AMENDEDFOURTH SPECIAL COMMON COUNCIL MEETING AGENDA

March 25, 2024 at 5:30 PM

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

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

Notice of the 4th Special Common Council Meeting of the 2023-2024 Common Council at 5:30 PM or immediately following the Finance and Personnel Committee meeting, MONDAY, March 25, 2024 in City Hall, 3rd Floor - Council Chambers, 828 Center Avenue, Sheboygan, WI. Persons with disabilities who need accommodations to attend the meeting should contact Meredith DeBruin at the City Clerk's Office, 828 Center Avenue, (920) 459-3361.

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

OPENING OF MEETING

1. **Roll Call**
   Alderpersons Felde and Rust may attend meeting remotely

2. **Pledge of Allegiance**

3. **Mayoral Appointments**
   Alderperson Daniel Peterson to the Public Works Committee

4. **Public Forum**
   Limit of five people having five minutes each with comments limited to items on this agenda.

RESOLUTIONS

5. Res. No. 185-23-24 by Alderperson Dekker creating Tax Incremental District No. 21, approving its project plan and establishing its boundaries City of Sheboygan, Wisconsin.

6. Res. No. 186-23-24 by Alderperson Dekker creating Tax Incremental District No. 22, approving its project plan and establishing its boundaries City of Sheboygan, Wisconsin.

7. Res. No. 184-23-24 by Alderperson Dekker creating Tax Incremental District No. 23, approving its project plan and establishing its boundaries City of Sheboygan, Wisconsin.

8. Res. No. 183-23-24 by Alderperson Dekker creating Tax Incremental District No. 24, approving its project plan and establishing its boundaries City of Sheboygan, Wisconsin.

9. Res. No. 197-23-24 by Alderpersons Dekker and Perrella authorizing the appropriate City officials to file an application with the Wisconsin Economic Development Corporation (WEDC) for an Idle Sites

Redevelopment Program Grant and execute documents necessary to accept grant funds, and designating local matching funds as required by the program.

CLOSED SESSION

10. Motion to convene in closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats. for the purpose of investing public funds, purchasing public properties, or conducting other specified public business, to-wit: negotiating with one or more property owners within the downtown area regarding the purchase of 636 Wisconsin Avenue and investment of public funds for commercial development.

ADJOURN MEETING

11. Motion to Adjourn

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

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

City of Sheboygan
spirit on the lake

March 21st 2024

TO THE HONORABLE MEMBERS OF THE COMMON COUNCIL:

I hereby submit the following appointments for your confirmation:

- Alder Daniel Peterson to be considered for appointment to the Public Works Committee.

Ryan Sorenson
Mayor
City of Sheboygan

Office of the Mayor

CITY HALL
828 CENTER AVE.
SHEBOYGAN, WI 53081

920-459-3317
www.sheboyganwi.gov

CITY OF SHEBOYGAN
RESOLUTION 185-23-24

BY ALDERPERSONS DEKKER.

MARCH 18, 2024

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

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

WHEREAS, Tax Incremental District No. 21 (the "District") is proposed to be created by the City as a district in need of rehabilitation or conservation work in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

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

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

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the 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 project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

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

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

1. The boundaries of the District that shall be named "Tax Incremental District No. 21, City of Sheboygan", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2024.

3. The Common Council finds and declares that:

   (a) Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).

   (b) Based upon the finding stated in 3.a. above, the District is declared to be a district in need of rehabilitation or conservation work based on the identification and classification of the property included within the District.

   (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

   (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

   (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

   (f) The City estimates that approximately 30% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

   (g) The project costs relate directly to promoting the rehabilitation or conservation of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 21, City of Sheboygan" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

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

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

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

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

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

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 21
CITY OF SHEBOYGAN

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

March 25, 2024

PROJECT PLAN

City of Sheboygan, Wisconsin

Tax Incremental District No. 21

Downtown, River Front, and Southeast Side

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	February 27, 2024
Public Hearing Held:	February 27, 2024
Approval by Plan Commission:	February 27, 2024
Adoption by Common Council:	Scheduled for March 25, 2024
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

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

AUTHORITY

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

ESTIMATED TOTAL PROJECT COST EXPENDITURES

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

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $329M will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 27 years. To cashflow the proposed project costs, we have included TID revenue sharing from TIDS 22, and 24. Future revenue sharing will need to be approved in future amendments.

SUMMARY OF FINDINGS

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

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

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

   The public infrastructure necessary to allow for development and redevelopment within the District requires substantial investment. Absent the use of tax increment financing, the City is unable to fully-fund the necessary infrastructure improvements.

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

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

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

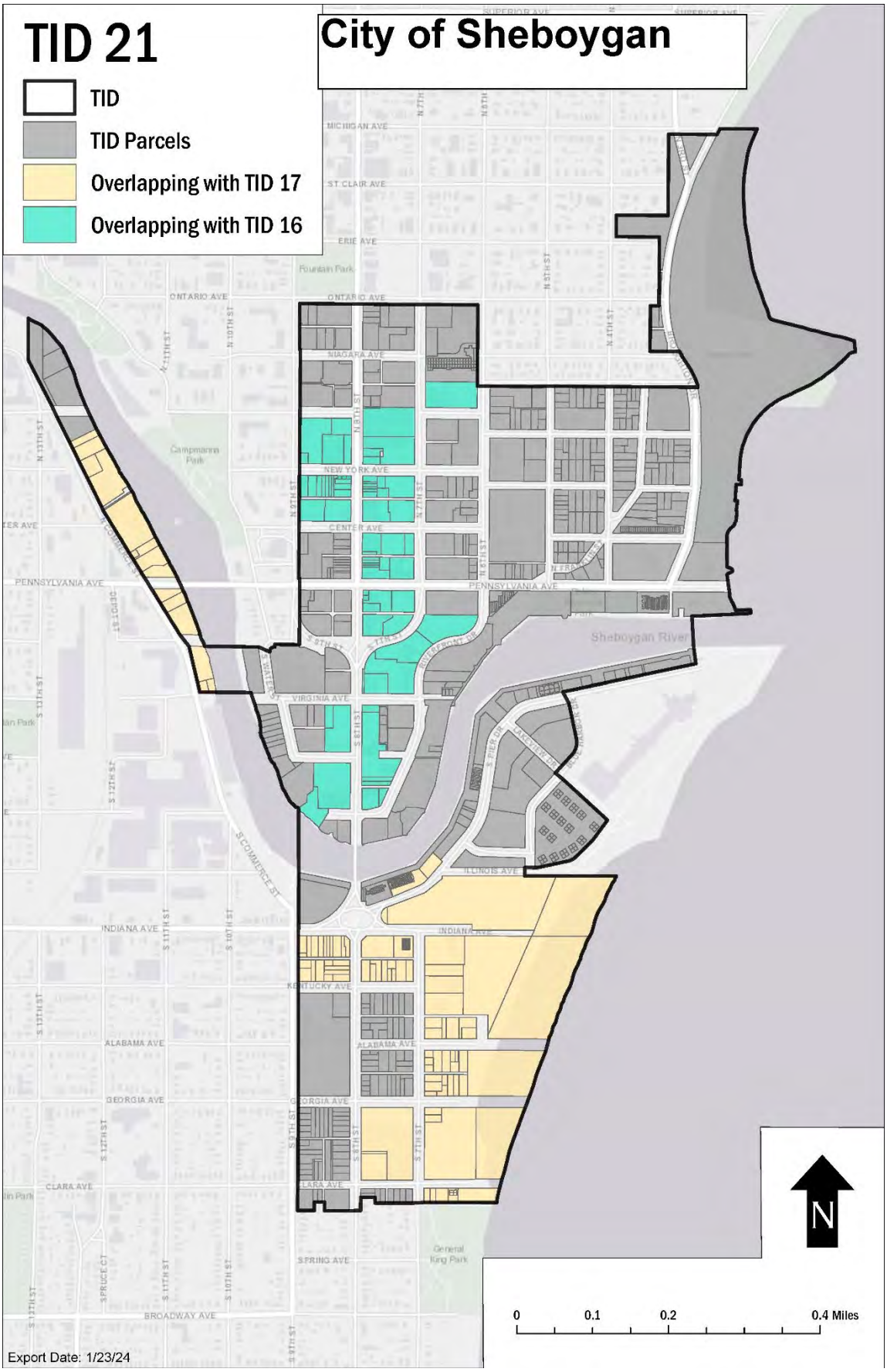
4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).

5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately 30% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:
Preliminary Map of Proposed District Boundary

Maps Found on Following Page.

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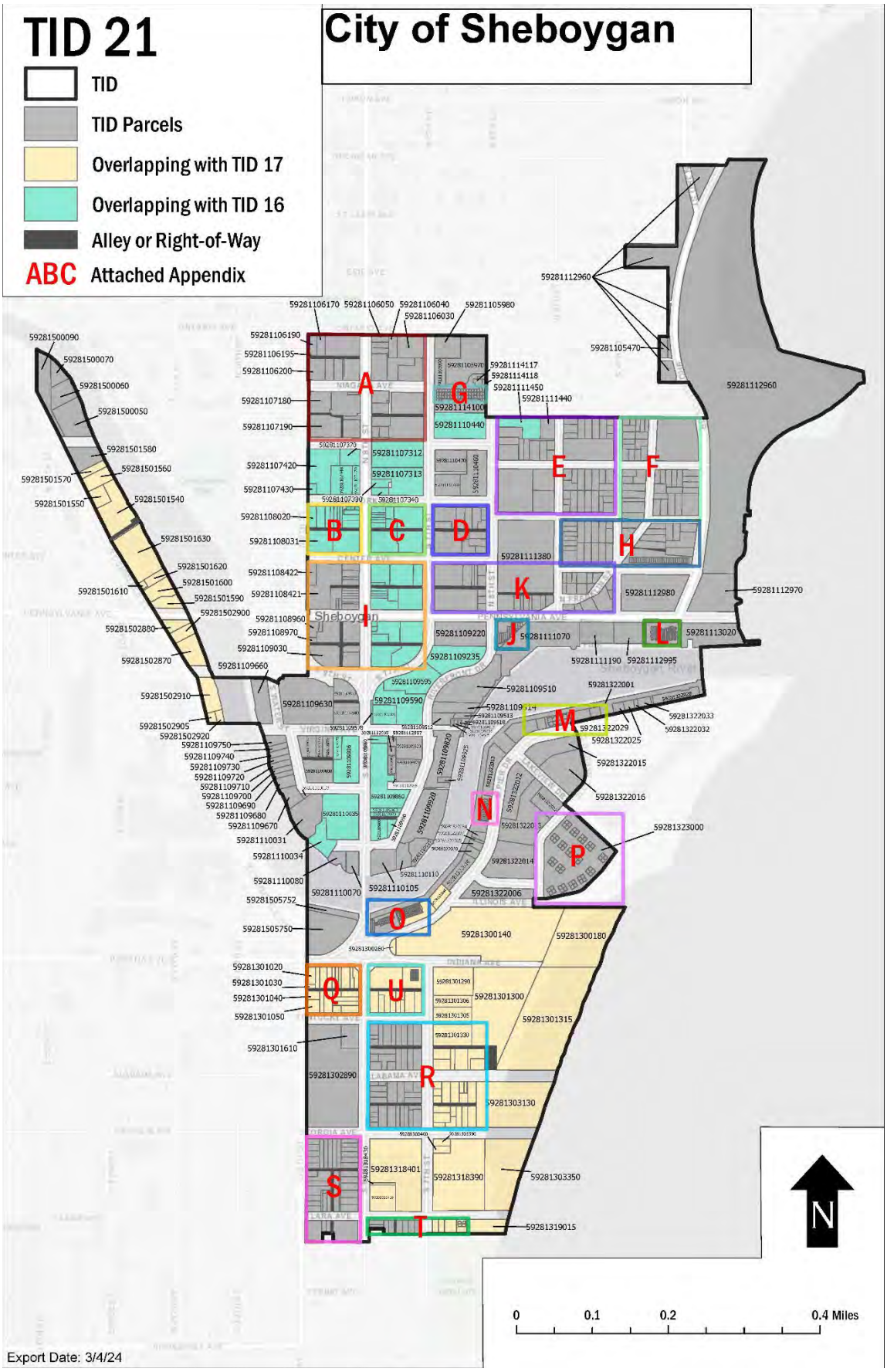
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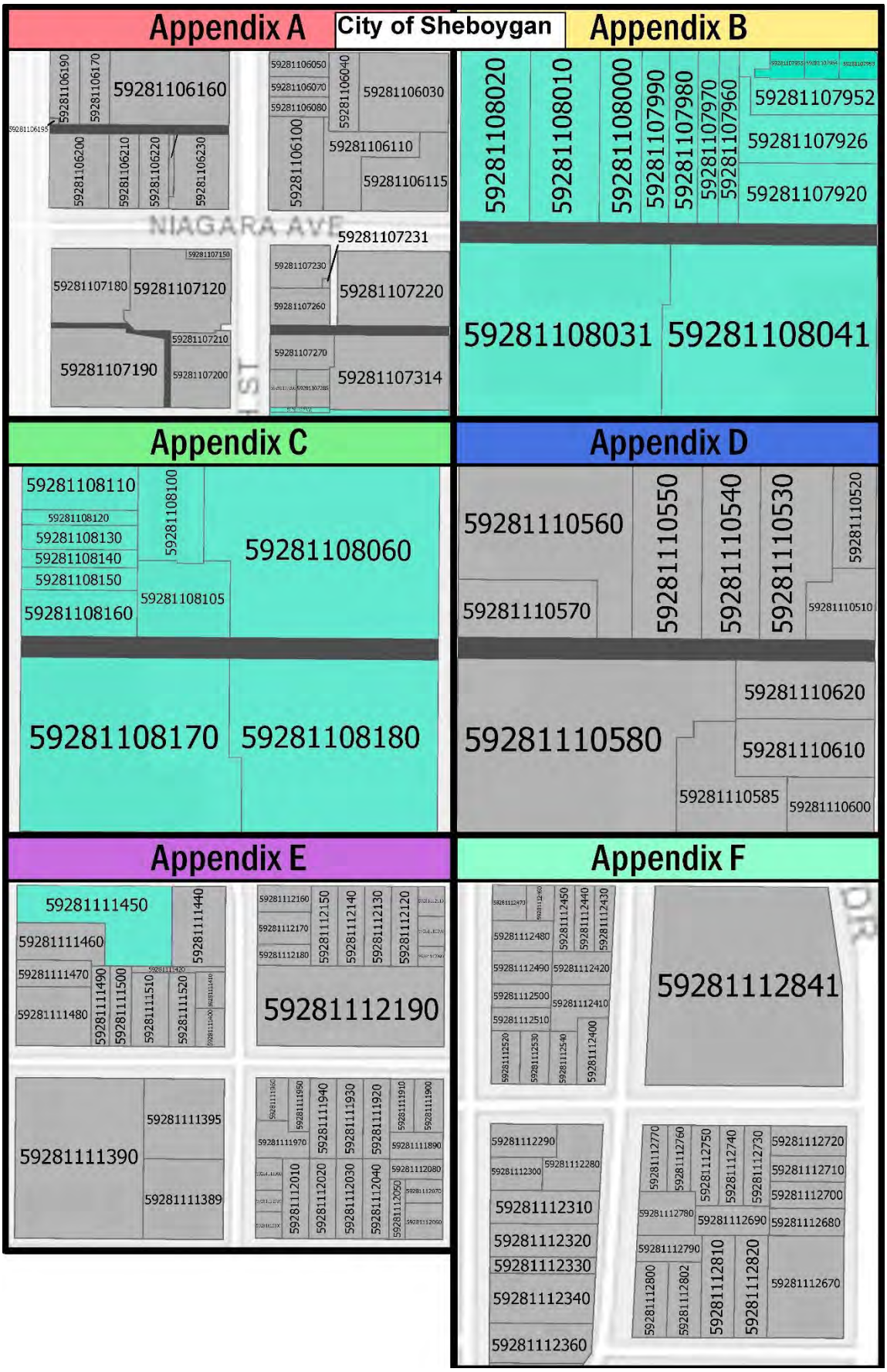
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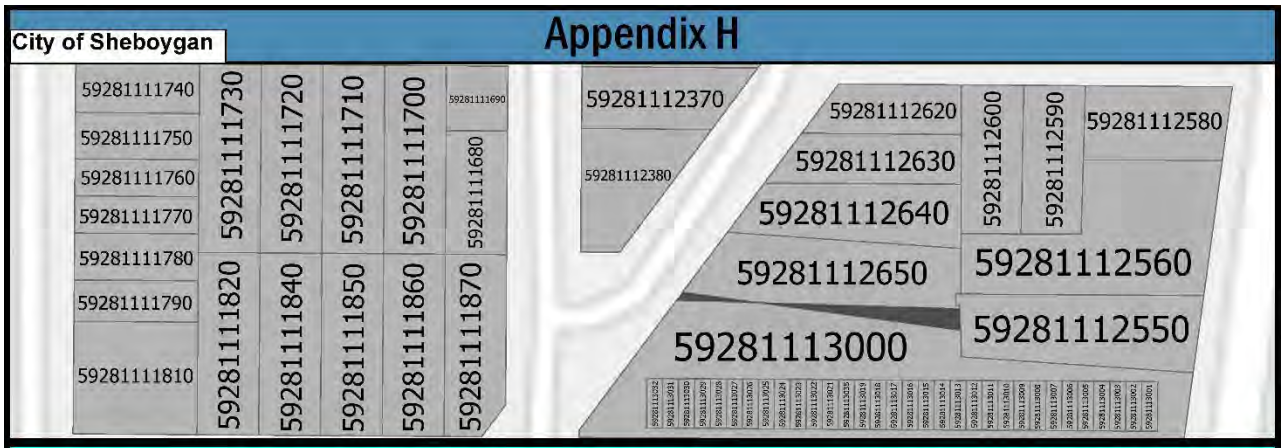
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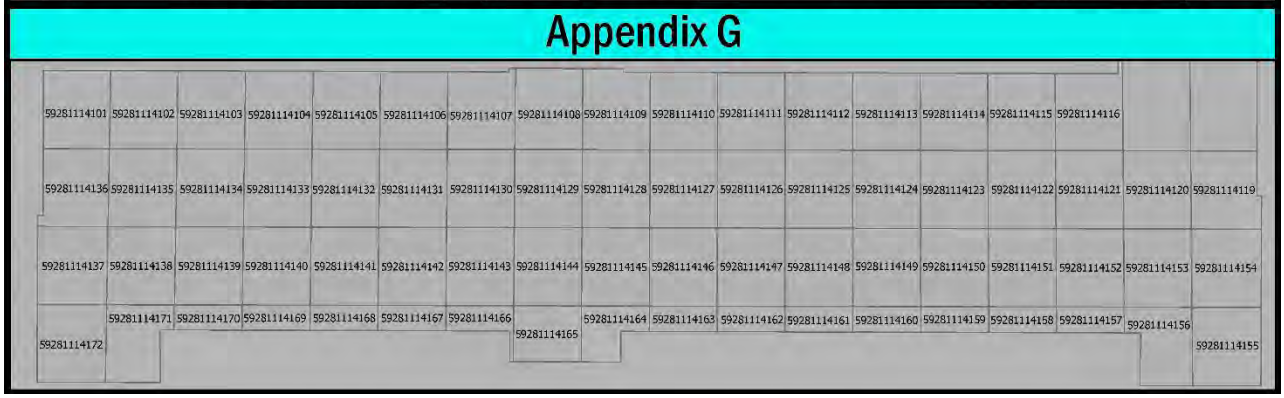
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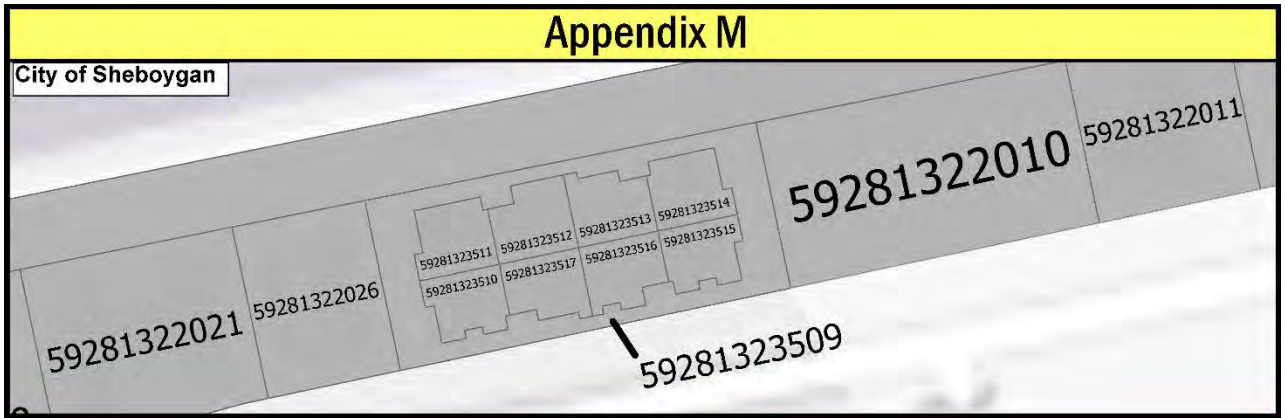
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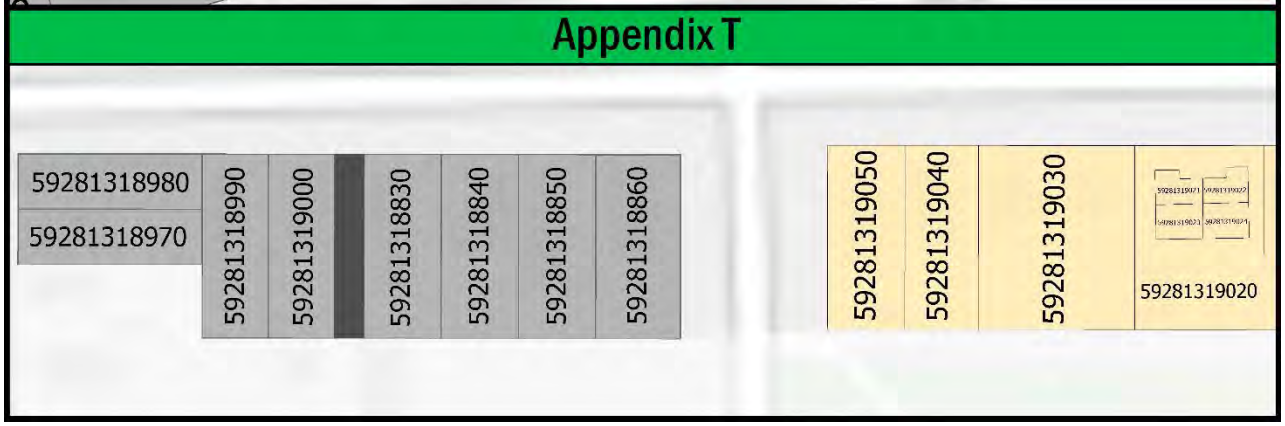
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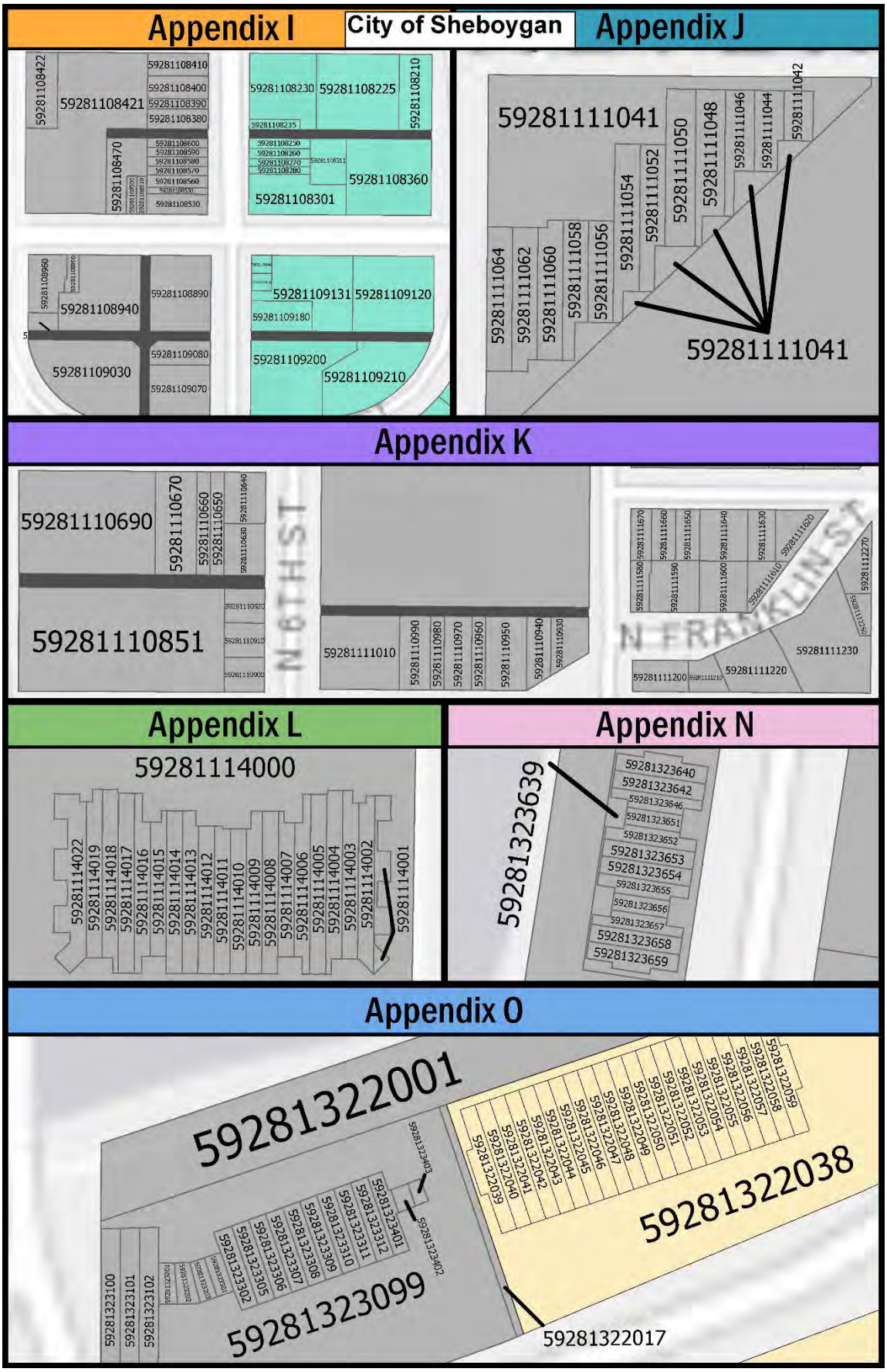
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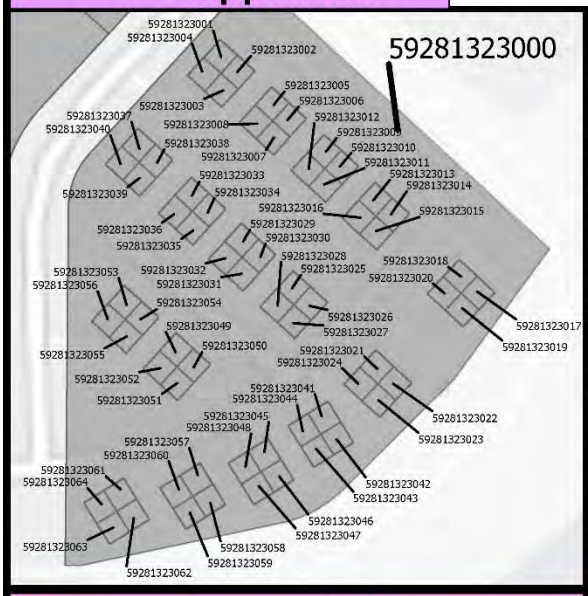
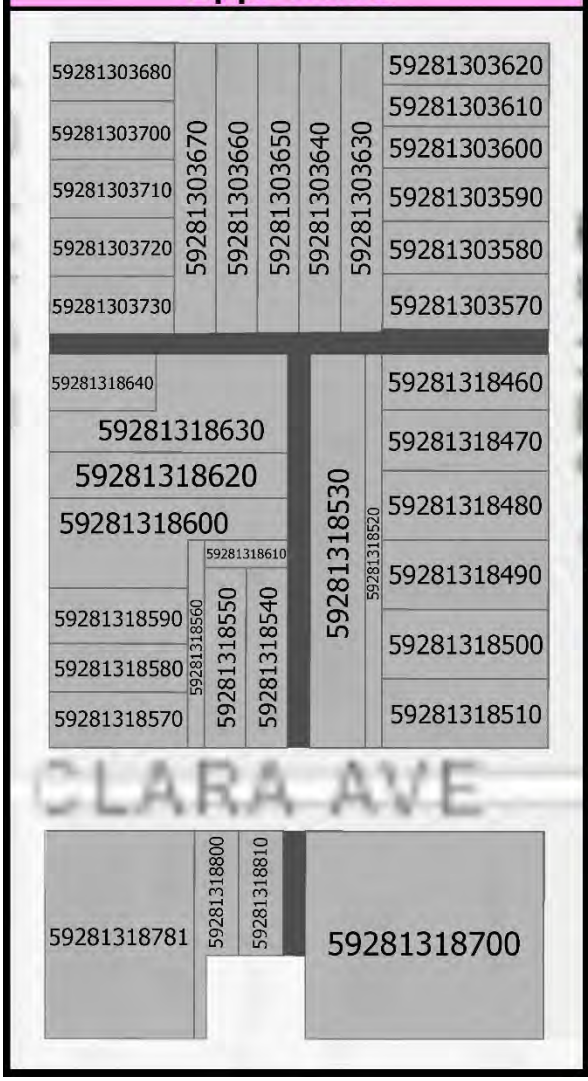
City of Sheboygan

Appendix P

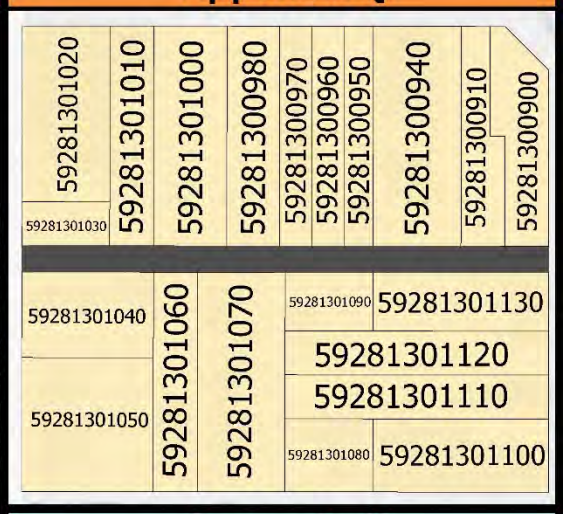


Appendix R

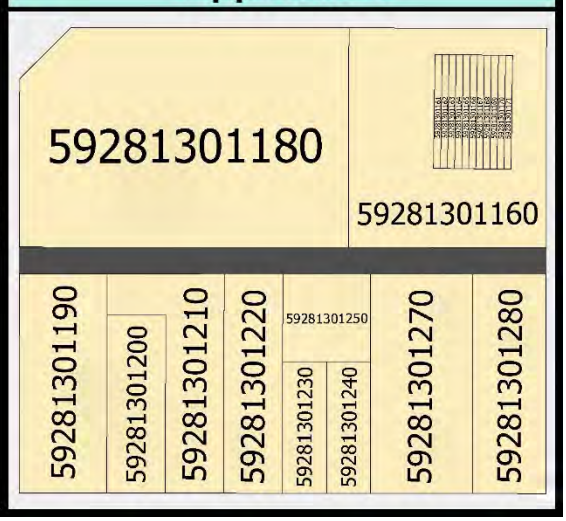
Appendix S



Appendix Q

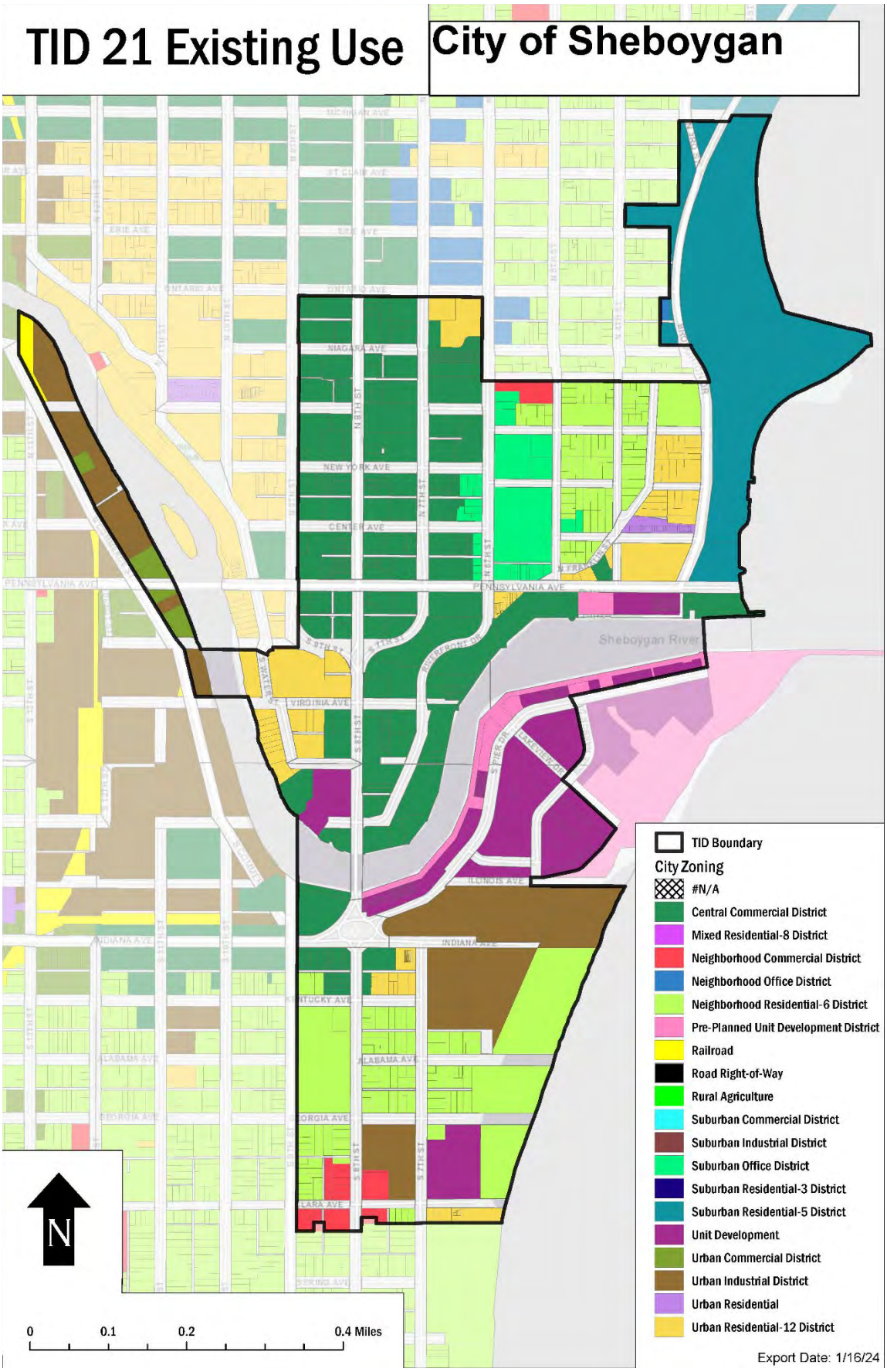


Appendix U



SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.


