

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR FINANCE COMMITTEE CONSIDERATION

ITEM DESCRIPTION: RO 235-16-17 (Agenda Item 3.1): Petition for direct annexation by unanimous approval for property located at 3009 North 15th Street, in the Town of Sheboygan and GEN ORD 44-16-17 (Agenda Item 3.2): Ordinance annexing territory in the Town of Sheboygan to the City of Sheboygan.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: March 9, 2017

MEETING DATE: March 13, 2017

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

James Kisiolek owns the property located at 3009 North 15th Street. Mr. Kisiolek has petitioned the City to annex this property to obtain city water as the well at this property has gone bad. There are two tenants living in this property with ADA issues and having quality water is important. The City Plan Commission was also referred this document and will handle the actual annexation petition approval.

The reason this document has been referred to the Finance Committee is because by State Statute any annexed property, the receiving municipality is required by law to pay the Town of Sheboygan five years of town property tax payments. In this case the Town taxes on this property are \$283.10 x 5 years = \$1,415.50 that needs to be paid from the City to the Town.

STAFF COMMENTS:

Since Mr. Kisiolek is petitioning the City for annexation, City staff feels the tax payment total to the Town should be reimbursed to the City by the petitioner.

ACTION REQUESTED:

Motion to recommend to the Common Council approval of RO 235-16-17 and GEN ORD 44-16-17 and authorizing the payment of \$1,415.50 to the Town of Sheboygan per State Statute and that the Petitioner reimburses the City for these costs.

ATTACHMENTS:

- I. RO 235-16-17
- II. GEN ORD 44-16-17

II

4.2

R. O. No. 235-16-17. By CITY CLERK. March 6, 2017.

Submitting a petition for direct annexation by unanimous approval for property located in the Town of Sheboygan at 3009 N. 15th St.

*City Plan
&
Finance*

City Clerk

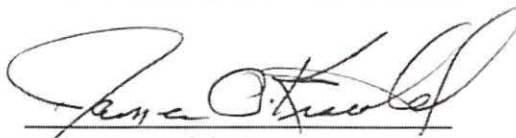
PETITION FOR DIRECT ANNEXATION BY UNANIMOUS APPROVAL

The undersigned, constituting all of the electors residing in the following described territory and the owners of all of the real property in the following described territory located in the Town of Sheboygan, Sheboygan County, Wisconsin, lying contiguous to the City of Sheboygan, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Sheboygan, Sheboygan County, Wisconsin.

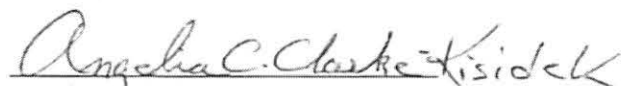
All of Lot Twenty (20); and all of Lot Twenty-one (21) excepting the North Thirty-three (33) feet thereof; also part of Lot Nineteen (19) described as follows: Commencing at a point Sixty-seven (67) feet Four (4) inches West of the Northeast corner of Lot Nineteen (19), Block Six (6), Lake Shore Division of the Town of Sheboygan, thence due South Twelve (12) feet, thence due West to the West line of said Lot Nineteen (19), thence North Twelve (12) feet to the Northwest corner of said lot, thence East along said North line to the point of beginning; all in Block Six (6), Lake Shore Division of the Town of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

Said parcel contains Six Thousand Nine Hundred square feet (0.158 acres).

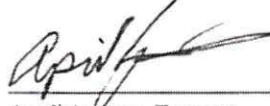
Dated this ~~24th~~ 24th day of February, 2017



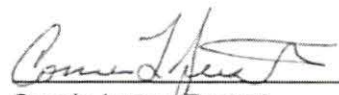
James O. Kisiolek, Owner
2322 West Shelly Court
Sheboygan, WI 53083



Angelia C. Clarke-Kisiolek, Owner
2322 West Shelly Court
Sheboygan, WI 53083



April Justus, Tenant
3011 North 15th Street
Sheboygan, WI 53083



Connie Justus, Tenant
3011 North 15th Street
Sheboygan, WI 53083



Luke Wirth, Tenant
3009 North 15th Street
Sheboygan, WI 53083

See attached map.

Drafted by: Atty. Joshua D. McKinley
Olsen, Kloet, Gunderson & Conway
602 N. 6th Street
Sheboygan, WI 53081
920-458-3701

X

7.2

Gen. Ord. No. 44 - 16 - 17. By Alderpersons Belanger and Wolf.
March 6, 2017.

