

February 20, 2024

PROJECT PLAN

City of Sheboygan, Wisconsin

Tax Incremental District No. 21

Downtown, River Front, and Southeast Side



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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	13
Equalized Value Test	24
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District	25
Map Showing Proposed Improvements and Uses	32
Detailed List of Estimated Project Costs	35
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	36
Annexed Property	41
Estimate of Property to Be Devoted to Retail Business	42
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and City Ordinances	43
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	44
How Creation of the Tax Incremental District Promotes the Orderly Development of the City	45
List of Estimated Non-Project Costs	46
Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)	47
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions	49

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

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

AUTHORITY

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

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$69.5M (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs associated with the proposed redevelopment of sites, necessary public infrastructure, development incentives, and administrative costs are detailed on Page 34 of this project plan.

INCREMENTAL VALUATION

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

EXPECTED TERMINATION OF DISTRICT

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

SUMMARY OF FINDINGS

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

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

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

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

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

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

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the City finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District is in need of rehabilitation or conservation work as defined by Wis. Stat. § 66.1337(2m)(a).
5. Based on the foregoing finding, the District is designated as a district in need of rehabilitation or conservation.

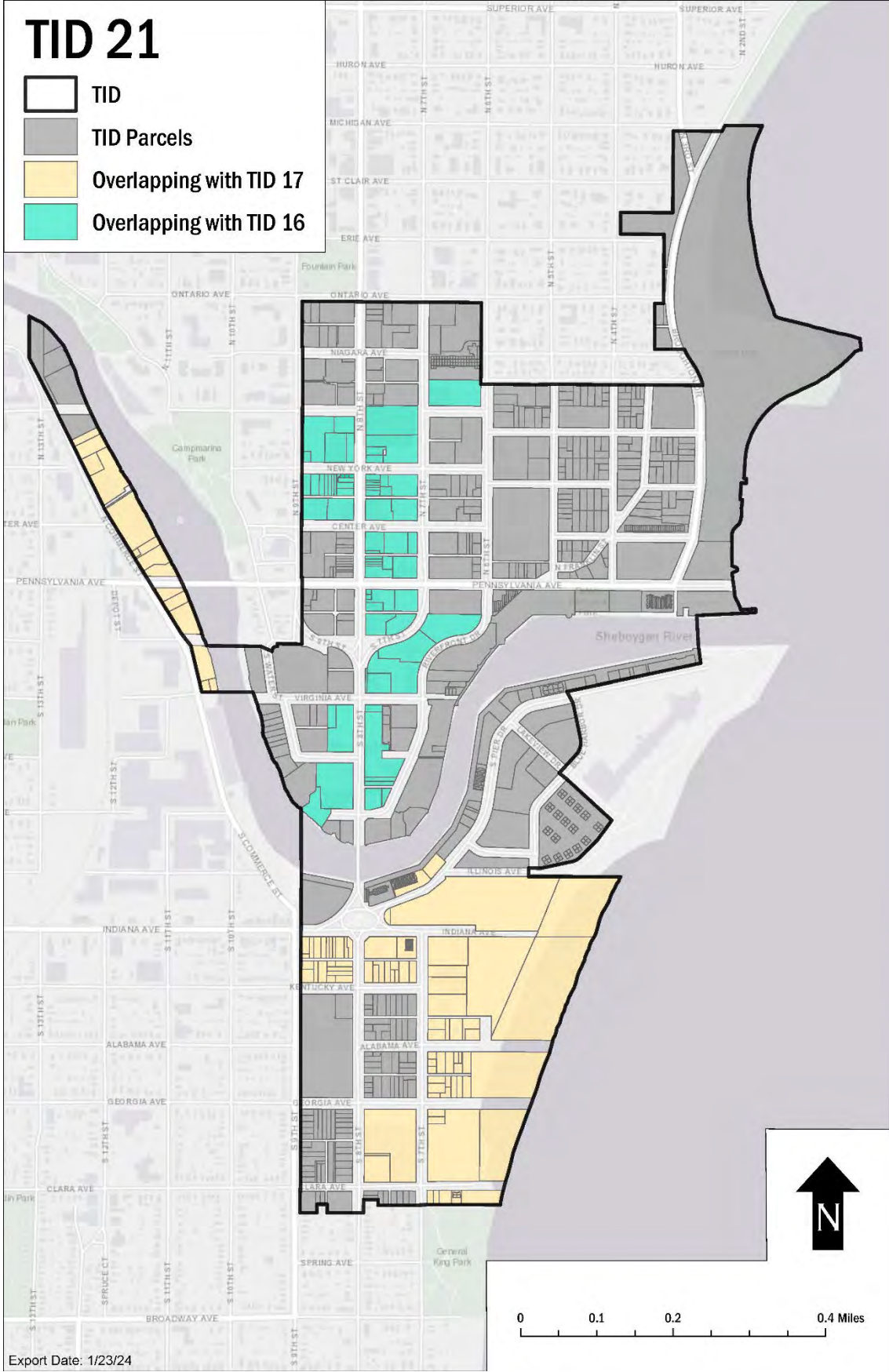
6. The Project Costs relate directly to the rehabilitation or conservation of property and improvements in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all the other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

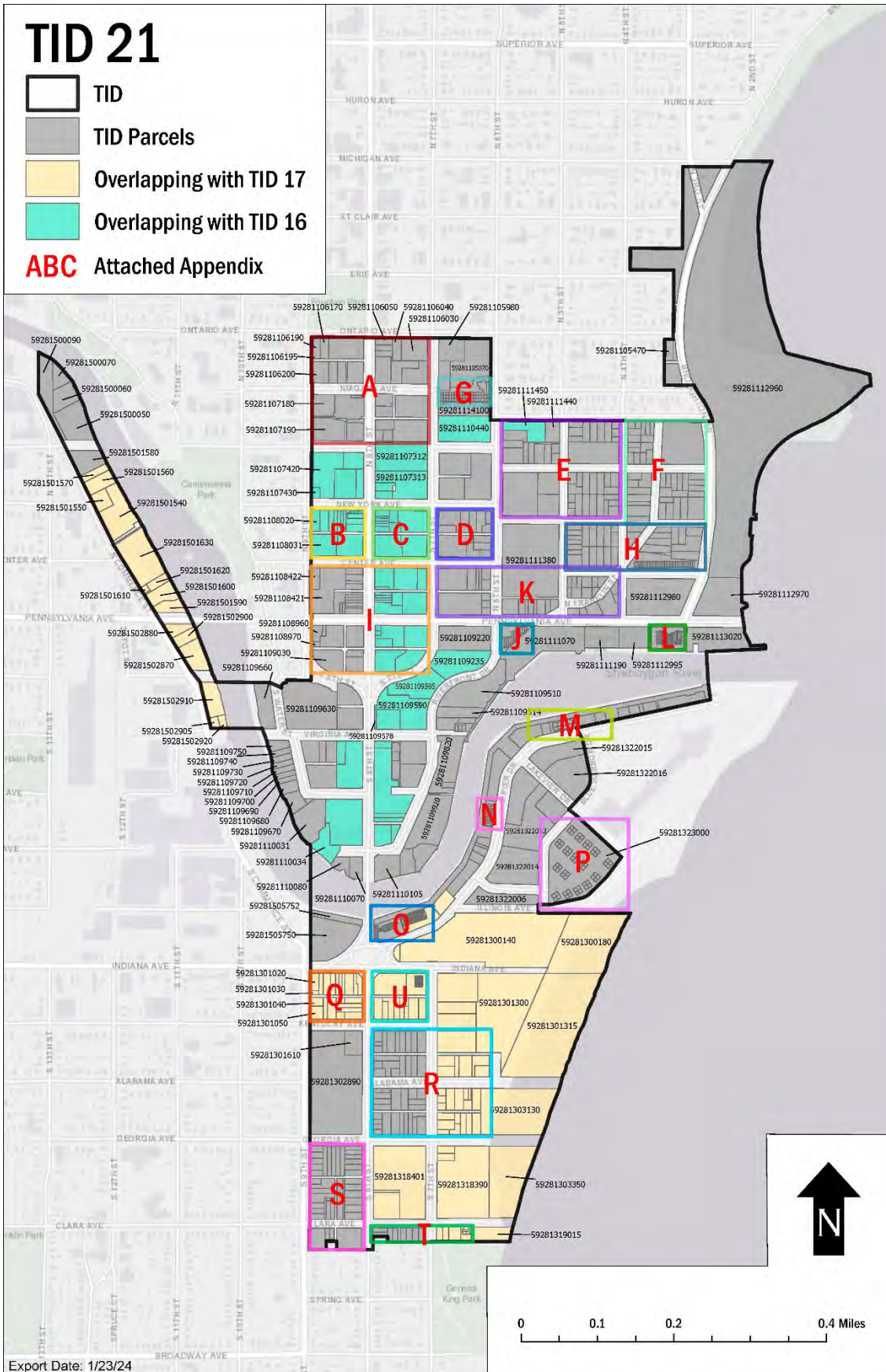
SECTION 2:

Preliminary Map of Proposed District Boundary

Maps Found on Following Page.

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



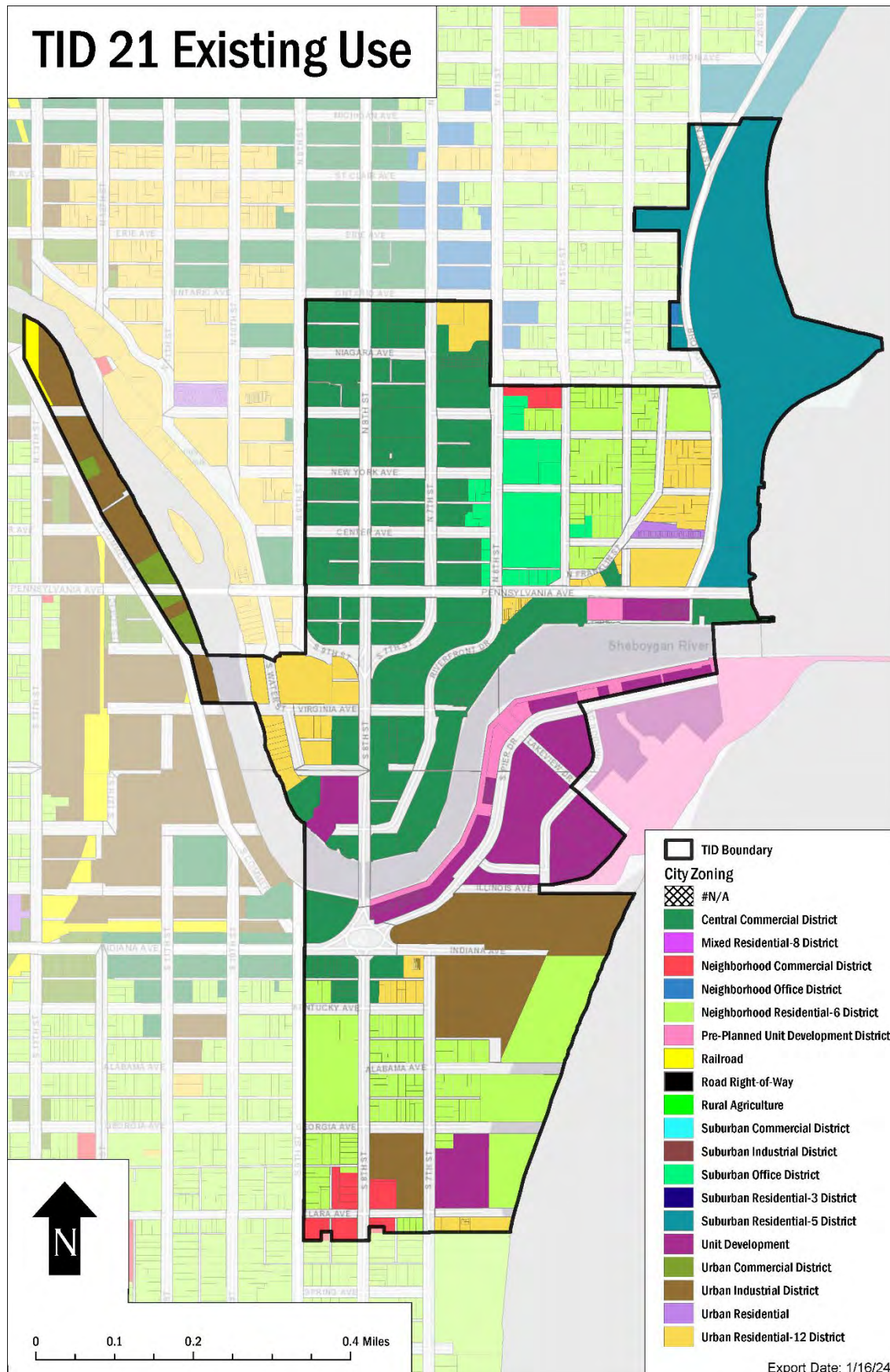


SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.

TID 21 Existing Use



SECTION 4:
Preliminary Parcel List and Analysis

City of Sheboygan, Wisconsin																			Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)
Tax Increment District #21																			
Base Property Information																			
Property Information						Assessment Information			Equalized Value			District Classification					District Classification		
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant
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	0.00	2
59281106110	722 NIAGARA AVE	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.420		No	-	-	-	97.29%	0	0	0		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	0.00	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	0.20	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		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	0.00	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	0.23	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, SAMUELA	0.172		16	52,800	359,800	412,600	97.29%	54,273	369,841	424,114			0.172		0.172	0.00	2
59281107340	701 N 8TH ST	PARK PLACE HOLDINGS LLC	0.144		16	43,700	520,800	564,500	97.29%	44,920	535,334	580,254			0.144		0.144	0.00	2
59281107370	N/A	CITY OF SHEBOYGAN	0.370		16	-	-	-	97.29%	0	0	0		0.370			0.370		X
59281107420	825 WISCONSIN AVE	PARKING UTILITY CITY OF SHEBOYGAN	1.213		16	-	-	-	97.29%	0	0	0		1.213			1.213		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	N/A	CITY OF SHEBOYGAN	0.124		16	-	-	-	97.29%	0	0	0		0.124			0.124		X
59281108010	827 NEW YORK AVE	CITY OF SHEBOYGAN	0.207		16	-	-	-	97.29%	0	0	0		0.207			0.207		X
592811080																			

City of Sheboygan, Wisconsin																							Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)
Tax Increment District #21																							
Base Property Information																							
Property Information						Assessment Information			Equalized Value				District Classification					District Classification					
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant				
59281108410	532 N 8TH ST	TECH HUB LLC	0.124		No	37,800	423,200	461,000	97.29%	38,855	435,010	473,865			0.124		0.124			2			
59281108421	828 PENNSYLVANIA AVE	CITY OF SHEBOYGAN PARKING UTILITY	1.227		No	-	-	-	97.29%	0	0	0			1.227			1.227		X			
59281108422	833 CENTER AVE	SHEBOYGAN COLUMBUS INSTITUTE	0.216		No	-	-	-	97.29%	0	0	0			0.216			0.216		X			
59281108470	818 PENNSYLVANIA AVE	HEARTLAND AFFORDABLE HOUSING - SHEBOYGAN BALZER INC	0.207		No	39,600	290,800	330,400	97.29%	40,705	298,915	339,621			0.207			0.207		2			
59281108500	816 PENNSYLVANIA AVE	KISTNER, ELISA M	0.034		No	10,500	123,800	134,300	97.29%	10,793	127,255	138,048				0.034		0.034		2			
59281108510	814 PENNSYLVANIA AVE	SWANSON, KEVIN R	0.034		No	10,500	61,700	72,200	97.29%	10,793	63,422	74,215					0.034	0.034		2			
59281108530	502 N 8TH ST	502 NORTH 8TH LLC	0.110		No	33,600	390,900	424,500	97.29%	34,538	401,809	436,347				0.110		0.110		2			
59281108550	506 N 8TH ST	NICLA, THOMAS R	0.036		No	10,900	63,700	74,600	97.29%	11,204	65,478	76,682					0.036	0.036		2			
59281108560	508 N 8TH ST	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		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		X			
59281109030	N/A	CITY OF SHEBOYGAN	0.631		No	-	-	-	97.29%	0	0	0		0.631				0.631		X			
59281109070	532 S 8TH ST	SHEB RETAIL LLC	0.281		No	84,400	285,000	369,400	97.29%	86,755	292,954	379,709				0.281		0.281		2			
59281109080	522 S 8TH ST	PESTO LLC W LTD LIABILITY CO	0.130		No	39,500	439,300	478,800	97.29%	40,602	451,560	492,162				0.13		0.130		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		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		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	-	402,631				1.349		1.349		2			
59281109510	539 RIVERFRONT DR	S39 RIVERFRONT LLC	1.716	0.019318	No	371,400	435,600	807,000	97.29%	381,765	447,756	829,521					1.697	1.697		2			
59281109512	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.272		No	-	-	-	97.29%	0	0	0		0.272				0.272		X			
59281109513	635 RIVERFRONT DR	HOLBROOK TRUST	0.105	0.00749	No	48,200	233,500	281,700	97.29%	49,545	240,016	289,561				0.098		0.098		2			
59281109514	631 RIVERFRONT DR	SIMENZ, EILEEN	0.527	0.002308	No	52,900	223,400	276,300	97.29%	54,376	229,634	284,011				0.525		0.525		2			
59281109515	641 RIVERFRONT DR UNIT A	HOLBROOK TRUST	0.026		No	38,900	118,600	157,500	97.29%	39,986	121,910	161,895				0.026		0.026		2			
59281109516	641 RIVERFRONT DR UNIT B	HOLBROOK TRUST	0.026		No	38,900	110,300	149,200	97.29%	39,986	113,378	153,364				0.026		0.026		2			
59281109517	641 RIVERFRONT DR UNIT C	THE BRASS BELL LLC	0.026		No	41,200	182,800	224,000	97.29%	42,350	187,901	230,251				0.026		0.026		2			
59281109518	641 RIVERFRONT DR	HARBORSIDE CONDOMINI	0.073	0.026156	No	-	-	-	97.29%	0	0	0				0.047		0.047		2			
59281109578	N/A	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	0.049		16	-	-	-	97.29%	0	0	0		0.049				0.049		X			
59281109580	621 S 8TH ST	SHEBOYGAN COUNTY CHAMBER OF COMMERCE	0.514		16	134,400	239,300	373,700	97.29%	138,151	245,978	384,129			0.514			0.514		2			
59281109590	615 S 8TH ST	SOUTH PIER FAMILY INVESTMENTS INC	1.370		16	306,600	1,603,200	1,909,800	97.29%	315,156	1,647,941	1,963,097				1.37		1.370		2			
59281109595	610 RIVERFRONT DR	SOUTH PIER FAMILY INVESTMENTS INC	1.148		16	263,700	757,700	1,021,400	97.29%	271,059	778,845	1,049,904				1.148		1.148		2			
59281109610	N/A	CITY OF SHEBOYGAN	0.467		No	-	-	-	97.29%	0	0	0		0.467				0.467		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	5 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			
592811097209																							

City of Sheboygan, Wisconsin																					Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)
Tax Increment District #21																					
Base Property Information																					
Property Information							Assessment Information			Equalized Value				District Classification					District Classification		
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #		Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
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	79,968				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 POINTS 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	No		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		819NE 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				

City of Sheboygan, Wisconsin																				Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)
Tax Increment District #21																				
Base Property Information																				
Property Information						Assessment Information			Equalized Value			District Classification					District Classification			
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? -Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
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	
5928112160	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	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	KOBYLUNSKI, 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	KOBYLUNSKI, 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	7208 BROUGHTON DR	GONZALES, MARY G	0.115		No	7,500	61,100	68,600	97.29%	7,709	62,805	70,514				0.115	0.115		1	
59281112700	724 BROUGHTON DR	7248 LLC	0.104		No	13,400	113,400	126,800	97.29%	13,774	116,565	130,339				0.104	0.104		1	
59281112710	728 BROUGHTON DR	ROSENTHAL RENTAL LLC	0.102		No	13,100	101,200	114,300	97.29%	13,466	104,024	117,490				0.102	0.102		1	
59281112720	732 BROUGHTON DR	HORWITZ, STUART	0.118		No	14,800	216,300	231,100	97.29%	15,213	222,336	237,549				0.118	0.118		1	
59281112730	241 WISCONSIN AVE	HAACK, DONALD W	0.111		No	13,800	85,400	99,200	97.29%	14,185	87,783	101,968				0.111	0.111		1	
59281112740	303 WISCONSIN AVE	ESSENTIAL HOMES LLC	0.103		No	12,900	99,600	112,500	97.29%	13,260	102,380	115,640				0.103	0.103		1	
59281112750	305 WISCONSIN AVE	FOSS, MARIE	0.116		No	12,400	160,100	172,500	97.29%	12,746	164,568	177,314				0.116	0.116		1	
59281112760	309 WISCONSIN AVE	BLACKLOCK, QUENTIN J	0.080		No	11,100	114,700	125,800	97.29%	11,410	117,901	129,311				0.080	0.080		1	
59281112770	311 WISCONSIN AVE	BRUYETTE, ALEXANDER	0.091		No	14,600	128,400	143,000	97.29%	15,007	131,983	146,991				0.091	0.091		2	
59281112780	721 N FRANKLIN ST	VAN RIKEL, JACQUELINE A	0.129		No	12,600	123,500	136,100	97.29%	12,952	126,947	139,898				0.129	0.129		1	
59281112790	N/A	VAN RIKEL, JACQUELINE	0.090		No	4,800	-	4,800	97.29%	4,934	0	4,934				0.090	0.090		1	
59281112800	314 NEW YORK AVE	PATTERSON, TODD A	0.132		No	16,700	92,000	108,700	97.29%	17,166	94,567	111,734				0.132	0.132		1	
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		2	
59281112956	N/A	FOND DU LAC BUILDING	0.068		No	-	-	-	97.29%	0	0	0				0.068		0.068	0.159	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		X
59281112970	214 PENNSYLVANIA AVE	SHEB YACHT CLUB INC	1.769		No	473,400	441,200	914,600	97.29%	486,611	453,513	940,124			1.769		1.769		2	
59281112980	516 BROUGHTON DR	CITY OF SHEBOYGAN MUNICIPAL AUDITORIUM	2.476		No	-	-	-	97.29%	0	0	0		2.476				2.476		X
59281112995	N/A	400 RIVERVIEW LLC	0.754	</																

City of Sheboygan, Wisconsin																				Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Underdeveloped = Class 5, Ag Forest = Class 6, Forest = Class 7 & Exempt = X)
Tax Increment District #21																				
Base Property Information																				
Property Information						Assessment Information			Equalized Value				District Classification					District Classification		
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ..Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
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	ALTENDAH, 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	YOUNG, 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, EUDA	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	KOHLIS, 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													

City of Sheboygan, Wisconsin																					Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Underdeveloped = Class 5, Ag Forest = Class 6, Forest = Class 7 & Exempt = X)
Tax Increment District #21																					
Base Property Information																					
Property Information						Assessment Information				Equalized Value				District Classification					District Classification		
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ..Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant		
59281301080	816 KENTUCKY AVE	FOREST APARTMENTS LLC	0.069		17	7,600	73,500	81,100	97.29%	7,812	75,551	83,363				0.069	0.069			1	
59281301090	N/A	RANIERI INVESTMENT GROUP LLC	0.055		17	5,900	4,300	10,200	97.29%	6,065	4,420	10,485			0.055		0.055			2	
59281301100	1132 S 8TH ST	M LAPLANT CONTRACTORS LLC	0.138		17	23,700	158,500	182,200	97.29%	24,361	162,923	187,285			0.138		0.138			2	
59281301110	1126 S 8TH ST	RANIERI INVESTMENT GROUP LLC	0.124		17	7,800	68,500	76,300	97.29%	8,018	70,412	78,429				0.124	0.124			1	
59281301120	1122 S 8TH ST	RANIERI INVESTMENT GROUP LLC	0.124		17	7,800	53,800	61,600	97.29%	8,018	55,301	63,319				0.124	0.124			1	
59281301130	1120 S 8TH ST	ROCK CONTRACTING LLC	0.110		17	7,900	61,200	69,100	97.29%	8,120	62,908	71,028				0.110	0.110			1	
59281301160	N/A	BLUE WATER CONDOMINIUM OWNERS COMMON AREA	0.370		17	-	-	-	97.29%	0	0	0				0.370	0.370			1	
59281301161	1106 S 7TH ST UNIT 1	JMI LLC	0.009		17	5,000	100,700	105,700	97.29%	5,140	103,510	108,650				0.009	0.009			1	
59281301162	1106 S 7TH ST UNIT 2	JMI LLC	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301163	1106 S 7TH ST UNIT 3	JMI LLC	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301164	1106 S 7TH ST UNIT 4	9TH PROPERTIES LLC	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301165	1106 S 7TH ST UNIT 5	PLAVSIC, RUKIA	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301166	1106 S 7TH ST UNIT 6	SPATT, KURT A	0.009		17	5,000	100,700	105,700	97.29%	5,140	103,510	108,650				0.009	0.009			1	
59281301167	1106 S 7TH ST UNIT 7	DUROW, LEONARD G	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301168	1106 S 7TH ST UNIT 8	BOYD, MELANIE	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301169	1106 S 7TH ST UNIT 9	KRUEGER, PAUL R	0.009		17	5,000	100,700	105,700	97.29%	5,140	103,510	108,650				0.009	0.009			1	
59281301170	1106 S 7TH ST UNIT 10	JEFFREY H. HIGH AND PEGGY A. BOERMAN REVOCABLE TRUST DATED O	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301171	1106 S 7TH ST UNIT 11	LOFFE REVOCABLE LIVING TRUST	0.009		17	5,000	91,900	96,900	97.29%	5,140	94,465	99,604				0.009	0.009			1	
59281301180	725 INDIANA AVE	UISEC 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			2	
59281301300	N/A	NEW MIDWEST PROPERTIES LLC	4.528		17	429,500	-	429,500	97.29%	441,486	0	441,486			4.528		4.528			2	
59281301305	1133 S 7TH ST	B & B PARTNERSHIP	0.738		17	89,200	452,400	541,600	97.29%	91,689	465,025	556,714			0.738		0.738			2	
59281301306	1127 S 7TH ST	SHEBOYGAN COUNTY TREASURER	0.492		17	-	-	-	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	GILPSKY, JOHN G	0.207		17	14,000	71,500	85,500	97.29%	14,391	73,495	87,886				0.207	0.207			1	
59281301350	1229 S 7TH ST	GRECH, ALEX W	0.207		17	36,000	228,800	264,800	97.29%	37,005	235,185	272,190				0.207	0.207			2	
59281301360	624 ALABAMA AVE	JONES, REKHA A	0.103		17	18,200	147,700	165,900	97.29%	18,708	151,822	170,530				0.103	0.103			1	
59281301370	618 ALABAMA AVE	SCHARRER, WILMA	0.310		17	55,600	282,700	338,300	97.29%	57,152	290,589	347,741				0.310	0.310			1	
59281301380	ALABAMA AVE	CONNELLY, JOHN	0.230		17	88,500	-	88,500	97.29%	90,970	0	90,970				0.230	0.230			1	
59281301390	606 ALABAMA AVE	CONNELLY, JOHN	0.184		17	78,200	377,400	455,600	97.29%	80,382	387,932	468,314				0.184	0.184			1	
59281301400	1208 S 7TH ST	CITY OF SHEBOYGAN SEWAGE PUMPING STATION	0.207		No	-	-	-	97.29%	0	0	0		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	SCHANNON, 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	1																				

City of Sheboygan, Wisconsin																				Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class SM, Forest = Class 6, Other = Class 7 & Exempt = X)	
Tax Increment District #21																					
Base Property Information																					
Property Information						Assessment Information				Equalized Value				District Classification					District Classification		
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ..Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant		
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			0.207	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	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	REINERKE 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	REINERKE 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	3.350	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					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, TON	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	70,526	82,244				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			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				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			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	HILBEINK, JOSHUA S 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															

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Tax Increment District #21																				
Base Property Information																				
Property Information						Assessment Information			Equalized Value				District Classification					District Classification		
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ..Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant	
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	OBEDAT, 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	RI 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	OTO 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	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 BEACHFRONT DR	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			

City of Sheboygan, Wisconsin																			Assessment Roll Classification? (Residential = Class 1, Commercial = Class 2, Manufacturing = Class 3, Ag = Class 4, Undeveloped = Class 5, Ag Forest = Class 5M, Forest = Class 6, Other = Class 7 & Exempt = X)		
Tax Increment District #21																					
Base Property Information																					
Property Information						Assessment Information			Equalized Value				District Classification					District Classification			
Parcel Number	Street Address	Owner	Total Acreage	Wetland Acreage	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)	Vacant/ Institutional	Commercial/ Business	Existing Residential	Suitable for Mixed Use	Rehab/ Conservation	Vacant		
59281323512	514A SOUTH PIER DR UNIT 2	ALTMAYER, DANIEL J	0.025		No	18,800	308,700	327,500	97.29%	19,325	317,315	336,640				0.025	0.025		1		
59281323513	514A SOUTH PIER DR UNIT 3	PAJA RENTALS LLC	0.024		No	18,800	298,000	316,800	97.29%	19,325	306,316	325,641				0.024	0.024		1		
59281323514	514A SOUTH PIER DR UNIT 4	PAJA RENTALS LLC	0.024		No	18,800	338,100	356,900	97.29%	19,325	347,535	366,860				0.024	0.024		1		
59281323515	524 SOUTH PIER DR	SPARTACUS PROPERTIES LLC	0.021		No	19,500	139,500	159,000	97.29%	20,044	143,393	163,437			0.021		0.021		2		
59281323516	522 SOUTH PIER DR	DOMINGUEZ, DAN	0.023		No	19,500	122,600	142,100	97.29%	20,044	126,021	146,066			0.023		0.023		2		
59281323517	518 SOUTH PIER DR	SOUTH PIER HOSPITALITY GROUP LLC	0.022		No	19,500	148,800	168,300	97.29%	20,044	152,953	172,997			0.022		0.022		2		
59281323639	N/A	CENTRAL PIER CONDOMINIUM	0.101		No	-	-	-	97.29%	0	0	0				0.101	0.101	0.101		2	
59281323640	640 SOUTH PIER DR	HEITZMANN ENTERPRISES LLC	0.019		No	13,500	117,800	131,300	97.29%	13,877	121,087	134,964			0.019		0.019	0.101		2	
59281323642	644 SOUTH PIER DR	CMEINVEST LLC	0.017		No	13,500	59,100	72,600	97.29%	13,877	60,749	74,626			0.017		0.017			2	
59281323646	646 SOUTH PIER DR	CMEINVEST LLC	0.014		No	13,500	52,500	66,000	97.29%	13,877	53,965	67,842			0.014		0.014			2	
59281323651	650 SOUTH PIER DR	BKCC LLC	0.010		No	12,400	301,800	314,200	97.29%	12,746	310,222	322,968				0.010	0.010			1	
59281323652	650 SOUTH PIER DR	BKCC LLC	0.015		No	12,400	204,200	216,600	97.29%	12,746	209,899	222,645				0.015	0.015			1	
59281323653	650 SOUTH PIER DR	FISCHER, TRACI J	0.017		No	12,400	268,200	280,600	97.29%	12,746	275,685	288,431				0.017	0.017			1	
59281323654	650 SOUTH PIER DR	MCDONOUGH, DAN	0.017		No	6,400	113,000	119,400	97.29%	6,579	116,154	122,732				0.017	0.017			1	
59281323655	650 SOUTH PIER DR	MOSCHWARZ LLC	0.015		No	7,500	86,400	93,900	97.29%	7,709	88,811	96,520				0.015	0.015			1	
59281323656	650 SOUTH PIER DR	MOSCHWARZ LLC	0.010		No	12,400	210,400	222,800	97.29%	12,746	216,272	229,018				0.010	0.010			1	
59281323657	650 SOUTH PIER DR	SCHNELL, WILLIAM R	0.014		No	12,400	288,800	301,200	97.29%	12,746	296,860	309,606				0.014	0.014			1	
59281323658	650A SOUTH PIER DR	MEYER, RANDALL W	0.017		No	12,400	230,500	242,900	97.29%	12,746	236,933	249,679				0.017	0.017			1	
59281323659	652 SOUTH PIER DR	CMEINVEST LLC	0.019		No	13,500	73,600	87,100	97.29%	13,877	75,654	89,531			0.019		0.019			2	
59281505750	820 INDIANA AVE	HH2 PROPERTIES LLC	1.792		No	485,900	670,900	1,156,800	97.29%	499,460	689,623	1,189,083			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 TSIIOULOS	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	
49281112480	823 N 4TH ST	RYAN VOLGMANN	0.097		No	10,400	80,100	90,500	97.29%</												

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.

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.

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.

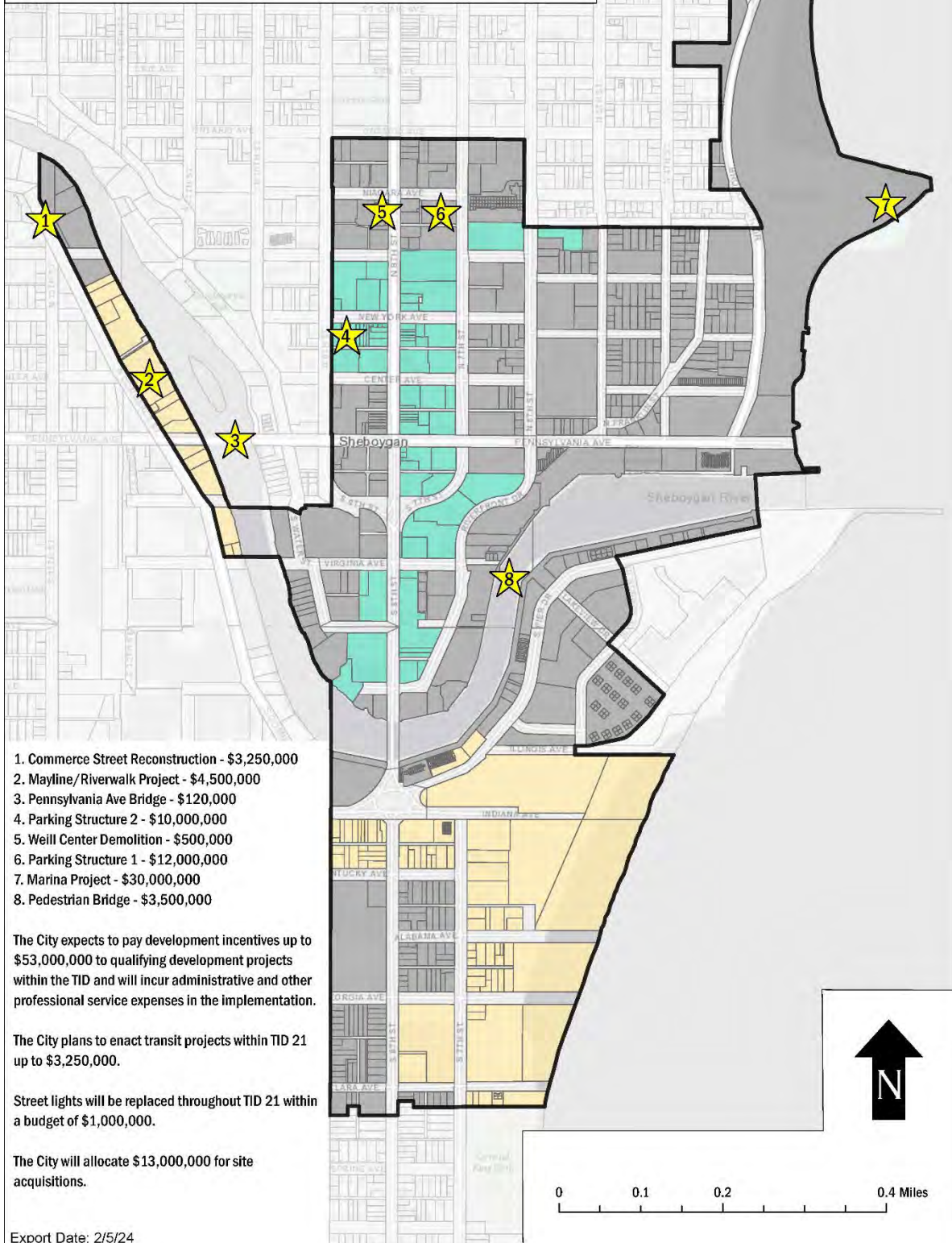
SECTION 7:

Map Showing Proposed Improvements and Uses

Maps Found on Following Page.

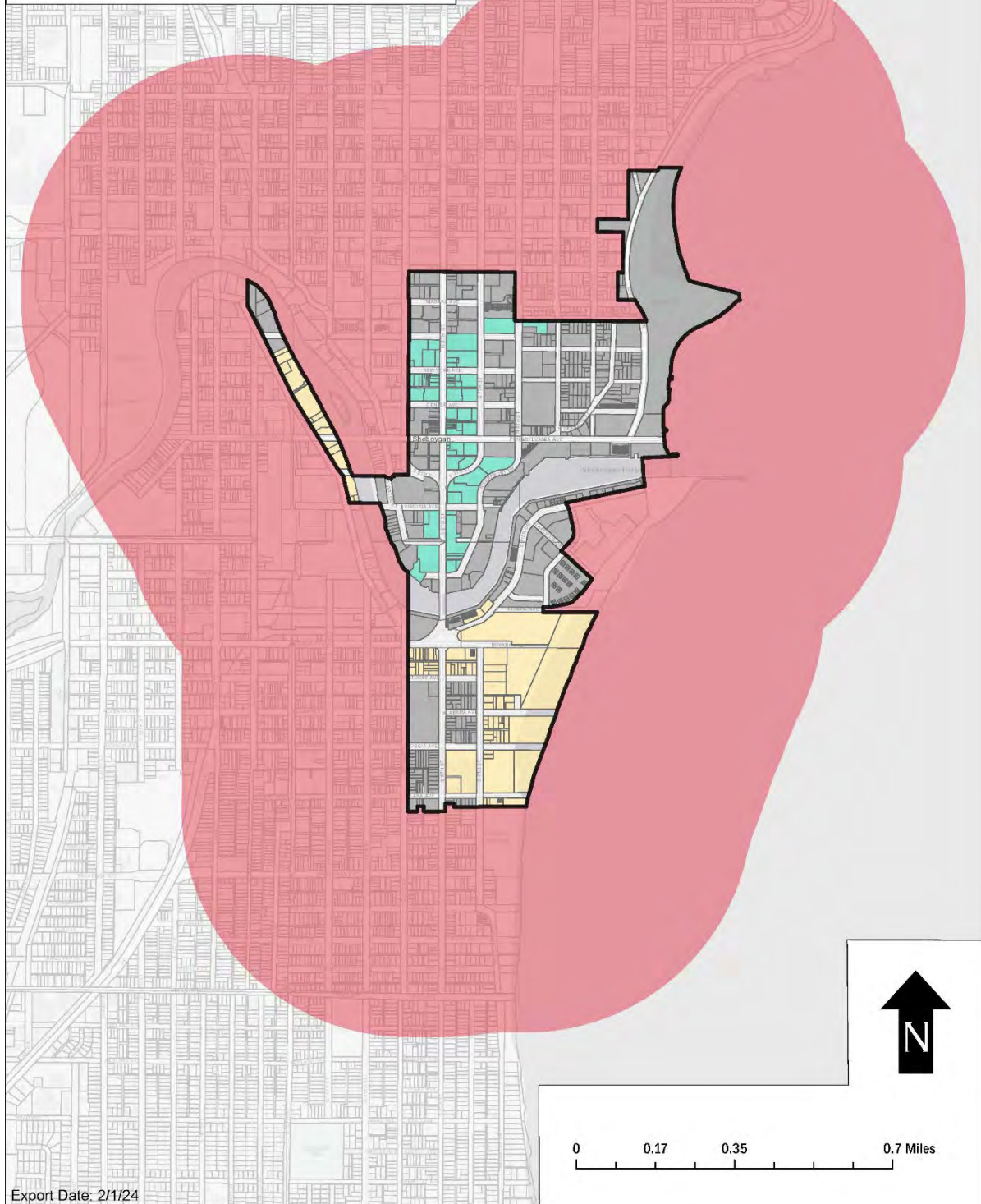
TID 21 Proposed Improvements

- ★ Projects
- TID
- Parcels
- Overlapping with TID 16
- Overlapping with TID 17
- TID Parcels



TID 21 1/2 Mile Radius

- TID
- 1/2 Mile Radius
- Overlapping with TID 16
- Overlapping with TID 17
- TID Parcels
- Parcels



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						0
9	South Point Land Purchases		10,000,000				10,000,000
10	Mayline River Walk/Shoreline Restoration	1,500,000					1,500,000
11	Weil Center Site Demo	500,000					500,000
12	Marina Project		17,500,000				17,500,000
13	Penn Ave. Bridge	120,000					120,000
14	City Costs (Reimbursements)	250,000	250,000	300,000	300,000	300,000	1,400,000
15	Street Lights (Place Making)	1,000,000					
16	Commerce Street Reconstruction	3,250,000					
Total Projects		25,120,000	27,750,000	10,300,000	300,000	10,300,000	69,520,000

Notes:

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

Note 2 Estimates are provided in the Cashflow. The known incentives are estimated to be \$19M but additional incentives up to another \$35M may be needed to support additional redevelopment efforts within the TID boundary.

SECTION 9:

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

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

Key Assumptions

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

Table 1 - Development Assumptions

City of Sheboygan, Wisconsin

Tax Increment District #21

Development Assumptions

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

Notes:

Table 2 – Tax Increment Projection Worksheet

City of Sheboygan, Wisconsin

Tax Increment District #21

Tax Increment Projection Worksheet

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

Construction		Valuation	Inflation	Total	Revenue	Tax		Tax Exempt	
Year	Value Added	Year	Increment	Increment	Year	Tax Rate	Increment	NPV	Taxable NPV
								Calculation	Calculation
1	2024	29,500,000	2025	0	29,500,000	2026	\$17.07	503,513	447,621
2	2025	73,000,000	2026	590,000	103,090,000	2027	\$16.90	1,741,969	1,936,664
3	2026	64,000,000	2027	2,061,800	169,151,800	2028	\$16.73	2,829,670	4,262,446
4	2027	32,000,000	2028	3,383,036	204,534,836	2029	\$16.56	3,387,362	6,939,528
5	2028	0	2029	4,090,697	208,625,533	2030	\$16.40	3,420,558	9,538,871
6	2029	40,000,000	2030	4,172,511	252,798,043	2031	\$16.23	4,103,349	12,537,147
7	2030	60,000,000	2031	5,055,961	317,854,004	2032	\$16.07	5,107,726	16,125,768
8	2031	30,000,000	2032	6,357,080	354,211,084	2033	\$15.91	5,635,043	19,932,601
9	2032	0	2033	7,084,222	361,295,306	2034	\$15.75	5,690,267	23,628,890
10	2033	0	2034	7,225,906	368,521,212	2035	\$15.59	5,746,031	27,217,844
11	2034	0	2035	7,370,424	375,891,636	2036	\$15.44	5,802,342	30,702,580
12	2035	0	2036	7,517,833	383,409,469	2037	\$15.28	5,859,205	34,086,126
13	2036	0	2037	7,668,189	391,077,658	2038	\$15.13	5,916,626	37,371,418
14	2037	0	2038	7,821,553	398,899,212	2039	\$14.98	5,974,608	40,561,310
15	2038	0	2039	7,977,984	406,877,196	2040	\$14.83	6,033,160	43,658,573
16	2039	0	2040	8,137,544	415,014,740	2041	\$14.68	6,092,285	46,665,896
17	2040	0	2041	8,300,295	423,315,035	2042	\$14.53	6,151,989	49,585,891
18	2041	0	2042	8,466,301	431,781,335	2043	\$14.39	6,212,278	52,421,093
19	2042	0	2043	8,635,627	440,416,962	2044	\$14.24	6,273,159	55,173,966
20	2043	0	2044	8,808,339	449,225,301	2045	\$14.10	6,334,636	57,846,900
21	2044	0	2045	8,984,506	458,209,807	2046	\$13.96	6,396,715	62,859,904
22	2045	0	2046	9,164,196	467,374,003	2047	\$13.82	6,459,403	65,480,654
23	2046	0	2047	9,347,480	476,721,483	2048	\$13.68	6,522,705	68,025,302
24	2047	0	2048	9,534,430	486,255,913	2049	\$13.55	6,586,628	70,496,056
25	2048	0	2049	9,725,118	495,981,031	2050	\$13.41	6,651,177	72,895,064
26	2049	0	2050	9,919,621	505,900,652	2051	\$13.28	6,716,358	75,224,408
27	2050	0	2051	10,118,013	516,018,665	2052	\$13.14	6,782,178	77,486,112
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		G.O. Promissory Note 2030		G.O. Bond 2035		G.O. Promissory Note 2045		Totals
Projects									
Phase I	25,120,000								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		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	354,480	12.00	132,600	10.00	104,550	
Capitalized Interest	2,216,000		1,477,000		552,750				
Total Financing Required	27,962,900		29,905,480		11,166,350		10,573,550		
Estimated Interest	4.25%	(266,900)	4.00%	(370,000)	3.50%	(120,167)	3.50%	(120,167)	
Assumed spend down (months)	3		4		4		4		
Rounding	4,000		4,520		3,817		1,617		
Net Issue Size	27,700,000		29,540,000		11,050,000		10,455,000		78,745,000
Notes:									

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

Table 4 - Cash Flow

City of Sheboygan, Wisconsin

Tax Increment District #21

Cash Flow Projection

Year	Projected Revenues					Expenditures															Balances			Year		
	Tax Increments	TID Revenue Sharing TID 22	TID Rev. Sharing TID 24	Cap Interest	Total Revenues	G.O. Promissory Note 27,700,000			G.O. Promissory Note 29,540,000			G.O. Bond 11,050,000			G.O. Promissory Note 10,455,000			Kite Beach MRO Payment \$8M	Mayline MRO Payment \$10.8M	Hotel MRO Payment \$375K	Admin.	Total Expenditures	Principal			
						Dated Date: Principal	10/01/25 Est. Rate	Interest	Dated Date: Principal	10/01/30 Est. Rate	Interest	Dated Date: Principal	10/01/35 Est. Rate	Interest	Dated Date: Principal	10/01/40 Est. Rate	Interest	75% of Increment	75% of Increment	75% of Increment			Annual		Cumulative	Outstanding
2024					0																	0	0	0	2024	
2025					0																	0	0	0	2025	
2026	503,513			1,108,000	1,611,513		4.00%	1,108,000											512,047	691,264	32,003	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	1,477,000	5,600,349	1,550,000	4.00%	1,018,000	250,000	5.00%	1,477,000							512,047	691,264	32,003	16,561	5,546,875	53,474	1,455,230	2031	
2032	5,107,726	0	20,000		5,127,726	1,200,000	4.00%	956,000	250,000	5.00%	1,464,500							512,047	691,264	32,003	16,892	5,122,706	5,020	1,460,249	2032	
2033	5,635,043	0	20,000		5,655,043	1,750,000	4.00%	908,000	250,000	5.00%	1,452,000							512,047	691,264	32,003	17,230	5,612,544	42,499	1,502,749	2033	
2034	5,690,267	0	20,000		5,710,267	1,900,000	4.00%	838,000	250,000	5.00%	1,439,500							512,047	691,264	32,003	17,575	5,680,389	29,878	1,532,626	2034	
2035	5,746,031	0	20,000	552,750	6,318,781	2,000,000	4.00%	762,000	250,000	5.00%	1,427,000		5.00%	552,750				512,047	691,264	32,003	17,926	6,244,990	73,791	1,606,417	2035	
2036	5,802,342	0	20,000		5,822,342	1,650,000	4.00%	682,000	250,000	5.00%	1,414,500		5.00%	552,750				512,047	691,264	32,003	18,285	5,802,849	19,494	1,625,911	2036	
2037	5,859,205	0	20,000		5,879,205	1,800,000	4.00%	616,000	250,000	5.00%	1,402,000		5.00%	552,750				512,047	691,264	32,003	18,651	5,874,714	4,491	1,630,402	2037	
2038	5,916,626	50,000	20,000		5,986,626	1,925,000	4.00%	544,000	250,000	5.00%	1,389,500	100,000	5.00%	552,750				512,047	691,264	22,968	19,024	6,006,553	(19,927)	1,610,475	2038	
2039	5,974,608	50,000	20,000		6,044,608	2,075,000	4.00%	467,000	250,000	5.00%	1,377,000	100,000	5.00%	547,750				512,047	691,264		19,404	6,039,465	5,143	1,615,618	2039	
2040	6,033,160	50,000	20,000		6,103,160	1,800,000	4.00%	384,000	250,000	5.00%	1,364,500	100,000	5.00%	542,750		5.00%	522,750	512,047	691,264		19,792	6,187,103	(83,943)	1,531,675	2040	
2041	6,092,285	50,000	20,000		6,162,285	2,300,000	4.00%	312,000	250,000	5.00%	1,352,000	100,000	5.00%	537,750		5.00%	522,750	512,047	691,264		20,188	6,597,999	(435,714)	1,095,960	2041	
2042	6,151,989	125,000	100,000		6,376,989	2,750,000	4.00%	220,000	875,000	5.00%	1,339,500	100,000	5.00%	532,750		5.00%	522,750	319,292	431,044		20,592	7,110,928	(733,939)	362,021	2042	
2043	6,212,278	250,000	100,000		6,562,278	2,750,000	4.00%	110,000	1,225,000	5.00%	1,295,750	100,000	5.00%	527,750		5.00%	522,750				21,004	6,552,254	10,025	372,046	2043	
2044	6,273,159	200,000	100,000		6,573,159				3,250,000	5.00%	1,234,500	700,000	5.00%	522,750	250,000	5.00%	522,750				21,424	6,501,424	71,735	443,781	2044	
2045	6,334,636	725,000	100,000		7,159,636				3,690,000	5.00%	1,072,000	700,000	5.00%	487,750	250,000	5.00%	510,250				21,852	6,731,852	427,784	871,565	2045	
2046	6,396,715		100,000		6,496,715				3,550,000	5.00%	887,500	760,000	5.00%	452,750	250,000	5.00%	497,750				22,289	6,420,289	76,426	947,991	2046	
2047	6,459,403		100,000		6,559,403				3,550,000	5.00%	710,000	1,000,000	5.00%	414,750	250,000	5.00%	485,250				22,735	6,432,735	126,668	1,074,659	2047	
2048	6,522,705		100,000		6,622,705				3,550,000	5.00%	532,500	1,000,000	5.00%	364,750	500,000	5.00%	472,750				23,190	6,443,190	179,515	1,254,174	2048	
2049	6,586,628		100,000		6,686,628				3,500,000	5.00%	355,000	1,000,000	5.00%	314,750	1,000,000	5.00%	447,750				23,653	6,641,153	45,474	1,299,649	2049	
2050	6,651,177		100,000		6,751,177				3,600,000	5.00%	180,000	1,245,000	5.00%	264,750	1,000,000	5.00%	397,750				24,127	6,711,627	39,550	1,339,199	2050	
2051	6,716,358		100,000		6,816,358							2,000,000	5.00%	202,500	3,355,000	5.00%	347,750				24,609	5,929,859	886,499	2,225,698	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	3,155,376	2052	
Total	144,930,940	1,500,000	1,400,000	4,245,750	152,076,690	27,700,000		13,305,000	29,540,000		23,166,250	11,055,000		8,027,000	10,455,000		5,953,000	8,000,000	10,800,000	375,000	545,064	148,921,314			Total	
Notes:																										
Projected TID Closure																										

SECTION 10:

Annexed Property

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

SECTION 11:

Estimate of Property to Be Devoted to Retail Business

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

SECTION 12:

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

Zoning Ordinances

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

Master (Comprehensive) Plan and Map

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

Building Codes and Ordinances

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

SECTION 13:

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

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

SECTION 14:

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

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

SECTION 15:

List of Estimated Non-Project Costs

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

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

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

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

Legal Opinion Found on Following Page.

TAGLaw International Lawyers

Brion T. Winters
Direct Telephone
414-287-1561
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[_____] , 2024

Mayor
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

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

Dear Mayor:

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

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

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

Very truly yours,

von BRIESEN & ROPER, s.c.

Brion T. Winters

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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				
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 requirements of Wisconsin Statute 66.1105(4)(i)4.						