TID 21 Existing Use
City of Sheboygan
TID Boundary
City Zoning
#N/A
Central Commercial District
Mixed Residential-8 District
Neighborhood Commercial District
Neighborhood Office District
Neighborhood Residential-6 District
Pre-Planned Unit Development District
Railroad
Road Right-of-Way
Rural Agriculture
Suburban Commercial District
Suburban Industrial District
Suburban Office District
Suburban Residential-3 District
Suburban Residential-5 District
Unit Development
Urban Commercial District
Urban Industrial District
Urban Residential
Urban Residential-12 District
Export Date: 1/16/24
N
0
0.1
0.2
0.4 Miles
Sheboygan River
NIAGARA AVE
NEW YORK AVE
CENTER AVE
PENNSYLVANIA AVE
VIRGINIA AVE
ILLINOIS AVE
INDIANA AVE
KENTUCKY AVE
ALABAMA AVE
GEORGIA AVE
CLARA AVE
N 8TH ST
N 7TH ST
S 8TH ST
S 7TH ST

SECTION 4:
Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin

Tax Increment District #21

Base Property Information

Property Information						Assessment Information			Equalized Value				District Classification					District Classification		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)
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
ROW Areas																				
59281105970	930 N 6TH ST	THE FOUNDERS CLUB LLC	1.617		No	251,700	4,577,400	4,829,100	97.29%	258,724	4,705,142	4,963,866			1.617		1.617		0.00	2
59281105980	623 ONTARIO AVE	ST LUKE UNITED METHODIST CHURCH	0.660		No	-	-	-	97.29%	0	0	0		0.660			0.660			X
59281105990	915 N 7TH ST	ST LUKE UNITED METHODIST CHURCH	0.367		No	-	-	-	97.29%	0	0	0		0.367			0.367			X
59281106030	N/A	PARKING UTILITY CITY OF SHEBOYGAN	0.657		No	-	-	-	97.29%	0	0	0		0.657			0.657	0.657		X
59281106040	721 ONTARIO AVE	FRIENDSHIP HOUSE INC	0.219		No	-	-	-	97.29%	0	0	0			0.219		0.219			X
59281106050	929 N 8TH ST	CHAMBERLAIN WORLD TRADE LLC	0.138		No	50,400	956,800	1,007,200	97.29%	51,807	983,502	1,035,308			0.138		0.138		0.00	2
59281106070	925 N 8TH ST	RICHARD W RUPP INC	0.110		No	33,600	382,700	416,300	97.29%	34,538	393,380	427,918			0.110		0.110		0.00	2
59281106080	919 N 8TH ST	THE RUDNICK GROUP LLC	0.110		No	33,600	277,100	310,700	97.29%	34,538	284,833	319,371			0.110		0.110		0.00	2
59281106100	909 N 8TH ST	NIAGARA LLC	0.475		No	145,600	3,009,300	3,154,900	97.29%	149,663	3,093,281	3,242,944			0.475		0.475	0.475	0.00	2
59281106110	722 NIAGARA AVE	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.420		No	-	-	-	97.29%	0	0	0		0.420			0.420	0.420		X
59281106115	708 NIAGARA AVE	SHEBOYGAN GSRS LLC	0.499		No	146,100	3,215,600	3,361,700	97.29%	150,177	3,305,338	3,455,515			0.499		0.499		0.00	2
59281106160	930 N 8TH ST	I&Z PROPERTIES LLC	0.827		No	162,100	903,200	1,065,300	97.29%	166,624	928,406	1,095,029			0.827		0.827	0.827	0.00	2
59281106170	N/A	SHEBOYGAN AREA SCHOOL DISTRICT	0.207		No	-	-	-	97.29%	0	0	0		0.207			0.207	0.207		X
59281106190	N/A	I&Z PROPERTIES LLC	0.201		No	61,300	-	61,300	97.29%	63,011	0	63,011			0.201		0.201	0.201	0.20	2
59281106195	N/A	CITY OF SHEBOYGAN	0.005		No	-	-	-	97.29%	0	0	0		0.005			0.005			X
59281106200	909 N 9TH ST	SHEBOYGAN AREA SCHOOL DISTRICT	0.413		No	-	-	-	97.29%	0	0	0		0.413			0.413			X
59281106210	822 NIAGARA AVE	DARROW PROPERTIES LLC	0.207		No	63,000	259,600	322,600	97.29%	64,758	266,845	331,603			0.207		0.207		0.00	2
59281106220	816 NIAGARA AVE	PARKING UTILITY CITY OF SHEBOYGAN	0.207		No	-	-	-	97.29%	0	0	0		0.207			0.207	0.207		X
59281106225	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.029		No	-	-	-	97.29%	0	0	0		0.029			0.029	0.029		X
59281106230	902 N 8TH ST	ABOVE & BEYOND CORP	0.385		No	-	-	-	97.29%	0	0	0			0.385		0.385			X
59281107120	826 N 8TH ST	SHEBOYGAN COMMUNITY THEATRE FOUNDATION INC	0.727		No	-	-	-	97.29%	0	0	0			0.727		0.727	0.727		X
59281107150	832 N 8TH ST	DUBOIS REAL ESTATE HOLDINGS LLC	0.041		No	12,600	145,200	157,800	97.29%	12,952	149,252	162,204			0.041		0.041		0.00	2
59281107180	821 NIAGARA AVE	PARKING UTILITY CITY OF SHEBOYGAN	0.537		No	-	-	-	97.29%	0	0	0		0.537			0.537	0.537		X
59281107190	824 WISCONSIN AVE	TRINITY EV LUTH CONG	0.804		No	-	-	-	97.29%	0	0	0		0.804			0.804	0.804		X
59281107200	804 N 8TH ST	FIFTH GENERATION PROPERTIES LLC	0.344		No	102,300	327,600	429,900	97.29%	105,155	336,742	441,897			0.344		0.344	0.344	0.00	2
59281107210	816 N 8TH ST	SHEBOYGAN COMMUNITY THEATRE FOUNDATION INC	0.073		No	-	-	-	97.29%	0	0	0			0.073		0.073	0.073		X
59281107220	721 NIAGARA AVE	PARKING UTILITY CITY OF SHEBOYGAN	0.774		No	-	-	-	97.29%	0	0	0		0.774			0.774	0.774		X
59281107230	N/A	NIAGARA LLC	0.230		No	70,500	-	70,500	97.29%	72,467	0	72,467			0.230		0.230	0.230	0.23	2
59281107231	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.007		No	-	-	-	97.29%	0	0	0		0.007			0.007	0.007		X
59281107260	821 N 8TH ST	BLACK PIG ELKHART LAKE LLC	0.205		No	62,600	884,500	947,100	97.29%	64,347	909,184	973,531			0.205		0.205		0.00	2
59281107270	809 N 8TH ST	KOHLBECK, THOMAS J	0.207		No	63,400	511,800	575,200	97.29%	65,169	526,083	591,252			0.207		0.207		0.00	2
59281107280	801 N 8TH ST	MARTENS MAKE MOVES LLC	0.093		No	28,600	254,300	282,900	97.29%	29,398	261,397	290,795			0.093		0.093		0.00	2
59281107285	804 N 7TH ST	URB LLC	0.116		No	35,300	123,300	158,600	97.29%	36,285	126,741	163,026			0.116		0.116		0.00	2
59281107306	N/A	CITY OF SHEBOYGAN	0.028		16	-	-	-	97.29%	0	0	0		0.028			0.028			X
59281107312	734 N 7TH ST	EIGHTH STREET SHEBOYGAN HOUSING CORP	1.666		16	510,300	9,386,500	9,896,800	97.29%	524,541	9,648,450	10,172,991				1.666	1.666		0.00	2
59281107313	710 NEW YORK AVE	CITY OF SHEBOYGAN	1.270		16	-	-	-	97.29%	0	0	0		1.270			1.270			X
59281107314	N 7TH ST	CITY OF SHEBOYGAN	0.812		No	-	-	-	97.29%	0	0	0		0.812			0.812			X
59281107330	709 N 8TH ST	WALKER, SAMUEL A	0.172		16	52,800	359,800	412,600	97.29%	54,273	369,841	424,114			0.172		0.172		0.00	2
59281107340	701 N 8TH ST	PARK PLACE HOLDINGS LLC	0.144		16	43,700	520,800	564,500	97.29%	44,920	535,334	580,254			0.144		0.144		0.00	2
59281107370	N/A	CITY OF SHEBOYGAN	0.370		16	-	-	-	97.29%	0	0	0		0.370			0.370			X
59281107420	825 WISCONSIN AVE	PARKING UTILITY CITY OF SHEBOYGAN	1.213		16	-	-	-	97.29%	0	0	0		1.213			1.213	1.213		X
59281107430	703 N 9TH ST	ASHLING PROPERTIES LLC	0.103		16	31,500	113,900	145,400	97.29%	32,379	117,079	149,458			0.103		0.103			2
59281107440	710 N 8TH ST	CITY OF SHEBOYGAN MEAD PUBLIC LIBRARY	0.697		16	-	-	-	97.29%	0	0	0			0.697		0.697			X
59281107470	N/A	CITY OF SHEBOYGAN	0.246		16	-	-	-	97.29%	0	0	0		0.246			0.246			X
59281107920	N/A	EIGHTH STREET INVESTMENTS LLC	0.145		16	44,500	7,100	51,600	97.29%	45,742	7,298	53,040				0.145	0.145			2
59281107926	N/A	EIGHTH STREET INVESTMENTS LLC	0.122		16	35,400	7,100	42,500	97.29%	36,388	7,298	43,686				0.122	0.122			2
59281107952	N/A	EIGHTH STREET CONDOMINIUM OWNERS IN COMMON	0.146		16	-	-	-	97.29%	0	0	0				0.146	0.146			2
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			2
59281107954	N/A	EIGHTH STREET INVESTMENTS LLC	0.017		16	20,200	202,700	222,900	97.29%	20,764	208,357	229,120				0.017	0.017			2
59281107955	N/A	AMERICAN ORTHODONTICS CORP	0.019		16	20,200	231,700	251,900	97.29%	20,764	238,166	258,930			0.019		0.019			2
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			0.060		0.060			2
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			2
59281107980	817 NEW YORK AVE	HAHN, ANDREW J	0.085		16	25,900	267,200	293,100	97.29%	26,623	274,657	301,280			0.085		0.085			2
59281107990	819 NEW YORK AVE	MOORE, ASHLEY	0.083		16	25,200	117,600	142,800	97.29%	25,903	120,882	146,785			0.083		0.083			2
59281108000		CITY OF SHEBOYGAN	0.124		16	-	-	-	97.29%	0	0	0		0.124			0.124	0.124		X
59281108010	827 NEW YORK AVE	CITY OF SHEBOYGAN	0.207		16	-	-	-	97.29%	0	0	0		0.207			0.207	0.207		X
59281108020	833 NEW YORK AVE	CITY OF SHEBOYGAN FIRE STATION -- NO 1	0.207		16	-	-	-	97.29%	0	0	0		0.207			0.207			X
59281108031	828 CENTER AVE	CITY OF SHEBOYGAN CITY HALL	0.611		16	-	-	-	97.29%	0	0	0		0.611			0.611			X
59281108041	604 N 8TH ST	EIGHTH STREET INVESTMENTS LLC	0.629		16	179,600	825,500	1,005,100	97.29%	184,612	848,537	1,033,149			0.629		0.629			2
59281108060	715 NEW YORK AVE	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.664		16	-	-	-	97.29%	0	0	0		0.664			0.664	0.664		X
59281108100	723 NEW YORK AVE	TOMAN GROUP LLC, THE	0.111		16	33,800	219,700	253,500	97.29%	34,743	225,831	260,574			0.111		0.111			2
59281108105	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		0.120			2
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			2
59281108120	627 N 8TH ST	PAST PRESENT FUTURE LLC	0.030		16	9,100	144,100	153,200	97.29%	9,354	148,121	157,475			0.030		0.030			2
59281108130	625 N 8TH ST	CASPER ENTERPRISES LLC	0.048		16	14,700	213,100	227,800	97.29%	15,110	219,047	234,157			0.048		0.048			2
59281108140	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		0.036			2
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			2
59281108160	617 N 8TH ST	SUNNY SHORE PROPERTIES LLC	0.092		16	28,000	391,600	419,600	97.29%	28,781	402,528	431,310			0.092		0.092			2
59281108170	605 N 8TH ST	8 CENTER HOLDINGS LLC	0.636		16	181,600	1,165,400	1,347,000	97.29%	186,668	1,197,923	1,384,591			0.636		0.636	0.636		2
59281108180	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		0.604	0.604		2
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		2
59281108225	N/A	RAHIL LLP	0.561		16	137,400	16,800	154,200	97.29%	141,234	17,269	158,503			0.561		0.561	0.561		2
59281108230	723 CENTER AVE	RAHIL LLP	0.409		16	121,000	1,155,900	1,276,900	97.29%	124,377	1,188,158	1,312,535			0.409		0.409	0.409		2
59281108235	N/A	HANEMAN, DAVID M	0.046		16	14,000	1,600	15,600	97.29%	14,391	1,645	16,035			0.046		0.046	0.046		2
59281108250	N/A	HANEMAN, DAVID M	0.056		16	16,800	-	16,800	97.29%	17,269	0	17,269			0.056		0.056			2
59281108260	513 N 8TH ST	PASSMORE, JAMES T	0.056		16	16,800	129,300	146,100	97.29%	17,269	132,908	150,177			0.056		0.056			2
59281108270	511 N 8TH ST	CARNEY, JACQUELINE L	0.042		16	12,600	188,100	200,700	97.29%	12,952	193,349	206,301			0.042		0.042			2
59281108280	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		0.042			2
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			2
59281108311	517 N 8TH ST	PASSMORE, JAMES T	0.148		16	45,700	-	45,700	97.29%	46,975	0	46,975			0.148		0.148			2
59281108360	710 PENNSYLVANIA AVE	SALVATION ARMY	0.581		16	-	-	-	97.29%	0	0	0			0.581		0.581			X
59281108380	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		0.110			2
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			2
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			2

City of Sheboygan, Wisconsin

Tax Increment District #21

Base Property Information

Property Information						Assessment Information			Equalized Value				District Classification					District Classification		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)
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
59281108410	532 N 8TH ST	TECH HUB LLC	0.124		No	37,800	423,200	461,000	97.29%	38,855	435,010	473,865			0.124		0.124			2
59281108421	828 PENNSYLVANIA AVE	CITY OF SHEBOYGAN PARKING UTILITY	1.227		No	-	-	-	97.29%	0	0	0		1.227			1.227	1.227		X
59281108422	833 CENTER AVE	SHEBOYGAN COLUMBUS INSTITUTE	0.216		No	-	-	-	97.29%	0	0	0		0.216			0.216			X
59281108470	818 PENNSYLVANIA AVE	HEARTLAND AFFORDABLE HOUSING - SHEBOYGAN BALZER INC	0.207		No	39,600	290,800	330,400	97.29%	40,705	298,915	339,621			0.207		0.207			2
59281108500	816 PENNSYLVANIA AVE	KISTNER, ELISA M	0.034		No	10,500	123,800	134,300	97.29%	10,793	127,255	138,048			0.034		0.034			2
59281108510	814 PENNSYLVANIA AVE	SWANSON, KEVIN R	0.034		No	10,500	61,700	72,200	97.29%	10,793	63,422	74,215			0.034		0.034			2
59281108530	502 N 8TH ST	502 NORTH 8TH LLC	0.110		No	33,600	390,900	424,500	97.29%	34,538	401,809	436,347			0.110		0.110			2
59281108550	506 N 8TH ST	NICLA, THOMAS R	0.036		No	10,900	63,700	74,600	97.29%	11,204	65,478	76,682			0.036		0.036			2
59281108560	508 N 8TH ST	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			2
59281108570	510 N 8TH ST	MJM MILLER HOLDINGS LLC	0.050		No	15,100	121,700	136,800	97.29%	15,521	125,096	140,618			0.050		0.050			2
59281108580	512 N 8TH ST	TAYLOR PROPERTIES LLC	0.051		No	15,400	132,200	147,600	97.29%	15,830	135,889	151,719			0.051		0.051			2
59281108590	514 N 8TH ST	TAYLOR PROPERTIES LLC	0.051		No	15,400	84,000	99,400	97.29%	15,830	86,344	102,174			0.051		0.051			2
59281108600	516 N 8TH ST	PETR, JAMES M	0.051		No	15,400	186,700	202,100	97.29%	15,830	191,910	207,740			0.051		0.051			2
59281108890	502 S 8TH ST	LAKEVIEW BEVERAGES INC	0.413		No	122,400	943,500	1,065,900	97.29%	125,816	969,830	1,095,646			0.413		0.413			2
59281108940	815 PENNSYLVANIA AVE	CITY OF SHEBOYGAN	0.489		No	-	-	-	97.29%	0	0	0		0.489			0.489	0.489		X
59281108950	827 PENNSYLVANIA AVE	R & G HOLDINGS LLC	0.043		No	13,200	156,100	169,300	97.29%	13,568	160,456	174,025			0.043		0.043			2
59281108960	833 PENNSYLVANIA AVE	JCB MANAGEMENT GROUP LLC	0.183		No	55,900	532,700	588,600	97.29%	57,460	547,566	605,026			0.183		0.183			2
59281108970	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.048		No	-	-	-	97.29%	0	0	0		0.048			0.048	0.048		X
59281109030	N/A	CITY OF SHEBOYGAN	0.631		No	-	-	-	97.29%	0	0	0		0.631			0.631	0.631		X
59281109070	532 S 8TH ST	SHEB RETAIL LLC	0.281		No	84,400	285,000	369,400	97.29%	86,755	292,954	379,709			0.281		0.281			2
59281109080	522 S 8TH ST	PESTO LLC WI LTD LIABILITY CO	0.130		No	39,500	439,300	478,800	97.29%	40,602	451,560	492,162			0.13		0.130			2
59281109120	N/A	7 PENN HOLDINGS LLC	0.551		16	101,700	10,600	112,300	97.29%	104,538	10,896	115,434				0.551	0.551	0.551		2
59281109131	731 PENNSYLVANIA AVE	FOODWORKS HOLDINGS LLC	0.459		16	134,500	685,400	819,900	97.29%	138,254	704,528	842,781			0.459		0.459			2
59281109140	733 PENNSYLVANIA AVE	LARMY HOLDINGS LLC	0.033		16	10,100	190,600	200,700	97.29%	10,382	195,919	206,301			0.033		0.033			2
59281109150	505 S 8TH ST	JC FREEDOM INVESTMENTS LLC	0.031		16	9,500	146,200	155,700	97.29%	9,765	150,280	160,045			0.031		0.031			2
59281109180	511 S 8TH ST	PESTO LLC	0.165		16	50,400	434,900	485,300	97.29%	51,807	447,037	498,843			0.165		0.165			2
59281109200	531 S 8TH ST	HEARTLAND AFFORDABLE HOUSING - SHEBOYGAN LEVERENZ LLC	0.548		16	158,200	733,800	892,000	97.29%	162,615	754,278	916,893			0.548		0.548			2
59281109210	518 S 7TH ST	PARKING UTILITY CITY OF SHEBOYGAN	0.478		16	-	-	-	97.29%	0	0	0		0.478			0.478	0.478		4
59281109220	615 PENNSYLVANIA AVE	PRAIRIE ON THE LAKE LLC	1.386		No	400,900	1,951,000	2,351,900	97.29%	412,088	2,005,447	2,417,535			1.386		1.386			2
59281109235	N/A	PRAIRIE ON THE LAKE LLC	1.349		16	391,700	-	391,700	97.29%	402,631	0	402,631			1.349		1.349	1.349		2
59281109510	539 RIVERFRONT DR	539 RIVERFRONT LLC	1.716	0.019318	No	371,400	435,600	807,000	97.29%	381,765	447,756	829,521			1.697		1.697	1.697		2
59281109512	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.272		No	-	-	-	97.29%	0	0	0		0.272			0.272	0.272		X
59281109513	635 RIVERFRONT DR	HOLBROOK TRUST	0.105	0.00749	No	48,200	233,500	281,700	97.29%	49,545	240,016	289,561			0.098		0.098	0.098		2
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	0.525		2
59281109515	641 RIVERFRONT DR UNIT A	HOLBROOK TRUST	0.026		No	38,900	118,600	157,500	97.29%	39,986	121,910	161,895			0.026		0.026	0.026		2
59281109516	641 RIVERFRONT DR UNIT B	HOLBROOK TRUST	0.026		No	38,900	110,300	149,200	97.29%	39,986	113,378	153,364			0.026		0.026	0.026		2
59281109517	641 RIVERFRONT DR UNIT C	THE BRASS BELL LLC	0.026		No	41,200	182,800	224,000	97.29%	42,350	187,901	230,251			0.026		0.026	0.026		2
59281109518	641 RIVERFRONT DR	HARBORSIDE CONDOMINI	0.073	0.026156	No	-	-	-	97.29%	0	0	0				0.047	0.047	0.047		2
59281109578	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.049		16	-	-	-	97.29%	0	0	0		0.049			0.049	0.049		X
59281109580	621 S 8TH ST	SHEBOYGAN COUNTY CHAMBER OF COMMERCE	0.514		16	134,400	239,300	373,700	97.29%	138,151	245,978	384,129			0.514		0.514			2
59281109590	615 S 8TH ST	SOUTH PIER FAMILY INVESTMENTS INC	1.370		16	306,600	1,603,200	1,909,800	97.29%	315,156	1,647,941	1,963,097			1.37		1.370			2
59281109595	610 RIVERFRONT DR	SOUTH PIER FAMILY INVESTMENTS INC	1.148		16	263,700	757,700	1,021,400	97.29%	271,059	778,845	1,049,904			1.148		1.148			2
59281109610	N/A	CITY OF SHEBOYGAN	0.467		No	-	-	-	97.29%	0	0	0		0.467			0.467	0.467		X
59281109630	843 JEFFERSON AVE	SHEB AREA SCHOOL DIST	2.650		No	-	-	-	97.29%	0	0	0		2.650			2.650			X
59281109640	620 S 8TH ST	HEARTLAND AFFORDABLE HOUSING-SHEBOYGAN JUNG LLC	0.620		No	239,400	1,629,300	1,868,700	97.29%	246,081	1,674,769	1,920,850				0.62	0.620			2
59281109660	N/A	SHEB AREA SCHOOL DIST	0.789		No	-	-	-	97.29%	0	0	0		0.789			0.789			X
59281109670	S WATER ST	PULASKI, JAMES S	0.365	0.002893	No	39,300	-	39,300	97.29%	40,397	0	40,397				0.362	0.362			1
59281109680	730 S WATER ST	KODIAK HOLDINGS LLC	0.233	0.00429	No	26,900	74,000	100,900	97.29%	27,651	76,065	103,716				0.229	0.229			1
59281109690	726 S WATER ST	KODIAK HOLDINGS LLC	0.110	0.001398	No	16,400	80,500	96,900	97.29%	16,858	82,747	99,604				0.109	0.109			1
59281109700	724 S WATER ST	CAPITAL INVESTMENT PROPERTIES LLC	0.117	0.002491	No	14,400	80,900	95,300	97.29%	14,802	83,158	97,960				0.115	0.115			1
59281109710	718 S WATER ST	KODIAK HOLDINGS LLC	0.141	0.008442	No	16,500	96,300	112,800	97.29%	16,960	98,987	115,948				0.133	0.133			1
59281109720	714 S WATER ST	ZUNIGA, MAGDALENO	0.128	0.00116	No	15,400	81,800	97,200	97.29%	15,830	84,083	99,913				0.127	0.127			1
59281109730	N/A	ZUNIGA, BENITO C	0.142		No	18,900	-	18,900	97.29%	19,427	0	19,427				0.142	0.142			1
59281109740	708 S WATER ST	JARCISINSKI, ERIC RICHARD	0.131		No	16,700	49,700	66,400	97.29%	17,166	51,087	68,253				0.131	0.131			1
59281109750	702 S WATER ST	SPIELVOGEL, CHAD	0.221		No	22,300	113,000	135,300	97.29%	22,922	116,154	139,076				0.221	0.221			1
59281109770	N/A	SS CYRIL & METH CONG	0.222		16	-	-	-	97.29%	0	0	0		0.222			0.222		0.222	4
59281109780	823 VIRGINIA AVE	DOUGALA, JAMES E	0.256		No	32,100	237,000	269,100	97.29%	32,996	243,614	276,610				0.256	0.256			2
59281109785	N/A	SHEB AREA SCHOOL DIST	0.158		No	-	-	-	97.29%	0	0	0		0.158			0.158			X
59281109790	822 NEW JERSEY AVE	SS CYRIL & METH CONG	0.391		No	-	-	-	97.29%	0	0	0		0.391			0.391			X
59281109800	834 NEW JERSEY AVE	SS CYRIL & METH CONG	0.718		No	-	-	-	97.29%	0	0	0		0.718			0.718			X
59281109806	730 S 8TH ST	EIGHTH-NEW JERSEY LLC	1.128		16	546,000	13,302,000	13,848,000	97.29%	561,237	13,673,220	14,234,458				1.128	1.128			2
59281109820	N/A	CITY OF SHEBOYGAN	0.662		No	-	-	-	97.29%	0	0	0		0.662			0.662	0.662		X
59281109840	701 S 8TH ST	STUDIO LANE LLC	0.138		16	42,000	111,800	153,800	97.29%	43,172	114,920	158,092			0.138		0.138	0.138		2
59281109860	729 S 8TH ST	MARTIN AUTOMOTIVE INC	1.681		16	392,800	385,800	778,600	97.29%	403,762	396,567	800,328			1.681		1.681	1.681		2
59281109870	N/A	CITY OF SHEBOYGAN	0.542		No	-	-	-	97.29%	0	0	0		0.542			0.542	0.542		X
59281109920	705 RIVERFRONT DR	CITY OF SHEBOYGAN	3.148	0.149444	No	-	-	-	97.29%	0	0	0		2.999			2.999	2.999		X
59281109925	733 RIVERFRONT DR	RIVERFRONT BAIT & TACKLE INC	0.081	0.010172	No	31,800	100,800	132,600	97.29%	32,687	103,613	136,300			0.071		0.071	0.071		2
59281109960	809 S 8TH ST	UDOVICH, DAVID R	0.149		16	38,600	71,700	110,300	97.29%	39,677	73,701	113,378			0.149		0.149	0.149		2
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	0.140		2
59281109980	823 S 8TH ST	RRG EAST LLC	0.385		16	116,200	258,600	374,800	97.29%	119,443	265,817	385,260			0.385		0.385			2
59281109990	828 RIVERFRONT DR	SCHWARZ FISH COMPANY	0.114		16	31,400	46,800	78,200	97.29%	32,276	48,106	80,382			0.114		0.114			2
59281110031	810 S 8TH ST	WIS POWER & LIGHT CO	1.146	0.035808	No	-	-	-	97.29%	0	0	0			1.110		1.110			2
59281110033	NEW JERSEY AVE	CITY OF SHEBOYGAN	0.030		No	-	-	-	97.29%	0	0	0		0.030			0.030			X
59281110034	RIVERFRONT DR	CITY OF SHEBOYGAN INC	0.598		16	-	-	-	97.29%	0	0	0		0.598			0.598	0.598		X
59281110035	826 S 8TH ST	WILD LEISLE REAL ESTATE HOLDINGS LLC	1.764		16	86,600	401,600	488,200	97.29%	89,017	412,807	501,824			1.764		1.764	1.764		2
59281110070	N/A	CITY OF SHEBOYGAN	0.318	0.000016	No	-	-	-	97.29%	0	0	0		0.318			0.318	0.318		X
59281110080	807 RIVERFRONT DR	CITY OF SHEBOYGAN	0.267	0.000011	No	17,800	3,200	21,000	97.29%	18,297	3,289	21,586		0.267			0.267	0.267		X
59281110105	905 S 8TH ST	CITY OF SHEBOYGAN	0.684	0.003503	No	-	-	-	97.29%	0	0	0		0.680			0.680	0.267		X
59281110110	841 RIVERFRONT DR	CITY OF SHEBOYGAN	0.391	0.020263	No	-	-	-	97.29%	0	0	0		0.371			0.371	0.267		X
59281110115	837 RIVERFRONT DR	CITY OF SHEBOYGAN	0.452	0.137456	No	-	-	-	97.29%	0	0	0		0.315			0.315	0.267		X
59281110440	636 WISCONSIN AVE	WELLS FARGO BANK	1.489		16	406,500	3,021,800	3,428,300	97.29%	417,844	3,106,130	3,523,974			1.489		1.489	1.489		2
59281110460	608 NEW YORK AVE	CREATION & PRESERVATION PARTNERS INC	1.174		No	-	-	-	97.29%	0	0	0		1.174			1.174			X
59281110470	N/A	CREATION & PRESERVATION PARTNERS INC	0.758		No	-	-	-	97.29%	0	0	0		0.758			0.758			X
59281110480	709 N 7TH ST	CREATION & PRESERVATION PARTNERS INC	0.606		No	-	-	-	97.29%	0	0	0		0.606			0.606			X
59281110510	N/A	CREATION & PRESERVATION PARTNERS INC	0.079		No	-	-	-	97.29%	0	0	0		0.079			0.079			X
59281110520	630 N 6TH ST	A T & T CORP	0.076		No	-	-	-	97.29%	0	0	0			0.076		0.076			2
59281110530	N/A	CREATION & PRESERVATION PARTNERS INC	0.189		No	-	-	-	97.29%	0	0	0		0.189			0.189			X
59281110540	N/A	CREATION & PRESERVATION PARTNERS INC	0.172		No	-	-	-	97.29%	0	0	0		0.172			0.172			X
59281110550	1405 N 6TH ST	CREATION & PRESERVATION PARTNERS INC	0.207		No	-	-	-	97.29%	0	0	0		0.207			0.207			X
59281110560	631 NEW YORK AVE	AMERITECH	0.379		No	-	-	-	97.29%	0	0	0			0.379		0.379			4
59281110570	N/A	SHEBOYGAN PRESS LLC	0.138		No	42,000	-	42,000	97.29%	43,172	0	43,172			0.138		0.138	0.138		2
59281110580	632 CENTER AVE	SHEBOYGAN PRESS LLC	0.718		No	203,600	926,800	1,130,400	97.29%	209,282	952,664	1,161,946			0.718		0.718	0.718		2
59281110585	612 CENTER AVE	GREAT MARRIAGES FOR SHEBOYGAN COUNTY INC	0.160		No	-	-	-	97.29%	0	0	0			0.16		0.160			X
59281110600	602 N 6TH ST	ALJOCO	0.086		No	25,200	343,700	368,900	97.29%	25,903	353,292	379,195			0.086		0.086			2
59281110610	608 N 6TH ST	HKK PROPERTIES LLC	0.138		No	34,800	216,400	251,200	97.29%	35,771	222,439	258,210			0.138		0.138			2
59281110620	614 N 6TH ST	KIRCHNER, BARBARA J	0.138		No	34,800	138,700	173,500	97.29%	35,771	142,571	178,342			0.138		0.138			2
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	POSITIVE IMPACT PROPERTIES LLC	0.103		No	26,100	181,800	207,900	97.29%	26,828	186,874	213,702			0.103		0.103			2
59281110650	N/A	ALJOCO	0.069		No	11,900	4,800	16,700	97.29%	12,232	4,934	17,166			0.069		0.069			2
59281110660	N/A	ALJOCO	0.069		No	11,900	2,200	14,100	97.29%	12,232	2,261	14,493			0.069		0.069			2