AN ORDINANCE annexing territory to the City of Sheboygan, Wisconsin.

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

Section 1. In accordance with sec. 66.0217 of the Wisconsin Statutes and the petition for direct annexation by unanimous approval filed with the city clerk on the 24th day of February, 2017, signed by all of the electors residing in the territory and the owners of all the real property in the territory, together with a scale map and a legal description of the property to be annexed, the following described territory in the Town of Sheboygan, Sheboygan County, Wisconsin, is hereby annexed to the City of Sheboygan, Wisconsin:

All of Lot Twenty (20); and all of Lot Twenty-one (21) excepting the North Thirty-three (33) feet thereof; also part of Lot Nineteen (19) described as follows: Commencing at a point Sixty-seven (67) feet Four (4) inches West of the Northeast corner of Lot Nineteen (19), Block Six (6), Lake Shore Division of the Town of Sheboygan, thence due South Twelve (12) feet, thence due West to the West line of said Lot Nineteen (19), thence North Twelve (12) feet to the Northwest corner of said lot, thence East along said North line to the point of beginning; all in Block Six (6), Lake Shore Division of the Town of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof.

Said parcel contains Six Thousand Nine Hundred (6,900) square feet (0.158 acres).

Section 2. From and after the date of this ordinance, the territory described in Section 1 shall be a part of the City of Sheboygan for any and all purposes provided by law and all persons coming or residing within such territory shall be subject to all ordinances, rules and regulations governing the City of Sheboygan.

Section 3. In accordance with sec. 66.0217(14) of the Wisconsin Statutes, the City of Sheboygan agrees to pay annually to the Town of Sheboygan, for five (5) years, an amount equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the tax roll under sec. 70.65 of the Wisconsin Statutes, in the year in which the annexation is final.

Section 4. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or


City Plan
Finance

circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 5. Appendix A, Chapter 15, of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and establishing the Use District Classification of said lands as Class Urban Commercial Classification.

Section 6. The territory described in Section 1 of this ordinance is hereby made a part of the 1st Ward and the 1st Aldermanic District.

Section 7. This ordinance shall take effect upon passage and publication as provided by law.



I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

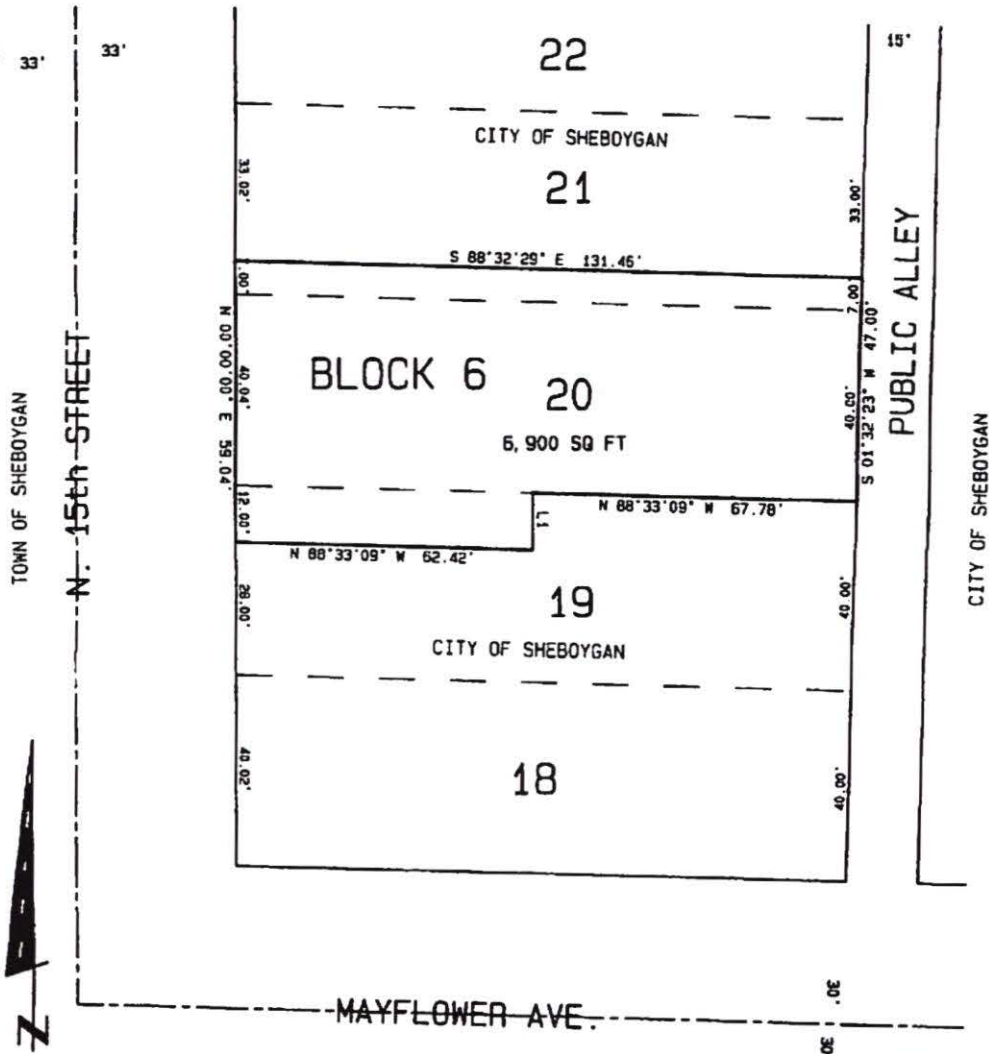
Approved _____ 20____. _____, Mayor

D & H LAND SURVEYS LLC
 1628 GEORGIA AVENUE
 SHEBOYGAN, WISCONSIN

PROPOSED ANNEXATION TO THE CITY OF SHEBOYGAN

3009 N. 15th STREET
 PARCEL NO. 59024356120
 DOCUMENT NO. 1907794

ALL OF LOT TWENTY (20); AND ALL OF LOT TWENTY-ONE (21) EXCEPTING THE NORTH THIRTY-THREE (33) FEET THEREOF; ALSO PART OF LOT NINETEEN (19) DESCRIBED AS FOLLOWS: COMMENCING AT A POINT SIXTY-SEVEN (67) FEET FOUR (4) INCHES WEST OF THE NORTHEAST CORNER OF LOT NINETEEN (19), BLOCK SIX (6), LAKE SHORE DIVISION OF THE TOWN OF SHEBOYGAN, THENCE DUE SOUTH TWELVE (12) FEET; THENCE DUE WEST TO WEST LINE OF SAID LOT NINETEEN (19), THENCE NORTH TWELVE (12) FEET TO NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING; ALL IN BLOCK SIX (6), LAKE SHORE DIVISION OF THE TOWN OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



1" = 30'

LINE	BEARING	DISTANCE
L1	S 00°00'00" E	12.00

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys
 Dennis J. Van Sluys S-1238

Dated this 27th day of Feb'y 2017.



CITY OF SHEBOYGAN

REQUEST FOR FINANCE COMMITTEE CONSIDERATION

ITEM DESCRIPTION: RO 240-16-17: Communication from Sheboygan Squared requesting the city release all funds collected of the Harbor Centre Business Improvement District and that those funds be allocated to them for fiscal year 2017 .

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: March 9, 2017

MEETING DATE: March 13, 2017

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The City of Sheboygan as part of the real estate tax collection collects the special assessment charges for properties located within the Business Improvement District boundaries. On a yearly basis, Sheboygan Squared requests the City release the funds collected on their behalf to be used for their operating budget.

STAFF COMMENTS:

City staff works closely with Sheboygan Squared on a number of downtown projects and supports their efforts.

ACTION REQUESTED:

Motion to recommend the Common Council release the Sheboygan Squared Business Improvement District funds for fiscal year 2017.

ATTACHMENTS:

- I. RO 240-16-17

II

4.7

R. O. No. 240 - 16 - 17. By CITY CLERK. March 6, 2017.

Submitting a communication from Sheboygan Squared requesting the City release all funds collected on behalf of the Harbor Centre BID and that those funds be allocated to them for fiscal 2017.

Finance

City Clerk

FEB 21 '17 PM 3:25



SHEBOYGAN SQUARED™

February 21, 2017


Common Council
City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

Dear Common Council,


The Harbor Centre Business Improvement District requests that the City of Sheboygan release all funds collected in our behalf and those funds allocated to us for fiscal 2017.

Thank you for your help in this matter.

Sincerely,



David O. Gass
President



Dave Hoffman
Manager

CITY OF SHEBOYGAN

REQUEST FOR FINANCE COMMITTEE CONSIDERATION

ITEM DESCRIPTION: RO 241-16-17: Request from the Director of Planning and Development requesting the use of one of the City's free Blue Harbor Conference Center days to host the 2017 Wisconsin Downtown Action Council Annual Conference on October 27, 2017.

