,835	306,149	
	,421,668			9,421,668	1,030,000	4.00%	174,200	350,000		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		13,785	9,416,617	5,052	311,201	
	,421,668			9,421,668	1,075,000	4.00%	133,000	450,000		204,750	200,000	5.25%	305,025	180,000	5.50%	353,650	100,000	5.50%	210,925	640,059	5,547,178		14,483	9,414,070	7,598	318,799	
	,421,668			9,421,668	1,100,000	4.00%	90,000	745,000		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	
	,421,668			9,421,668	1,150,000	4.00%	46,000	950,000		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	
9,	,421,668			9,421,668			· · ·	950,000	5.00%	97,500	750,000	5.25%	263,025	325,000	5.50%	317,900	100,000	5.50%	194,425		6,400,590		15,597	9,414,037	7,632	340,964	
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	
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	
	,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		16,796	8,446,957	974,712	1,414,360	
	,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	
	,421,668			9,421,668																				0	9,421,668	12,519,947	
	,421,668			9,421,668																				0	9,421,668	21,941,615	
	,421,668			9,421,668																				0	9,421,668	31,363,284	
9,	,421,668			9,421,668																				0	9,421,668	40,784,952	
221	.008.106	0	1.298.000	222.306.106	12.980.000		6.741.200	7.635.000		5.189.000	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			

Notes:

Projected TID Closure

SECTION 10: Annexed Property

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

SECTION 11: Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that approximately 5% to 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

Item 7.

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.

Item 7.

SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City rehabilitating and conserving property, public infrastructure improvements and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and housing opportunities.

SECTION 15: List of Estimated Non-Project Costs

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

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

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

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

Legal Opinion Found on Following Page.

Item 7.



TAGLaw International Lawyers

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

1,2024

Mayor City of Sheboygan 828 Center Avenue Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40723891_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			15,129,924	21.12%	
	City of Sheboyg			31,920,100	44.56%	
	School District o			22,283,436	31.11%	
	Lakeshore Tech	nical College		2,303,112	3.21%	
	Total			71,636,572		
	Total		-	71,030,372		
				Lakeshore		
	Sheboygan	City of	School District	Technical		
venue Year	County	Sheboygan	of Sheboygan	College	Total	Revenue Ye
2026	153,207	323,227	225,645	23,322	725,400	2026
2020	398,339	840,389	586,676	60,636	1,886,041	2020
2027	722,778	1,524,869	1,064,512	110,023	3,422,182	2027
2020	994,947	2,099,072	1,465,363	151,453	4,710,834	2020
2025	1,265,313	2,669,472	1,863,559	192,609	5,990,952	2020
2030	1,537,481	3,243,674	2,264,410	234,039	7,279,604	2030
2031	1,807,847	3,814,074	2,662,607	275,195	8,559,722	2031
2032	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2032
2033	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2033
2035	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2034
2036	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2035
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	2045
2047	1,989,893	4,198,143	2,930,726	302,906	9,421,668	2040
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	

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: Public Hearing Held: Approval by Plan Commission: Adoption by Common Council:
- Approval by the Joint Review Board:

Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for March 18, 2024 Scheduled for TBD

TABLE OF CONTENTS

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.

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SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.

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SECTION 4: Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin Tax Increment District #24 Base Property Information										Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2,		
Property Information				Assess	ment Informat	tion		Equalized	l Value		District Classification	Manufacturing = Class 3, Ag = Class 4 , Undeveloped = Class 5, Ag Forest = Class
Parcel Number	Street Address	Owner	Total Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Blighted	5M, Forest = Class 6, Other = Class 7 & Exempt = X)
ROW Areas	45:1.0		0.000				07.000	<u>^</u>			0.000	
59281718350 N 59281712930 N		City of Sheboygan City of Sheboygan	0.988 0.165	0 0	0 0	0 0	<mark>97.29%</mark> 97.29%	0 0	0 0	0 0	0.988 0.165	x 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	al base value certification of th	ne territory wi	II be based on Ja	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 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	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

Item 8.

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.

<u>Demolition</u>

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.

<u>Site Grading</u>

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.

<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

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.

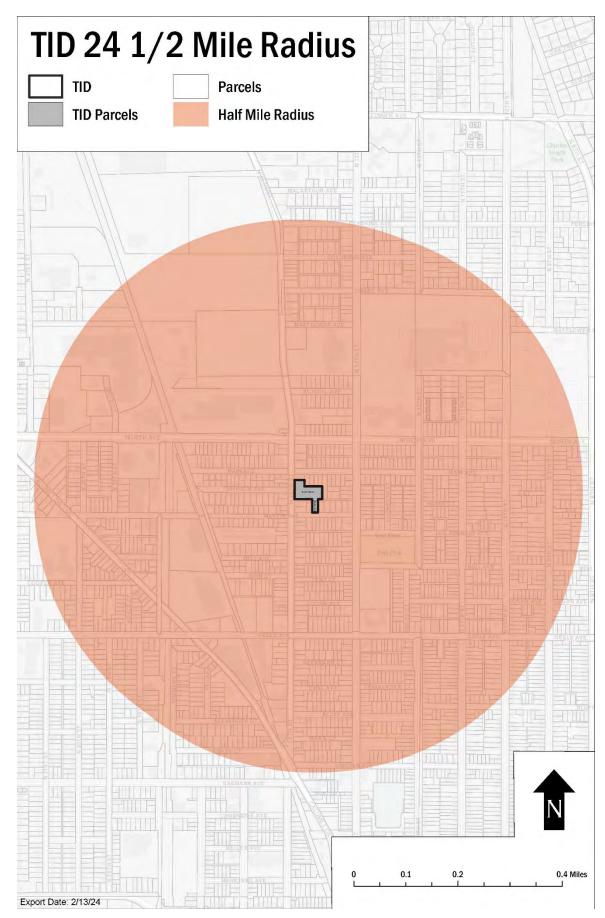
SECTION 7: Map Showing Proposed Improvements and Uses

Maps Found on Following Page.

153

5		
5928171835		
	59281712930	
e City expects to pay development incentives up to 1,800,000 to development projects on the highlighted arcels and will incur administrative and other professional ervice expenses in the implementation. the City expects to reimburse administrative costs up to 120,000.		

Item 8.



Tax Incremental District No. 24 Project Plan Prepared by Ehlers

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 Phase I Phase II 2025 TBD Total (Note 1) Project ID Project Name/Type 1 Development Incentive - MRO 1,800,000 1,800,000 2 City Reimbursable Costs 120,000 120,000 3 Revolving Loan Fund (Facade & Housing Renovation) 700,000 4 Future Revenue Sharing - TID 21 1,400,000 1,400,000 **Total Projects** 1,920,000 2,100,000 3,320,000 Notes: Project costs are estimates and are subject to modification Note 1

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**.

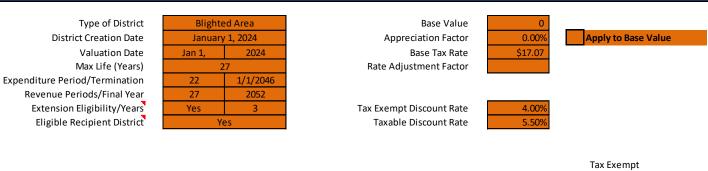


Tax Increment District #24									
Development Assumptions									
Constr	uction Year	Housing Development	Annual Total	Constructio	on Year				
1	2024		0	2024	1				
2	2025	9,000,000	9,000,000	2025	2				
3	2026		0	2026	3				
4	2027		0	2027	4				
5	2028		0	2028	5				
	Totals	9,000,000	9,000,000						

City of Sheboygan, Wisconsin

Tax Increment District #24

Tax Increment Projection Worksheet



	Constructio	n	Valuation	Inflation	Total	Revenue		Tax	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
	Totals	9,000,000		0		Future V	/alue of Increment	3,993,968		

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

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

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2052 to pay off all Project cost liabilities and obligations, assuming the TID is amended in the future to allow for revenue sharing with TID 21. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 - Cash Flow

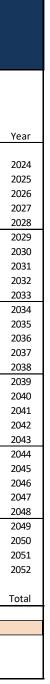
City of Sheboygan, Wisconsin

Tax Increment District #24

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

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.

Item 8.

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.

Item 8.

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 non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

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

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

Legal Opinion Found on Following Page.



TAGLaw International Lawyers

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

[], 2024

Mayor City of Sheboygan 828 Center Avenue Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40723891_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 Sheboygan Cour City of Sheboyg			2022	Percentage				
		ntv			reitentage				
		1100	Sheboygan County						
	CITY OF SHEDOVE	-	15,129,924	21.12% 44.56%					
			31,920,100	44.56% 31.11%					
	School District o		22,283,436 2,303,112	3.21%					
	Lakeshore Tech	lical college	2,305,112	5.21%					
	Total			71,636,572					
			-	Lakeshore					
	Sheboygan	City of	School District	Technical					
Nonuo Voor		•			Total	Rovonuo Vor			
evenue Year	County	Sheboygan	of Sheboygan	College	Total	Revenue Yea			
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 32,444	68,448	47,784	4,939	153,614	2030			
2031		68,448	47,784	4,939	153,614	2031			
2032	32,444	68,448	47,784	4,939	153,614	2032			
2033	32,444 32,444	68,448	47,784	4,939	153,614	2033			
2034		68,448	47,784	4,939 4,939	153,614	2034			
2035	32,444 32,444	68,448 68,448	47,784 47,784	4,939	153,614 153,614	2035 2036			
2030	32,444 32,444	68,448	47,784	4,939	153,614	2030			
2038	32,444	68,448	47,784	4,939	153,614	2037			
2039	32,444	68,448	47,784	4,939	153,614	2030			
2035	32,444	68,448	47,784	4,939	153,614	2035			
2040	32,444	68,448	47,784	4,939	153,614	2040			
2041	32,444	68,448	47,784	4,939	153,614	2041			
2043	32,444	68,448	47,784	4,939	153,614	2042			
2043	32,444	68,448	47,784	4,939	153,614	2043			
2045	32,444	68,448	47,784	4,939	153,614	2044			
2045	32,444	68,448	47,784	4,939	153,614	2045			
2040	32,444	68,448	47,784	4,939	153,614	2040			
2047	32,444	68,448	47,784	4,939	153,614	2047			
2048	32,444	68,448	47,784	4,939	153,614	2048			
2045	32,444	68,448	47,784	4,939	153,614	2045			
2051	32,444	68,448	47,784	4,939	153,614	2050			
2051	32,444	68,448	47,784	4,939	153,614	2051			
	843,542	1,779,648	1,242,373	128,406	3,993,968	-			

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: February	14, 2024	MEETING DATE: February 27, 2024				
FISCAL SUMMARY:		STATUTORY REFER	RENCE:			
Budget Line Item:	N/A	Wisconsin	N/A			
Budget Summary:	N/A	Statutes:				
Budgeted Expenditure:	N/A	Municipal Code:	N/A			
Budgeted Revenue:	N/A					

BACKGROUND / ANALYSIS:

Richard Sadiq is proposing to locate and operate a Chester's food truck at the Blast Soft Serve property located at 406 Pennsylvania Avenue. The applicant states:

- There will be a trailer serving products from Chester's Drive In located in Plymouth.
- This will be a brand-new trailer which will comply completely with the food safety requirements for Sheboygan County.
- Currently the Blast property is used to sell ice cream products between April-October weather permitting and is an established business.
- The additional food trailer will be parked permanently on a 20'x10' concrete pad on the existing grounds of the property.
- It will operate similar hours to Blast Soft Serve.
- It will sell burgers, steak/pork sandwiches, hot dogs, fries, onion rings and cheese curds and Chester's root beer.
- The service area will be confined to the trailer and customers will either eat on the property or take away.
- Garbage facilities will be increased on site as needed.
- Signage will be minimal as the trailer will explain the name and products sold.
- Access to the food trailer will be from the road similar to the existing business.
- We are proposing to be open from early April until October from approximately 10:30am 9:30pm Monday to Sunday, but will be flexible as required.
- We anticipate 4-10 employees.
- We do not foresee any additional nuisance issues with neighbors as we will not be running generators or adding any additional noise and only minimal extra lighting on the trailer.

- Additional garbage will be contained in the existing garbage area on the property.
- No additional landscaping will be needed except for the concrete slab.
- Chester's is a well-established business with very experienced business practices and we
 firmly believe it will be an excellent addition to Blast's already thriving business. We have
 long been asked to expand our services to Sheboygan and we feel this will be a great
 addition to this particular area.
- We would like to ask that the Plan Commission consider approving our proposal because we believe this business plan will provide an excellent addition to the Blast property with minimal impact to the current site. We believe it is an excellent opportunity for both businesses to grow and also provide an extra amenity for tourists, locals, beach users and families looking for a great product and opportunity to enjoy Sheboygan.

STAFF COMMENTS:

It appears that the food trailers location should not have any major impacts on pedestrian or vehicular traffic. The trailer is set back from the sidewalk so as to give ample space for customers to wait in line to order and to receive their food.

Applicant is requesting an exception to operate the food truck permanently from the site – temporary stands are permitted to operate 12 days a year.

ACTION REQUESTED:

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

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

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

			item 9
6	CITY OF SHEBOYGAN	Fee: <u>\$250.00</u>	
Sheboypan	APPLICATION FOR	Review Date:	
spirit on the lake	CONDITIONAL USE	Zoning:	-

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

SECTION 1: Applicant/ Permittee Infor	mation				
Applicant Name (Ind., Org. or Entity)	Authorized Repres	entative	Title		(
CHESSERS Drive 1~	Richard	Jerg	Ou	Sner	
Mailing Address	City		State		ZIP Code
10504188	SIKHAR 1	AVE	\sim	` <u>`</u>	53020
Email Address	n Com	Phone Number (ind くしの よの	cl. area cod	e FFF	
SECTION 2: Landowner Information (c					an analisant)
Applicant Name (Ind., Org. or Entity)	Contact Person	when project site o	Title	rerent th	an applicant)
Blast Sots Serve	Jame E	ence		ner	
			State		ZIP Code
Mailing Address 406 Pennsy Vona Ave	Sheboy	acn			53087
		Phone Number (ind			
Email Address Hastsoftserveea	mail. Or	507 4	56 -	1196	
SECTION 3: Project or Site Location					
Project Address/Description していし、シーンペライレンへ		ilabor -	Parcel No		
		snedoyan		10.000	
SECTION 4: Proposed Conditional Use					
Name of Proposed/Existing Business:					
Existing Zoning:					
Present Use of Parcel:					
Proposed Use of Parcel:					
Present Use of Adjacent Properties:	ter even a succession produce all sole all additionability (March 2014) and	in a constation on a state of the			
SECTION 5: Certification and Permissio					
Certification: I hereby certify that I am					
the subject of this Permit Application. I	•				
accurate. I certify that the project will I	1. A A A A A A A A A A A A A A A A A A A				
with any or all of the provisions of the	permit may result in	permit revocation a	nd a fine a	nd/or forf	eiture under the
provisions of applicable laws.					
Permission I boroby give the City norm	aission to ontor and	increat the property	at roacan	bla times	to avaluate this
Permission: I hereby give the City perm notice and application, and to determine				able times	, to evaluate this
Name of Owner/Authorized Represent			coverage.	Phone N	umber
Jamie Evans	auve (piedse print)	Owner			56-7196
Signature of Applicant			Date Sigr		
· Jacon CV	and)/24	
		New Davidson in the		-	

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

Application to add a food trailer on a contermy. Pad on the site of Blast soft serve on 402 Pensylvamia Ave for the sale of additional food items. This will be a trailer serving products from Clesters drive in located in Plymouth. This will be a brand new trailer which will completely with the tood safley requievents for Slebergaan country. - Currently this property is used to sell ice crem products between April - October weater permitting and is an established business. . The additional Fod trailer will be parked perminently on a 20×10 concrete pad on the existing grounds of the property. It will operate similar havis to Blast soft serve. It will sell burgers Steak/Park Soudercles, hot dogs, fires, onion rings and cleese could and clesters loot beer, 175

The service area will be confided to the money trailer and customers will either ent on the property or take away. Carbage feathers will be increased on site as needed. Signage will be minimal as the trailer will explain the name and products Sold. Access to the food trailer will be from the road Similar to the existing bosiness.

• We are proposing to be open from early April with October from approximetly, 10³⁰an - 9³⁰pm manday to Sonday but will be flexible as required.

- . We articipate between 4-10 employees.
- · We do not for see any additional nursance issues with reighborn as we will not be sunning generators or adding

any additional noise and only minimal extra lighting on the tracks.

additional quibage will be contained (3) In the existing quilage asea on the property. No additional landscaping will be needed except for the concrete 81al.

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. we would like to ast that the planning Commission consider approving our proposal because we believe this business plan will provide an excellent addition to the Blast Property with mininal impact to the current site

we believe it is an excellent opportunity (4) for both bosiness's to grow and also provide an extra amendy for tourists, locals beach users and families looking for a quest product and opportunity to enjoy Shebaygan I will also be present at the meeting to answer any Firther questions

Richard Sadiy







CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: February 14, 2024 FISCAL SUMMARY:		MEETING DATE: February 27, 2024 STATUTORY REFERENCE:		
Budget Summary:	N/A	Statutes:		
Budgeted Expenditure:	N/A	Municipal Code:	N/A	
Budgeted Revenue:	N/A			

BACKGROUND / ANALYSIS:

Richard Sadiq is proposing to locate and operate a Chester's food truck at the Blast Soft Serve property located at 406 Pennsylvania Avenue. The applicant states:

- There will be a trailer serving products from Chester's Drive In located in Plymouth.
- This will be a brand-new trailer which will comply completely with the food safety requirements for Sheboygan County.
- Currently the Blast property is used to sell ice cream products between April-October weather permitting and is an established business.
- The additional food trailer will be parked permanently on a 20'x10' concrete pad on the existing grounds of the property.
- It will operate similar hours to Blast Soft Serve.
- It will sell burgers, steak/pork sandwiches, hot dogs, fries, onion rings and cheese curds and Chester's root beer.
- The service area will be confined to the trailer and customers will either eat on the property or take away.
- Garbage facilities will be increased on site as needed.
- Signage will be minimal as the trailer will explain the name and products sold.
- Access to the food trailer will be from the road similar to the existing business.
- We are proposing to be open from early April until October from approximately 10:30am 9:30pm Monday to Sunday, but will be flexible as required.
- We anticipate 4-10 employees.
- We do not foresee any additional nuisance issues with neighbors as we will not be running generators or adding any additional noise and only minimal extra lighting on the trailer.

- Additional garbage will be contained in the existing garbage area on the property.
- No additional landscaping will be needed except for the concrete slab.
- Chester's is a well-established business with very experienced business practices and we
 firmly believe it will be an excellent addition to Blast's already thriving business. We have
 long been asked to expand our services to Sheboygan and we feel this will be a great
 addition to this particular area.
- We would like to ask that the Plan Commission consider approving our proposal because we believe this business plan will provide an excellent addition to the Blast property with minimal impact to the current site. We believe it is an excellent opportunity for both businesses to grow and also provide an extra amenity for tourists, locals, beach users and families looking for a great product and opportunity to enjoy Sheboygan.

STAFF COMMENTS:

It appears that the food trailers location should not have any major impacts on pedestrian or vehicular traffic. The trailer is set back from the sidewalk so as to give ample space for customers to wait in line to order and to receive their food.

Applicant is requesting an exception to operate the food truck permanently from the site – temporary stands are permitted to operate 12 days a year.

ACTION REQUESTED:

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

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

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

			Item 10).
6	CITY OF SHEBOYGAN Fee: \$250.00			
ship of the lake	APPLICATION FOR CONDITIONAL USE	Review Date: Zoning:		

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

SECTION 1: Applicant/ Permittee Infor	mation				
Applicant Name (Ind., Org. or Entity)	Authorized Repres		Title		
CHESTERS ONUL 1~	Richard	Scord		sner	
Mailing Address	City		State		ZIP Code
PoBox 188	SILHAR 1		ω		53020
Email Address (chood Sand 20 forled. On Phone Number (incl. area code) 20 207 4888					
SECTION 2: Landowner Information (co					n applicant)
Applicant Name (Ind., Org. or Entity)	Contact Person		Title		
Blast Sott Serve	Jame E	2 more	3	ner	
	City		State		ZIP Code
Hob Rennsy Vona Ave	City Sheboy	acn	し、		53087
		Phone Number (ind			
Email Address Uastsoffserve QG	marl. Oor	507 4	56 -	1196	
SECTION 3: Project or Site Location					
Project Address/Description	Λ	1 1	Parcel No.		
406 Vennsylva	n a ADE i	sheddyan			
SECTION 4: Proposed Conditional Use					
Name of Proposed/Existing Business:					
Existing Zoning:					
Present Use of Parcel:					
Proposed Use of Parcel:					
Present Use of Adjacent Properties:					
SECTION 5: Certification and Permission					
Certification: I hereby certify that I am					
the subject of this Permit Application. I	certify that the info	rmation contained in	n this form	and attach	ments is true and
accurate. I certify that the project will I	be in compliance wit	h all permit conditio	ns. I unders	stand that	failure to comply
with any or all of the provisions of the	permit may result in	permit revocation a	nd a fine ar	nd/or forfe	iture under the
provisions of applicable laws.					
	ر				
Permission: I hereby give the City perm				ble times,	to evaluate this
notice and application, and to determin	ne compliance with a	any resulting permit	coverage.		
Name of Owner/Authorized Represent Jamie Evans	ative (please print)	Title Owner		Phone Nu 507-456	
Signature of Applicant	ature of Applicant Date Signed				
L James CV	and		1/30	/24	
()					
Complete explication is to be filed with	the Department of C	ity Dovelopment 97	O Cantor A	Versie Cul	to 200 To bo

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

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Richard Sadiy







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 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

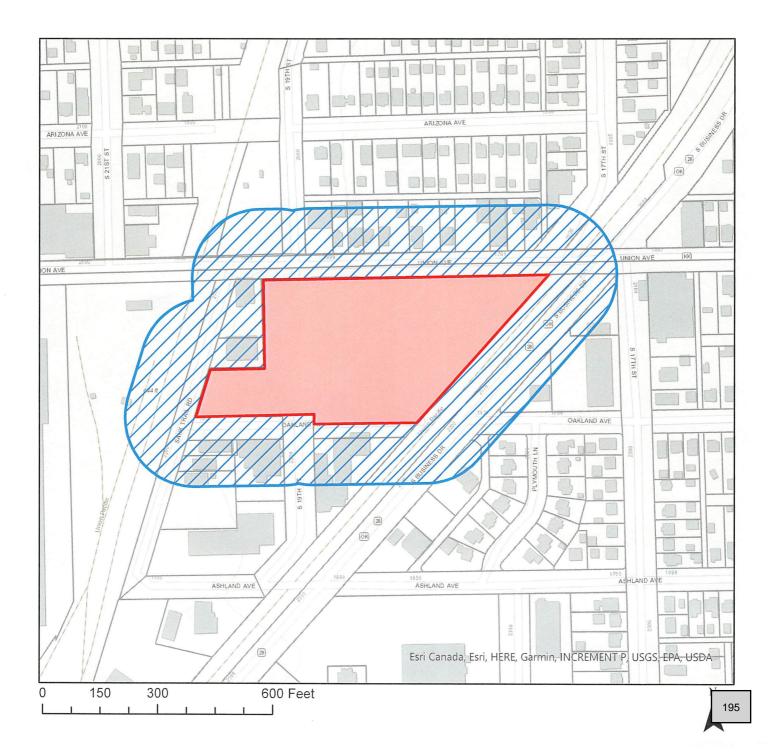
Attest

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



Item 11.

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; 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

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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.

Item 12.

OFFICE USE ONLY

APPLICATION NO.: ______ RECEIPT NO.:

FILING FEE: \$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.: __(920)453-5300

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 & 5, INCLUDING VACATED ALLEYS AND ADJACENT S. 19TH ST, LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 34, TOWN 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

59281425440, 59281425550, PARCEL NO. 59281425510 MAP NO.

EXISTING ZONING DISTRICT CLASSIFICATION: URBAN INDUSTRIAL

PROPOSED ZONING DISTRICT CLASSIFICATION: URBAN INDUSTRIAL WITH PUD OVERLAY

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE:

EXISTING USE OF THE PROPROPERTY IS PARKING AND GREENSPACE

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE:

PROPOSED OPERATION IS TO BE BUILDING FOOTPRINT 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? <u>THE PROPOSED AMENDMENT WILL ALLOW FOR</u> 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 SIGNAT

2/12/2024 DATE

ERIC AUGUSTINE PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

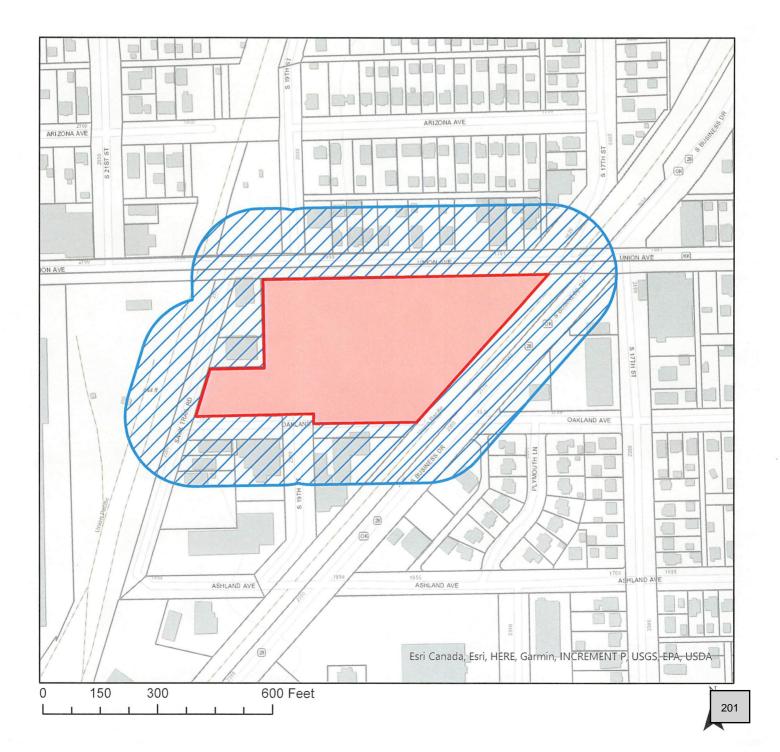
A copy of the current zoning map of the subject property and vicinity showing:

- □ The property proposed to be rezoned.
- □ All lot dimensions of the subject property.
- □ All other lands within 100 feet of the subject property.
- \Box 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

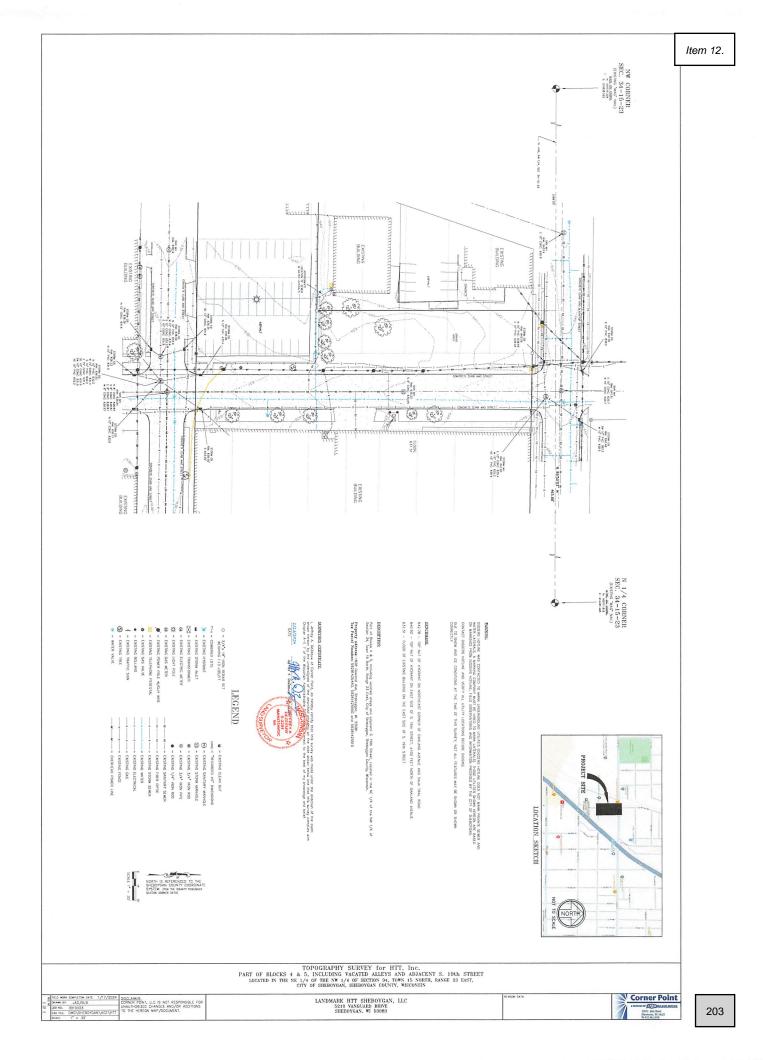
Beginning at the northwest corner of Block 4, said South Sheboygan Plat; thence S00°04'03"E, 354.71 feet to its intersection of the north line of Oakland Avenue right of way; thence N89°14'39"W, 80.01 feet to the monumented north line of Oakland Avenue right of way and its intersection of the west line 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)

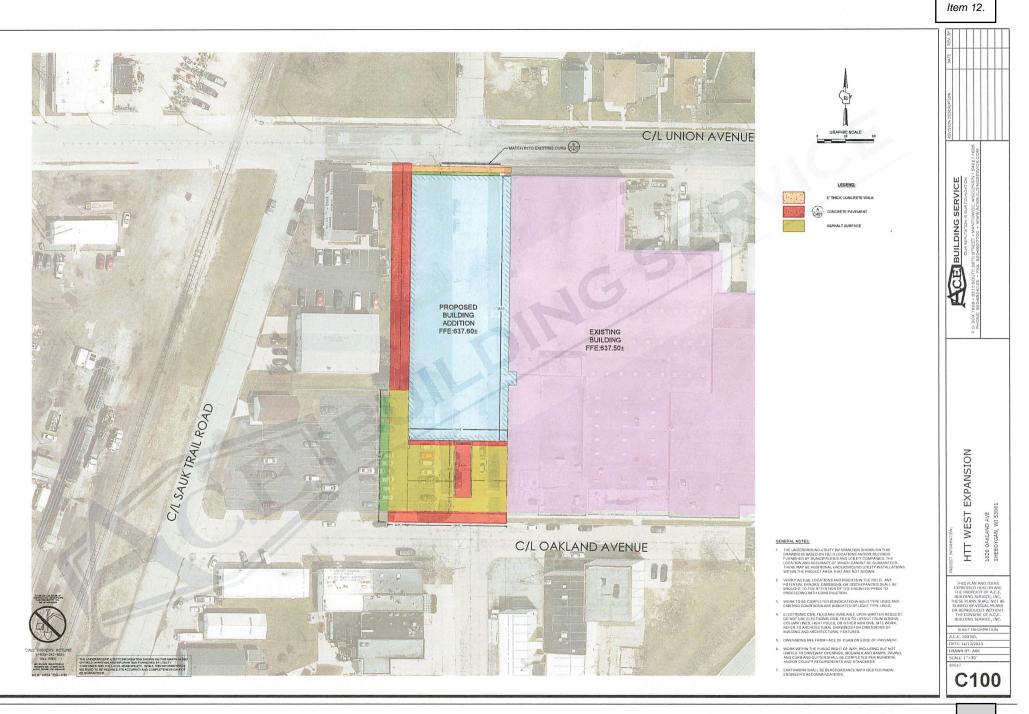
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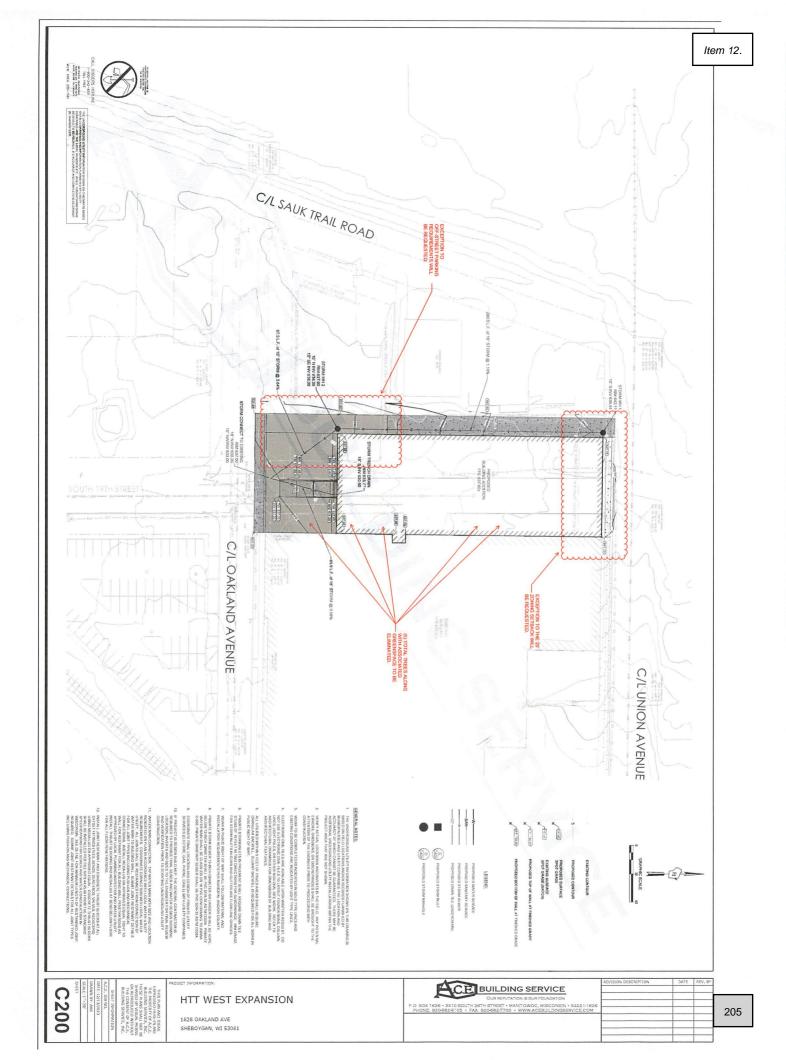
South Sheboygan Lot 16 BLK 3 & all of BLK 4, also vac S 18th Street between BLKS 3 & 4, and between the S line of Union Avenue & the NWLY R/W line of C & NW RY Main Track, also both vacated N-S alleys & the vacated E-W alley of BLK 4. Parcel 59281425440

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







Item 12.

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

CLK322B

Fee Description	Fee
Zoning Change	200.00

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

CITY OF SHEBOYGAN RESOLUTION 163-23-24

BY ALDERPERSON 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 CITY 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: Public Hearing Held: Approval by Plan Commission: Adoption by Common Council:
- Approval by the Joint Review Board:

Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for March 18, 2024 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.

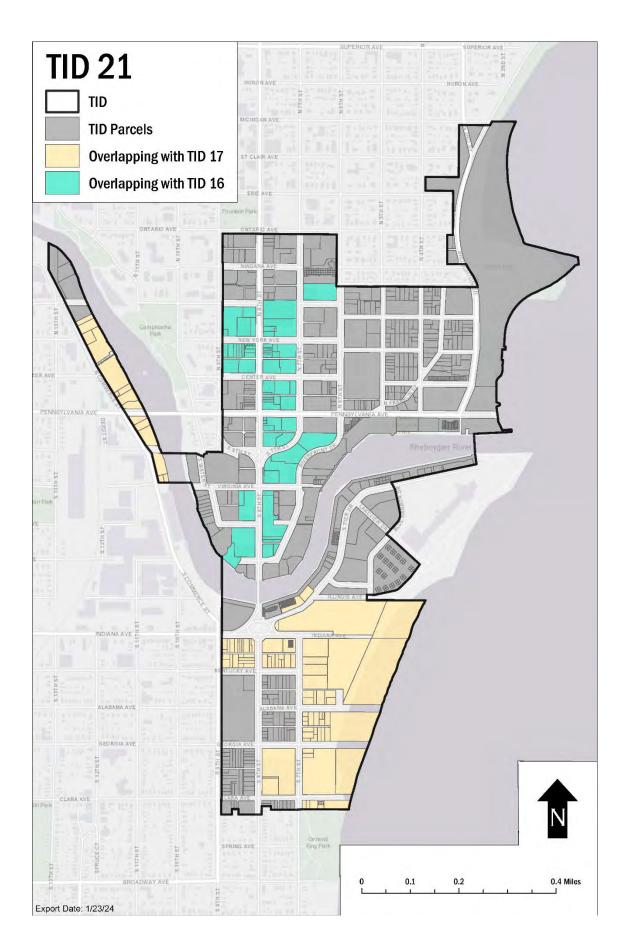
- **3**. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property 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.

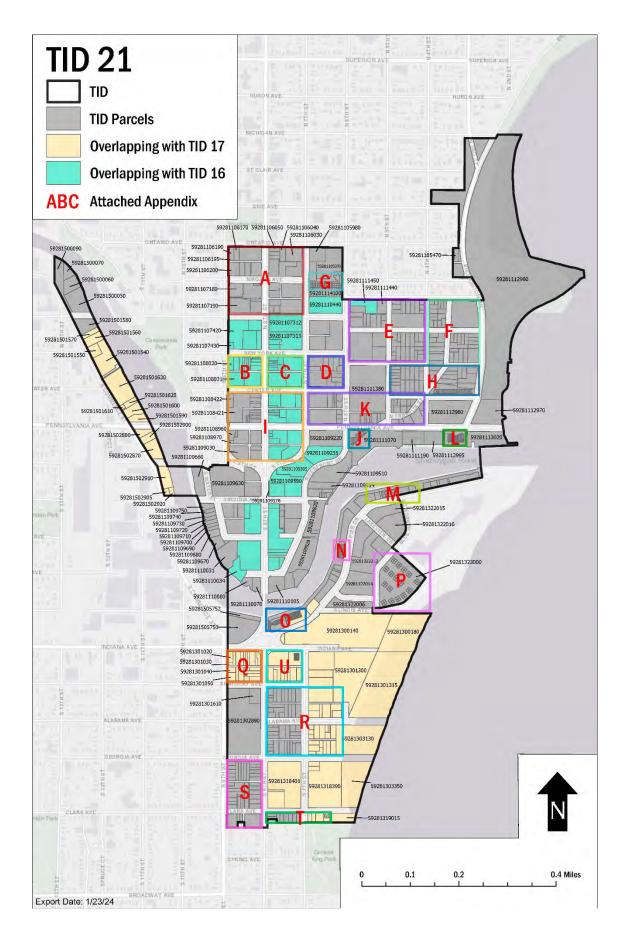
- 6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
- 7. Improvements to be made in the District are likely to significantly enhance the value of substantially all the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

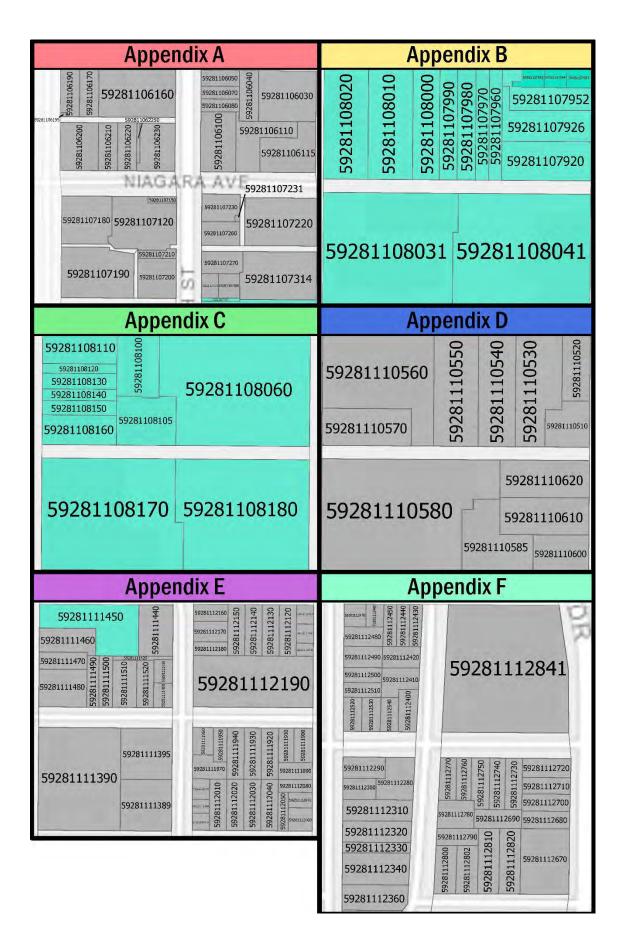
SECTION 2: Preliminary Map of Proposed District Boundary

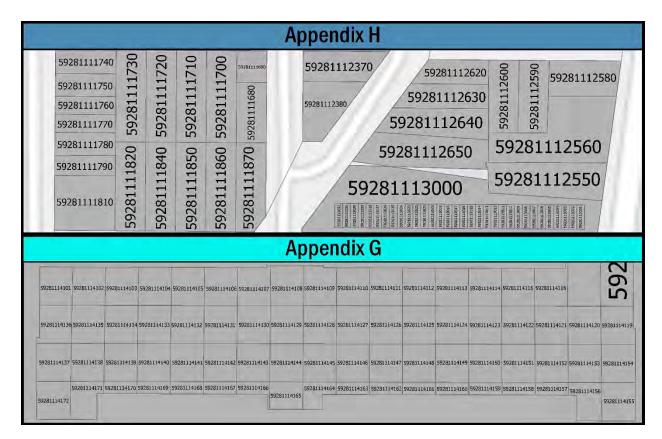
Maps Found on Following Page.

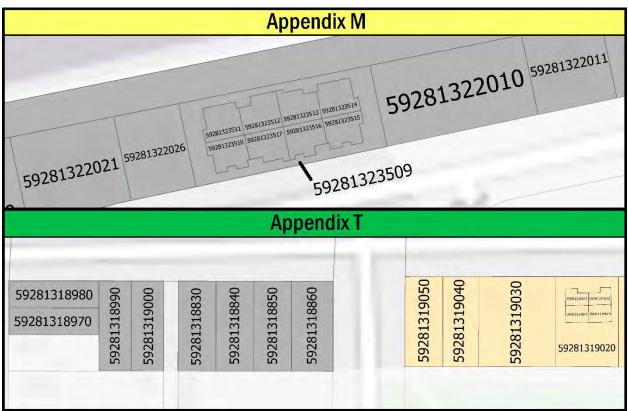
To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.

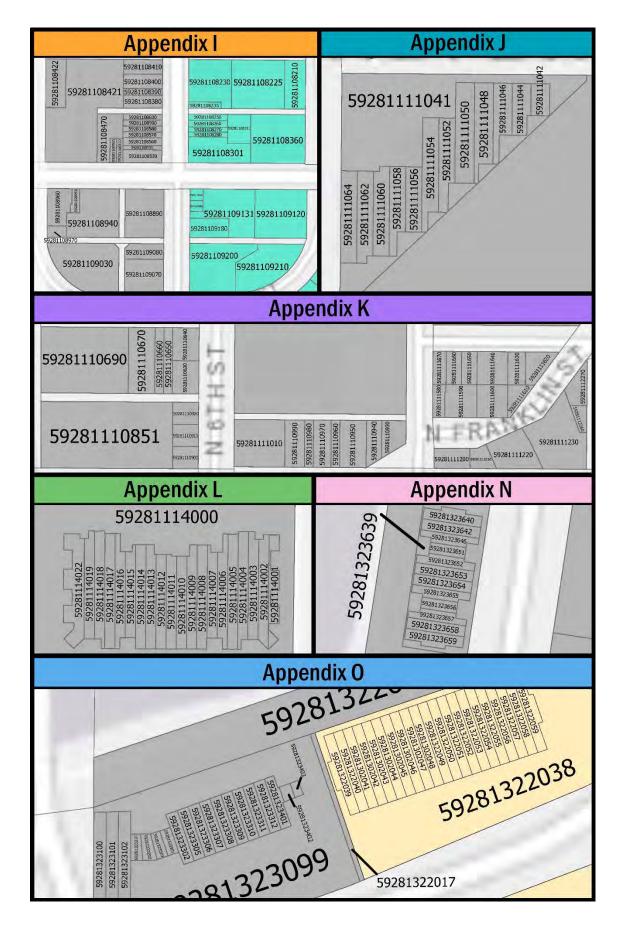


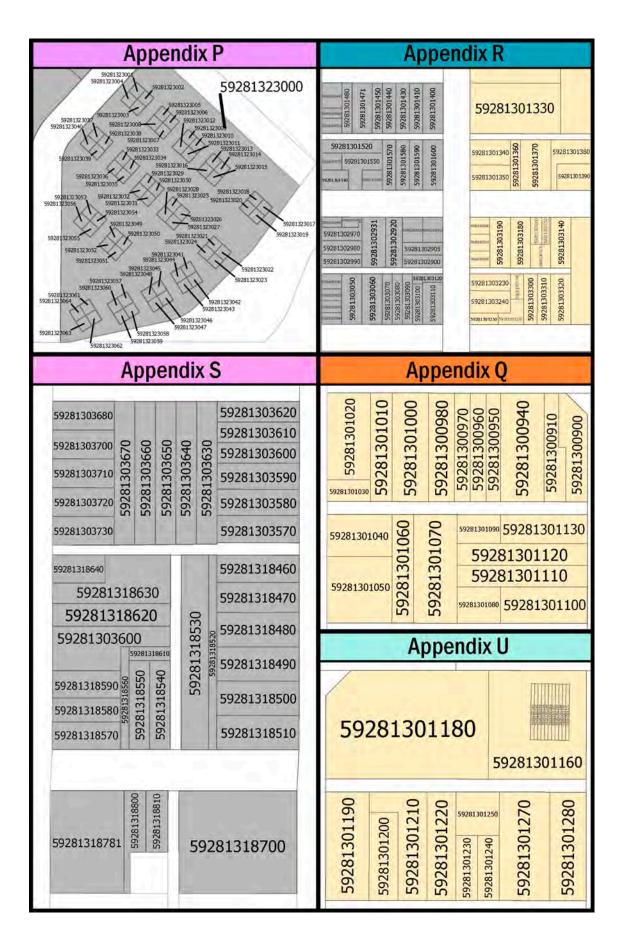






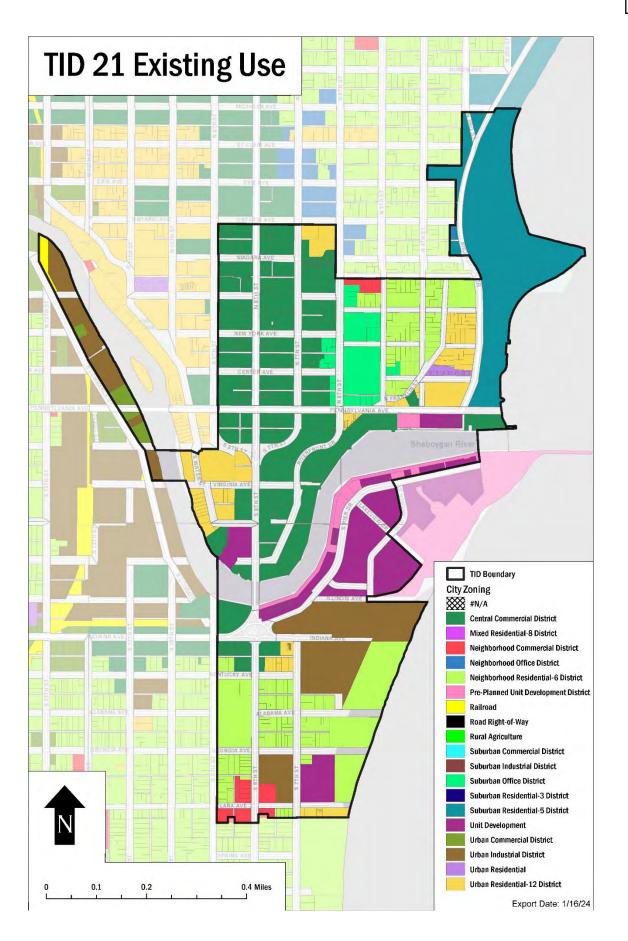






SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4: Preliminary Parcel List and Analysis

Drenerts Information																		Classific (Residential
Property Information	Property Information			Asses	sment Informa	tion		Equalized	l Value			Dist	ict Classificatior	1		District Classi	fication	Commercia Manufacturing
			Part of															= Class 4 , Un Class 5, Ag Fo 5M, Forest = C
			Existing TID								Industrial							
el Number Street Address	Owner	Total Acreage	WetlandIndicate TID Acreage	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	(Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business		uitable for ⁄lixed Use	Rehab/ Conservation	Vacant	
reas 59281105970 930 N 6TH ST	THE FOUNDERS CLUB LLC	1.617	No	251.700	4,577,400	4,829,100	97.29%	258,724	4,705,142	4,963,866			1.617		1.617		0.00	7
59281105970 950 N 01H 31 59281105980 623 ONTARIO AVE	ST LUKE UNITED METHODIST CHURCH	0.660	No	-	4,377,400	4,829,100	97.29%	238,724	4,703,142	4,503,800		0.660	1.017		0.660		0.00	
59281105990 915 N 7TH ST	ST LUKE UNITED METHODIST CHURCH	0.367	No	-	-	-	97.29%	0	0	0		0.367			0.367			
59281106030 N/A 59281106040 721 ONTARIO AVE	PARKING UTILITY CITY OF SHEBOYGAN FRIENDSHIP HOUSE INC	0.657	No	-			97.29% 97.29%	0	0	0		0.657	0.219		0.657	0.657		
59281106050 929 N 8TH ST	CHAMBERLAIN WORLD TRADE LLC	0.138	No	50,400	956,800	1,007,200	97.29%	51,807	983,502	1,035,308			0.138		0.138		0.00	
59281106070 925 N 8TH ST	RICHARD W RUPP INC	0.110	No	33,600	382,700	416,300	97.29%	34,538	393,380	427,918			0.110		0.110		0.00	
59281106080 919 N 8TH ST 59281106100 909 N 8TH ST	THE RUDNICK GROUP LLC NIAGARA LLC	0.110 0.475	NO	33,600 145,600	277,100 3,009,300	310,700 3,154,900	97.29% 97.29%	34,538 149,663	284,833 3,093,281	319,371 3,242,944			0.110 0.475		0.110 0.475	0.475	0.00	
59281106110 722 NIAGARA AVE	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.420	No	-	-	-	97.29%	0	0	0		0.420			0.420	0.420		
59281106115 708 NIAGARA AVE 59281106160 930 N 8TH ST	SHEBOYGAN GSRS LLC I&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			0.499 0.827		0.499 0.827	0.827	0.00	
59281106170 N/A	SHEBOYGAN AREA SCHOOL DISTRICT	0.207	No	-	-	-	97.29%	100,024	0	1,055,025		0.207	0.027		0.207	0.207	0.00	
59281106190 N/A	I&Z PROPERTIES LLC	0.201	No	61,300	-	61,300	97.29%	63,011	0	63,011			0.201		0.201	0.201	0.20	
59281106195 N/A 59281106200 909 N 9TH ST	CITY OF SHEBOYGAN SHEBOYGAN AREA SCHOOL DISTRICT	0.005	No	-	-	-	97.29% 97.29%	0	0	0		0.005 0.413			0.005 0.413			
59281106210 822 NIAGARA AVE	DARROW PROPERTIES LLC	0.207	No	63,000	259,600	322,600	97.29%	64,758	266,845	331,603		0.413	0.207		0.207		0.00	
59281106220 816 NIAGARA AVE	PARKING UTILITY CITY OF SHEBOYGAN	0.207	No	-	-	-	97.29%	0	0	0		0.207			0.207	0.207		
59281106225 N/A 59281106230 902 N 8TH ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN ABOVE & BEYOND CORP	0.029	No No	-			97.29% 97.29%	0	0	0		0.029	0.385		0.029	0.029		
59281107120 826 N 8TH ST	SHEBOYGAN COMMUNITY THEATRE FOUNDATION INC	0.385	No	-	-	-	97.29%	0	0	0			0.385		0.383	0.727		
59281107150 832 N 8TH ST 59281107180 821 NIAGARA AVE	DUBOIS REAL ESTATE HOLDINGS LLC	0.041	No	12,600	145,200	157,800	97.29%	12,952	149,252	162,204		0.555	0.041		0.041	0.500	0.00	
59281107180 821 NIAGARA AVE 59281107190 824 WISCONSIN AVE	PARKING UTILITY CITY OF SHEBOYGAN TRINITY EV LUTH CONG	0.537	No No		-	-	97.29% 97.29%	0	0	0		0.537			0.537 0.804	0.537		
59281107200 804 N 8TH ST	FIFTH GENERATION PROPERTIES LLC	0.344	No	102,300	327,600	429,900	97.29%	105,155	336,742	441,897			0.344		0.344	0.344	0.00	
59281107210 816 N 8TH ST	SHEBOYGAN COMMUNITY THEATRE FOUNDATION INC PARKING UTILITY CITY OF SHEBOYGAN	0.073 0.774	No No	-	-	-	97.29%	0	0	0		0.774	0.073		0.073 0.774	0.073		
59281107220 721 NIAGARA AVE 59281107230 N/A	NIAGARA LLC	0.774	No	- 70,500	-	- 70,500	97.29% 97.29%	0 72,467	0	0 72,467		0.774	0.230		0.774	0.774	0.23	
59281107231 N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.007	No		-		97.29%	0	0	0		0.007			0.007	0.007		
59281107260 821 N 8TH ST 59281107270 809 N 8TH ST	BLACK PIG ELKHART LAKE LLC KOHLBECK, THOMAS J	0.205	No No	62,600 63,400	884,500 511,800	947,100 575,200	97.29% 97.29%	64,347 65,169	909,184 526,083	973,531 591,252			0.205		0.205		0.00 0.00	
59281107270 805 N 81H 51 59281107280 801 N 8TH ST	MARTENS MAKE MOVES LLC	0.093	No	28,600	254,300	282,900	97.29%	29,398	261,397	290,795			0.207		0.207		0.00	
59281107285 804 N 7TH ST	URB LLC	0.116	No	35,300	123,300	158,600	97.29%	36,285	126,741	163,026			0.116		0.116		0.00	
59281107306 N/A 59281107312 734 N 7TH ST	CITY OF SHEBOYGAN EIGHTH STREET SHEBOYGAN HOUSING CORP	0.028	16	- 510,300	- 9,386,500	- 9,896,800	97.29% 97.29%	0 524,541	9,648,450	10,172,991		0.028		1.666	0.028		0.00	
59281107313 710 NEW YORK AVE	CITY OF SHEBOYGAN	1.270	16	-	-	-	97.29%	0	0	0		1.270		1.000	1.270		0.00	
59281107314 N 7TH ST	CITY OF SHEBOYGAN	0.812	No		-	-	97.29%	0	0	0		0.812			0.812			
59281107330 709 N 8TH ST 59281107340 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			0.172		0.172 0.144		0.00	
59281107370 N/A	CITY OF SHEBOYGAN	0.370	16	-	-	-	97.29%	0	0	0		0.370			0.370			
59281107420 825 WISCONSIN AVE	PARKING UTILITY CITY OF SHEBOYGAN	1.213	16	-	-	-	97.29%	0	0	0		1.213	0 103		1.213	1.213		
59281107430 703 N 9TH ST 59281107440 710 N 8TH ST	ASHLING PROPERTIES LLC CITY OF SHEBOYGAN MEAD PUBLIC LIBRARY	0.103 0.697	16 16	31,500	113,900	145,400	97.29% 97.29%	32,379 0	117,079 0	149,458 0			0.103		0.103 0.697			
59281107470 N/A	CITY OF SHEBOYGAN	0.246	16	-	-	-	97.29%	Ō	0	0		0.246			0.246			
59281107920 N/A 59281107926 N/A	EIGHTH STREET INVESTMENTS LLC EIGHTH STREET INVESTMENTS LLC	0.145 0.122	16 16	44,500	7,100 7,100	51,600 42,500	97.29% 97.29%	45,742 36,388	7,298 7,298	53,040 43,686				0.145	0.145 0.122			
59281107952 N/A	EIGHTH STREET CONDOMINIUM OWNERS IN COMMON	0.122	16	35,400	-	42,300	97.29%	30,388	7,258	45,080				0.122	0.122			
59281107953 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			
59281107954 N/A 59281107955 N/A	EIGHTH STREET INVESTMENTS LLC AMERICAN ORTHODONTICS CORP	0.017	16	20,200 20,200	202,700 231,700	222,900	97.29% 97.29%	20,764 20,764	208,357 238,166	229,120 258,930			0.019	0.017	0.017			
59281107953 N/A 59281107960 813 NEW YORK AVE	EIGHTH STREET INVESTMENTS LLC	0.060	16	18,200	62,900	81,100	97.29%	18,708	64,655	83,363			0.015		0.019			
59281107970 815 NEW YORK AVE	815 NEW YORK AVE SHEBOYGAN LLC	0.062	16	18,900	221,300	240,200	97.29%	19,427	227,476	246,903			0.062		0.062			
59281107980 817 NEW YORK AVE 59281107990 819 NEW YORK AVE	HAHN, ANDREW J MOORE, ASHLEY	0.085	16 16	25,900 25,200	267,200 117,600	293,100 142,800	97.29% 97.29%	26,623 25,903	274,657 120,882	301,280 146,785			0.085		0.085			
59281108000	CITY OF SHEBOYGAN	0.124	16	-	-	-	97.29%	23,503	120,882	0		0.124	0.003		0.124	0.124		
59281108010 827 NEW YORK AVE	CITY OF SHEBOYGAN CITY OF SHEBOYGAN FIRE STATION NO 1	0.207	16	-	-	-	97.29%	0	0	0		0.207			0.207	0.207		
59281108020 833 NEW YORK AVE 59281108031 828 CENTER AVE	CITY OF SHEBOYGAN FIRE STATION NO 1 CITY OF SHEBOYGAN CITY HALL	0.207	16 16		-	-	97.29% 97.29%	0	0	0		0.207			0.207 0.611			
59281108041 604 N 8TH ST	EIGHTH STREET INVESTMENTS LLC	0.629	16	179,600	825,500	1,005,100	97.29%	184,612	848,537	1,033,149			0.629		0.629			
59281108060 715 NEW YORK AVE	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.664	16	-	-	-	97.29%	0	0	0		0.664	0.111		0.664	0.664	Т	
59281108100 723 NEW YORK AVE 59281108105 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			0.111 0.120		0.111 0.120			
59281108110 631 N 8TH ST	CCK PROPERTIES II LLC	0.094	16	28,700	399,900	428,600	97.29%	29,501	411,060	440,561			0.094		0.094			
59281108120 627 N 8TH ST 59281108130 625 N 8TH ST	PAST PRESENT FUTURE LLC CASPER ENTERPRISES LLC	0.030	16	9,100 14,700	144,100 213,100	153,200 227,800	97.29% 97.29%	9,354 15,110	148,121 219,047	157,475 234,157			0.030		0.030			
59281108140 623 N 8TH ST 59281108140 623 N 8TH ST	LUCE EGG INC DBA TOCHI	0.048	16	14,700	213,100 112,500	123,400	97.29%	15,110	219,047 115,640	234,157 126,844			0.048		0.048			
59281108150 621 N 8TH ST	DUCK FAMILY ASSETS LLC	0.045	16	13,700	109,500	123,200	97.29%	14,082	112,556	126,638			0.045		0.045			
59281108160 617 N 8TH ST 59281108170 605 N 8TH ST	SUNNY SHORE PROPERTIES LLC 8 CENTER HOLDINGS LLC	0.092	16 16	28,000 181,600	391,600 1,165,400	419,600 1,347,000	97.29% 97.29%	28,781 186,668	402,528 1,197,923	431,310 1,384,591			0.092		0.092	0.636		
59281108180 N/A	8 CENTER HOLDINGS LLC	0.604	16	181,600	10,400	1,347,000	97.29%	113,687	1,197,923	1,384,591 124,377			0.604		0.636			
59281108210 N/A	8 CENTER HOLDINGS LLC	0.224	16	41,000	4,800	45,800	97.29%	42,144	4,934	47,078			0.224		0.224	0.224		
59281108225 N/A 59281108230 723 CENTER AVE	RAHIL LLP RAHIL LLP	0.561 0.409	16 16	137,400 121,000	16,800 1,155,900	154,200 1,276,900	97.29% 97.29%	141,234 124,377	17,269 1,188,158	158,503 1,312,535			0.561 0.409		0.561 0.409	0.561		
59281108230 723 CENTER AVE 59281108235 N/A	KAHIL LLP HANEMAN, DAVID M	0.409	16	121,000	1,155,900 1,600	1,276,900 15,600	97.29%	124,377 14,391	1,188,158 1,645	1,312,535 16,035			0.409		0.409	0.409		
59281108250 N/A	HANEMAN, DAVID M	0.056	16	16,800	-	16,800	97.29%	17,269	0	17,269			0.056		0.056			
59281108260 513 N 8TH ST 59281108270 511 N 8TH ST	PASSMORE, JAMES T CARNEY, JACQUELINE L	0.056	16 16	16,800 12,600	129,300 188,100	146,100 200,700	97.29% 97.29%	17,269 12,952	132,908 193,349	150,177 206,301			0.056 0.042		0.056			
59281108270 511 N 81H ST 59281108280 509 N 8TH ST	CARNEY, JACQUELINE L MAVERICKS BARBERSHOP LLC	0.042	16	12,600 12,600	188,100 113,200	200,700 125,800	97.29% 97.29%	12,952 12,952	193,349 116,359	206,301 129,311			0.042		0.042			
59281108301 501 N 8TH ST	SHEB RETAIL LLC	0.320	16	95,400	601,500	696,900	97.29%	98,062	618,286	716,348			0.320		0.320			
59281108311 517 N 8TH ST 59281108360 710 PENNSYLVANIA AVE	PASSMORE, JAMES T	0.148	16 16	45,700	-	45,700	97.29% 97.29%	46,975 0	0	46,975 0			0.148		0.148			
59281108360 710 PENNSYLVANIA AVE 59281108380 520 N 8TH ST	SALVATION ARMY HOLDINGS BY TJ LLC	0.581 0.110	16 No	- 33,600	- 228,500	- 262,100	97.29% 97.29%	0 34,538	0 234,877	0 269,414			0.581 0.110		0.581 0.110			
59281108390 522 N 8TH ST	SHEB RETAIL LLC	0.055	No	16,800	102,800	119,600	97.29%	17,269	105,669	122,938			0.055		0.055			
59281108400 526 N 8TH ST	SHEB RETAIL LLC	0.124	No	37,800	232,000	269,800	97.29%	38,855	238,474	277,329			0.124		0.124	1		

City of Sheboygan, Wisconsin Tax Increment District #21

Base Property Information																	
	Property Information				Assess	ment Informa	tion		Equalized	l Value			Dist	rict Classificatio	1		District C
				Part of													1
		Total	Wetland	Existing TID? Indicate TID #				Equalized				Industrial (Zoned and	Vacant/	Commercial/	Existing	Suitable for	Rehab/
Parcel Number Street Address	Owner	Acreage	Acreage		Land	Imp	Total	Value Ratio	Land	Imp	Total	Suitable)	Institutional	Business	Residential	Mixed Use	Conservatio
59281108410 532 N 8TH ST 59281108421 828 PENNSYLVANIA AVE	TECH HUB LLC CITY OF SHEBOYGAN PARKING UTILITY	0.124		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	1.22
59281108422 833 CENTER AVE	SHEBOYGAN COLUMBUS INSTITUTE	0.216		No	-	-	-	97.29%	0	0	0		0.216			0.216	1
59281108470 818 PENNSYLVANIA AVE 59281108500 816 PENNSYLVANIA AVE	HEARTLAND AFFORDABLE HOUSING - SHEBOYGAN BALZER INC KISTNER. ELISA M	0.207		No No	39,600 10,500	290,800 123.800	330,400 134,300	97.29% 97.29%	40,705 10,793	298,915 127,255	339,621 138.048			0.207		0.207	1
59281108510 814 PENNSYLVANIA AVE	SWANSON, KEVIN R	0.034		No	10,500	61,700	72,200	97.29%	10,793	63,422	74,215			0.034		0.034	
59281108530 502 N 8TH ST 59281108550 506 N 8TH ST	502 NORTH 8TH LLC NICLA, THOMAS R	0.110		No No	33,600 10,900	390,900 63,700	424,500 74,600	97.29% 97.29%	34,538 11,204	401,809 65,478	436,347 76,682			0.110 0.036		0.110 0.036	1
59281108560 508 N 8TH ST	SLYS REAL ESTATE LLC	0.066		No	20,200	164,600	184,800	97.29%	20,764	169,194	189,957			0.066		0.066	1
59281108570 510 N 8TH ST	MIM MILLER HOLDINGS LLC	0.050		No	15,100	121,700	136,800	97.29%	15,521	125,096	140,618			0.050		0.050	
59281108580 512 N 8TH ST 59281108590 514 N 8TH ST	TAYLOR PROPERTIES LLC TAYLOR PROPERTIES LLC	0.051		No No	15,400 15,400	132,200 84,000	147,600 99,400	97.29% 97.29%	15,830 15,830	135,889 86,344	151,719 102,174			0.051		0.051 0.051	1
59281108600 516 N 8TH ST	PETR, JAMES M	0.051		No	15,400	186,700	202,100	97.29%	15,830	191,910	207,740			0.051		0.051	1
59281108890 502 S 8TH ST 59281108940 815 PENNSYLVANIA AVE	LAKEVIEW BEVERAGES INC CITY OF SHEBOYGAN	0.413		No No	122,400	943,500	1,065,900	97.29% 97.29%	125,816 0	969,830	1,095,646		0.489	0.413		0.413	0.48
59281108940 815 PENNSTEVANIA AVE	R & G HOLDINGS LLC	0.043		No	13,200	156,100	169,300	97.29%	13,568	160,456	174,025		0.409	0.043		0.043	0.40
59281108960 833 PENNSYLVANIA AVE	JCB MANAGEMENT GROUP LLC	0.183		No	55,900	532,700	588,600	97.29%	57,460	547,566	605,026		0.040	0.183		0.183	
59281108970 N/A 59281109030 N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN CITY OF SHEBOYGAN	0.048		No No				97.29% 97.29%	0	0	0		0.048			0.048	0.04
59281109070 532 S 8TH ST	SHEB RETAIL LLC	0.281		No	84,400	285,000	369,400	97.29%	86,755	292,954	379,709			0.281		0.281	
59281109080 522 S 8TH ST 59281109120 N/A	PESTO LLC WI LTD LIABILITY CO 7 PENN HOLDINGS LLC	0.130		No 16	39,500 101,700	439,300 10,600	478,800 112,300	97.29% 97.29%	40,602 104,538	451,560 10,896	492,162 115,434			0.13	0.551	0.130 0.551	0.5
59281109131 731 PENNSYLVANIA AVE	FOODWORKS HOLDINGS LLC	0.459		16	134,500	685,400	819,900	97.29%	138,254	704,528	842,781			0.459	0.551	0.459	1
59281109140 733 PENNSYLVANIA AVE	LARMY HOLDINGS LLC	0.033		16	10,100	190,600	200,700	97.29%	10,382	195,919	206,301			0.033		0.033	1
59281109150 505 S 8TH ST 59281109180 511 S 8TH ST	JC FREEDOM INVESTMENTS LLC PESTO LLC	0.031		16 16	9,500	146,200 434,900	155,700 485,300	97.29% 97.29%	9,765 51,807	150,280 447.037	160,045 498.843			0.031		0.031	
59281109200 531 S 8TH ST	HEARTLAND AFFORDABLE HOUSING - SHEBOYGAN LEVERENZ LLC	0.548		16	158,200	733,800	892,000	97.29%	162,615	754,278	916,893			0.548		0.548	1
59281109210 518 S 7TH ST 59281109220 615 PENNSYLVANIA AVE	PARKING UTILITY CITY OF SHEBOYGAN PRAIRIE ON THE LAKE LLC	0.478		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	0.47
59281109235 N/A	PRAIRIE ON THE LAKE LLC	1.349		16	391,700	-	391,700	97.29%	402,631	2,003,147	402,631			1.349		1.349	1.34
59281109510 539 RIVERFRONT DR	539 RIVERFRONT LLC	1.716	0.019318		371,400	435,600	807,000	97.29%	381,765	447,756 0	829,521		0 272	1.697		1.697	1.69
59281109512 N/A 59281109513 635 RIVERFRONT DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN HOLBROOK TRUST	0.272	0.00749	No No	- 48,200	- 233,500	- 281,700	97.29% 97.29%	0 49,545	240,016	0 289,561		0.272	0.098		0.272 0.098	0.27
59281109514 631 RIVERFRONT DR	SIMENZ, EILEEN	0.527	0.002308	No	52,900	223,400	276,300	97.29%	54,376	229,634	284,011			0.525		0.525	0.52
59281109515 641 RIVERFRONT DR UNIT A 59281109516 641 RIVEREBONT DR UNIT B	HOLBROOK TRUST	0.026		No No	38,900 38,900	118,600 110,300	157,500 149,200	97.29% 97.29%	39,986 39,986	121,910 113,378	161,895 153,364			0.026		0.026	0.02
59281109517 641 RIVERFRONT DR UNIT C	THE BRASS BELL LLC	0.026		No	41,200	182,800	224,000	97.29%	42,350	187,901	230,251			0.026		0.026	0.02
59281109518 641 RIVERFRONT DR	HARBORSIDE CONDOMINI	0.073	0.026156				-	97.29%	0	0	0		0.040		0.047	0.047	0.04
59281109578 N/A 59281109580 621 S 8TH ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN SHEBOYGAN COUNTY CHAMBER OF COMMERCE	0.049		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	0.04
59281109590 615 S 8TH ST	SOUTH PIER FAMILY INVESTMENTS INC	1.370		16	306,600	1,603,200	1,909,800	97.29%	315,156	1,647,941	1,963,097			1.37		1.370	
59281109595 610 RIVERFRONT DR 59281109610 N/A	SOUTH PIER FAMILY INVESTMENTS INC CITY OF SHEBOYGAN	1.148		16 No	263,700	757,700	1,021,400	97.29% 97.29%	271,059 0	778,845 0	1,049,904 0		0.467	1.148		1.148 0.467	0.4
59281109630 843 JEFFERSON AVE	SHEB AREA SCHOOL DIST	2.650		No			-	97.29%	0	0	0		2.650			2.650	0.4
59281109640 620 S 8TH ST	HEARTLAND AFFORDABLE HOUSING-SHEBOYGAN JUNG LLC	0.620		No	239,400	1,629,300	1,868,700	97.29%	246,081	1,674,769	1,920,850				0.62		
59281109660 N/A 59281109670 S WATER ST	SHEB AREA SCHOOL DIST PULASKI, JAMES S	0.789	0.002893	No No	- 39,300		- 39,300	97.29% 97.29%	0 40,397	0	0 40,397		0.789		0.362	0.789	1
59281109680 730 S WATER ST	KODIAK HOLDINGS LLC	0.233	0.00429	No	26,900	74,000	100,900	97.29%	27,651	76,065	103,716				0.229	0.229	1
59281109690 726 S WATER ST 59281109700 724 S WATER ST	KODIAK HOLDINGS LLC CAPITAL INVESTMENT PROPERTIES LLC	0.110 0.117	0.001398 0.002491		16,400 14,400	80, 500 80, 900	96,900 95,300	97.29% 97.29%	16,858 14,802	82,747 83,158	99,604 97,960				0.109	0.109 0.115	1
59281109710 718 S WATER ST	KODIAK HOLDINGS LLC	0.111	0.002451		16,500	96,300	112,800	97.29%	16,960	98,987	115,948		-		0.113	0.113	
59281109720 714 S WATER ST	ZUNIGA, MAGDALENO	0.128	0.00116		15,400	81,800	97,200	97.29%	15,830	84,083	99,913				0.127	0.127	1
59281109730 N/A 59281109740 708 S WATER ST	ZUNIGA, BENITO C JAROSINSKI, ERIC RICHARD	0.142		No No	18,900 16,700	- 49,700	18,900 66,400	97.29% 97.29%	19,427 17,166	0 51,087	19,427 68,253				0.142	0.142	1
59281109750 702 S WATER ST	SPIELVOGEL, CHAD	0.221		No	22,300	113,000	135,300	97.29%	22,922	116,154	139,076				0.221	0.221	
59281109770 N/A 59281109780 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	0 276,610		0.222		0.256	0.222 0.256	1
59281109785 N/A	SHEB AREA SCHOOL DIST	0.158		No	-	-	-	97.29%	0	243,014	270,010		0.158		0.250	0.158	1
59281109790 822 NEW JERSEY AVE	SS CYRIL & METH CONG	0.391		No	-	-	-	97.29%	0	0	0		0.391			0.391	1
59281109800 834 NEW JERSEY AVE 59281109806 730 S 8TH ST	SS CYRIL & METH CONG EIGHTH-NEW JERSEY LLC	0.718		No 16	- 546,000	- 13,302,000	- 13,848,000	97.29% 97.29%	561,237	13,673,220	14,234,458		0.718		1.128	0.718	
59281109820 N/A	CITY OF SHEBOYGAN	0.662		No			-	97.29%	0	0	0		0.662			0.662	0.6
59281109840 701 S 8TH ST 59281109860 729 S 8TH ST	STUDIO LANE LLC MARTIN AUTOMOTIVE INC	0.138		16 16	42,000 392,800	111,800 385,800	153,800 778,600	97.29% 97.29%	43,172 403,762	114,920 396,567	158,092 800,328			0.138 1.681		0.138 1.681	0.1
59281109800 729 5 81H 51 59281109870 N/A	CITY OF SHEBOYGAN	0.542		No	-			97.29%	403,762	0	000,528		0.542	1.001		0.542	0.5
59281109920 705 RIVERFRONT DR	CITY OF SHEBOYGAN	3.148	0.149444		-	-		97.29%	0	0	0		2.999			2.999	2.99
59281109925 733 RIVERFRONT DR 59281109960 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	97.29% 97.29%	32,687 39,677	103,613 73,701	136,300 113,378			0.071		0.071	0.07
59281109970 813 S 8TH ST	EIGHTH STREET PROPERTIES LLC	0.140		16	36,200	100,000	136,200	97.29%	37,210	102,791	140,001			0.140		0.140	0.14
59281109980 823 S 8TH ST 59281109990 828 RIVERFRONT DR	RRG EAST LLC SCHWARZ FISH COMPANY	0.385		16 16	116,200 31,400	258,600 46,800	374,800 78,200	97.29% 97.29%	119,443 32,276	265,817 48,106	385,260 80,382			0.385		0.385	
5928110990 828 RIVERFRONT DR 59281110031 810 S 8TH ST	WIS POWER & LIGHT CO	1.146			-			97.29%	32,276	48,106	80,382			1.110		1.110	1
59281110033 NEW JERSEY AVE 59281110034 RIVERFRONT DR	CITY OF SHEBOYGAN	0.030		No	-	-	-	97.29% 97.29%	0	0	0		0.030			0.030	0.5
59281110034 RIVERFRONT DR 59281110035 826 S 8TH ST	CITY OF SHEBOYGAN INC WILD LEISLE REAL ESTATE HOLDINGS LLC	0.598		16 16	- 86,600	- 401,600	- 488,200	97.29%	0 89,017	0 412,807	0 501,824		0.598	1.764		0.598	1.76
59281110070 N/A	CITY OF SHEBOYGAN	0.318				-	-	97.29%	0	0	0		0.318			0.318	0.31
59281110080 807 RIVERFRONT DR 59281110105 905 S 8TH ST	CITY OF SHEBOYGAN CITY OF SHEBOYGAN	0.267	0.000011 0.003503		17,800	3,200	21,000	97.29% 97.29%	18,297 0	3,289 0	21,586 0		0.267			0.267	0.2
59281110100 541 RIVERFRONT DR	CITY OF SHEBOYGAN	0.391	0.020263				-	97.29%	0	0	0		0.371			0.371	0.2
59281110115 837 RIVERFRONT DR	CITY OF SHEBOYGAN	0.452	0.137456		-	-		97.29%	0	0	0		0.315			0.315	0.2
59281110440 636 WISCONSIN AVE 59281110460 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	1.48
59281110470 N/A	CREATION & PRESERVATION PARTNERS INC	0.758		No	-		-	97.29%	0	0	0		0.758			0.758	1
59281110480 709 N 7TH ST 59281110510 N/A	CREATION & PRESERVATION PARTNERS INC CREATION & PRESERVATION PARTNERS INC	0.606		No No	-	-	-	97.29% 97.29%	0	0	0		0.606			0.606 0.079	1
59281110510 N/A 59281110520 630 N 6TH ST	A T & T CORP	0.079		No			-	97.29%	0	0	0		0.0/9	0.076		0.079	
59281110530 N/A	CREATION & PRESERVATION PARTNERS INC	0.189		No	-	-	-	97.29%	0	0	0		0.189			0.189	1
59281110540 N/A 59281110550 1405 N 6TH ST	CREATION & PRESERVATION PARTNERS INC CREATION & PRESERVATION PARTNERS INC	0.172		No No	-		-	97.29% 97.29%	0	0	0		0.172 0.207			0.172 0.207	1
59281110560 631 NEW YORK AVE	AMERITECH	0.379		No	-			97.29%	0	0	0		0.207	0.379		0.379	
59281110570 N/A	SHEBOYGAN PRESS LLC	0.138		No	42,000	-	42,000	97.29%	43,172	0	43,172			0.138		0.138	0.13
59281110580 632 CENTER AVE 59281110585 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 0	952,664 0	1,161,946 0			0.718 0.16		0.718 0.160	0.71
59281110600 602 N 6TH ST	ALIOCO	0.086		No	25,200	343,700	368,900	97.29%	25,903	353,292	379,195			0.086		0.086	1
59281110610 608 N 6TH ST 59281110620 614 N 6TH ST	HKK PROPERTIES LLC KIRCHNER, BARBARA J	0.138		No No	34,800 34,800	216,400 138,700	251,200 173,500	97.29% 97.29%	35,771 35,771	222,439 142,571	258,210 178,342			0.138		0.138	[
59281110630 520 N 6TH ST	PRENDEVILLE, ANDREW K	0.103		No	11,700	124,800	136,500	97.29%	12,027	128,283	140,309				0.103	0.103	1
59281110640 605 CENTER AVE 59281110650 N/A	POSITIVE IMPACT PROPERTIES LLC	0.103		No No	26,100 11.900	181,800 4.800	207,900 16,700	97.29% 97.29%	26,828 12,232	186,874 4,934	213,702 17,166			0.103		0.103	1
59281110660 N/A	ALIOCO	0.069		No	11,900	4,800	14,100	97.29%	12,232	4,934	14,493			0.069		0.069	
																	-

	Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Porest = Class 5M, Forest = Class 5, Other = Class 7 & Exempt = X)
	(Residential = Class 1, Commercial = Class 2
rict Classification	Manufacturing = Class 3, Ag
	= Class 4 , Undeveloped = Class 5, Ag Forest = Class
	5M, Forest = Class 6, Other = Class 7 & Exempt = X)
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	Property Information			A	sessment Inforn	ation		Equalized	d Value		D	istrict Classificatio	on	
		Total	Pari Existin WetlandIndica	g TID? е TID #			Equalized				Industrial (Zoned and Vacant/	Commercial/		Suitable fo
rcel Number Street Address 59281110670 N/A	Owner SHEBOYGAN PRESS LLC	Acreage 0.207	Acreage	Land 63,0	Imp 0 -	Total 63,000	Value Ratio 97.29%	Land 64,758	Imp 0	Total 64,758	Suitable) Institutiona	Business 0.207	Residential	Mixed Use 0.20
59281110690 611 CENTER AVE	FIRST WIS NATL BANK	0.683	N	0 195,5	0 172,300	367,800	97.29%	200,956	177,108	378,064		0.683	1.00	0.68
59281110851 622 PENNSYLVANIA AVE 59281110900 502 N 6TH ST	CCM SHEBOYGAN 7PENN LLC COMMODORE PROPERTIES LLC	1.032	N			9,530,400 77,700	97.29% 97.29%	447,756 12,232	9,348,610 67,636	9,796,366 79,868			1.03	
59281110910 508 N 6TH ST	PERKINS, TIFFANI	0.067	N	11,9	0 168,300	180,200	97.29%	12,232	172,997	185,229			0.06	7 0.06
59281110920 514 N 6TH ST 59281110930 502 PENNSYLVANIA AVE	PAZUR, DENISE M PENTEK, DENNIS P	0.067 0.087	N			111,300 129,500	97.29% 97.29%	9,251 12,952	105,155 120,162	114,406 133,114			0.067	
59281110940 504 PENNSYLVANIA AVE	PRIGGE, JILL SAVANH, KHAMVANG	0.077	N			149,300	97.29%	10,382	143,085	153,467			0.077	
59281110950 510 PENNSYLVANIA AVE 59281110960 N/A	SAVANH, KHAMVANG SHEBOYGAN COUNTY	0.147 0.049	N	.,	0 137,600	154,400	97.29% 97.29%	17,269 0	141,440 0	158,709 0	0.0	49	0.147	0.14
59281110970 516 PENNSYLVANIA AVE	DAMKOT, GERALD G & JULIE A	0.098	N		0 82,300	94,200	97.29%	12,232	84,597	96,829			0.098	
59281110980 520 PENNSYLVANIA AVE 59281110990 524 PENNSYLVANIA AVE	SHEBOYGAN COUNTY SMYTH, JEFFREY G	0.049	N		- 0 111,300	- 124,500	97.29% 97.29%	0 13,568	0 114,406	0 127,974	0.0	49	0.111	0.04 L 0.11
59281111010 N/A	SHEBOYGAN COUNTY	0.283	N			-	97.29%	0	0	0	0.2	83		0.28
59281111041 N/A 59281111042 525 PENNSYLVANIA AVE	HARBOR POINTE CONDOMINIUMS MOYER, JACQUELYN J	0.211	N		- 312,800	- 350,300	97.29% 97.29%	38,547	0 321,529	360,076	5		0.211	
59281111044 525 PENNSYLVANIA AVE	PRAIRIE ON THE LAKE LLC	0.014	N	37,5	0 281,300	318,800	97.29%	38,547	289,150	327,697	,		0.014	¥ 0.0:
59281111046 525 PENNSYLVANIA AVE 59281111048 525 PENNSYLVANIA AVE	KOBER LIVING TRUST OF 1997 ROENITZ. CHRISTINE M	0.017 0.024	N			304,200 383,600	97.29% 97.29%	38,547 38,547	274,143 355,759	312,689 394,305			0.017	
59281111050 525 PENNSYLVANIA AVE	KALMUCK REVOCABLE TRUST, JOHN R AND SUSAN L	0.029	N	37,5	0 372,400	409,900	97.29%	38,547	382,793	421,339			0.029	0.02
59281111052 525 PENNSYLVANIA AVE 59281111054 525 PENNSYLVANIA AVE	SCHNEIDER, VALERIE L RAUWERDINK LIVING TRUST OF 2007	0.020 0.025	N			355,100 345,800	97.29% 97.29%	38,547 38,547	326,463 316,904	365,010 355,450			0.020	
59281111056 525 PENNSYLVANIA AVE	MUNSON, MARK B	0.016	N	37,5	0 372,200	409,700	97.29%	38,547	382,587	421,134	4		0.016	5 0.01
59281111058 525 PENNSYLVANIA AVE 59281111060 525 PENNSYLVANIA AVE	ABLER, RONALD F BARNES SEPARATE TRUST, POLLY J	0.019 0.021	N			466,200 427,100	97.29% 97.29%	38,547 38,547	440,664 400,473	479,210 439,019			0.019	
59281111062 525 PENNSYLVANIA AVE	PAIGE SR, JAMES R	0.022	N	37,5	0 369,000	406,500	97.29%	38,547	379,298	417,844			0.022	2 0.02
59281111064 525 PENNSYLVANIA AVE 59281111070 505 PENNSYLVANIA AVE	WALKER LIVING TRUST OF 2000 CITY OF SHEBOYGAN ROTARY RIVERVIEW PARK	0.022 2.702	0.219298 N		0 448,300	485,800	97.29% 97.29%	38,547 0	460,811 0	499,357 0	2.4	83	0.022	2 0.02
59281111190 N/A	400 RIVERVIEW LLC	0.802	N	301,2		301,200	97.29%	309,606	0	309,606	0.8	02		0.80
59281111200 434 PENNSYLVANIA AVE 59281111210 507 N FRANKLIN ST	PREMIER PROPERTIES OF WILLC HARDY, MATTHEW	0.084	N			230,200 158,700	97.29% 97.29%	32,996 9,148	203,628 153,980	236,624	+ [0.084	0.055	0.08
59281111220 420 PENNSYLVANIA AVE	HECKENDORF, BRIAN	0.177	N			97,400	97.29%	19,941	80,177	100,118			0.177	
59281111230 406 PENNSYLVANIA AVE 59281111380 615 N 6TH ST	EVANS, DENNIS L SHEBOYGAN COUNTY COURT HOUSE & LAW CENTER	0.360 4.513	N		0 54,000	165,400	97.29% 97.29%	114,509 0	55,507 0	170,016	0.3 4.5			0.36
59281111389 508 NEW YORK AVE	SHEBOYGAN COUNTY	4.515	N			-	97.29%	0	0	0	0.5			4.5.
59281111390 522 NEW YORK AVE 59281111395 503 WISCONSIN AVE	ST CLEMENTS CONGREGATION CATHOLIC SOCIAL SERVICES ARCHDIOCESE OF MILWAUKEE INC	1.653 0.517	N		-	-	97.29% 97.29%	0	0	0	1.6			1.65
59281111395 503 WISCONSIN AVE	HILDEBRAND, ELLEN E	0.091	N		- 0 170,100	- 180,800	97.29%	10,999	174,847	185,846	0.5	1/	0.091	
59281111410 812 N 5TH ST	OLSON, JUSTIN	0.086	N		0 123,800	134,200	97.29%	10,690	127,255	137,945			0.086	
59281111420 N/A 59281111440 507 WASHINGTON CT	CITY OF SHEBOYGAN TAYLOR, KENNETH R	0.046	N		- 442,600	- 466,400	97.29% 97.29%	24,464	0 454,952	479,416	0.0	46	0.344	0.04
59281111450 N/A	WELLS FARGO BANK	0.696	1	86,9	0 17,500	104,400	97.29%	89,325	17,988	107,314	4	0.696		0.69
59281111460 819 N 6TH ST 59281111470 813 N 6TH ST	819N6 LLC STAR HOLDINGS LLC	0.271 0.161	N		,	253,000 176,900	97.29% 97.29%	46,050 28.473	214,010 153,364	260,060 181.837	7	0.271 0.161		0.22
59281111480 805 N 6TH ST	LIFE POINT HOLDINGS LLC	0.354	N	63,7	0 371,900	435,600	97.29%	65,478	382,279	447,756	i	0.354		0.35
59281111490 524 WISCONSIN AVE 59281111500 520 WISCONSIN AVE	GRUBE, TERENCE E TSIOULOS, NIKOLAOS I	0.121 0.138	N			117,800 106,900	97.29% 97.29%	10,793 12,129	110,294 97,754	121,087 109,883			0.121 0.138	
59281111510 512 WISCONSIN AVE	TSIOULOS, NIKOLAOS I	0.222	N			239,100	97.29%	31,351	214,421	245,773			0.22	
59281111520 508 WISCONSIN AVE 59281111580 436 N FRANKLIN ST	PIRRUNG, GARY R WERMUTH. ALEXANDER	0.158 0.048	N			180,500 83,500	97.29% 97.29%	14,082 6,270	171,455 79.560	185,537 85,830	(0.158	
59281111590 432 N FRANKLIN ST	LIVERMORE, TIMOTHY J	0.124	N			102,500	97.29%	13,877	91,484	105,360)		0.124	
59281111600 424 N FRANKLIN ST 59281111610 526 N FRANKLIN ST	WILLIS, RITA A WYNVEEN, PHILLIP G	0.121	N			101,300	97.29% 97.29%	13,568	90,559	104,127			0.121	
59281111610 526 N FRANKLIN ST 59281111620 411 CENTER AVE	RUBSAM, MATTHEW D	0.058 0.084	N			53,000 123,100	97.29%	5,345 12,335	49,134 114,200	54,479 126,535			0.058	
59281111630 417 CENTER AVE 59281111640 423 CENTER AVE	WIERZBACH, MATTHEW R MATHES. CHAD E	0.069	N			114,200	97.29%	8,532	108,855	117,387	r		0.069	
59281111640 423 CENTER AVE 59281111650 427 CENTER AVE	MATHES, CHAD E HULBERT, NOAH L	0.121 0.060	N			137,600 94,400	97.29% 97.29%	13,568 7,607	127,872 89,428	141,440 97,034			0.121	
59281111660 431 CENTER AVE	CLAUDIO, JEFFREY A	0.060	N			97,200	97.29%	7,607	92,306	99,913			0.060	
59281111670 435 CENTER AVE 59281111680 N/A	KORDUS, ELI G JOHNSON, KRISTOPHER R	0.052	N			75,700 9,300	97.29% 97.29%	6,681 9,560	71,131	77,813 9,560			0.052	
59281111690 630 N 4TH ST	JENSEN, MICHAEL S	0.060	N	8,2	0 140,600	148,800	97.29%	8,429	144,524	152,953			0.060	0.06
59281111700 409 NEW YORK AVE 59281111710 413 NEW YORK AVE	DOLSON, JONATHAN G FISCHER, ROBERT SCOTT	0.175	N			126,300 111.100	97.29% 97.29%	14,699 14.699	115,126 99.501	129,825 114,200			0.175	
59281111720 417 NEW YORK AVE	HAGEN, LORA L	0.175	N	14,3	0 166,300	180,600	97.29%	14,699	170,941	185,640			0.175	5 0.1
59281111730 421 NEW YORK AVE 59281111740 629 N 5TH ST	HALEEM, YASER SCHAAL MICHAELJON	0.175	N	, . , .		127,900	97.29% 97.29%	14,699 9,457	116,770 140,720	131,469 150,177	7		0.175	
59281111750 625 N 5TH ST	HERDIC, SAMIR	0.086	N	9,2	0 80,200	89,400	97.29%	9,457	82,438	91,895	;		0.086	5 0.08
59281111760 621 N 5TH ST 59281111770 619 N 5TH ST	SANDERS, THOMAS J LANGENAU LLC	0.069	N			100,200 136,800	97.29% 97.29%	7,607 7,607	95,390 133,011	102,996 140,618			0.069	
59281111780 615 N 5TH ST	SMITH, BRIAN J	0.088	N	9,2	0 80,900	90,100	97.29%	9,457	83,158	92,614			0.088	3 0.08
59281111790 613 N 5TH ST 59281111810 601 N 5TH ST	SCHAAL, JESSICA ROHDE FAMILY LLC	0.077 0.210	N			73,900 230,400	97.29% 97.29%	8,532 37,930	67,431 198,900	75,962 236,830			0.077	
59281111810 601 N 51H 51 59281111820 422 CENTER AVE	EMERSON NICE PROPERTIES 422 LLC	0.169	N	D 14,3	0 55,200	69,500	97.29%	37,930 14,699	56,740	71,440			0.169	9 0.1
59281111840 418 CENTER AVE 59281111850 414 CENTER AVE	ZUNIGA, KATHRYN M SMITH, BRIAN I	0.169	N			107,600 136,700	97.29% 97.29%	14,699 14,699	95,904 125,816	110,603 140,515			0.169	
59281111860 408 CENTER AVE	EMERSON NICE PROPERTIES 406 LLC	0.169	N			136,700 85,400	97.29%	14,699	73,084	140,515 87,783			0.169	9 0.16
59281111870 614 N 4TH ST 59281111890 720 N 4TH ST	EMERSON NICE PROPERTIES 614 606 LLC BUCK, DAVID H	0.163	N	13,4	0 186,600	200,000	97.29% 97.29%	13,774 11.924	191,807	205,581			0.163 0.115	8 0.1
59281111890 720 N 4TH ST 59281111900 728 N 4TH ST	SCHAAL, MICHAEL A	0.126	N	12,6	0 64,100	98,700 76,700	97.29%	12,952	89,531 65,889	101,454 78,840			0.126	5 0.1
59281111910 409 WISCONSIN AVE 59281111920 413 WISCONSIN AVE	LOMIBAO, JORDAN M MCBRIDE, TYREESE K	0.103	N	,		99,900 102,900	97.29% 97.29%	10,999 14,699	91,689 91.073	102,688			0.103	
59281111920 413 WISCONSIN AVE 59281111930 419 WISCONSIN AVE	MCBRIDE, TYREESE K GRABHORN, CRAIG C	0.172 0.172	N			102,900 111,400	97.29% 97.29%	14,699 14,699	91,073 99,810	105,772 114,509			0.172	
59281111940 423 WISCONSIN AVE	RICE, BRIAN	0.172	N	14,3	0 117,800	132,100	97.29%	14,699	121,087	135,787	'		0.172	2 0.1
59281111950 427 WISCONSIN AVE 59281111960 433 WISCONSIN AVE	BRUYETTE ENTERPRISES NORTH LLC SIZONEN, RICHARD	0.092	N	.,.		87,100 112,400	97.29% 97.29%	9,868 12,438	79,663 103,099	89,531 115,537	;		0.092	
59281111970 719 N 5TH ST	PITTS, PETER G	0.142	N	D 19,6	0 125,100	144,700	97.29%	20,147	128,591	148,738		0.142		0.14
59281111980 711 N 5TH ST 59281111990 707 N 5TH ST	NEAVE, ERIK G YUSEF, MARCELO A	0.069	N			62,000 71,500	97.29% 97.29%	9,765 6,990	53,965 66,506	63,730 73,495			0.069	
59281112000 703 N 5TH ST	HOUSEYE, CORY	0.057	N	8,2	0 96,800	105,000	97.29%	8,429	99,501	107,930			0.057	7 0.0
59281112010 430 NEW YORK AVE 59281112020 424 NEW YORK AVE	BRUNNER, PATRICIA A BRUNNER, PATRICIA A	0.172	N			99,000 114,800	97.29% 97.29%	14,699 14,699	87,064 103,305	101,763 118,004	l		0.172	
59281112030 418 NEW YORK AVE	BAIER, ADAM T	0.172	N	14,3	0 159,400	173,700	97.29%	14,699	163,848	178,547	,		0.172	2 0.1
59281112040 412 NEW YORK AVE 59281112050 410 NEW YORK AVE	ERTEL, VERLIN G HALEEM, SALEH M	0.172	N			105,200 96,100	97.29% 97.29%	14,699 8,120	93,437 90,661	108,136 98,782			0.172	
59281112050 410 NEW YORK AVE 59281112060 404 NEW YORK AVE	SCHROEDER, SAM G	0.109	N N			96,100 105,800	97.29% 97.29%	8,120 12,746	90,661 96,007	98,782 108,753			0.077	
59281112070 710 N 4TH ST	ERTEL, VERLIN G	0.072	N		0 59,400	68,300	97.29%	9,148	61,058	70,206			0.072	2 0.07
59281112080 712 N 4TH ST 59281112090 818 N 4TH ST	CHESTER HOLDINGS LLC NEUMANN, LAURA J	0.086	N			89,200 69,900	97.29% 97.29%	9,457 6,681	82,233 65,169	91,689 71,851			0.086	
59281112090 818 N 41H 51	BOWSER TRUST	0.064	N			152,800	97.29%	9,251	147,813	157,064	.1		0.044	

Item 13.

	Assessment Roll Classification? (Residential = Class 1, Commercial = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 5, Other = Class 7, & Exempt = X)
	(Residential = Class 1, Commercial = Class 2,
District Classification	Manufacturing = Class 3, Ag = Class 4 , Undeveloped = Class 5 An Forest = Class
	5M, Forest = Class 6, Other = Class 7 & Exempt = X)
Rehab/ Conservation Vacant	
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y of Sheboygan, Wisc ncrement District #21															
Property Information															
	Property Information			Asse	ssment Informa	ntion		Equalized	d Value			Dis	trict Classificatio	on	
			Part o Existing								Industrial				
el Number Street Address	Owner	Total Acreage	WetlandIndicate Acreage		Imp	Total	Equalized Value Ratio	Land	Imp	Total	(Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use
59281112120 409 WASHINGTON CT	BLAHA, JAMES J	0.172	No	14,300	240,000	254,300	97.29%	14,699	246,698	261,397	Sultabley	motrational	business	0.172	0.172
59281112130 413 WASHINGTON CT 59281112140 419 WASHINGTON CT	XIONG, VANG GLEUE, MICHAEL LEE	0.172 0.172	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	0.17
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	0.172
59281112160 829 N 5TH ST 59281112170 821 N 5TH ST	BRUYETTE ENTERPRISES NORTH LLC BESTUL, MICHELLE E	0.115	No	11,600	93,200 156,500	104,800	97.29% 97.29%	11,924 13,877	95,801 160,867	107,725 174,744				0.115	0.11
59281112180 817 N 5TH ST	PLOEGER, SARA CITY OF SHEBOYGAN	0.092	No	9,600	117,700	127,300	97.29%	9,868	120,985	130,853		1.005		0.092	
59281112190 428 WISCONSIN AVE 59281112260 512 N 4TH ST	GRAY, PETER L	1.205 0.038	No	- 7,100	- 53,800	- 60,900	97.29% 97.29%	0 7,298	0 55,301	62,600		1.205		0.038	1.20
59281112270 520 N 4TH ST	K R F PROPERTIES 1 LLC SWEET HOME WI PROPERTIES LLC	0.078	No	17,800	96,400 169,700	114,200	97.29% 97.29%	18,297 18,708	99,090 174,436	117,387 193.144			0.078	0.18	0.07
59281112280 325 WISCONSIN AVE 59281112290 727 N 4TH ST	SWEET HOME WI PROPERTIES LLC	0.180	No	18,200	116,900	187,900 128,500	97.29%	18,708	174,436	193,144				0.18	
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	
59281112310 717 N 4TH ST 59281112320 713 N 4TH ST	JOCHIMSEN, DUNCAN G CHESTER, CURT	0.188 0.185	No No	14,700 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
59281112330 709 N 4TH ST 59281112340 703 N 4TH ST	JEFFREY, JOSEPH A KAHNOREN PROPERTIES LLC	0.092	No	8,100	46,200	54,300	97.29%	8,326	47,489	55,815				0.092	0.09
59281112360 633 N 4TH ST	GUSE, MICHAEL	0.271 0.211	No	20,100 16,700	49,800 104,300	69,900 121,000	97.29% 97.29%	20,661 17,166	51,190 107,211	71,851 124,377				0.271 0.211	0.27
59281112370 629 N 4TH ST 59281112380 619 N 4TH ST	KOBYLINSKI, CASEY S KOBYLINSKI. CASEY S	0.142 0.157	No	13,400 15,900	142,200 119,500	155,600 135,400	97.29% 97.29%	13,774 16,344	146,168 122,835	159,942 139,179				0.142	0.142
59281112550 610 BROUGHTON DR	PFANNES, KEVIN	0.157	No	22,100	162,000	133,400	97.29%	22,717	166,521	189,238				0.157	0.15
59281112560 620 BROUGHTON DR 59281112580 630 BROUGHTON DR	MJM APARTMENTS LLC KRONICH I IVING TRUST, CHRISTINE G	0.377 0.159	No No	88,000 18,800	484,300 177,800	572,300 196,600	97.29% 97.29%	90,456 19,325	497,815 182,762	588,271 202,087				0.377 0.159	0.37
59281112590 301 NEW YORK AVE	OREN, RONEN	0.136	No	16,600	138,800	155,400	97.29%	17,063	142,674	159,737				0.136	0.13
59281112600 305 NEW YORK AVE 59281112620 631 N FRANKLIN ST	HEIMBOLD, THERESE A GRANZOW, KENNETH A	0.137 0.106	No No	16,600 10,300	169,700 98,500	186,300 108,800	97.29% 97.29%	17,063 10,587	174,436 101,249	191,499 111,836				0.137	0.13
59281112630 627 N FRANKLIN ST	UTTECH, RICHARD C	0.133	No	11,600	110,900	122,500	97.29%	11,924	113,995	125,919				0.133	0.13
59281112640 623 N FRANKLIN ST 59281112650 617 N FRANKLIN ST	COTTON, JOSEPH K 615 FRANK ENP LLC	0.186	No	14,400 21,800	171,000 166,100	185,400 187,900	97.29% 97.29%	14,802 22,408	175,772 170,735	190,574 193,144				0.186	0.18
59281112670 704 BROUGHTON DR	HORIZON CAPITAL INVESTMENTS LLC	0.405	No	126,000	844,500	970,500	97.29%	129,516	868,068	997,584				0.405	0.40
59281112680 720 BROUGHTON DR 59281112690 720B BROUGHTON DR	GONZALES, MARY G GONZALES, MARY G	0.107	No	13,600 7,500	132,400 61.100	146,000 68.600	97.29% 97.29%	13,980 7,709	136,095 62,805	150,074 70,514				0.107	0.10
59281112700 724 BROUGHTON DR	724B LLC	0.104	No	13,400	113,400	126,800	97.29%	13,774	116,565	130,339				0.104	0.10
59281112710 728 BROUGHTON DR 59281112720 732 BROUGHTON DR	ROSENTHAL RENTAL LLC HORWITZ. STUART	0.102	No	13,100 14,800	101,200 216,300	114,300 231.100	97.29% 97.29%	13,466 15,213	104,024 222,336	117,490 237,549				0.102	0.10
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
59281112740 303 WISCONSIN AVE 59281112750 305 WISCONSIN AVE	ESSENTIAL HOMES LLC FOSS, MARIE	0.103 0.116	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	
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
59281112770 311 WISCONSIN AVE 59281112780 721 N FRANKLIN ST	BRUYETTE, ALEXANDER VAN RIXEL, JACQUELINE A	0.091	No No	14,600	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
59281112790 N/A	VAN RIXEL, JACQUELINE	0.090	No	4,800	-	4,800	97.29%	4,934	0	4,934				0.090	0.090
59281112800 314 NEW YORK AVE 59281112802 310 NEW YORK AVE	PATTERSON, TODD A BALAZS, KRISTINE F	0.132 0.132	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	0.13
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
59281112820 242 NEW YORK AVE 59281112955 RIVERFRONT DR	SCHROEDER, SAM G GOTTSACKER, WILLIAM A	0.176 0.159	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
59281112956 N/A 59281112957 712 RIVERFRONT DR	FOND DU LAC BUILDING FOND DU LAC BUILDING ASSOCIATES	0.068 0.078	No No	- 48,000	- 468,000	- 516,000	97.29% 97.29%	0 49,340	0 481,061	0 530,400			0.068		0.06
59281112958 712 RIVERFRONT DR	ABC REAL ESTATE HOLDINGS LLC	0.078	No	48,000	577,500	625,500	97.29%	49,340 49,340	593,616	642,956			0.075		0.07
59281112960 821 BROUGHTON DR 59281112970 214 PENNSYLVANIA AVE	CITY OF SHEBOYGAN DELAND PARK SHEB YACHT CLUB INC	36.707 1.769	No	- 473,400	- 441,200	- 914,600	97.29% 97.29%	0 486,611	0 453,513	0 940, 124		36.707	1.769		36.70 1.76
59281112980 516 BROUGHTON DR	CITY OF SHEBOYGAN MUNICIPAL AUDITORIUM	2.476	No			-	97.29%	0	0	0		2.476			2.47
59281112995 N/A 59281113000 N/A	400 RIVERVIEW LLC HARBOR CENTER CONDOMINIUM	0.754 0.530	No	285,600	-	285,600	97.29% 97.29%	293,570 0	0	293,570 0		0.754		0.530	0.75
59281113001 240 CENTER AVE UNIT 1	FESSLER, SHERRIE M	0.012	No	5,400	132,700	138,100	97.29%	5,551	136,403	141,954				0.012	0.01
59281113002 240 CENTER AVE UNIT 2 59281113003 240 CENTER AVE UNIT 3	SMITH, MARK T GRAF, MATHEW	0.012	No	5,400 5,400	111,600 129,200	117,000 134,600	97.29% 97.29%	5,551 5,551	114,714 132,806	120,265 138,356				0.012	
59281113004 240 CENTER AVE UNIT 4	GRECH, ALEX W	0.012	No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.01
59281113005 244 CENTER AVE UNIT 1 59281113006 244 CENTER AVE UNIT 2	KASBERGER, HOLLY FESSLER. SHERRIE M	0.012	No	5,400	114,800	120,200	97.29% 97.29%	5,551 5,551	118,004 103,202	123,554 108,753				0.012	0.01
59281113007 244 CENTER AVE UNIT 3	THE MACLEOD FAMILY LIVING TRUST UTD 4-26-19	0.012	No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012
59281113008 244 CENTER AVE UNIT 4 59281113009 304 CENTER AVE UNIT 1	BEAM, CHRISTY L WALLACE, DONALD P	0.012	No No	5,400 5,400	114,800 114,800	120,200 120,200	97.29% 97.29%	5,551 5,551	118,004 118,004	123,554 123,554				0.012	0.01
59281113010 304 CENTER AVE UNIT 2	STAYPLAYVACAYWI LLC	0.012	No	5,400	117,400	122,800	97.29%	5,551	120,676	126,227				0.012	0.01
59281113011 304 CENTER AVE UNIT 3 59281113012 304 CENTER AVE UNIT 4	PEACE, GREGORY J GRECH, ALEX	0.012 0.012	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	0.01
59281113013 310 CENTER AVE UNIT 1	WINKEL, MARK S	0.012	No	5,400	127,300	132,700	97.29%	5,551	130,853	136,403				0.012	0.01
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	0.01
59281113016 310 CENTER AVE UNIT 4	HENDRICKS, RONALD L	0.012	No	5,400	111,600	117,000		5,551	114,714	120,265				0.012	
59281113017 314 CENTER AVE UNIT 1 59281113018 314 CENTER AVE UNIT 2	ODIM LLC GOSSE, WENDY	0.012 0.012	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	0.01
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
59281113020 209 PENNSYLVANIA AVE 59281113021 320 CENTER AVE UNIT 1	US COAST GUARD DAVIS-WOOD, JANE	1.584	0.014688 No No	- 5,400	- 105,700	- 111,100	97.29%	0 5,551	108,650	114,200				1.569	0.012
59281113022 320 CENTER AVE UNIT 2 59281113023 320 CENTER AVE UNIT 3	GRECH, ALEX W GRECH, ALEX W	0.012	No	5,400	105,700 111.600	111,100	97.29% 97.29%	5,551	108,650 114,714	114,200 120,265				0.012	0.012
59281113024 320 CENTER AVE UNIT 4	JONES, MICHAELA	0.012	No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012
59281113025 324 CENTER AVE UNIT 1 59281113026 324 CENTER AVE UNIT 2	SHININGER, MARK J MARTENS MAKE MOVES LLC	0.012	No	5,400 5,400	105,700 88,900	111,100 94,300	97.29% 97.29%	5,551 5,551	108,650 91,381	114,200 96,932				0.012	
59281113027 324 CENTER AVE UNIT 3	GRECH, ALEX W	0.012	No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.01
59281113028 324 CENTER AVE UNIT 4 59281113029 330 CENTER AVE UNIT 1	MILLER, ROGER G RAKUN, TRENT G	0.012 0.012	No No	5,400 5,400	105,700 105,700	111,100 111,100	97.29% 97.29%	5,551 5,551	108,650 108,650	114,200 114,200				0.012	
59281113030 330 CENTER AVE UNIT 2	MINN, ZAW Z	0.012	No	5,400	132,700	138,100	97.29%	5,551	136,403	141,954				0.012	0.01
59281113031 330 CENTER AVE UNIT 3 59281113032 330 CENTER AVE UNIT 4	YOUNT, MICHAELL GRECH, ALEX W	0.012	No No	5,400 5,400	108,900 129,200	114,300 134,600	97.29% 97.29%	5,551 5,551	111,939 132,806	117,490 138,356				0.012	0.01
59281113035 314 CENTER AVE	GRECH, ALEX W	0.012	No	5,400	129,200	134,600	97.29%	5,551	108,650	138,356				0.012	0.01
59281114000 303 PENNSYLVANIA AVE 59281114001 303 PENNSYLVANIA AVE UNIT	MARINA VISTA CONDOMINIUM 201 KEILER SLISAN A	0.423	No	- 37,500	- 308,600	- 346,100	97.29% 97.29%	0 38,547	0 317,212	0 355,759				0.423	0.42
59281114002 303 PENNSYLVANIA AVE UNIT	202 OWEN, JAMES R	0.017	No	37,500	216,300	253,800	97.29%	38,547	222,336	260,883	1			0.017	0.01
59281114003 303 PENNSYLVANIA AVE UNIT 59281114004 303 PENNSYLVANIA AVE UNIT		0.016 0.017	No No	37,500 37,500	385,700 486,000	423,200 523,500	97.29% 97.29%	38,547 38,547	396,464 499,563	435,010 538,109				0.016 0.017	0.01
59281114005 303 PENNSYLVANIA AVE UNIT	205 DEKKER, SAMUEL T	0.018	No	37,500	341,900	379,400	97.29%	38,547	351,441	389,988				0.018	0.01
59281114006 303 PENNSYLVANIA AVE UNIT 59281114007 303 PENNSYLVANIA AVE UNIT		0.016	No No	37,500 37,500	341,900 411,300	379,400 448,800	97.29% 97.29%	38,547 38,547	351,441 422,778	389,988 461,325				0.016	0.01
59281114007 303 PENNSYLVANIA AVE UNIT 59281114008 303 PENNSYLVANIA AVE UNIT		0.014	NO NO	37,500	411,300 368,200	448,800 405,700	97.29%	38,547 38,547	422,778 378,475	461,325 417,022				0.014	0.010
59281114009 303 PENNSYLVANIA AVE UNIT	302 THOMAS J & JUDITH M BADURA TRUST	0.016	No	37,500	305,400 422,200	342,900	97.29%	38,547	313,923	352,469				0.016	0.01
NUMBER OF TRADE OF TR	303 JENKINS LIVING TRUST, DOUGLAS & KATHLEEN	0.015	No	37,500		459,700	97.29%	38,547	433,982	472,529				0.015	

	Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Mona/facturing = Class 3, e Class 4, Undeveloped = Class 5, Ag Forest = Class SM, Forest = Class 6, Other = Class 7 & Exempt = X)
District Classification	Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4 , Undeveloped =
	Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)
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y of Sheboygan, Wiscons ncrement District #21	in														Assessr Classif
Property Information															(Residenti Commerci
	Property Information			Assess	ment Informa	tion		Equalized	Value		Distri	ct Classification		District Classification	Manufacturin = Class 4 , U
			Part of								Industrial				Class 5, Ag I 5M, Forest = = Class 7 &
		Total	Existing TID? WetlandIndicate TID #				Equalized					Commercial/ Exi	sting Suitable I	for Rehab/	= Class 7 &
I Number Street Address 9281114012 303 PENNSYLVANIA AVE UNIT 305 RO	Owner MA BRAUN-EISEMAN MARITAL TRUST	Acreage 0.015	Acreage	Land 37,500	Imp 377,500	Total 415,000	Value Ratio 97.29%	Land 38,547	Imp 388,035	Total 426.581	Suitable) Institutional	Business Resid	dential Mixed U 0.015 0.0		
9281114013 303 PENNSYLVANIA AVE UNIT 306 OT	TO, PAULA	0.016	No	37,500	377,500	415,000	97.29%	38,547	388,035	426,581			0.016 0.0	016	
9281114014 303 PENNSYLVANIA AVE UNIT 307 BU 9281114015 303 PENNSYLVANIA AVE UNIT 401 PO		0.016 0.014	No No	37,500 37,500	450,200 383,800	487,700 421,300	97.29% 97.29%	38,547 38,547	462,764 394,511	501,310 433,057			0.016 0.0		
9281114016 303 PENNSYLVANIA AVE UNIT 402 LIN 9281114017 303 PENNSYLVANIA AVE UNIT 403 WE		0.016	No	37,500 37,500	343,600 460,500	381,100 498.000	97.29% 97.29%	38,547 38,547	353,189 473,351	391,735 511,898			0.016 0.0		
9281114018 303 PENNSYLVANIA AVE UNIT 404 BR	ANTMEIER LIVING TRUST OF 2001	0.017	No	37,500	564,400	601,900	97.29%	38,547	580,151	618,697			0.017 0.0	017	
0281114019 303 PENNSYLVANIA AVE UNIT 405 ST 0281114022 303 PENNSYLVANIA AVE UNIT 406 RE		0.016	No No	37,500 75,000	411,800 611,600	449,300 686,600	97.29% 97.29%	38,547 77,093	423,292 628,668	461,839 705,761			0.016 0.0		
281114100 832 N 6TH ST LAI	NDMARK SQUARE CONDOMINIUM	1.098	No				97.29%	0	0	0			1.098 1.0		
	ERT, CHARLES F AL, MARGARET L	0.009	No No	20,800 20,800	223,900 115,600	244,700 136,400	97.29% 97.29%	21,380 21,380	230,148 118,826	251,529 140,207			0.009 0.0		
	NHL, DIANE IITAKER, PATSYA	0.009	No No	20,800 20,800	213,700 115,600	234,500 136,400	97.29% 97.29%	21,380 21,380	219,664 118.826	241,044 140,207			0.009 0.0		
281114105 832 N 6TH ST UNIT 105 RIC	HARD W GIER AND LAVERNE K GIER REVOCABLE TRUST	0.009	No	20,800	223,900	244,700	97.29%	21,380	230,148	251,529			0.009 0.0	009	
	rendahl, Virginia Bel, david	0.009	No No	20,800 20,800	115,600 128,700	136,400 149.500	97.29% 97.29%	21,380 21,380	118,826 132,292	140,207 153,672			0.009 0.0		
	ENING, NORBERT	0.010	No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081			0.010 0.0		
	LDA, JAMES L RDINER TRUST	0.010 0.009	No No	20,800 20,800	137,600 223,900	158,400 244,700	97.29% 97.29%	21,380 21,380	141,440 230,148	162,820 251,529			0.010 0.0		
	ANDER, MARTHA A HULZE IRREVOCABLE TRUST	0.009	No No	20,800	115,600 218,600	136,400 239,400	97.29% 97.29%	21,380 21,380	118,826 224,700	140,207 246,081			0.009 0.0		
281114113 832 N 6TH ST UNIT 114 SU	LIVAN, SUSAN A	0.009	No	20,800	115,600	136,400	97.29%	21,380	118,826	140,207			0.009 0.0	09	
	RALD H RAMMER AND NORMA L METOXEN-RAMMER REV FAMILY TRUST NDMARK SQUARE CONDOMINIUM OWNER'S ASSOCIATION INC	0.009	No No	20,800 23.000	260,900 63.300	281,700 86.300	97.29% 97.29%	21,380 23.642	268,181 65.067	289,561 88,708			0.009 0.0		
281114116 832 N 6TH ST UNIT 117 YO	UNT, MICHAEL L	0.009	No	20,800	143,800	164,600	97.29%	21,380	147,813	169,194			0.009 0.0	009	
	DMPSON REVOCABLE LIVING TRUST 3-8-99, PHILLIP C 3OTSKY, FRANK S	0.097	No No	20,800 20,800	128,700 143,800	149,500 164,600	97.29% 97.29%	21,380 21,380	132,292 147,813	153,672 169,194			0.097 0.0		
281114119 832 N 6TH ST UNIT 120 DA	NIELS, MARY A	0.009	No	20,800	128,700	149,500	97.29%	21,380	132,292	153,672			0.009 0.0	009	
	RNETT, CAROL A HDE LIVING TRUST OF 1996	0.009	No No	20,800	143,200 246,600	164,000 267,400	97.29% 97.29%	21,380 21,380	147,196 253,482	168,577 274,862			0.009 0.0		
	:FFEN, MARY INEIDER TRUST DATED 12-18-2000, JANET A	0.009	No No	20,800 20,800	151,600 223,900	172,400 244,700	97.29% 97.29%	21,380 21,380	155,831 230,148	177,211 251,529			0.009 0.0		
281114124 832 N 6TH ST UNIT 204 SH	ERIDAN, PATRICK M	0.009	No	20,800	115,600	136,400	97.29%	21,380	118,826	140,207			0.009 0.0	009	
	SY TRUST, CHARLES J SSMEYER REVOCABLE TRUST UTA 2-21-2019, GEORGIA J	0.009	No	20,800 20,800	218,600 143,200	239,400 164,000	97.29% 97.29%	21,380 21,380	224,700	246,081			0.009 0.0		
281114127 832 N 6TH ST UNIT 207 TH	E MESTAS LIVING TRUST	0.009	No	20,800	176,200	197,000	97.29%	21,380	181,117	202,498			0.009 0.0	009	
	VIA FERN SMITH REVOCABLE TRUST DATED OCTOBER 9 2007 DNE, ELIDA	0.009	No No	20,800 20,800	139,200 218,600	160,000 239,400	97.29% 97.29%	21,380 21,380	143,085 224,700	164,465 246,081			0.009 0.0		
	IMERMAN, JOELA	0.009	No	20,800	143,200	164,000	97.29%	21,380	147,196	168,577			0.009 0.0		
	OZDA, WILLIAM J SSIDY, IRENE	0.009	No No	20,800 20,800	218,600 115,600	239,400 136,400	97.29% 97.29%	21,380 21,380	224,700 118,826	246,081 140,207			0.009 0.0		
	ITSON FAMILY REVOCABLE LIVING TRUST ITUSCHKA, NANCY P	0.009	No No	20,800 20,800	218,600 143,200	239,400 164.000	97.29% 97.29%	21,380 21,380	224,700 147.196	246,081 168.577			0.009 0.0		
281114135 832 N 6TH ST UNIT 215 KO	HLS, FRANK T	0.009	No	20,800	272,900	293,700	97.29%	21,380	280,516	301,896			0.009 0.0	009	
	NDMARK SQUARE CONDOMINIUM OWNER'S ASSOCIATION INC DSON, EUGENE F	0.009	No No	23,000 20,800	54,100 143,800	77,100 164,600	97.29% 97.29%	23,642 21,380	55,610 147,813	79,252 169,194			0.009 0.0		
	JCKEL, MARYANN	0.009	No	20,800	128,700	149,500	97.29%	21,380	132,292	153,672			0.009 0.0	009	
	CH REVOCABLE LIVING TRUST, KENNETH M & TERRI A RISTENSEN, MARSHA D	0.009	No No	20,800 20,800	143,800 128,700	164,600 149,500	97.29% 97.29%	21,380 21,380	147,813 132,292	169,194 153,672			0.009 0.0		
	HAEFER TRUST DTD 2-27-2012 L LIVING TRUST	0.009	No No	20,800 20,800	143,200 292,800	164,000 313,600	97.29% 97.29%	21,380 21,380	147,196 300.971	168,577 322,352			0.009 0.0		
281114143 832 N 6TH ST UNIT 302 BO	RSECNIK, STANLEY J	0.009	No	20,800	151,600	172,400	97.29%	21,380	155,831	177,211			0.009 0.0	009	
	HNELL, JANET M USS IRREVOCABLE TRUST. BRENDAN W & STEPHANIE A	0.009	No No	20,800 20,800	142,300 115,600	163,100 136,400	97.29% 97.29%	21,380 21,380	146,271 118.826	167,652 140,207			0.009 0.0		
	MATO, CARMINE J	0.009	No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081			0.009 0.0		
	RAKALAITIS LIVING TRUST OF 1999 DSI, FRANCESCA	0.009	No No	20,800 20,800	144,600 180,600	165,400 201,400	97.29% 97.29%	21,380 21,380	148,635 185,640	170,016 207,020			0.009 0.0		
	RENSON, BEVERLY	0.009	No	20,800	139,200	160,000	97.29%	21,380	143,085	164,465			0.009 0.0	09	
281114151 832 N 6TH ST UNIT 310 OR	TWEIN, THOMAS J	0.009	No No	20,800 20,800	218,600 143,200	239,400 164,000	97.29% 97.29%	21,380 21,380	224,700 147,196	246,081 168,577			0.009 0.0	09	
	ENITZ IRREVOCABLE SUPPLEMENTAL TRUST INEIDER REVOCABLE TRUST OF 2023, STEVEN S & ANNELIESE M	0.009	No No	20,800 20,800	218,600 115,600	239,400 136,400	97.29% 97.29%	21,380 21,380	224,700 118,826	246,081 140,207			0.009 0.0		
281114154 832 N 6TH ST UNIT 313 PE	TERSON, FRANCIS C	0.010	No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081			0.010 0.0	010	
	DERSON, MICHAELJ HONEY, MARK J	0.010	No No	20,800 20,800	143,200 272,900	164,000 293,700	97.29% 97.29%	21,380 21,380	147,196 280,516	168,577 301,896			0.010 0.0		_
281114157 832 N 6TH ST UNIT 317 AR	NDT, JOEL ANDREW	0.003	No	20,800	143,800	164,600	97.29%	21,380	147,813	169,194			0.003 0.0	003	
	IST, SUSAN K RLIN REVOCABLE LIVING TRUST, RUTH H	0.003	No No	20,800 20,800	128,700 143,800	149,500 164,600	97.29% 97.29%	21,380 21,380	132,292 147,813	153,672 169,194			0.003 0.0		
281114160 832 N 6TH ST UNIT 320 106	55 PARTNERS LLC EEN REVOCABLE LIVING TRUST DTD 3-6-19, BARBARA C	0.003	No	20,800	128,700 143,200	149,500	97.29% 97.29%	21,380 21,380	132,292 147,196	153,672 168,577			0.003 0.0	003	
281114162 832 N 6TH ST UNIT 401 LA	J, WAYNE C	0.003	No	20,800	252,800	273,600	97.29%	21,380	259,855	281,235			0.003 0.0	003	
	EMME, DONALD R HREINER, CHARLOTTE R	0.003	No No	20,800 20,800	218,600 223,900	239,400 244,700	97.29% 97.29%	21,380 21,380	224,700 230,148	246,081 251,529			0.003 0.0		
281114165 832 N 6TH ST UNIT 407 MC	MARK LLC	0.007	No	20,800	181,000	201,800	97.29%	21,380	186,051	207,432			0.007 0.0	007	
	REND LIVING TRUST 1997, JACOB M & JOSEPHINE R ENGER TRUST, DORIS M	0.003	No No	20,800 20,800	223,900 218,600	244,700 239,400	97.29% 97.29%	21,380 21,380	230,148 224,700	251,529 246,081			0.003 0.0		
281114168 832 N 6TH ST UNIT 413 AN	DERSON, DAVID R	0.003	No	20,800	223,900	244,700	97.29%	21,380	230,148	251,529			0.003 0.0	03	
281114170 832 N 6TH ST UNIT 417 SCI	RKELL, MARY A HELK, ROGER E	0.003	No No	20,800 20,800	270,200 143,800	291,000 164,600	97.29% 97.29%	21,380 21,380	277,740 147,813	299,121 169,194			0.003 0.0		
	ECKSCHMIDT, NANCY E LLMANN LIVING TRUST, MARY F	0.008	No No	20,800 20,800	143,800 123,300	164,600 144,100	97.29% 97.29%	21,380 21,380	147,813 126,741	169,194 148,121			0.008 0.0		
281300140 INDIANA AVE NE	W MIDWEST PROPERTIES LLC	7.800	17	1,695,100		1,695,100	97.29%	1,742,405	0	1,742,405	7.800		7.8	7.800	
	Y OF SHEBOYGAN DEVELOPMENT AUTHORITY OF SHEBOYGAN	3.870 0.089	0.210736 17 17	-		1	97.29% 97.29%	0	0	0	3.659 0.089		3.6 0.0		
281300900 N/A CIT	Y OF SHEBOYGAN	0.110	17				97.29%	0	0	0	0.110		0.1	10	
	Y OF SHEBOYGAN NIERI INVESTMENT GROUP LLC	0.086	17 17	- 52,200	199,800	- 252,000	97.29% 97.29%	0 53,657	0 205,376	0 259,033	0.086	0.207	0.0		
281300950 813A INDIANA AVE RA	NIERI INVESTMENT GROUP LLC	0.069	17	17,400	42,700	60,100	97.29%	17,886	43,892	61,777			0.069 0.0	069	
	NIERI INVESTMENT GROUP LLC PINSKI, DAVID	0.076	17 17	19,100 19,100	3,200	22,300 63,700	97.29% 97.29%	19,633 19,633	3,289 45,845	22,922 65,478		0.076	0.0		
281300980 INDIANA AVE REI	PINSKI, DAVID A	0.124	17	31,300		31,300	97.29%	32,173	0	32,173		0.124	0.1	24	
	PINSKI, DAVID A PINSKI, DAVID A	0.172 0.103	17 17	43,500 26,100	126,200	43,500 152,300	97.29% 97.29%	44,714 26,828	0 129,722	44,714 156,550		0.172 0.103	0.1		
281301020 831 INDIANA AVE REI	PINSKI, DAVID A PINSKI, DAVID A	0.165	17 17	41,800	321,600	363,400	97.29% 97.29%	42,967	330,575	373,541 10,690		0.165	0.1		+
2281301040 1119 S 9TH ST TES	OVNIK, EDWARD A	0.121	17	10,000	117,900	127,900	97.29%	10,279	121,190	131,469		0.041	0.121 0.1	21	
	EPSKY, ROBERT A AY, PETER	0.189 0.103	17 17	13,900 7,300	129,500 100,600	143,400 107,900	97.29% 97.29%	14,288 7,504	133,114 103,407	147,402 110,911			0.189 0.1		
OL OL OL OL OL	AND RECEIVING HOME INC THE	0.103	17	7,300	100,000 F	107,000	97.29%	7,504	100,407	110,011			0.207 0.2		1

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City of Sheboygan, Wisconsin Tax Increment District #21

Base Property Information	Property Information				A	ment Informat			Equalized	Malua			Di-	strict Classificatio	_		District
	Property Information				Assessi	ment Informat	ion		Equalized	Value			Dis	strict Classificatio	n		District
				Part of Existing TID?								Industrial					
	_	Total	Wetland	Indicate TID #				Equalized				(Zoned and	Vacant/	Commercial/		Suitable for	Rehab/
Parcel Number Street Address 59281301080 816 KENTUCKY AVE	Owner FOREST APARTMENTS LLC	Acreage 0.069	Acreage	17	Land 7,600	Imp 73,500	Total 81,100	Value Ratio 97.29%	Land 7,812	Imp 75,551	Total 83,363	Suitable)	Institutional	Business	Residential 0.069	Mixed Use 0.069	Conservati
59281301090 N/A	RANIERI INVESTMENT GROUP LLC	0.055		17	5,900	4,300	10,200	97.29%	6,065	4,420	10,485			0.055		0.055	
59281301100 1132 S 8TH ST 59281301110 1126 S 8TH ST	M LAPLANT CONTRACTORS LLC RANIERI INVESTMENT GROUP LLC	0.138 0.124		17 17	23,700 7,800	158,500 68,500	182,200 76,300	97.29% 97.29%	24,361 8,018	162,923 70,412	187,285 78,429			0.138	0.124	0.138 0.124	
59281301120 1122 S 8TH ST	RANIERI INVESTMENT GROUP LLC	0.124		17	7,800	53,800	61,600	97.29%	8,018	55,301	63,319				0.124	0.124	
59281301130 1120 S 8TH ST 59281301160 N/A	ROCK CONTRACTING LLC BLUE WATER CONDOMINIUM OWNERS COMMON AREA	0.110 0.370		17 17	7,900	61,200	69,100 -	97.29% 97.29%	8,120 0	62,908 0	71,028 0				0.110 0.370	0.110 0.370	
59281301161 1106 S 7TH ST UNIT 1	JMI LLC	0.009		17	5,000	100,700	105,700	97.29%	5,140	103,510	108,650				0.009	0.009	
59281301162 1106 S 7TH ST UNIT 2 59281301163 1106 S 7TH ST UNIT 3	JMI LLC JMI LLC	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	
59281301164 1106 S 7TH ST UNIT 4	9TH PROPERTIES LLC	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009	
59281301165 1106 S 7TH ST UNIT 5 59281301166 1106 S 7TH ST UNIT 6	PLAVSIC, RUKIJA SPATT, KURT A	0.009		17 17	5,000 5,000	91,900 100,700	96,900 105,700	97.29% 97.29%	5,140 5,140	94,465 103,510	99,604 108,650				0.009	0.009	
59281301167 1106 S 7TH ST UNIT 7	DUROW, LEONARD G	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009	
59281301168 1106 S 7TH ST UNIT 8 59281301169 1106 S 7TH ST UNIT 9	BOYD, MELANIE KRUEGER, PAUL R	0.009		17	5,000	91,900	96,900 105,700	97.29% 97.29%	5,140 5,140	94,465 103,510	99,604 108,650				0.009	0.009	
59281301170 1106 S 7TH ST UNIT 10	JEFFREY H. HIGH AND PEGGY A. BOERMAN REVOCABLE TRUST DATED O	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009	
59281301171 1106 S 7TH ST UNIT 11 59281301180 725 INDIANA AVE	LOFYE REVOCABLE LIVING TRUST LISEC LLC	0.009		17 17	5,000 161,200	91,900 473,800	96,900 635,000	97.29% 97.29%	5,140 165,699	94,465 487,022	99,604 652,721			0.761	0.009	0.009	
59281301190 1129 S 8TH ST	BIVIANO, SONIA	0.207		17	52,200	139,100	191,300	97.29%	53,657	142,982	196,639			0.207		0.207	
59281301200 730 KENTUCKY AVE 59281301210 726 KENTUCKY AVE	SWEIGERT INVESTMENTS LLC AMETI, NEHAT	0.112		17 17	8,500 10,000	77,900 98,000	86,400 108,000	97.29% 97.29%	8,737 10,279	80,074 100,735	88,811 111,014				0.112 0.163	0.112 0.163	
59281301220 722 KENTUCKY AVE	MC CARTY, CONNIE M	0.138		17	9,400	65,200	74,600	97.29%	9,662	67,020	76,682				0.138	0.138	
59281301230 716 KENTUCKY AVE 59281301240 714 KENTUCKY AVE	FOREST APARTMENTS LLC FOREST APARTMENTS LLC	0.062		17 17	5,700 5,700	63,100 53,900	68,800 59,600	97.29% 97.29%	5,859 5,859	64,861 55,404	70,720 61.263				0.062	0.062	
59281301250 714A KENTUCKY AVE	ECHOLS, CANDANCE A	0.083		17	5,200	75,000	80,200	97.29%	5,345	77,093	82,438				0.083	0.083	
59281301270 708 KENTUCKY AVE 59281301280 1120 S 7TH ST	BEHNKE, FREDERICK E BEHNKE, RICKY S	0.241 0.172		17 17	14,900 16,500	113,400 156,700	128,300 173,200	97.29% 97.29%	15,316 16,960	116,565 161,073	131,880 178,034				0.241 0.172	0.241 0.172	
59281301290 627 INDIANA AVE	SHEBOYGAN SCREW PRODUCTS INC	1.264		17	85,000	225,700	310,700	97.29%	87,372	231,999	319,371			1.264		1.264	1.2
59281301300 N/A 59281301305 1133 S 7TH ST	NEW MIDWEST PROPERTIES LLC B & B PARTNERSHIP	4.528		17	429,500 89,200	- 452,400	429,500 541,600	97.29% 97.29%	441,486 91,689	0 465,025	441,486 556,714			4.528		4.528	4.5
59281301306 1127 S 7TH ST	SHEBOYGAN COUNTY TREASURER	0.492		17	-	-	-	97.29%	0	0	0		0.492	2		0.492	
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	0 285,347	0.923	6.592	2		6.592 0.000	6.5
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	
59281301350 1229 S 7TH ST 59281301360 624 ALABAMA AVE	GRECH, ALEX W JONES, REKHA A	0.207		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	
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	
59281301380 ALABAMA AVE 59281301390 606 ALABAMA AVE	CONNELLY, JOHN CONNELLY, JOHN	0.230		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	0.230	
59281301400 1208 S 7TH ST	CITY OF SHEBOYGAN SEWAGE PUMPING STATION	0.207		No	-		-	97.29%	0	0	0		0.207	7		0.207	
59281301410 707 KENTUCKY AVE 59281301430 711 KENTUCKY AVE	BETTER DIGS LLC SOUKUP, JEAN	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	
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	
59281301450 719 KENTUCKY AVE 59281301471 725 KENTUCKY AVE	MACIAS-ROMERO, FRANCISCO SCHNUR, MICHAEL J	0.103		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	
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	
59281301490 1201 S 8TH ST 59281301500 1209 S 8TH ST	SCHANNO, ISAAC D BARILLAS, BENJAMIN A	0.103		No No	11,700 5,800	81,600 78,800	93,300 84,600	97.29% 97.29%	12,027 5,962	83,877 80,999	95,904 86,961				0.103 0.041	0.103 0.041	
59281301510 1203 S 8TH ST	FREDRICHSEN, DREW E	0.062		No	8,200	66,600	74,800	97.29%	8,429	68,459	76,887				0.041	0.041	
59281301520 1217 S 8TH ST 59281301530 1221 S 8TH ST	REINEKING PROPERTIES LLC KOLAR, BARBARA J	0.165 0.069		No No	12,500 9,000	66,800 83,000	79,300 92,000	97.29% 97.29%	12,849 9,251	68,664 85,316	81,513 94,567				0.165	0.165 0.069	
59281301540 1227 S 8TH ST	TRINA HOMES LLC	0.110		No	12,100	72,300	84,400	97.29%	12,438	74,318	86,755				0.110	0.110	
59281301550 728 ALABAMA AVE 59281301560 722 ALABAMA AVE	CLARK, NANCY M HIRT, JERALD W	0.193		No No	12,700 10,500	101,600 86,700	114,300 97,200	97.29% 97.29%	13,054 10,793	104,435 89,120	117,490 99,913				0.193	0.193	
59281301500 722 ADABAMA AVE	OCHOA, ANGELICA	0.138		No	11,800	110,700	122,500	97.29%	12,129	113,789	125,919				0.138	0.138	
59281301580 712 ALABAMA AVE 59281301590 708 ALABAMA AVE	HERMANN, STEVEN R BRESSER, ERIC R	0.138		No No	11,800 11,800	106,700 87,100	118,500 98,900	97.29% 97.29%	12,129 12,129	109,678 89,531	121,807 101,660				0.138 0.138	0.138 0.138	
59281301600 704 ALABAMA AVE	JOHNSON, TODD D	0.138		No	16,500	109,800	126,300	97.29%	16,960	112,864	129,825				0.138	0.138	
59281301610 1208 S 8TH ST	SHEB AREA SCHOOL DIST SCHOOL MUSEUM	0.463		No		-		97.29%	0	0	0		0.463	-		0.463 5.455	
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%	10,382	94,156	104,538		5.455	5	0.105	0.105	
59281302905 1310 S 7TH ST 59281302910 1304 S 7TH ST	YANG, SIA REIF. DEAN E	0.102		No No	9,800	62,800	72,600	97.29%	10,073	64,553	74,626 87.372				0.102	0.102	
59281302910 1304 S 7TH ST 59281302920 715 ALABAMA AVE	BRUYETTE ENTERPRISES SOUTH LLC	0.103		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	108,033				0.103	0.103	
59281302931 721 ALABAMA AVE	OTTENSMANN, DAVID J	0.241		No No	18,600	127,600 43.900	146,200	97.29%	19,119	131,161	150,280				0.241	0.241	
59281302950 727 ALABAMA AVE 59281302960 1301 S 8TH ST	SWEIGERT INVESTMENTS LLC JERSEY BOY PROPERTIES LLC	0.038		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	0.038 0.041	
59281302970 1303 S 8TH ST 59281302980 1311 S 8TH ST	SWEIGERT INVESTMENTS LLC RAD PROPERTIES SOUTH LLC	0.114		No No	10,900	60,300	71,200	97.29%	11,204	61,983	73,187 86.858				0.114	0.114	
59281302980 1311 S 81H S1 59281302990 1313 S 8TH ST	RANIERI INVESTMENT GROUP LLC	0.110		No	10,500 19,000	74,000	84,500 182,600	97.29% 97.29%	10,793 19,530	76,065	187,696			0.11	0.110	0.110	
59281303000 N/A 59281303010 1317 S 8TH ST	YANG, SIA	0.103		No	3,900	-	3,900	97.29%	4,009	0	4,009				0.103	0.103	
59281303010 1317 S 81H ST 59281303020 1323 S 8TH ST	JUAREZ JIMENEZ, JOSE A CORDOBA, ROBIN AMANDA	0.062 0.048		No No	8,200 6,600	81,500 94,400	89,700 101,000	97.29% 97.29%	8,429 6,784	83,774 97,034	92,203 103,819				0.062 0.048	0.062 0.048	
59281303030 1327 S 8TH ST	CHAVEZ, CHAD S	0.048		No	6,600	60,700	67,300	97.29%	6,784	62,394	69,178				0.048	0.048	
59281303040 1331 S 8TH ST 59281303050 730 GEORGIA AVE	CASTILLO, LOURDES G BRUYETTE ENTERPRISES SOUTH LLC	0.048		No No	6,600 16,500	71,700 95,900	78,300 112,400	97.29% 97.29%	6,784 16,960	73,701 98,576	80,485 115,537				0.048	0.048	
59281303060 720 GEORGIA AVE	PEARSON, TAMMY L	0.207		No	16,500	104,800	121,300	97.29%	16,960	107,725	124,685				0.207	0.207	
59281303070 716 GEORGIA AVE 59281303080 714 GEORGIA AVE	ENTRINGER, TRACEY J KOWALIS, DANIEL R	0.103		No No	9,100 9,100	104,900 116,000	114,000 125,100	97.29% 97.29%	9,354 9,354	107,827 119,237	117,181 128,591				0.103	0.103	
59281303090 712 GEORGIA AVE	KARSTAEDT, MARY M	0.103		No	9,100	76,100	85,200	97.29%	9,354	78,224	87,578				0.103	0.103	
59281303100 708 GEORGIA AVE 59281303110 1322 S 7TH ST	CARRIVEAU, EHREN A KRAUS, JUSTINE M	0.083 0.172		No No	8,200 15,100	71,000 60,000	79,200 75,100	97.29% 97.29%	8,429 15,521	72,981 61,674	81,410 77,196				0.083	0.083 0.172	
59281303120 1318 S 7TH ST	SOUKUP, ROBERT R	0.055		No	6,200	106,400	112,600	97.29%	6,373	109,369	115,742				0.055	0.055	
59281303130 N/A 59281303140 609 ALABAMA AVE	CITY OF SHEBOYGAN ECKER, ROBERT W	3.546	0.112415	17	- 63,400	- 398,300	- 461,700	97.29% 97.29%	0 65,169	0 409,415	0 474,585		3.434	4	0.207	3.434	3.4
59281303150 613 ALABAMA AVE	LINDAU, RICK J	0.039		17	12,000	47,900	59,900	97.29%	12,335	49,237	61,572				0.039	0.039	
59281303160 617 ALABAMA AVE	LA DUSIRE, JOHN H	0.062		17 17	18,600 14,800	64,700 374,100	83,300 388 900	97.29%	19,119 15 213	66,506 384 540	85,625 399 753				0.062	0.062	
59281303170 611 ALABAMA AVE 59281303180 621 ALABAMA AVE	HANSON LIVING TRUST DICKERT, ROBERT	0.106 0.207		17	14,800 38,500	374,100 302,700	388,900 341,200	97.29% 97.29%	15,213 39,574	384,540 311,147	399, 753 350, 722				0.106 0.207	0.106 0.207	
59281303190 629 ALABAMA AVE	GILIPSKY, JOHN G	0.208		17	38,500	86,500	125,000	97.29%	39,574	88,914	128,488				0.208	0.208	
59281303200 1301 S 7TH ST 59281303210 1307 S 7TH ST	MONTES, VENUSTIANO PARTNERS FOR COMMUNITY DEVELOPMENT INC	0.068		17 17	8,900 9,000	139,100 39,400	148,000 48,400	97.29% 97.29%	9,148 9,251	142,982 40,500	152,130 49,751				0.068	0.068	
59281303220 1313 S 7TH ST	LANGE ETAL, EARL EDWARD	0.069		17	9,000	79,200	88,200	97.29%	9,251	81,410	90,661				0.069	0.069	
59281303230 1319 S 7TH ST 59281303240 1321 S 7TH ST	LONGO LIVING TRUST LARSON, ERIC R	0.138		17	12,800 15,900	58,100 87,900	70,900 103,800	97.29% 97.29%	13,157 16,344	59,721 90,353	72,879 106,697				0.138	0.138	
59281303250 1331 S 7TH ST	FENN, SCOTT R	0.066		17	7,700	158,000	165,700	97.29%	7,915	162,409	170,324				0.066	0.066	
59281303270 624 GEORGIA AVE 59281303290 624A GEORGIA AVE	FISCHER, JAMES H HILBERT, CHRISTINE Y	0.097		17 17	25,800 10,400	157,900 72,700	183,700 83,100	97.29% 97.29%	26,520 10,690	162,307 74,729	188,827 85,419				0.097	0.097	
59281303300 618 GEORGIA AVE	KEYES ESTATES LLC	0.138		17	27,500	85,200	112,700	97.29%	28,267	87,578	115,845				0.138	0.138	

	Assessment Roll Classification? (Residential – Class 1
District Classification	Assessment Koll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 5, Other = Class 7 & Exempt = X)
District classification	= Class 4 , Undeveloped = Class 5, Ag Forest = Class
Rehab/	= Class 7 & Exempt = X)
Conservation Vacant	1
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crement District #21																		Assess Classi (Resident
operty Information	Property Information				Assess	ment Informa	tion		Equalized	Value			Distric	Classification			District Classifica	Commerc Manufacturi
				Part of														= Class 4 , U Class 5, Ag 5M, Forest =
		Total	Wetland	Existing TID? Indicate TID #				Equalized				Industrial (Zoned and				uitable for	Rehab/	= Class 7 &
Number Street Address 281303310 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)	Institutional	Business	Residential 0.138	Mixed Use 0.138	Conservation V	acant
281303320 610 GEORGIA AVE	VANAKKEREN, JOHN N	0.207		17	63,400	199,800	263,200	97.29%	65,169	205,376	270,545				0.207	0.207		
281303350 N/A 281303390 S 7TH ST	CITY OF SHEBOYGAN SHEBOYGAN LAKEVIEW PROPERTY LLC	2.912 0.138	0.081575	17 17	- 44,400	1	- 44,400	97.29% 97.29%	0 45,639	0	0 45,639		2.830 0.138			2.830 0.138	2.830 0.138	
281303400 1407 S 7TH ST	HANKINS, PAUL W	0.138		17	15,300	104,200	119,500	97.29%	15,727	107,108	122,835				0.138	0.138		
281303570 1418 S 8TH ST 281303580 1416 S 8TH ST	CORTEZ HOME RENTALS LLC CORTEZ HOME RENTALS LLC	0.110 0.105		No No	10,500 10,100	83,000 80,800	93,500 90,900	97.29% 97.29%	10,793 10,382	85,316 83,055	96,109 93,437				0.110 0.105	0.110 0.105		
81303590 1412 S 8TH ST	REINEKING PROPERTIES LLC	0.105		No	10,100	76,600	86,700	97.29%	10,382	78,738	89,120				0.105	0.105		
81303600 1408 S 8TH ST 81303610 1404 S 8TH ST	BUTTNER, JOSHUA M HERNANDEZ, ARMANDO A	0.083		No No	8,200 8,200	84,800 87,600	93,000 95,800	97.29% 97.29%	8,429 8,429	87,167 90,045	95,595 98,474				0.083	0.083		
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		
81303630 815 GEORGIA AVE 81303640 817 GEORGIA AVE	REINEKING PROPERTIES LLC ORTLIEB HOMES LLC	0.143		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		
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		
81303660 823 GEORGIA AVE 81303670 825 GEORGIA AVE	BRAMI, MARC BARDON, KERRY A	0.144		No	9,800 9,800	35,700 63,100	45,500 72,900	97.29% 97.29%	10,073	36,696 64,861	46,770 74,934				0.144	0.144		
81303680 1401 S 9TH ST	MCGUIRE, GREGORY D	0.087		No	9,500	102,500	112,000	97.29%	9,765	105,360	115,126				0.087	0.087		
81303700 1405 S 9TH ST 81303710 1409 S 9TH ST	BOUTELLE, NICOLE B WEISSGERBER, CURTIS D	0.087		No No	9,500 9,500	92,100 76,500	101,600 86,000	97.29% 97.29%	9,765 9,765	94,670 78,635	104,435 88,400				0.087	0.087 0.087	1	
81303720 1415 S 9TH ST	COREAS, NELSON D FLORES	0.087		NO NO	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		
81303730 1419 S 9TH ST	APEX VI LLC SHEBOYGAN LAKEVIEW PROPERTY LLC	0.086	0.050510	No 17	9,500	89,600	99,100 1 124 900	97.29%	9,765	92,100	101,866		3.786		0.086	0.086	3.786	
81318390 N/A 81318401 716 CLARA AVE	SHEBOYGAN LAKEVIEW PROPERTY LLC SHEBOYGAN PAPER BOX CO	3.847 3.350	0.060512	17 17	1,124,800 181,000	- 2,170,200	1,124,800 2,351,200	97.29% 97.29%	1,156,190 186,051	0 2,230,764	1,156,190 2,416,815	3.350	3.78b			3.786 0.000	3.78b	
81318410 1447 S 8TH ST	BOARDWALK ON 8TH LLC	0.760		17	99,400	227,700	327,100	97.29%	102,174	234,054	336,228			0.76		0.760		
81318430 N/A 81318460 1424 S 8TH ST	BOARDWALK ON 8TH LLC VANG, TOU	0.066		17 No	10,200	3,800 99,300	14,000 109,800	97.29% 97.29%	10,485	3,906 102,071	14,391 112,864			0.066	0.110	0.066		
81318470 1428 S 8TH ST	RIVERA, AMALIO CALDERON	0.121		No	11,400	69,000	80,400	97.29%	11,718	70,926	82,644			_	0.121	0.121		
81318480 1432 S 8TH ST 81318490 1438 S 8TH ST	THAT PLACE LLC BNB PROPERTIES LLC	0.138		No No	23,700 19,200	121,900 57,700	145,600 76,900	97.29% 97.29%	24,361 19,736	125,302 59,310	149,663 79,046	0.138		0.138		0.138	0.138	
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	2.250		0.138		0.138		
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		0.078	0.138		0.138 0.078	1	
81318530 818 CLARA AVE	ORTLIEB COMMERCIAL LLC	0.261		No	30,500	22,100	52,600	97.29%	31,351	22,717	54,068		0.070	0.261		0.261	1	
81318540 822 CLARA AVE 81318550 824 CLARA AVE	MERGET, CARITA L BALLARD-DAVIS, TAUNALEAH D	0.090		No No	8,500 8,500	86,400 74,400	94,900 82,900	97.29% 97.29%	8,737 8,737	88,811 76,476	97,548 85,213				0.090	0.090		
81318560 N/A	CITY OF SHEBOYGAN	0.041		No	-	-	-	97.29%	0	0	03,213		0.041		0.050	0.030		
81318570 1449 S 9TH ST 81318580 1445 S 9TH ST	GUETZKE, TRACY A BEMAR LLC	0.092		No No	9,600 8,600	110,400 67,700	120,000 76,300	97.29% 97.29%	9,868 8,840	113,481 69,589	123,349 78,429				0.092	0.092		
81318590 1441 S 9TH ST	LEE, MAI	0.080		No	9,600	111,300	120,900	97.29%	9,868	114,406	124,274				0.080	0.080		
81318600 1435 S 9TH ST	WASRUD, JOSHUA A	0.199		No	16,600	83,400	100,000	97.29%	17,063	85,727	102,791				0.199	0.199		
81318610 N/A 81318620 1429 S 9TH ST	CITY OF SHEBOYGAN CAPETILLO, EFREM	0.028		No No	- 10,500	- 103,100	- 113,600	97.29% 97.29%	0 10,793	0 105,977	0 116,770		0.028		0.130	0.028		
81318630 1427 S 9TH ST	NELSON, ERIC J	0.208		No	14,600	13,100	27,700	97.29%	15,007	13,466	28,473				0.208	0.208		
181318640 1423 S 9TH ST 181318700 1508 S 8TH ST	OLIVAS, JOSE L STOP N SHOP LLC	0.072		No No	8,300 110,800	80,600 711,200	88,900 822,000	97.29% 97.29%	8,532 113,892	82,849 731,048	91,381 844,940			0.592	0.072	0.072	0.592	
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		
81318800 823 CLARA AVE 81318810 819 CLARA AVE	WALLACE HOMES OF SHEBOYGAN LLC GOLDBECK, JAMES P	0.079		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	0.079		
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		
81318840 711 CLARA AVE 81318850 707 CLARA AVE	RJ AND G INVESTMENTS LLC PALMER, DAVID K	0.096		No	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		
81318860 701 CLARA AVE	MACHOUSE	0.106		No	-	-	-	97.29%	10,275	0	0				0.106	0.106		
81318970 1505 S 8TH ST 81318980 1501 S 8TH ST	GUSE, TODD M. & NANCY J SEEBOTH HOSPITALITY GROUP LLC	0.069		No No	7,400 14,200	67,500 138,300	74,900 152,500	97.29% 97.29%	7,607 14,596	69,384 142,160	76,990 156,756			0.069	0.069	0.069		
81318990 725 CLARA AVE	SHEB HARBOR LLC	0.083		No	8,800	80,100	88,900	97.29%	9,046	82,335	91,381			0.005	0.083	0.083		
81319000 719 CLARA AVE	ROBERT W SCHMITT JR AND JANELLE L SCHMITT REV TRUST	0.083	0.00050	No 17	8,800	75,900	84,700	97.29%	9,046	78,018	87,064				0.083	0.083		
81319015 607 CLARA AVE 81319020 CLARA AVE	BURKARD, KATHLEEN SOUTH BEACH CONDOMINIUM	0.637 0.120	0.06059	17 17	129,200	190,800	320,000	97.29% 97.29%	132,806 0	196,125 0	328,930 0				0.576	0.576 0.120		
81319021 615 CLARA AVE UNIT 1	GRECH, ALEX	0.010		17	13,200	97,200	110,400	97.29%	13,568	99,913	113,481				0.010	0.010	1	
81319022 615 CLARA AVE UNIT 2 81319023 615 CLARA AVE UNIT 3	WAVES OF HAPPINESS RENTALS LLC WAVES OF HAPPINESS RENTALS LLC	0.009		17	13,200 13,200	97,200 97,200	110,400 110,400	97.29% 97.29%	13,568 13,568	99,913 99,913	113,481 113,481				0.009	0.009	+	
81319024 615 CLARA AVE UNIT 4	SMUDDE, BRADLEY A	0.011		17	13,200	105,500	118,700	97.29%	13,568	108,444	122,013				0.011	0.011		
81319030 625 CLARA AVE 81319040 629 CLARA AVE	MONTGOMERY, JEREMIAH J PIEL, RICHARD C. & KARI	0.195		17 17	17,500 9,600	143,100 75,500	160,600 85,100	97.29% 97.29%	17,988 9,868	147,094 77,607	165,082 87,475				0.195	0.195 0.092		
81319050 1501 S 7TH ST	YANG, SOUA & KOU VUE	0.096		17	9,600	75,500 100,400	85,100 110,400	97.29%	9,868	103,202	87,475 113,481				0.092	0.096		
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	
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		
81322010 N/A 81322011 424 SOUTH RIER DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.547	0.000051	No No	-	-	-	97.29%	0	0	205 520		0.547	0 122		0.547	0.547	
81322011 434 SOUTH PIER DR 81322012 611 SOUTH PIER DR	R & M MOELLER LLC SOUTH PIER SHEBOYGAN LLC	0.123		No	56,200 280,000	328,600 3,375,600	384,800 3,655,600	97.29% 97.29%	57,768 287,814	337,770 3,469,803	395,539 3,757,617			0.123		0.123	1	
81322013 N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.834		No	-	-	-	97.29%	0	0	0		1.834		4 7 10	1.834	1.834	
81322014 669 SOUTH PIER DR 81322015 511 SOUTH PIER DR	PORTSCAPE SHEBOYGAN LLC SOUTH PIER SHEBOYGAN LLC	1.749 0.978		No No	392,000 224,000	4,906,600 2,851,800	5,298,600 3,075,800	97.29% 97.29%	402,940 230,251	5,043,529 2,931,385	5,446,469 3,161,637			0.978	1.749	1.749 0.978		
81322016 N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.476		No	-	-	-	97.29%	0	0	0		1.476			1.476	1.476	
81322017 SOUTH PIER DR 81322018 718 SOUTH PIER DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.012 0.480		No No		-	-	97.29% 97.29%	0	0	0		0.012 0.480			0.012 0.480	0.012 0.480	
81322020 682 SOUTH PIER DR	DAYESEYE LLC	0.137		No	62,900	292,400	- 355,300	97.29%	64,655	300,560	365,215		0.400	0.137		0.137	5.400	
81322021 534 SOUTH PIER DR 81322022 802 BLUE HARBOR DR	MACKXIMUS LLC SHEBOYGAN ACQUISITIONS LLC	0.181 0.617		No No	80,100 176,300	174,500 1,160,100	254,600 1,336,400	97.29% 97.29%	82,335 181,220	179,370 1,192,475	261,705 1,373,695			0.181 0.617		0.181 0.617		
31322022 802 BLUE HARBOR DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.617		No				97.29%	181,220	1,192,475	1,373,695		0.117	0.017		0.617	0.117	
81322026 528 SOUTH PIER DR	MACKXIMUS LLC	0.106		No	48,700	133,100	181,800	97.29%	50,059	136,814	186,874			0.106		0.106		
81322028 322 SOUTH PIER DR 81322029 422 SOUTH PIER DR	HARBOR POINTE MINIATURE GOLF LLC LINO RISTORANTE ITALIANO LLC	0.504 0.129		No No	231,000 58,900	216,600 365,800	447,600 424,700	97.29% 97.29%	237,447 60,544	222,645 376,008	460,091 436,552			0.504		0.504 0.129	1	
81322032 N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.044		No	-		-	97.29%	0	0	0		0.044			0.044	0.044	
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 0.112	1	
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		
81322037 SOUTH PIER DR	PROHIBITION BISTRO 668 LLC SP-RIVEPERONT CONDOMINIUM OWNERS IN COMMON	0.041		No 17	18,300		18,300	97.29%	18,811	0	18,811			0.041	0.402	0.041	1	
81322038 N/A 81322039 750 SOUTH PIER DR	SP-RIVERFRONT CONDOMINIUM OWNERS IN COMMON LEE, DANIEL T	0.402		17	- 16,500	318,500	- 335,000	97.29% 97.29%	16,960	327,388	0 344,349				0.402	0.402	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 81322042 750 SOUTH PIER DR	THE KOREN FAMILY TRUST BRANDAU, JOHN	0.012 0.012		17 17	16,500 16,500	288,400 314,900	304,900 331,400	97.29% 97.29%	16,960 16,960	296,448 323,688	313,409 340,648				0.012 0.012	0.012 0.012		
81322043 750 SOUTH PIER DR	SAPP, LELAND	0.012		17	16,500	302,600	319,100	97.29%	16,960	311,045	328,005				0.012	0.012		
81322044 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		
81322045 750 SOUTH PIER DR 81322046 750 SOUTH PIER DR	MUMM, DEBORAH L HERTEL, ROBERT W	0.012 0.012		17 17	16,500 16,500	301,000 327,600	317,500 344,100	97.29% 97.29%	16,960 16,960	309,400 336,742	326,361 353,703				0.012	0.012 0.012		

y of Sheboygan, Wisco	onsin															Assessmen
ncrement District #21 Property Information																Classificat (Residential = Commercial =
	Property Information		Part of	Asses	sment Informat	tion		Equalized	d Value			District Classification			District Classification	Manufacturing = = Class 4 , Unde Class 5, Ag Fore 5M, Forest = Clas
		Total	Existing TID? WetlandIndicate TID #				Equalized				Industrial (Zoned and Vacant/			itable for	Rehab/	= Class 7 & Exe
el Number Street Address 59281322049 750 SOUTH PIER DR	Owner BOWERS, ROBERT W	Acreage 0.013	Acreage 17	Land 16,500	Imp 317,800	Total 334,300	Value Ratio 97.29%	Land 16,960	Imp 326,669	Total 343,629	Suitable) Institution	al Business Re	idential N 0.013	1ixed Use 0.013	Conservation Vacant	1
59281322050 750 SOUTH PIER DR 59281322051 750 SOUTH PIER DR	BEGALKE, BRIAN STEPHEN, ROBERT J	0.013	17 17	16,500 16,500	326,800 307,500	343,300 324.000	97.29% 97.29%	16,960 16,960	335,920 316.081	352,881 333,042			0.013 0.013	0.013 0.013		1
59281322052 750 SOUTH PIER DR	OBEIDAT, AHMED	0.013	17	16,500	301,000	317,500	97.29%	16,960	309,400	326,361			0.013	0.013		1
59281322053 750 SOUTH PIER DR 59281322054 750 SOUTH PIER DR	THOMAS A GERBER 2012 REVOCABLE TRUST HOFMANN, KURT H	0.013	17	16,500 16,500	336,700 307,600	353,200 324,100	97.29% 97.29%	16,960 16,960	346,096 316.184	363,057 333,145			0.013	0.013		1
59281322055 750 SOUTH PIER DR	LEMAHIEU, BRIAN L	0.013	17	16,500	305,700	322,200	97.29%	16,960	314,231	331,192			0.013	0.013		1
59281322056 750 SOUTH PIER DR 59281322057 750 SOUTH PIER DR	HERMANN, HARRIET M STEC, 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
59281322058 750 SOUTH PIER DR 59281322059 750 SOUTH PIER DR	RJ AND G INVESTMENTS LLC DTO HLS LLC	0.013	17	16,500 16,500	316,900 303,900	333,400 320,400	97.29% 97.29%	16,960 16,960	325,744 312,381	342,704 329.341			0.013	0.013		1
59281322060 SOUTH PIER DR	SOUTH PIER FAMILY INVESTMENTS INC	0.323	17	207,900	-	207,900	97.29%	213,702	0	213,702			0.323	0.323		1
59281323000 437 BEACHFRONT CT 59281323001 435 BEACHFRONT LN	BLUE HARBOR RESORT CONDOMINIUM CLEVELAND, ANDREW S	4.460 0.014	No	- 16,500	- 109,100	- 125,600	97.29% 97.29%	0 16,960	0 112,145	0 129,105			4.460 0.014	4.460 0.014		1
59281323002 437 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC	0.014	No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387			0.014	0.014		1
59281323003 439 BEACHFRONT LN 59281323004 441 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC SHEBOYGAN ACQUISITIONS LLC	0.014 0.014	No No	16,500 16,500	165,800 109,100	182,300 125,600	97.29% 97.29%	16,960 16,960	170,427 112,145	187,387 129,105			0.014 0.014	0.014 0.014		1
59281323005 427 BEACHFRONT LN 59281323006 429 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC BKR PROPERTIES 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
59281323007 431 BEACHFRONT LN	SHEBOYGAN RESORT OPERATOR LLC	0.014	No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387			0.014	0.014		1
59281323008 433 BEACHFRONT LN 59281323009 419 BEACHFRONT LN	SHEBOYGAN ACQUISITIONS LLC KLEINHEINZ TRUST 4-2-92	0.014	No No	16,500 16,500	109,100 109,100	125,600 125,600	97.29% 97.29%	16,960 16,960	112,145 112,145	129,105 129,105			0.014 0.014	0.014 0.014		1
59281323010 421 BEACHFRONT LN	PINSKY, SUSAN	0.014	No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387			0.014	0.014		1
59281323011 423 BEACHFRONT LN 59281323012 425 BEACHFRONT LN	T&S DEVELOPMENT CO SHEBOYGAN ACQUISITIONS LLC	0.014 0.014	No No	16,500 16,500	165,800 109,100	182,300 125,600	97.29% 97.29%	16,960 16,960	170,427 112,145	187,387 129,105			0.014 0.014	0.014 0.014		1
59281323013 411 BEACHFRONT LN	ESCOBEDO, PAUL	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105			0.014	0.014		1
59281323014 413 BEACHFRONT LN 59281323015 415 BEACHFRONT LN	413 BEACHFRONT LLC SHEBOYGAN ACQUISITIONS LLC	0.014 0.014	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
59281323016 417 BEACHFRONT LN 59281323017 807 BEACHFRONT DR	SHANLEY, LARRY SHEBOYGAN ACQUISITIONS LLC	0.014	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		1
59281323018 809 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC	0.014	No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056			0.014	0.014		1
59281323019 811 BEACHFRONT DR 59281323020 813 BEACHFRONT DR	811 BLUE HARBOR LLC SHEBOYGAN ACQUISITIONS LLC	0.014	No	16,500 16,500	200,500 128,900	217,000 145,400	97.29% 97.29%	16,960 16.960	206,095 132,497	223,056 149.458			0.014 0.014	0.014		1
59281323021 817 BEACHFRONT DR	J POHAR FAMILY LLC	0.014	No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458			0.014	0.014		1
59281323022 819 BEACHFRONT DR 59281323023 821 BEACHFRONT DR	HANG JIANG SHEBOYGAN ACQUISITIONS LLC	0.014	No	16,500 16,500	205,600 200,500	222,100 217,000	97.29% 97.29%	16,960 16,960	211,338 206,095	228,298 223,056			0.014	0.014		1
59281323024 823 BEACHFRONT DR 59281323025 412 BEACHFRONT CT	ARELENE KEELER	0.014	No	16,500 16,500	131,700 109.100	148,200 125.600	97.29%	16,960 16,960	135,375 112.145	152,336			0.014	0.014		1
59281323025 412 BEACHFRONT CT 59281323026 414 BEACHFRONT CT	FORSYTHE, GERALD R BESBEAS, PAMELA	0.014 0.014	No No	16,500	165,800	125,600	97.29% 97.29%	16,960	170,427	129,105 187,387			0.014 0.014	0.014 0.014		1
9281323027 416 BEACHFRONT CT 9281323028 418 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC PALATINE RESORT PROPERTIES LLC	0.014	No No	16,500 16,500	165,800 109.100	182,300 125,600	97.29% 97.29%	16,960 16,960	170,427 112,145	187,387 129,105			0.014	0.014		1
59281323029 420 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105			0.014	0.014		1
59281323030 422 BEACHFRONT CT 59281323031 424 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC SHEBOYGAN ACQUISITIONS LLC	0.014	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		1
59281323032 426 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105			0.014	0.014		1
59281323033 428 BEACHFRONT CT 59281323034 430 BEACHFRONT CT	BRESLOW, ROBERT A SHEBOYGAN ACQUISITIONS LLC	0.014 0.014	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
59281323035 432 BEACHFRONT CT 59281323036 434 BEACHFRONT CT	SENGODAAN SUBRAMANIAM, RAJ SHANLEY, LARRY	0.014	No No	16,500 16,500	165,800 109.100	182,300 125.600	97.29% 97.29%	16,960 16,960	170,427 112,145	187,387 129,105			0.014 0.014	0.014		-
59281323030 434 BEACHFRONT CT	FORSYTHE, GERALD R	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,143	129,105			0.014	0.014		
59281323038 438 BEACHFRONT CT 59281323039 440 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC BHBR INVESTMENTS LLC	0.014	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
59281323040 442 BEACHFRONT CT	FORSYTHE, GERALD R	0.014	No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105			0.014	0.014		1
59281323041 825 BEACHFRONT DR 59281323042 827 BEACHFRONT DR	JOSEPH BONELLI BYUNG-IL WILLIAM CHOI	0.014	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		1
59281323043 829 BEACHFRONT DR	NEIL BIALK	0.014	No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056			0.014	0.014		1
59281323044 831 BEACHFRONT DR 59281323045 833 BEACHFRONT DR	IRIS J BRIGHAM REVOCABLE TRUST 5-3-17 SHEBOYGAN ACQUISITIONS LLC	0.014 0.014	No	16,500 16,500	128,900 128,900	145,400 145,400	97.29% 97.29%	16,960 16,960	132,497 132,497	149,458 149,458			0.014 0.014	0.014 0.014		
59281323046 835 BEACHFRONT DR 59281323047 837 BEACHFRONT DR	CYTHERA 835 LLC MICAH Y STEELE	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		1
59281323048 839 BEACHFRONT DR	KENNETH ZIMMERMANN	0.014	No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458			0.014	0.014		1
59281323049 415 BEACHFRONT CT 59281323050 417 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC SHEBOYGAN ACQUISITIONS LLC	0.014 0.014	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
59281323051 419 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC	0.014	No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387			0.014	0.014		1
59281323052 421 BEACHFRONT CT 59281323053 423 BEACHFRONT CT	SHANLEY, LARRY SHEBOYGAN ACQUISITIONS LLC	0.014	No	16,500 16,500	109,100	125,600 125,600	97.29% 97.29%	16,960 16,960	112,145 112,145	129,105 129,105			0.014	0.014		1
59281323054 425 BEACHFRONT CT	FLAHERTY INVESTMENT GROUP INC	0.014	No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387			0.014	0.014		1
59281323055 427 BEACHFRONT CT 59281323056 429 BEACHFRONT CT	SHEBOYGAN ACQUISITIONS LLC WELSCH, DAN	0.014 0.014	No No	16,500 16,500	165,800 109,100	182,300 125,600	97.29% 97.29%	16,960 16,960	170,427 112,145	187,387 129,105			0.014 0.014	0.014 0.014		
9281323057 841 BEACHFRONT DR	KEVIN KURZ	0.014	No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458			0.014	0.014		
59281323058 843 BEACHFRONT DR 59281323059 845 BEACHFRONT DR	KAREN RODDY SHEBOYGAN ACQUISITIONS LLC	0.014 0.014	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		
59281323060 847 BEACHFRONT DR 59281323061 849 BEACHFRONT DR	RTM FOX RIVER LLC RKB HOLDINGS LLC	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		
9281323062 851 BEACHFRONT DR	SHEBOYGAN ACQUISITIONS LLC	0.014	No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056			0.014	0.014		
9281323063 853 BEACHFRONT DR 9281323064 855 BEACHFRONT DR	PGW RENTALS LLC ATKINS, THOMAS J	0.014 0.014	No No	16,500 16,500	200,500 128,900	217,000 145,400	97.29% 97.29%	16,960 16,960	206,095 132,497	223,056 149,458			0.014 0.014	0.014 0.014		
9281323099 N/A	C REISS CONDOMINIUM	0.580	No	-	-	-	97.29%	0	0	0			0.580	0.580		
9281323100 1011 S 8TH ST 9281323101 780 SOUTH PIER DR UNIT 101	EDELWEISS PROPERTIES LLC MELOWSKI & ASSOCIATES LLC	0.019 0.019	No No	62,500 11,300	144,700 127,300	207,200 138,600	97.29% 97.29%	64,244 11,615	148,738 130,853	212,982 142,468		0.019	0.019	0.019 0.019		
9281323102 780 SOUTH PIER DR UNIT 102 9281323201 780 SOUTH PIER DR UNIT 201	TESTWUIDE, THOMAS MOTISKA, 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 0.004	0.020		1
9281323202 780 SOUTH PIER DR UNIT 202	MIDDLESWORTH, GREGORY D	0.005	No	11,300	143,000	154,300	97.29%	11,615	146,991	158,606			0.005	0.005		
9281323203 780 SOUTH PIER DR UNIT 203 9281323301 780 SOUTH PIER DR UNIT 301	ALEXANDER & MIKESELL FAMILY REVOCABLE LIVING TRUST 4-15-2012 FISCHER, MICHAEL J	0.004	No	11,300 11,300	205,700 214,300	217,000 225,600	97.29% 97.29%	11,615 11,615	211,440 220,280	223,056 231,896			0.004	0.004		1
9281323302 780 SOUTH PIER DR UNIT 302	DUTRA, JARED	0.009	No	11,300	143,000	154,300	97.29%	11,615	146,991	158,606			0.009	0.009		1
9281323305 780 SOUTH PIER DR UNIT 305 9281323306 780 SOUTH PIER DR UNIT 306	PAULUS, JAYSON SCHUPP, SCOTT	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			0.009	0.009		
9281323307 780 SOUTH PIER DR UNIT 307	ULRICH TRUST	0.009	No	11,300	162,500	173,800	97.29%	11,615	167,035	178,650			0.009	0.009		
9281323308 780 SOUTH PIER DR UNIT 308 9281323309 780 SOUTH PIER DR UNIT 309	BROOKS REVOCABLE LIVING TRUST OPGENORTH, RACHEL A	0.009	No No	11,300 11,300	172,100	183,400 173,800	97.29% 97.29%	11,615 11,615	176,903 167,035	188,518 178,650			0.009	0.009		+
9281323310 780 SOUTH PIER DR UNIT 310	DROZDA, PETER J	0.009	No	11,300	172,100	183,400	97.29%	11,615	176,903	188,518			0.009	0.009		
59281323311 780 SOUTH PIER DR UNIT 311 59281323312 780 SOUTH PIER DR UNIT 312	THOMPSON, THOMAS J SWANTEK, 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			0.009	0.009		
59281323401 780 SOUTH PIER DR UNIT 401	LACEY, RICHARD L	0.008	No	11,300	238,100	249,400	97.29%	11,615	244,745	256,360			0.008	0.008		+
59281323402 780 SOUTH PIER DR UNIT 402 59281323403 780 SOUTH PIER DR UNIT 403	MIRECKI, STEVEN J SMITH, BRIAN H	0.003	No No	11,300 11,300	158,900 238,500	170,200 249,800	97.29% 97.29%	11,615 11,615	163,334 245,156	174,950 256,771			0.003	0.003 0.002		1
59281323509 510 SOUTH PIER DR 59281323510 510 SOUTH PIER DR	NEW HORIZON CONDOMINIUM	0.125	No	-	-	-	97.29%	0	0	0		0.034	0.125	0.125		2
12701252210 2TO 2OO H LIFK DK	SOUTH PIER HOSPITALITY GROUP LLC PAJA RENTALS LLC	0.021	No	19,500 18,800	138,200 338,100	157,700 356,900	97.29% 97.29%	20,044 19,325	142,057 347,535	162,101 366,860		0.021	0.024	0.021 0.024	1	1

y of Sheboygan, Wisco ncrement District #21																			Assessmen Classificat
Property Information																			(Residential = Commercial =
	Property Information				Asses	sment Informat	ion		Equalized	Value			Distr	ict Classificatio	ı		District Classi	fication	Manufacturing =
																			= Class 4 , Und Class 5, Ag For
				Part of								Industrial						4	5M, Forest = Cl = Class 7 & Ex
		Total	Wetland	Existing TID? Indicate TID #				Equalized				(Zoned and	Vacant/	Commercial/	Existing	Suitable for	Rehab/		- Cluss / & LA
l Number Street Address	Owner	Acreage	Acreage		Land	Imp	Total	Value Ratio	Land	Imp	Total	Suitable)	Institutional	Business	-	Mixed Use	· ·	Vacant	
59281323512 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			1
59281323513 514A SOUTH PIER DR UNIT 3	PAJA RENTALS LLC	0.024		No	18,800	298,000	316,800	97.29%	19,325	306,316	325,641				0.024	0.024			1
59281323514 514A SOUTH PIER DR UNIT 4	PAJA RENTALS LLC	0.024		No	18,800	338,100	356,900	97.29%	19,325	347,535	366,860				0.024	0.024			1
59281323515 524 SOUTH PIER DR	SPARTACUS PROPERTIES LLC	0.021		No	19,500	139,500	159,000	97.29%	20,044	143,393	163,437			0.021		0.021			2
59281323516 522 SOUTH PIER DR	DOMINGUEZ, DAN	0.023		No	19,500	122,600	142,100	97.29%	20,044	126,021	146,066			0.023		0.023			2
59281323517 518 SOUTH PIER DR 59281323639 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		2
59281323640 640 SOUTH PIER DR	HEITZMANN ENTERPRISES LLC	0.019		No	- 13,500	- 117,800	- 131,300	97.29%	13,877	121,087	134,964			0.019	0.101	0.101	0.101		2
59281323642 644 SOUTH PIER DR	CMEINVEST LLC	0.017		No	13,500	59,100	72,600	97.29%	13,877	60,749	74,626			0.015		0.017			2
59281323646 646 SOUTH PIER DR	CMEINVEST LLC	0.014		No	13,500	52,500	66,000	97.29%	13,877	53,965	67,842			0.014		0.014			2
59281323651 650 SOUTH PIER DR	BKKC LLC	0.010		No	12,400	301,800	314,200	97.29%	12,746	310,222	322,968				0.010	0.010			1
59281323652 650 SOUTH PIER DR	BKKC LLC	0.015		No	12,400	204,200	216,600	97.29%	12,746	209,899	222,645				0.015	0.015			1
59281323653 650 SOUTH PIER DR	FISCHER, TRACI J	0.017		No	12,400	268,200	280,600	97.29%	12,746	275,685	288,431				0.017	0.017			1
59281323654 650 SOUTH PIER DR	MCDONOUGH, DAN	0.017		No	6,400	113,000	119,400	97.29%	6,579	116,154	122,732				0.017	0.017			:
59281323655 650 SOUTH PIER DR	MOSCHWARZ LLC	0.015		No	7,500	86,400	93,900	97.29%	7,709	88,811	96,520				0.015	0.015			
59281323656 650 SOUTH PIER DR		0.010 0.014		No No	12,400 12,400	210,400 288,800	222,800 301,200	97.29% 97.29%	12,746 12,746	216,272 296,860	229,018 309,606				0.010 0.014	0.010 0.014			
59281323657 650 SOUTH PIER DR 59281323658 650A SOUTH PIER DR	SCHNELL, WILLIAM R MEYER, RANDALL W	0.014		NO	12,400	288,800	242,900	97.29% 97.29%	12,746	296,860	249,679				0.014	0.014			
59281323659 652 SOUTH PIER DR	CMEINVEST LLC	0.017		No	13,500	73,600	242,900 87,100	97.29%	13,877	75,654	89,531			0.019	0.017	0.017			
59281505750 820 INDIANA AVE	HH2 PROPERTIES LLC	1.792		No	485,900	670,900	1,156,800	97.29%	499,460	689,623	1,189,083			1.792		1.792	1.792		
59281505752 N/A	CITY OF SHEBOYGAN	0.357	0.065185	-	-	-	-	97.29%	0	0005,025	0		0.292	2002		0.292	0.292		
59281502920 631 S COMMERCE ST	VERHAGE TRUST	0.110	0.053444		8,600	14,800	23,400	97.29%	8,840	15,213	24,053			0.057		0.057	0.057		
59281502905 N/A	VERHAGE REVOCABLE FAMILY TRSUST DTD 12-16-2014	0.113		17	40,200	-	40,200	97.29%	41,322	0	41,322			0.113		0.113	0.113		2
59281502910 N/A	ANTON KOLAR	0.643	0.195793	17	32,600	-	32,600	97.29%	33,510	0	33,510			0.447		0.447	0.447		1
59281502870 525 S COMMERCE ST	SOUTH PIER LLC	0.727	0.195867		87,300	216,700	304,000	97.29%	89,736	222,747	312,484			0.531		0.531			
59281502880 505 S COMMERCE ST	PRIGGE'S CHARTERED BUSES INC	0.274	0.021459		42,600	352,500	395,100	97.29%	43,789	362,337	406,126			0.253		0.253			
59281501610 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.059		17	-	-	-	97.29%	0	0	0		0.059			0.059	0.059		4
59281501550 639 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.361	0 002102	17 17	26,700	61,800	88,500	97.29%	27,445	63,525	90,970		0.361	0 220		0.361	0.361		
59281501570 715 N COMMERCE ST 59281500090 N/A	THE DURBROW-STEINGRABER LIVING TRUST OF 2018 SHEBOYGAN COUNTY WISCONSIN PLANNING DEPT	0.241 0.950	0.002103		15,000	24,900	39,900	97.29% 97.29%	15,419 0	25,595 0	41,013 0		0.943	0.239		0.239 0.943	0.943		
59281500050 N/A	SHEB RIVERSIDE BOAT CLUB	0.345	0.041274		23,700	-	23,700	97.29%	24,361	0	24,361		0.545	0.304		0.304	0.304		
59281500060 1228A WISCONSIN AVE	SHEB RIVERSIDE BOAT CLUB	0.606	0.073037		33,600	84,800	118,400	97.29%	34,538	87,167	121,704			0.533		0.533	0.533		
59281500050 1228 WISCONSIN AVE	THOMSON'S PARKVIEW MARINA LLC	1.150	0.017479		62,500	22,400	84,900	97.29%	64,244	23,025	87,269			1.133		1.133	1.133		1
59281501580 N/A	THOMSON'S PARKVIEW MARINA LLC	0.713	0.000292	No	62,500		62,500	97.29%	64,244	0	64,244			0.713		0.713	0.713		:
59281501560 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.487	0.001104	17	91,500		91,500	97.29%	94,053	0	94,053		0.486			0.486	0.486		
59281501540 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.412	0.008972		238,900		238,900	97.29%	245,567	0	245,567		1.403			1.403	1.403		1
59281501630 605 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.812	0.09803		299,000		299,000	97.29%	307,344	0	307,344		1.714			1.714	1.714		-
59281501620 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.240	0.020021		-	-	-	97.29%	0	0	0		0.220			0.220	0.220		1
59281501600 N COMMERCE ST 59281501590 1054 PENNSYLVANIA AVE	REDEVELOPMENT AUTHORITY OF SHEBOYGAN LEHMANN LLC	0.535 0.390	0.037386	17 17	- 72,200	199,400	-	97.29% 97.29%	0 74,215	0 204,965	0 279,180		0.498	0.368		0.498 0.368	0.498 0.368		
59281501590 1054 PENNSYLVANIA AVE	PBRK LLP	0.390	0.022273		31,000	95,600	271,600 126,600	97.29%	31,865	98,268	130,133			0.368		0.368	0.368		
59281105470 926 BROUGHTON DR	ALEXANDRIA TSIOULOS	0.207	0.00550	No	97,700	95,300	193,000	97.29%	100,427	97,960	198,386			0.207		0.207			
59281112470 335 WASHINGTON CT	LATITUDE 43 PROPERTIES LLC	0.063		No	8,600	120,200	128,800	97.29%	8,840	123,554	132,394			0.207	0.063	0.063			
59281112460 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			:
49281112480 823 N 4TH ST	RYAN VOLGMANN	0.097		No	10,400	80,100	90,500	97.29%	10,690	82,335	93,026				0.097	0.097			
59281112450 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			
59281112440 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			
59281112430 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			
59281112490 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			
59281112420 820 N FRANKLIN ST 59281112500 815 N 4TH ST	SCOTT WACKETT FRANKIE CARROTHERS	0.102		No No	11,000 8,100	129,000 87,200	140,000 95,300	97.29% 97.29%	11,307 8,326	132,600 89,633	143,907 97,960				0.102	0.102			
59281112500 815 N 4TH ST	BRIAN J SMITH	0.072		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	0.072			
59281112510 811 N 411 31 59281112410 814 N FRANKLIN ST	JANCHAI WESER	0.120		No	11,900	77,100	89,000	97.29%	12,232	79,252	91,484				0.120	0.120			
59281112520 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			
59281112530 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			
59281112540 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			
59281112400 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			:
59281112841 812 BROUGHTON DR	SHEBOYGAN COUNTY YOUNG MEN'S CHRISTIAN ASSOCIATION	1.957		No	-	-	-	97.29%	0	0	0		1.957			1.957			
etland Acreage		(2.73)		Т							Τ								The Asses
						100 100													Class, for e
	Total Act	reage 253.40	2.73		28,658,300	188,463,800	217,122,100		29,458,070	193,723,278		4.411 1.74%	133.255169 52.59%		54.260892	253.40	136.192366 53.75%	0.052	is required
															21.41%	100.00%			

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, Wis	consin
Tax Increment District #2	1
Valuation Test Compliance Calc	culation
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.

<u>Demolition</u>

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.

<u>Site Grading</u>

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

<u>Rail Spur</u>

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

Projects Outside the Tax Increment District

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

1) Pennsylvania Avenue Bridge - \$120K

Professional Service and Organizational Costs

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

Administrative Costs

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

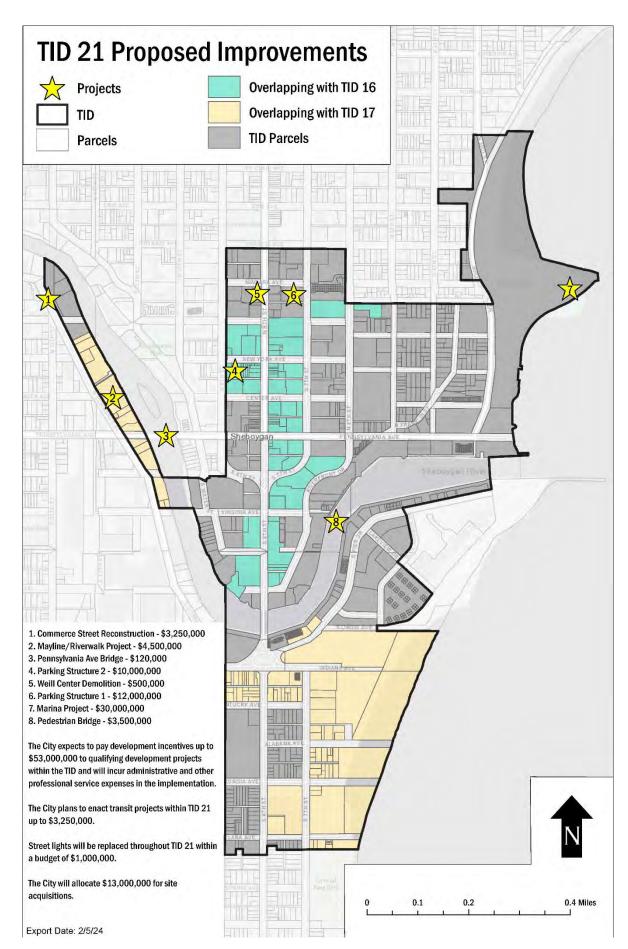
Financing Costs

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

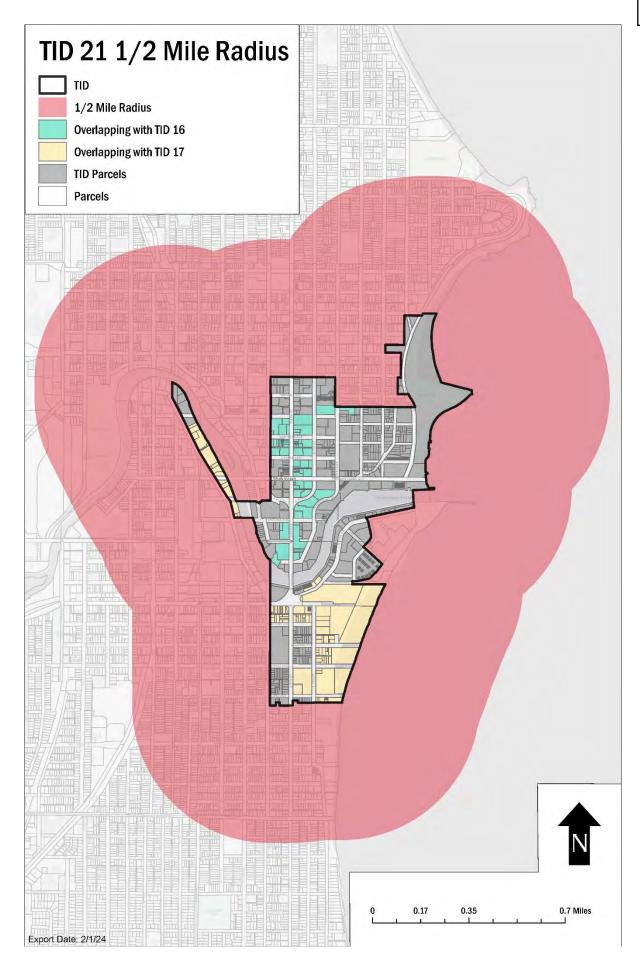
SECTION 7: Map Showing Proposed Improvements and Uses

Maps Found on Following Page.

Item 13.



Tax Incremental District No. 21 Project Plan Prepared by Ehlers



Tax Incremental District No. 21 Project Plan Prepared by Ehlers

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 Distrie	ct #21			
		Estir	nated Project L	ist			
Project ID	Project Name/Type	Phase I 2025	Phase II 2030	Phase III 2035	Phase IV 2040	Phase V 2045	Total (Note 1)
2 3 4	Vacant Commercial Building Vacant Manufacturing Building Parking Structure No. 1 Commercial Space (Hotel) Parking Structure No. 2	4,000,000 4,000,000 4,000,000		10,000,000		10,000,000	4,000,000 4,000,000 10,000,000 4,000,000 10,000,000
6 7	Mayline Site Clean Up Pedestrian Bridge Development Incentives ²	3,000,000 3,500,000				10,000,000	3,000,000 3,500,000 3,500,000
	South Point Land Purchases Mayline River Walk/Shoreline Restoration	1,500,000	10,000,000				10,000,000 1,500,000
12	Weil Center Site Demo Marina Project Penn Ave. Bridge	500,000	17,500,000				500,000 17,500,000 120,000
14 15	City Costs (Reimbursments) Street Lights (Place Making) Commerce Street Reconstruction	250,000 1,000,000 3,250,000	250,000	300,000	300,000	300,000	1,400,000
Total Projec	.ts	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	lification.					

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

					rement Dist					
Constr	uction Year	North Downtown	Downtown	South Downtown	River Front	Blue Harbor Area	South Lake Front	Annual Total	Constructio	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		

Table 2 - Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #21

Tax Increment Projection Worksheet

R	diture Peri evenue Pe Extension	Type of District ct Creation Date Valuation Date Max Life (Years) od/Termination riods/Final Year Eligibility/Years ecipient District	January Jan 1, 22 27 Yes	litation (1, 2024 2024 77 1/1/2046 2052 3 es		Rate Adju Tax Exempt	Base Value eciation Factor Base Tax Rate Istment Factor Discount Rate Discount Rate	223,181,348 2.00% \$17.07 -1.00% 4.00% 5.50%	Apply to Base	Value
									T . F	
C	onstructio	n	Valuation	Inflation	Total	Revenue		Tax	Tax Exempt NPV	Taxable NPV
C	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

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

2052

\$13.14

6,782,178

Totals	328,500,000	187,518,665	Future Value of Increment	144,930,940

10,118,013 516,018,665

Notes:

27

2050

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

2051

0

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

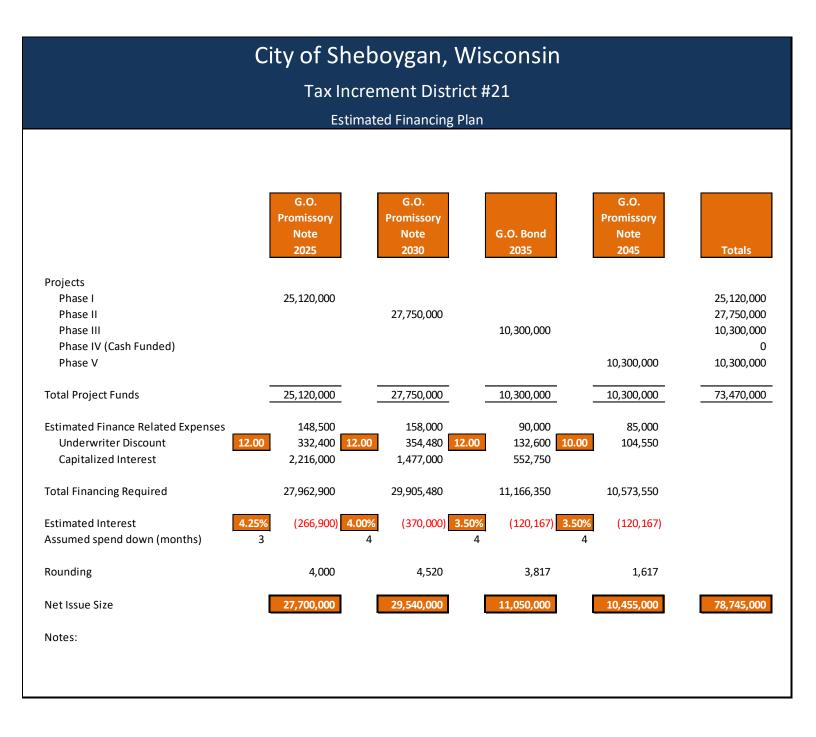
77,486,112

62,838,359

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 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 Shohoygan Micconcin

Projectic	on																							
	Proje	ected Revenues	S		Expenditures										Balances									
					G.O. I	Promissory	Note	G.O. P	romissory l	Note		G.O. Bond		G.O. P	Promissory I	Note								
						27,700,000		2	9,540,000			11,050,000		1	10,455,000		Kite Beach MRO	Mayline MRO	Hotel MRO					
Тах	TID Revenue	TID Rev.		Total	Dated Date:	10,	/01/25	Dated Date:	10/	01/30	Dated Date:	10/	01/35	Dated Date:	10/0	01/40	Payment \$8M	Payment \$10.8M	Payment \$375K		Total			Principal
ncrements	Sharing TID 22 S	haring TID 24	Cap Interest	Revenues	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	Principal	Est. Rate	Interest	75% of Increment	75% of Increment	75% of Increment	Admin.	Expenditures	Annual	Cumulative	Outstanding
				•																				
			0	0																	0	0	0	
F02 F12			0 1,108,000	1 (11 [12		4.000/	1 109 000													15 000	1 122 000	499 513	488,513	
503,513 1,741,969			1,108,000	1,611,513 2,849,969		4.00% 4.00%	1,108,000 1,108,000										512,047	691,264	32,003	15,000 15,300	1,123,000 2,358,614	488,513 491,355	488,513 979,868	
2.829.670	0	20,000	1,108,000	2,849,909	150.000		1,108,000										512,047	691,264	32,003	15,500	2,508,920	491,355 340,750	-	
3,387,362	0	20,000		3,407,362	1,000,000		1,102,000										512,047	691,264	32,003	15,000	3,353,232	54,130	1,374,748	
3,420,558	0	20,000		3,440,558	1,100,000		1,062,000										512,047	691,264	32,003	16,236	3,413,550	27,008	1,401,756	
4,103,349	0	20,000	1,477,000	5,600,349	1,550,000		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	
5,107,726	0	20,000	, ,	5,127,726	1,200,000		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	
5,635,043	0	20,000		5,655,043	1,750,000	4.00%	908,000	250,000	5.00%	1,452,000							512,047	691,264	32,003	17,230	5,612,544	42,499	1,502,749	
5,690,267	0	20,000		5,710,267	1,900,000	4.00%	838,000	250,000	5.00%	1,439,500							512,047	691,264	32,003	17,575	5,680,389	29,878	1,532,626	
5,746,031	0	20,000	552,750	6,318,781	2,000,000	4.00%	762,000	250,000	5.00%	1,427,000		5.00%	552,750				512,047	691,264	32,003	17,926	6,244,990	73,791	1,606,417	
5,802,342	0	20,000		5,822,342	1,650,000	4.00%	682,000	250,000	5.00%	1,414,500		5.00%	552,750				512,047	691,264	32,003	18,285	5,802,849	19,494	1,625,911	
5,859,205	0	20,000		5,879,205	1,800,000	4.00%	616,000	250,000	5.00%	1,402,000		5.00%	552,750				512,047	691,264	32,003	18,651	5,874,714	4,491	1,630,402	
5,916,626	50,000	20,000		5,986,626	1,925,000	4.00%	544,000	250,000	5.00%	1,389,500	100,000	5.00%	552,750				512,047	691,264	22,968	19,024	6,006,553	(19,927)	1,610,475	
5,974,608	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		19,404	6,039,465	5,143	1,615,618	
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		542,750		5.00%	522,750	512,047	691,264		19,792	6,187,103	(83,943)		
6,092,285	50,000	20,000		6,162,285	2,300,000		312,000	250,000	5.00%	1,352,000	100,000		537,750		5.00%	522,750	512,047	691,264		20,188	6,597,999	(435,714)		
6,151,989	125,000	100,000		6,376,989	2,750,000		220,000	875,000	5.00%	1,339,500	100,000		532,750		5.00%	522,750	319,292	431,044		20,592	7,110,928	(733,939)	-	
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		527,750	250.000	5.00%	522,750				21,004	6,552,254	10,025		
6,273,159	200,000	100,000		6,573,159				3,250,000	5.00%	1,234,500	700,000		522,750	250,000	5.00%	522,750				21,424	6,501,424	71,735	443,781	
6,334,636 6,396,715	725,000	100,000 100,000		7,159,636 6,496,715				3,690,000 3,550,000	5.00% 5.00%	1,072,000 887,500	700,000 760,000		487,750 452,750	250,000 250,000	5.00% 5.00%	510,250 497,750				21,852 22,289	6,731,852 6,420,289	427,784 76,426	871,565 947,991	
6,459,403		100,000		6,559,403				3,550,000	5.00%	710,000	1,000,000		452,750 414,750	250,000	5.00%	497,750				22,289	6,420,289	76,426 126.668	1,074,659	
6,522,705		100,000		6,622,705				3,550,000	5.00%	532,500	1,000,000		414,750 364,750	500,000	5.00%	485,250				22,755	6,443,190	120,000	1,074,039	
6,586,628		100,000		6,686,628				3,500,000	5.00%	355,000	1,000,000		314,750	1,000,000	5.00%	447,750				23,653	6,641,153	45,474	1,299,649	
6,651,177		100,000		6,751,177				3,600,000	5.00%	180,000	1,245,000		264,750	1,000,000	5.00%	397,750				23,033	6,711,627	39,550		
6,716,358		100,000		6,816,358				0,000,000	0.0070	200,000	2,000,000		202,500	3,355,000	5.00%	347,750				24,609	5,929,859	886,499	2,225,698	
6,782,178		120,000		6,902,178							2,050,000		102,500	3,600,000		180,000				40,000	5,972,500	929,678	, , , , , , , , , , , , , , , , , , , ,	

lotes

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 non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

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

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

Legal Opinion Found on Following Page.



TAGLaw International Lawyers

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

[], 2024

Mayor City of Sheboygan 828 Center Avenue Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40771919_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.

c	statement of Ta		ict would pay	2022		
-		ikes Data Tear.		2022	Percentage	
c	heboygan Cou	ntv		15,129,924	21.12%	
	City of Sheboyg			31,920,100	44.56%	
	School District c			22,283,436	44.56%	
	akeshore Tech	10		2,203,430	3.21%	
l	akeshore rech			2,505,112	5.21/0	
1	otal		-	71,636,572		
			•			
	Shahaygan	City of	School District	Lakeshore		
	Sheboygan	City of	School District	Technical	Tabal	D
Year	County	Sheboygan	of Sheboygan	College	Total	Revenue Yea
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 2050	1,391,121 1,404,754	2,934,895 2,963,657	2,048,851 2,068,930	211,760 213,835	6,586,628 6,651,177	2049 2050
2050	1,404,734	2,903,037	2,008,930	215,835	6,716,358	2050
2051	1,418,521	3,022,029	2,109,680	213,931 218,047	6,782,178	2051
-	30,609,980	64,578,888	45,082,550	4,659,522	144,930,940	-
-						

CITY OF SHEBOYGAN RESOLUTION 164-23-24

BY ALDERPERSON 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.

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 20, 2024

PROJECT PLAN

City of Sheboygan, Wisconsin

Tax Incremental District No. 22

West Side of Sheboygan



Prepared by:

Ehlers N19W24400 Riverwood Drive, Suite 100 Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

- Organizational Joint Review Board Meeting Held: Public Hearing Held: Approval by Plan Commission: Adoption by Common Council:
- Approval by the Joint Review Board:

Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for March 18, 2024 Scheduled for TBD

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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
Annexed Property
Estimate of Property to Be Devoted to Retail Business
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances
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
List of Estimated Non-Project Costs
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

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

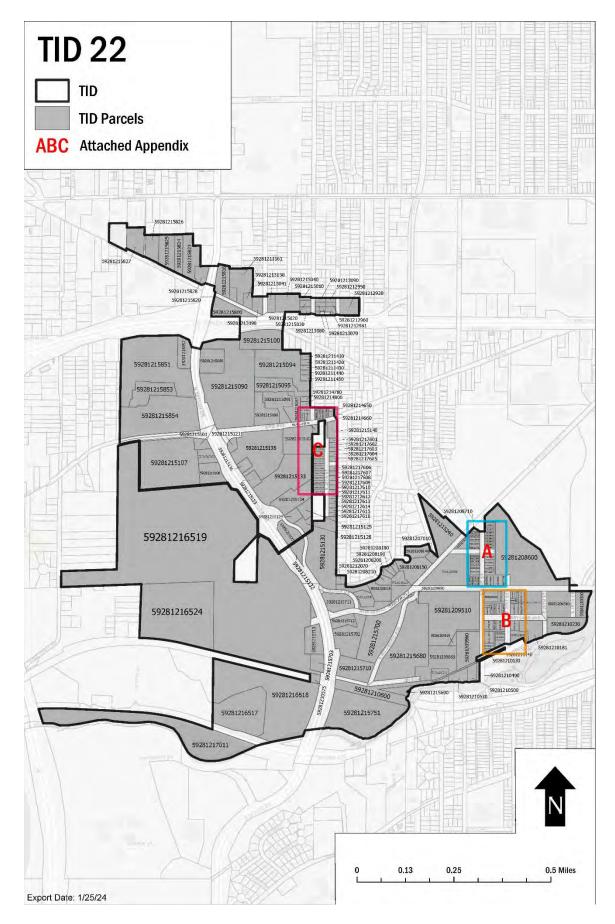
35% of the real property area within the District. Costs related to newlyplatted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.

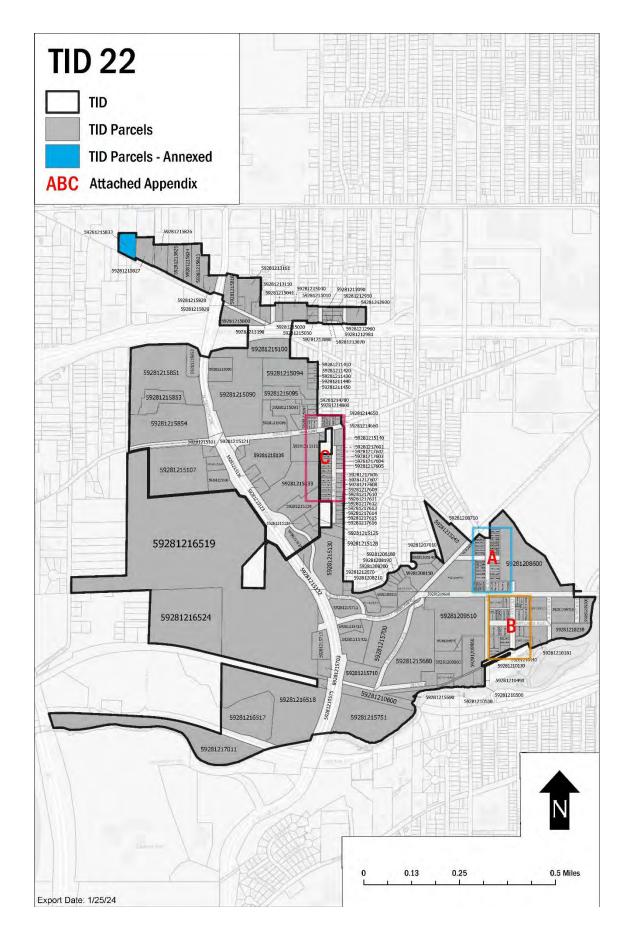
- 5. Based on the foregoing finding, the District is designated as a mixed-use district.
- 6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
- 7. Improvements to be made in the District are likely to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

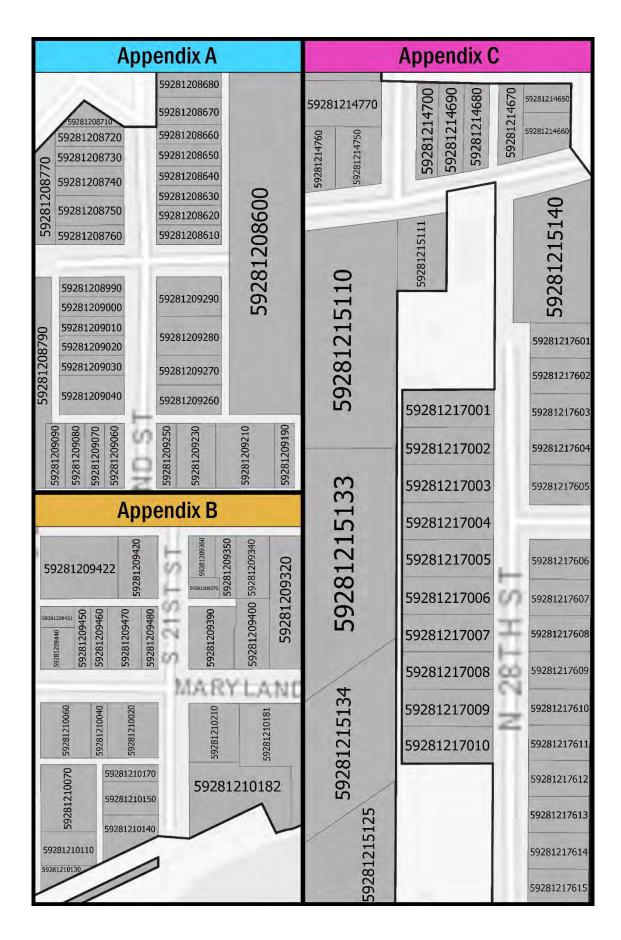
SECTION 2: Preliminary Map of Proposed District Boundary

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.

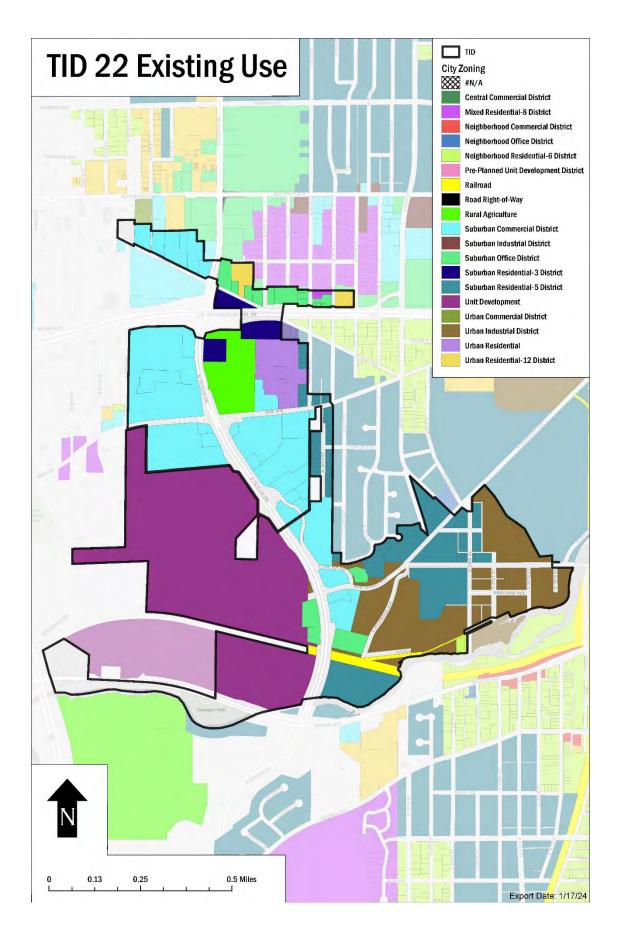






SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.



City of She	boygan, Wisc	consin																	
Tax Increment D	istrict #22																		Assessment Roll
Base Property Info	ormation																		Classification? (Residential = Class 1,
										-									Commercial = Class 2, Manufacturing = Class 3, A
	Property Inforr	mation				Assess	ment Informa	tion		Equalized	Value			District Cl	assification (M	linus Wetland	Portion)		= Class 4 , Undeveloped = Class 5, Ag Forest = Clas.
Parcel Number	Street Address	Owner	Total Acreage		Annexed Post 1/1/04? Indicate date	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant /Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Vacant	5M, Forest = Class 6, Oth = Class 7 & Exempt = X,
ROW Areas																			
59281215833			5.640		BD - 2/5/24?	48,200	0	48,200	97.29%	49,545	0	49,545			5.64	ł	5.64	5.64	Х
59281207010 N//		CITY OF SHEBOYGAN	0.386		lo	0	0	0	97.29%	0	0	0		0.386			0.39		1
	D6 RIDGEWAY CIR	GILBERT, STEPHEN M	1.140		lo	44,600	246,200	290,800	97.29%	45,845	253,071	298,915				1.140		0.00	
59281208150 250		WAGNER, THOMAS M LUKAS, BARBARA J	2.423 0.237	N N	lo	42,600 29,200	481,800 234,800	524,400 264,000	97.29% 97.29%	43,789 30,015	495,246 241,353	539,034 271,367				2.423		0.00	
59281208180 703		BUTLER, CHARLES E	0.237		lo	29,200 33,400	234,800 178,000	264,000	97.29%	30,015	241,353 182,967	271,307				0.237		0.00	
59281208190 713		LINDOW REVOCABLE TF	0.289		lo	33,400 31,400	162,400	193,800	97.29%	34,332	166,932	199,208				0.289		0.00	1
59281208200 727		OBEAR, KIRK B	0.558		lo	39,300	271,500	310,800	97.29%	40,397	279,077	319,474				0.558		0.00	1
59281208210 //		WAGNER, THOMAS M	0.801		lo	0	271,500 0	010,000	97.29%	-0,557 0	0	010,474				0.801	0.80	0.00	1
59281208215 N//		OBEAR, KIRK B	1.534	N		11,500	0	11,500	97.29%	11,821	0	11,821				1.534		1.53	X
	26 NEW JERSEY AVE	CITY OF SHEBOYGAN M	12.500		lo	0	0	0	97.29%	0	0	0		12.500			12.50		х
59281208610 N/	A	CITY OF SHEBOYGAN	0.121	N	lo	0	0	0	97.29%	0	0	0		0.121			0.12		х
59281208620 N/	A	CITY OF SHEBOYGAN	0.121	N	lo	0	0	0	97.29%	0	0	0		0.121			0.12		х
59281208630 N/	A	CITY OF SHEBOYGAN	0.121	N	lo	0	0	0	97.29%	0	0	0		0.121			0.12		х
59281208640 N/	A	CITY OF SHEBOYGAN	0.121	N	lo	0	0	0	97.29%	0	0	0		0.121			0.12		1
59281208650 607	7 S 22ND ST	BALLWEG, LAURA J	0.136	N	lo	9,800	96,900	106,700	97.29%	10,073	99,604	109,678				0.136	0.14	0.00	1
59281208660 601	1 S 22ND ST	BORTH, DAVID	0.121	N	lo	8,800	52,300	61,100	97.29%	9,046	53,760	62,805				0.121	0.12	0.00	Х
59281208670 N/	A	CITY OF SHEBOYGAN	0.167	N	lo	0	0	0	97.29%	0	0	0		0.167			0.17		1
59281208680 529		BORTH, DAVID C	0.182		lo	12,400	67,200	79,600	97.29%	12,746	69,075	81,821				0.182		0.00	
59281208710 N/		CITY OF SHEBOYGAN	0.081		lo	0	0	0	97.29%	0	0	0		0.081			0.08		1
59281208720 602		LUECK, DONALD	0.128		lo	11,400	87,400	98,800	97.29%	11,718	89,839	101,557				0.128		0.00	
59281208730 N/		LUECK, DONALD	0.129		lo	4,300	0	4,300	97.29%	4,420	0	4,420				0.129		0.13	1
59281208740 612		CLARK IRREVOCABLE TF	0.193		lo	16,000	100,400	116,400	97.29%	16,447	103,202	119,648				0.193		0.00	1
59281208750 618 59281208760 S 2		NOWAK, DEVIN W PREUSS, SHAUN	0.193	N	lo	16,000 11,400	71,200 0	87,200	97.29% 97.29%	16,447 11,718	73,187	89,633				0.193		0.00	
	5 S WILDWOOD AVE	CITY OF SHEBOYGAN	0.129		lo	11,400 0	0	11,400	97.29%	11,718	0	11,718 0		0.586		0.129	0.13	0.13	×
	28 NEW JERSEY AVE	CITY OF SHEBOYGAN W	4.704		lo	0	0	0	97.29%	0	0	0		4.704			4.70		1
59281208790 232		JOOSSE, LEVI S	4.704 0.121		lo	11,100	73,800	84,900	97.29%	0 11,410	75,860	87,269		4.704		0.121		0.00	1
59281209000 708		ANDERSON, KEITH	0.121		lo	11,100	64,900	76,000	97.29%	11,410	66,711	78,121				0.121		0.00	
59281209010 712		TUPPER, CHRISTIAN M	0.121	N		11,100	79,900	91,000	97.29%	11,410	82,130	93,540				0.121		0.00	
59281209020 716		COULSON, SARA L	0.121		lo	11,100	67,400	78,500	97.29%	11,410	69,281	80,691				0.121		0.00	
59281209030 N/		COULSON, SARA L	0.121		lo	5,500	0	5,500	97.29%	5,653	0	5,653				0.121		0.12	1
59281209040 726	5 S 22ND ST	BERTI, TINA	0.242		lo	19,300	101,500	120,800	97.29%	19,839	104,333	124,171				0.242		0.00	1
59281209060 N/	A	KUECKER, RACHEL	0.121	N	lo	4,200	0	4,200	97.29%	4,317	0	4,317				0.121	0.12	0.12	1

City of Sheboygan, Wisconsin

City of Sh	leboygan, Wisc	consin																	
Tax Increment	: District #22																		Assessment Roll
Base Property II	nformation																		Classification? (Residential = Class 1,
																			Commercial = Class 2, Manufacturing = Class 3, A
	Property Inforr	mation				Asses	sment Informa	ation		Equalized	d Value			District Class	sification (Mi	inus Wetland Po	ortion)		= Class 4 , Undeveloped =
																			Class 5, Ag Forest = Class 5M, Forest = Class 6, Othe
					Annexed Post 1/1/04?								Industrial						= Class 7 & Exempt = X)
			Total	Wetland	Indicate date				Equalized				(Zoned and	Vacant C	Commercial/	Existing	Suitable for		
Parcel Number	Street Address	Owner	Acreage	Acreage		Land	Imp	Total	Value Ratio	Land	Imp	Total	•	/Institutional	Business	0	Mixed Use	Vacant	
59281209070	2206 NEW JERSEY AVE	KUECKER, RACHEL	0.121		No	11,100	52,400	63,500	97.29%	11,410	53,862	65,272				0.121	0.12	0.00	1
	2212 NEW JERSEY AVE	DEPIES, JOSHUA	0.121		No	11,100	96,100	107,200	97.29%	11,410	98,782	110,192				0.121	0.12	0.00	1
59281209090	•	DEPIES, JOSHUA	0.121		No	4,200	0	4,200	97.29%	4,317	0	4,317				0.121	0.12	0.12	Х
59281209190		CITY OF SHEBOYGAN	0.121		No	0	0	0	97.29%	0	0	0		0.121			0.12		1
	2112 NEW JERSEY AVE	DAMROW, DEBORAH S	0.364		No	19,700	85,800	105,500	97.29%	20,250	88,194	108,444				0.364	0.36	0.00	
	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 1 2 1		0.242	0.24	0.00	X
59281209250	N/A 725 S 22ND ST	CITY OF SHEBOYGAN ELIZALDE, ERNESTO	0.121 0.182		No No	0 12,400	0 86,900	0 99,300	97.29% 97.29%	0 12,746	0 89,325	0 102,071		0.121		0.182	0.12 0.18	0.00	1
	719 S 22ND ST	TROSSEN, LORRI M	0.182		No	12,400	88,900 88,900	99,300 101,300	97.29% 97.29%	12,746	89,325 91,381	102,071				0.182	0.18	0.00	1
	711 S 22ND ST	KRAMER, RENEE A	0.182		No	12,400	88,900 96,900	112,300	97.29% 97.29%	15,830	91,581 99,604	104,127				0.182	0.18	0.00	
	705 S 22ND ST	SEYMOUR, LAWRENCE	0.242		No	15,400	114,600	130,000	97.29%	15,830	117,798	133,628				0.242	0.24	0.00	
59281209200		OWC WATERFRONT LLC	1.466	0.048275		88,700	17,000	105,700	97.29%	91,175	17,474	108,650			1.418		1.42	1.47	2
59281209310	-	COPPERCRAFT ENTERPI	2.630	0.0102/0	No	212,600	176,300	388,900	97.29%	218,533	181,220	399,753			2.630		2.63	2.63	2
	2005 NEW JERSEY AVE	LW ACQUISITIONS LLC	1.752		No	146,700	728,800	875,500	97.29%	150,794	749,139	899,933			1.752		1.75	0.00	1
	2031 NEW JERSEY AVE	CARROTHERS, WALTER	0.276		No	16,400	92,300	108,700	97.29%	16,858	94,876	111,734				0.276	0.28	0.00	
59281209350	2037 NEW JERSEY AVE	SPECKMAN, STEVE J	0.161		No	11,000	76,200	87,200	97.29%	11,307	78,327	89,633				0.161	0.16	0.00	1
59281209360	2043 NEW JERSEY AVE	BOGENSCHUETZ, DAVIE	0.145		No	12,200	103,400	115,600	97.29%	12,540	106,286	118,826				0.145	0.15	0.00	1
59281209370	S 21ST ST	ALTMEYER ELECTRIC IN(0.084		No	7,300	0	7,300	97.29%	7,504	0	7,504				0.084	0.08	0.08	2
59281209390	827 S 21ST ST	ALTMEYER ELECTRIC IN(0.377		No	32,300	318,700	351,000	97.29%	33,201	327,594	360,795			0.377		0.38	0.00	2
59281209400	2028 MARYLAND AVE	CCJ REAL ESTATE LLC	0.320		No	21,700	74,600	96,300	97.29%	22,306	76,682	98,987			0.320		0.32	0.00	3
59281209420	2105 NEW JERSEY AVE	SCHERMETZLER PROPEF	0.327		No	21,900	236,800	258,700	97.29%	22,511	243,408	265,920	0.327				0.33	0.00	
	2115 NEW JERSEY AVE	WOLF'S LINEN & UNIFO	0.637		No	44,600	213,800	258,400	97.29%	45,845	219,767	265,611			0.637		0.64	0.00	Х
59281209431		REDEVELOPMENT AUTH	0.092		No	0	0	0	97.29%	0	0	0		0.092			0.09		Х
59281209440		REDEVELOPMENT AUTH	0.184		No	0	0	0	97.29%	0	0	0		0.184			0.18		Х
59281209450		REDEVELOPMENT AUTH	0.138		No	0	0	0	97.29%	0	0	0		0.138			0.14		Х
59281209460		REDEVELOPMENT AUTH	0.138		No	0	0	0	97.29%	0	0	0		0.138			0.14		X
59281209470		REDEVELOPMENT AUTH	0.276		No	0	0	0	97.29%	0	0	0		0.276			0.28		X
59281209480		REDEVELOPMENT AUTH	0.138		No	0	0	0	97.29%	0	0	0		0.138			0.14		X
59281209510	2213 NEW JERSEY AVE	CITY OF SHEBOYGAN W	10.561 0.250		No	0 6,500	0 5,600	Ũ	97.29% 97.29%	0 6,681		Ŭ	0.25	10.561			10.56 0.25	0.25	3 V
59281209515	1	NEMSCHOFF CHAIRS IN CITY OF SHEBOYGAN	0.250		No No	6,500	5,600	12,100	97.29%	0,081	5,756	12,438	0.25	0.069			0.25	0.25	X
59281209670		CITY OF SHEBOYGAN	0.069		No	0	0	0	97.29% 97.29%	0	0	0		0.069			0.07		2
	2304 JULSON CT	NEMSCHOFF CHAIRS IN	3.721		No	114,700	1,987,600	2,102,300	97.29%	0 117,901	2,043,068	2,160,969	3.721	0.015			3.72	0.00	3
	2218 JULSON CT	NEMSCHOFF CHAIRS IN	3.721		No	138,800	4,310,300	2,102,300 4,449,100	97.29%	142,674	2,043,008 4,430,588	4,573,261	3.277				3.72	0.00	2
59281205500		ALTMEYER ELECTRIC IN(0.364		No	24,500	4,310,300	4,44 <i>5</i> ,100 195,500	97.29%	25,184	175,772	200,956	5.277		0.364		0.36	0.00	
59281210040		SHEBOYGAN JAYCEES F	0.121		No	0	0	0	97.29%	0	0	0			0.121		0.12	0.00	2
	2125 MARYLAND AVE	WITTNEBEN, RAYMONE	0.364		No	25,400	81,500	106,900	97.29%	26,109	83,774	109,883			0.364		0.36	0.00	2
	923 S 22ND ST	LARRY L HENSCHEL LLC	0.485		No	32,000	94,500	126,500	97.29%	32,893	97,137	130,030			0.485		0.49	0.00	2
59281210110	933 S 22ND ST	LEONHARDS BUILDING	0.242		No	16,800	73,100	89,900	97.29%	17,269	75,140	92,409			0.242		0.24	0.00	х
59281210130	N/A	CITY OF SHEBOYGAN	0.100		No	0	0	0	97.29%	0	0	0		0.100			0.10		2
59281210140	928 S 21ST ST	KLEEMAN SHEETING ME	0.249		No	17,200	38,800	56,000	97.29%	17,680	39,883	57,563			0.249		0.25	0.00	2
59281210150	924 S 21ST ST	KLEEMAN SHEETING ME	0.242		No	16,800	162,600	179,400	97.29%	17,269	167,138	184,407			0.242		0.24	0.00	2
59281210170	N/A	KLEEMAN SHEETING ME	0.121		No	8,400	0	8,400	97.29%	8,634	0	8,634			0.121		0.12	0.12	2
	2025 MARYLAND AVE	COPPERCRAFT ENTERPI	1.607	0.085546		96,300	0	96,300	97.29%	98,987	0	98,987			1.521		1.52	1.61	3
59281210182		ENCOM INTERNATIONA	0.772	0.013843		73,900	37,700	111,600	97.29%	75,962	38,752	114,714	0.758				0.76	0.77	3
59281210210		JLTD ENTERPRISES LLC	0.386		No	24,900	185,500	210,400	97.29%	25,595	190,677	216,272	0.386				0.39	0.00	2
	838 S 19TH ST	COPPERCRAFT ENTERPI	2.471	0.111493		70,900	127,400	198,300	97.29%	72,879	130,955	203,834		-	2.360		2.36	0.00	X
59281210490		CITY OF SHEBOYGAN	0.243	0.009007		0	0	0	97.29%	0	0	0		0.234			0.23		Х
59281210500		CITY OF SHEBOYGAN	0.638	0.02768		0	0	0	97.29%	0	0	0	0.000	0.610			0.61		3
59281210530	N/A	NEMSCHOFF CHAIRS IN	0.885	0.053444	NO	36,800	16,100	52,900	97.29%	37,827	16,549	54,376	0.832				0.83	0.89	Х

City of Sheboygan Wisconsin

ity of Sheboygan, Wisc	onsin															
ax Increment District #22																Assessment Roll
ase Property Information																Classification? (Residential = Class .
																Commercial = Class . Manufacturing = Class 3
Property Inform	ation			Asses	sment Informa	ation		Equalize	d Value		Dist	rict Classification (N	Minus Wetland P	ortion)		= Class 4 , Undevelope
																Class 5, Ag Forest = Cl 5M, Forest = Class 6, O
			Annexed Post 1/1/04?								Industrial					= Class 7 & Exempt =
		Total	WetlandIndicate date				Equalized				(Zoned and Vacan	t Commercial,	/ Existing	Suitable for		
Parcel Number Street Address	Owner	Acreage	Acreage	Land	Imp	Total	Value Ratio	Land	Imp	Total	Suitable) /Instituti	onal Business	Residential	Mixed Use	Vacant	
59281210540 N/A	CITY OF SHEBOYGAN	0.915	0.050865 No	0	0	0	5712570	0	0	0).864		0.86		х
59281210575 N/A	UNION PACIFIC RR CON	0.387	No	0	0	0	97.29%	0	0	0).387		0.39		х
59281210600 N/A	UNION PACIFIC RR CON	4.442	0.070669 No	0	0	0	97.29%	0	0	0		1.371		4.37		1
59281211410 934 N 29TH ST	KROLL, KEVIN T	0.266	No	26,600	203,600	230,200		27,342	209,282	236,624			0.266	0.27	0.00	1
59281211420 924 N 29TH ST	GORGES, ROBERT	0.234	No	24,300 21,800	279,900	304,200 158,200		24,978	287,711 140,207	312,689			0.234	0.23	0.00	1
59281211430 918 N 29TH ST 59281211440 912 N 29TH ST	LUDLUM, ARIEL M STAUBER, ALLISON E	0.202	No	21,800	136,400 139,700	158,200		22,408 22,306	140,207 143,599	162,615 165,904			0.202	0.20	0.00	
59281211440 912 N 291H 31 59281211450 906 N 29TH ST	FLECK, TRAVIS	0.202	No No	21,700	160,500	181,400		22,500	145,599	105,904			0.202	0.20	0.00	1
59281211450 906 N 291H 31 59281212070 2706 FAIRWAY DR	,	0.201		20,300 33,300	176,900	210,200		-	-				0.201	0.20	0.00	1
59281212070 2706 FAIRWAY DR 59281212920 2724 KOHLER MEMORIAL DR	PEDRONI, RUTH R 2724 SHEBOYGAN LLC	0.370 1.459	No No	33,300 374,400	6,341,700	6,716,100		34,229 384,848	181,837 6,518,678	216,066 6,903,527		1.459		0.37 1.46	0.00	2
59281212920 2724 KOHLER MEMORIAL DR 59281212950 1132 N 28TH ST	PLACE, GREGORY A	0.193	No	20,800	81,700	102,500		21,380	83,980	105,360		1.455	0.193	0.19	0.00	
59281212950 1132 N 28TH ST 59281212960 1122 N 28TH ST	KIRCHENWITZ, EDWARI	0.195	No	20,800	144,400	165,200		21,380	148,430	169,810			0.193	0.19	0.00	
59281212960 1122 N 281H 31 59281212981 N/A	2808 PROFESSIONAL SU	0.192	No	20,800	144,400	105,200	97.29%	21,580	140,450 0	010,010			0.192	0.19	0.00	2
59281212982 2808 KOHLER MEMORIAL DR	JNE PROPERTIES LLC	0.069	No	125,300	411,700	537,000		128,797	423,189	551,986		0.069		0.07	0.00	2
59281212983 N/A	JNE PROPERTIES LLC	0.063	No	67,400	276,500	343,900		69,281	284,216	353,497		0.063		0.06	0.00	2
59281213070 1119 N 29TH ST	MC KENZIE, DANIEL J	0.192	No	64,800	96,300	161,100		66,608	98,987	165,596		0.192		0.19	0.00	
59281213080 1123 N 29TH ST	1218 PROPERTIES LLC	0.192	No	20,800	138,300	159,100		21,380	142,160	163,540		0.201	0.192	0.19	0.00	
59281213090 1131 N 29TH ST	GORDON, BENJAMIN J	0.192	No	20,800	62,400	83,200		21,380	64,141	85,522			0.192	0.19	0.00	2
59281213150 3124 WILGUS AVE	JAML ENTERPRISES LLC	0.568	No	169,900	140,600	310,500		174,641	144,524	319,165		0.568		0.57	0.57	2
59281213161 3129 MICHIGAN AVE	NATIONWIDE HEALTH F	2.581	No	421,100	2,296,700	2,717,800		432,852	2,360,794	2,793,646		2.581		2.58	0.00	2
59281213190 1118 N 31ST ST	RANGELAND DEVELOPM	0.723	No	177,200	306,400	483,600		182,145	314,951	497,096		0.723		0.72	0.00	1
59281214750 2904 ERIE AVE	HAFEMANN, RACHEL	0.188	No	18,200	115,300	133,500		18,708	118,518	137,226			0.188	0.19	0.00	1
59281214760 2912 ERIE AVE	KERSTEN, KEVER	0.144	No	14,400	155,900	170,300	97.29%	14,802	160,251	175,053			0.144	0.14	0.00	1
59281214770 734 N 29TH ST	HALLE, JAMES C	0.249	No	25,500	77,200	102,700		26,212	79,354	105,566			0.249	0.25	0.00	1
59281214780 812 N 29TH ST	BOLL, KAREN R	0.196	No	21,300	72,600	93,900	97.29%	21,894	74,626	96,520			0.196	0.20	0.00	1
59281214800 804 N 29TH ST	BRENDEL, WALTER CAR	0.246	No	25,500	82,900	108,400	97.29%	26,212	85,213	111,425			0.246	0.25	0.00	1
59281215010 N/A	VITALE, UMBERTO	0.157	No	17,000	0	17,000	97.29%	17,474	0	17,474			0.157	0.16	0.16	1
59281215020 1128 N 29TH ST	VITALE, MARIA	0.313	No	29,300	269,300	298,600	97.29%	30,118	276,815	306,933			0.313	0.31	0.00	2
59281215030 2910 KOHLER MEMORIAL DR	VITALE, UMBERTO	0.345	No	123,500	227,900	351,400	97.29%	126,947	234,260	361,207		0.345	5	0.35	0.00	2
59281215040 2932 KOHLER MEMORIAL DR	SHEBOYGAN LAKE HOSI	1.907	No	474,900	2,475,700	2,950,600	97.29%	488,153	2,544,790	3,032,943		1.907	7	1.91	0.00	2
59281215041 KOHLER MEMORIAL DR	3016 LLC	0.611	No	196,700	0	196,700	97.29%	202,189	0	202,189		0.611	1	0.61	0.61	Х
59281215080 927 N TAYLOR DR	BOARD OF WATER CON	2.499	No	0	0	0	97.29%	0	0	0	:	2.499		2.50		3
59281215090 3110 ERIE AVE	SHEBOYGAN COUNTY T.	15.608	No	0	0	0	97.29%	0	0	0	15.608			15.61		2
59281215091 3014 ERIE AVE	SUNNY RIDGE REALTY LI	2.410	No	703,900	3,763,800	4,467,700	97.29%	723,544	3,868,837	4,592,381		2.410		2.41	0.00	2
59281215094 N/A	JOS SCHMITT & SONS C	6.276	No	134,300	0	134,300	97.29%	138,048	0	138,048		6.276		6.28	6.28	2
59281215095 826 TAYLOR PKWY	TAYLOR PARK SENIOR A	2.722	No	255,000	1,424,600	1,679,600		262,116	1,464,356	1,726,473		2.722		2.72	0.00	2
59281215096 ERIE AVE	JOS SCHMITT & SONS C	2.392	No	217,500	0	217,500		223,570	0	223,570		2.392		2.39	2.39	2
59281215097 ERIE AVE	JOS SCHMITT & SONS C	1.337	No	130,700	0	130,700		134,347	0	134,347		1.337	7	1.34	1.34	х
59281215100 3007 WILGUS AVE	LUTHERAN CHURCH OF	3.475	No	0	0	0	97.29%	0	0	0	:	3.475		3.48		2
59281215101 3205 ERIE AVE	KENSINGTON MANAGE	0.680	No	359,000	639,300	998,300	-	369,019	657,141	1,026,160		0.680		0.68	0.00	
59281215103 526 S TAYLOR DR	PORTSIDE NNN PORTFC	1.002	No	569,000	1,064,800	1,633,800		584,879	1,094,515	1,679,395		1.002		1.00	0.00	2
59281215106 542 S TAYLOR DR	JL SHEBOYGAN 1628 LLC	2.079	No	447,800	0	447,800		460,297	0	460,297		2.079		2.08	2.08	2
59281215107 518 S TAYLOR DR	NS RETAIL HOLDINGS LL	11.923	0.16544 No	2,331,700	3,162,800	5,494,500		2,396,771	3,251,065	5,647,836		11.758		11.76	0.00	1
59281215110 2913 ERIE AVE	ARMY RESERVE TRAININ	3.408	No	0	0	0	97.29%	0	0	0			3.408	3.41		1
59281215111 2829 ERIE AVE	KOCZAN, FRANK J	0.255	No	22,900	109,500	132,400		23,539	112,556	136,095			0.255	0.26	0.00	
59281215121 519 S TAYLOR DR	MARIUCCI LLC	0.483	No	213,800	165,500	379,300		219,767	170,119	389,885		0.483		0.48	0.48	
59281215123 571 S TAYLOR DR	GREAT STONES PROPER	0.735	No	345,200	407,900	753,100		354,834	419,283	774,117		0.735		0.74	0.00	2
59281215125 645 S TAYLOR DR	645 SOUTH TAYLOR OW	0.902	No	232,400	643,000	875,400		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		506,244	1,139,846	1,646,090		1.424		1.42	0.00	
59281215128 649 S TAYLOR DR	MDC COAST 26 LLC	0.774	No	291,400	782,200	1,073,600	97.29%	299,532	804,029	1,103,561		0.774	1	0.77	0.00	2

City of Sheboygan, Wisconsin

City of Sheboygan, wisc	Consin																	
Tax Increment District #22																		Assessment Roll
																		Classification? (Residential = Class 1,
Base Property Information								-										Commercial = Class 2,
																		Manufacturing = Class 3, A
Property Infor	mation				Asses	sment Inform	ation		Equalize	d Value			District Cla	assification (Mi	nus Wetland Por	tion)		= Class 4 , Undeveloped = Class 5, Ag Forest = Class
			An	nexed Post														5M, Forest = Class 6, Othe
				1/1/04?								Industrial						= Class 7 & Exempt = X)
		Total	Wetland	Indicate date				Equalized				(Zoned and	Vacant	Commercial/	Existing Su	uitable for		
Parcel Number Street Address	Owner	Acreage	Acreage		Land	Imp	Total	Value Ratio	Land	Imp	Total	Suitable)	/Institutional	Business	Residential N	Vixed Use	Vacant	
59281215129 641 S TAYLOR DR	KJH SHEBOYGAN LLC	0.710	No		334,100	770,000	1,104,100		343,424	791,488	1,134,912			0.710		0.71	0.00	Х
59281215130 725 S TAYLOR DR	CREATION & PRESERVA	7.694	No		0	0	0	97.29%	0	0	0		7.694	0.000		7.69	0.00	2
59281215132 707 S TAYLOR DR	DIRKER INVESTMENTS L	0.883	No		293,700	900,500	1,194,200	97.29%	301,896	925,630	1,227,527			0.883		0.88	0.00	2
59281215133 595 S TAYLOR DR	SCF RC FUNDING IV LLC	7.074	No		2,584,200	8,631,000 1,322,600	11,215,200 2,601,500	97.29% 97.29%	2,656,318	8,871,866	11,528,184			7.074 2.973		7.07 2.97	0.00 0.00	2
59281215134 625 S TAYLOR DR 59281215135 549 S TAYLOR DR	645 SOUTH TAYLOR OW	2.973 7.763	No No		1,278,900	3,737,600	5,148,200		1,314,590 1,449,966	1,359,510 3,841,906	2,674,100 5,291,871			7.763		7.76	0.00	2
59281215135 545 5 TAYLOR DR	2020 INVESTMENTS LLC	0.588	No		245,600	913,100	1,158,700		252,454	938,582	1,191,036			0.588		0.59	0.00	Z X
59281215130 555 5 TATLOR DR	CITY OF SHEBOYGAN	4.197	No		2+3,000 ∩	013,100 ۱	1,138,700	97.29%	252,454	230,302 ۱	1,101,000 N		4.197	0.308		4.20	0.00	2
59281215240 N/A	WIS PUBLIC SERVICE CC	10.959	No		0	0	0	97.29%	0	0	0		4.137	10.959		10.96		2
59281215690 N/A	WIS PUBLIC SERVICE CC	0.784	0.048128 No		0	0	0	97.29%	0	0	0			0.736		0.74		x
59281215050 N/A	CITY OF SHEBOYGAN	8.780	0.048128 NO		0	0	0		0	0	0		8.780	0.750		8.78		2
59281215702 919 S TAYLOR DR	ALDI INC	3.704	No		736,800	1,268,300	2,005,100		757,362	1,303,695	2,061,057		0.750	3.704		3.70	0.00	2
59281215703 1018 S TAYLOR DR	LAKEVIEW BEVERAGES	1.000	No		364,600	766,500	1,131,100		374,775	787,891	1,162,666			1.000		1.00	0.00	2
59281215706 815 S TAYLOR DR	HUBERTY HOLDINGS II L	1.042	No		226,100	350,300	576,400		232,410	360,076	592,486			1.042		1.04	0.00	2
59281215710 1108 S WILDWOOD AVE	ROGERS MEMORIAL HO	3.048	No		156,200	1,528,400	1,684,600	97.29%	160,559	1,571,053	1,731,612			3.048		3.05	0.00	2
59281215711 831 S TAYLOR DR	KOHLER CREDIT UNION	2.015	No		595,600	1,134,200	1,729,800	97.29%	612,221	1,165,852	1,778,074			2.015		2.02	0.00	2
59281215712 905 S TAYLOR DR	COHEN, PAZ	1.132	No		425,600	1,197,400	1,623,000	97.29%	437,477	1,230,816	1,668,293			1.132		1.13	0.00	х
59281215713 1004 S TAYLOR DR	MEALS ON WHEELS OF !	2.131	No		0	0	0	97.29%	0	0	0			2.131		2.13		х
59281215751 1202 S WILDWOOD AVE	CITY OF SHEBOYGAN BL	10.876	0.06711 No		0	0	0	97.29%	0	0	0		10.809			10.81		х
59281215800 3169 WILGUS AVE	CITY OF SHEBOYGAN	2.081	No		0	0	0	97.29%	0	0	0		2.081			2.08		2
59281215816 1217 N TAYLOR DR	ASSOCIATED SHEBOYG/	1.776	No		616,900	1,580,200	2,197,100	97.29%	634,116	1,624,299	2,258,415			1.776		1.78	0.00	2
59281215820 3144 WILGUS AVE	WALL & HAMILTON OP	0.404	No		117,300	203,300	320,600	97.29%	120,574	208,974	329,547			0.404		0.40	0.00	2
59281215823 3212 WILGUS AVE	SPECHT ELECTRIC CO IN	2.726	No		398,300	519,900	918,200	97.29%	409,415	534,409	943,824			2.726		2.73	0.00	2
59281215824 3304 WILGUS AVE	SHAMER LLC	1.354	No		233,300	444,200	677,500		239,811	456,596	696,407			1.354		1.35	0.00	2
59281215825 3402 WILGUS AVE	SAHEB INVESTMENT GR	2.275	No		409,600	1,156,200	1,565,800	97.29%	421,031	1,188,466	1,609,497			2.275		2.28	0.00	2
59281215826 3422 WILGUS AVE	BADGER HOUSING ASS	1.440	No		273,700	608,300	882,000		281,338	625,276	906,614			1.440		1.44	0.00	2
59281215827 3512 WILGUS AVE	VANHORN PROPERTIES	1.898	No		421,000	823,400	1,244,400	97.29%	432,749	846,379	1,279,128			1.898		1.90	0.00	2
59281215828 1230 N TAYLOR DR	STOP N SHOP LLC	0.924	No		644,200	563,400	1,207,600	97.29%	662,178	579,123	1,241,301			0.924		0.92	0.92	2
59281215851 924 N TAYLOR DR	MEIJER STORES LP	14.239	No		4,260,500	13,354,100	17,614,600	97.29%	4,379,398	13,726,774	18,106,172			14.239		14.24	0.00	2
59281215852 936 N TAYLOR DR 59281215853 KOHLER MEMORIAL DR	936 NORTH MISTY DRIV MEIJER STORES LP	1.732 3.172	No		640,700 704,300	1,674,600 55,200	2,315,300 759,500	97.29% 97.29%	658,580 723,955	1,721,333 56,740	2,379,913 780,695			<u>1.732</u> 3.172		1.73 3.17	0.00 3.17	2
59281215853 KOHLER MEMORIAL DR 59281215854 3347 KOHLER MEMORIAL DR	MEIJER STORES LP	3.172 11.376	No No		704,300 2,905,400	55,200 8,984,900	759,500	97.29% 97.29%	723,955 2,986,481	56,740 9,235,643	780,695			3.172 11.376			3.17 0.00	2 V
59281215854 3347 KOHLER MEMORIAL DR 59281216517 LOWER FALLS RD	CREATION & PRESERVA	8.124	0.089269 No		2,503,400 N	0,504,500 A	11,890,300	97.29%	2,980,481	9,∠30,043 ∩	12,222,124 A		8.035	11.370		11.38 8.03	0.00	×
59281216517 LOWER FALLS RD	GLACIAL LAKES CONSEF	19.241	2.744325 No		0	0	0	97.29%	0	0	0		16.497			16.50		x
59281216518 5022 LOWERT ALLS RD	GLACIAL LAKES CONSEF	97.374	1.316926 No		0	0	0	97.29%	0	0	0		96.057			96.06		x
59281216524 N/A	GLACIAL LAKES CONSEF	18.772	0.074274 No		0	0	0		0	0	0		18.698			18.70		1
59281217001 616 N 28TH ST	BROWN, JOHN P	0.238	No		25,500	217,500	243,000		26,212	223,570	249,781		0		0.238	0.24	0.00	1
59281217002 610 N 28TH ST	KONG, SAM & TOUK	0.237	No		25,500	225,200	250,700		26,212	231,485	257,696				0.237	0.24	0.00	1
59281217003 602 N 28TH ST	SCHOMMER, MARK	0.236	No		25,500	294,400	319,900		26,212	302,616	328,827				0.236	0.24	0.00	1
59281217004 538 N 28TH ST	OTTEN, ERIC J	0.236	No		25,500	243,000	268,500	97.29%	26,212	249,781	275,993				0.236	0.24	0.00	1
59281217005 532 N 28TH ST	KAMANA, EMMANUEL	0.236	No		25,500	263,000	288,500	97.29%	26,212	270,340	296,551				0.236	0.24	0.00	1
59281217006 526 N 28TH ST	WHELTON, GREGORY S	0.236	No		25,500	224,700	250,200	97.29%	26,212	230,971	257,182				0.236	0.24	0.00	1
59281217007 520 N 28TH ST	RENZELMAN, BRIAN D	0.236	No		25,500	260,300	285,800	97.29%	26,212	267,564	293,776				0.236	0.24	0.00	1
59281217008 512 N 28TH ST	SPAETH, MARTIN	0.236	No		25,500	225,300	250,800	97.29%	26,212	231,587	257,799				0.236	0.24	0.00	1
59281217009 506 N 28TH ST	HERR, ALAN R	0.236	No		25,500	279,600	305,100		26,212	287,403	313,614				0.236	0.24	0.00	1
59281217010 502 N 28TH ST	SHARP, JOHN S	0.233	No		25,200	227,000	252,200		25,903	233,335	259,238				0.233	0.23	0.00	3
59281217011 3301 LOWER FALLS RD	SHEBOYGAN COUNTY	14.929	1.53872 No		0	0	0	97.29%	0	0	0	13.390			-	13.39		1
59281214660 2804 ERIE AVE	DARYL GAVIN	0.137	No		14,100	98,400	112,500	97.29%	14,493	101,146	115,640				0.137	0.14	0.00	1
59281217601 629 N 28TH ST	DANIEL TRESP	0.152	No		20,000	156,900	176,900		20,558	161,279	181,837				0.152	0.15	0.00	1
59281217602 623 N 28TH ST	MICHAEL KAMPS	0.155	No		20,200	152,700	172,900	97.29%	20,764	156,961	177,725				0.155	0.16	0.00	1

City of Sheboygan, Wisconsin

·																			
Tax Increment Di	istrict #22																		Assessment Roll Classification?
Base Property Info	ormation																		(Residential = Class 1,
																			Commercial = Class 2, Manufacturing = Class 3, A
	Property Info	mation				Assess	ment Informa	tion		Equalize	d Value			District Cl	assification (M	inus Wetland	Portion)		= Class 4 , Undeveloped =
																			Class 5, Ag Forest = Class 5M, Forest = Class 6, Othe
					Annexed Post														= Class 7 & Exempt = X)
					1/1/04?								Industrial						
		_	Total	Wetland	Indicate date				Equalized				(Zoned and	Vacant	Commercial/	Existing	Suitable for		
Parcel Number	Street Address	Owner	Acreage	Acreage	NI -	Land	Imp	Total	Value Ratio	Land	Imp	Total	Suitable)	/Institutional	Business	Residential	Mixed Use	Vacant	
59281217603 617 59281217604 611		GLODY ONYA PETER MITTNACHT	0.155 0.155		No	20,200 20,200	206,000 155,500	226,200 175,700	97.29% 97.29%	20,764	211,749 159,840	232,513				0.155 0.155	0.16	0.00 0.00	1
59281217604 611		TRAVIS LARSON	0.155		No No	20,200	155,500	175,700	97.29%	20,764 22,614	166,932	180,603 189,546				0.155	0.16 0.17	0.00	1
59281217605 003		BIRDGET VOIGHT	0.172		No	22,000	152,400	174,400	97.29%	22,614	156,653	189,340				0.172	0.17	0.00	1
59281217607 525		CHADWICK SCHOEN	0.172		No	20.600	152,400	174,400	97.29%	22,014	163,951	175,207				0.172	0.17	0.00	1
59281217608 517		WALTER GROSSTUECK	0.157		No	20,500	147,300	167,800	97.29%	21,173	151,411	172,483				0.157	0.10	0.00	1
59281217609 511		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		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	1 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	7 S 28TH ST	CHAD BRANDIS	0.157	r	No	20,500	149,300	169,800	97.29%	21,072	153,467	174,539				0.157	0.16	0.00	1
59281217613 513	3 S 28TH ST	KIM VERHELST	0.157	1	No	20,600	148,700	169,300	97.29%	21,175	152,850	174,025				0.157	0.16	0.00	1
59281217614 519	9 S 28TH ST	ANDREW LENTZ	0.157	r	No	20,500	119,800	140,300	97.29%	21,072	123,143	144,215				0.157	0.16	0.00	1
59281217615 525	5 S 28TH ST	BRADLEY SCHWARK	0.152	r	No	20,000	170,100	190,100	97.29%	20,558	174,847	195,405				0.152	0.15	0.00	1
59281217616 533	3 S 28TH ST	TROY JUSTUS	0.142	1	No	19,700	128,500	148,200	97.29%	20,250	132,086	152,336				0.142	0.14	0.00	1
59281214700 282	26 ERIE AVE	TERRI BELTRAN	0.143	1	No	12,300	103,000	115,300	97.29%	12,643	105,874	118,518				0.143	0.14	0.00	1
59281214690 282		CARL CRNECKIY	0.160	r	No	13,700	74,200	87,900	97.29%	14,082	76,271	90,353				0.160	0.16	0.00	1
29281214680 281		TROY MOLZNER	0.152	r	No	13,300	110,400	123,700	97.29%	13,671	113,481	127,152				0.152	0.15	0.00	1
59281214670 281		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		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 280	D5 ERIE AVE	KEVIN & ANN PHALIN	0.738	1	No	32,300	129,400	161,700	97.29%	33,201	133,011	166,213				0.738	0.74	0.00	
ess 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	3 26.282	432.391986	33.609	The Assessment Ro
						, , -	, , -	, ,					8.92%		35.02%				Class, for each parce
The above values are as	s of January 1, 2023. Actua	I base value certification of t	he territory wi	II be based on J	January 1, 2024	assessed values	i.					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, Wise	consin
Tax Increment District #22	2
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	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.

<u>Demolition</u>

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.

<u>Site Grading</u>

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

<u>Rail Spur</u>

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

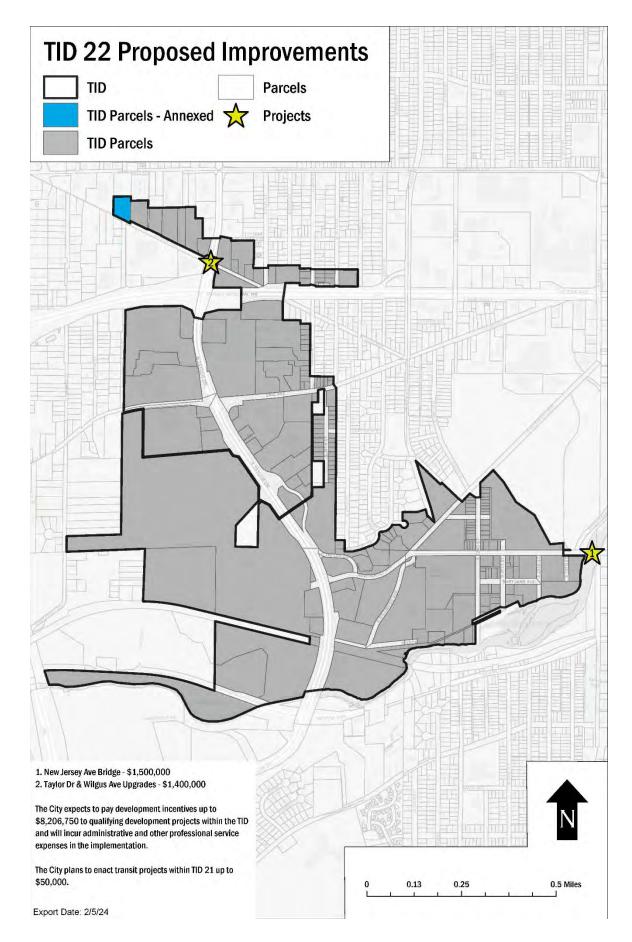
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

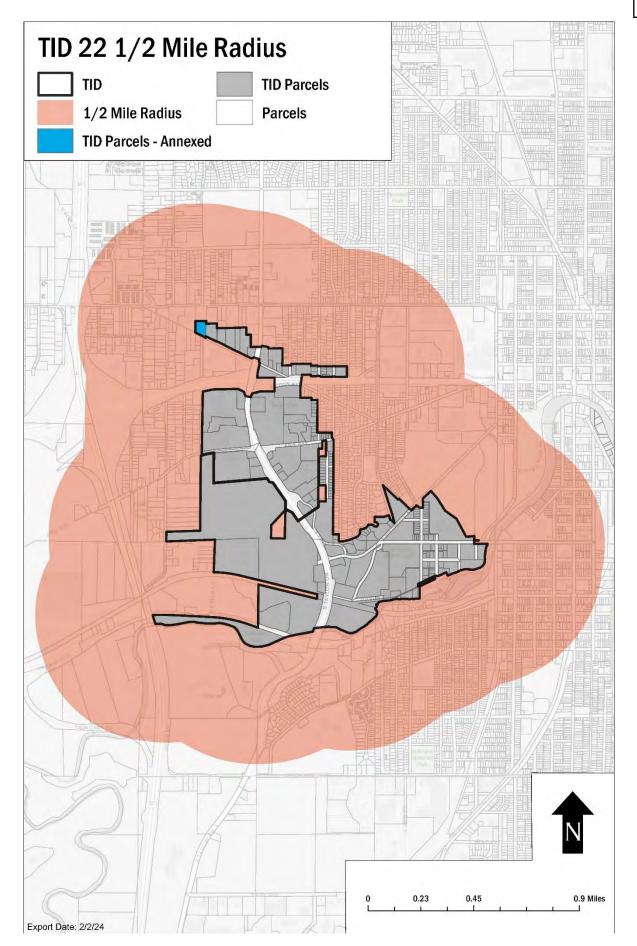
Financing Costs

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.

City of Sheboygan, Wisconsin

Tax Increment District #22

Estimated Project List

Project ID	Project Name/Type	Phase I 2024-2025	Phase II 2026	Phase III 2028	Phase IV 2030	Total (Note 1)
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
Z	4 Taylor Drive & Wilgus Ave. Upgrades	1,400,000				1,400,000
5	5 New Jersey Bridge (1/2 Mile Radius)	1,500,000				1,500,000
e	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 Project	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 r	modification				
Note 2	Inentives are estimates and will be provided or	nly if there is developn	nent to support the c	ost.		

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

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

Table 2 - Tax Increment Projection Worksheet

City of Sheboygan,	Wisconsin
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Tax Increment District #22

Tax Increment Projection Worksheet

Year Value Added Year Increment Increment Year Tax Rate Increment Calculation	R	diture Per evenue Pe Extension	Type of District ict Creation Date Valuation Date Max Life (Years) iod/Termination eriods/Final Year Eligibility/Years Recipient District	Januar Jan 1, 15 20 Yes	ed Use y 1, 2024 2024 20 1/1/2039 2045 3 No		Rate Adjı Tax Exempt	Base Value eciation Factor Base Tax Rate ustment Factor t Discount Rate Discount Rate	134,653,672 0.00% \$17.07 4.00% 5.50%	Apply to Base	Value
Year Value Added Year Increment Year Tax Rate Increment Calculation									_		
1 2024 38,000,000 2025 0 38,000,000 2026 \$17.07 648,593 576,597 2 2025 7,875,000 2026 0 45,875,000 2027 \$17.07 783,006 1,245,913 1, 3 2026 0 2027 0 45,875,000 2028 \$17.07 783,006 1,245,913 1, 4 2027 8,540,000 2028 0 54,415,000 2029 \$17.07 928,768 2,623,506 2, 5 2028 680,000 2029 0 55,095,000 2031 \$17.07 940,375 4,025,236 3, 6 2029 0 2030 0 55,095,000 2033 \$17.07 940,375 4,025,236 3, 7 2030 0 2031 0 55,095,000 2033 \$17.07 940,375 4,685,931 4, 8 2031 0 2033 0 55,095,000 2034 \$	C							Tax Pate			Taxable NPV Calculation
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											9,502,734 9,592,320
Totals 55,095,000 0 Future Value of Increment 18,189,367				2011		33,033,000			18,189,367	11,203,350	5,552,520

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.

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

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2041 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected. However, the City may amend this TID to share excess increment with TID 21. In that case, the projected TID closure will be extended.

Table 4 - Cash Flow

City of Sheboygan, Wisconsin

Tax Inc	rement Dist	rict #22																				
ash Flo	ow Projection																					
		Projected R	Revenues			Expenditures													Balances			
					G.O. F	Promissory	Note															1
Year		Interest				3,715,000		Angelus	Van Horn	Medical Office	Professional Bldg.	Duplex	Townhomes	LaQuinta Site	Vacant Site							
	Тах	Earnings/	Capitalized	Total	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	Future Revenue		Total			
	Increments	(Cost)	Interest	Revenues	Principal	Est. Rate	Interest	75% of Increment	75% of Increment	75% of Increment	75% of Increment	75% of Increment	75% of Increment	75% of Increment	75% of Increment	Expenses	Sharing - TID 21	Admin.	Expenditures	Annual	Cumulative	Y
2024				0															0	0	0) 2
2025	649 502	0	74,300	74,300		4.00%	74,300	170 217								200,000		0	74,300	0	0	2
2026 2027	648,593 783,006	0 8,588	148,600 74,300	797,193 865,894		4.00% 4.00%	148,600 148,600	179,217 179,217					153,614	30,723		200,000		24,000 24,480	551,817 690,248	245,377 175,646	245,377 421,023	
2027	783.006	8,588 14,736	74,500	797,741		4.00%	148,600	179,217	· · · ·	60.486			153,614	30,723		200.000		24,480	951,223	(153,482)	421,023 267,541	
2029	928,768	9,364		938,132	50,000	4.00%	148,600	179,217	/ -	60,486			153,614	30,723	71,687	200,000		25,469	873,409	64,723	332,264	_
2030	940,375	11,629		952,004	100,000	4.00%	146,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687	100,000		25,978	1,064,418	(112,414)	219,850	
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	2 2
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	100,000		27,028	1,057,468	(109,849)	97,133	3 2
2033	940,375	3,400		943,774	100,000	4.00%	134,600	179,217	,	60,486	33,795	8,705	,	30,723	71,687			27,568	954,008	(10,234)	86,899	_
2034	940,375	3,041		943,416	100,000	4.00%	130,600	179,217		60,486	33,795	8,705	,	30,723	71,687			28,120	950,560	(7,143)	79,756	
2035	940,375	2,791		943,166	125,000	4.00%	126,600	179,217	· · ·	60,486	33,795	8,705	· · ·	30,723	71,687			28,682	972,122	(28,956)	50,800	
2036 2037	940,375 940,375	1,778 884		942,153 941,259	125,000 250,000	4.00% 4.00%	121,600 116,600	179,217 28.619		60,486 60,486	33,795 33,795	8,705 8,705	153,614 153.614	30,723 30,723	71,687 71,687			29,256 29,841	967,696 937,683	<mark>(25,543)</mark> 3,576	25,257 28,833	
2037	940,375 940,375	1,009		941,259 941,384	230,000	4.00%	106,600	28,019	153,614	60,486	33,795	8,705	/ -	30,723	71,687		50,000	30,438		1,723	30,556	
2039	940,375	1,069		941,444	250,000	4.00%	97,000		153,614	43.409	33,795	8,705	,	30,723	71,687		50,000	31,047	923,593	17,851	48,407	_
2040	940,375	1,694		942,069	300,000	4.00%	87,000		153,614	,	33,795	8,705	153,614	30,723	71,687		50,000	31,667	920,805	21,264	69,671	
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	
2042	940,375	3,152		943,526	425,000	4.00%	62,000		95,787				95,787	19,158	71,687		125,000	32,947	927,366	16,161	106,205	5 20
2043	940,375	3,717		944,092	525,000		45,000								71,687		250,000	33,606	<i>,</i>	18,799	125,005	_
2044	940,375	4,375		944,750	600,000	4.00%	24,000								71,687		200,000	34,278	929,965	14,785	139,790	
2045	940,375	4,893		945,267											53,015		725,000	50,000	828,015	117,253	257,043	3 20
Total	18,189,367	93,499	297,200	18,580,066	3,715,000		2,223,100	2.000.000	2,400,000	708,750	396.000	102.000	2.400.000	480.000	1.200.000	600.000	1.500.000	598,173	18.323.023			Тс
10101	10,100,007	55,455	237,200	10,000,000	3,, 13,000		2,223,100	2,000,000	2,400,000	/00,/30	350,000	102,000	2,400,000	400,000	1,200,000	000,000	1,000,000	330,173	10,323,023			

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 non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

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

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

Legal Opinion Found on Following Page.



TAGLaw International Lawyers

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

[], 2024

Mayor City of Sheboygan 828 Center Avenue Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40771919_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		ict would pay	2022		
	Statement of h			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%	
	Lakeshole lech	incar conege		2,303,112	5.21/0	
	Total			71,636,572		
			-	, , -		
				Lakeshore		
	Sheboygan	City of	School District	Technical		
levenue Year	County	Sheboygan	of Sheboygan	College	Total	Revenue Yea
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	_

CITY OF SHEBOYGAN RESOLUTION 165-23-24

BY ALDERPERSON 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: Public Hearing Held: Approval by Plan Commission: Adoption by Common Council:
- Approval by the Joint Review Board:

Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for March 18, 2024 Scheduled for TBD

TABLE OF CONTENTS

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Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District
Map Showing Proposed Improvements and Uses
Detailed List of Estimated Project Costs
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
Annexed Property
Estimate of Property to Be Devoted to Retail Business
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances
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
List of Estimated Non-Project Costs
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

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.

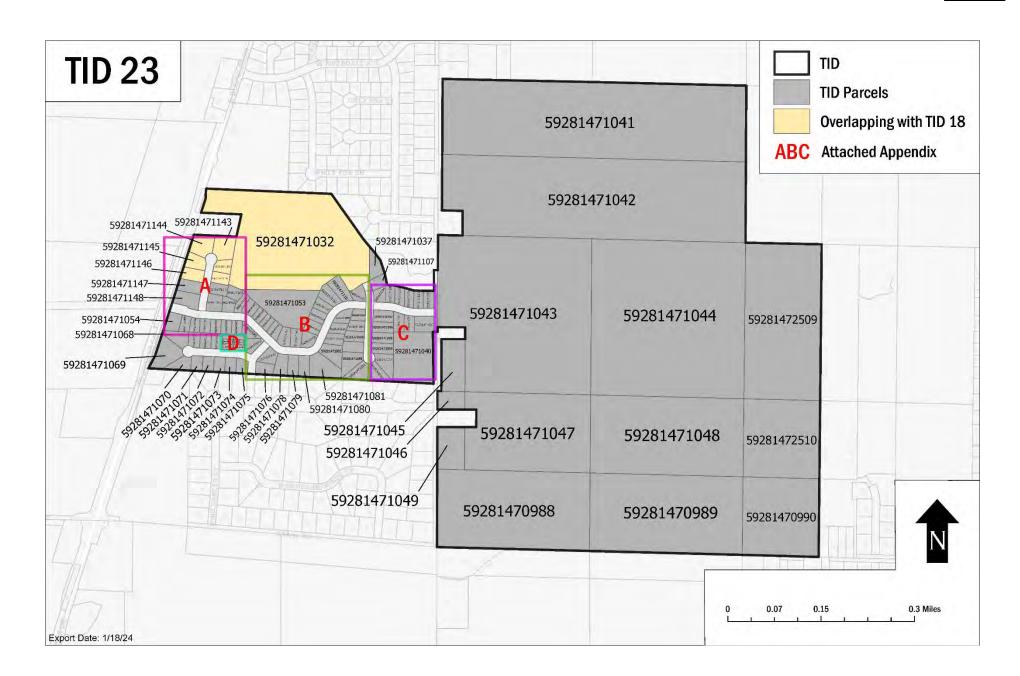
- 3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the 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).

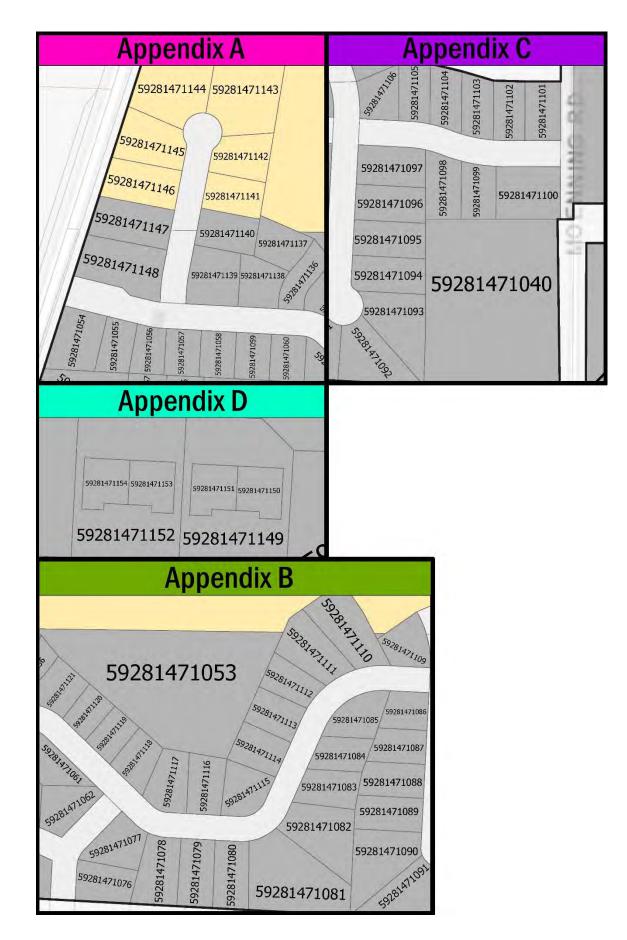
- 5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
- 6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.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

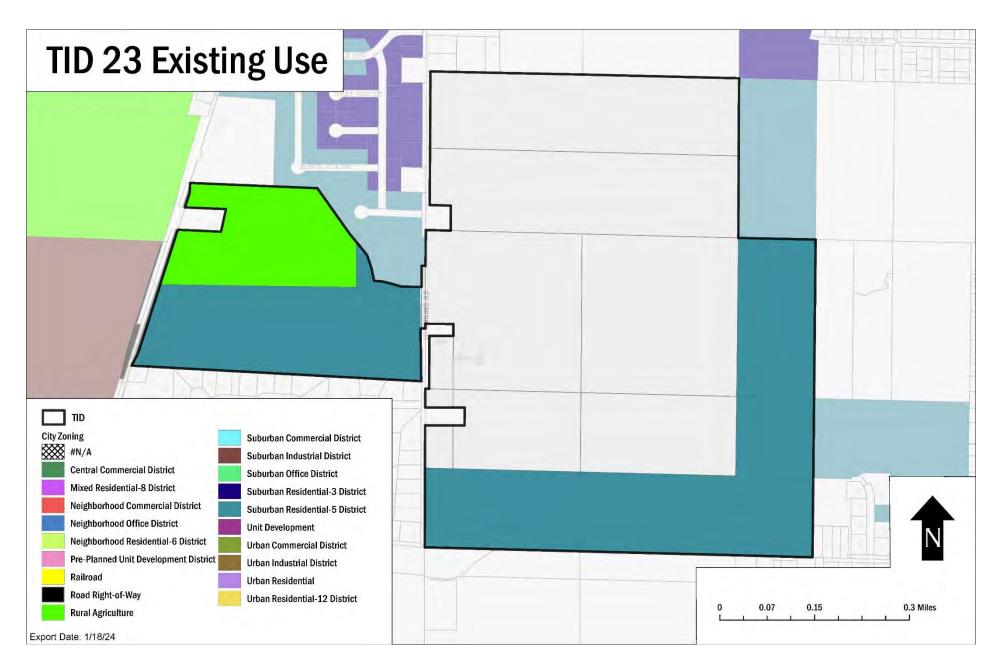
To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District.





SECTION 3: Map Showing Existing Uses and Conditions

Map Found on Following Page.



Item 15.

City of She	boygan, Wisc	onsin												
Tax Increment District #23														Assessment Roll Classification?
Base Property Information														
	Property Information					Assessment Information Equalized Value District Class								Commercial = Class 2, Manufacturing = Class 3, Ag
Parcel Number	Street Address	Owner	Total Acreage	Annexed Past Wetland Acreage	Part of Existing TID? Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Rehab/ Conservation	= Class 4 , Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)
ROW Areas														
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 0	0 0	<mark>97.29%</mark> 97.29%	0 0	0 0	0 0	19.639 17.141	X X
59281470990 N/		CITY OF SHEBOYGAN	9.862	1.2314 No	No	0	0	0	97.29%	0	0	0	8.631	Х
59281471032 S B		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 MC		CITY OF SHEBOYGAN	38.715	9/19/2022	No	0	0	0	97.29%	0	0	0	38.715	X
59281471042 MC 59281471043 MC		CITY OF SHEBOYGAN CITY OF SHEBOYGAN	39.646 36.707	9/19/2022 0.000181 9/19/2022	No No	0	0	0	97.29% 97.29%	0	0	0	39.646 36.707	X
59281471043 MC		CITY OF SHEBOYGAN	30.707	9/19/2022	No	0	0	0		0	0	0	39.618	X
,	09 MOENNING RD	CITY OF SHEBOYGAN	2.040	9/19/2022	No	0	0	0		0	0	0	2.040	× ×
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/		CITY OF SHEBOYGAN	1.924	9/19/2022	No	0	0	0	97.29%	0	0	0	1.924	X
59281471053 N/		STONEBROOK CROSSIN	3.110	No	No	1,600	0	1,600	97.29%	1,645	0	1,645		4&5
59281471085 ST		STONEBROOK CROSSIN	0.342	No	No	52,300	0	52,300	97.29%	53,757	0	53,757	0.342	1
59281471086 N/	A	STONEBROOK CROSSIN	0.266	No	No	49,600	0	49,600	97.29%	50,982	0	50,982	0.266	1
59281471097 N/		STONEBROOK CROSSIN	0.396	No	No	52,300	0	52,300	97.29%	53,757	0	53,757	0.396	1
59281471098 252	27 STONEBROOK DR	DUANE SCHELBAUER	0.337	No	No	60,500	0	60,500	97.29%	62,185	0	62,185	0.337	1
59281471099 253	19 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	Х
59281471101 250	04 STONEBROOK DR	MICHAEL FALTA	0.311	No	No	49,600	355,800	405,400	97.29%	50,982	365,711	416,692		1
59281471102 ST	ONEBROOK DR	STONEBROOK CROSSIN	0.277	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.277	1
59281471103 ST	ONEBROOK DR	STONEBROOK CROSSIN	0.288	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.288	1
59281471104 ST	ONEBROOK DR	STONEBROOK CROSSIN	0.285	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.285	1
59281471105 ST	ONEBROOK DR	STONEBROOK CROSSIN	0.275	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.275	1
59281471106 ST		STONEBROOK CROSSIN	0.277	No	No	49,600	0	49,600	97.29%	50,982	0	50,982	0.277	1
59281471107 ST		STONEBROOK CROSSIN	0.305	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.305	1
59281471109 N/		STONEBROOK CROSSIN	0.314	No	No	46,000	0	46,000	97.29%	47,281	0	47,281	0.314	1
59281471110 ST		STONEBROOK CROSSIN	0.578	No	No	57,800	0	57,800	97.29%	59,410	0	59,410		1
59281471111 ST(STONEBROOK CROSSIN	0.488	No	No	56,600	0	56,600	97.29%	58,177	0	58,177	0.488	1
59281471112 ST(STONEBROOK CROSSIN	0.303	No	No	55,000	0	55,000	97.29%	56,532	0	56,532		1
59281471113 ST(STONEBROOK CROSSIN	0.316	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.316	1
59281471121 282	26 STONEBROOK DR	ETHAN ROFFMAN	0.316	No	No	52,300	355,600	407,900	97.29%	53,757	365,505	419,262		1

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SPENDITISE NAMECICA DTA STUDMENDOL CROSSIN 0.300 No. 55,00 0 0 65,00 0 65,00 0 65,00 0 65,00 0 <	Parcel Number Street Address	Owner	Acreage	Acreage		Land	Imp	Total	Value Ratio	Land	Imp	Total	Rehab/ Conservation			
Security: No. No. No. Zood D Zood Zood <thzood< th=""> Zood Zood</thzood<>	59281471136 N/A	CITY OF SHEBOYGAN	0.397	No	No	0	0	0	97.29%	0	0	0	0.397	Х		
SPERIFULTS N/A STORENDOC CROSSN 0.412 No No 47,500 0 7,250 48,633 0 48,633 0.43 1 SPERIFULTS RULLER P. STORENDOC CROSSN 0.231 No No 44,633 0 44,633 0.44,633 0.43 0.43,643 1.44 0.000 1 SPERIFULTS RULLER P. STORENDOC CROSSN 0.246 No 1.34 50,000 0 51,000 0.51,000 1.44,000	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		
Security Science PL Strukterio Concessin 0.327 No 1.42500 0 4.2500 4.2500	59281471138 N/A	SHEBOYGAN AREA SCH		No	No	-		-		-	-	-		1		
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SP204PT116 STOMEBROOK CROSSN 0.473 No 18 49,00 0 72,2% 52,20 0 51,20 0.000 1 9284PT114 STOMEBROOK CROSSN 0.452 No No 49,00 0 49,00 0 51,20 0.01 51,200 0.042 1 9284PT114 STOMEBROOK CROSSN 0.422 No No 49,00 0 49,00 0 51,200 0 51,200 0.042 1 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td>-</td> <td></td> <td>-</td> <td>-</td> <td></td> <td></td> <td>1</td>							-	-		-	-			1		
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SPERIATILIE N/A STINCEREON CROSSIN 0.610 No 49,00 0 49,00 0 228/4 50.982 0 50.982 0 0 0 0 97,295 50.982 0 0 0 0 97,295 0 0 0 97,295 50.0 0 97,295 50.0 0 97,295 50.0 0 97,295 50.0 0 97,295 50.0 0 97,295 50.0 0 50,20 0 55,300 0 55,300 0 67,00 67,01 0 67,01 0 67,01 0 67,01 0 67,01 0 67,01 0 67,01 0 67,02 0 12,02 0 12,02 0 62,02 0 62,02 0 62,02 0 62,02 0 62,02 0 62,02 0 62,02 62,02 62,02 62,02 62,02 62,02 62,02 62,02 62,02 62,02 62,02								-		-	· ·			1		
SEQUEX720D N/A CITY OF SHEDYCAN 33-87 0.338015 No No 0 0 0 92.28% 0 0 0 9.75% X 0588477310 2818 STOM RADOK DR CTSAE LOREDO 0.244 No No 55,000 97.28% 56,52 0 56,532 0.334 1 0588477130 2818 STOM RADOK DR STOM REBOCK CR55N 0.244 No No 48,500 0 48,500 97.28% 56,327 0 56,328 0.388 1 058847113 STOM REBOCK DR STOM REBOCK CR55N 0.341 No No 48,500 0 42,508 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208 0 51,208<						-		-		-	· ·	-		1		
Spezial/ZSD N/A CITY OF SHEROVCROM 2.880 0.10031 Mo No 0 0 0 0 97.29F 0 0 0 97.29F 0 0 97.29F 0.532 0.24 No 9522417115 STOM REBOOK DR STOM REGOK ROSSIN 0.247 No No 44,400 0 44,400 0 72.9F 43,744 0 49,748 0.247 1 9522417115 STOM REBOOK DR STOM REBOOK ROSSIN 0.381 No No 44,400 0 43,600 97.29F 53,265 0 52,626 0 <td< td=""><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td>-</td><td></td><td>-</td><td>· ·</td><td></td><td></td><td>1</td></td<>						-		-		-	· ·			1		
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Sp324/118 STONEBROOK DR STONEBROOK CROSSN 0.28 No No 51.20 0 97.29% 52.67 0 52.67 0.28 1 59284/116 STONEBROOK DR STONEBROOK CROSSN 0.311 No No 51.200 0 51.200 97.29% 52.626 0 52.628 0.331 1 59284/115 STONEBROOK DR STONEBROOK CROSSN 0.341 No No 49.600 0 49.206 97.29% 52.626 0 52.638 0.341 1 59284/1126 STONEBROOK DR STONEBROOK CROSSN 0.330 No No 45.00 0 47.29% 46.850 0 46.350 0.4850 0 72.29% 46.851 0 46.850 0 72.29% 46.851 0 46.850 0 72.29% 46.851 0 46.350 0.247 No No 50.000 50.4500 77.29% 51.393 46.743 51.414 1 1 1 52.525 52.525 52.525 52.525						-		-		,	-			1		
SIZ84.47117 STONERROOK DR STONERROOK CROSIN 0.361 No No 51,200 0 51,200 97.29% 52,626 0 52,626 0 52,626 0.361 1 59284/2115 STONERROOK DR STONERROOK CROSIN 0.345 No No 43,600 97.29% 52,626 0 52,626 0 52,626 0 52,626 0 52,626 0 52,626 0 52,626 0 52,626 0 52,626 0 52,626 0 52,626 0 52,626 0 52,626 0 52,626 0 56,532 0.363 1 592847/055 SEUSINSD R STONERROOK DR STONERROOK CROSSIN 0.346 No No 45,000 97.29% 45,333 0 1								,		,	0	-		1		
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Sp3:Har7115 STOMEBROCK DR STOMEBROCK CROSSIN 0.345 No No 49,600 97,29K 50,802 0 50,802 0.346 1 Sp3:Har71LIS STOMEBROCK DR STOMEBROCK CROSSIN 0.30 No No No 45,000 97,29K 46,356 0 46,356 0.436 1 Sp3:Har71045 STOMEBROCK CROSSIN 0.426 No No 45,000 97,29K 46,356 0 46,356 0.435 1 Sp3:Har71055 S ILISINESS DR STOMEBROCK CROSSIN 0.263 No No 48,500 0 47,370 52,330 466,749 51,333 466,749 51,333 466,749 51,333 466,749 1								-		-	Ũ			1		
SP38.47114 STONEBROOK CROSSIN 0.330 No No 55,000 97.29% 56,532 0.36 1 S938.47106 NON DR STONEBROOK CROSSIN 0.365 No No 0 <t< td=""><td></td><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td>-</td><td>v</td><td>-</td><td></td><td>1</td></t<>						-				-	v	-		1		
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SP328471026 DCTYO 5 SHEBOYCAN 3.339 No No 0 0 0 97.29K 0 0 0 3.339 X 59281471055 SDUSINESS DR STOMEBROK KOSSIN 0.263 No No 48,500 97.29K 49,851 0 46,851 0.263 1 59281471055 SDUSINCERROK DR A KONE 0.247 No No 50,000 473,000 50,000 97.29K 51,333 466,444 51,8142 - 1 59281471055 STONEBROK DR A KONE 0.247 No No 50,000 0 50,000 97.29K 51,333 0.51,333 0.247 1 59281471055 STONEBROK DR STEROYGAN AREA SCH 0.246 No No 50,000 97.29K 51,333 0.51,333 0.247 1 59281471065 STONEBROK DR SHEBOYGAN AREA SCH 0.246 No No 0 0 97.29K 51,333 0 51,333 0.247 1 </td <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td>-</td> <td>· ·</td> <td>-</td> <td></td> <td>1</td>								-		-	· ·	-		1		
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59281471071 GRANITE CT STONEBROOK CROSSIN 0.291 No No 50,000 0 50,000 97.29% 51,393 0 51,393 0.291 1 59281471072 2831 GRANITE CT LAURA FELDE 0.282 No No 50,000 0 50,000 97.29% 51,393 0 51,393 0.282 1 59281471073 2823 GRANITE CT MARGARET HUPE 0.283 No No 50,000 24,900 74,900 97.29% 51,393 25,594 76,986 1 59281471074 2815 GRANITE CT STONEBROOK CROSSIN 0.283 No No 50,000 55,600 105,600 97.29% 51,393 57,149 108,541 1 59281471074 2815 GRANITE CT STONEBROOK CROSSIN 0.276 No No 47,500 0 47,500 97.29% 48,823 0 48,823 0.276 1 59281471075 N/A STONEBROOK CROSSIN 0.375 No No 52,300 0 57,800 97.29% 59,410 0<	-							-		-	0	-		1		
59281471072 2831 GRANITE CT LAURA FELDE 0.282 No No 50,000 0 50,000 97.29% 51,393 0 51,393 0.282 1 59281471073 2823 GRANITE CT MARGARET HUPE 0.283 No No 50,000 24,900 74,900 97.29% 51,393 25,594 76,986 1 59281471074 2815 GRANITE CT STONEBROCK CROSSIN 0.283 No No 50,000 55,600 105,600 97.29% 51,393 57,149 108,541 1 59281471075 N/A STONEBROCK CROSSIN 0.276 No No 47,500 0 47,800 97.29% 48,823 0 48,823 0.276 1 59281471075 N/A STONEBROCK CROSSIN 0.351 No No 49,600 0 49,600 97.29% 53,757 0 53,757 0.351 1 59281471075 STONEBROCK DR STONEBROCK CROSSIN 0.349 No No 57,800 97.29% 59,941 0 59,410 0.49,400 <td></td> <td></td> <td></td> <td></td> <td></td> <td>-</td> <td></td> <td>-</td> <td></td> <td></td> <td>0</td> <td>-</td> <td></td> <td>1</td>						-		-			0	-		1		
59281471073 2823 GRANITE CT MARGARET HUPE 0.283 No No 50,000 24,900 74,900 97.29% 51,393 25,594 76,986 1 59281471074 2815 GRANITE CT STONEBROOK CROSSIN 0.283 No No 50,000 55,600 105,600 97.29% 51,393 57,149 108,541 1 59281471074 2815 GRANITE CT STONEBROOK CROSSIN 0.276 No No 47,500 0 47,500 97.29% 48,823 0 48,823 0.276 1 59281471075 N/A STONEBROOK CROSSIN 0.351 No No 47,500 0 52,300 97.29% 53,757 0 53,757 0.351 1 59281471077 N/A STONEBROOK CROSSIN 0.375 No No 49,600 97.29% 50,982 0 50,982 0.375 1 59281471078 STONEBROOK DR STONEBROOK CROSSIN 0.382 No No 57,800 <td>59281471072 2831 GRANITE CT</td> <td>LAURA FELDE</td> <td></td> <td></td> <td>No</td> <td></td> <td>0</td> <td></td> <td>97.29%</td> <td></td> <td>0</td> <td></td> <td></td> <td>1</td>	59281471072 2831 GRANITE CT	LAURA FELDE			No		0		97.29%		0			1		
59281471074 2815 GRANITE CT STONEBROOK CROSSIN 0.283 No No 50,000 55,600 105,600 97.29% 51,393 57,149 108,541 1 59281471075 N/A STONEBROOK CROSSIN 0.276 No No 47,500 0 47,500 97.29% 48,823 0 48,823 0.276 1 59281471076 CHIME LN STONEBROOK CROSSIN 0.351 No No 52,300 0 57,800 97.29% 53,757 0 53,757 0.351 1 59281471077 N/A STONEBROOK CROSSIN 0.375 No No 49,600 49,600 97.29% 59,92 0 59,92 0.375 0.351 1 59281471078 STONEBROOK DR STONEBROOK CROSSIN 0.375 No No 49,600 57,800 97.29% 59,410 0 50,982 0.375 1 59281471078 STONEBROOK DR STONEBROOK CROSSIN 0.382 No No 57,800 57,800 97.29% 59,410 0 59,410										•	25,594			1		
59281471075 N/A STONEBROOK CROSSIN 0.276 No No 47,500 0 48,823 0 48,823 0.276 1 59281471076 CHIME LN STONEBROOK CROSSIN 0.351 No No 52,300 0 52,300 97.29% 53,757 0 53,757 0.351 1 59281471077 N/A STONEBROOK CROSSIN 0.375 No No 49,600 49,600 97.29% 50,982 0 50,982 0.351 1 59281471078 N/A STONEBROOK CROSSIN 0.375 No No 49,600 49,600 97.29% 50,982 0 50,982 0.375 1 59281471078 STONEBROOK DR STONEBROOK CROSSIN 0.382 No No 57,800 97.29% 59,410 0 59,410 0.49 0.382 1 59281471079 STONEBROOK DR STONEBROOK CROSSIN 0.382 No No 57,800 97.29% 59,410 0 59,410 0.382 1 59281471080 STONEBROOK DR <td< td=""><td>59281471074 2815 GRANITE CT</td><td>STONEBROOK CROSSIN</td><td></td><td>No</td><td></td><td></td><td></td><td>-</td><td>97.29%</td><td>-</td><td>-</td><td></td><td></td><td>1</td></td<>	59281471074 2815 GRANITE CT	STONEBROOK CROSSIN		No				-	97.29%	-	-			1		
59281471077 N/A STONEBROOK CROSSIN 0.375 No No 49,600 0 49,600 97.29% 50,982 0 50,982 0.375 1 59281471078 STONEBROOK DR STONEBROOK CROSSIN 0.449 No No 57,800 0 57,800 97.29% 59,410 0 59,410 0.449 1 59281471079 STONEBROOK DR STONEBROOK CROSSIN 0.382 No No 57,800 0 57,800 97.29% 59,410 0 59,410 0.382 1 59281471079 STONEBROOK DR STONEBROOK CROSSIN 0.382 No No 57,800 0 57,800 97.29% 59,410 0 59,410 0.382 1 59281471080 STONEBROOK DR STONEBROOK CROSSIN 0.382 No No 57,800 0 57,800 97.29% 59,410 0 59,410 0.382 1 59281471081 STONEBROOK DR CITY OF SHEBOYGAN 1.007 No No 0 0 0 0 0	59281471075 N/A	STONEBROOK CROSSIN		No	No	47,500		-	97.29%	48,823	0	48,823	0.276	1		
59281471077 N/A STONEBROOK CROSSIN 0.375 No No 49,600 0 49,600 97.29% 50,982 0 50,982 0.375 1 59281471078 STONEBROOK DR STONEBROOK CROSSIN 0.449 No No 57,800 97.29% 59,410 0 59,410 0.449 1 59281471079 STONEBROOK DR STONEBROOK CROSSIN 0.382 No No 57,800 97.29% 59,410 0 59,410 0.359,410 0.382 1 59281471080 STONEBROOK DR STONEBROOK CROSSIN 0.382 No No 57,800 0 57,800 97.29% 59,410 0 59,410 0.382 1 59281471080 STONEBROOK DR STONEBROOK CROSSIN 0.382 No No 57,800 0 57,800 97.29% 59,410 0 59,410 0.382 1 59281471081 STONEBROOK DR CITY OF SHEBOYGAN 1.007 No No 0 0 97.29% 0 0 0 1.007 X <td>59281471076 CHIME LN</td> <td>STONEBROOK CROSSIN</td> <td>0.351</td> <td>No</td> <td>No</td> <td>52,300</td> <td>0</td> <td>52,300</td> <td>97.29%</td> <td>53,757</td> <td>0</td> <td>53,757</td> <td>0.351</td> <td>1</td>	59281471076 CHIME LN	STONEBROOK CROSSIN	0.351	No	No	52,300	0	52,300	97.29%	53,757	0	53,757	0.351	1		
59281471079 STONEBROOK DR STONEBROOK CROSSIN 0.382 No No 57,800 0 57,800 97.29% 59,410 0 59,410 0.382 1 59281471080 STONEBROOK DR STONEBROOK CROSSIN 0.382 No No 57,800 0 57,800 97.29% 59,410 0 59,410 0.382 1 59281471080 STONEBROOK DR CITY OF SHEBOYGAN 1.007 No No 0 0 0 97.29% 0 0 0.382 1	59281471077 N/A	STONEBROOK CROSSIN	0.375		No		0	49,600	97.29%	50,982	0	50,982	0.375	1		
59281471080 STONEBROOK DR STONEBROOK CROSSIN 0.382 No No 57,800 0 57,800 97.29% 59,410 0 59,410 0.382 1 59281471081 STONEBROOK DR CITY OF SHEBOYGAN 1.007 No No 0 0 0 97.29% 59,410 0 59,410 0.382 1	59281471078 STONEBROOK DR	STONEBROOK CROSSIN	0.449	No	No	57,800	0	57,800	97.29%	59,410	0	59,410	0.449	1		
59281471081 STONEBROOK DR CITY OF SHEBOYGAN 1.007 No No 0 0 97.29% 0 0 0 1.007 X	59281471079 STONEBROOK DR	STONEBROOK CROSSIN	0.382	No	No	57,800	0	57,800	97.29%	59,410	0	59,410	0.382	1		
	59281471080 STONEBROOK DR	STONEBROOK CROSSIN	0.382	No	No	57,800	0	57,800	97.29%	59,410	0	59,410	0.382	1		
59281471082 STONEBROOK DR STONEBROOK CROSSIN 0.614 No No 59,500 0 59,500 97.29% 61,157 0 61,157 0.614 1	59281471081 STONEBROOK DR	CITY OF SHEBOYGAN	1.007	No	No	0	0	0	97.29%	0	0	0	1.007	х		
	59281471082 STONEBROOK DR	STONEBROOK CROSSIN	0.614	No	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.614	1		

ltem 15.

ax Increment Di	strict #23														Assessment Roll Classification?
ase Property Info	mation														(Residential = Class 1 Commercial = Class 2
	Property Information						Asses	sment Informa	tion		Equalized	d Value		District Classification	Manufacturing = Class 3
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Past Three Years	Part of Existing TID? Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Rehab/ Conservation	= Class 4 , Undevelope Class 5, Ag Forest = C 5M, Forest = Class 6, C = Class 7 & Exempt =
59281471083 STO		STONEBROOK CROSSIN	0.345	11010080	No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.345	1
	STONEBROOK DR	STANLEY LAMERS	0.294		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.294	
59281471087 STO		STONEBROOK CROSSIN	0.295		No	No	53,400	0	53,400	97.29%	54,887	0	54,887	0.295	
59281471088 5422	STONEBROOK CIR	STONEBROOK CROSSIN	0.346		No	No	55,000	441,500	496,500	97.29%	56,532	453,798	510,330		1
59281471089 5432	STONEBROOK CIR	DENNIS PONGRATZ	0.368		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.368	1
59281471090 STO	NEBROOK CIR	STONEBROOK CROSSIN	0.604		No	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.604	1
59281471091 STO	NEBROOK CIR	STONEBROOK CROSSIN	0.501		No	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.501	1
59281471092 STO	NEBROOK CIR	STONEBROOK CROSSIN	0.496		No	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.496	1
59281471093 STO	NEBROOK CIR	STONEBROOK CROSSIN	0.541		No	No	65,400	0	65,400	97.29%	67,222	0	67,222	0.541	1
59281471094 5433	STONEBROOK CIR	TYLER HOFFMANN	0.384		No	No	60,500	326,200	386,700	97.29%	62,185	335,286	397,471		1
59281471095 STO	NEBROOK CIR	STONEBROOK CROSSIN	0.377		No	No	60,500	0	60,500	97.29%	62,185	0	62,185	0.377	1
59281471096 STO	NEBROOK CIR	STONEBROOK CROSSIN	0.367		No	No	56,700	0	56,700	97.29%	58,279	0	58,279	0.367	1
59281471149 N/A		STONEBROOK CROSSIN	0.205		No	No	0	0	0	97.29%	0	0	0		1
59281471150 2808	GRANITE CT	DENNIS KUHN	0.039		No	No	35,000	352,700	387,700	97.29%	35,975	362,524	398,499		1
59281471151 2814	GRANITE CT	LYNDA WATTERS MCCLI	0.039		No	No	35,000	351,700	386,700	97.29%	35,975	361,497	397,471		1
59281471152 N/A		STONEBROOK CROSSIN	0.208		No	No	0	0	0	97.29%	0	0	0		1
59281471153 2818	GRANITE CT	JAYNE GORSKI	0.039		No	No	35,000	320,100	355,100	97.29%	35,975	329,016	364,991		1
59281471154 2824	GRANITE CT	JOSEPHINE PREVIT	0.039		No	No	35,000	319,100	354,100	97.29%	35,975	327,988	363,963		1
ss Wetland Acreage		Total Acreage	(4.47) 327.64				4,026,300	4,500,200	8,526,500		4,138,452	4,625,552		300.63 91.76%	The Assessmen Class, for each p is required for th
	of January 1, 2023. Actual b												8,764,005	51.70%	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	3								
Valuation Test Compliance Calco	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	25,672,800								
TID #17	21,033,000								
TID #18	20,452,500								
TID #19	6,509,300								
TID #20	34,404,400								
Total Existing Increment	108,072,000								
Projected Base of New or Amended District	8,764,005								
Less Value of Any Underlying TID Parcels	898,345								
Total Value Subject to 12% Test115,937,660									
Compliance	PASS								

SECTION 6: Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

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

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating City ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs.

The following is a list of public works and other tax incremental financing eligible Project Costs that the City expects to make, or may need to make, in conjunction with the implementation of the District's Plan. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the City may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the City from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the City to acquire property and make it suitable for development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered "real property assembly costs" as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

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

Site Preparation Activities

Environmental Audits and Remediation

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

<u>Demolition</u>

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.

<u>Site Grading</u>

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.

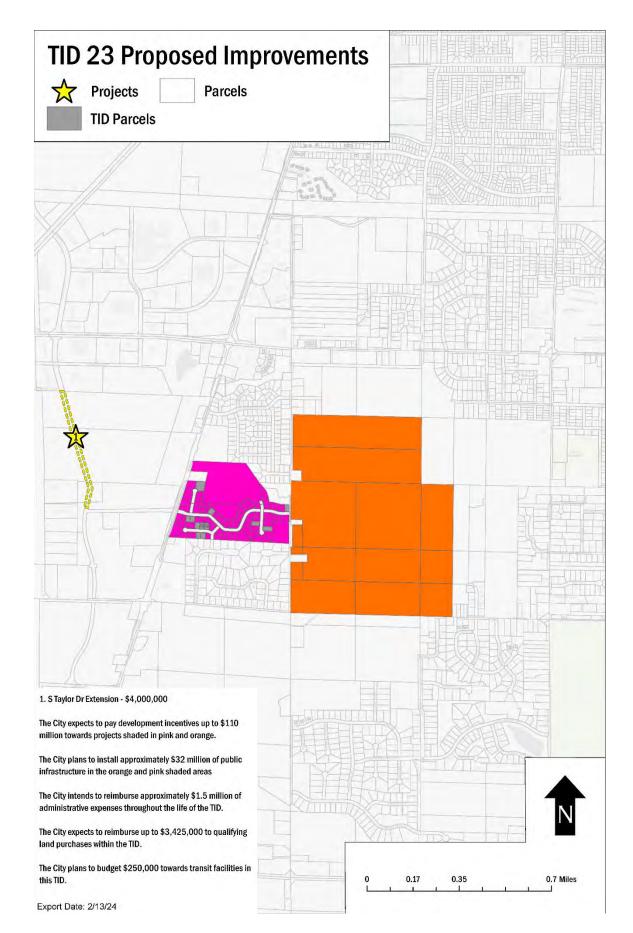
Financing Costs

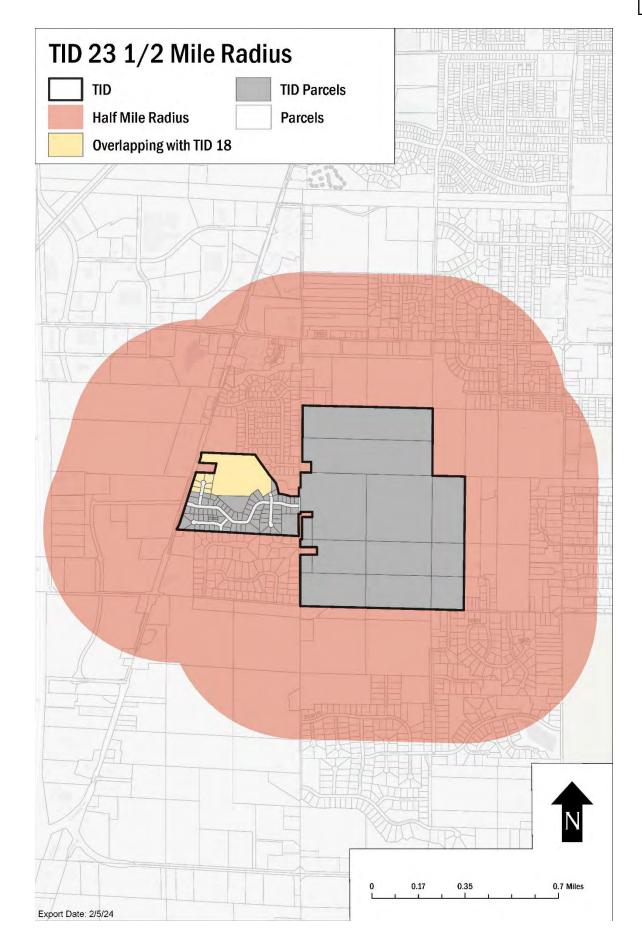
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7: Map Showing Proposed Improvements and Uses

Maps Found on Following Page.

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SECTION 8: Detailed List of Estimated Project Costs

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

City of Sheboygan, Wisconsin Tax Increment District #23 Estimated Project List								
Project ID Project Name/Type	Phase I 2024	Phase II 2026	Phase III 2028	Phase IV 2030	Phase V 2032	Total (Note 1)		
 Public Infrastructure - Phased South Taylor Drive (1/2 Mile Radius) Special Assessments 	7,000,000 4,000,000 50,000	7,000,000	7,000,000	7,000,000	4,000,000	32,000,000 4,000,000 50,000		
4 City Expenses5 Land Purchase Reimbursement6 Development Incentives	300,000	400,000 30,000,000	400,000 30,000,000	400,000	3,425,000	1,500,000 3,425,000 110,000,000		
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	o 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

	Tax Increment District #23 Development Assumptions									
Constr	uction Year	Werner	Pelton NW	Pelton NE	Pelton SW	Pelton SE	Land Value Increase	Annual Total	Constructio	on 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 11	2033 2034							0	2033 2034	10 11
11	2034 2035							0	2034 2035	11
12	2035							0	2035	13
13 14	2030							0	2030	13
15	2038							0	2038	15

Table 2 - Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #23

Tax Increment Projection Worksheet



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

Notes:

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

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

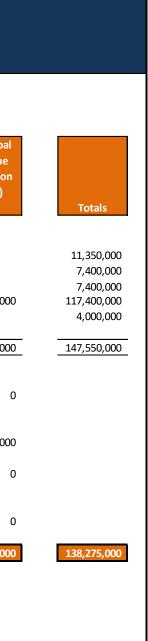
Financing and Implementation

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

		Т	ax Increment Estimated Fina				
	G.O. Promissory Note 2024	G.O. Promissory Note 2026	G.O. Promissory Note 2028	G.O. Promissory Note 2030	G.O. Promissory Note 2032	Municipal Revenue Obligation (MRO) 2025	Municipa Revenue Obligatio (MRO) 2025
Projects Phase I Phase II Phase III	11,350,000	7,400,000	7 400 000				
Phase IV Phase V			7,400,000	7,400,000	4,000,000	10,000,000	100,000,00
Total Project Funds	11,350,000	7,400,000	7,400,000	7,400,000	4,000,000	10,000,000	100,000,00
Estimated Finance Related Expenses Underwriter Discount 12. Capitalized Interest	126,000 00 155,760 12.0 1,298,000	93,500 00 91,620 12.	93,500 00 91,920 12.	93,500 00 91,920 12.	90,000 00 50,820	0	
Total Financing Required	13,055,760	7,678,620	7,696,420	7,696,420	4,251,820	10,000,000	100,000,00
Estimated Interest 4.2 Assumed spend down (months)		5% (46,250) 3.0 2	0% (37,000) <mark>3.0</mark> 2	0% (37,000) <mark>3.0</mark> 2	<mark>0%</mark> (20,000) 2	0	
Rounding	4,636	2,630	580	580	3,180	0	
Net Issue Size	12,980,000	7,635,000	7,660,000	7,660,000	4,235,000	10,000,000	100,000,00
Notes:							

Table 3 - Financing Plan

Item 15.



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

crem	ient Dist	trict #23																									
	rojectior	า																									
10 00 F	Гојесног	Projected	Revenues												Expenditu	res										Balances	-
					G.O. Pr	romissory	Note	G.O.	Promissory I	Note	G.O. P	romissory N	Note	G.O. F	Promissory N		G.O. P	Promissory N	lote								1
		Interest			1	2,980,000			7,635,000		·	7,660,000			7,660,000			4,235,000		Werner MRO	Pelton MRO						
	Тах	Earnings/	Capitalized	Total	Dated Date:	08/	01/24	Dated Date:	08/	01/26	Dated Date:	08/0	01/28	Dated Date:	08/0	1/30	Dated Date:	08/0	01/32	Payment \$10M	Payment \$100M	Reimburse		Total		Principal	
Inc	rements	(Cost)	Interest	Revenues	Principal	Est. Rate	Interest	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.	Expenditures	Annual	Cumulative Outstandin	g
				0																				0	0	0	
			519,200	519,200		4.00%	519,200																	519,200	0	0	
	725,400		519,200	1,244,600		4.00%	519,200		F 000/	204 752										224,021	277,359		10,000	1,030,580	214,021	214,021	
	.,886,041		259,600	2,145,641	200.000	4.00%	519,200		5.00%	381,750										448,041	832,077		10,250	2,191,318	(45,677)	168,343	
	,422,182 ,710,834			3,422,182 4,710,834	200,000 250,000	4.00%	519,200 511,200	0	5.00%	381,750 381,750	<u> </u>	5.25%	402,150							640,059 640,059	1,664,153 2,496,230		10,506 10,769	3,415,669 4,692,158	6,513 18,676	174,857 193,533	+
	,990,952			4,710,834 5,990,952	450,000	4.00%	511,200	250,000		381,750	0	5.25%	402,150							640,059	3.328.307		10,789	4,692,138 5,964,504	26,448	219,981	
	,990,992 ,279,604			7,279,604	450,000	4.00%	483,200	300,000		369,250	50,000	5.25%	402,150		5.50%	421,300				640,059	4,160,384		11,038	7,287,657	(8,052)	211,929	
	,273,004 3,559,722			8,559,722	925,000	4.00%	465,200	300,000		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	
	.421.668			9,421,668	800.000	4.00%	428,200	300,000		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	
	,421,668			9,421,668	875,000	4.00%	396,200	300,000		324,250	200,000	5.25%	378,525	100,000	5.50%	410,300		5.50%	232,925	640,059	5,547,178		12,184	9,416,621	5,047	262,011	
	,421,668			9,421,668	900,000	4.00%	361,200	340,000		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	
	,421,668			9,421,668	950,000	4.00%	325,200	350,000		292,250	200,000	5.25%	357,525	105,000	5.50%	399,300		5.50%	232,925	640,059	5,547,178		12,801	9,412,238	9,431	277,185	
	,421,668			9,421,668	925,000	4.00%	287,200	350,000		274,750	200,000	5.25%	347,025	105,000	5.50%	393,525	100,000	5.50%	232,925	640,059	5,547,178		13,121	9,415,783	5,886	283,070	
9	,421,668			9,421,668	950,000	4.00%	250,200	350,000	5.00%	257,250	200,000	5.25%	336,525	150,000	5.50%	387,750	100,000	5.50%	227,425	640,059	5,547,178		13,449	9,409,836	11,833	294,903	
ç	,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%	221,925	640,059	5,547,178		13,785	9,410,422	11,246	306,149	1
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	
ç	,421,668			9,421,668	1,075,000	4.00%	133,000	450,000	5.00%	204,750	200,000	5.25%	305,025	180,000	5.50%	353,650	100,000	5.50%	210,925	640,059	5,547,178		14,483	9,414,070	7,598	318,799	
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	
ç	,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	
9	,421,668			9,421,668				950,000	5.00%	97,500	750,000	5.25%	263,025	325,000	5.50%	317,900	100,000	5.50%	194,425		6,400,590		15,597	9,414,037	7,632	340,964	
	,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	
	,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	
	,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		16,796	8,446,957	974,712	1,414,360	
	,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	+
	,421,668			9,421,668																				0	9,421,668	12,519,947	
	,421,668			9,421,668																				0	9,421,668	21,941,615	
	,421,668			9,421,668																				0	9,421,668	31,363,284	
	,421,668			9,421,668																				0	9,421,668	40,784,952	
221	008.106	0	1.298.000	222.306.106	12.980.000		6.741.200	7,635,000		5.189.000	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			-

Notes:

Projected TID Closure

SECTION 10: Annexed Property

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

SECTION 11: Estimate of Property to Be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that approximately 5% to 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

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

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for a mix of commercial, retail and housing.

Building Codes and Ordinances

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

SECTION 13: Statement of the Proposed Method for the Relocation of any Persons to be Displaced

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

SECTION 14: How Creation of the Tax Incremental District Promotes the Orderly Development of the City

Creation of the District and the implementation of the projects in its Plan will promote the orderly development of the City rehabilitating and conserving property, public infrastructure improvements and providing appropriate financial incentives for private development projects. Through use of tax increment financing, the City can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment and housing opportunities.

SECTION 15: List of Estimated Non-Project Costs

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

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

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

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

Legal Opinion Found on Following Page.



TAGLaw International Lawyers

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

[], 2024

Mayor City of Sheboygan 828 Center Avenue Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40723891_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	ixes Data Year		2022		
	Statement of h			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%	
				2,505,112	5.21/0	
	Total			71,636,572		
				Lakeshore		
	Sheboygan	City of	School District	Technical		
venue Year	County	Sheboygan	of Sheboygan	College	Total	Revenue Yea
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	

CITY OF SHEBOYGAN RESOLUTION 166-23-24

BY ALDERPERSON 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 CITY 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: Public Hearing Held: Approval by Plan Commission: Adoption by Common Council:
- Approval by the Joint Review Board:

Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for Feb. 27, 2024 Scheduled for March 18, 2024 Scheduled for TBD

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Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances
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
List of Estimated Non-Project Costs
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

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.

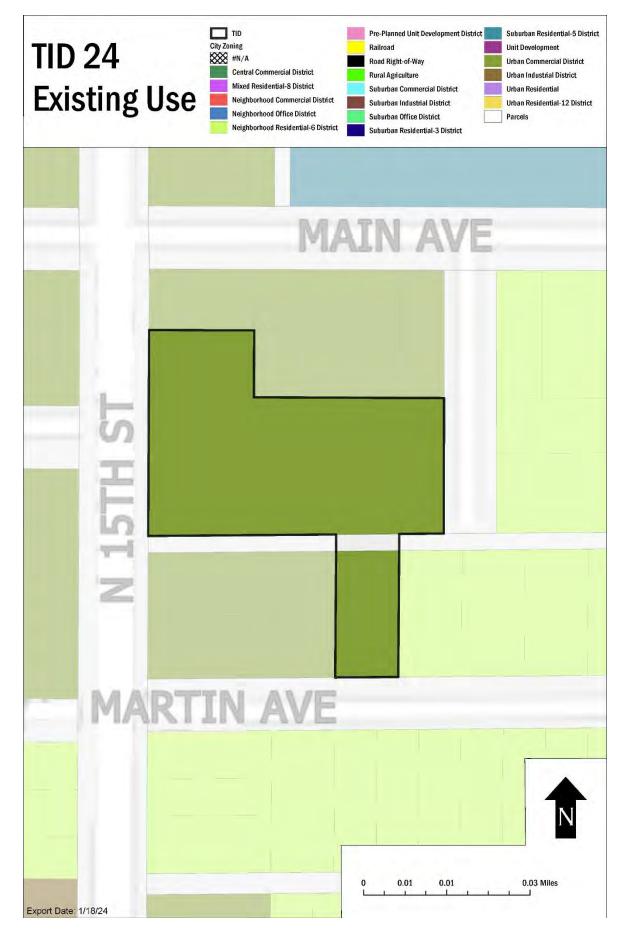
SECTION 2: Preliminary Map of Proposed District Boundary

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 Sh Tax Increment	eboygan, Wiso District #24	consin										Assessment Roll Classification?
Base Property In	formation Property Infor	Assessment Information				Equalized	d Value		District Classification	(Residential = Class 1, Commercial = Class 2, 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 I 59281712930 I		City of Sheboygan City of Sheboygan	0.988 0.165	0 0	0 0	0 0	<mark>97.29%</mark> 97.29%	0 0	0 0	0 0	0.988 0.165	X X The Assessment Roll
		Total Acreage	1.153	0	0	0		0	0			Class, for each parcel, is required for the DOR
The above values are	e as of January 1, 2023. Actua	al base value certification of th	ne territory wi	ill 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	l I									
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	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.

<u>Demolition</u>

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.

<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

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.

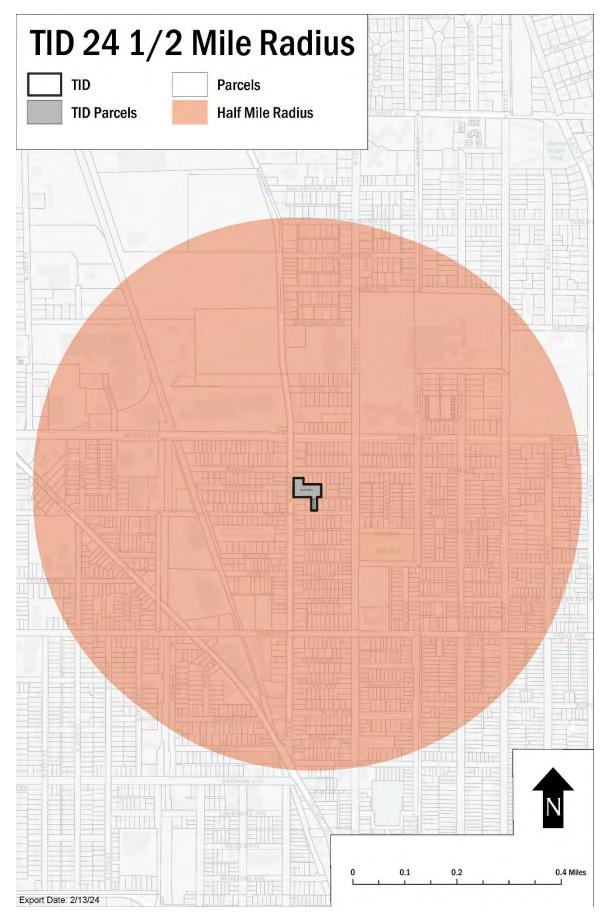
SECTION 7: Map Showing Proposed Improvements and Uses

Maps Found on Following Page.

Item 16.

5		
5928171835		
	59281712930	
e City expects to pay development incentives up to 1,800,000 to development projects on the highlighted arcels and will incur administrative and other professional ervice expenses in the implementation. the City expects to reimburse administrative costs up to 120,000.		

Item 16.



Tax Incremental District No. 24 Project Plan Prepared by Ehlers

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 Li	st		
		Phase I 2025	Phase II TBD	Total (Note 1)
Project ID	Project Name/Type			
	1 Development Incentive - MRO	1,800,000		1,800,000
	2 City Reimbursable Costs	120,000		120,000
	3 Revolving Loan Fund (Façade & Housing Renovation)		700,000	
	4 Future Revenue Sharing - TID 21		1,400,000	1,400,000
Total Proje	cts	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**.



	-	Tax Increment	District #24		
		Development /	Assumptions		
Constr	uction Year	Housing Development	Annual Total	Constructio	on Yea
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		

Table 2 - Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #24

Tax Increment Projection Worksheet

Type of District	Blight	ed Area	Base Value	0	
District Creation Date	Januar	y 1, 2024	Appreciation Factor	0.00%	Apply to Base Valu
Valuation Date	Jan 1,	2024	Base Tax Rate	\$17.07	
Max Life (Years)		27	Rate Adjustment Factor		
Expenditure Period/Termination	22	1/1/2046			
Revenue Periods/Final Year	27	2052			
Extension Eligibility/Years	Yes	3	Tax Exempt Discount Rate	4.00%	
Eligible Recipient District	Y	′es	Taxable Discount Rate	5.50%	

									Tax Exempt	
	Constructio	n	Valuation	Inflation	Total	Revenue		Tax	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
	Totals	9,000,000		0		Future V	alue of Increment	3,993,968		

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

City of Sheboyga Tax Increment [Estimated Finan	District #24	nsin
	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

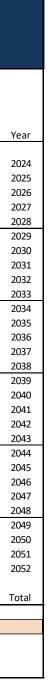
City of Sheboygan, Wisconsin

Tax Increment District #24

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

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 non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

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

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

Legal Opinion Found on Following Page.



TAGLaw International Lawyers

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

[], 2024

Mayor City of Sheboygan 828 Center Avenue Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40723891_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.

Sheboy City of School Lakesh Total Sheb	bygan Court f Sheboyg I District c hore Techno boygan ounty 0 32,444 32,444 32,444 32,444 32,444	-	School District of Sheboygan 0 47,784 47,784 47,784 47,784	2022 15,129,924 31,920,100 22,283,436 2,303,112 71,636,572 Lakeshore Technical College 0 4,939 4,939 4,939 4,939	Percentage 21.12% 44.56% 31.11% 3.21% Total 0 153,614 153,614	Revenue Yea 2026 2027
City of School Lakesh Total 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2034 2035 2036 2037 2038 2039 2036 2037 2038 2039 2040 2041 2042 2043 2044 2043	f Sheboyg I District c hore Techi boygan ounty 0 32,444 32,444 32,444 32,444 32,444	City of Sheboygan Nical College O 68,448 68,448 68,448 68,448	of Sheboygan 0 47,784 47,784 47,784	31,920,100 22,283,436 2,303,112 71,636,572 Lakeshore Technical College 0 4,939 4,939	21.12% 44.56% 31.11% 3.21% Total 0 153,614 153,614	2026
City of School Lakesh Total 2026 2027 2028 2029 2030 2031 2031 2032 2033 2034 2033 2034 2035 2036 2037 2038 2039 2030 2037 2038 2039 2040 2041 2042 2043 2044 2045	f Sheboyg I District c hore Techi boygan ounty 0 32,444 32,444 32,444 32,444 32,444	City of Sheboygan Nical College O 68,448 68,448 68,448 68,448	of Sheboygan 0 47,784 47,784 47,784	31,920,100 22,283,436 2,303,112 71,636,572 Lakeshore Technical College 0 4,939 4,939	44.56% 31.11% 3.21% Total 0 153,614 153,614	2026
School Lakesh Total 2026 2027 2028 2029 2030 2031 2032 2033 2034 2033 2034 2035 2036 2037 2038 2039 2036 2037 2038 2039 2040 2041 2041 2042 2043 2044 2045	l District c hore Techi boygan punty 0 32,444 32,444 32,444 32,444 32,444	City of Sheboygan O 68,448 68,448 68,448 68,448	of Sheboygan 0 47,784 47,784 47,784	22,283,436 2,303,112 71,636,572 Lakeshore Technical College 0 4,939 4,939	31.11% 3.21% Total 0 153,614 153,614	2026
Lakesh Total Sheb evenue Year 2026 2027 2028 2029 2030 2031 2032 2033 2034 2033 2034 2035 2036 2037 2038 2039 2030 2038 2039 2040 2041 2042 2043 2044 2045 2045	boygan bunty 0 32,444 32,444 32,444 32,444 32,444 32,444	City of Sheboygan 0 68,448 68,448 68,448 68,448	of Sheboygan 0 47,784 47,784 47,784	2,303,112 71,636,572 Lakeshore Technical College 0 4,939 4,939	3.21% Total 0 153,614 153,614	2026
Total Sheb Sheb 2026 2027 2028 2029 2030 2031 2033 2034 2035 2036 2037 2038 2039 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045	boygan punty 0 32,444 32,444 32,444 32,444 32,444 32,444	City of Sheboygan 0 68,448 68,448 68,448 68,448	of Sheboygan 0 47,784 47,784 47,784	71,636,572 Lakeshore Technical College 0 4,939 4,939	Total 0 153,614 153,614	2026
Sheb Evenue Year Corr 2026 2027 2028 - 2029 - 2030 - 2031 - 2033 - 2034 - 2035 - 2038 - 2039 - 2036 - 2037 - 2038 - 2039 - 2040 - 2041 - 2042 - 2043 - 2044 -	0 32,444 32,444 32,444 32,444 32,444 32,444 32,444	Sheboygan 0 68,448 68,448 68,448 68,448	of Sheboygan 0 47,784 47,784 47,784	Lakeshore Technical College 0 4,939 4,939	0 153,614 153,614	2026
Sheb evenue Year Corr 2026 Corr 2027 Corr 2028 Corr 2029 Corr 2030 Corr 2031 Corr 2032 Corr 2033 Corr 2034 Corr 2035 Corr 2036 Corr 2037 Corr 2038 Corr 2039 Corr 2040 Corr 2041 Corr 2043 Corr 2043 Corr 2043 Corr 2045 Corr	0 32,444 32,444 32,444 32,444 32,444 32,444 32,444	Sheboygan 0 68,448 68,448 68,448 68,448	of Sheboygan 0 47,784 47,784 47,784	Lakeshore Technical College 0 4,939 4,939	0 153,614 153,614	2026
Evenue Year Corr 2026	0 32,444 32,444 32,444 32,444 32,444 32,444 32,444	Sheboygan 0 68,448 68,448 68,448 68,448	of Sheboygan 0 47,784 47,784 47,784	Technical College 0 4,939 4,939	0 153,614 153,614	2026
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2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2041 2042 2043 2044 2045	32,444 32,444 32,444 32,444	68,448 68,448	47,784	-	-	2027
2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2041 2042 2043 2044 2045	32,444 32,444 32,444	68,448		4 0 2 0		2028
2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045	32,444 32,444		47.784	4,939	153,614	2029
2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2041 2042 2043 2044 2045	32,444	68,448		4,939	153,614	2030
2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045		-	47,784	4,939	153,614	2031
2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2043 2044 2045	22 444	68,448	47,784	4,939	153,614	2032
2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045	32,444	68,448	47,784	4,939	153,614	2033
2036 2037 2038 2039 2040 2041 2042 2043 2044 2045	32,444	68,448	47,784	4,939	153,614	2034
2037 2038 2039 2040 2041 2042 2043 2044 2045	32,444	68,448	47,784	4,939	153,614	2035
2038 2039 2040 2041 2042 2043 2044 2045	32,444	68,448	47,784	4,939	153,614	2036
2039 2040 2041 2042 2043 2044 2045	32,444	68,448	47,784	4,939	153,614	2037
2040 2041 2042 2043 2044 2045	32,444	68,448	47,784	4,939	153,614	2038
2041 2042 2043 2044 2045	32,444	68,448	47,784	4,939	153,614	2039
2042 2043 2044 2045	32,444	68,448	47,784	4,939	153,614	2040
2043 2044 2045	32,444	68,448	47,784	4,939	153,614	2041
2044 2045	32,444	68,448	47,784	4,939	153,614	2042
2045	32,444	68,448	47,784	4,939	153,614	2043
	32,444	68,448	47,784	4,939	153,614	2044
2046	32,444	68,448	47,784	4,939	153,614	2045
	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
	843,542	1,779,648	1,242,373	128,406	3,993,968	•