City of Sheboygan, Wisconsin

Tax Increment District #21

Base Property Information

Property Information						Assessment Information			Equalized Value				District Classification					District Classification		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)
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
59281110670	N/A	SHEBOYGAN PRESS LLC	0.207		No	63,000	-	63,000	97.29%	64,758	0	64,758			0.207		0.207	0.207		2
59281110690	611 CENTER AVE	FIRST WIS NATL BANK	0.683		No	195,500	172,300	367,800	97.29%	200,956	177,108	378,064			0.683		0.683	0.683		2
59281110851	622 PENNSYLVANIA AVE	CCM SHEBOYGAN 7PENN LLC	1.032		No	435,600	9,094,800	9,530,400	97.29%	447,756	9,348,610	9,796,366				1.032	1.032			2
59281110900	502 N 6TH ST	COMMODORE PROPERTIES LLC	0.067		No	11,900	65,800	77,700	97.29%	12,232	67,636	79,868				0.067	0.067			2
59281110910	508 N 6TH ST	PERKINS, TIFFANI	0.067		No	11,900	168,300	180,200	97.29%	12,232	172,997	185,229				0.067	0.067			2
59281110920	514 N 6TH ST	PAZUR, DENISE M	0.067		No	9,000	102,300	111,300	97.29%	9,251	105,155	114,406				0.067	0.067			1
59281110930	502 PENNSYLVANIA AVE	PENTEK, DENNIS P	0.087		No	12,600	116,900	129,500	97.29%	12,952	120,162	133,114				0.087	0.087			1
59281110940	504 PENNSYLVANIA AVE	PRIGGE, JILL	0.077		No	10,100	139,200	149,300	97.29%	10,382	143,085	153,467				0.077	0.077			1
59281110950	510 PENNSYLVANIA AVE	SAVANH, KHAMVANG	0.147		No	16,800	137,600	154,400	97.29%	17,269	141,440	158,709				0.147	0.147			1
59281110960	N/A	SHEBOYGAN COUNTY	0.049		No	-	-	-	97.29%	0	0	0		0.049			0.049			3
59281110970	516 PENNSYLVANIA AVE	DAMKOT, GERALD G & JULIE A	0.098		No	11,900	82,300	94,200	97.29%	12,232	84,597	96,829				0.098	0.098			1
59281110980	520 PENNSYLVANIA AVE	SHEBOYGAN COUNTY	0.049		No	-	-	-	97.29%	0	0	0		0.049			0.049			3
59281110990	524 PENNSYLVANIA AVE	SMYTH, JEFFREY G	0.111		No	13,200	111,300	124,500	97.29%	13,568	114,406	127,974				0.111	0.111			1
59281111010	N/A	SHEBOYGAN COUNTY	0.283		No	-	-	-	97.29%	0	0	0		0.283			0.283			3
59281111041	N/A	HARBOR POINTE CONDOMINIUMS	0.211		No	-	-	-	97.29%	0	0	0				0.211	0.211			1
59281111042	525 PENNSYLVANIA AVE	MOYER, JACQUELYN J	0.009		No	37,500	312,800	350,300	97.29%	38,547	321,529	360,076				0.009	0.009			1
59281111044	525 PENNSYLVANIA AVE	PRAIRIE ON THE LAKE LLC	0.014		No	37,500	281,300	318,800	97.29%	38,547	289,150	327,697				0.014	0.014			1
59281111046	525 PENNSYLVANIA AVE	KOBER LIVING TRUST OF 1997	0.017		No	37,500	266,700	304,200	97.29%	38,547	274,143	312,689				0.017	0.017			1
59281111048	525 PENNSYLVANIA AVE	ROENITZ, CHRISTINE M	0.024		No	37,500	346,100	383,600	97.29%	38,547	355,759	394,305				0.024	0.024			1
59281111050	525 PENNSYLVANIA AVE	KALMUCK REVOCABLE TRUST, JOHN R AND SUSAN L	0.029		No	37,500	372,400	409,900	97.29%	38,547	382,793	421,339				0.029	0.029			1
59281111052	525 PENNSYLVANIA AVE	SCHNEIDER, VALERIE L	0.020		No	37,500	317,600	355,100	97.29%	38,547	326,463	365,010				0.020	0.020			1
59281111054	525 PENNSYLVANIA AVE	RAUWERDINK LIVING TRUST OF 2007	0.025		No	37,500	308,300	345,800	97.29%	38,547	316,904	355,450				0.025	0.025			1
59281111056	525 PENNSYLVANIA AVE	MUNSON, MARK B	0.016		No	37,500	372,200	409,700	97.29%	38,547	382,587	421,134				0.016	0.016			1
59281111058	525 PENNSYLVANIA AVE	ABLER, RONALD F	0.019		No	37,500	428,700	466,200	97.29%	38,547	440,664	479,210				0.019	0.019			1
59281111060	525 PENNSYLVANIA AVE	BARNES SEPARATE TRUST, POLLY J	0.021		No	37,500	389,600	427,100	97.29%	38,547	400,473	439,019				0.021	0.021			1
59281111062	525 PENNSYLVANIA AVE	PAIGE SR, JAMES R	0.022		No	37,500	369,000	406,500	97.29%	38,547	379,298	417,844				0.022	0.022			1
59281111064	525 PENNSYLVANIA AVE	WALKER LIVING TRUST OF 2000	0.022		No	37,500	448,300	485,800	97.29%	38,547	460,811	499,357				0.022	0.022			1
59281111070	505 PENNSYLVANIA AVE	CITY OF SHEBOYGAN ROTARY RIVERVIEW PARK	2.702	0.219298	No	-	-	-	97.29%	0	0	0		2.483			2.483	2.483		X
59281111190	N/A	400 RIVERVIEW LLC	0.802		No	301,200	-	301,200	97.29%	309,606	0	309,606		0.802			0.802	0.802		2
59281111200	434 PENNSYLVANIA AVE	PREMIER PROPERTIES OF WI LLC	0.084		No	32,100	198,100	230,200	97.29%	32,996	203,628	236,624			0.084		0.084			2
59281111210	507 N FRANKLIN ST	HARDY, MATTHEW	0.055		No	8,900	149,800	158,700	97.29%	9,148	153,980	163,129				0.055	0.055			1
59281111220	420 PENNSYLVANIA AVE	HECKENDORF, BRIAN	0.177		No	19,400	78,000	97,400	97.29%	19,941	80,177	100,118				0.177	0.177			1
59281111230	406 PENNSYLVANIA AVE	EVANS, DENNIS L	0.360		No	111,400	54,000	165,400	97.29%	114,509	55,507	170,016		0.360			0.360			2
59281111380	615 N 6TH ST	SHEBOYGAN COUNTY COURT HOUSE & LAW CENTER	4.513		No	-	-	-	97.29%	0	0	0		4.513			4.513			3
59281111389	508 NEW YORK AVE	SHEBOYGAN COUNTY	0.517		No	-	-	-	97.29%	0	0	0		0.517			0.517			3
59281111390	522 NEW YORK AVE	ST CLEMENTS CONGREGATION	1.653		No	-	-	-	97.29%	0	0	0		1.653			1.653	1.653		X
59281111395	503 WISCONSIN AVE	CATHOLIC SOCIAL SERVICES ARCHDIOCESE OF MILWAUKEE INC	0.517		No	-	-	-	97.29%	0	0	0		0.517			0.517	0.517		X
59281111400	502 WISCONSIN AVE	HILDEBRAND, ELLEN E	0.091		No	10,700	170,100	180,800	97.29%	10,999	174,847	185,846				0.091	0.091			1
59281111410	812 N 5TH ST	OLSON, JUSTIN	0.086		No	10,400	123,800	134,200	97.29%	10,690	127,255	137,945				0.086	0.086			1
59281111420	N/A	CITY OF SHEBOYGAN	0.046		No	-	-	-	97.29%	0	0	0		0.046			0.046			X
59281111440	507 WASHINGTON CT	TAYLOR, KENNETH R	0.344		No	23,800	442,600	466,400	97.29%	24,464	454,952	479,416				0.344	0.344			1
59281111450	N/A	WELLS FARGO BANK	0.696		16	86,900	17,500	104,400	97.29%	89,325	17,988	107,314			0.696		0.696	0.696		2
59281111460	819 N 6TH ST	819N6 LLC	0.271		No	44,800	208,200	253,000	97.29%	46,050	214,010	260,060			0.271		0.271			2
59281111470	813 N 6TH ST	STAR HOLDINGS LLC	0.161		No	27,700	149,200	176,900	97.29%	28,473	153,364	181,837			0.161		0.161			2
59281111480	805 N 6TH ST	LIFE POINT HOLDINGS LLC	0.354		No	63,700	371,900	435,600	97.29%	65,478	382,279	447,756			0.354		0.354			2
59281111490	524 WISCONSIN AVE	GRUBE, TERENCE E	0.121		No	10,500	107,300	117,800	97.29%	10,793	110,294	121,087				0.121	0.121			1
59281111500	520 WISCONSIN AVE	TSIOULOS, NIKOLAOS I	0.138		No	11,800	95,100	106,900	97.29%	12,129	97,754	109,883				0.138	0.138			1
59281111510	512 WISCONSIN AVE	TSIOULOS, NIKOLAOS I	0.222		No	30,500	208,600	239,100	97.29%	31,351	214,421	245,773				0.222	0.222			2
59281111520	508 WISCONSIN AVE	PIRRUNG, GARY R	0.158		No	13,700	166,800	180,500	97.29%	14,082	171,455	185,537				0.158	0.158			1
59281111580	436 N FRANKLIN ST	WERMUTH, ALEXANDER	0.048		No	6,100	77,400	83,500	97.29%	6,270	79,560	85,830				0.048	0.048			1
59281111590	432 N FRANKLIN ST	LIVERMORE, TIMOTHY J	0.124		No	13,500	89,000	102,500	97.29%	13,877	91,484	105,360				0.124	0.124			1
59281111600	424 N FRANKLIN ST	WILLIS, RITA A	0.121		No	13,200	88,100	101,300	97.29%	13,568	90,559	104,127				0.121	0.121			1
59281111610	526 N FRANKLIN ST	WYNVEEN, PHILLIP G	0.058		No	5,200	47,800	53,000	97.29%	5,345	49,134	54,479				0.058	0.058			1
59281111620	411 CENTER AVE	RUBSAM, MATTHEW D	0.084		No	12,000	111,100	123,100	97.29%	12,335	114,200	126,535				0.084	0.084			1
59281111630	417 CENTER AVE	WIERZBACH, MATTHEW R	0.069		No	8,300	105,900	114,200	97.29%	8,532	108,855	117,387				0.069	0.069			1
59281111640	423 CENTER AVE	MATHES, CHAD E	0.121		No	13,200	124,400	137,600	97.29%	13,568	127,872	141,440				0.121	0.121			1
59281111650	427 CENTER AVE	HULBERT, NOAH L	0.060		No	7,400	87,000	94,400	97.29%	7,607	89,428	97,034				0.060	0.060			1
59281111660	431 CENTER AVE	CLAUDIO, JEFFREY A	0.060		No	7,400	89,800	97,200	97.29%	7,607	92,306	99,913				0.060	0.060			1
59281111670	435 CENTER AVE	KORDUS, ELI G	0.052		No	6,500	69,200	75,700	97.29%	6,681	71,131	77,813				0.052	0.052			1
59281111680	N/A	JOHNSON, KRISTOPHER R	0.114		No	9,300	-	9,300	97.29%	9,560	0	9,560				0.114	0.114			1
59281111690	630 N 4TH ST	JENSEN, MICHAEL S	0.060		No	8,200	140,600	148,800	97.29%	8,429	144,524	152,953				0.060	0.060			1
59281111700	409 NEW YORK AVE	DOLSON, JONATHAN G	0.175		No	14,300	112,000	126,300	97.29%	14,699	115,126	129,825				0.175	0.175			1
59281111710	413 NEW YORK AVE	FISCHER, ROBERT SCOTT	0.175		No	14,300	96,800	111,100	97.29%	14,699	99,501	114,200				0.175	0.175			1
59281111720	417 NEW YORK AVE	HAGEN, LORA L	0.175		No	14,300	166,300	180,600	97.29%	14,699	170,941	185,640				0.175	0.175			1
59281111730	421 NEW YORK AVE	HALEEM, YASER	0.175		No	14,300	113,600	127,900	97.29%	14,699	116,770	131,469				0.175	0.175			1
59281111740	629 N 5TH ST	SCHAAL, MICHAEL JON	0.092		No	9,200	136,900	146,100	97.29%	9,457	140,720	150,177				0.092	0.092			1
59281111750	625 N 5TH ST	HERDIC, SAMIR	0.086		No	9,200	80,200	89,400	97.29%	9,457	82,438	91,895				0.086	0.086			1
59281111760	621 N 5TH ST	SANDERS, THOMAS J	0.069		No	7,400	92,800	100,200	97.29%	7,607	95,390	102,996				0.069	0.069			1
59281111770	619 N 5TH ST	LANGENAU LLC	0.069		No	7,400	129,400	136,800	97.29%	7,607	133,011	140,618				0.069	0.069			1
59281111780	615 N 5TH ST	SMITH, BRIAN J	0.088		No	9,200	80,900	90,100	97.29%	9,457	83,158	92,614				0.088	0.088			1
59281111790	613 N 5TH ST	SCHAAL, JESSICA	0.077		No	8,300	65,600	73,900	97.29%	8,532	67,431	75,962				0.077	0.077			1
59281111810	601 N 5TH ST	ROHDE FAMILY LLC	0.210		No	36,900	193,500	230,400	97.29%	37,930	198,900	236,830				0.21	0.210			2
59281111820	422 CENTER AVE	EMERSON NICE PROPERTIES 422 LLC	0.169		No	14,300	55,200	69,500	97.29%	14,699	56,740	71,440				0.169	0.169			1
59281111840	418 CENTER AVE	ZUNIGA, KATHRYN M	0.169		No	14,300	93,300	107,600	97.29%	14,699	95,904	110,603				0.169	0.169			1
59281111850	414 CENTER AVE	SMITH, BRIAN J	0.169		No	14,300	122,400	136,700	97.29%	14,699	125,816	140,515				0.169	0.169			1
59281111860	408 CENTER AVE	EMERSON NICE PROPERTIES 406 LLC	0.169		No	14,300	71,100	85,400	97.29%	14,699	73,084	87,783				0.169	0.169			1
59281111870	614 N 4TH ST	EMERSON NICE PROPERTIES 614 606 LLC	0.163		No	13,400	186,600	200,000	97.29%	13,774	191,807	205,581				0.163	0.163			1
59281111890	720 N 4TH ST	BUCK, DAVID H	0.115		No	11,600	87,100	98,700	97.29%	11,924	89,531	101,454				0.115	0.115			1
59281111900	728 N 4TH ST	SCHAAL, MICHAEL A	0.126		No	12,600	64,100	76,700	97.29%	12,952	65,889	78,840				0.126	0.126			1
59281111910	409 WISCONSIN AVE	LOMIBAO, JORDAN M	0.103		No	10,700	89,200	99,900	97.29%	10,999	91,689	102,688				0.103	0.103			1
59281111920	413 WISCONSIN AVE	MCBRIDE, TYREESE K	0.172		No	14,300	88,600	102,900	97.29%	14,699	91,073	105,772				0.172	0.172			1
59281111930	419 WISCONSIN AVE	GRABHORN, CRAIG C	0.172		No	14,300	97,100	111,400	97.29%	14,699	99,810	114,509				0.172	0.172			1
59281111940	423 WISCONSIN AVE	RICE, BRIAN	0.172		No	14,300	117,800	132,100	97.29%	14,699	121,087	135,787				0.172	0.172			1
59281111950	427 WISCONSIN AVE	BRUYETTE ENTERPRISES NORTH LLC	0.092		No	9,600	77,500	87,100	97.29%	9,868	79,663	89,531				0.092	0.092			1
59281111960	433 WISCONSIN AVE	SIZONEN, RICHARD	0.110		No	12,100	100,300	112,400	97.29%	12,438	103,099	115,537				0.110	0.110			1
59281111970	719 N 5TH ST	PITTS, PETER G	0.142		No	19,600	125,100	144,700	97.29%	20,147	128,591	148,738			0.142		0.142			2
59281111980	711 N 5TH ST	NEAVE, ERIK G	0.069		No	9,500	52,500	62,000	97.29%	9,765	53,965	63,730				0.069	0.069			1
59281111990	707 N 5TH ST	YUSEF, MARCELO A	0.046		No	6,800	64,700	71,500	97.29%	6,990	66,506	73,495				0.046	0.046			1
59281112000	703 N 5TH ST	HOUSEYE, CORY	0.057		No	8,200	96,800	105,000	97.29%	8,429	99,501	107,930				0.057	0.057			1
59281112010	430 NEW YORK AVE	BRUNNER, PATRICIA A	0.172		No	14,300	84,700	99,000	97.29%	14,699	87,064	101,763				0.172	0.172			1
59281112020	424 NEW YORK AVE	BRUNNER, PATRICIA A	0.172		No	14,300	100,500	114,800	97.29%	14,699	103,305	118,004				0.172	0.172			1
59281112030	418 NEW YORK AVE	BAIER, ADAM T	0.172		No	14,300	159,400	173,700	97.29%	14,699	163,848	178,547				0.172	0.172			1
59281112040	412 NEW YORK AVE	ERTEL, VERLIN G	0.172		No	14,300	90,900	105,200	97.29%	14,699	93,437	108,136				0.172	0.172			1
59281112050	410 NEW YORK AVE	HALEEM, SALEH M	0.077		No	7,900	88,200	96,100	97.29%	8,120	90,661	98,782				0.077	0.077			1
59281112060	404 NEW YORK AVE	SCHROEDER, SAM G	0.109		No	12,400	93,400	105,800	97.29%	12,746	96,007	108,753				0.109	0.109			1
59281112070	710 N 4TH ST	ERTEL, VERLIN G	0.072		No	8,900	59,400	68,300	97.29%	9,148	61,058	70,206				0.072	0.072			1
59281112080	712 N 4TH ST	CHESTER HOLDINGS LLC	0.086		No	9,200	80,000	89,200	97.29%	9,457	82,233	91,689				0.086	0.086			1
59281112090	818 N 4TH ST	NEUMANN, LAURA J	0.044		No	6,500	63,400	69,900	97.29%	6,681	65,169	71,851				0.044	0.044			1
59281112100	822 N 4TH ST	BOWSER TRUST	0.064		No	9,000	143,800	152,800	97.29%	9,251	147,813	157,064				0.064	0.064			1
59281112110	401 WASHINGTON CT	ELMER RENTALS LLC	0.064		No	8,700	118,200	126,900	97.29%	8,943	121,499	130,441				0.064	0.064			1

City of Sheboygan, Wisconsin

Tax Increment District #21

Base Property Information

Property Information						Assessment Information			Equalized Value				District Classification					District Classification		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)*
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
59281112120	409 WASHINGTON CT	BLAHA, JAMES J	0.172		No	14,300	240,000	254,300	97.29%	14,699	246,698	261,397				0.172	0.172			1
59281112130	413 WASHINGTON CT	XIONG, VANG	0.172		No	14,300	84,200	98,500	97.29%	14,699	86,550	101,249				0.172	0.172			1
59281112140	419 WASHINGTON CT	GLEUE, MICHAEL LEE	0.172		No	14,300	76,300	90,600	97.29%	14,699	78,429	93,128				0.172	0.172			1
59281112150	421 WASHINGTON CT	MORAINE PROPERTIES INC	0.172		No	14,300	70,900	85,200	97.29%	14,699	72,879	87,578				0.172	0.172			1
59281112160	829 N 5TH ST	BRUYETTE ENTERPRISES NORTH LLC	0.115		No	11,600	93,200	104,800	97.29%	11,924	95,801	107,725				0.115	0.115			1
59281112170	821 N 5TH ST	BESTUL, MICHELLE E	0.138		No	13,500	156,500	170,000	97.29%	13,877	160,867	174,744				0.138	0.138			1
59281112180	817 N 5TH ST	PLOEGER, SARA	0.092		No	9,600	117,700	127,300	97.29%	9,868	120,985	130,853				0.092	0.092			1
59281112190	428 WISCONSIN AVE	CITY OF SHEBOYGAN	1.205		No	-	-	-	97.29%	0	0	0		1.205			1.205	1.205		X
59281112260	512 N 4TH ST	GRAY, PETER L	0.038		No	7,100	53,800	60,900	97.29%	7,298	55,301	62,600				0.038	0.038			1
59281112270	520 N 4TH ST	K R F PROPERTIES 1 LLC	0.078		No	17,800	96,400	114,200	97.29%	18,297	99,090	117,387			0.078		0.078			2
59281112280	325 WISCONSIN AVE	SWEET HOME WI PROPERTIES LLC	0.180		No	18,200	169,700	187,900	97.29%	18,708	174,436	193,144				0.18	0.180			2
59281112290	727 N 4TH ST	SWEET HOME WI PROPERTIES LLC	0.114		No	11,600	116,900	128,500	97.29%	11,924	120,162	132,086				0.114	0.114			1
59281112300	721 N 4TH ST	CHESTER HOLDINGS LLC	0.090		No	10,600	91,400	102,000	97.29%	10,896	93,951	104,847				0.090	0.090			1
59281112310	717 N 4TH ST	JOCHIMSEN, DUNCAN G	0.188		No	14,700	120,500	135,200	97.29%	15,110	123,863	138,973				0.188	0.188			1
59281112320	713 N 4TH ST	CHESTER, CURT	0.185		No	14,700	91,400	106,100	97.29%	15,110	93,951	109,061				0.185	0.185			1
59281112330	709 N 4TH ST	JEFFREY, JOSEPH A	0.092		No	8,100	46,200	54,300	97.29%	8,326	47,489	55,815				0.092	0.092			1
59281112340	703 N 4TH ST	KAHNOREN PROPERTIES LLC	0.271		No	20,100	49,800	69,900	97.29%	20,661	51,190	71,851				0.271	0.271			1
59281112360	633 N 4TH ST	GUSE, MICHAEL	0.211		No	16,700	104,300	121,000	97.29%	17,166	107,211	124,377				0.211	0.211			1
59281112370	629 N 4TH ST	KOBYLINSKI, CASEY S	0.142		No	13,400	142,200	155,600	97.29%	13,774	146,168	159,942				0.142	0.142			1
59281112380	619 N 4TH ST	KOBYLINSKI, CASEY S	0.157		No	15,900	119,500	135,400	97.29%	16,344	122,835	139,179				0.157	0.157			1
59281112550	610 BROUGHTON DR	PFANNES, KEVIN	0.252		No	22,100	162,000	184,100	97.29%	22,717	166,521	189,238				0.252	0.252			1
59281112560	620 BROUGHTON DR	MIM APARTMENTS LLC	0.377		No	88,000	484,300	572,300	97.29%	90,456	497,815	588,271				0.377	0.377			2
59281112580	630 BROUGHTON DR	KRONICH LIVING TRUST, CHRISTINE G	0.159		No	18,800	177,800	196,600	97.29%	19,325	182,762	202,087				0.159	0.159			1
59281112590	301 NEW YORK AVE	OREN, RONEN	0.136		No	16,600	138,800	155,400	97.29%	17,063	142,674	159,737				0.136	0.136			1
59281112600	305 NEW YORK AVE	HEIMBOLD, THERESE A	0.137		No	16,600	169,700	186,300	97.29%	17,063	174,436	191,499				0.137	0.137			1
59281112620	631 N FRANKLIN ST	GRANZOW, KENNETH A	0.106		No	10,300	98,500	108,800	97.29%	10,587	101,249	111,836				0.106	0.106			1
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	0.133			1
59281112640	623 N FRANKLIN ST	COTTON, JOSEPH K	0.186		No	14,400	171,000	185,400	97.29%	14,802	175,772	190,574				0.186	0.186			1
59281112650	617 N FRANKLIN ST	615 FRANK ENP LLC	0.249		No	21,800	166,100	187,900	97.29%	22,408	170,735	193,144				0.249	0.249			2
59281112670	704 BROUGHTON DR	HORIZON CAPITAL INVESTMENTS LLC	0.405		No	126,000	844,500	970,500	97.29%	129,516	868,068	997,584				0.405	0.405			2
59281112680	720 BROUGHTON DR	GONZALES, MARY G	0.107		No	13,600	132,400	146,000	97.29%	13,980	136,095	150,074				0.107	0.107			1
59281112690	720B BROUGHTON DR	GONZALES, MARY G	0.115		No	7,500	61,100	68,600	97.29%	7,709	62,805	70,514				0.115	0.115			1
59281112700	724 BROUGHTON DR	724B LLC	0.104		No	13,400	113,400	126,800	97.29%	13,774	116,565	130,339				0.104	0.104			1
59281112710	728 BROUGHTON DR	ROSENTHAL RENTAL LLC	0.102		No	13,100	101,200	114,300	97.29%	13,466	104,024	117,490				0.102	0.102			1
59281112720	732 BROUGHTON DR	HORWITZ, STUART	0.118		No	14,800	216,300	231,100	97.29%	15,213	222,336	237,549				0.118	0.118			1
59281112730	241 WISCONSIN AVE	HAACK, DONALD W	0.111		No	13,800	85,400	99,200	97.29%	14,185	87,783	101,968				0.111	0.111			1
59281112740	303 WISCONSIN AVE	ESSENTIAL HOMES LLC	0.103		No	12,900	99,600	112,500	97.29%	13,260	102,380	115,640				0.103	0.103			1
59281112750	305 WISCONSIN AVE	FOSS, MARIE	0.116		No	12,400	160,100	172,500	97.29%	12,746	164,568	177,314				0.116	0.116			1
59281112760	309 WISCONSIN AVE	BLACKLOCK, QUENTIN J	0.080		No	11,100	114,700	125,800	97.29%	11,410	117,901	129,311				0.080	0.080			1
59281112770	311 WISCONSIN AVE	BRUYETTE, ALEXANDER	0.091		No	14,600	128,400	143,000	97.29%	15,007	131,983	146,991				0.091	0.091			2
59281112780	721 N FRANKLIN ST	VAN RIXEL, JACQUELINE A	0.129		No	12,600	123,500	136,100	97.29%	12,952	126,947	139,898				0.129	0.129			1
59281112790	N/A	VAN RIXEL, JACQUELINE	0.090		No	4,800	-	4,800	97.29%	4,934	0	4,934				0.090	0.090			1
59281112800	314 NEW YORK AVE	PATTERSON, TODD A	0.132		No	16,700	92,000	108,700	97.29%	17,166	94,567	111,734				0.132	0.132			1
59281112802	310 NEW YORK AVE	BALAZS, KRISTINE F	0.132		No	16,400	95,700	112,100	97.29%	16,858	98,371	115,228				0.132	0.132			1
59281112810	304 NEW YORK AVE	PARRA, ANTONIO	0.177		No	18,800	168,400	187,200	97.29%	19,325	173,100	192,424				0.177	0.177			1
59281112820	242 NEW YORK AVE	SCHROEDER, SAM G	0.176		No	19,700	207,900	227,600	97.29%	20,250	213,702	233,952				0.176	0.176			1
59281112955	RIVERFRONT DR	GOTTSACKER, WILLIAM A	0.159		No	48,000	675,600	723,600	97.29%	49,340	694,454	743,794			0.159		0.159	0.159		2
59281112956	N/A	FOND DU LAC BUILDING	0.068		No	-	-	-	97.29%	0	0	0			0.068		0.068			2
59281112957	712 RIVERFRONT DR	FOND DU LAC BUILDING ASSOCIATES	0.078		No	48,000	468,000	516,000	97.29%	49,340	481,061	530,400			0.078		0.078			2
59281112958	712 RIVERFRONT DR	ABC REAL ESTATE HOLDINGS LLC	0.075		No	48,000	577,500	625,500	97.29%	49,340	593,616	642,956			0.075		0.075			2
59281112960	821 BROUGHTON DR	CITY OF SHEBOYGAN DELAND PARK	36.707		No	-	-	-	97.29%	0	0	0		36.707			36.707	36.707		X
59281112970	214 PENNSYLVANIA AVE	SHEB YACHT CLUB INC	1.769		No	473,400	441,200	914,600	97.29%	486,611	453,513	940,124			1.769		1.769	1.769		2
59281112980	516 BROUGHTON DR	CITY OF SHEBOYGAN MUNICIPAL AUDITORIUM	2.476		No	-	-	-	97.29%	0	0	0		2.476			2.476	2.476		X
59281112995	N/A	400 RIVERVIEW LLC	0.754		No	285,600	-	285,600	97.29%	293,570	0	293,570		0.754			0.754	0.754		2
59281113000	N/A	HARBOR CENTER CONDOMINIUM	0.530		No	-	-	-	97.29%	0	0	0				0.530	0.530			1
59281113001	240 CENTER AVE UNIT 1	FESSLER, SHERRIE M	0.012		No	5,400	132,700	138,100	97.29%	5,551	136,403	141,954				0.012	0.012			1
59281113002	240 CENTER AVE UNIT 2	SMITH, MARK T	0.012		No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.012			1
59281113003	240 CENTER AVE UNIT 3	GRAF, MATHEW	0.012		No	5,400	129,200	134,600	97.29%	5,551	132,806	138,356				0.012	0.012			1
59281113004	240 CENTER AVE UNIT 4	GRECH, ALEX W	0.012		No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.012			1
59281113005	244 CENTER AVE UNIT 1	KASBERGER, HOLLY	0.012		No	5,400	114,800	120,200	97.29%	5,551	118,004	123,554				0.012	0.012			1
59281113006	244 CENTER AVE UNIT 2	FESSLER, SHERRIE M	0.012		No	5,400	100,400	105,800	97.29%	5,551	103,202	108,753				0.012	0.012			1
59281113007	244 CENTER AVE UNIT 3	THE MACLEOD FAMILY LIVING TRUST UTD 4-26-19	0.012		No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012			1
59281113008	244 CENTER AVE UNIT 4	BEAM, CHRISTY L	0.012		No	5,400	114,800	120,200	97.29%	5,551	118,004	123,554				0.012	0.012			1
59281113009	304 CENTER AVE UNIT 1	WALLACE, DONALD P	0.012		No	5,400	114,800	120,200	97.29%	5,551	118,004	123,554				0.012	0.012			1
59281113010	304 CENTER AVE UNIT 2	STAYPLAYVACAYWI LLC	0.012		No	5,400	117,400	122,800	97.29%	5,551	120,676	126,227				0.012	0.012			1
59281113011	304 CENTER AVE UNIT 3	PEACE, GREGORY J	0.012		No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.012			1
59281113012	304 CENTER AVE UNIT 4	GRECH, ALEX	0.012		No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.012			1
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	0.012			1
59281113014	310 CENTER AVE UNIT 2	HENDRICKS, RONALD L	0.012		No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.012			1
59281113015	310 CENTER AVE UNIT 3	GRECH, ALEX W	0.012		No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.012			1
59281113016	310 CENTER AVE UNIT 4	HENDRICKS, RONALD L	0.012		No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.012			1
59281113017	314 CENTER AVE UNIT 1	ODIM LLC	0.012		No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.012			1
59281113018	314 CENTER AVE UNIT 2	GOSSE, WENDY	0.012		No	5,400	108,900	114,300	97.29%	5,551	111,939	117,490				0.012	0.012			1
59281113019	314 CENTER AVE UNIT 3	ODIM LLC	0.012		No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.012			1
59281113020	209 PENNSYLVANIA AVE	US COAST GUARD	1.584	0.014688	No	-	-	-	97.29%	0	0	0				1.569	1.569			1
59281113021	320 CENTER AVE UNIT 1	DAVIS-WOOD, JANE	0.012		No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012			1
59281113022	320 CENTER AVE UNIT 2	GRECH, ALEX W	0.012		No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012			1
59281113023	320 CENTER AVE UNIT 3	GRECH, ALEX W	0.012		No	5,400	111,600	117,000	97.29%	5,551	114,714	120,265				0.012	0.012			1
59281113024	320 CENTER AVE UNIT 4	JONES, MICHAEL A	0.012		No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012			1
59281113025	324 CENTER AVE UNIT 1	SHININGER, MARK J	0.012		No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012			1
59281113026	324 CENTER AVE UNIT 2	MARTENS MAKE MOVES LLC	0.012		No	5,400	88,900	94,300	97.29%	5,551	91,381	96,932				0.012	0.012			1
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	0.012			1
59281113028	324 CENTER AVE UNIT 4	MILLER, ROGER G	0.012		No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012			1
59281113029	330 CENTER AVE UNIT 1	RAKUN, TRENT G	0.012		No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012			1
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	0.012			1
59281113031	330 CENTER AVE UNIT 3	YOUNT, MICHAEL L	0.012		No	5,400	108,900	114,300	97.29%	5,551	111,939	117,490				0.012	0.012			1
59281113032	330 CENTER AVE UNIT 4	GRECH, ALEX W	0.012		No	5,400	129,200	134,600	97.29%	5,551	132,806	138,356				0.012	0.012			1
59281113035	314 CENTER AVE	GRECH, ALEX W	0.012		No	5,400	105,700	111,100	97.29%	5,551	108,650	114,200				0.012	0.012			1
59281114000	303 PENNSYLVANIA AVE	MARINA VISTA CONDOMINIUM	0.423		No	-	-	-	97.29%	0	0	0				0.423	0.423			1
59281114001	303 PENNSYLVANIA AVE UNIT 201	KEILER, SUSAN A	0.011		No	37,500	308,600	346,100	97.29%	38,547	317,212	355,759				0.011	0.011			1
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				0.017	0.017			1
59281114003	303 PENNSYLVANIA AVE UNIT 203	VAN DER PUY, TODD	0.016		No	37,500	385,700	423,200	97.29%	38,547	396,464	435,010				0.016	0.016			1
59281114004	303 PENNSYLVANIA AVE UNIT 204	HOLM, MICHAEL J	0.017		No	37,500	486,000	523,500	97.29%	38,547	499,563	538,109				0.017	0.017			1
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	0.018			1
59281114006	303 PENNSYLVANIA AVE UNIT 206	JAKUBIAK, ROBERT	0.016		No	37,500	341,900	379,400	97.29%	38,547	351,441	389,988				0.016	0.016			1
59281114007	303 PENNSYLVANIA AVE UNIT 207	LANGHOFF, GARY J	0.014		No	37,500	411,300	448,800	97.29%	38,547	422,778	461,325				0.014	0.014			1
59281114008	303 PENNSYLVANIA AVE UNIT 301	LIVERMORE, JOHN T	0.016		No	37,500	368,200	405,700	97.29%	38,547	378,475	417,022				0.016	0.016			1
59281114009	303 PENNSYLVANIA AVE UNIT 302	THOMAS J & JUDITH M BADURA TRUST	0.016		No	37,500	305,400	342,900	97.29%	38,547	313,923	352,469				0.016	0.016			1
59281114010	303 PENNSYLVANIA AVE UNIT 303	JENKINS LIVING TRUST, DOUGLAS & KATHLEEN	0.015		No	37,500	422,200	459,700	97.29%	38,547	433,982	472,529				0.015	0.015			1
59281114011	303 PENNSYLVANIA AVE UNIT 304	WAGGONER, KAREN A	0.015		No	37,500	525,200	562,700	97.29%	38,547	539,857	578,403				0.015	0.015			1

City of Sheboygan, Wisconsin

Tax Increment District #21

Base Property Information

Property Information						Assessment Information			Equalized Value				District Classification					District Classification		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 = XJ
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
59281114012	303 PENNSYLVANIA AVE UNIT 305	ROMA BRAUN-EISEMAN MARITAL TRUST	0.015		No	37,500	377,500	415,000	97.29%	38,547	388,035	426,581				0.015	0.015			1
59281114013	303 PENNSYLVANIA AVE UNIT 306	OTTO, PAUL A	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 307	BUSCHMANN, BARBARA A	0.016		No	37,500	450,200	487,700	97.29%	38,547	462,764	501,310				0.016	0.016			1
59281114015	303 PENNSYLVANIA AVE UNIT 401	POSTMA, DARRELL C	0.014		No	37,500	383,800	421,300	97.29%	38,547	394,511	433,057				0.014	0.014			1
59281114016	303 PENNSYLVANIA AVE UNIT 402	LINNELL, ROBERT S	0.016		No	37,500	343,600	381,100	97.29%	38,547	353,189	391,735				0.016	0.016			1
59281114017	303 PENNSYLVANIA AVE UNIT 403	WERNER, DANIEL B	0.018		No	37,500	460,500	498,000	97.29%	38,547	473,351	511,898				0.018	0.018			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 405	STONE, CHARLES	0.016		No	37,500	411,800	449,300	97.29%	38,547	423,292	461,839				0.016	0.016			1
59281114022	303 PENNSYLVANIA AVE UNIT 406	REED, SAMUEL TRACY	0.028		No	75,000	611,600	686,600	97.29%	77,093	628,668	705,761				0.028	0.028			1
59281114100	832 N 6TH ST	LANDMARK SQUARE CONDOMINIUM	1.098		No	-	-	-	97.29%	0	0	0				1.098	1.098			1
59281114101	832 N 6TH ST UNIT 101	EBERT, CHARLES F	0.009		No	20,800	223,900	244,700	97.29%	21,380	230,148	251,529				0.009	0.009			1
59281114102	832 N 6TH ST UNIT 102	KRAL, MARGARET L	0.009		No	20,800	115,600	136,400	97.29%	21,380	118,826	140,207				0.009	0.009			1
59281114103	832 N 6TH ST UNIT 103	WAHL, DIANE	0.009		No	20,800	213,700	234,500	97.29%	21,380	219,664	241,044				0.009	0.009			1
59281114104	832 N 6TH ST UNIT 104	WHITAKER, PATSY A	0.009		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	RICHARD 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	0.009			1
59281114106	832 N 6TH ST UNIT 106	ALTENDAHL, VIRGINIA	0.009		No	20,800	115,600	136,400	97.29%	21,380	118,826	140,207				0.009	0.009			1
59281114107	832 N 6TH ST UNIT 108	BIEBEL, DAVID	0.009		No	20,800	128,700	149,500	97.29%	21,380	132,292	153,672				0.009	0.009			1
59281114108	832 N 6TH ST UNIT 109	DUENING, NORBERT	0.010		No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081				0.010	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	GARDINER TRUST	0.009		No	20,800	223,900	244,700	97.29%	21,380	230,148	251,529				0.009	0.009			1
59281114111	832 N 6TH ST UNIT 112	OLANDER, MARTHA A	0.009		No	20,800	115,600	136,400	97.29%	21,380	118,826	140,207				0.009	0.009			1
59281114112	832 N 6TH ST UNIT 113	SCHULZE IRREVOCABLE TRUST	0.009		No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081				0.009	0.009			1
59281114113	832 N 6TH ST UNIT 114	SULLIVAN, SUSAN A	0.009		No	20,800	115,600	136,400	97.29%	21,380	118,826	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	LANDMARK SQUARE CONDOMINIUM OWNER'S ASSOCIATION INC	0.009		No	23,000	63,300	86,300	97.29%	23,642	65,067	88,708				0.009	0.009			2
59281114116	832 N 6TH ST UNIT 117	YOUNT, MICHAEL L	0.009		No	20,800	143,800	164,600	97.29%	21,380	147,813	169,194				0.009	0.009			1
59281114117	832 N 6TH ST UNIT 118	THOMPSON REVOCABLE LIVING TRUST 3-8-99, PHILLIP C	0.097		No	20,800	128,700	149,500	97.29%	21,380	132,292	153,672				0.097	0.097			1
59281114118	832 N 6TH ST UNIT 119	LUBOTSKY, FRANK S	0.039		No	20,800	143,800	164,600	97.29%	21,380	147,813	169,194				0.039	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	GARNETT, CAROL A	0.009		No	20,800	143,200	164,000	97.29%	21,380	147,196	168,577				0.009	0.009			1
59281114121	832 N 6TH ST UNIT 201	ROHDE LIVING TRUST OF 1996	0.009		No	20,800	246,600	267,400	97.29%	21,380	253,482	274,862				0.009	0.009			1
59281114122	832 N 6TH ST UNIT 202	STEFFEN, MARY	0.009		No	20,800	151,600	172,400	97.29%	21,380	155,831	177,211				0.009	0.009			1
59281114123	832 N 6TH ST UNIT 203	SCHNEIDER TRUST DATED 12-18-2000, JANET A	0.009		No	20,800	223,900	244,700	97.29%	21,380	230,148	251,529				0.009	0.009			1
59281114124	832 N 6TH ST UNIT 204	SHERIDAN, PATRICK M	0.009		No	20,800	115,600	136,400	97.29%	21,380	118,826	140,207				0.009	0.009			1
59281114125	832 N 6TH ST UNIT 205	KOSY TRUST, CHARLES J	0.009		No	20,800	218,600	239,400	97.29%	21,380	224,700	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	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	THE MESTAS LIVING TRUST	0.009		No	20,800	176,200	197,000	97.29%	21,380	181,117	202,498				0.009	0.009			1
59281114128	832 N 6TH ST UNIT 208	ALMA FERN SMITH REVOCABLE TRUST DATED OCTOBER 9 2007	0.009		No	20,800	139,200	160,000	97.29%	21,380	143,085	164,465				0.009	0.009			1
59281114129	832 N 6TH ST UNIT 209	STONE, ELIDA	0.009		No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081				0.009	0.009			1
59281114130	832 N 6TH ST UNIT 210	ZIMMERMAN, JOEL A	0.009		No	20,800	143,200	164,000	97.29%	21,380	147,196	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	CASSIDY, IRENE	0.009		No	20,800	115,600	136,400	97.29%	21,380	118,826	140,207				0.009	0.009			1
59281114133	832 N 6TH ST UNIT 213	WATSON FAMILY REVOCABLE LIVING TRUST	0.009		No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081				0.009	0.009			1
59281114134	832 N 6TH ST UNIT 214	MATUSCHKA, NANCY P	0.009		No	20,800	143,200	164,000	97.29%	21,380	147,196	168,577				0.009	0.009			1
59281114135	832 N 6TH ST UNIT 215	KOHLS, FRANK T	0.009		No	20,800	272,900	293,700	97.29%	21,380	280,516	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	HODSON, EUGENE F	0.010		No	20,800	143,800	164,600	97.29%	21,380	147,813	169,194				0.010	0.010			1
59281114138	832 N 6TH ST UNIT 218	STUCKEL, MARYANN	0.009		No	20,800	128,700	149,500	97.29%	21,380	132,292	153,672				0.009	0.009			1
59281114139	832 N 6TH ST UNIT 219	RACH REVOCABLE LIVING TRUST, KENNETH M & TERRI A	0.009		No	20,800	143,800	164,600	97.29%	21,380	147,813	169,194				0.009	0.009			1
59281114140	832 N 6TH ST UNIT 220	CHRISTENSEN, MARSHA D	0.009		No	20,800	128,700	149,500	97.29%	21,380	132,292	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	BELL LIVING TRUST	0.009		No	20,800	292,800	313,600	97.29%	21,380	300,971	322,352				0.009	0.009			1
59281114143	832 N 6TH ST UNIT 302	BORSECNIK, STANLEY J	0.009		No	20,800	151,600	172,400	97.29%	21,380	155,831	177,211				0.009	0.009			1
59281114144	832 N 6TH ST UNIT 303	SCHNELL, JANET M	0.009		No	20,800	142,300	163,100	97.29%	21,380	146,271	167,652				0.009	0.009			1
59281114145	832 N 6TH ST UNIT 304	BRUSS IRREVOCABLE TRUST, BRENDAN W & STEPHANIE A	0.009		No	20,800	115,600	136,400	97.29%	21,380	118,826	140,207				0.009	0.009			1
59281114146	832 N 6TH ST UNIT 305	D'AMATO, CARMINE J	0.009		No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081				0.009	0.009			1
59281114147	832 N 6TH ST UNIT 306	STRAKALAITIS LIVING TRUST OF 1999	0.009		No	20,800	144,600	165,400	97.29%	21,380	148,635	170,016				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	SORENSON, BEVERLY	0.009		No	20,800	139,200	160,000	97.29%	21,380	143,085	164,465				0.009	0.009			1
59281114150	832 N 6TH ST UNIT 309	LUCCHESI, CATHERINE H	0.009		No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081				0.009	0.009			1
59281114151	832 N 6TH ST UNIT 310	ORTWEIN, THOMAS J	0.009		No	20,800	143,200	164,000	97.29%	21,380	147,196	168,577				0.009	0.009			1
59281114152	832 N 6TH ST UNIT 311	ROENITZ IRREVOCABLE SUPPLEMENTAL TRUST	0.009		No	20,800	218,600	239,400	97.29%	21,380	224,700	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	PETERSON, FRANCIS C	0.010		No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081				0.010	0.010			1
59281114155	832 N 6TH ST UNIT 314	ANDERSON, MICHAEL J	0.010		No	20,800	143,200	164,000	97.29%	21,380	147,196	168,577				0.010	0.010			1
59281114156	832 N 6TH ST UNIT 315	MAHONEY, MARK J	0.008		No	20,800	272,900	293,700	97.29%	21,380	280,516	301,896				0.008	0.008			1
59281114157	832 N 6TH ST UNIT 317	ARNDT, JOEL ANDREW	0.003		No	20,800	143,800	164,600	97.29%	21,380	147,813	169,194				0.003	0.003			1
59281114158	832 N 6TH ST UNIT 318	WEST, SUSAN K	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	KARLIN REVOCABLE LIVING TRUST, RUTH H	0.003		No	20,800	143,800	164,600	97.29%	21,380	147,813	169,194				0.003	0.003			1
59281114160	832 N 6TH ST UNIT 320	1065 PARTNERS LLC	0.003		No	20,800	128,700	149,500	97.29%	21,380	132,292	153,672				0.003	0.003			1
59281114161	832 N 6TH ST UNIT 321	GREEN REVOCABLE LIVING TRUST DTD 3-6-19, BARBARA C	0.003		No	20,800	143,200	164,000	97.29%	21,380	147,196	168,577				0.003	0.003			1
59281114162	832 N 6TH ST UNIT 401	LAU, WAYNE C	0.003		No	20,800	252,800	273,600	97.29%	21,380	259,855	281,235				0.003	0.003			1
59281114163	832 N 6TH ST UNIT 403	KLEMME, DONALD R	0.003		No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081				0.003	0.003			1
59281114164	832 N 6TH ST UNIT 405	SCHREINER, CHARLOTTE R	0.005		No	20,800	223,900	244,700	97.29%	21,380	230,148	251,529				0.005	0.005			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	GEREND LIVING TRUST 1997, JACOB M & JOSEPHINE R	0.003		No	20,800	223,900	244,700	97.29%	21,380	230,148	251,529				0.003	0.003			1
59281114167	832 N 6TH ST UNIT 411	JUENGER TRUST, DORIS M	0.003		No	20,800	218,600	239,400	97.29%	21,380	224,700	246,081				0.003	0.003			1
59281114168	832 N 6TH ST UNIT 413	ANDERSON, DAVID R	0.003		No	20,800	223,900	244,700	97.29%	21,380	230,148	251,529				0.003	0.003			1
59281114169	832 N 6TH ST UNIT 415	CORKELL, MARY A	0.003		No	20,800	270,200	291,000	97.29%	21,380	277,740	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	DRECKSCHMIDT, NANCY E	0.008		No	20,800	143,800	164,600	97.29%	21,380	147,813	169,194				0.008	0.008			1
59281114172	832 N 6TH ST UNIT 421	KULLMANN LIVING TRUST, MARY F	0.009		No	20,800	123,300	144,100	97.29%	21,380	126,741	148,121				0.009	0.009			1
59281300140	INDIANA AVE	NEW MIDWEST PROPERTIES LLC	7.800		17	1,695,100	-	1,695,100	97.29%	1,742,405	0	1,742,405	7.800				7.800	7.800		2
59281300180	N/A	CITY OF SHEBOYGAN	3.870	0.210736	17	-	-	-	97.29%	0	0	0	3.659				3.659	3.659		X
59281300260	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.089		17	-	-	-	97.29%	0	0	0	0.089				0.089	0.089		X
59281300900	N/A	CITY OF SHEBOYGAN	0.110		17	-	-	-	97.29%	0	0	0	0.110				0.110			X
59281300910	N/A	CITY OF SHEBOYGAN	0.086		17	-	-	-	97.29%	0	0	0	0.086				0.086			X
59281300940	811 INDIANA AVE	RANIERI INVESTMENT GROUP LLC	0.207		17	52,200	199,800	252,000	97.29%	53,657	205,376	259,033			0.207		0.207			2
59281300950	813A INDIANA AVE	RANIERI INVESTMENT GROUP LLC	0.069		17	17,400	42,700	60,100	97.29%	17,886	43,892	61,777				0.069	0.069			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	REPINSKI, DAVID	0.076		17	19,100	44,600	63,700	97.29%	19,633	45,845	65,478			0.076		0.076			2
59281300980	INDIANA AVE	REPINSKI, DAVID A	0.124		17	31,300	-	31,300	97.29%	32,173	0	32,173			0.124		0.124			2
59281301000	INDIANA AVE	REPINSKI, DAVID A	0.172		17	43,500	-	43,500	97.29%	44,714	0	44,714			0.172		0.172			2
59281301010	829 INDIANA AVE	REPINSKI, DAVID A	0.103		17	26,100	126,200	152,300	97.29%	26,828	129,722	156,550			0.103		0.103			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	REPINSKI, DAVID A	0.041		17	10,400	-	10,400	97.29%	10,690	0	10,690			0.041		0.041			2
59281301040	1119 S 9TH ST	TESOVNIK, EDWARD A	0.121		17	10,000	117,900	127,900	97.29%	10,279	121,190	131,469				0.121	0.121			1
59281301050	834 KENTUCKY AVE	KREPSKY, ROBERT A	0.189		17	13,900	129,500	143,400	97.29%	14,288	133,114	147,402				0.189	0.189			1
59281301060	826 KENTUCKY AVE	GRAY, PETER	0.103		17	7,300	100,600	107,900	97.29%	7,504	103,407	110,911				0.103	0.103			1
59281301070	824 KENTUCKY AVE	DELAND RECEIVING HOME INC THE	0.207		17	-	-	-	97.29%	0	0	0				0.207	0.207			X

City of Sheboygan, Wisconsin

Tax Increment District #21

Base Property Information

Property Information						Assessment Information			Equalized Value				District Classification					District Classification		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 = XJ
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
59281301080	816 KENTUCKY AVE	FOREST APARTMENTS LLC	0.069		17	7,600	73,500	81,100	97.29%	7,812	75,551	83,363				0.069	0.069			1
59281301090	N/A	RANIERI INVESTMENT GROUP LLC	0.055		17	5,900	4,300	10,200	97.29%	6,065	4,420	10,485			0.055		0.055			2
59281301100	1132 S 8TH ST	M LAPLANT CONTRACTORS LLC	0.138		17	23,700	158,500	182,200	97.29%	24,361	162,923	187,285			0.138		0.138			2
59281301110	1126 S 8TH ST	RANIERI INVESTMENT GROUP LLC	0.124		17	7,800	68,500	76,300	97.29%	8,018	70,412	78,429				0.124	0.124			1
59281301120	1122 S 8TH ST	RANIERI INVESTMENT GROUP LLC	0.124		17	7,800	53,800	61,600	97.29%	8,018	55,301	63,319				0.124	0.124			1
59281301130	1120 S 8TH ST	ROCK CONTRACTING LLC	0.110		17	7,900	61,200	69,100	97.29%	8,120	62,908	71,028				0.110	0.110			1
59281301160	N/A	BLUE WATER CONDOMINIUM OWNERS COMMON AREA	0.370		17	-	-	-	97.29%	0	0	0				0.370	0.370			1
59281301161	1106 S 7TH ST UNIT 1	JMI LLC	0.009		17	5,000	100,700	105,700	97.29%	5,140	103,510	108,650				0.009	0.009			1
59281301162	1106 S 7TH ST UNIT 2	JMI LLC	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1
59281301163	1106 S 7TH ST UNIT 3	JMI LLC	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1
59281301164	1106 S 7TH ST UNIT 4	9TH PROPERTIES LLC	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1
59281301165	1106 S 7TH ST UNIT 5	PLAVSIC, RUKIJA	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1
59281301166	1106 S 7TH ST UNIT 6	SPATT, KURT A	0.009		17	5,000	100,700	105,700	97.29%	5,140	103,510	108,650				0.009	0.009			1
59281301167	1106 S 7TH ST UNIT 7	DUROW, LEONARD G	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1
59281301168	1106 S 7TH ST UNIT 8	BOYD, MELANIE	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1
59281301169	1106 S 7TH ST UNIT 9	KRUEGER, PAUL R	0.009		17	5,000	100,700	105,700	97.29%	5,140	103,510	108,650				0.009	0.009			1
59281301170	1106 S 7TH ST UNIT 10	JEFFREY H. HIGH AND PEGGY A. BOERMAN REVOCABLE TRUST DATED O	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1
59281301171	1106 S 7TH ST UNIT 11	LOFYE REVOCABLE LIVING TRUST	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1
59281301180	725 INDIANA AVE	LISEC LLC	0.761		17	161,200	473,800	635,000	97.29%	165,699	487,022	652,721			0.761		0.761			2
59281301190	1129 S 8TH ST	BIVIANO, SONIA	0.207		17	52,200	139,100	191,300	97.29%	53,657	142,982	196,639			0.207		0.207			2
59281301200	730 KENTUCKY AVE	SWEIGERT INVESTMENTS LLC	0.112		17	8,500	77,900	86,400	97.29%	8,737	80,074	88,811				0.112	0.112			1
59281301210	726 KENTUCKY AVE	AMETI, NEHAT	0.163		17	10,000	98,000	108,000	97.29%	10,279	100,735	111,014				0.163	0.163			1
59281301220	722 KENTUCKY AVE	MC CARTY, CONNIE M	0.138		17	9,400	65,200	74,600	97.29%	9,662	67,020	76,682				0.138	0.138			1
59281301230	716 KENTUCKY AVE	FOREST APARTMENTS LLC	0.062		17	5,700	63,100	68,800	97.29%	5,859	64,861	70,720				0.062	0.062			1
59281301240	714 KENTUCKY AVE	FOREST APARTMENTS LLC	0.062		17	5,700	53,900	59,600	97.29%	5,859	55,404	61,263				0.062	0.062			1
59281301250	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			1
59281301270	708 KENTUCKY AVE	BEHNKE, FREDERICK E	0.241		17	14,900	113,400	128,300	97.29%	15,316	116,565	131,880				0.241	0.241			1
59281301280	1120 S 7TH ST	BEHNKE, RICKY S	0.172		17	16,500	156,700	173,200	97.29%	16,960	161,073	178,034				0.172	0.172			1
59281301290	627 INDIANA AVE	SHEBOYGAN SCREW PRODUCTS INC	1.264		17	85,000	225,700	310,700	97.29%	87,372	231,999	319,371			1.264		1.264	1.264		2
59281301300	N/A	NEW MIDWEST PROPERTIES LLC	4.528		17	429,500	-	429,500	97.29%	441,486	0	441,486			4.528		4.528	4.528		2
59281301305	1133 S 7TH ST	B & B PARTNERSHIP	0.738		17	89,200	452,400	541,600	97.29%	91,689	465,025	556,714			0.738		0.738			2
59281301306	1127 S 7TH ST	SHEBOYGAN COUNTY TREASURER	0.492		17	-	-	-	97.29%	0	0	0		0.492			0.492			3
59281301315	N/A	CITY OF SHEBOYGAN	6.853	0.26088	17	-	-	-	97.29%	0	0	0		6.592			6.592	6.592		X
59281301330	1213 S 7TH ST	JL RESOURCES LLC	0.923		17	58,700	218,900	277,600	97.29%	60,338	225,009	285,347	0.923				0.000			3
59281301340	1217 S 7TH ST	GILIPSKY, JOHN G	0.207		17	14,000	71,500	85,500	97.29%	14,391	73,495	87,886				0.207	0.207			1
59281301350	1229 S 7TH ST	GRECH, ALEX W	0.207		17	36,000	228,800	264,800	97.29%	37,005	235,185	272,190				0.207	0.207			2
59281301360	624 ALABAMA AVE	JONES, REKHA A	0.103		17	18,200	147,700	165,900	97.29%	18,708	151,822	170,530				0.103	0.103			1
59281301370	618 ALABAMA AVE	SCHARRER, WILMA	0.310		17	55,600	282,700	338,300	97.29%	57,152	290,589	347,741				0.310	0.310			1
59281301380	ALABAMA AVE	CONNELLY, JOHN	0.230		17	88,500	-	88,500	97.29%	90,970	0	90,970				0.230	0.230			1
59281301390	606 ALABAMA AVE	CONNELLY, JOHN	0.184		17	78,200	377,400	455,600	97.29%	80,382	387,932	468,314				0.184	0.184			1
59281301400	1208 S 7TH ST	CITY OF SHEBOYGAN SEWAGE PUMPING STATION	0.207		No	-	-	-	97.29%	0	0	0		0.207			0.207			X
59281301410	707 KENTUCKY AVE	BETTER DIGS LLC	0.138		No	11,800	90,300	102,100	97.29%	12,129	92,820	104,949				0.138	0.138			1
59281301430	711 KENTUCKY AVE	SOUKUP, JEAN	0.138		No	11,800	115,400	127,200	97.29%	12,129	118,620	130,750				0.138	0.138			1
59281301440	715 KENTUCKY AVE	LIKNESS, DENNIS S	0.138		No	11,800	96,100	107,900	97.29%	12,129	98,782	110,911				0.138	0.138			1
59281301450	719 KENTUCKY AVE	MACIAS-ROMERO, FRANCISCO	0.103		No	9,100	108,200	117,300	97.29%	9,354	111,220	120,574				0.103	0.103			1
59281301471	725 KENTUCKY AVE	SCHNUR, MICHAEL J	0.207		No	16,500	116,700	133,200	97.29%	16,960	119,957	136,917				0.207	0.207			1
59281301480	729 KENTUCKY AVE	729 KENTUCKY AVE LLC	0.103		No	9,100	109,700	118,800	97.29%	9,354	112,761	122,115				0.103	0.103			1
59281301490	1201 S 8TH ST	SCHANNO, ISAAC D	0.103		No	11,700	81,600	93,300	97.29%	12,027	83,877	95,904				0.103	0.103			1
59281301500	1209 S 8TH ST	BARILLAS, BENJAMIN A	0.041		No	5,800	78,800	84,600	97.29%	5,962	80,999	86,961				0.041	0.041			1
59281301510	1213 S 8TH ST	FREDRICHSEN, DREW E	0.062		No	8,200	66,600	74,800	97.29%	8,429	68,459	76,887				0.062	0.062			1
59281301520	1217 S 8TH ST	REINEKING PROPERTIES LLC	0.165		No	12,500	66,800	79,300	97.29%	12,849	68,664	81,513				0.165	0.165			1
59281301530	1221 S 8TH ST	KOLAR, BARBARA J	0.069		No	9,000	83,000	92,000	97.29%	9,251	85,316	94,567				0.069	0.069			1
59281301540	1227 S 8TH ST	TRINA HOMES LLC	0.110		No	12,100	72,300	84,400	97.29%	12,438	74,318	86,755				0.110	0.110			1
59281301550	728 ALABAMA AVE	CLARK, NANCY M	0.193		No	12,700	101,600	114,300	97.29%	13,054	104,435	117,490				0.193	0.193			1
59281301560	722 ALABAMA AVE	HIRT, JERALD W	0.083		No	10,500	86,700	97,200	97.29%	10,793	89,120	99,913				0.083	0.083			1
59281301570	716 ALABAMA AVE	OCHOA, ANGELICA	0.138		No	11,800	110,700	122,500	97.29%	12,129	113,789	125,919				0.138	0.138			1
59281301580	712 ALABAMA AVE	HERMANN, STEVEN R	0.138		No	11,800	106,700	118,500	97.29%	12,129	109,678	121,807				0.138	0.138			1
59281301590	708 ALABAMA AVE	BRESSER, ERIC R	0.138		No	11,800	87,100	98,900	97.29%	12,129	89,531	101,660				0.138	0.138			1
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			1
59281301610	1208 S 8TH ST	SHEB AREA SCHOOL DIST SCHOOL MUSEUM	0.463		No	-	-	-	97.29%	0	0	0		0.463			0.463			X
59281302890	819 KENTUCKY AVE	SHEB AREA SCHOOL DIST LONGFELLOW SCHOOL	5.455		No	-	-	-	97.29%	0	0	0	-	5.455			5.455			X
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			1
59281302909	1310 S 7TH ST	YANG, SIA	0.102		No	9,800	62,800	72,600	97.29%	10,073	64,553	74,626				0.102	0.102			1
59281302910	1304 S 7TH ST	REIF, DEAN E	0.103		No	11,700	73,300	85,000	97.29%	12,027	75,346	87,372				0.103	0.103			1
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			1
59281302931	721 ALABAMA AVE	OTTENSMANN, DAVID J	0.241		No	18,600	127,600	146,200	97.29%	19,119	131,161	150,280				0.241	0.241			1
59281302950	727 ALABAMA AVE	SWEIGERT INVESTMENTS LLC	0.038		No	6,900	43,900	50,800	97.29%	7,093	45,125	52,218				0.038	0.038			1
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			1
59281302970	1303 S 8TH ST	SWEIGERT INVESTMENTS LLC	0.114		No	10,900	60,300	71,200	97.29%	11,204	61,983	73,187				0.114	0.114			1
59281302980	1311 S 8TH ST	RAD PROPERTIES SOUTH LLC	0.110		No	10,500	74,000	84,500	97.29%	10,793	76,065	86,858				0.110	0.110			1
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			2
59281303000	N/A	YANG, SIA	0.103		No	3,900	-	3,900	97.29%	4,009	0	4,009				0.103	0.103			1
59281303010	1317 S 8TH ST	JUAREZ JIMENEZ, JOSE A	0.062		No	8,200	81,500	89,700	97.29%	8,429	83,774	92,203				0.062	0.062			1
59281303020	1323 S 8TH ST	CORDOBA, ROBIN AMANDA	0.048		No	6,600	94,400	101,000	97.29%	6,784	97,034	103,819				0.048	0.048			1
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			1
59281303040	1331 S 8TH ST	CASTILLO, LOURDES G	0.048		No	6,600	71,700	78,300	97.29%	6,784	73,701	80,485				0.048	0.048			1
59281303050	730 GEORGIA AVE	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			1
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			1
59281303070	716 GEORGIA AVE	ENTRINGER, TRACEY J	0.103		No	9,100	104,900	114,000	97.29%	9,354	107,827	117,181				0.103	0.103			1
59281303080	714 GEORGIA AVE	KOWALIS, DANIEL R	0.103		No	9,100	116,000	125,100	97.29%	9,354	119,237	128,591				0.103	0.103			1
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			1
59281303100	708 GEORGIA AVE	CARRIVEAU, EHREN A	0.083		No	8,200	71,000	79,200	97.29%	8,429	72,981	81,410				0.083	0.083			1
59281303110	1322 S 7TH ST	KRAUS, JUSTINE M	0.172		No	15,100	60,000	75,100	97.29%	15,521	61,674	77,196				0.172	0.172			1
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			1
59281303130	N/A	CITY OF SHEBOYGAN	3.546	0.112415	17	-	-	-	97.29%	0	0	0	-	3.434			3.434	3.434		X
59281303140	609 ALABAMA AVE	ECKER, ROBERT W	0.207		17	63,400	398,300	461,700	97.29%	65,169	409,415	474,585				0.207	0.207			1
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			1
59281303160	617 ALABAMA AVE	LA DUSIRE, JOHN H	0.062		17	18,600	64,700	83,300	97.29%	19,119	66,506	85,625				0.062	0.062			1
59281303170	611 ALABAMA AVE	HANSON LIVING TRUST	0.106		17	14,800	374,100	388,900	97.29%	15,213	384,540	399,753				0.106	0.106			1
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			1
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			1
59281303200	1301 S 7TH ST	MONTES, VENUSTIANO	0.068		17	8,900	139,100	148,000	97.29%	9,148	142,982	152,130				0.068	0.068			1
59281303210	1307 S 7TH ST	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			1
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			1
59281303230	1319 S 7TH ST	LONGO LIVING TRUST	0.138		17	12,800	58,100	70,900	97.29%	13,157	59,721	72,879				0.138	0.138			1
59281303240	1321 S 7TH ST	LARSON, ERIC R	0.182		17	15,900	87,900	103,800	97.29%	16,344	90,353	106,697				0.182	0.182			1
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			1
59281303270	624 GEORGIA AVE	FISCHER, JAMES H	0.097		17	25,800	157,900	183,700	97.29%	26,520	162,307	188,827				0.097	0.097			1
59281303290	624A GEORGIA AVE	HILBERT, CHRISTINE Y	0.069		17	10,400	72,700	83,100	97.29%	10,690	74,729	85,419				0.069	0.069			1
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			1

City of Sheboygan, Wisconsin

Tax Increment District #21

Base Property Information

Property Information					Assessment Information			Equalized Value				District Classification					District Classification		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 = XJ
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
59281303310	616 GEORGIA AVE	BEACHGRASS FAMILY TRUST	0.138		17	27,500	86,000	113,500	97.29%	28,267	88,400	116,667				0.138	0.138			1
59281303320	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			1
59281303350	N/A	CITY OF SHEBOYGAN	2.912	0.081575	17	-	-	-	97.29%	0	0	0		2.830			2.830	2.830		X
59281303390	S 7TH ST	SHEBOYGAN LAKEVIEW PROPERTY LLC	0.138		17	44,400	-	44,400	97.29%	45,639	0	45,639		0.138			0.138	0.138		2
59281303400	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			1
59281303570	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			1
59281303580	1416 S 8TH ST	CORTEZ HOME RENTALS LLC	0.105		No	10,100	80,800	90,900	97.29%	10,382	83,055	93,437				0.105	0.105			1
59281303590	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			1
59281303600	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			1
59281303610	1404 S 8TH ST	HERNANDEZ, ARMANDO A	0.083		No	8,200	87,600	95,800	97.29%	8,429	90,045	98,474				0.083	0.083			1
59281303620	1402 S 8TH ST	ANDREWS CAPITAL LLC	0.083		No	14,200	124,200	138,400	97.29%	14,596	127,666	142,262			0.083		0.083			2
59281303630	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			1
59281303640	817 GEORGIA AVE	ORTLIEB HOMES LLC	0.144		No	9,800	102,000	111,800	97.29%	10,073	104,847	114,920				0.144	0.144			1
59281303650	819 GEORGIA AVE	RINCON-TAVERA, JOSE VINCENTE	0.144		No	9,800	71,900	81,700	97.29%	10,073	73,907	83,980				0.144	0.144			1
59281303660	823 GEORGIA AVE	BRAMI, MARC	0.144		No	9,800	35,700	45,500	97.29%	10,073	36,696	46,770				0.144	0.144			1
59281303670	825 GEORGIA AVE	BARDON, KERRY A	0.144		No	9,800	63,100	72,900	97.29%	10,073	64,861	74,934				0.144	0.144			1
59281303680	1401 S 9TH ST	MCGUIRE, GREGORY D	0.087		No	9,500	102,500	112,000	97.29%	9,765	105,360	115,126				0.087	0.087			1
59281303700	1405 S 9TH ST	BOUTELLE, NICOLE B	0.087		No	9,500	92,100	101,600	97.29%	9,765	94,670	104,435				0.087	0.087			1
59281303710	1409 S 9TH ST	WEISSGERBER, CURTIS D	0.087		No	9,500	76,500	86,000	97.29%	9,765	78,635	88,400				0.087	0.087			1
59281303720	1415 S 9TH ST	COREAS, NELSON D FLORES	0.087		No	9,500	78,500	88,000	97.29%	9,765	80,691	90,456				0.087	0.087			1
59281303730	1419 S 9TH ST	APEX VI LLC	0.086		No	9,500	89,600	99,100	97.29%	9,765	92,100	101,866				0.086	0.086			1
59281318390	N/A	SHEBOYGAN LAKEVIEW PROPERTY LLC	3.847	0.060512	17	1,124,800	-	1,124,800	97.29%	1,156,190	0	1,156,190		3.786			3.786	3.786		2
59281318401	716 CLARA AVE	SHEBOYGAN PAPER BOX CO	3.350		17	181,000	2,170,200	2,351,200	97.29%	186,051	2,230,764	2,416,815	3.350				0.000			3
59281318410	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			2
59281318430	N/A	BOARDWALK ON 8TH LLC	0.066		17	10,200	3,800	14,000	97.29%	10,485	3,906	14,391			0.066		0.066			2
59281318460	1424 S 8TH ST	VANG, TOU	0.110		No	10,500	99,300	109,800	97.29%	10,793	102,071	112,864				0.110	0.110			1
59281318470	1428 S 8TH ST	RIVERA, AMALIO CALDERON	0.121		No	11,400	69,000	80,400	97.29%	11,718	70,926	82,644				0.121	0.121			1
59281318480	1432 S 8TH ST	THAT PLACE LLC	0.138		No	23,700	121,900	145,600	97.29%	24,361	125,302	149,663			0.138		0.138			2
59281318490	1438 S 8TH ST	BNB PROPERTIES LLC	0.138		No	19,200	57,700	76,900	97.29%	19,736	59,310	79,046	0.138				0.000	0.138		3
59281318500	S 8TH ST	SHEBOYGAN PAPER BOX CO 716 CLARA AVE	0.138		No	23,700	8,500	32,200	97.29%	24,361	8,737	33,099			0.138		0.138			2
59281318510	1450 S 8TH ST	SHEBOYGAN PAPER BOX CO	0.138		No	23,700	87,300	111,000	97.29%	24,361	89,736	114,098			0.138		0.138			2
59281318520	N/A	CITY OF SHEBOYGAN	0.078		No	-	-	-	97.29%	0	0	0		0.078			0.078			X
59281318530	818 CLARA AVE	ORTLIEB COMMERCIAL LLC	0.261		No	30,500	22,100	52,600	97.29%	31,351	22,717	54,068			0.261		0.261			2
59281318540	822 CLARA AVE	MERGET, CARITA L	0.090		No	8,500	86,400	94,900	97.29%	8,737	88,811	97,548				0.090	0.090			1
59281318550	824 CLARA AVE	BALLARD-DAVIS, TAUNALEAH D	0.090		No	8,500	74,400	82,900	97.29%	8,737	76,476	85,213				0.090	0.090			1
59281318560	N/A	CITY OF SHEBOYGAN	0.041		No	-	-	-	97.29%	0	0	0		0.041			0.041			X
59281318570	1449 S 9TH ST	GUETZKE, TRACY A	0.092		No	9,600	110,400	120,000	97.29%	9,868	113,481	123,349				0.092	0.092			1
59281318580	1445 S 9TH ST	BEMAR LLC	0.080		No	8,600	67,700	76,300	97.29%	8,840	69,589	78,429				0.080	0.080			1
59281318590	1441 S 9TH ST	LEE, MAI	0.092		No	9,600	111,300	120,900	97.29%	9,868	114,406	124,274				0.092	0.092			1
59281318600	1435 S 9TH ST	WASRUD, JOSHUA A	0.199		No	16,600	83,400	100,000	97.29%	17,063	85,727	102,791				0.199	0.199			1
59281318610	N/A	CITY OF SHEBOYGAN	0.028		No	-	-	-	97.29%	0	0	0		0.028			0.028			X
59281318620	1429 S 9TH ST	CAPETILLO, EFREM	0.130		No	10,500	103,100	113,600	97.29%	10,793	105,977	116,770				0.130	0.130			1
59281318630	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			2
59281318640	1423 S 9TH ST	OLIVAS, JOSE L	0.072		No	8,300	80,600	88,900	97.29%	8,532	82,849	91,381				0.072	0.072			1
59281318700	1508 S 8TH ST	STOP N SHOP LLC	0.592		No	110,800	711,200	822,000	97.29%	113,892	731,048	844,940			0.592		0.592	0.592		2
59281318781	1503 S 9TH ST	WALLACE HOMES OF SHEBOYGAN LLC	0.372		No	40,800	145,400	186,200	97.29%	41,939	149,458	191,396			0.372		0.372			2
59281318800	823 CLARA AVE	WALLACE HOMES OF SHEBOYGAN LLC	0.079		No	8,200	61,600	69,800	97.29%	8,429	63,319	71,748				0.079	0.079			1
59281318810	819 CLARA AVE	GOLDBECK, JAMES P	0.066		No	7,500	73,700	81,200	97.29%	7,709	75,757	83,466				0.066	0.066			1
59281318830	715 CLARA AVE	HILBELINK, JOSHUA & SHERRI	0.096		No	10,000	61,000	71,000	97.29%	10,279	62,702	72,981				0.096	0.096			1
59281318840	711 CLARA AVE	RJ AND G INVESTMENTS LLC	0.096		No	10,000	135,800	145,800	97.29%	10,279	139,590	149,869				0.096	0.096			1
59281318850	707 CLARA AVE	PALMER, DAVID K	0.096		No	10,000	94,200	104,200	97.29%	10,279	96,829	107,108				0.096	0.096			1
59281318860	701 CLARA AVE	MAC HOUSE	0.106		No	-	-	-	97.29%	0	0	0				0.106	0.106			X
59281318970	1505 S 8TH ST	GUSE, TODD M. & NANCY J	0.069		No	7,400	67,500	74,900	97.29%	7,607	69,384	76,990				0.069	0.069			1
59281318980	1501 S 8TH ST	SEEBOTH HOSPITALITY GROUP LLC	0.069		No	14,200	138,300	152,500	97.29%	14,596	142,160	156,756			0.069		0.069			2
59281318990	725 CLARA AVE	SHEB HARBOR LLC	0.083		No	8,800	80,100	88,900	97.29%	9,046	82,335	91,381				0.083	0.083			1
59281319000	719 CLARA AVE	ROBERT W SCHMITT JR AND JANELLE L SCHMITT REV TRUST	0.083		No	8,800	75,900	84,700	97.29%	9,046	78,018	87,064				0.083	0.083			1
59281319015	607 CLARA AVE	BURKARD, KATHLEEN	0.637	0.06059	17	129,200	190,800	320,000	97.29%	132,806	196,125	328,930				0.576	0.576			2
59281319020	CLARA AVE	SOUTH BEACH CONDOMINIUM	0.120		17	-	-	-	97.29%	0	0	0				0.120	0.120			1
59281319021	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
59281319022	615 CLARA AVE UNIT 2	WAVES OF HAPPINESS RENTALS LLC	0.009		17	13,200	97,200	110,400	97.29%	13,568	99,913	113,481				0.009	0.009			1
59281319023	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
59281319024	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			1
59281319030	625 CLARA AVE	MONTGOMERY, JEREMIAH J	0.195		17	17,500	143,100	160,600	97.29%	17,988	147,094	165,082				0.195	0.195			1
59281319040	629 CLARA AVE	PIEL, RICHARD C. & KARI	0.092		17	9,600	75,500	85,100	97.29%	9,868	77,607	87,475				0.092	0.092			1
59281319050	1501 S 7TH ST	YANG, SOUA & KOU VUE	0.096		17	10,000	100,400	110,400	97.29%	10,279	103,202	113,481				0.096	0.096			1
59281322001	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	3.168	0.328541	No	-	-	-	97.29%	0	0	0		2.839			2.839	2.839		X
59281322003	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.661		No	-	-	-	97.29%	0	0	0		0.661			0.661	0.661		X
59281322006	501 FISHERMANS ROW	PORTSCAPE SHEBOYGAN LLC	0.872		No	336,000	4,231,000	4,567,000	97.29%	345,377	4,349,075	4,694,452				0.872	0.872			1
59281322010	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.547	0.000051	No	-	-	-	97.29%	0	0	0		0.547			0.547	0.547		X
59281322011	434 SOUTH PIER DR	R & M MOELLER LLC	0.123		No	56,200	328,600	384,800	97.29%	57,768	337,770	395,539			0.123		0.123			2
59281322012	611 SOUTH PIER DR	SOUTH PIER SHEBOYGAN LLC	1.132		No	280,000	3,375,600	3,655,600	97.29%	287,814	3,469,803	3,757,617			1.132		1.132			2
59281322013	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.834		No	-	-	-	97.29%	0	0	0		1.834			1.834	1.834		X
59281322014	669 SOUTH PIER DR	PORTSCAPE SHEBOYGAN LLC	1.749		No	392,000	4,906,600	5,298,600	97.29%	402,940	5,043,529	5,446,469				1.749	1.749			1
59281322015	511 SOUTH PIER DR	SOUTH PIER SHEBOYGAN LLC	0.978		No	224,000	2,851,800	3,075,800	97.29%	230,251	2,931,385	3,161,637			0.978		0.978			2
59281322016	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.476		No	-	-	-	97.29%	0	0	0		1.476			1.476	1.476		X
59281322017	SOUTH PIER DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.012		No	-	-	-	97.29%	0	0	0		0.012			0.012	0.012		X
59281322018	718 SOUTH PIER DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.480		No	-	-	-	97.29%	0	0	0		0.480			0.480	0.480		X
59281322020	682 SOUTH PIER DR	DAYESEYE LLC	0.137		No	62,900	292,400	355,300	97.29%	64,655	300,560	365,215			0.137		0.137			2
59281322021	534 SOUTH PIER DR	MACKXIMUS LLC	0.181		No	80,100	174,500	254,600	97.29%	82,335	179,370	261,705			0.181		0.181			2
59281322022	802 BLUE HARBOR DR	SHEBOYGAN ACQUISITIONS LLC	0.617		No	176,300	1,160,100	1,336,400	97.29%	181,220	1,192,475	1,373,695			0.617		0.617			2
59281322025	SOUTH PIER DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.117		No	-	-	-	97.29%	0	0	0		0.117			0.117	0.117		X
59281322026	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			2
59281322028	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			2
59281322029	422 SOUTH PIER DR	LINO RISTORANTE ITALIANO LLC	0.129		No	58,900	365,800	424,700	97.29%	60,544	376,008	436,552			0.129		0.129			2
59281322032	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.044		No	-	-	-	97.29%	0	0	0		0.044			0.044	0.044		X
59281322033	342 SOUTH PIER DR	GRATEFUL PROPERTIES LLC	0.150		No	45,700	579,400	625,100	97.29%	46,975	595,569	642,545			0.150		0.150			2
59281322034	668 SOUTH PIER DR	PROHIBITION BISTRO 668 LLC	0.112		No	51,300	287,000	338,300	97.29%	52,732	295,009	347,741			0.112		0.112			2
59281322035	676 SOUTH PIER DR	WELSCH, DAN	0.111		No	50,300	207,600	257,900	97.29%	51,704	213,394	265,097			0.111		0.111			2
59281322037	SOUTH PIER DR	PROHIBITION BISTRO 668 LLC	0.041		No	18,300	-	18,300	97.29%	18,811	0	18,811			0.041		0.041			2
59281322038	N/A	SP-RIVERFRONT CONDOMINIUM OWNERS IN COMMON	0.402		17	-	-	-	97.29%	0	0	0				0.402	0.402			1
59281322039	750 SOUTH PIER DR	LEE, DANIEL T	0.015		17	16,500	318,500	335,000	97.29%	16,960	327,388	344,349				0.015	0.015			1
59281322040	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
59281322041	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
59281322042	750 SOUTH PIER DR	BRANDALI, JOHN	0.012		17	16,500	314,900	331,400	97.29%	16,960	323,688	340,648				0.012	0.012			1
59281322043	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			1
59281322044	750 SOUTH PIER DR	STEPHEN L WERNER 2008 REVOCABLE TRUST	0.012		17	16,500	298,100	314,600	97.29%	16,960	306,419	323,380				0.012	0.012			1
59281322045	750 SOUTH PIER DR	MUMM, DEBORAH L	0.012		17	16,500	301,000	317,500	97.29%	16,960	309,400	326,361				0.012	0.012			1
59281322046	750 SOUTH PIER DR	HERTEL, ROBERT W	0.012		17	16,500	327,600	344,100	97.29%	16,960	336,742	353,703				0.012	0.012			1
59281322047	750 SOUTH PIER DR	MENART, RYAN D	0.012		17	16,500	298,900	315,400	97.29%	16,960	307,241	324,202				0.012	0.012			1
59281322048	750 SOUTH PIER DR	FARLING, DEAN	0.012		17	16,500	297,000	313,500	97.29%	16,960	305,288	322,249				0.012	0.012			1

City of Sheboygan, Wisconsin

Tax Increment District #21

Base Property Information

Property Information						Assessment Information			Equalized Value				District Classification					District Classification		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 = XJ
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
59281322049	750 SOUTH PIER DR	BOWERS, ROBERT W	0.013		17	16,500	317,800	334,300	97.29%	16,960	326,669	343,629				0.013	0.013			1
59281322050	750 SOUTH PIER DR	BEGALKE, BRIAN	0.013		17	16,500	326,800	343,300	97.29%	16,960	335,920	352,881				0.013	0.013			1
59281322051	750 SOUTH PIER DR	STEPHEN, ROBERT J	0.013		17	16,500	307,500	324,000	97.29%	16,960	316,081	333,042				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	THOMAS A GERBER 2012 REVOCABLE TRUST	0.013		17	16,500	336,700	353,200	97.29%	16,960	346,096	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	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	HERMANN, HARRIET M	0.013		17	16,500	317,800	334,300	97.29%	16,960	326,669	343,629				0.013	0.013			1
59281322057	750 SOUTH PIER DR	STEC, MICHEL ALEXANDRA	0.013		17	16,500	320,700	337,200	97.29%	16,960	329,650	346,610				0.013	0.013			1
59281322058	750 SOUTH PIER DR	RJ AND G INVESTMENTS LLC	0.013		17	16,500	316,900	333,400	97.29%	16,960	325,744	342,704				0.013	0.013			1
59281322059	750 SOUTH PIER DR	DTO HLS LLC	0.015		17	16,500	303,900	320,400	97.29%	16,960	312,381	329,341				0.015	0.015			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	BLUE HARBOR RESORT CONDOMINIUM	4.460		No	-	-	-	97.29%	0	0	0				4.460	4.460			1
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			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	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
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			1
59281323005	427 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			1
59281323006	429 BEACHFRONT LN	BKR PROPERTIES LLC	0.014		No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387				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	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
59281323009	419 BEACHFRONT LN	KLEINHEINZ TRUST 4-2-92	0.014		No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105				0.014	0.014			1
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	T&S DEVELOPMENT CO	0.014		No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387				0.014	0.014			1
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			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	413 BEACHFRONT LLC	0.014		No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387				0.014	0.014			1
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			1
59281323016	417 BEACHFRONT LN	SHANLEY, LARRY	0.014		No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105				0.014	0.014			1
59281323017	807 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			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 BLUE HARBOR LLC	811 BLUE HARBOR LLC	0.014		No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056				0.014	0.014			1
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	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	HANG JIANG	0.014		No	16,500	205,600	222,100	97.29%	16,960	211,338	228,298				0.014	0.014			1
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			1
59281323024	823 BEACHFRONT DR	ARELENE KEELER	0.014		No	16,500	131,700	148,200	97.29%	16,960	135,375	152,336				0.014	0.014			1
59281323025	412 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
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			1
59281323027	416 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
59281323028	418 BEACHFRONT CT	PALATINE RESORT PROPERTIES LLC	0.014		No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105				0.014	0.014			1
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	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
59281323031	424 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
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	BRESLOW, ROBERT A	0.014		No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105				0.014	0.014			1
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			1
59281323035	432 BEACHFRONT CT	SENGODAAN SUBRAMANIAM, RAJ	0.014		No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387				0.014	0.014			1
59281323036	434 BEACHFRONT CT	SHANLEY, LARRY	0.014		No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105				0.014	0.014			1
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	0.014			1
59281323038	438 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
59281323039	440 BEACHFRONT CT	BHBR INVESTMENTS LLC	0.014		No	16,500	165,800	182,300	97.29%	16,960	170,427	187,387				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	JOSEPH BONELLI	0.014		No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458				0.014	0.014			1
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			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	IRIS J BRIGHAM REVOCABLE TRUST 5-3-17	0.014		No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458				0.014	0.014			1
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			1
59281323046	835 BEACHFRONT DR	CYTHERA 835 LLC	0.014		No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056				0.014	0.014			1
59281323047	837 BEACHFRONT DR	MICAH Y STEELE	0.014		No	16,500	200,500	217,000	97.29%	16,960	206,095	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	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
59281323050	417 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
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	SHANLEY, LARRY	0.014		No	16,500	109,100	125,600	97.29%	16,960	112,145	129,105				0.014	0.014			1
59281323053	423 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
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	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
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			1
59281323057	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			1
59281323058	843 BEACHFRONT DR	KAREN RODDY	0.014		No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056				0.014	0.014			1
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			1
59281323060	847 BEACHFRONT DR	RTM FOX RIVER LLC	0.014		No	16,500	131,700	148,200	97.29%	16,960	135,375	152,336				0.014	0.014			1
59281323061	849 BEACHFRONT DR	RKB HOLDINGS LLC	0.014		No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458				0.014	0.014			1
59281323062	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			1
59281323063	853 BEACHFRONT DR	PGW RENTALS LLC	0.014		No	16,500	200,500	217,000	97.29%	16,960	206,095	223,056				0.014	0.014			1
59281323064	855 BEACHFRONT DR	ATKINS, THOMAS J	0.014		No	16,500	128,900	145,400	97.29%	16,960	132,497	149,458				0.014	0.014			1
59281323099	N/A	C REISS CONDOMINIUM	0.580		No	-	-	-	97.29%	0	0	0				0.580	0.580			1
59281323100	1011 S 8TH ST	EDELWEISS PROPERTIES LLC	0.019		No	62,500	144,700	207,200	97.29%	64,244	148,738	212,982			0.019		0.019			2
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				0.019	0.019			1
59281323102	780 SOUTH PIER DR UNIT 102	TESTWUIDE, THOMAS	0.020		No	11,300	127,300	138,600	97.29%	11,615	130,853	142,468				0.020	0.020			1
59281323201	780 SOUTH PIER DR UNIT 201	MOTISKA, RODGER	0.004		No	11,300	214,300	225,600	97.29%	11,615	220,280	231,896				0.004	0.004			1
59281323202	780 SOUTH PIER DR UNIT 202	MIDDLESWORTH, GREGORY D	0.005		No	11,300	143,000	154,300	97.29%	11,615	146,991	158,606				0.005	0.005			1
59281323203	780 SOUTH PIER DR UNIT 203	ALEXANDER & MIKESELL FAMILY REVOCABLE LIVING TRUST 4-15-2012	0.004		No	11,300	205,700	217,000	97.29%	11,615	211,440	223,056				0.004	0.004			1
59281323301	780 SOUTH PIER DR UNIT 301	FISCHER, MICHAEL J	0.004		No	11,300	214,300	225,600	97.29%	11,615	220,280	231,896				0.004	0.004			1
59281323302	780 SOUTH PIER DR UNIT 302	DUTRA, JARED	0.009		No	11,300	143,000	154,300	97.29%	11,615	146,991	158,606				0.009	0.009			1
59281323305	780 SOUTH PIER DR UNIT 305	PAULUS, JAYSON	0.009		No	11,300	162,500	173,800	97.29%	11,615	167,035	178,650				0.009	0.009			1
59281323306	780 SOUTH PIER DR UNIT 306	SCHUPP, SCOTT	0.009		No	11,300	172,100	183,400	97.29%	11,615	176,903	188,518				0.009	0.009			1
59281323307	780 SOUTH PIER DR UNIT 307	ULRICH TRUST	0.009		No	11,300	162,500	173,800	97.29%	11,615	167,035	178,650				0.009	0.009			1
59281323308	780 SOUTH PIER DR UNIT 308	BROOKS REVOCABLE LIVING TRUST	0.009		No	11,300	172,100	183,400	97.29%	11,615	176,903	188,518				0.009	0.009			1
59281323309	780 SOUTH PIER DR UNIT 309	OPGENORTH, RACHEL A	0.009		No	11,300	162,500	173,800	97.29%	11,615	167,035	178,650				0.009	0.009			1
59281323310	780 SOUTH PIER DR UNIT 310	DROZDA, PETER J	0.009		No	11,300	172,100	183,400	97.29%	11,615	176,903	188,518				0.009	0.009			1
59281323311	780 SOUTH PIER DR UNIT 311	THOMPSON, THOMAS J	0.009		No	11,300	190,900	202,200	97.29%	11,615	196,227	207,843				0.009	0.009			1
59281323312	780 SOUTH PIER DR UNIT 312	SWANTEK, ANTHONY C	0.009		No	11,300	225,900	237,200	97.29%	11,615	232,204	243,820				0.009	0.009			1
59281323401	780 SOUTH PIER DR UNIT 401	LACEY, RICHARD L	0.008		No	11,300	238,100	249,400	97.29%	11,615	244,745	256,360				0.008	0.008			1
59281323402	780 SOUTH PIER DR UNIT 402	MIRECKI, STEVEN J	0.003		No	11,300	158,900	170,200	97.29%	11,615	163,334	174,950				0.003	0.003			1
59281323403	780 SOUTH PIER DR UNIT 403	SMITH, BRIAN H	0.002		No	11,300	238,500	249,800	97.29%	11,615	245,156	256,771				0.002	0.002			1
59281323509	510 SOUTH PIER DR	NEW HORIZON CONDOMINIUM	0.125		No	-	-	-	97.29%	0	0	0				0.125	0.125			2
59281323510	510 SOUTH PIER DR	SOUTH PIER HOSPITALITY GROUP LLC	0.021		No	19,500	138,200	157,700	97.29%	20,044	142,057	162,101			0.021		0.021			2
59281323511	514A SOUTH PIER DR UNIT 1	PAJA RENTALS LLC	0.024		No	18,800	338,100	356,900	97.29%	19,325	347,535	366,860				0.024	0.024			1

City of Sheboygan, Wisconsin

Tax Increment District #21

Base Property Information

Property Information						Assessment Information			Equalized Value				District Classification					District Classification		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)
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
59281323102	780 SOUTH PIER DR UNIT 102	TESTWUIDE, THOMAS	0.020		No	11,300	127,300	138,600	97.29%	11,615	130,853	142,468				0.020	0.020			1
59281323201	780 SOUTH PIER DR UNIT 201	MOTISKA, RODGER	0.004		No	11,300	214,300	225,600	97.29%	11,615	220,280	231,896				0.004	0.004			1
59281323202	780 SOUTH PIER DR UNIT 202	MIDDLESWORTH, GREGORY D	0.005		No	11,300	143,000	154,300	97.29%	11,615	146,991	158,606				0.005	0.005			1
59281323203	780 SOUTH PIER DR UNIT 203	ALEXANDER & MIKESELL FAMILY REVOCABLE LIVING TRUST 4-15-2012	0.004		No	11,300	205,700	217,000	97.29%	11,615	211,440	223,056				0.004	0.004			1
59281323301	780 SOUTH PIER DR UNIT 301	FISCHER, MICHAEL J	0.004		No	11,300	214,300	225,600	97.29%	11,615	220,280	231,896				0.004	0.004			1
59281323302	780 SOUTH PIER DR UNIT 302	DUTRA, JARED	0.009		No	11,300	143,000	154,300	97.29%	11,615	146,991	158,606				0.009	0.009			1
59281323305	780 SOUTH PIER DR UNIT 305	PAULUS, JAYSON	0.009		No	11,300	162,500	173,800	97.29%	11,615	167,035	178,650				0.009	0.009			1
59281323306	780 SOUTH PIER DR UNIT 306	SCHUPP, SCOTT	0.009		No	11,300	172,100	183,400	97.29%	11,615	176,903	188,518				0.009	0.009			1
59281323307	780 SOUTH PIER DR UNIT 307	ULRICH TRUST	0.009		No	11,300	162,500	173,800	97.29%	11,615	167,035	178,650				0.009	0.009			1
59281323308	780 SOUTH PIER DR UNIT 308	BROOKS REVOCABLE LIVING TRUST	0.009		No	11,300	172,100	183,400	97.29%	11,615	176,903	188,518				0.009	0.009			1
59281323309	780 SOUTH PIER DR UNIT 309	OPGENORTH, RACHEL A	0.009		No	11,300	162,500	173,800	97.29%	11,615	167,035	178,650				0.009	0.009			1
59281323310	780 SOUTH PIER DR UNIT 310	DROZDA, PETER J	0.009		No	11,300	172,100	183,400	97.29%	11,615	176,903	188,518				0.009	0.009			1
59281323311	780 SOUTH PIER DR UNIT 311	THOMPSON, THOMAS J	0.009		No	11,300	190,900	202,200	97.29%	11,615	196,227	207,843				0.009	0.009			1
59281323312	780 SOUTH PIER DR UNIT 312	SWANTEK, ANTHONY C	0.009		No	11,300	225,900	237,200	97.29%	11,615	232,204	243,820				0.009	0.009			1
59281323401	780 SOUTH PIER DR UNIT 401	LACEY, RICHARD L	0.008		No	11,300	238,100	249,400	97.29%	11,615	244,745	256,360				0.008	0.008			1
59281323402	780 SOUTH PIER DR UNIT 402	MIRECKI, STEVEN J	0.003		No	11,300	158,900	170,200	97.29%	11,615	163,334	174,950				0.003	0.003			1
59281323403	780 SOUTH PIER DR UNIT 403	SMITH, BRIAN H	0.002		No	11,300	238,500	249,800	97.29%	11,615	245,156	256,771				0.002	0.002			1
59281323509	510 SOUTH PIER DR	NEW HORIZON CONDOMINIUM	0.125		No	-	-	-	97.29%	0	0	0				0.125	0.125			2
59281323510	510 SOUTH PIER DR	SOUTH PIER HOSPITALITY GROUP LLC	0.021		No	19,500	138,200	157,700	97.29%	20,044	142,057	162,101			0.021		0.021			2
59281323511	514A SOUTH PIER DR UNIT 1	PAJA RENTALS LLC	0.024		No	18,800	338,100	356,900	97.29%	19,325	347,535	366,860				0.024	0.024			1
59281323512	514A SOUTH PIER DR UNIT 2	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	SOUTH PIER HOSPITALITY GROUP LLC	0.022		No	19,500	148,800	168,300	97.29%	20,044	152,953	172,997			0.022		0.022			2
59281323639	N/A	CENTRAL PIER CONDOMINIUM	0.101		No	-	-	-	97.29%	0	0	0				0.101	0.101	0.101		2
59281323640	640 SOUTH PIER DR	HEITZMANN ENTERPRISES LLC	0.019		No	13,500	117,800	131,300	97.29%	13,877	121,087	134,964			0.019		0.019			2
59281323642	644 SOUTH PIER DR	CMEINVEST LLC	0.017		No	13,500	59,100	72,600	97.29%	13,877	60,749	74,626			0.017		0.017			2
59281323646	646 SOUTH PIER DR	CMEINVEST LLC	0.014		No	13,500	52,500	66,000	97.29%	13,877	53,965	67,842			0.014		0.014			2
59281323651	650 SOUTH PIER DR	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			1
59281323655	650 SOUTH PIER DR	MOSCHWARZ LLC	0.015		No	7,500	86,400	93,900	97.29%	7,709	88,811	96,520				0.015	0.015			1
59281323656	650 SOUTH PIER DR	MOSCHWARZ LLC	0.010		No	12,400	210,400	222,800	97.29%	12,746	216,272	229,018				0.010	0.010			1
59281323657	650 SOUTH PIER DR	SCHNELL, WILLIAM R	0.014		No	12,400	288,800	301,200	97.29%	12,746	296,860	309,606				0.014	0.014			1
59281323658	650A SOUTH PIER DR	MEYER, RANDALL W	0.017		No	12,400	230,500	242,900	97.29%	12,746	236,933	249,679				0.017	0.017			1
59281323659	652 SOUTH PIER DR	CMEINVEST LLC	0.019		No	13,500	73,600	87,100	97.29%	13,877	75,654	89,531			0.019		0.019			2
59281505750	820 INDIANA AVE	HH2 PROPERTIES LLC	1.792		No	485,900	670,900	1,156,800	97.29%	499,460	689,623	1,189,083			1.792		1.792	1.792		2
59281505752	N/A	CITY OF SHEBOYGAN	0.357	0.065185	No	-	-	-	97.29%	0	0	0		0.292			0.292	0.292		X
59281502920	631 S COMMERCE ST	VERHAGE TRUST	0.110	0.053444	17	8,600	14,800	23,400	97.29%	8,840	15,213	24,053			0.057		0.057	0.057		2
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		2
59281502870	525 S COMMERCE ST	SOUTH PIER LLC	0.727	0.195867	17	87,300	216,700	304,000	97.29%	89,736	222,747	312,484			0.531		0.531			2
59281502880	505 S COMMERCE ST	PRIGGE'S CHARTERED BUSES INC	0.274	0.021459	17	42,600	352,500	395,100	97.29%	43,789	362,337	406,126			0.253		0.253			2
59281501610	N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.059		17	-	-	-	97.29%	0	0	0		0.059			0.059	0.059		4
59281501550	639 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.361		17	26,700	61,800	88,500	97.29%	27,445	63,525	90,970		0.361			0.361	0.361		2
59281501570	715 N COMMERCE ST	THE DURBROW-STEINGRABER LIVING TRUST OF 2018	0.241	0.002103	17	15,000	24,900	39,900	97.29%	15,419	25,595	41,013			0.239		0.239			2
59281500090	N/A	SHEBOYGAN COUNTY WISCONSIN PLANNING DEPT	0.950	0.007432	No	-	-	-	97.29%	0	0	0		0.943			0.943		0.943	3
59281500070	N/A	SHEB RIVERSIDE BOAT CLUB	0.345	0.041274	No	23,700	-	23,700	97.29%	24,361	0	24,361			0.304		0.304	0.304		2
59281500060	1228A WISCONSIN AVE	SHEB RIVERSIDE BOAT CLUB	0.606	0.073037	No	33,600	84,800	118,400	97.29%	34,538	87,167	121,704			0.533		0.533	0.533		2
59281500050	1228 WISCONSIN AVE	THOMSON'S PARKVIEW MARINA LLC	1.150	0.017479	No	62,500	22,400	84,900	97.29%	64,244	23,025	87,269			1.133		1.133	1.133		2
59281501580	N/A	THOMSON'S PARKVIEW MARINA LLC	0.713	0.000292	No	62,500	-	62,500	97.29%	64,244	0	64,244			0.713		0.713	0.713		2
59281501560	N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.487	0.001104	17	91,500	-	91,500	97.29%	94,053	0	94,053		0.486			0.486	0.486		2
59281501540	N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.412	0.008972	17	238,900	-	238,900	97.29%	245,567	0	245,567		1.403			1.403	1.403		2
59281501630	605 N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	1.812	0.09803	17	299,000	-	299,000	97.29%	307,344	0	307,344		1.714			1.714	1.714		2
59281501620	N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.240	0.020021	17	-	-	-	97.29%	0	0	0		0.220			0.220	0.220		X
59281501600	N COMMERCE ST	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.535	0.037386	17	-	-	-	97.29%	0	0	0		0.498			0.498	0.498		2
59281501590	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		2
59281502900	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			2
59281105470	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			2
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				0.063	0.063			1
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			1
59281112480	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			1
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			1
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			1
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			1
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			1
59281112420	820 N FRANKLIN ST	SCOTT WACKETT	0.102		No	11,000	129,000	140,000	97.29%	11,307	132,600	143,907				0.102	0.102			1
59281112500	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			1
59281112510	811 N 4TH ST	BRIAN J SMITH	0.071		No	7,900	69,500	77,400	97.29%	8,120	71,440	79,560				0.071	0.071			1
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			1
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			1
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			1
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			1
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			1
59281112841	812 BROUGHTON DR	SHEBOYGAN COUNTY YOUNG MEN'S CHRISTIAN ASSOCIATION	1.957		No	-	-	-	97.29%	0	0	0		1.957			1.957			X
Less Wetland Acreage			(2.73)																	
		Total Acreage	**253.40**	**2.73**		28,658,300	188,463,800	217,122,100		29,458,070	193,723,278		4.411	133.255169	61.470503	54.260892	253.40	136.192366	0.652	**The Assessment Roll Class, for each parcel, is required for the DOR filing**
													1.74%	52.59%	24.26%	21.41%	100.00%	53.75%	0.26%	
The above values are as of January 1, 2023. Actual base value certification of the territory will be based on January 1, 2024 assessed values.												**223,181,348**								

SECTION 5:
Equalized Value Test

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

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

City of Sheboygan, Wisconsin

Tax Increment District #21

Valuation Test Compliance Calculation

District Creation Date	1/1/2024
	Valuation Data Currently Available 2023
Total EV (TID In)	4,204,394,000
12% Test	504,527,280
Increment of Existing TIDs	
TID #16	25,672,800
TID #17	21,033,000
TID #18	20,452,500
TID #19	6,509,300
TID #20	34,404,400
Total Existing Increment	108,072,000
Projected Base of New or Amended District	223,181,348
Less Value of Any Underlying TID Parcels	73,918,547
Total Value Subject to 12% Test	257,334,801
Compliance	PASS

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

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

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

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

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

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

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

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

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

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

Stormwater Management System Improvements

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

Community Development

Cash Grants (Development Incentives)

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

Contribution to Redevelopment Authority (RDA)

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

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

***Revolving Loan/Grant Program* (Development Incentives)**

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

Municipal Revenue Obligations (MRO's) (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and a guaranteed increment value through a Municipal Revenue Obligation (MRO). Terms of an MRO may be negotiated specifically with each developer and approved by the City Council. No MRO payments will be provided until the City executes a developer agreement with the recipient and the agreed upon increment is generated. Any payments related to an MRO executed by the City are eligible Project Costs.

Miscellaneous Project Costs

Rail Spur

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

Projects Outside the Tax Increment District

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

within the District. The City intends to make the following project cost expenditures outside the District:

1) Pennsylvania Avenue Bridge - $120K

Professional Service and Organizational Costs

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

Administrative Costs

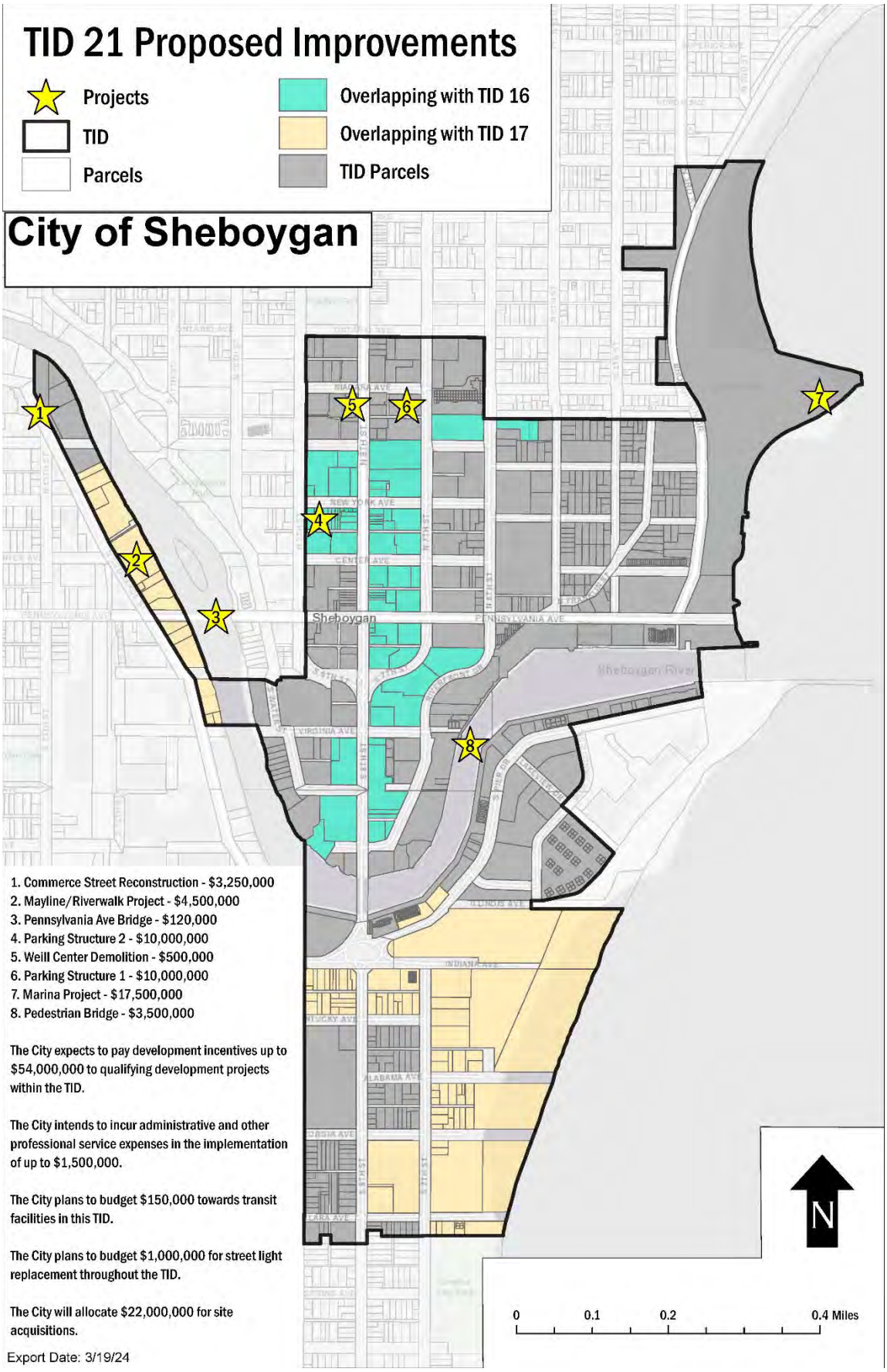
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

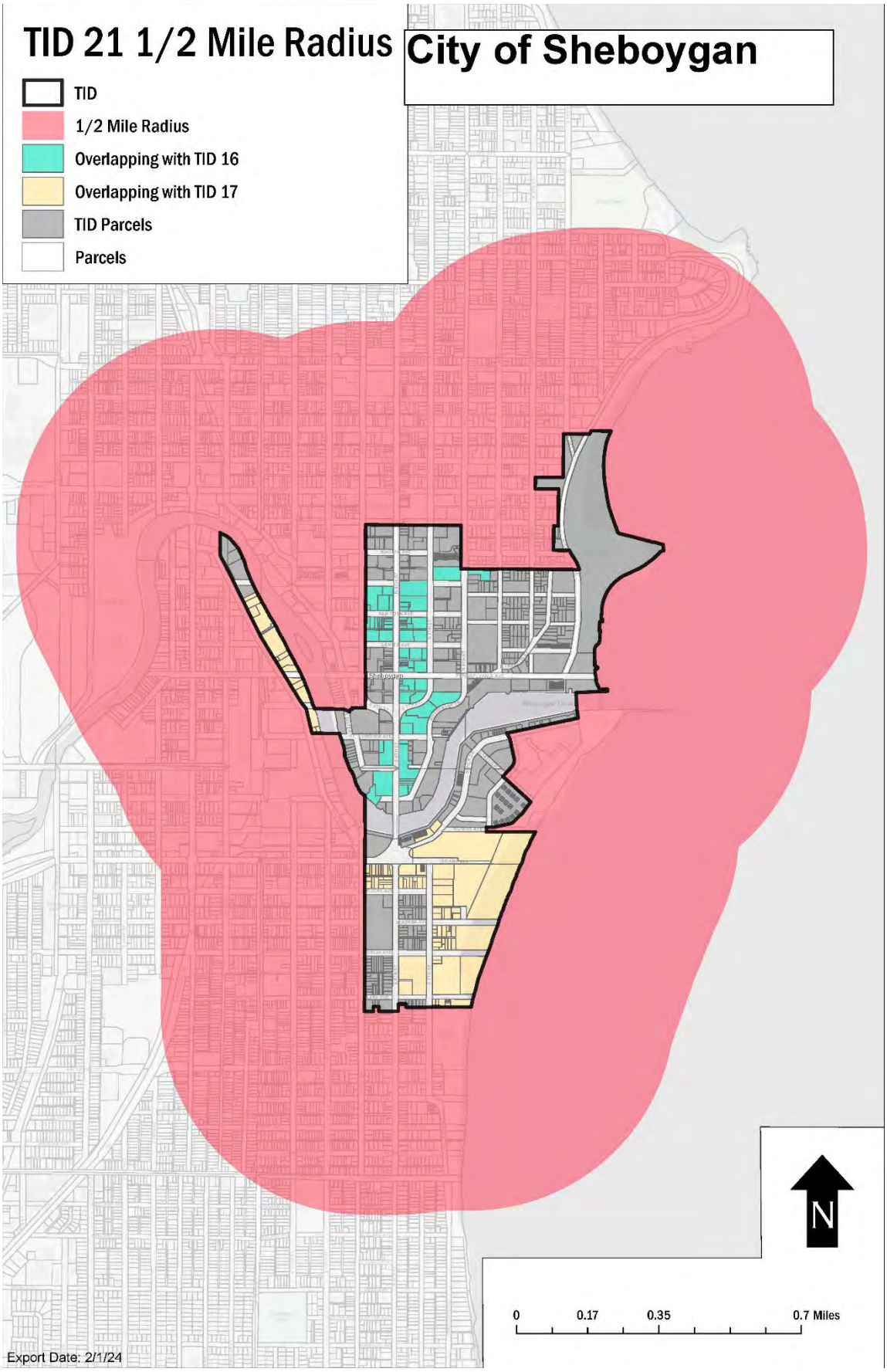
Financing Costs

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

SECTION 7:
Map Showing Proposed Improvements and Uses

Maps Found on Following Page.


TID 21 Proposed Improvements
Projects
TID
Parcels
Overlapping with TID 16
Overlapping with TID 17
TID Parcels
City of Sheboygan
1. Commerce Street Reconstruction - $3,250,000
2. Mayline/Riverwalk Project - $4,500,000
3. Pennsylvania Ave Bridge - $120,000
4. Parking Structure 2 - $10,000,000
5. Weill Center Demolition - $500,000
6. Parking Structure 1 - $10,000,000
7. Marina Project - $17,500,000
8. Pedestrian Bridge - $3,500,000
The City expects to pay development incentives up to $54,000,000 to qualifying development projects within the TID.
The City intends to incur administrative and other professional service expenses in the implementation of up to $1,500,000.
The City plans to budget $150,000 towards transit facilities in this TID.
The City plans to budget $1,000,000 for street light replacement throughout the TID.
The City will allocate $22,000,000 for site acquisitions.
Export Date: 3/19/24
Sheboygan
PENNSYLVANIA AVE
Sheboygan River
NEW YORK AVE
CENTER AVE
VIRGINIA AVE
ILLINOIS AVE
INDIANA AVE
ALABAMA AVE
N
0
0.1
0.2
0.4 Miles


TID 21 1/2 Mile Radius
City of Sheboygan
TID
1/2 Mile Radius
Overlapping with TID 16
Overlapping with TID 17
TID Parcels
Parcels
N
0
0.17
0.35
0.7 Miles
Export Date: 2/1/24

SECTION 8:
Detailed List of Estimated Project Costs

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

City of Sheboygan, Wisconsin

Tax Increment District #21

Estimated Project List

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

Notes:

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

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

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

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

Key Assumptions

The Project Costs the City plans to make are expected to create $328M in incremental value by 2031. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of $17.06824 per thousand of equalized value and declining by 1% annually, a 2% economic appreciation, the Project would generate $145M in incremental tax revenue over the 27-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

City of Sheboygan, Wisconsin

Tax Increment District #21

Development Assumptions

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

Notes:

Table 2 – Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #21

Tax Increment Projection Worksheet

Type of District	Rehabilitation	
District Creation Date	January 1, 2024	
Valuation Date	Jan 1,	2024
Max Life (Years)	27	
Expenditure Period/Termination	22	1/1/2046
Revenue Periods/Final Year	27	2052
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	223,181,348
Appreciation Factor	2.00%
Base Tax Rate	$17.07
Rate Adjustment Factor	-1.00%
Tax Exempt Discount Rate	4.00%
Taxable Discount Rate	5.50%

Apply to Base Value

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2024	29,500,000	2025	0	29,500,000	2026	$17.07	**503,513**	447,621	428,799
2	2025	73,000,000	2026	590,000	103,090,000	2027	$16.90	**1,741,969**	1,936,664	1,834,945
3	2026	64,000,000	2027	2,061,800	169,151,800	2028	$16.73	**2,829,670**	4,262,446	4,000,023
4	2027	32,000,000	2028	3,383,036	204,534,836	2029	$16.56	**3,387,362**	6,939,528	6,456,693
5	2028	0	2029	4,090,697	208,625,533	2030	$16.40	**3,420,558**	9,538,871	8,808,111
6	2029	40,000,000	2030	4,172,511	252,798,043	2031	$16.23	**4,103,349**	12,537,147	11,481,848
7	2030	60,000,000	2031	5,055,961	317,854,004	2032	$16.07	**5,107,726**	16,125,768	14,636,529
8	2031	30,000,000	2032	6,357,080	354,211,084	2033	$15.91	**5,635,043**	19,932,601	17,935,456
9	2032	0	2033	7,084,222	361,295,306	2034	$15.75	**5,690,267**	23,628,890	21,093,044
10	2033	0	2034	7,225,906	368,521,212	2035	$15.59	**5,746,031**	27,217,844	24,115,351
11	2034	0	2035	7,370,424	375,891,636	2036	$15.44	**5,802,342**	30,702,580	27,008,170
12	2035	0	2036	7,517,833	383,409,469	2037	$15.28	**5,859,205**	34,086,126	29,777,051
13	2036	0	2037	7,668,189	391,077,658	2038	$15.13	**5,916,626**	37,371,418	32,427,303
14	2037	0	2038	7,821,553	398,899,212	2039	$14.98	**5,974,608**	40,561,310	34,964,009
15	2038	0	2039	7,977,984	406,877,196	2040	$14.83	**6,033,160**	43,658,573	37,392,033
16	2039	0	2040	8,137,544	415,014,740	2041	$14.68	**6,092,285**	46,665,896	39,716,032
17	2040	0	2041	8,300,295	423,315,035	2042	$14.53	**6,151,989**	49,585,891	41,940,463
18	2041	0	2042	8,466,301	431,781,335	2043	$14.39	**6,212,278**	52,421,093	44,069,590
19	2042	0	2043	8,635,627	440,416,962	2044	$14.24	**6,273,159**	55,173,966	46,107,499
20	2043	0	2044	8,808,339	449,225,301	2045	$14.10	**6,334,636**	57,846,900	48,058,095
21	2044	0	2045	8,984,506	458,209,807	2046	$13.96	**6,396,715**	62,859,904	52,671,003
22	2045	0	2046	9,164,196	467,374,003	2047	$13.82	**6,459,403**	65,480,654	54,556,327
23	2046	0	2047	9,347,480	476,721,483	2048	$13.68	**6,522,705**	68,025,302	56,360,876
24	2047	0	2048	9,534,430	486,255,913	2049	$13.55	**6,586,628**	70,496,056	58,088,112
25	2048	0	2049	9,725,118	495,981,031	2050	$13.41	**6,651,177**	72,895,064	59,741,346
26	2049	0	2050	9,919,621	505,900,652	2051	$13.28	**6,716,358**	75,224,408	61,323,751
27	2050	0	2051	10,118,013	516,018,665	2052	$13.14	**6,782,178**	77,486,112	62,838,359
Totals		**328,500,000**		**187,518,665**			**Future Value of Increment**	**144,930,940**		

Notes:

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

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

Financing and Implementation

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

Table 3 – Financing Plan

City of Sheboygan, Wisconsin

Tax Increment District #21

Estimated Financing Plan

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

Notes:

Based on the Project Cost expenditures as included within the cash flow exhibit **(Table 4)**, the District is projected to accumulate sufficient funds by the year 2052 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions including future revenue sharing from TIDs 22 and 24 as noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 – Cash Flow

City of Sheboygan, Wisconsin

Tax Increment District #21

Cash Flow Projection

	Projected Revenues					Expenditures																	Balances			
						G.O. Promissory Note 27,700,000			G.O. Promissory Note 29,635,000			G.O. Bond 11,050,000			G.O. Promissory Note 10,455,000										
Year	Tax Increments	Future TID Revenue Sharing TID 22	Future TID Rev. Sharing TID 24	Cap Interest	Total Revenues	Dated Date: 10/01/25 Principal	Est. Rate	Interest	Dated Date: 10/01/30 Principal	Est. Rate	Interest	Dated Date: 10/01/35 Principal	Est. Rate	Interest	Dated Date: 10/01/40 Principal	Est. Rate	Interest	Kite Beach MRO Payment $8M 75% of Increment	Mayline MRO Payment $10.8M 75% of Increment	Hotel MRO Payment $375K 75% of Increment	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding	Year
2024					0																	0	0	0		2024
2025				0	0																	0	0	0		2025
2026	503,513			1,108,000	1,611,513		4.00%	1,108,000													15,000	1,123,000	488,513	488,513		2026
2027	1,741,969			1,108,000	2,849,969		4.00%	1,108,000										512,047	691,264	32,003	15,300	2,358,614	491,355	979,868		2027
2028	2,829,670	0	20,000		2,849,670	150,000	4.00%	1,108,000										512,047	691,264	32,003	15,606	2,508,920	340,750	1,320,618		2028
2029	3,387,362	0	20,000		3,407,362	1,000,000	4.00%	1,102,000										512,047	691,264	32,003	15,918	3,353,232	54,130	1,374,748		2029
2030	3,420,558	0	20,000		3,440,558	1,100,000	4.00%	1,062,000										512,047	691,264	32,003	16,236	3,413,550	27,008	1,401,756		2030
2031	4,103,349	0	20,000	1,481,750	5,605,099	1,550,000	4.00%	1,018,000	250,000	5.00%	1,481,750							512,047	691,264	32,003	16,561	5,551,625	53,474	1,455,230		2031
2032	5,107,726	0	20,000		5,127,726	1,200,000	4.00%	956,000	250,000	5.00%	1,469,250							512,047	691,264	32,003	16,892	5,127,456	270	1,455,499		2032
2033	5,635,043	0	20,000		5,655,043	1,750,000	4.00%	908,000	250,000	5.00%	1,456,750							512,047	691,264	32,003	17,230	5,617,294	37,749	1,493,249		2033
2034	5,690,267	0	20,000		5,710,267	1,900,000	4.00%	838,000	250,000	5.00%	1,444,250							512,047	691,264	32,003	17,575	5,685,139	25,128	1,518,376		2034
2035	5,746,031	0	20,000	552,750	6,318,781	2,000,000	4.00%	762,000	250,000	5.00%	1,431,750		5.00%	552,750				512,047	691,264	32,003	17,926	6,249,740	69,041	1,587,417		2035
2036	5,802,342	0	20,000		5,822,342	1,650,000	4.00%	682,000	250,000	5.00%	1,419,250		5.00%	552,750				512,047	691,264	32,003	18,285	5,807,599	14,744	1,602,161		2036
2037	5,859,205	0	20,000		5,879,205	1,800,000	4.00%	616,000	250,000	5.00%	1,406,750		5.00%	552,750				512,047	691,264	32,003	18,651	5,879,464	(259)	1,601,902		2037
2038	5,916,626	50,000	20,000		5,986,626	1,925,000	4.00%	544,000	250,000	5.00%	1,394,250	100,000	5.00%	552,750				512,047	691,264	22,968	19,024	6,011,303	(24,677)	1,577,225		2038
2039	5,974,608	50,000	20,000		6,044,608	2,075,000	4.00%	467,000	250,000	5.00%	1,381,750	100,000	5.00%	547,750				512,047	691,264		19,404	6,044,215	393	1,577,618		2039
2040	6,033,160	50,000	20,000		6,103,160	1,800,000	4.00%	384,000	250,000	5.00%	1,369,250	100,000	5.00%	542,750		5.00%	522,750	512,047	691,264		19,792	6,191,853	(88,693)	1,488,925		2040
2041	6,092,285	50,000	20,000		6,162,285	2,300,000	4.00%	312,000	250,000	5.00%	1,356,750	100,000	5.00%	537,750		5.00%	522,750	512,047	691,264		20,188	6,602,749	(440,464)	1,048,460		2041
2042	6,151,989	125,000	100,000		6,376,989	2,750,000	4.00%	220,000	875,000	5.00%	1,344,250	100,000	5.00%	532,750		5.00%	522,750	319,292	431,044		20,592	7,115,678	(738,689)	309,771		2042
2043	6,212,278	250,000	100,000		6,562,278	2,750,000	4.00%	110,000	1,225,000	5.00%	1,300,500	100,000	5.00%	527,750		5.00%	522,750				21,004	6,557,004	5,275	315,046		2043
2044	6,273,159	200,000	100,000		6,573,159				3,270,000	5.00%	1,239,250	700,000	5.00%	522,750	250,000	5.00%	522,750				21,424	6,526,174	46,985	362,031		2044
2045	6,334,636	725,000	100,000		7,159,636				3,765,000	5.00%	1,075,750	700,000	5.00%	487,750	250,000	5.00%	510,250				21,852	6,810,602	349,034	711,065		2045
2046	6,396,715		100,000		6,496,715				3,550,000	5.00%	887,500	760,000	5.00%	452,750	250,000	5.00%	497,750				22,289	6,420,289	76,426	787,491		2046
2047	6,459,403		100,000		6,559,403				3,550,000	5.00%	710,000	1,000,000	5.00%	414,750	250,000	5.00%	485,250				22,735	6,432,735	126,668	914,159		2047
2048	6,522,705		100,000		6,622,705				3,550,000	5.00%	532,500	1,000,000	5.00%	364,750	500,000	5.00%	472,750				23,190	6,443,190	179,515	1,093,674		2048
2049	6,586,628		100,000		6,686,628				3,500,000	5.00%	355,000	1,000,000	5.00%	314,750	1,000,000	5.00%	447,750				23,653	6,641,153	45,474	1,139,149		2049
2050	6,651,177		100,000		6,751,177				3,600,000	5.00%	180,000	1,245,000	5.00%	264,750	1,000,000	5.00%	397,750				24,127	6,711,627	39,550	1,178,699		2050
2051	6,716,358		100,000		6,816,358							2,000,000	5.00%	202,500	3,355,000	5.00%	347,750				24,609	5,929,859	886,499	2,065,198		2051
2052	6,782,178		120,000		6,902,178							2,050,000	5.00%	102,500	3,600,000	5.00%	180,000				40,000	5,972,500	929,678	2,994,876		2052
Total	144,930,940	1,500,000	1,400,000	4,250,500	152,081,440	27,700,000		13,305,000	29,635,000		23,236,500	11,055,000		8,027,000	10,455,000		5,953,000	8,000,000	10,800,000	375,000	545,064	149,086,564				Total

Notes:

Projected TID Closure

SECTION 10:
Annexed Property

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

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

Pursuant to Wis. Stat. § 66.1105(5)(b), the City estimates that approximately 30% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

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

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

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

Building Codes and Ordinances

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

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

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

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

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

SECTION 15:
List of Estimated Non-Project Costs

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

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

1) Penn Avenue Bridge – 50% of the project or $60K.

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

Legal Opinion Found on Following Page.

von Briesen
von Briesen & Roper, s.c. | Attorneys at Law

TAGLaw International Lawyers

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

March 25, 2024

Mayor
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40771919_2.DOCX

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

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2022	
		Percentage
Sheboygan County	15,129,924	21.12%
City of Sheboygan	31,920,100	44.56%
School District of Sheboygan	22,283,436	31.11%
Lakeshore Technical College	2,303,112	3.21%
Total	71,636,572	

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

Notes:

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

CITY OF SHEBOYGAN
RESOLUTION 186-23-24

BY ALDERPERSONS DEKKER.

MARCH 18, 2024

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

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

WHEREAS, Tax Incremental District No. 22 (the "District") is proposed to be created by the City as a mixed-use district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

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

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

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

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

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

1. The boundaries of the District that shall be named "Tax Incremental District No. 22, City of Sheboygan", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2024.

3. The Common Council finds and declares that:

   (a) Not less than 50% by area of the real property within the District is suitable for mixed-use development as defined by Wisconsin Statutes Section 66.1105(2)(cm).

   (b) Based upon the finding stated in 3.a. above, the District is declared to be a mixed-use district based on the identification and classification of the property included within the District.

   (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

   (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

   (e) That for those parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Sheboygan an amount equal to the property taxes the town last levied on the territory for each of the next five years.

   (f) The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

   (g) The project costs relate directly to promoting mixed-use development in the District consistent with the purpose for which the District is created.

   (h) Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District.

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

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

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

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

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

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

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 22
CITY OF SHEBOYGAN

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

March 25, 2024

PROJECT PLAN

City of Sheboygan, Wisconsin

Tax Incremental District No. 22

West Side of Sheboygan

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	February 27, 2024
Public Hearing Held:	February 27, 2024
Approval by Plan Commission:	February 27, 2024
Adoption by Common Council:	Scheduled for March 25, 2024
Approval by the Joint Review Board:	Scheduled for TBD

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Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f) 40
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions 42

SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

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

AUTHORITY

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

ESTIMATED TOTAL PROJECT COST EXPENDITURES

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

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $55M will result from the Developments. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates that the District will generate sufficient tax increment to pay all Project Costs within its allowable 20 years, assuming the City amends TID 22 in the future to share revenue with TID 21. If that doesn't occur the TID could close out 4 years earlier than the allowable 20 years.

SUMMARY OF FINDINGS

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

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

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

   The public infrastructure necessary to allow for development and redevelopment within the District requires substantial investment. Absent the use of tax increment financing, the City is unable to fully-fund the necessary infrastructure improvements.

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

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

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

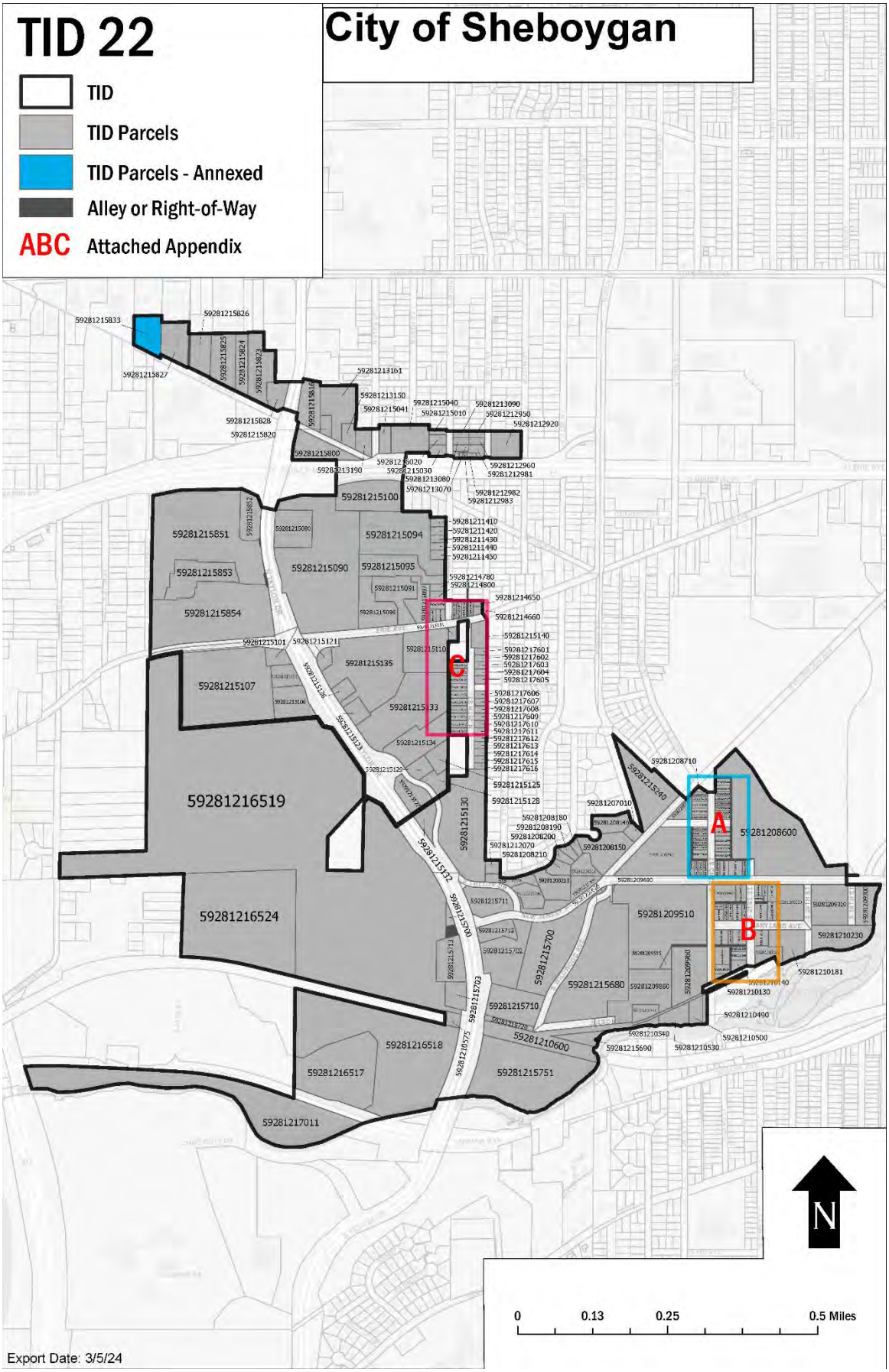
4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a.

5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That for those parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Plan by resolution, the City pledges to pay the Town of Sheboygan an amount equal to the property taxes the town last levied on the territory for each of the next five years.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:
Preliminary Map of Proposed District Boundary

Maps Found on Following Page.

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


TID 22
City of Sheboygan
TID
TID Parcels
TID Parcels - Annexed
Alley or Right-of-Way
ABC Attached Appendix
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59281216524
59281215100
59281215094
59281215090
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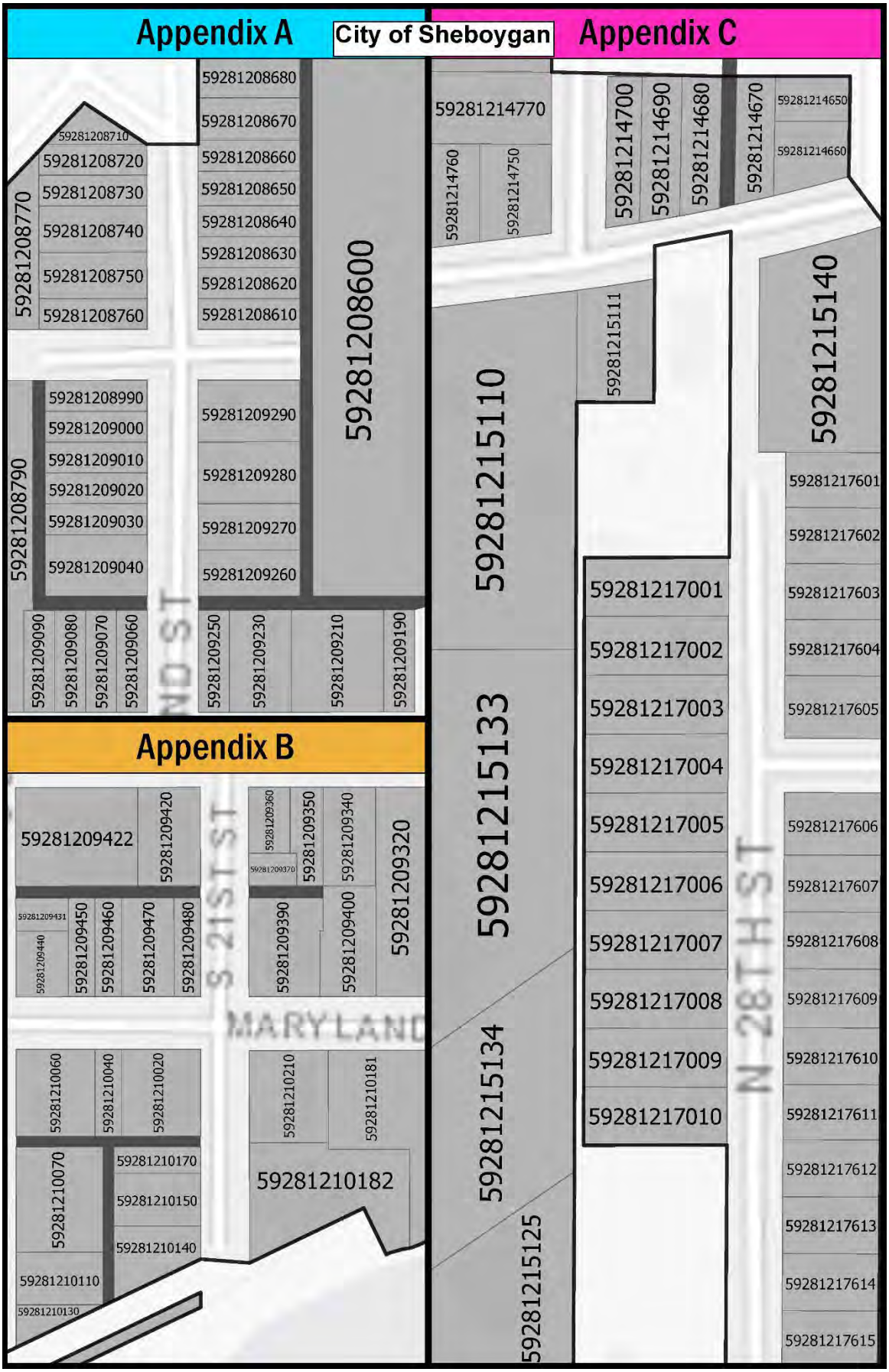
Appendix A
City of Sheboygan
Appendix C
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Appendix B
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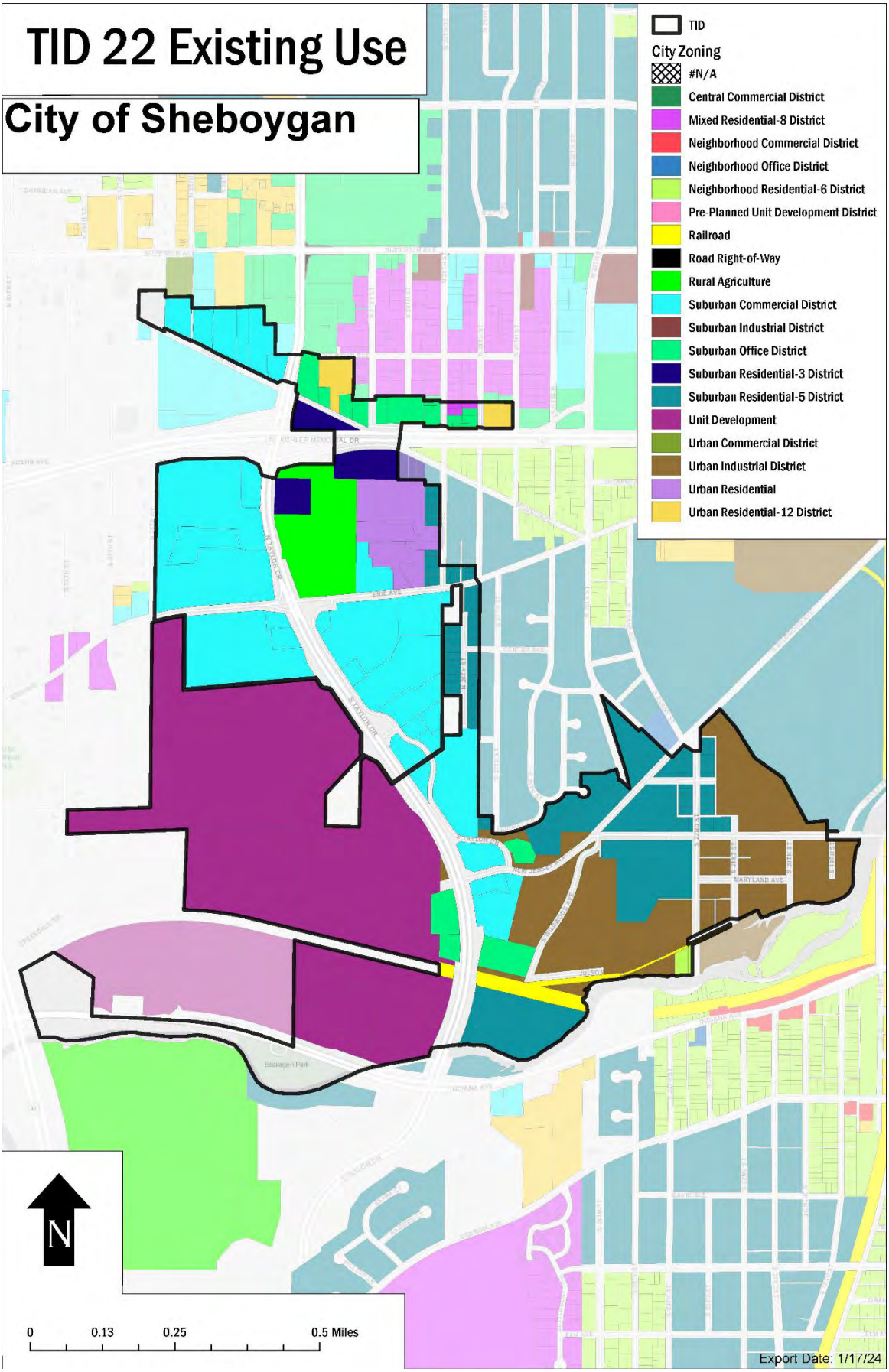
SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.


TID 22 Existing Use
City of Sheboygan
TID
City Zoning
#N/A
Central Commercial District
Mixed Residential-8 District
Neighborhood Commercial District
Neighborhood Office District
Neighborhood Residential-6 District
Pre-Planned Unit Development District
Railroad
Road Right-of-Way
Rural Agriculture
Suburban Commercial District
Suburban Industrial District
Suburban Office District
Suburban Residential-3 District
Suburban Residential-5 District
Unit Development
Urban Commercial District
Urban Industrial District
Urban Residential
Urban Residential-12 District
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SECTION 4:
Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin

Tax Increment District #22

Base Property Information

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

City of Sheboygan, Wisconsin

Tax Increment District #22

Base Property Information

Property Information						Assessment Information			Equalized Value				District Classification (Minus Wetland Portion)						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)*
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59281209070	2206 NEW JERSEY AVE	KUECKER, RACHEL	0.121		No	11,100	52,400	63,500	97.29%	11,410	53,862	65,272				0.121	0.12	0.00	1
59281209080	2212 NEW JERSEY AVE	DEPIES, JOSHUA	0.121		No	11,100	96,100	107,200	97.29%	11,410	98,782	110,192				0.121	0.12	0.00	1
59281209090	N/A	DEPIES, JOSHUA	0.121		No	4,200	0	4,200	97.29%	4,317	0	4,317				0.121	0.12	0.12	X
59281209190	N/A	CITY OF SHEBOYGAN	0.121		No	0	0	0	97.29%	0	0	0		0.121			0.12		1
59281209210	2112 NEW JERSEY AVE	DAMROW, DEBORAH S	0.364		No	19,700	85,800	105,500	97.29%	20,250	88,194	108,444				0.364	0.36	0.00	1
59281209230	2118 NEW JERSEY AVE	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	X
59281209250	N/A	CITY OF SHEBOYGAN	0.121		No	0	0	0	97.29%	0	0	0		0.121			0.12		1
59281209260	725 S 22ND ST	ELIZALDE, ERNESTO	0.182		No	12,400	86,900	99,300	97.29%	12,746	89,325	102,071				0.182	0.18	0.00	1
59281209270	719 S 22ND ST	TROSSEN, LORRI M	0.182		No	12,400	88,900	101,300	97.29%	12,746	91,381	104,127				0.182	0.18	0.00	1
59281209280	711 S 22ND ST	KRAMER, RENEE A	0.242		No	15,400	96,900	112,300	97.29%	15,830	99,604	115,434				0.242	0.24	0.00	1
59281209290	705 S 22ND ST	SEYMOUR, LAWRENCE	0.242		No	15,400	114,600	130,000	97.29%	15,830	117,798	133,628				0.242	0.24	0.00	2
59281209300	N/A	OWC WATERFRONT LLC	1.466	0.048275	No	88,700	17,000	105,700	97.29%	91,175	17,474	108,650			1.418		1.42	1.47	2
59281209310	825 S 20TH ST	COPPERCRAFT ENTERPI	2.630		No	212,600	176,300	388,900	97.29%	218,533	181,220	399,753			2.630		2.63	2.63	2
59281209320	2005 NEW JERSEY AVE	LW ACQUISITIONS LLC	1.752		No	146,700	728,800	875,500	97.29%	150,794	749,139	899,933			1.752		1.75	0.00	1
59281209340	2031 NEW JERSEY AVE	CARROTHERS, WALTER	0.276		No	16,400	92,300	108,700	97.29%	16,858	94,876	111,734				0.276	0.28	0.00	1
59281209350	2037 NEW JERSEY AVE	SPECKMAN, STEVE J	0.161		No	11,000	76,200	87,200	97.29%	11,307	78,327	89,633				0.161	0.16	0.00	1
59281209360	2043 NEW JERSEY AVE	BOGENSCHUETZ, DAVID	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	2
59281209422	2115 NEW JERSEY AVE	WOLF'S LINEN & UNIFO	0.637		No	44,600	213,800	258,400	97.29%	45,845	219,767	265,611			0.637		0.64	0.00	X
59281209431	N/A	REDEVELOPMENT AUTH	0.092		No	0	0	0	97.29%	0	0	0		0.092			0.09		X
59281209440	N/A	REDEVELOPMENT AUTH	0.184		No	0	0	0	97.29%	0	0	0		0.184			0.18		X
59281209450	N/A	REDEVELOPMENT AUTH	0.138		No	0	0	0	97.29%	0	0	0		0.138			0.14		X
59281209460	N/A	REDEVELOPMENT AUTH	0.138		No	0	0	0	97.29%	0	0	0		0.138			0.14		X
59281209470	N/A	REDEVELOPMENT AUTH	0.276		No	0	0	0	97.29%	0	0	0		0.276			0.28		X
59281209480	N/A	REDEVELOPMENT AUTH	0.138		No	0	0	0	97.29%	0	0	0		0.138			0.14		X
59281209510	2213 NEW JERSEY AVE	CITY OF SHEBOYGAN W	10.561		No	0	0	0	97.29%	0	0	0		10.561			10.56		3
59281209515	N/A	NEMSCHOFF CHAIRS IN	0.250		No	6,500	5,600	12,100	97.29%	6,681	5,756	12,438	0.25				0.25	0.25	X
59281209670	N/A	CITY OF SHEBOYGAN	0.069		No	0	0	0	97.29%	0	0	0		0.069			0.07		X
59281209690	N/A	CITY OF SHEBOYGAN	0.019		No	0	0	0	97.29%	0	0	0		0.019			0.02		3
59281209860	2304 JULSON CT	NEMSCHOFF CHAIRS IN	3.721		No	114,700	1,987,600	2,102,300	97.29%	117,901	2,043,068	2,160,969	3.721				3.72	0.00	3
59281209960	2218 JULSON CT	NEMSCHOFF CHAIRS IN	3.277		No	138,800	4,310,300	4,449,100	97.29%	142,674	4,430,588	4,573,261	3.277				3.28	0.00	2
59281210020	910 S 21ST ST	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	X
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, RAYMOND	0.364		No	25,400	81,500	106,900	97.29%	26,109	83,774	109,883			0.364		0.36	0.00	2
59281210070	923 S 22ND ST	LARRY L 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	X
59281210130	N/A	CITY OF SHEBOYGAN	0.100		No	0	0	0	97.29%	0	0	0		0.100			0.10		2
59281210140	928 S 21ST ST	KLEEMAN SHEETING ME	0.249		No	17,200	38,800	56,000	97.29%	17,680	39,883	57,563			0.249		0.25	0.00	2
59281210150	924 S 21ST ST	KLEEMAN SHEETING ME	0.242		No	16,800	162,600	179,400	97.29%	17,269	167,138	184,407			0.242		0.24	0.00	2
59281210170	N/A	KLEEMAN SHEETING ME	0.121		No	8,400	0	8,400	97.29%	8,634	0	8,634			0.121		0.12	0.12	2
59281210181	2025 MARYLAND AVE	COPPERCRAFT ENTERPI	1.607	0.085546	No	96,300	0	96,300	97.29%	98,987	0	98,987			1.521		1.52	1.61	3
59281210182	923 S 21ST ST	ENCOM INTERNATIONA	0.772	0.013843	No	73,900	37,700	111,600	97.29%	75,962	38,752	114,714	0.758				0.76	0.77	3
59281210210	905 S 21ST ST	JLTD ENTERPRISES LLC	0.386		No	24,900	185,500	210,400	97.29%	25,595	190,677	216,272	0.386				0.39	0.00	2
59281210230	838 S 19TH ST	COPPERCRAFT ENTERPI	2.471	0.111493	No	70,900	127,400	198,300	97.29%	72,879	130,955	203,834			2.360		2.36	0.00	X
59281210490	N/A	CITY OF SHEBOYGAN	0.243	0.009007	No	0	0	0	97.29%	0	0	0		0.234			0.23		X
59281210500	N/A	CITY OF SHEBOYGAN	0.638	0.02768	No	0	0	0	97.29%	0	0	0		0.610			0.61		3
59281210530	N/A	NEMSCHOFF CHAIRS IN	0.885	0.053444	No	36,800	16,100	52,900	97.29%	37,827	16,549	54,376	0.832				0.83	0.89	X

City of Sheboygan, Wisconsin

Tax Increment District #22

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Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Post 1/1/04? *...Indicate date*	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant /Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Vacant	
59281210540	N/A	CITY OF SHEBOYGAN	0.915	0.050865	No	0	0	0	97.29%	0	0	0		0.864			0.86		X
59281210575	N/A	UNION PACIFIC RR CON	0.387		No	0	0	0	97.29%	0	0	0		0.387			0.39		X
59281210600	N/A	UNION PACIFIC RR CON	4.442	0.070669	No	0	0	0	97.29%	0	0	0		4.371			4.37		1
59281211410	934 N 29TH ST	KROLL, KEVIN T	0.266		No	26,600	203,600	230,200	97.29%	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	279,900	304,200	97.29%	24,978	287,711	312,689				0.234	0.23	0.00	1
59281211430	918 N 29TH ST	LUDLUM, ARIEL M	0.202		No	21,800	136,400	158,200	97.29%	22,408	140,207	162,615				0.202	0.20	0.00	1
59281211440	912 N 29TH ST	STAUBER, ALLISON E	0.202		No	21,700	139,700	161,400	97.29%	22,306	143,599	165,904				0.202	0.20	0.00	1
59281211450	906 N 29TH ST	FLECK, TRAVIS	0.261		No	26,300	160,500	186,800	97.29%	27,034	164,979	192,013				0.261	0.26	0.00	1
59281212070	2706 FAIRWAY DR	PEDRONI, RUTH R	0.370		No	33,300	176,900	210,200	97.29%	34,229	181,837	216,066				0.370	0.37	0.00	2
59281212920	2724 KOHLER MEMORIAL DR	2724 SHEBOYGAN LLC	1.459		No	374,400	6,341,700	6,716,100	97.29%	384,848	6,518,678	6,903,527			1.459		1.46	0.00	1
59281212950	1132 N 28TH ST	PLACE, GREGORY A	0.193		No	20,800	81,700	102,500	97.29%	21,380	83,980	105,360				0.193	0.19	0.00	1
59281212960	1122 N 28TH ST	KIRCHENWITZ, EDWARI	0.192		No	20,800	144,400	165,200	97.29%	21,380	148,430	169,810				0.192	0.19	0.00	2
59281212981	N/A	2808 PROFESSIONAL SU	0.440		No	0	0	0	97.29%	0	0	0				0.44	0.44		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	97.29%	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	97.29%	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	97.29%	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	97.29%	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	97.29%	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		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		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		0.61	0.61	X
59281215080	927 N TAYLOR DR	BOARD OF WATER COM	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	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		2
59281215101	3205 ERIE AVE	KENSINGTON MANAGE	0.680		No	359,000	639,300	998,300	97.29%	369,019	657,141	1,026,160			0.680		0.68	0.00	2
59281215103	526 S TAYLOR DR	PORTSIDE NNN PORTFC	1.002		No	569,000	1,064,800	1,633,800	97.29%	584,879	1,094,515	1,679,395			1.002		1.00	0.00	2
59281215106	542 S TAYLOR DR	JL SHEBOYGAN 1628 LLC	2.079		No	447,800	0	447,800	97.29%	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	97.29%	2,396,771	3,251,065	5,647,836			11.758		11.76	0.00	1
59281215110	2913 ERIE AVE	ARMY RESERVE TRAINI	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	97.29%	23,539	112,556	136,095				0.255	0.26	0.00	2
59281215121	519 S TAYLOR DR	MARIUCCI LLC	0.483		No	213,800	165,500	379,300	97.29%	219,767	170,119	389,885			0.483		0.48	0.48	2
59281215123	571 S TAYLOR DR	GREAT STONES PROPER	0.735		No	345,200	407,900	753,100	97.29%	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	97.29%	238,886	660,944	899,830			0.902		0.90	0.00	2
59281215127	655 S TAYLOR DR	COMMUNITY BANK OF :	1.424		No	492,500	1,108,900	1,601,400	97.29%	506,244	1,139,846	1,646,090			1.424		1.42	0.00	2
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		0.77	0.00	2

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

City of Sheboygan, Wisconsin

Tax Increment District #22

Base Property Information

Property Information						Assessment Information			Equalized Value				District Classification (Minus Wetland Portion)						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)*
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Annexed Post 1/1/04? *...Indicate date*	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant /Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Vacant	
59281217603	617 N 28TH ST	GLODY ONYA	0.155		No	20,200	206,000	226,200	97.29%	20,764	211,749	232,513				0.155	0.16	0.00	1
59281217604	611 N 28TH ST	PETER MITTNACHT	0.155		No	20,200	155,500	175,700	97.29%	20,764	159,840	180,603				0.155	0.16	0.00	1
59281217605	603 N 28TH ST	TRAVIS LARSON	0.172		No	22,000	162,400	184,400	97.29%	22,614	166,932	189,546				0.172	0.17	0.00	1
59281217606	2719 CENTER AVE	BIRDGET VOIGHT	0.172		No	22,000	152,400	174,400	97.29%	22,614	156,653	179,267				0.172	0.17	0.00	1
59281217607	525 N 28TH ST	CHADWICK SCHOEN	0.157		No	20,600	159,500	180,100	97.29%	21,175	163,951	185,126				0.157	0.16	0.00	1
59281217608	517 N 28TH ST	WALTER GROSSTUECK	0.157		No	20,500	147,300	167,800	97.29%	21,072	151,411	172,483				0.157	0.16	0.00	1
59281217609	511 N 28TH ST	JOSEPH PAYNE	0.162		No	21,000	160,800	181,800	97.29%	21,586	165,287	186,874				0.162	0.16	0.00	1
59281217610	505 N 28TH ST	WILLIAM BECKER	0.157		No	20,500	148,500	169,000	97.29%	21,072	152,644	173,716				0.157	0.16	0.00	1
59281217611	501 N 28TH ST	JANE CURRY	0.152		No	20,000	141,400	161,400	97.29%	20,558	145,346	165,904				0.152	0.15	0.00	1
59281217612	507 S 28TH ST	CHAD BRANDIS	0.157		No	20,500	149,300	169,800	97.29%	21,072	153,467	174,539				0.157	0.16	0.00	1
59281217613	513 S 28TH ST	KIM VERHELST	0.157		No	20,600	148,700	169,300	97.29%	21,175	152,850	174,025				0.157	0.16	0.00	1
59281217614	519 S 28TH ST	ANDREW LENTZ	0.157		No	20,500	119,800	140,300	97.29%	21,072	123,143	144,215				0.157	0.16	0.00	1
59281217615	525 S 28TH ST	BRADLEY SCHWARK	0.152		No	20,000	170,100	190,100	97.29%	20,558	174,847	195,405				0.152	0.15	0.00	1
59281217616	533 S 28TH ST	TROY JUSTUS	0.142		No	19,700	128,500	148,200	97.29%	20,250	132,086	152,336				0.142	0.14	0.00	1
59281214700	2826 ERIE AVE	TERRI BELTRAN	0.143		No	12,300	103,000	115,300	97.29%	12,643	105,874	118,518				0.143	0.14	0.00	1
59281214690	2822 ERIE AVE	CARL CRNECKIY	0.160		No	13,700	74,200	87,900	97.29%	14,082	76,271	90,353				0.160	0.16	0.00	1
29281214680	2818 ERIE AVE	TROY MOLZNER	0.152		No	13,300	110,400	123,700	97.29%	13,671	113,481	127,152				0.152	0.15	0.00	1
59281214670	2812 ERIE AVE	BARBARA TEAL	0.136		No	12,500	97,100	109,600	97.29%	12,849	99,810	112,659				0.136	0.14	0.00	1
59281214650	738 N 28TH ST	HOPE ZIMMERMANN	0.095		No	13,800	171,300	185,100	97.29%	14,185	176,080	190,266				0.095	0.10	0.00	1
59281215140	2805 ERIE AVE	KEVIN & ANN PHALIN	0.738		No	32,300	129,400	161,700	97.29%	33,201	133,011	166,213				0.738	0.74	0.00	
Less Wetland Acreage			(6.52)																
		Total Acreage	**432.39**	**6.52**		32,183,200	98,814,700	130,997,900		33,081,340	101,572,332	134,653,672	38.548993	151.408118	26.282	432.391986	33.609		**The Assessment Roll**
													8.92%	35.02%	6.08%	100.00%	7.77%		**Class, for each parcel,**
The above values are as of January 1, 2023. Actual base value certification of the territory will be based on January 1, 2024 assessed values.												**134,653,672**							**is required for the DOR**

SECTION 5:
Equalized Value Test

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

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $242,725,672. This value is less than the maximum of $504,527,280 in equalized value that is permitted for the City.

City of Sheboygan, Wisconsin

Tax Increment District #22

Valuation Test Compliance Calculation

District Creation Date	1/1/2024
	Valuation Data Currently Available 2023
Total EV (TID In)	4,204,394,000
12% Test	504,527,280
Increment of Existing TIDs	
TID #16	25,672,800
TID #17	21,033,000
TID #18	20,452,500
TID #19	6,509,300
TID #20	34,404,400
Total Existing Increment	108,072,000
Projected Base of New or Amended District	134,653,672
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	242,725,672
Compliance	PASS

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

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

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

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

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

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

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

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

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

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

Stormwater Management System Improvements

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

Community Development

Cash Grants (Development Incentives)

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

Contribution to Redevelopment Authority (RDA)

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

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

***Revolving Loan/Grant Program* (Development Incentives)**

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

Municipal Revenue Obligations (MRO's) (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and a guaranteed increment value through a Municipal Revenue Obligation (MRO). Terms of an MRO may be negotiated specifically with each developer and approved by the City Council. No MRO payments will be provided until the City executes a developer agreement with the recipient and the agreed upon increment is generated. Any payments related to an MRO executed by the City are eligible Project Costs.

Miscellaneous Project Costs

Rail Spur

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

Property Tax Payments to Town

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

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1. n, the City may undertake projects within territory located within one-half mile of the boundary of the District provided

that: 1) the project area is located within the City's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The City intends to make the following project cost expenditures outside the District:

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

Professional Service and Organizational Costs

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

Administrative Costs

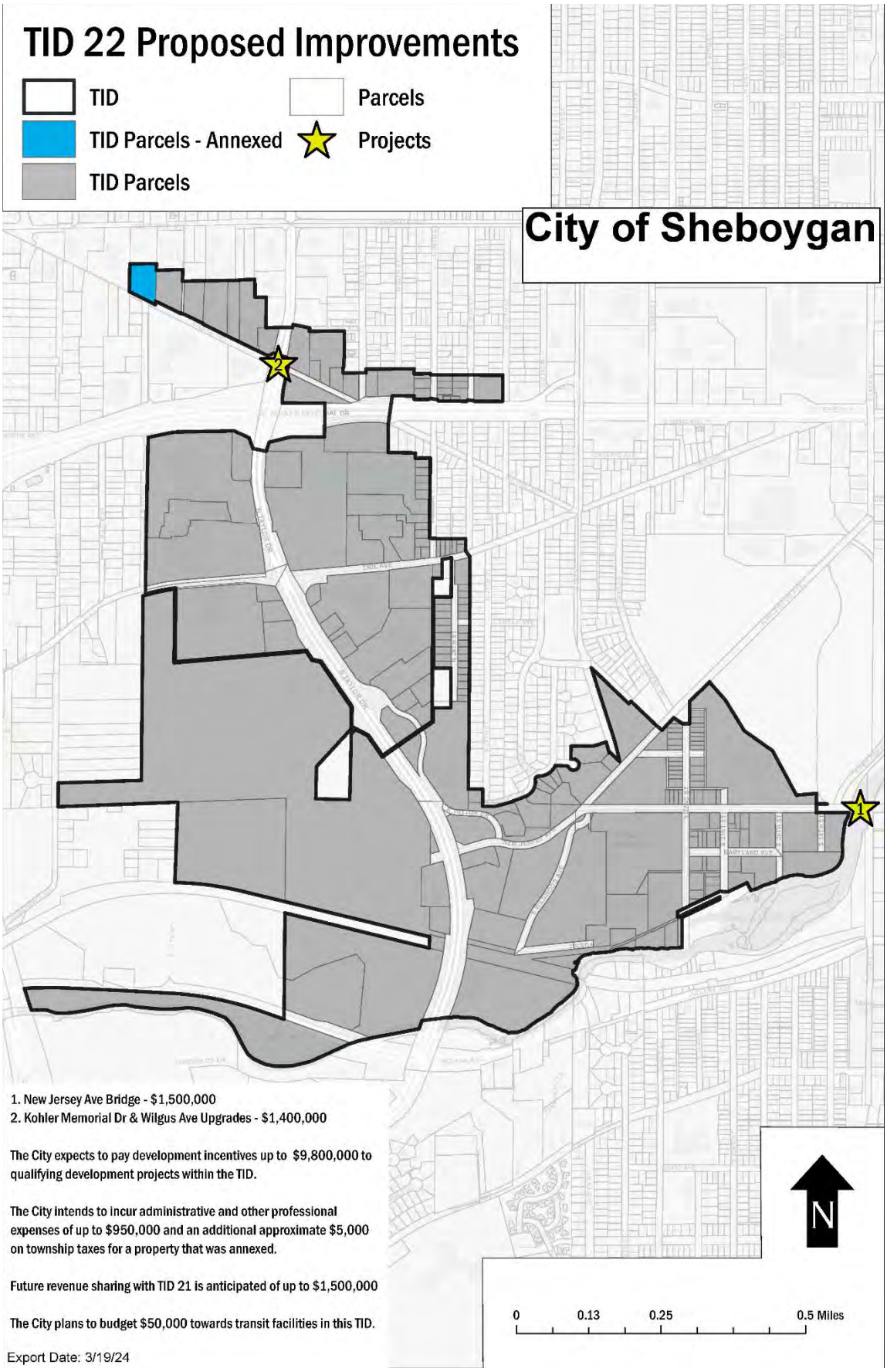
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

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

SECTION 7:
Map Showing Proposed Improvements and Uses

Maps Found on Following Page.



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

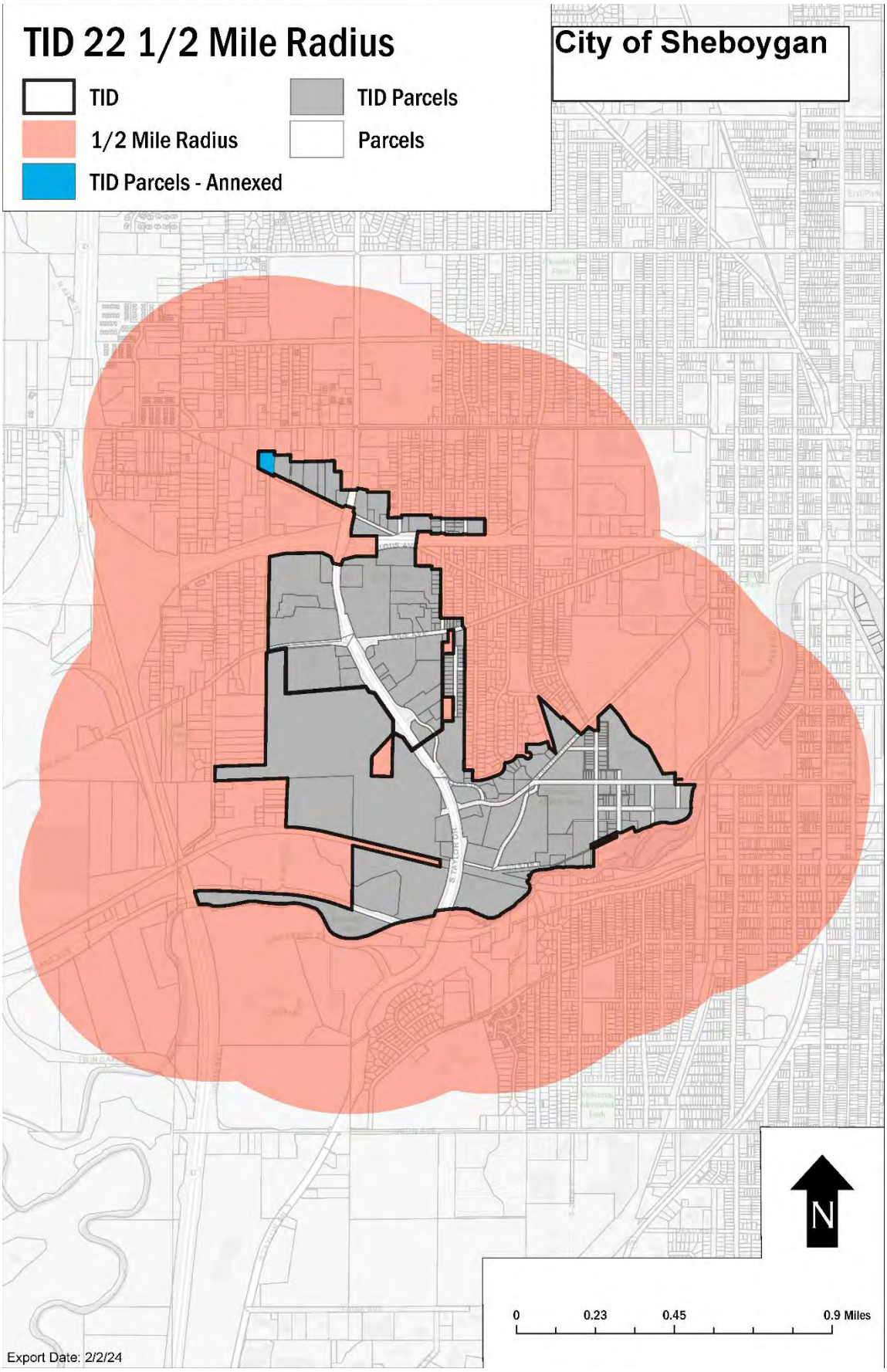
The City expects to pay development incentives up to $9,800,000 to qualifying development projects within the TID.

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

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

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

Export Date: 3/19/24


TID 22 1/2 Mile Radius
City of Sheboygan
TID
TID Parcels
1/2 Mile Radius
Parcels
TID Parcels - Annexed
N
0
0.23
0.45
0.9 Miles
Export Date: 2/2/24

SECTION 8:
Detailed List of Estimated Project Costs

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

City of Sheboygan, Wisconsin

Tax Increment District #22

Estimated Project List

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

Notes:

Note 1 Project costs are estimates and are subject to modification

Note 2 Inentives are estimates and will be provided only if there is development to support the cost.

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

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

Key Assumptions

The Project Costs the City plans to make are expected to create $54M in incremental value by 2028. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the City's current equalized TID Interim tax rate of $17.07 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $17.8M in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Table 1 – Development Assumptions

City of Sheboygan, Wisconsin

Tax Increment District #22

Development Assumptions

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

Notes:

Table 2 – Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #22

Tax Increment Projection Worksheet

Type of District	Mixed Use	
District Creation Date	January 1, 2024	
Valuation Date	Jan 1,	2024
Max Life (Years)	20	
Expenditure Period/Termination	15	1/1/2039
Revenue Periods/Final Year	20	2045
Extension Eligibility/Years	Yes	3
Eligible Recipient District	No	

Base Value	134,653,672
Appreciation Factor	0.00%
Base Tax Rate	$17.07
Rate Adjustment Factor	
Tax Exempt Discount Rate	4.00%
Taxable Discount Rate	5.50%

☐ **Apply to Base Value**

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

Notes:

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

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

Financing and Implementation

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

Table 3 – Financing Plan

City of Sheboygan, Wisconsin

Tax Increment District #22

Estimated Financing Plan

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

Notes:

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

Table 4 – Cash Flow

City of Sheboygan, Wisconsin

Tax Increment District #22

Cash Flow Projection

Year	Projected Revenues				Expenditures															Balances		Year
					G.O. Promissory Note 3,715,000																	
	Tax Increments	Interest Earnings/ (Cost)	Capitalized Interest	Total Revenues	Dated Date: Principal	02/01/25 Est. Rate	Interest	Angelus Payment $2M 75% of Increment	Van Horn Payment $2.4M 75% of Increment	Medical Office Payment $708,750 75% of Increment	Professional Bldg. Payment $396K 75% of Increment	Duplex Payment $102K 75% of Increment	Townhomes Payment $2.4M 75% of Increment	LaQuinta Site Payment $480K 75% of Increment	Vacant Site Payment $1,120,000 75% of Increment	City Expenses	Future Revenue Sharing - TID 21	Admin.	Total Expenditures	Annual	Cumulative	
2024				0															0	0	0	2024
2025			74,300	74,300		4.00%	74,300											0	74,300	0	0	2025
2026	648,593	0	148,600	797,193		4.00%	148,600	179,217								200,000		24,000	551,817	245,377	245,377	2026
2027	783,006	8,588	74,300	865,894		4.00%	148,600	179,217	153,614				153,614	30,723				24,480	690,248	175,646	421,023	2027
2028	783,006	14,736		797,741		4.00%	148,600	179,217	153,614	60,486			153,614	30,723		200,000		24,970	951,223	(153,482)	267,541	2028
2029	928,768	9,364		938,132	50,000	4.00%	148,600	179,217	153,614	60,486			153,614	30,723	71,687			25,469	873,409	64,723	332,264	2029
2030	940,375	11,629		952,004	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	2030
2031	940,375	7,695		948,069	100,000	4.00%	142,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687			26,498	960,938	(12,868)	206,982	2031
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	2032
2033	940,375	3,400		943,774	100,000	4.00%	134,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687			27,568	954,008	(10,234)	86,899	2033
2034	940,375	3,041		943,416	100,000	4.00%	130,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687			28,120	950,560	(7,143)	79,756	2034
2035	940,375	2,791		943,166	125,000	4.00%	126,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687			28,682	972,122	(28,956)	50,800	2035
2036	940,375	1,778		942,153	125,000	4.00%	121,600	179,217	153,614	60,486	33,795	8,705	153,614	30,723	71,687			29,256	967,696	(25,543)	25,257	2036
2037	940,375	884		941,259	250,000	4.00%	116,600	28,619	153,614	60,486	33,795	8,705	153,614	30,723	71,687			29,841	937,683	3,576	28,833	2037
2038	940,375	1,009		941,384	240,000	4.00%	106,600		153,614	60,486	33,795	8,705	153,614	30,723	71,687		50,000	30,438	939,661	1,723	30,556	2038
2039	940,375	1,069		941,444	250,000	4.00%	97,000		153,614	43,409	33,795	8,705	153,614	30,723	71,687		50,000	31,047	923,593	17,851	48,407	2039
2040	940,375	1,694		942,069	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	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	2042
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	2043
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	2044
2045	940,375	4,893		945,267											53,015		725,000	50,000	828,015	117,253	257,043	2045
Total	18,189,367	93,499	297,200	18,580,066	3,715,000		2,223,100	2,000,000	2,400,000	708,750	396,000	102,000	2,400,000	480,000	1,200,000	600,000	1,500,000	598,173	18,323,023			Total

Notes:

Projected TID Closure

SECTION 10:
Annexed Property

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

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

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

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

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

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

Building Codes and Ordinances

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

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

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

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

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

SECTION 15:
List of Estimated Non-Project Costs

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

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

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

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

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

Legal Opinion Found on Following Page.

von Briesen
von Briesen & Roper, s.c. | Attorneys at Law

TAGLaw International Lawyers

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

March 25 2024

Mayor
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40773106_2.DOCX

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

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2022	
		Percentage
Sheboygan County	15,129,924	21.12%
City of Sheboygan	31,920,100	44.56%
School District of Sheboygan	22,283,436	31.11%
Lakeshore Technical College	2,303,112	3.21%
Total	71,636,572	

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

Notes:

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

CITY OF SHEBOYGAN
RESOLUTION 184-23-24

BY ALDERPERSONS DEKKER.

MARCH 18, 2024

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

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

WHEREAS, Tax Incremental District No. 23 (the "District") is proposed to be created by the City as a district in need of rehabilitation or conservation work in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

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

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

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the 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 project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

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

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

1. The boundaries of the District that shall be named "Tax Incremental District No. 23, City of Sheboygan", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2024.

3. The Common Council finds and declares that:

   (a) Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work within the meaning of Wisconsin Statutes Section 66.1337(2m)(a).

   (b) Based upon the finding stated in 3.a. above, the District is declared to be a district in need of rehabilitation or conservation work based on the identification and classification of the property included within the District.

   (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

   (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

   (e) That for those parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Wilson an amount equal to the property taxes the town last levied on the territory for each of the next five years.

   (f) The City estimates that approximately 5% to 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

   (g) The project costs relate directly to promoting the rehabilitation or conservation of the area consistent with the purpose for which the District is created.

4. The Project Plan for "Tax Incremental District No. 23, City of Sheboygan" (see Exhibit B) is approved, and the City further finds the Plan is feasible and in conformity with the master plan of the City.

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

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

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

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

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 23
CITY OF SHEBOYGAN

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

March 25, 2024

PROJECT PLAN

City of Sheboygan, Wisconsin

Tax Incremental District No. 23

Southside Redevelopment

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	February 27, 2024
Public Hearing Held:	February 27, 2024
Approval by Plan Commission:	February 27, 2024
Adoption by Common Council:	Scheduled for March 25, 2024
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

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

AUTHORITY

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

ESTIMATED TOTAL PROJECT COST EXPENDITURES

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

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $552M will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

Based on the Economic Feasibility Study located within Section 9 of this Plan, the City anticipates generating sufficient tax increment to pay all Project Costs within its allowable 27 years, assuming the City amends TID 23 in the future to share revenue with TID 21. If that doesn't occur the TID could close out 5 years earlier than the allowable 27 years.

SUMMARY OF FINDINGS

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

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

   The Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with land costs, site preparation and infrastructure to serve the area.

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

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

   The expectation that the Project will provide additional job and housing opportunities needed for both the City and County.

   That the Developer's will likely purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).

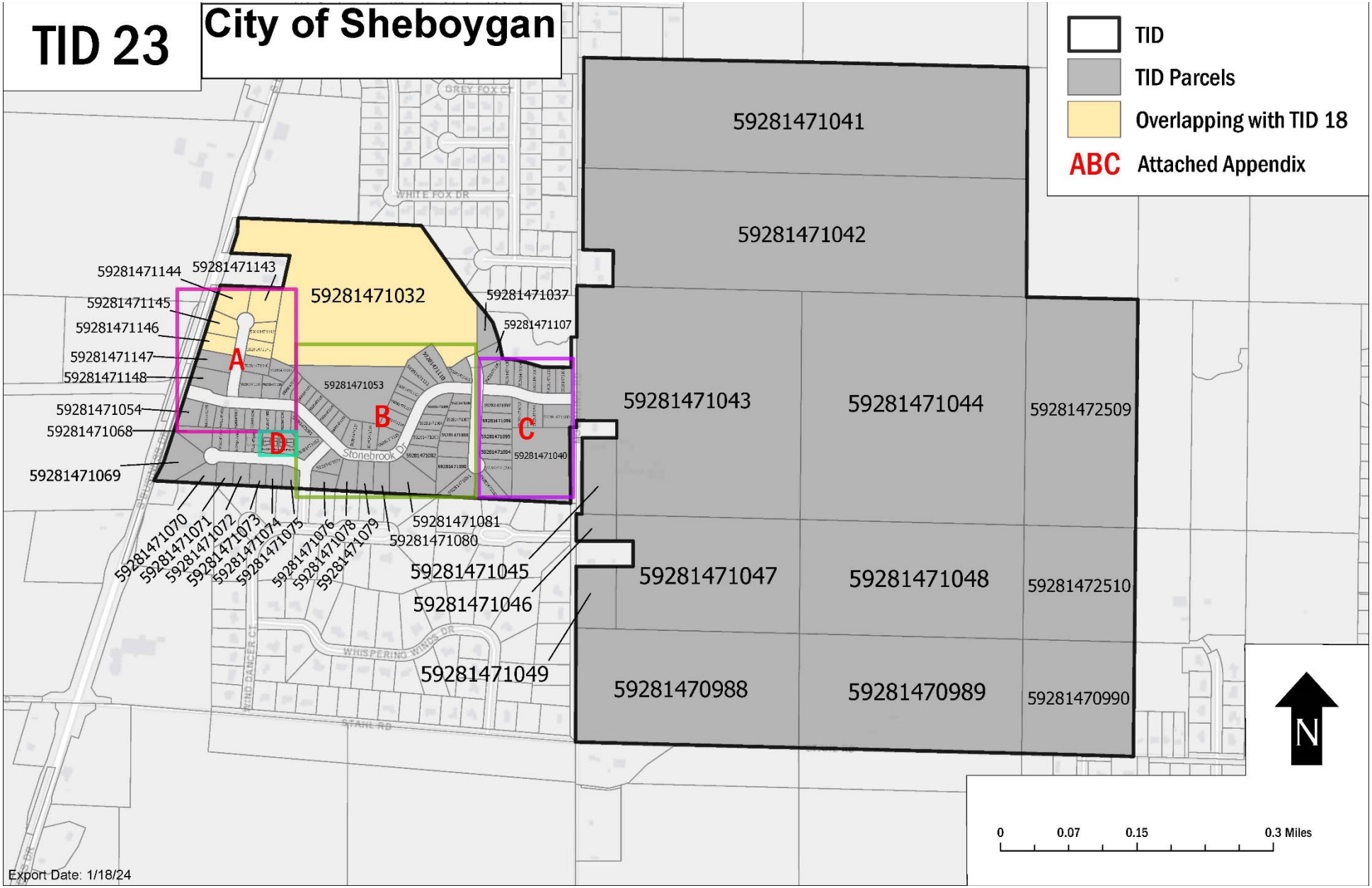
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.

6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that approximately 5% to 10% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That for those parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Wilson an amount equal to the property taxes the town last levied on the territory for each of the next five years.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

SECTION 2:
Preliminary Map of Proposed District Boundary

Maps Found on Following Page.

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


TID 23
City of Sheboygan
TID
TID Parcels
Overlapping with TID 18
ABC Attached Appendix
59281471041
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A
B
C
D
Stonebrook Dr
GREY FOX CT
WHITE FOX DR
WHISPERING WINDS DR
WIND DANCER CT
STAHL RD
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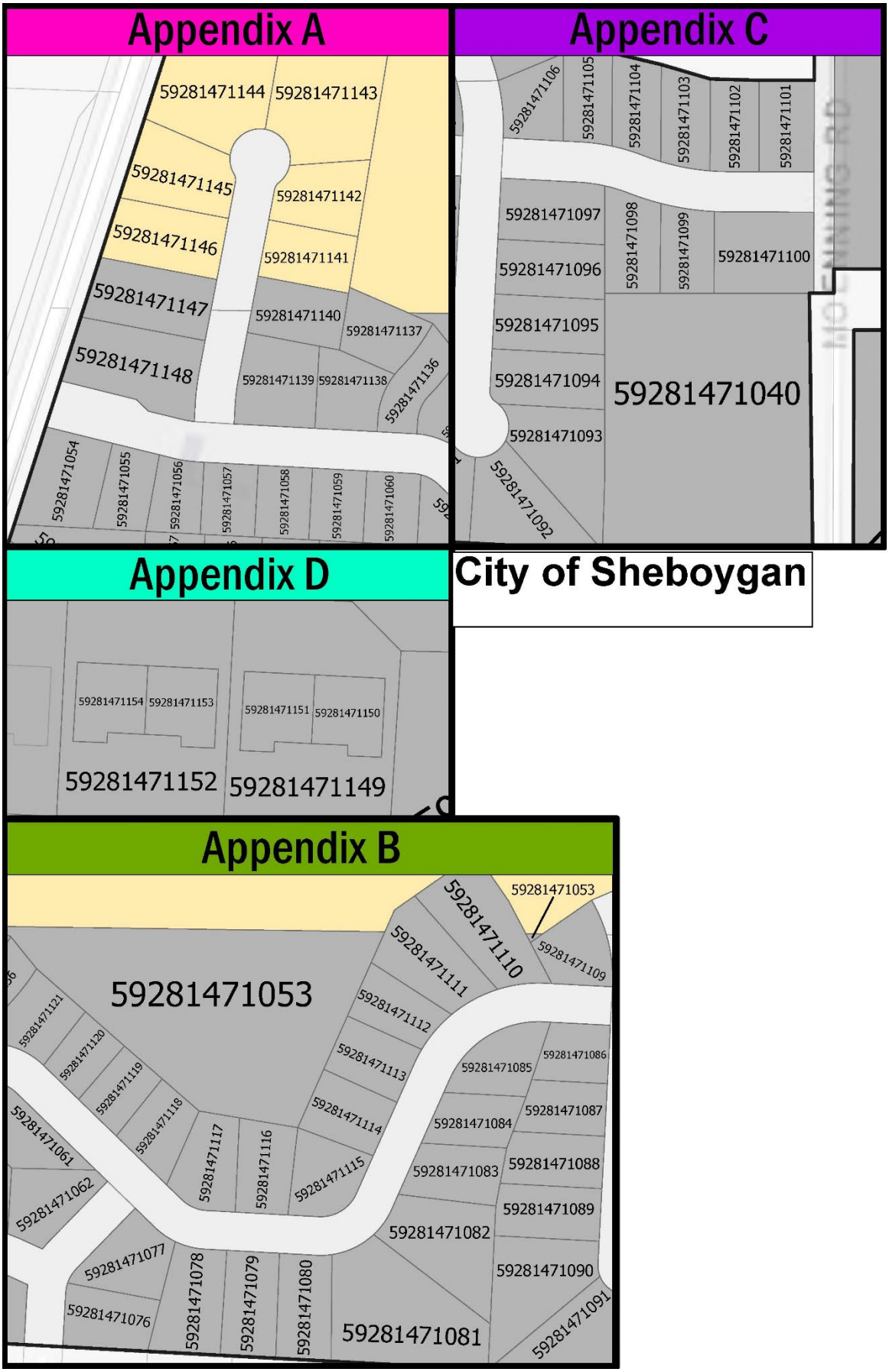
0.3 Miles
Export Date: 1/18/24


Appendix A
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Appendix C
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Appendix D
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City of Sheboygan
Appendix B
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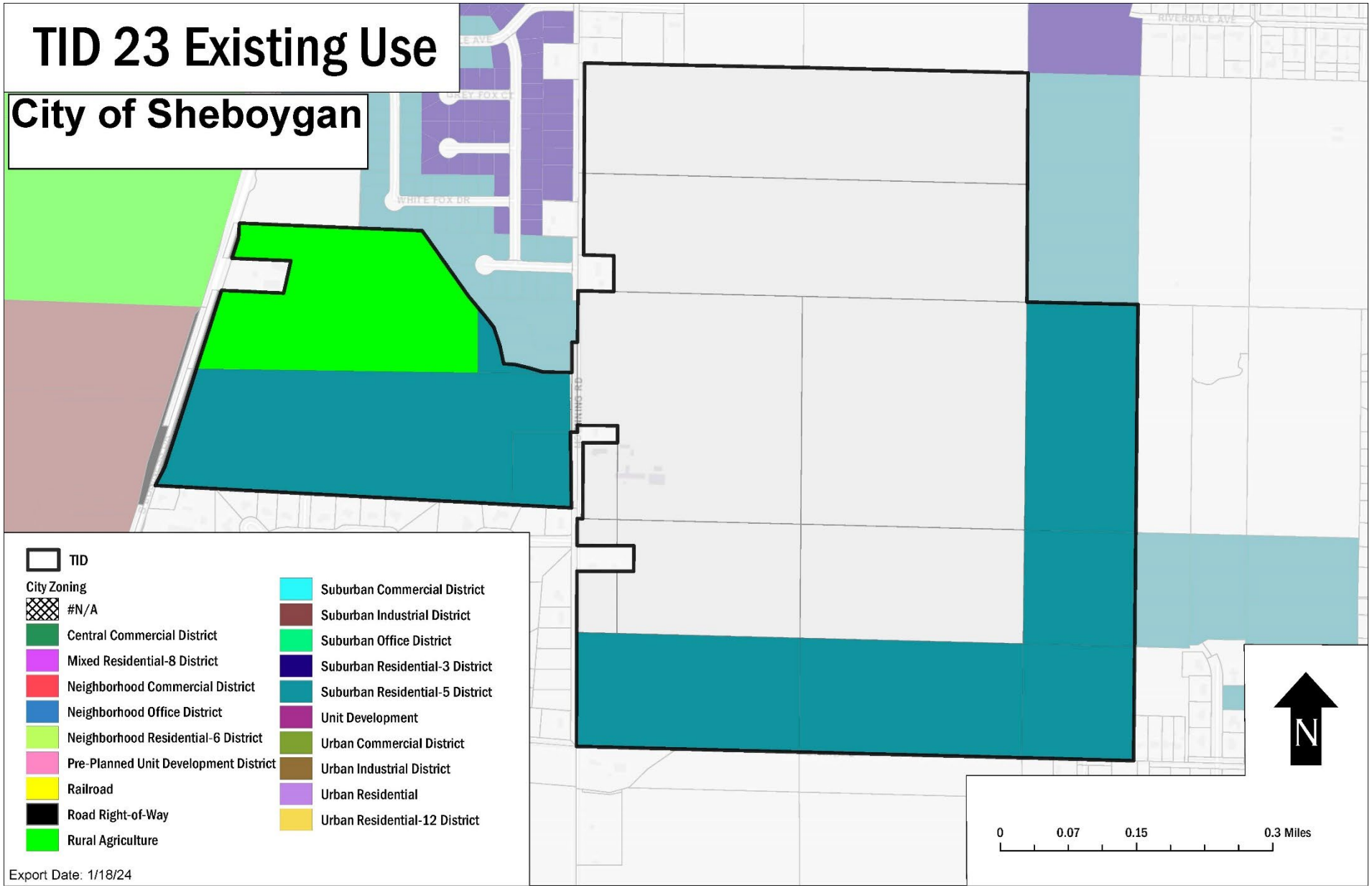
SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.


TID 23 Existing Use
City of Sheboygan
TID
City Zoning
#N/A
Central Commercial District
Mixed Residential-8 District
Neighborhood Commercial District
Neighborhood Office District
Neighborhood Residential-6 District
Pre-Planned Unit Development District
Railroad
Road Right-of-Way
Rural Agriculture
Suburban Commercial District
Suburban Industrial District
Suburban Office District
Suburban Residential-3 District
Suburban Residential-5 District
Unit Development
Urban Commercial District
Urban Industrial District
Urban Residential
Urban Residential-12 District
Export Date: 1/18/24
N
0
0.07
0.15
0.3 Miles

SECTION 4:
Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin

Tax Increment District #23

Base Property Information

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

City of Sheboygan, Wisconsin

Tax Increment District #23

Base Property Information

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

City of Sheboygan, Wisconsin

Tax Increment District #23

Base Property Information

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59281471083	STONEBROOK DR	STONEBROOK CROSSIN	0.345		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.345	1
59281471084	2637 STONEBROOK DR	STANLEY LAMERS	0.294		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.294	1
59281471087	STONEBROOK CIR	STONEBROOK CROSSIN	0.295		No	No	53,400	0	53,400	97.29%	54,887	0	54,887	0.295	1
59281471088	5422 STONEBROOK CIR	STONEBROOK CROSSIN	0.346		No	No	55,000	441,500	496,500	97.29%	56,532	453,798	510,330		1
59281471089	5432 STONEBROOK CIR	DENNIS PONGRATZ	0.368		No	No	55,000	0	55,000	97.29%	56,532	0	56,532	0.368	1
59281471090	STONEBROOK CIR	STONEBROOK CROSSIN	0.604		No	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.604	1
59281471091	STONEBROOK CIR	STONEBROOK CROSSIN	0.501		No	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.501	1
59281471092	STONEBROOK CIR	STONEBROOK CROSSIN	0.496		No	No	59,500	0	59,500	97.29%	61,157	0	61,157	0.496	1
59281471093	STONEBROOK CIR	STONEBROOK CROSSIN	0.541		No	No	65,400	0	65,400	97.29%	67,222	0	67,222	0.541	1
59281471094	5431 STONEBROOK CIR	TYLER HOFFMANN	0.384		No	No	60,500	326,200	386,700	97.29%	62,185	335,286	397,471		1
59281471095	STONEBROOK CIR	STONEBROOK CROSSIN	0.377		No	No	60,500	0	60,500	97.29%	62,185	0	62,185	0.377	1
59281471096	STONEBROOK CIR	STONEBROOK CROSSIN	0.367		No	No	56,700	0	56,700	97.29%	58,279	0	58,279	0.367	1
59281471149	N/A	STONEBROOK CROSSIN	0.205		No	No	0	0	0	97.29%	0	0	0		1
59281471150	2808 GRANITE CT	DENNIS KUHN	0.039		No	No	35,000	352,700	387,700	97.29%	35,975	362,524	398,499		1
59281471151	2814 GRANITE CT	LYNDA WATTERS MCCLI	0.039		No	No	35,000	351,700	386,700	97.29%	35,975	361,497	397,471		1
59281471152	N/A	STONEBROOK CROSSIN	0.208		No	No	0	0	0	97.29%	0	0	0		1
59281471153	2818 GRANITE CT	JAYNE GORSKI	0.039		No	No	35,000	320,100	355,100	97.29%	35,975	329,016	364,991		1
59281471154	2824 GRANITE CT	JOSEPHINE PREVIT	0.039		No	No	35,000	319,100	354,100	97.29%	35,975	327,988	363,963		1
Less Wetland Acreage			(4.47)												
		Total Acreage	**327.64**				4,026,300	4,500,200	8,526,500		4,138,452	4,625,552		300.63 91.76%	**The Assessment Roll Class, for each parcel, is required for the DOR filing**
The above values are as of January 1, 2023. Actual base value certification of the territory will be based on January 1, 2024 assessed values.													**8,764,005**		

SECTION 5:
Equalized Value Test

The following calculations demonstrate that the City expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property in the proposed District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the City. The value of those parcels located within Tax Incremental District No. 18 that will be overlapped are not included in the base value of the District as that value is reflected within the total of existing incremental value.

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $115,937,660. This value is less than the maximum of $504,527,280 in equalized value that is permitted for the City.

City of Sheboygan, Wisconsin

Tax Increment District #23

Valuation Test Compliance Calculation

District Creation Date	1/1/2024
	Valuation Data Currently Available 2023
Total EV (TID In)	4,204,394,000
12% Test	504,527,280
Increment of Existing TIDs	
TID #16	25,672,800
TID #17	21,033,000
TID #18	20,452,500
TID #19	6,509,300
TID #20	34,404,400
Total Existing Increment	108,072,000
Projected Base of New or Amended District	8,764,005
Less Value of Any Underlying TID Parcels	898,345
Total Value Subject to 12% Test	115,937,660
Compliance	PASS

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

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

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

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

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

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

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Relocation Costs

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

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

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

Site Grading

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

Utilities

Sanitary Sewer System Improvements

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

Water System Improvements

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

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

Stormwater Management System Improvements

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

Electric Service

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

Gas Service

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

Communications Infrastructure

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

Streets and Streetscape

Street Improvements

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

Streetscaping and Landscaping

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

Community Development

Cash Grants (Development Incentives)

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

Contribution to Redevelopment Authority RDA

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

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

***Revolving Loan/Grant Program* (Development Incentives)**

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

Municipal Revenue Obligations (MRO's) (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and a guaranteed increment value through a Municipal Revenue Obligation (MRO). Terms of an MRO may be negotiated specifically with each developer and approved by the City Council. No MRO payments will be provided until the City executes a developer agreement with the recipient and the agreed upon increment is generated. Any payments related to an MRO executed by the City are eligible Project Costs.

Miscellaneous Project Costs

Property Tax Payments to Town

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

Projects Outside the Tax Increment District

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

within the District. The City intends to make the following project cost expenditures outside the District:

1. South Taylor Drive - $4M.

Professional Service and Organizational Costs

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

Administrative Costs

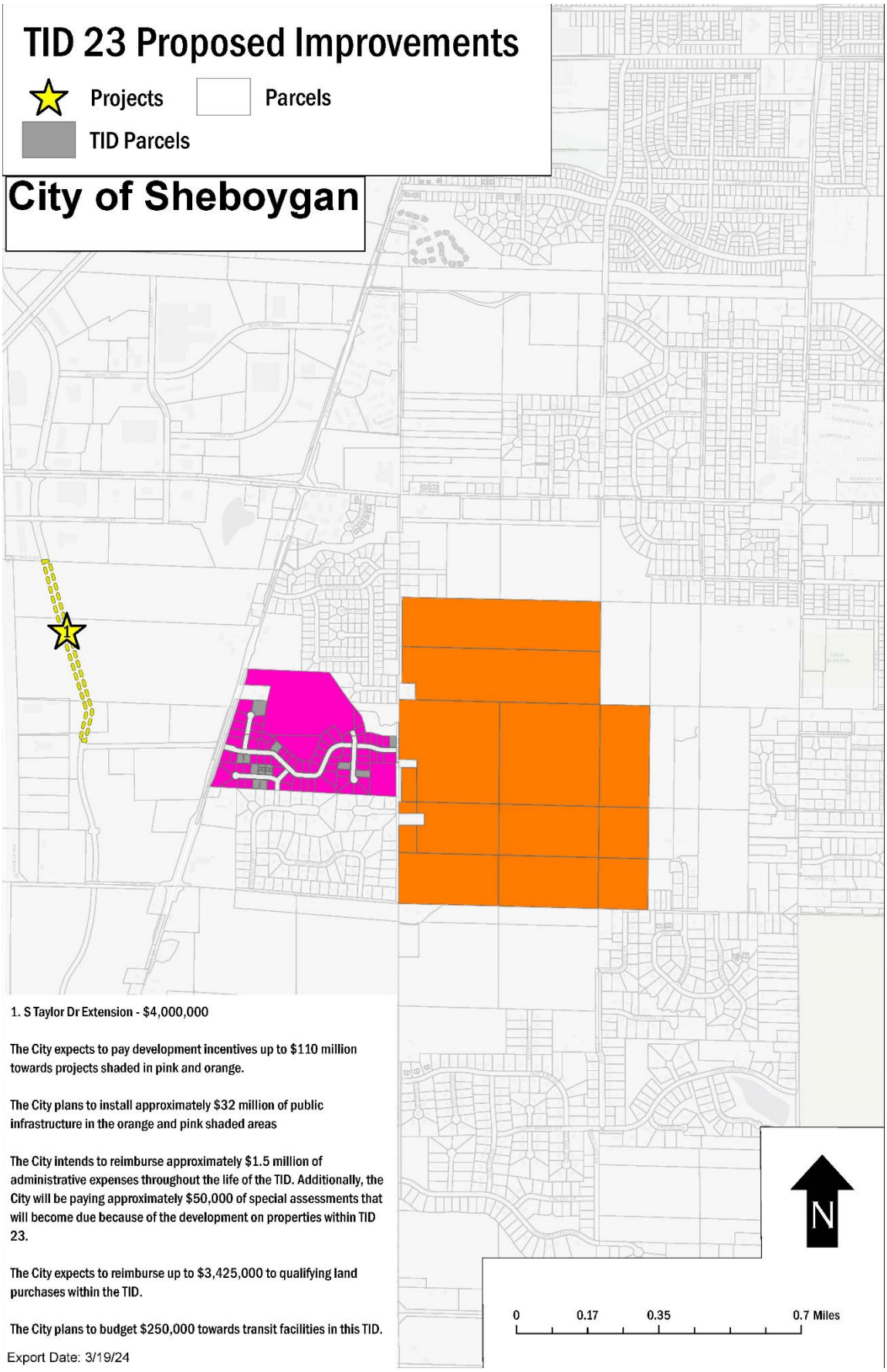
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

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

SECTION 7:
Map Showing Proposed Improvements and Uses

Maps Found on Following Page.



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

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

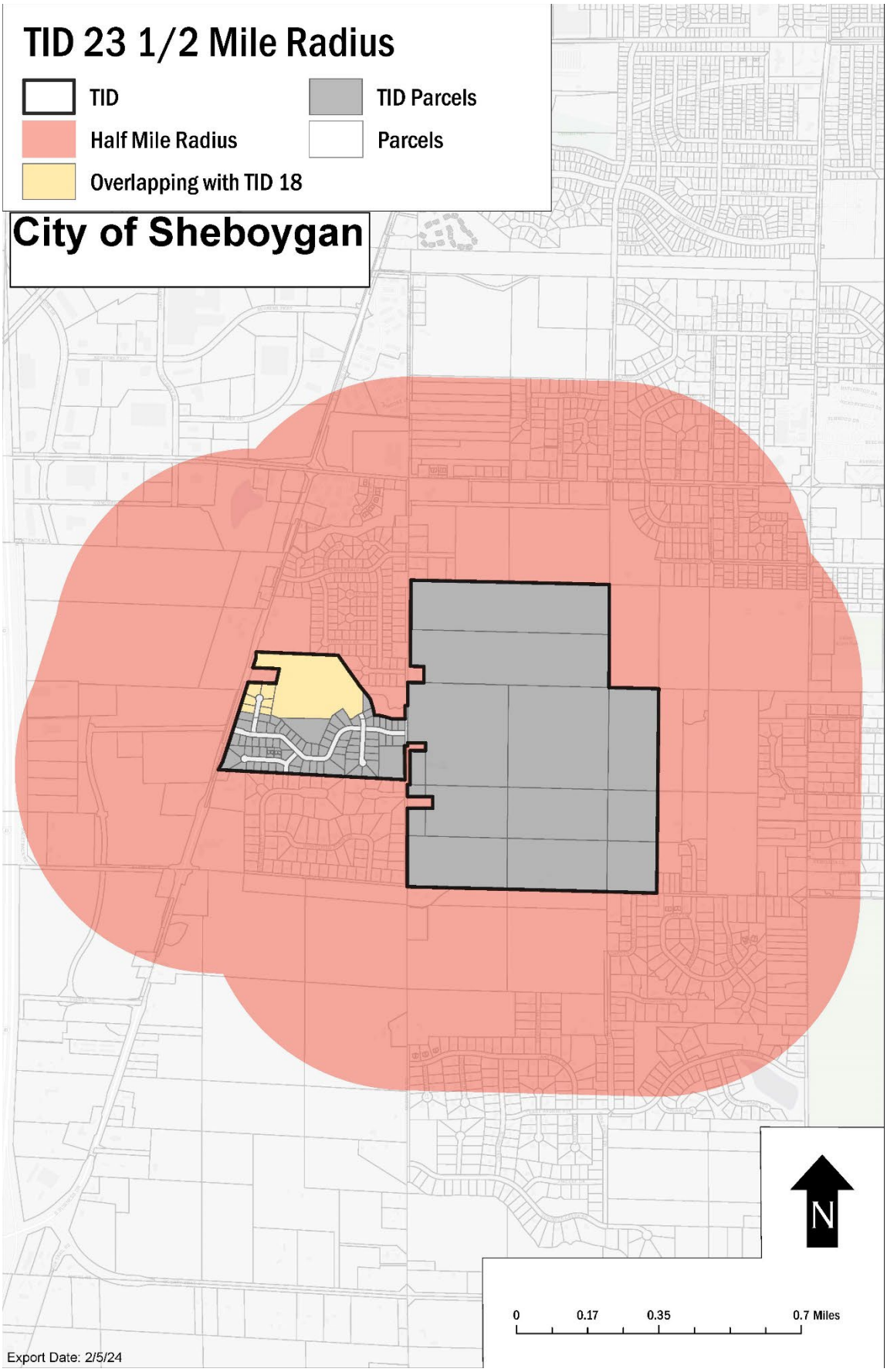
The City plans to install approximately $32 million of public infrastructure in the orange and pink shaded areas

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

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

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

Export Date: 3/19/24


TID 23 1/2 Mile Radius
TID
Half Mile Radius
Overlapping with TID 18
TID Parcels
Parcels
City of Sheboygan
N
0
0.17
0.35
0.7 Miles
Export Date: 2/5/24

SECTION 8:
Detailed List of Estimated Project Costs

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

City of Sheboygan, Wisconsin

Tax Increment District #23

Estimated Project List

Project ID	Project Name/Type	Phase I 2025	Phase II 2027	Phase III 2029	Phase IV 2031	Total (Note 1)
1	Public Infrastructure - Phased	8,000,000	8,000,000	5,000,000	5,000,000	26,000,000
2	South Taylor Drive (1/2 Mile Radius)	4,000,000				4,000,000
3	Special Assessments	50,000				50,000
4	City Expenses	300,000	400,000	400,000	400,000	1,500,000
5	Land Purchase Reimbursement				3,425,000	3,425,000
6	Transit Facility			250,000		250,000
7	Development Incentives	40,000,000	30,000,000	30,000,000	10,000,000	110,000,000
Total Projects		52,350,000	38,400,000	35,650,000	18,825,000	145,225,000

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

City of Sheboygan, Wisconsin

Tax Increment District #23

Development Assumptions

Construction Year		Werner	Pelton NW	Pelton NE	Pelton SW	Pelton SE	Land Value Increase	Annual Total	Construction Year	
1	2024	17,500,000	25,000,000					42,500,000	2024	1
2	2025	17,500,000	50,000,000				500,000	68,000,000	2025	2
3	2026	15,000,000		75,000,000				90,000,000	2026	3
4	2027			75,000,000			500,000	75,500,000	2027	4
5	2028				75,000,000			75,000,000	2028	5
6	2029				75,000,000		500,000	75,500,000	2029	6
7	2030					75,000,000		75,000,000	2030	7
8	2031					50,000,000	500,000	50,500,000	2031	8
9	2032							0	2032	9
10	2033							0	2033	10
11	2034							0	2034	11
12	2035							0	2035	12
13	2036							0	2036	13
14	2037							0	2037	14
15	2038							0	2038	15
	Totals	50,000,000	75,000,000	150,000,000	150,000,000	125,000,000	2,000,000	552,000,000		

Notes:

Table 2 – Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #23

Tax Increment Projection Worksheet

Type of District	Rehabilitation	
District Creation Date	January 1, 2024	
Valuation Date	Jan 1,	2024
Max Life (Years)	27	
Expenditure Period/Termination	22	1/1/2046
Revenue Periods/Final Year	27	2052
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	8,764,005
Appreciation Factor	0.00%
Base Tax Rate	$17.07
Rate Adjustment Factor	0.00%
Tax Exempt Discount Rate	4.00%
Taxable Discount Rate	5.50%

Apply to Base Value

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

Notes:

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

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

Financing and Implementation

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

Table 3 – Financing Plan

City of Sheboygan, Wisconsin

Tax Increment District #23

Estimated Financing Plan

		G.O. Promissory Note 2025		G.O. Promissory Note 2027		G.O. Promissory Note 2029		G.O. Promissory Note 2031	Municipal Revenue Obligation (MRO) 2025	Municipal Revenue Obligation (MRO) 2025	Totals
Projects											
Phase I		12,350,000									12,350,000
Phase II				8,400,000							8,400,000
Phase III						5,650,000					5,650,000
Phase IV								5,400,000	10,000,000	100,000,000	115,400,000
Phase V											0
Total Project Funds		12,350,000		8,400,000		5,650,000		5,400,000	10,000,000	100,000,000	141,800,000
Estimated Finance Related Expenses		126,000		93,500		93,500		93,500			
Underwriter Discount	12.00	165,360	12.00	103,620	12.00	70,680	12.00	67,680	0	0	
Capitalized Interest		1,102,400									
Total Financing Required		13,869,760		8,690,620		5,925,180		5,672,180	10,000,000	100,000,000	
Estimated Interest	4.50%	(92,625)	4.00%	(56,000)	4.00%	(37,667)	4.00%	(36,000)	0	0	
Assumed spend down (months)	2		2		2		2				
Rounding		2,865		380		2,487		3,820	0	0	
Net Issue Size		13,780,000		8,635,000		5,890,000		5,640,000	10,000,000	100,000,000	138,305,000

Notes:

Based on the Project Cost expenditures as included within the cash flow exhibit **(Table 4)**, the District is projected to accumulate sufficient funds by the year 2048 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 4 – Cash Flow

City of Sheboygan, Wisconsin

Tax Increment District #23

Cash Flow Projection

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

Notes:

Projected TID Closure

SECTION 10:
Annexed Property

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

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

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

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

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

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

Building Codes and Ordinances

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

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

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

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

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

SECTION 15:
List of Estimated Non-Project Costs

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

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

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

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

Legal Opinion Found on Following Page.

von Briesen
von Briesen & Roper, s.c. | Attorneys at Law

TAGLaw International Lawyers

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

March 25, 2024

Mayor
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40723891_2.DOCX

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

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2022	
		Percentage
Sheboygan County	15,129,924	21.12%
City of Sheboygan	31,920,100	44.56%
School District of Sheboygan	22,283,436	31.11%
Lakeshore Technical College	2,303,112	3.21%
Total	71,636,572	

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

Notes:

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

CITY OF SHEBOYGAN
RESOLUTION 183-23-24

BY ALDERPERSONS DEKKER.

MARCH 18, 2024

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

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

WHEREAS, Tax Incremental District No. 24 (the "District") is proposed to be created by the City as a blighted area district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

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

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

WHEREAS, prior to its publication, a copy of the notice of public hearing was also sent to the 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 project plan and boundaries and proposed creation of the District, providing interested parties a reasonable opportunity to express their views thereon; and

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

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

1. The boundaries of the District that shall be named "Tax Incremental District No. 24, City of Sheboygan", are hereby established as specified in Exhibit A of this Resolution.

2. The District is created effective as of January 1, 2024.

3. The Common Council finds and declares that:

   (a) Not less than 50% by area of the real property within the District is a blighted area within the meaning of Wisconsin Statutes Section 66.1105(2)(ae)1.

   (b) Based upon the finding stated in 3.a. above, the District is declared to be a blighted area district based on the identification and classification of the property included within the District.

   (c) The improvement of such area is likely to enhance significantly the value of substantially all of the other real property in the District.

   (d) The equalized value of the taxable property in the District plus the value increment of all other existing tax incremental districts within the City, does not exceed 12% of the total equalized value of taxable property within the City.

   (e) That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.

   (f) The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b).

   (g) The project costs relate directly to promoting the elimination of blight of the area consistent with the purpose for which the District is created.

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

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

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

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

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

EXHIBIT A -

LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 24
CITY OF SHEBOYGAN

[INCLUDED WITHIN PROJECT PLAN]

EXHIBIT B -

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

March 25, 2024

PROJECT PLAN

City of Sheboygan, Wisconsin

Tax Incremental District No. 24

Former Jakum's Hall Site

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	February 27, 2024
Public Hearing Held:	February 27, 2024
Approval by Plan Commission:	February 27, 2024
Adoption by Common Council:	Scheduled for March 25, 2024
Approval by the Joint Review Board:	Scheduled for TBD

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SECTION 1:
Executive Summary

DESCRIPTION OF DISTRICT

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

AUTHORITY

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

ESTIMATED TOTAL PROJECT COST EXPENDITURES

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

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately $9M will result from the Development. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

EXPECTED TERMINATION OF DISTRICT

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

SUMMARY OF FINDINGS

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

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

   The City has received representations from developers that the extraordinary costs associated with site clean-up makes the proposed redevelopment project not economically viable without public involvement and incentives.

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

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

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.

4. Not less than 50% by area of the real property within the District is a blighted area as defined by Wis. Stat. § 66.1105(2)(ae)1.

5. Based on the foregoing finding, the District is designated as a blighted area district.

6. The Project Costs relate directly to the elimination of blight in the District, consistent with the purpose for which the District is created.

7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.

8. The equalized value of taxable property in the District, plus the incremental value of all existing tax incremental districts within the City does not exceed 12% of the total equalized value of taxable property within the City.
9. The City estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the City within the preceding three-year period.
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

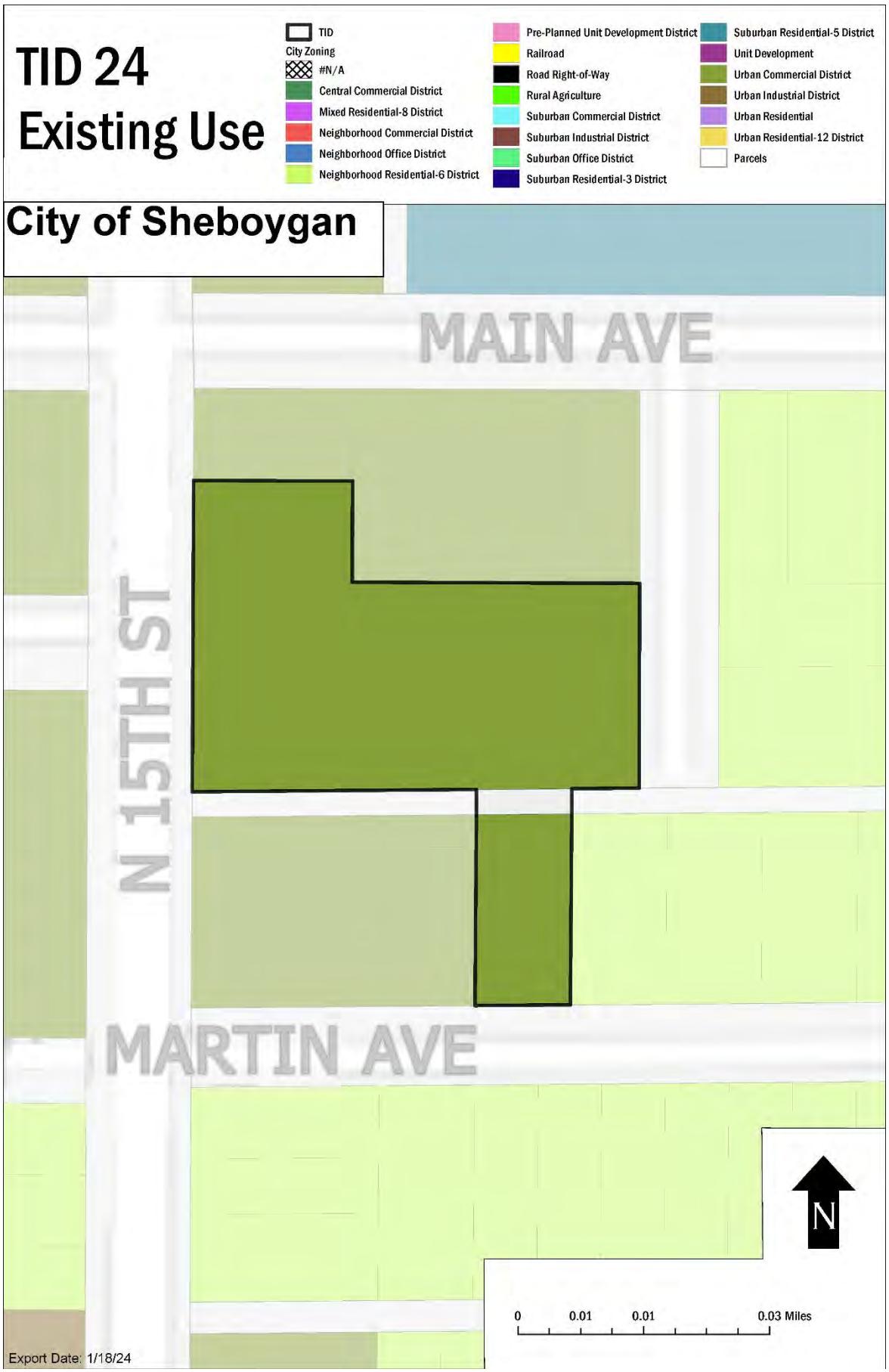
SECTION 2:
Preliminary Map of Proposed District Boundary

Map Found on Following Page.

TID 24
*All parcels within TID 24 have been deemed blight properties
City of Sheboygan
TID
TID Parcels
MAIN AVE
N 15TH ST
59281718350
59281712930
MARTIN AVE
N
0
0.01
0.01
0.03 Miles
Export Date: 3/19/24

SECTION 3:
Map Showing Existing Uses and Conditions

Map Found on Following Page.


TID 24
Existing Use
TID
City Zoning
#N/A
Central Commercial District
Mixed Residential-8 District
Neighborhood Commercial District
Neighborhood Office District
Neighborhood Residential-6 District
Pre-Planned Unit Development District
Railroad
Road Right-of-Way
Rural Agriculture
Suburban Commercial District
Suburban Industrial District
Suburban Office District
Suburban Residential-3 District
Suburban Residential-5 District
Unit Development
Urban Commercial District
Urban Industrial District
Urban Residential
Urban Residential-12 District
Parcels
City of Sheboygan
MAIN AVE
N 15TH ST
MARTIN AVE
N
0
0.01
0.01
0.03 Miles
Export Date: 1/18/24

SECTION 4:
Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin

Tax Increment District #24

Base Property Information

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

SECTION 5:
Equalized Value Test

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

The equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals $108,072,000. This value is less than the maximum of $504,527,280 in equalized value that is permitted for the City.

City of Sheboygan, Wisconsin

Tax Increment District #24

Valuation Test Compliance Calculation

District Creation Date	1/1/2024
	Valuation Data Currently Available 2023
Total EV (TID In)	4,204,394,000
12% Test	504,527,280
Increment of Existing TIDs	
TID #16	25,672,800
TID #17	21,033,000
TID #18	20,452,500
TID #19	6,509,300
TID #20	34,404,400
Total Existing Increment	108,072,000
Projected Base of New or Amended District	0
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	108,072,000
Compliance	PASS

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

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

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

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

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

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

defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

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

Acquisition of Rights-of-Way

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

Acquisition of Easements

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

Site Preparation Activities

Environmental Audits and Remediation

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

Demolition

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

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The City may need to remove and dispose of excess material or bring in fill material to

provide for proper site elevations. Expenses incurred by the City for site grading are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

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

Contribution to Redevelopment Authority (RDA)

As provided for in Wis. Stat. § 66.1105(2)(f)1.h and Wis. Stat. § 66.1333(13), the City may provide funds to its RDA to be used for administration, planning operations, and capital costs, including but not limited to real property acquisition, related to the purposes for which it was established in furtherance of any redevelopment or urban renewal project. Funds provided to the RDA for this purpose are eligible Project Costs.

Revolving Loan/Grant Program (Development Incentives)

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

Municipal Revenue Obligations (MRO's) (Development Incentives)

The City may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and a guaranteed increment value through a Municipal Revenue Obligation (MRO). Terms of an MRO may be negotiated specifically with each developer and approved by the City Council. No MRO payments will be provided until the City executes a developer agreement with

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

Miscellaneous

Projects Outside the Tax Increment District

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

1) Revolving Loan Fund - $700K

Professional Service and Organizational Costs

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

Administrative Costs

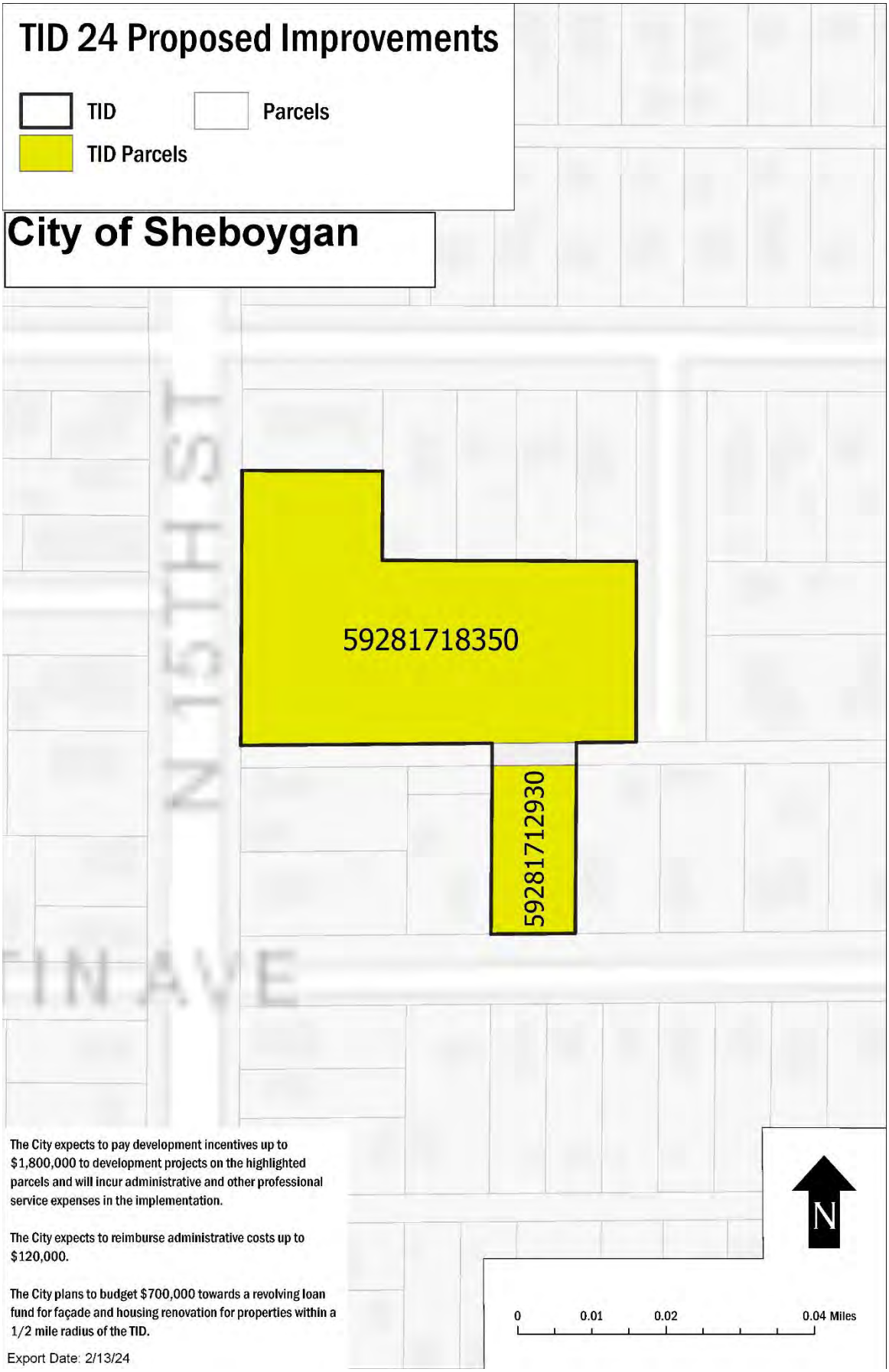
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

Financing Costs

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

SECTION 7:
Map Showing Proposed Improvements and Uses

Maps Found on Following Page.

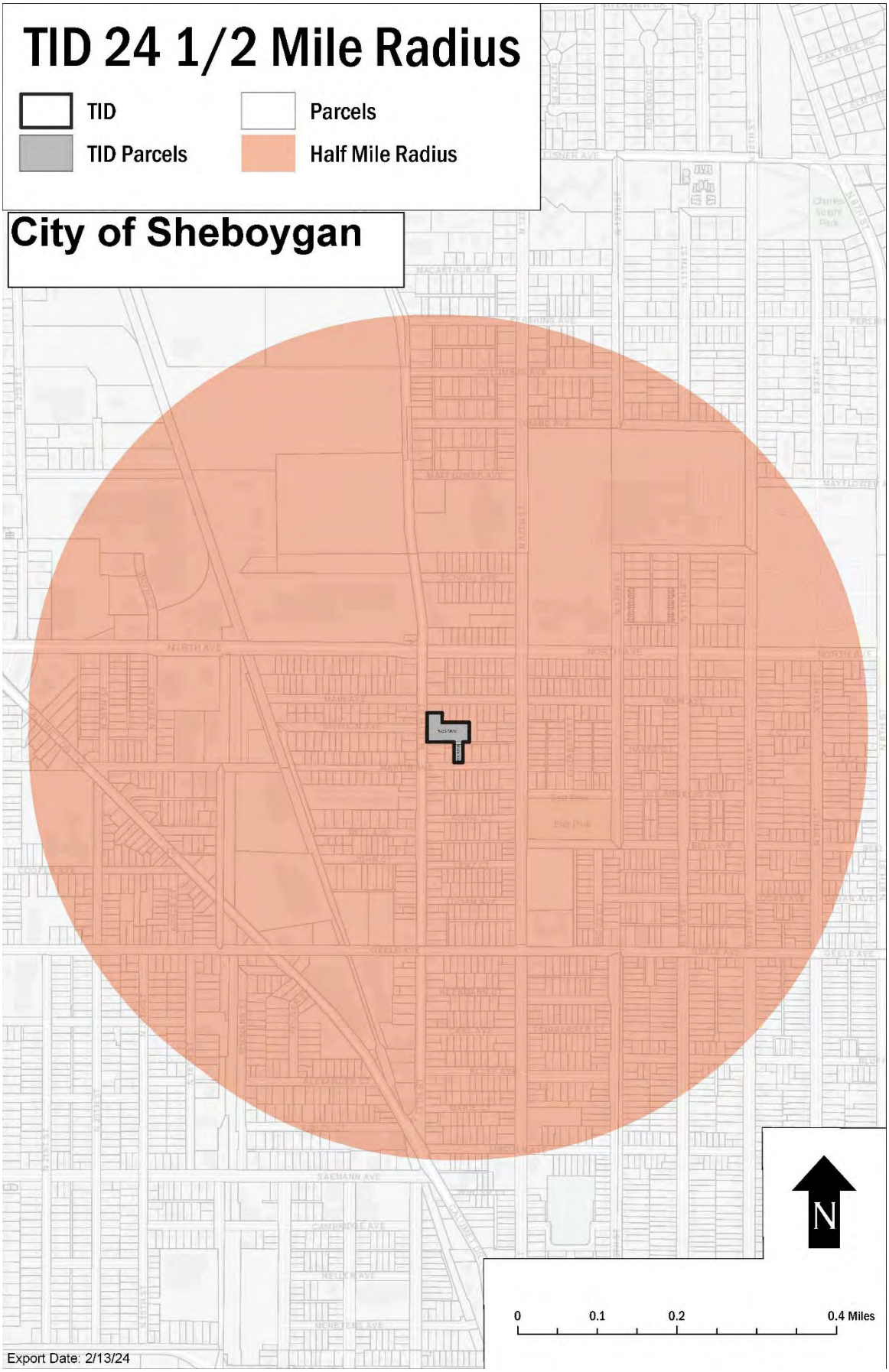


The City expects to pay development incentives up to $1,800,000 to development projects on the highlighted parcels and will incur administrative and other professional service expenses in the implementation.

The City expects to reimburse administrative costs up to $120,000.

The City plans to budget $700,000 towards a revolving loan fund for façade and housing renovation for properties within a 1/2 mile radius of the TID.

Export Date: 2/13/24


TID 24 1/2 Mile Radius
TID
Parcels
TID Parcels
Half Mile Radius
City of Sheboygan
N
0
0.1
0.2
0.4 Miles
Export Date: 2/13/24

SECTION 8:
Detailed List of Estimated Project Costs

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

City of Sheboygan, Wisconsin

Tax Increment District #24

Estimated Project List

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

Notes:

Note 1 Project costs are estimates and are subject to modification

SECTION 9:
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

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

Key Assumptions

The Project Costs the City plans to make are expected to create $9M in incremental value by 2026. Estimated valuations and timing for construction of the Project are included in **Table 1.** Assuming the City's current equalized TID Interim tax rate of $17.06824 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate $3,993,968 in incremental tax revenue over the 27-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

City of Sheboygan, Wisconsin

Tax Increment District #24

Development Assumptions

Construction Year		Housing Development	Annual Total	Construction 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		

Notes:

Table 2 – Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #24

Tax Increment Projection Worksheet

Type of District	Blighted Area	
District Creation Date	January 1, 2024	
Valuation Date	Jan 1,	2024
Max Life (Years)	27	
Expenditure Period/Termination	22	1/1/2046
Revenue Periods/Final Year	27	2052
Extension Eligibility/Years	Yes	3
Eligible Recipient District	Yes	

Base Value	0
Appreciation Factor	0.00%
Base Tax Rate	$17.07
Rate Adjustment Factor	
Tax Exempt Discount Rate	4.00%
Taxable Discount Rate	5.50%

☐ **Apply to Base Value**

	Construction Year	Value Added	Valuation Year	Inflation Increment	Total Increment	Revenue Year	Tax Rate	Tax Increment	Tax Exempt NPV Calculation	Taxable NPV Calculation
1	2024	0	2025	0	0	2026	$17.07	**0**	0	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 Value of Increment**	**3,993,968**		

Notes:

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

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

Financing and Implementation

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

Table 3 – Financing Plan

City of Sheboygan, Wisconsin

Tax Increment District #24

Estimated Financing Plan

		Year	Totals
Projects			
Development Incentive - MRO 20%		1,800,000	1,800,000
Total Project Funds		1,800,000	1,800,000
Estimated Finance Related Expenses		0	
Total Financing Required		1,800,000	
Estimated Interest	0.00%	0	
Assumed spend down (months)	6		
Rounding		0	
Net Issue Size		1,800,000	1,800,000

Notes:

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

Table 4 – Cash Flow

City of Sheboygan, Wisconsin

Tax Increment District #24

Cash Flow Projection

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

Notes:

Projected TID Closure

SECTION 10:
Annexed Property

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

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

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

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

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

The proposed Plan is in general conformance with the City's Comprehensive Plan identifying the area as appropriate for multi-family housing.

Building Codes and Ordinances

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

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

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

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

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

SECTION 15:
List of Estimated Non-Project Costs

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

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

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

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

Legal Opinion Found on Following Page.

von Briesen
von Briesen & Roper, s.c. | Attorneys at Law

TAGLaw International Lawyers

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

March 25, 2024

Mayor
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

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

SECTION 17:
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

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

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.

Statement of Taxes Data Year:	2022	
		Percentage
Sheboygan County	15,129,924	21.12%
City of Sheboygan	31,920,100	44.56%
School District of Sheboygan	22,283,436	31.11%
Lakeshore Technical College	2,303,112	3.21%
Total	71,636,572	

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

Notes:

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

CITY OF SHEBOYGAN
RESOLUTION 197-23-24

BY ALDERPERSONS DEKKER AND PERRELLA.

MARCH 25, 2024.

A RESOLUTION authorizing the appropriate City officials to file an application with the Wisconsin Economic Development Corporation (WEDC) for an Idle Sites Redevelopment Program Grant and execute documents necessary to accept grant funds, and designating local matching funds as required by the program.

WHEREAS, the Idle Sites Redevelopment Program (Program) offers grants to Wisconsin communities to implement redevelopment plans for large commercial, institutional, or industrial sites that have been idle, abandoned, or underutilized for a period of at least five years; and

WHEREAS, eligible applicants for grants under the Program are required to provide an officially approved resolution that describes the project and its goals, anticipated outcomes, project timeline, and actions, obligations, and investments necessary to achieve redevelopment; and

WHEREAS, it is appropriate to suspend the rules and adopt this resolution immediately due to the fact that the grant application deadline is April 1, 2024, and the City Attorney's office did not learn of this deadline until March 15th which was too late to add a resolution to the March 18th Common Council agenda.

WHEREAS, environmental contamination has been identified on properties located in the 500 and 600 blocks of N. Commerce Street and 1134 Pennsylvania Avenue (Tax Key Nos. 59281501560, 59281501550, 59281501540, 92532355, 59281501630, 59281501610, 59281501620, 59281501600, and 59281501640); and

WHEREAS, in order for redevelopment to occur, there is a need for environmental remediation on to be done on said property; and

WHEREAS, if approved, the City will receive up to $250,000 for environmental remediation of said property; and

WHEREAS, said remediation will allow for a development project adding 271 residential units—a project which will be the catalyst integral to the City of Sheboygan's Riverbend Neighborhood Plan intended to rejuvenate an area adjacent to downtown Sheboygan that spans almost 4,700 feet of frontage along the Sheboygan River; and

WHEREAS, the development project will help address the housing crisis in our community and the demand for housing made by local businesses using property in the heart of the city; and

WHEREAS, the value to the City for the project is anticipated to approach or exceed $60 million; and

WHEREAS, construction is to commence on or before October 1, 2024, and shall be completed with occupancy available by December 31, 2026.

WHEREAS, matching funding for the City's portion of the cost of remediation (which will exceed $750,000) is available through the TID 21 Fund; and

WHEREAS, no portion of any grant assistance or matching funding will be used for (a) past costs; (b) in-kind contributions; (c) new construction; (d) indirect construction costs; or (e) environmental work occurring on properties in which the current owner caused the contamination of the site.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council authorizes the appropriate City officials to file an application with the Wisconsin Economic Development Corporation (WEDC) for an Idle Sites Redevelopment Program Grant and to execute documents necessary to accept grant funds.

BE IT FURTHER RESOLVED: That the Common Council hereby directs the Finance Director to designate a minimum of $750,000 of funds for the required local match, to be paid from Account No. 421-421660-531100 (TID 21 – TID 21 Fund – Contracted Services).

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