

*****ATTACHMENTS*****

October 21, 2021

Attn: Chad Pelishek
Director of Planning and Development
City of Sheboygan
City Hall - Planning and Development Department
828 Center Avenue, Suite 208
Sheboygan, WI 53081

RE: South Pier Riverfront Condominiums RDA Meeting Submission

Enclosed are the site plans associated with the existing and proposed conditions of the site. The proposed No-Build Easement and property line change are shown on both sheets. As discussed, a legal description associated with both of these changes will be provided at a later date. The description of the requests and their justification are as follows:

No-Build Easement

The proposed no-build easement will be located on the northeast side of the site between the project property and the existing public fish shanty property. The easement is to be 20 feet wide and 5 feet in depth.

Wisconsin Building Code requires that for buildings with 25% of the building face being openings, the building is required to be a minimum of 5 feet away from the property line to discourage future development from occurring too close to the building. The No-Build Easement will allow for this building to be closer to the property line where the "bump out" is located. We were able to coordinate with the City to confirm that the existing property to the north is not anticipated to be developed any closer to the property line than the existing structure.

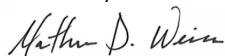
Property Line Change

The proposed property line change is located at the easternmost corner of the site. The dimensions of the area that is requested to be changed is 5 feet by approximately 18.7'. The area of this change is approximately 93.6 SF.

The proposed building will include a column located outside of the existing property boundary. Removing the column will result in the decks supported above to be split, which would alter the appearance of the building dramatically. We have been able to coordinate with the City engineer and surveyor to confirm that there are no conflicts associated with this change.

Please do not hesitate to contact me if any additional information is needed. Thank you.

Sincerely,



Mathew Weiss, EIT
Project Engineer
Abacus Architects, Inc.
(920) 452-4444
mweiss@abacusarchitects.net

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on request from South Pier Riverfront Condos regarding a no-build easement and change in property line to accommodate Phase 2 of the condominium development in the South Pier District

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

REPORT DATE: October 22, 2021

MEETING DATE: October 26, 2021

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:

SP Riverfront Condominiums have recently received approval from the City Planning Commission to construct Phase 2 of their project in the South Pier District. Due to the sewer easement that runs through this property, the size of the lot for the Phase 2 of the project has some challenges. Therefore, the developer is requesting a no-build easement and change of the property line on the east side of the property adjacent to the fish cleaning shanty.

City staff has met on site and review the two requests. City staff supports the requested items providing:

- The Developer drafts of all required documents and legal descriptions for the new leased property and no build easement.
- The Developer is responsible for paying for all of the utilities that have to be relocated due to the construction on the northeast end that require these utilities to be relocated.

STAFF COMMENTS:

None

ACTION REQUESTED:

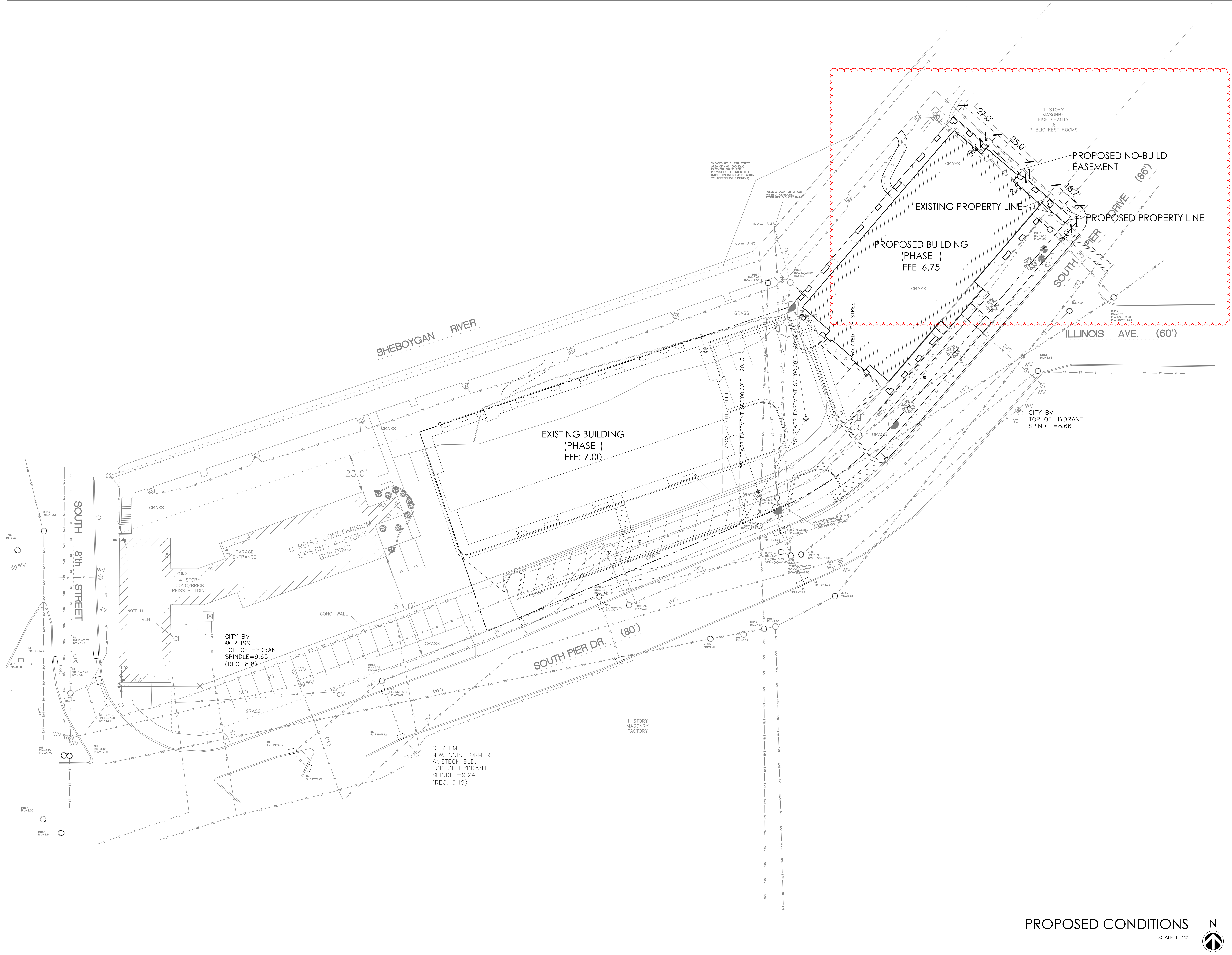
Motion as determined by the Authority

ATTACHMENTS:

- I. SPRC RDA Narrative
- II. SPRC Existing Conditions
- III. SPRC Proposed Conditions

REVISIONS:

NOTICE TO BIDDERS
BIDDERS SHALL REVIEW ALL DRAWINGS AND
SPECIFICATION SECTIONS TO DETERMINE THE IMPACT
OF OTHER SECTIONS OF WORK ON THEIR OWN WORK.
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SEPTEMBER 20, 2021
NEW CONSTRUCTION FOR:
SOUTH PIER RIVERFRONT CONDOMINIUMS
GROUND LEASE PARCEL TWO SHEBOYGAN, WISCONSIN, 53081
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (202) 452-4444 | 313 N. PLANNINGTON AVE SUITE 208, MILWAUKEE, WI 53203

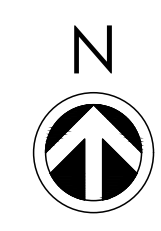
DRAWN BY: MDW
CHECKED BY: JRV

SITE PLAN

A
200B

PROJ. NO. 2021-53

PROPOSED CONDITIONS
SCALE: 1"=20'



October 20, 2021

FX\2021-CONTRACTS\2021-53 South Pier Riverfront Condo\Phase - 2\Construction Documents\3.3 Site\2021-53 Design.dwg

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SEPTEMBER 20, 2021
NEW CONSTRUCTION FOR:

SOUTH PIER RIVERFRONT CONDOMINIUMS
GROUND LEASE PARCEL TWO SHEBOYGAN, WISCONSIN, §3081

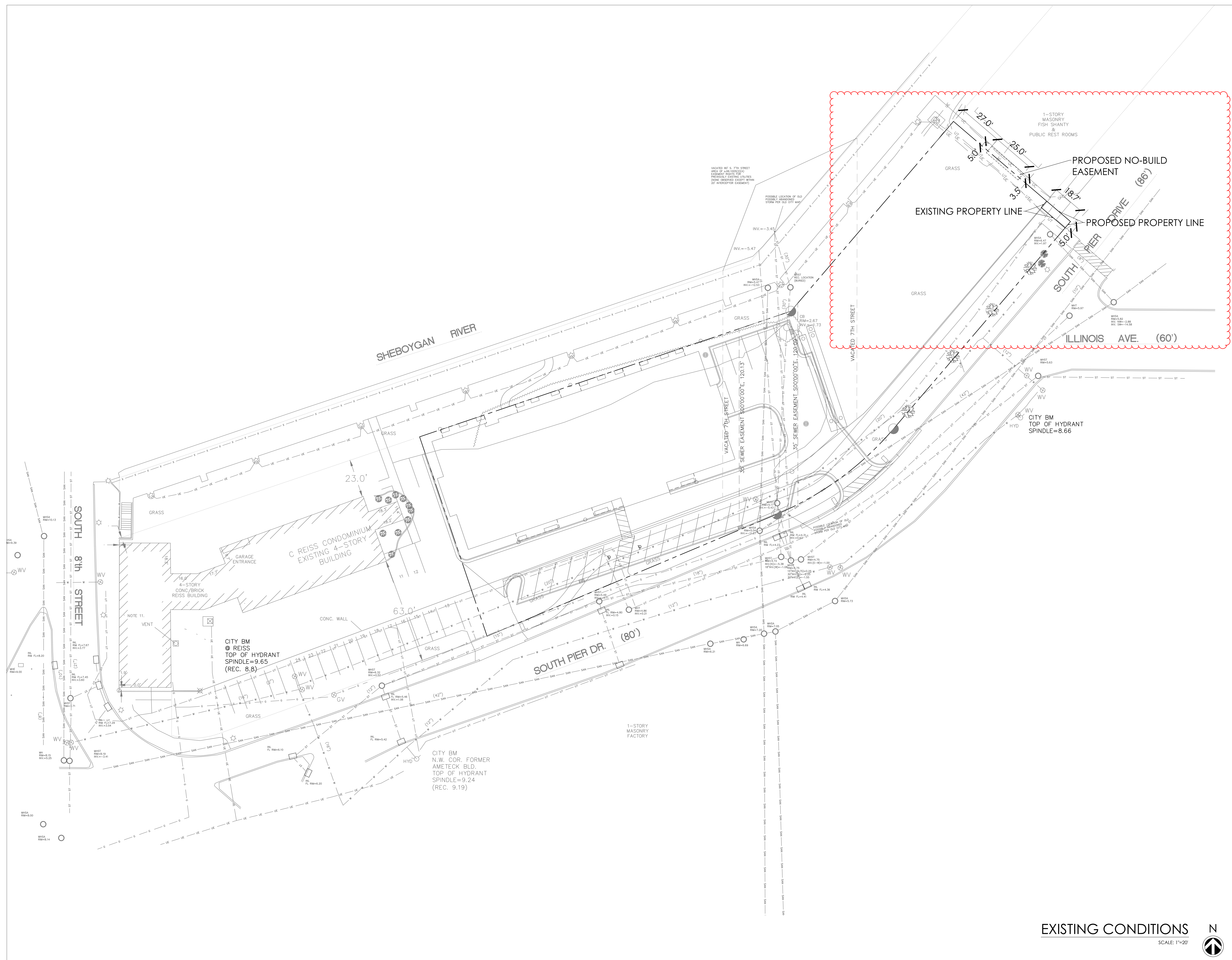
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (720) 452-4444 | 313 N. PLANNINGTON AVE SUITE 208, MILWAUKEE, WI 53203

DRAWN BY: MDW
CHECKED BY: JRV

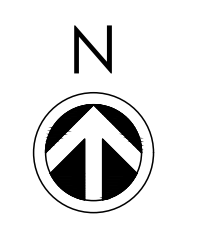
SITE PLAN

A
200A

PROJ. NO. 2021-53



EXISTING CONDITIONS
SCALE: 1"=20'



October 20, 2021

PL\2021-CONTRACTS\2021-53 South Pier Riverfront Condo\Phase - 2\Construction Documents\3.3 Site\2021-53 Design.dwg



Business Loans

As of: 9/30/2021

Business Name	Original Loan Amount	Loan Balance 12/31/2020	Principal Paid 2021	Interest Paid 2021	Loan Balance 9/30/2021	Last Payment Received	Current Status	Comments
Rockline	\$ 400,000.00	\$ 35,906.47	\$ 32,804.29	\$ 320.57	\$ 3,102.18	9/22/2021	Current	
Lee Realty & Development	\$ 200,000.00	\$ 46,175.92	\$ 31,827.46	\$ 1,415.85	\$ 14,348.46	10/19/2021	Current	
Prohibition Bristo Inc.	\$ 120,000.00	\$ 36,827.23	\$ 12,781.84	\$ 925.93	\$ 24,045.39	9/17/2021	Current	
Doll House Factory	\$ 75,000.00	\$ 35,508.08	\$ 5,100.48	\$ 547.44	\$ 30,407.60	9/14/2021	Current	
Catering with Culinary Artists	\$ 200,000.00	\$ 95,037.61	\$ 17,033.02	\$ 1,049.81	\$ 78,004.59	9/28/2021	Current	\$7,541.44 of principal and interest forgiven in 2021
3 Sheeps Brewery	\$ 275,000.00	\$ 246,568.84	\$ 16,254.44	\$ 3,936.80	\$ 230,314.40	10/21/2021	Current	
The Sign Shop	\$ 100,000.00	\$ 57,902.27	\$ 8,118.53	\$ 1,044.57	\$ 49,783.74	9/10/2021	Current	
ePower Manufacturing	\$ 300,000.00	\$ 175,955.61	\$ 15,331.91	\$ 2,209.29	\$ 160,623.70	8/12/2021	Past Due	8/12 pmt for for June - July, Aug, Sept Due
Doin LLC	\$ 70,000.00	\$ 25,570.23	\$ 7,739.52	\$ 373.62	\$ 17,830.71	9/3/2021	Current	
Paja Properties	\$ 125,000.00	\$ 46,780.56	\$ 46,780.56	\$ 335.57	\$ -	4/22/2021	Paid in Full	Loan paid off 4/22/2021
Paper Box & Specialty	\$ 100,000.00	\$ 58,081.41	\$ 7,455.83	\$ 1,052.86	\$ 50,625.58	9/1/2021	Current	
Lajungua LLC	\$ 70,000.00	\$ 60,012.42	\$ -	\$ -	\$ 60,012.42	8/17/2018	Default	Written off per RDA 4-14-21
The Financial Group	\$ 75,000.00	\$ 29,954.04	\$ 5,752.42	\$ 525.83	\$ 24,201.62	9/3/2021	Current	
Old World Creamery	\$ 300,000.00	\$ 183,343.22	\$ 20,195.83	\$ 3,188.66	\$ 163,147.39	9/8/2021	Current	

Old World Creamery II	\$ 500,000.00	\$ 387,173.86	\$ 34,286.08	\$ 7,362.80	\$ 352,887.78	9/8/2021	Current	
WE GameOn, LLC	\$ 50,000.00	\$ 47,269.41	\$ 3,400.34	\$ 1,308.11	\$ 43,869.07	3/8/2021	Five months past due	
HH2 Properties (FKA Sprechers)	\$ 150,000.00	\$ 119,064.47	\$ 3,420.79	\$ 698.97	\$ 106,243.17	9/22/2021	Current	Jan-June payments forgiven in 2020

Forgivable Loans

Johnsonville	\$ 200,000.00	N/A	\$ -	\$ -	\$ 200,000.00	No payments	N/A
BrewHub dba Craft30	\$ 75,000.00	N/A	\$ -	\$ -	\$ 75,000.00	No payments	N/A
Home Inc	\$ 100,000.00	N/A	\$ -	\$ -	\$ 200,000.00	No payments	N/A

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion and possible action on status of business development loans.

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

REPORT DATE: October 22, 2021

MEETING DATE: October 26, 2021

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 quarterly review of business loans is attached. Currently the following are delinquent:

- ePower Manufacturing: City Staff reached out to ePower on 10/18/2021 and have not received a response. Recommendation for City Attorney to sent a delinquent letter.
- WeGameOn, LLC: City staff reached out to WeGameOn, LLC on 10/18/2021. Response was received from Mr. Justin Webb that they changed managers and payment would be forthcoming.

STAFF COMMENTS:

None

ACTION REQUESTED:

Motions as determined by Authority.

ATTACHMENTS:

I. Business Loan spreadsheet dated 9/30/21

CITY OF SHEBOYGAN

REQUEST FOR REDEVELOPMENT AUTHORITY CONSIDERATION

ITEM DESCRIPTION: Discussion on issuance of a request for proposals related to Section 42 tax credits application for the former Koepsell Property.

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

REPORT DATE: October 22, 2021

MEETING DATE: October 26, 2021

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:

Given that Section 42 Tax Credit applications are very competitive, WHEDA provides points for request for proposals being issued on project components. Given the developer and the City/RDA have interest in energizing the public promenade and riverfront at this location, the RDA and Developer would release a request for proposals for interested parties to submit ideas to energize the riverfront as part of this redevelopment. Development staff would work with the developer to issue a request for proposals for interested entities to submit ideas for energizing this area as part of the overall development.

STAFF COMMENTS:

None

ACTION REQUESTED:

Motion as determined by Authority.

ATTACHMENTS: