February 20, 2024

PROJECT PLAN

# City of Sheboygan, Wisconsin

## Tax Incremental District No. 22

West Side of Sheboygan


Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188


BUILDING COMMUNITIES. IT'S WHAT WE DO.

# KEY DATES

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

# TABLE OF CONTENTS


Executive Summary ..... 3

Preliminary Map of Proposed District Boundary ..... 6

Map Showing Existing Uses and Conditions ..... 10

Preliminary Parcel List and Analysis ..... 12

Equalized Value Test ..... 17

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District ..... 18

Map Showing Proposed Improvements and Uses ..... 25

Detailed List of Estimated Project Costs ..... 28

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred ..... 30

Annexed Property ..... 35

Estimate of Property to Be Devoted to Retail Business ..... 36

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances ..... 37

Statement of the Proposed Method for the Relocation of any Persons to be Displaced ..... 38

How Creation of the Tax Incremental District Promotes the Orderly Development of the City ..... 39

List of Estimated Non-Project Costs ..... 40

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f) ..... 41

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions ..... 43

# SECTION 1:
# Executive Summary

## DESCRIPTION OF DISTRICT

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

## AUTHORITY

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

## ESTIMATED TOTAL PROJECT COST EXPENDITURES

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

## INCREMENTAL VALUATION

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

## EXPECTED TERMINATION OF DISTRICT

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

## SUMMARY OF FINDINGS

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

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

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

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

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

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

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

4. Not less than 50% by area of the real property within the District is suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly platted residential development comprise no more than

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

5. Based on the foregoing finding, the District is designated as a mixed-use district.

6. The Project Costs relate directly to promoting mixed use development in the District, consistent with the purpose for which the District is created.

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

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

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

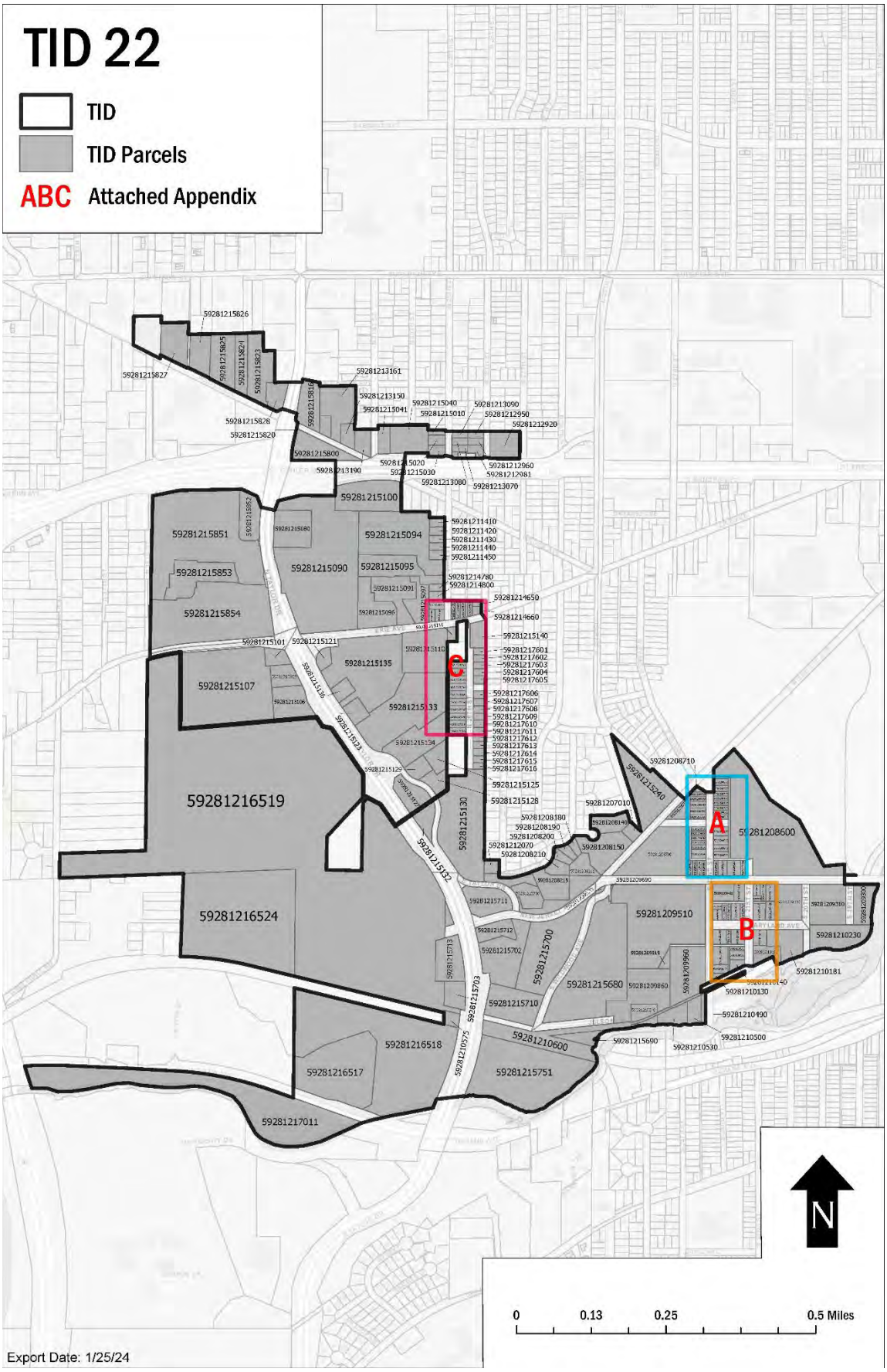
10. That for those parcels to be included within the District that were annexed by the City within the three-year period preceding adoption of this Resolution, the City pledges to pay the Town of Sheboygan an amount equal to the property taxes the town last levied on the territory for each of the next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

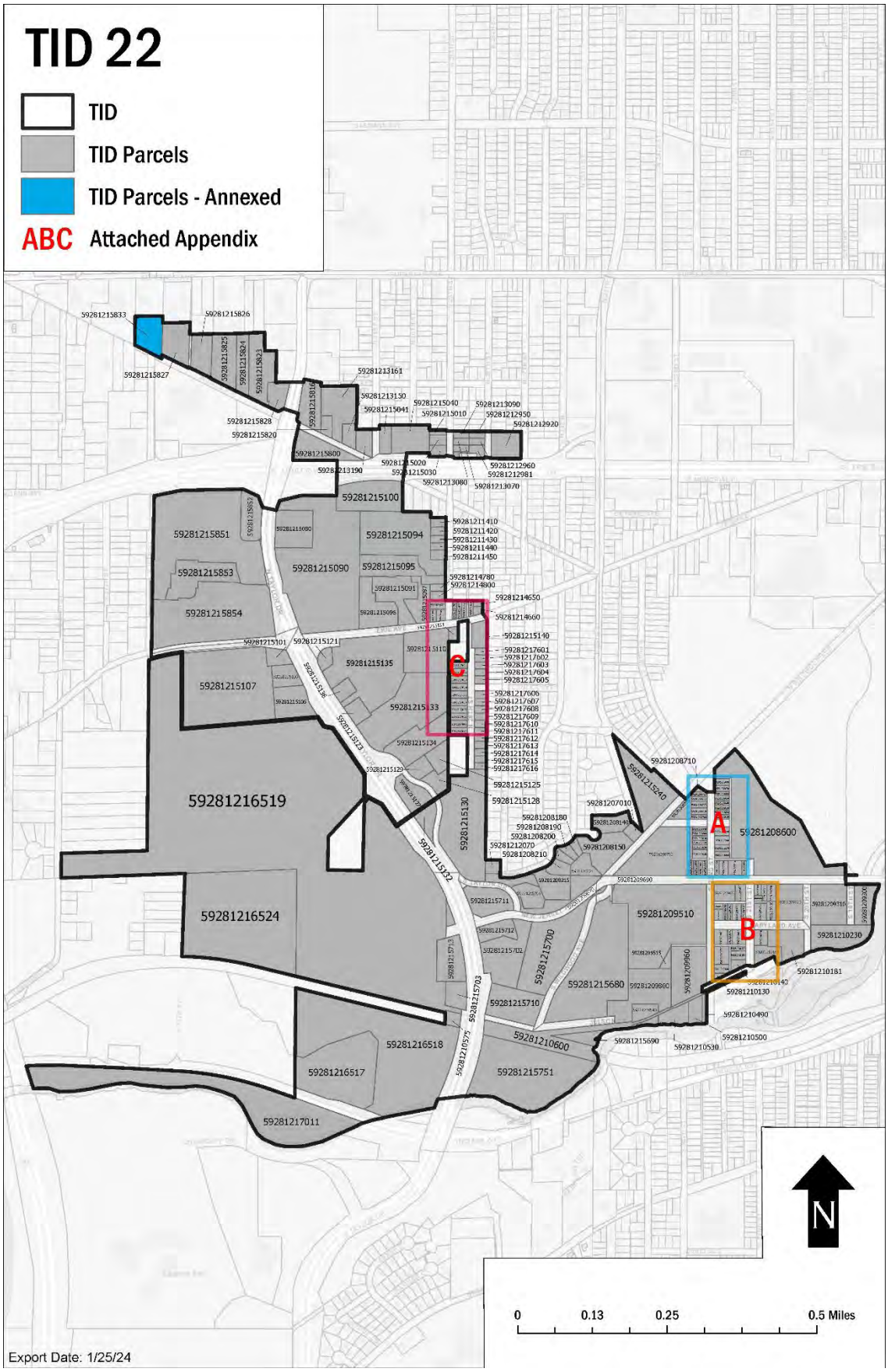
11. The Plan for the District is feasible and is in conformity with the Master Plan of the City.

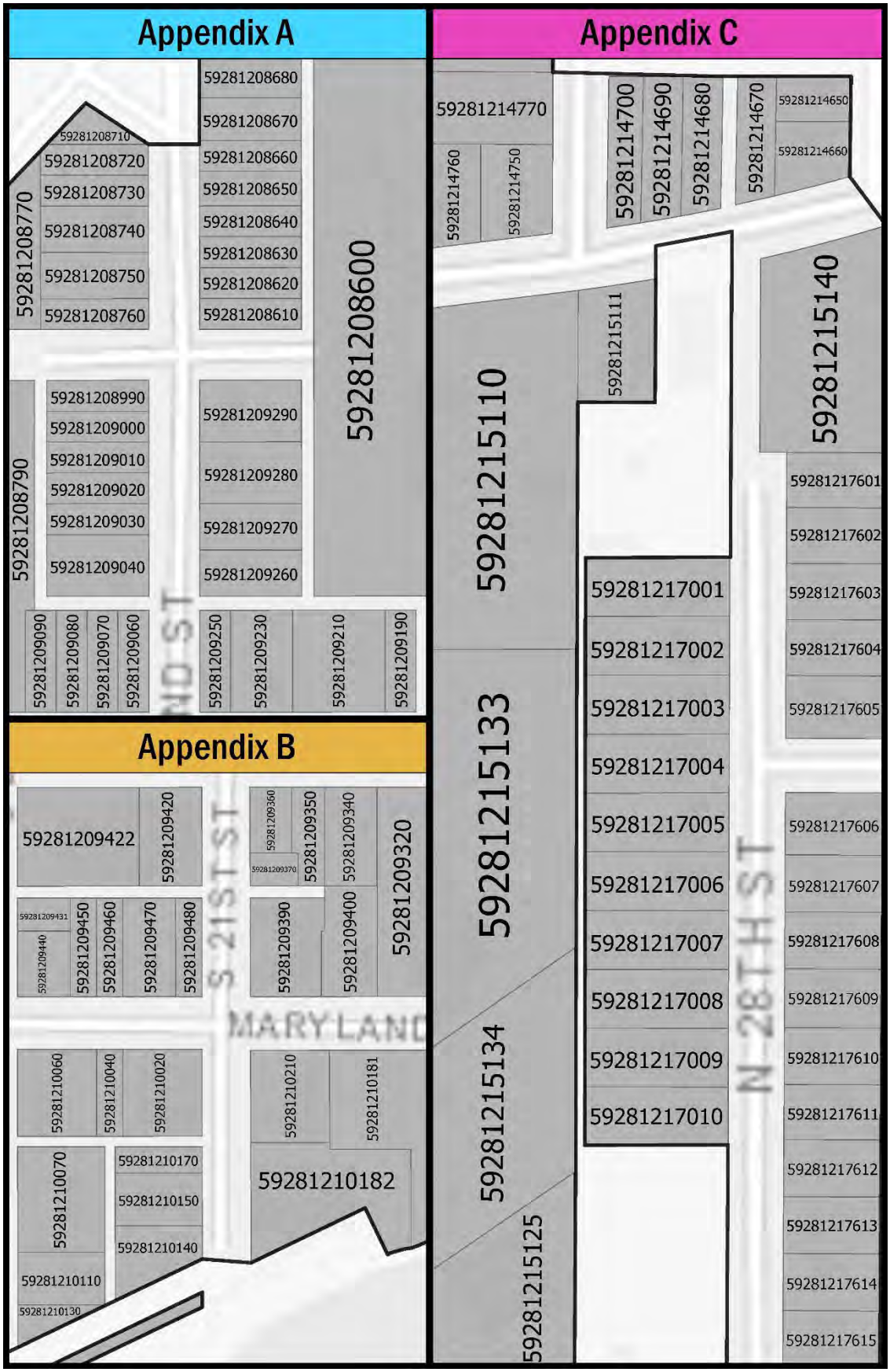
## SECTION 2:
## Preliminary Map of Proposed District Boundary

Maps Found on Following Page.

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

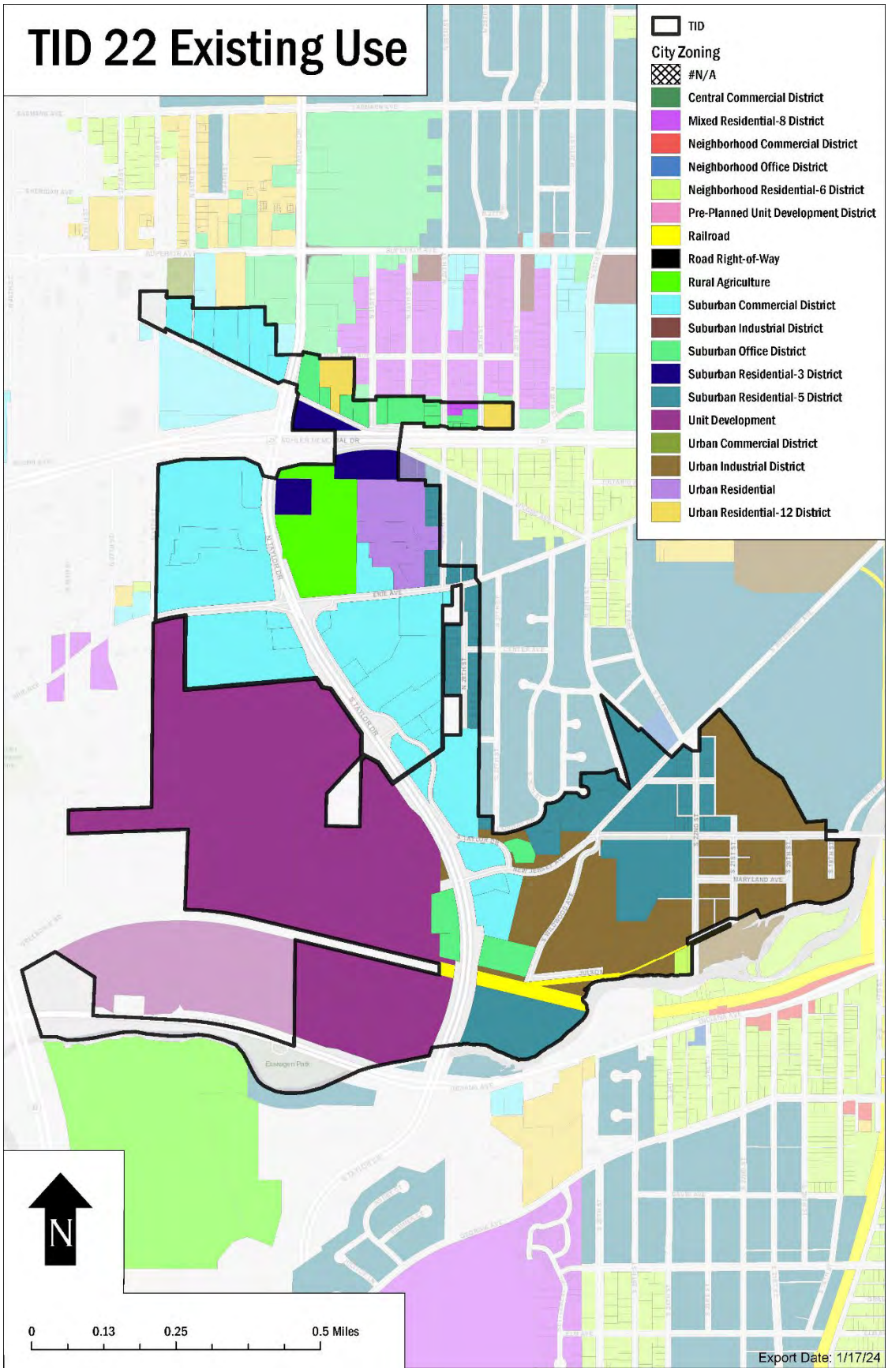

TID 22
TID
TID Parcels
ABC Attached Appendix
A
B
C
N
0
0.13
0.25
0.5 Miles
Export Date: 1/25/24


TID 22
TID
TID Parcels
TID Parcels - Annexed
ABC Attached Appendix
A
B
C
N
0
0.13
0.25
0.5 Miles
Export Date: 1/25/24


Appendix A
59281208770
59281208710
59281208720
59281208730
59281208740
59281208750
59281208760
59281208680
59281208670
59281208660
59281208650
59281208640
59281208630
59281208620
59281208610
59281208600
59281208790
59281208990
59281209000
59281209010
59281209020
59281209030
59281209040
59281209290
59281209280
59281209270
59281209260
59281209090
59281209080
59281209070
59281209060
59281209250
59281209230
59281209210
59281209190
Appendix B
59281209422
59281209420
59281209431
59281209440
59281209450
59281209460
59281209470
59281209480
59281209360
59281209370
59281209350
59281209340
59281209390
59281209400
59281209320
S 21ST ST
MARYLAND
59281210060
59281210040
59281210020
59281210070
59281210170
59281210150
59281210140
59281210110
59281210130
59281210210
59281210181
59281210182
Appendix C
59281214770
59281214760
59281214750
59281214700
59281214690
59281214680
59281214670
59281214650
59281214660
59281215111
59281215140
59281215110
59281215133
59281215134
59281215125
59281217001
59281217002
59281217003
59281217004
59281217005
59281217006
59281217007
59281217008
59281217009
59281217010
59281217601
59281217602
59281217603
59281217604
59281217605
59281217606
59281217607
59281217608
59281217609
59281217610
59281217611
59281217612
59281217613
59281217614
59281217615
N 28TH ST

# SECTION 3:
# Map Showing Existing Uses and Conditions

Map Found on Following Page.


TID 22 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
N
0
0.13
0.25
0.5 Miles
Export Date: 1/17/24

## 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)* |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Parcel Number | Street Address | Owner | Total Acreage | Wetland Acreage | Annexed Post 1/1/04? *...Indicate date* | Land | Imp | Total | Equalized Value Ratio | Land | Imp | Total | Industrial (Zoned and Suitable) | Vacant /Institutional | Commercial/ Business | Existing Residential | Suitable for Mixed Use | Vacant | |
| 59281209070 | 2206 NEW JERSEY AVE | KUECKER, RACHEL | 0.121 | | No | 11,100 | 52,400 | 63,500 | 97.29% | 11,410 | 53,862 | 65,272 | | | | 0.121 | 0.12 | 0.00 | 1 |
| 59281209080 | 2212 NEW JERSEY AVE | DEPIES, JOSHUA | 0.121 | | No | 11,100 | 96,100 | 107,200 | 97.29% | 11,410 | 98,782 | 110,192 | | | | 0.121 | 0.12 | 0.00 | 1 |
| 59281209090 | N/A | DEPIES, JOSHUA | 0.121 | | No | 4,200 | 0 | 4,200 | 97.29% | 4,317 | 0 | 4,317 | | | | 0.121 | 0.12 | 0.12 | X |
| 59281209190 | N/A | CITY OF SHEBOYGAN | 0.121 | | No | 0 | 0 | 0 | 97.29% | 0 | 0 | 0 | | 0.121 | | | 0.12 | | 1 |
| 59281209210 | 2112 NEW JERSEY AVE | DAMROW, DEBORAH S | 0.364 | | No | 19,700 | 85,800 | 105,500 | 97.29% | 20,250 | 88,194 | 108,444 | | | | 0.364 | 0.36 | 0.00 | 1 |
| 59281209230 | 2118 NEW JERSEY AVE | 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 INTERNATION/ | 0.772 | 0.013843 | No | 73,900 | 37,700 | 111,600 | 97.29% | 75,962 | 38,752 | 114,714 | 0.758 | | | | 0.76 | 0.77 | 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

### 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 | |
| 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 |

# 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 | |
| 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.

**Miscellaneous**

***Rail Spur***

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

***Property Tax Payments to Town***

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

***Projects Outside the Tax Increment District***

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

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

### *Professional Service and Organizational Costs*

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

### *Administrative Costs*

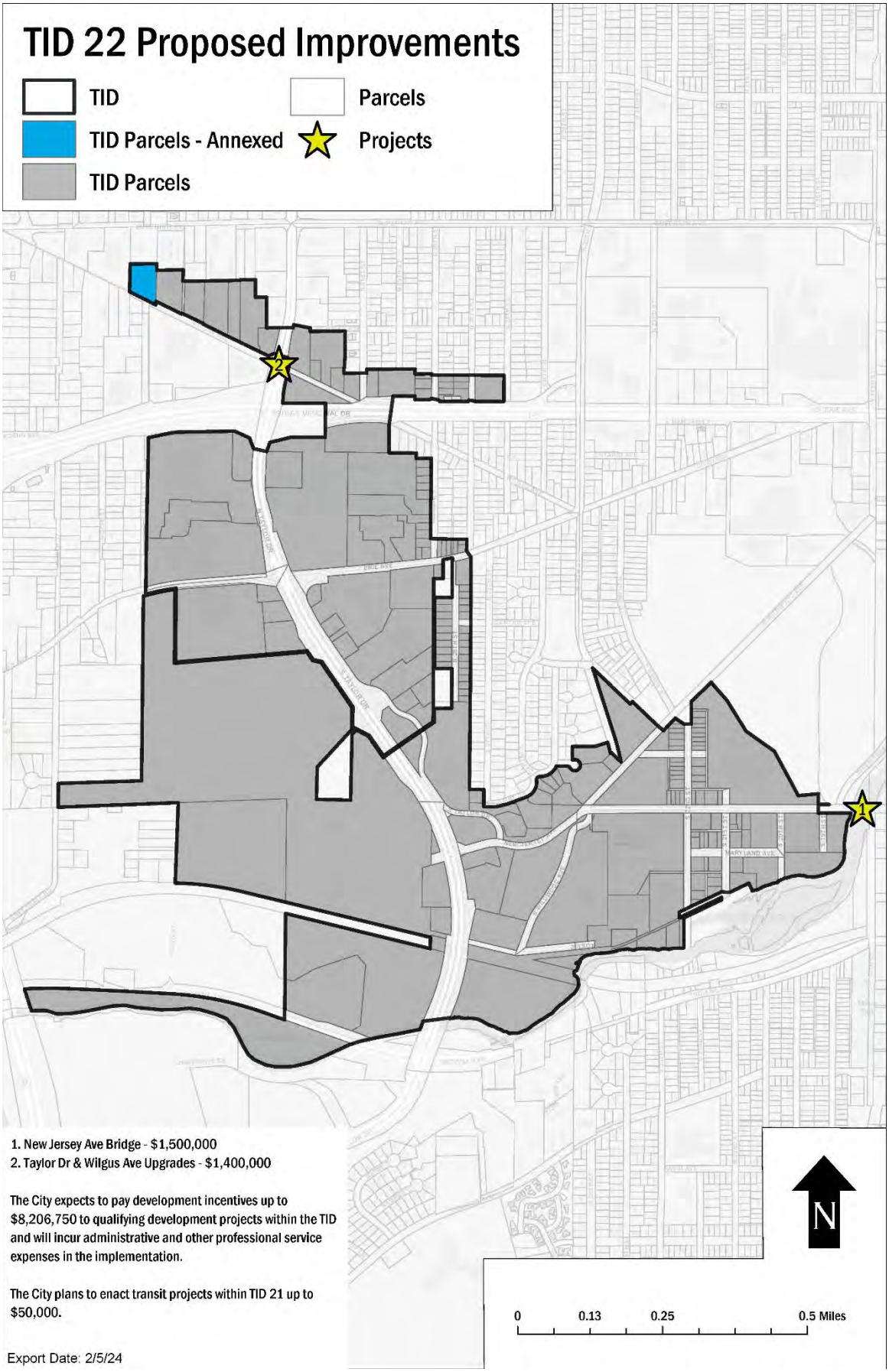
The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by City employees relating to the implementation of the Plan.

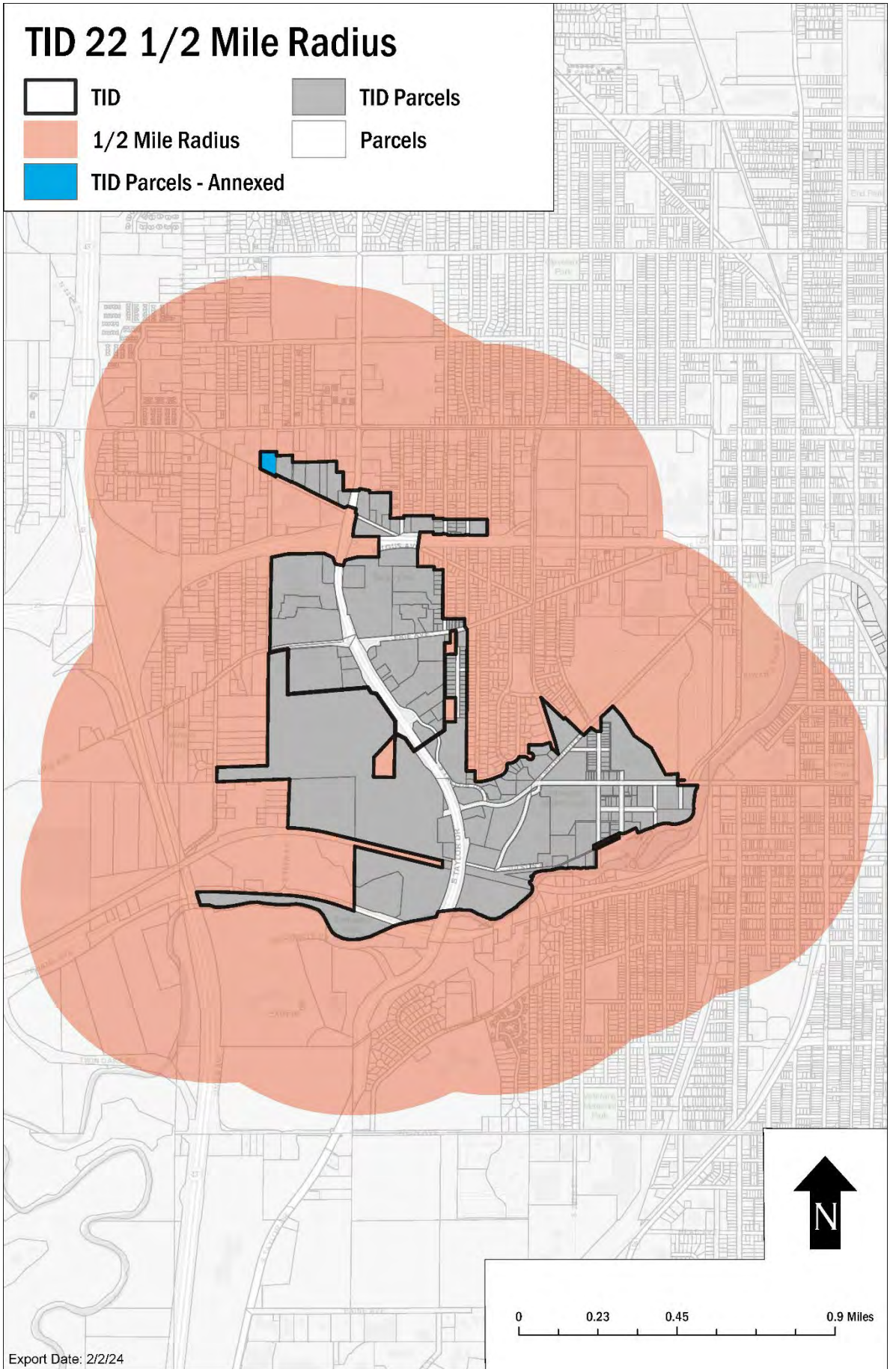
### *Financing Costs*

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

# SECTION 7:
# Map Showing Proposed Improvements and Uses

Maps Found on Following Page.


TID 22 Proposed Improvements
TID
TID Parcels - Annexed
TID Parcels
Parcels
Projects
1. New Jersey Ave Bridge - $1,500,000
2. Taylor Dr & Wilgus Ave Upgrades - $1,400,000
The City expects to pay development incentives up to $8,206,750 to qualifying development projects within the TID and will incur administrative and other professional service expenses in the implementation.
The City plans to enact transit projects within TID 21 up to $50,000.
Export Date: 2/5/24
N
0
0.13
0.25
0.5 Miles


TID 22 1/2 Mile Radius
TID
1/2 Mile Radius
TID Parcels - Annexed
TID Parcels
Parcels
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 | | Base Value | 134,653,672 | |
| District Creation Date | January 1, 2024 | | Appreciation Factor | 0.00% | Apply to Base Value |
| Valuation Date | Jan 1, | 2024 | Base Tax Rate | $17.07 | |
| Max Life (Years) | 20 | | Rate Adjustment Factor | | |
| Expenditure Period/Termination | 15 | 1/1/2039 | | | |
| Revenue Periods/Final Year | 20 | 2045 | | | |
| Extension Eligibility/Years | Yes | 3 | Tax Exempt Discount Rate | 4.00% | |
| Eligible Recipient District | No | | Taxable Discount Rate | 5.50% | |

| | 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 | Totals |
|---|---|---|---|
| Projects | | | |
| Phase I | | 3,255,000 | 3,255,000 |
| Phase II (In Cashflow) | | | 0 |
| Phase III (In Cashflow) | | | 0 |
| Phase IV (In Cashflow) | | | 0 |
| Total Project Funds | | 3,255,000 | 3,255,000 |
| Estimated Finance Related Expenses | | 70,000 | |
| Underwriter Discount | 12.00 | 44,580 | |
| Capitalized Interest | | 297,200 | |
| Total Financing Required | | 3,732,780 | |
| Estimated Interest | 4.00% | (21,700) | |
| Assumed spend down (months) | 2 | | |
| Rounding | | 3,920 | |
| Net Issue Size | | 3,715,000 | 3,715,000 |

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 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: 02/01/25 Principal | 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 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

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

### Zoning Ordinances

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

### Master (Comprehensive) Plan and Map

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

### Building Codes and Ordinances

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

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

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

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

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

## SECTION 15:
## List of Estimated Non-Project Costs

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

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

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

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

Legal Opinion Found on Following Page.

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

[_____], 2024

Mayor
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

40771919_1.DOCX

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

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

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

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.