REPORT PREPARED BY: Chad Pelishek, Director of Planning and Development

REPORT DATE: March 9, 2017

MEETING DATE: March 13, 2017

FISCAL SUMMARY:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

STATUTORY REFERENCE:

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The City of Sheboygan has partnered with Sheboygan Squared (Business Improvement District) and Visit Sheboygan to submit a proposal to host the 2017 Wisconsin Downtown Action Council Annual Conference. In order for Sheboygan to be competitive and secure the conference, receiving one of the free conference center days that are provided to the City in the development agreement would help in securing the conference. The City has historically allocated a free day for events that City staff is involved in organizing.

STAFF COMMENTS:

The City has historically allocated a free day for events that City staff is involved in organizing. The City staff estimates they probably see 5-8 requests a year for the free days. These free days are provided in the development agreement since the City owns the conference center and Blue Harbor operates it on the City's behalf.

ACTION REQUESTED:

Motion to recommend the Common Council approve allocating one free conference center day to host the Wisconsin Downtown Action Council Annual Conference.

ATTACHMENTS:

- I. RO 241-16-17

II

4.8

R. O. No. 241 - 16 - 17. By DIRECTOR OF PLANNING AND DEVELOPMENT.
March 6, 2017.

Submitting a request from Chad Pelishek, Director of Planning and Development, requesting the use of one of the City's free Blue Harbor Conference Center days to host the 2017 Wisconsin Downtown Action Council annual conference on October 27, 2017.

Frank

Director of Planning & Development

CITY OF SHEBOYGAN

REQUEST FOR FINANCE COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Resolution 212-16-17 by Alderperson Wolf authorizing a transfer of appropriations in the 2017 Budget.

REPORT PREPARED BY: Nancy Buss, Finance Director

REPORT DATE: March 9, 2017

MEETING DATE: March 20, 2017

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

The Redevelopment Authority has entered into an agreement to purchase land for redevelopment purposes. The Redevelopment Authority fund balance will pay for the majority of the purchase. The document will establish an advance to be repaid with interest to the Redevelopment Authority to establish the balance of funding for the land purchase for redevelopment purposes.

STAFF COMMENTS:

WI State Statutes requires no funds may be expended and no liabilities incurred by the city or any department unless authorized. The advance will come from the Capital Project Fund.

ACTION REQUESTED:

Motion to recommend the Common Council approve Resolution 212-16-17 by Alderperson Wolf authorizing a transfer of appropriations in the 2017 Budget.

ATTACHMENTS:

- I. Resolution 212-16-17

III

5.2

Res. No. 212 - 16 - 17. By Alderperson Wolf. March 6, 2017.

A RESOLUTION to authorize a transfer of appropriations in the 2017 Budget.

Establish appropriation for an advance of funds to the Redevelopment Authority for land acquisition. The funds will be repaid with interest.

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
Capital Project Fund	Redevelopment Authority Fund	
Unreserved Fund Balance	Land Acquisition	
400-253000	29561100-611100	\$75,000

Income

_____ 

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

CITY OF SHEBOYGAN

REQUEST FOR FINANCE COMMITTEE CONSIDERATION

ITEM DESCRIPTION: Resolution 213-16-17 by Alderperson Wolf authorizing a transfer of appropriations in the 2017 Budget.

REPORT PREPARED BY: Nancy Buss, Finance Director

REPORT DATE: March 9, 2017

MEETING DATE: March 20, 2017

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Resolution 207-16-17 was approved by the Common Council on March 6, 2017. The document approved the terms and conditions of the development agreement between The Founders Club, LLC and the City of Sheboygan. Resolution 213-16-17 establishes the funding for the development loan.

STAFF COMMENTS:

WI State Statutes requires no funds may be expended and no liabilities incurred by the city or any department unless authorized. The funding will come from the Capital Project Fund.

ACTION REQUESTED:

Motion to recommend the Common Council approve Resolution 213-16-17 by Alderperson Wolf authorizing a transfer of appropriations in the 2017 Budget.

ATTACHMENTS:

- I. Resolution 213-16-17

III

5.3

Res. No. 213 - 16 - 17. By Alderperson Wolf. March 6, 2017.

A RESOLUTION to authorize a transfer of appropriations in the 2017 Budget.

Establish appropriation for a development loan to The Founders Club.

<u>FROM</u>	<u>TO</u>	<u>AMOUNT</u>
Capital Project Fund Unreserved Fund Balance 400-253000	Capital Project Fund Development Loan 40061100-540100	\$390,000

Finance



I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor