

**\*\*\*ATTACHMENTS\*\*\***



## Business Loans

As of: 6/30/2021

Business Name	Original Loan Amount	Loan Balance 12/31/2020	Principal Paid 2021	Interest Paid 2021	Loan Balance 6/30/2021	Last Payment Received	Current Status	Comments
Rockline	\$ 400,000.00	\$ 35,906.47	\$ 18,163.89	\$ 238.81	\$ 17,742.58	5/21/2021	Current	
Lee Realty & Development	\$ 200,000.00	\$ 46,175.92	\$ 27,924.44	\$ 1,318.87	\$ 18,251.48	6/11/2021	Current	
Prohibition Bristo Inc.	\$ 120,000.00	\$ 36,827.23	\$ 9,651.23	\$ 730.99	\$ 27,176.00	5/28/2021	Current	
Doll House Factory	\$ 75,000.00	\$ 35,508.08	\$ 3,817.48	\$ 418.46	\$ 31,690.60	6/7/2021	Current through 8/1/2021	
Catering with Culinary Artists	\$ 200,000.00	\$ 95,037.61	\$ 10,263.38	\$ 278.04	\$ 84,774.23	6/15/2021	Current	\$7,541.44 of principal and interest forgiven in 2021
3 Sheeps Brewery	\$ 275,000.00	\$ 246,568.84	\$ 24,784.56	\$ 5,801.19	\$ 221,784.28	6/29/2021	Current through 12/1/2021	
The Sign Shop	\$ 100,000.00	\$ 57,902.27	\$ 6,481.91	\$ 848.57	\$ 51,420.36	6/24/2021	Current	
ePower Manufacturing	\$ 300,000.00	\$ 175,955.61	\$ 13,451.21	\$ 1,907.63	\$ 162,504.40	6/24/2021	Past Due	Partial payment for May and June is past due
Doin LLC	\$ 70,000.00	\$ 25,570.23	\$ 5,145.18	\$ 263.58	\$ 20,425.05	6/2/2021	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	\$ 4,954.65	\$ 717.81	\$ 53,126.76	6/1/2021	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	\$ 3,793.41	\$ 363.81	\$ 26,160.63	6/4/2021	Current	
Old World Creamery	\$ 300,000.00	\$ 183,343.22	\$ 11,946.33	\$ 1,821.82	\$ 171,396.89	6/21/2021	June Past Due	

<b>Old World Creamery II</b>	\$ 500,000.00	\$ 387,173.86	\$ 20,099.34	\$ 4,131.12	\$ 367,074.52	6/21/2021	June Past Due	
<b>WE GameOn, LLC</b>	\$ 50,000.00	\$ 47,269.41	\$ 3,400.34	\$ 1,308.11	\$ 43,869.07	3/8/2021	Two months past due	
<b>HH2 Properties (FKA Sprechers)</b>	\$ 150,000.00	\$ 119,064.47	\$ 10,564.09	\$ 2,235.89	\$ 108,500.38	11/2/2020	Payments forgiven until 7/1/21	All 2021 P&I shown to date was forgiven by RDA 12-2-2021

**Forgivable Loans**

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



May 26, 2021

South Pier Business Owners  
South Pier  
Sheboygan, WI 53081

Dear South Pier Business Owners,

HCI Properties, LLC is looking invest \$5,600,000 in an expansion of the Portscape Luxury Apartment project with 3 more buildings adding 28 more units to our development on South Pier in Sheboygan. Two of the buildings will be located along Blue Harbor Drive and one building along Lakeview Drive. Please see attached concept plan.

Over the past 3-4 years we have been on South Pier we have taken notice that the interior parking lots identified as parking lot #1 and parking lot #2 on the attached concept plan has been significantly underutilized and parking counts are minimal on a routine basis. This was confirmed earlier this year as we partnered with the City of Sheboygan to commission a parking study of South Pier. Consequently, we have been working on options to make better use of available land on South Pier and have decided on the attached preliminary and concept plan. We feel that better use of the available land would be to have additional residents living at South Pier. The more residents that live on South Pier benefits the businesses that are there and creates a much more vibrant area.

Our current plan will modify parking lot #1 to only have access off South Pier Drive and reduce capacity from 85 cars to 40. Parking lot #2 will be modified to only have an access point off Blue Harbor Drive and reduce capacity from 79 cars to 40. As our due diligence for this potential expansion, we have completed a parking study that documents the current and future parking needs for the entire South Pier area and will be happy to provide this for review upon request. In summary, the parking study documents that the loss of these parking stalls will not negatively affect parking needs for businesses along South Pier Drive.

Please let us know if you have any questions or comments about this preliminary and concept expansion of our development. Additionally, if you would like to review the parking study, I will be happy to provide it upon request. Feel free to call me directly at 414-406-2001 to discuss our plan and how it could positively or negatively affect your business. We are open to your feedback before we move forward with the City.

Sincerely,

Joseph Grasc  
Partner  
Portscape Luxury Apartments

## TECHNICAL MEMORANDUM

**Date:** January 19, 2021

**To:** Joe Grascch  
HCI Properties

**From:** Tammi Czewski, P.E., PTOE  
Traffic Analysis & Design, Inc.

**Subject:** **South Pier District Parking Evaluation  
Sheboygan, WI**

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This technical memorandum estimates the future public parking demand of the South Pier District in Sheboygan, Wisconsin (Exhibit 1) to determine the number of public parking spaces that could be removed for expansion of the Portscape Apartments development. The future parking demand is estimated for potential development on the vacant lots along South Pier Drive and the public parking spaces that could be removed are in the three public parking lots located adjacent to the Portscape Apartment buildings between South Pier Drive and Blue Harbor Drive.

### **Existing Parking Demand**

As part of the August 22, 2016 *Portscape Apartments Traffic Impact Analysis & Parking Study*, TADI documented the parking occupancy for all public parking lots and on-street parking in the South Pier District. The parking occupancy surveys were completed before the Portscape Apartments were constructed on site. As of 2017, a total of 88 apartment units were constructed between South Pier Drive and Blue Harbor Drive. These apartments have attached garages and additional surface spaces that were designed to accommodate all apartment traffic. Therefore, the parking supply and demand for the existing Portscape Apartments development was excluded from this study.

The Blue Harbor Resort parking areas were also designed to accommodate their development-related traffic. Therefore, the parking supply and demand for the Blue Harbor Resort was excluded from this study.

On Saturday, August 6, 2016, the parking demand (occupied spaces) was documented every hour between 11:00 a.m. and 2:00 p.m. This date represented a typical summer Saturday/non-event weekend in the South Pier District. The location of the South Pier District parking areas, the total number of available parking spaces (as of 2021), and the highest total occupied spaces on August 6, 2016 is shown on Exhibit 2.

There are currently 629 total public surface lot and on-street parking spaces available in the South Pier District. On Saturday, August 22, 2016, up to 202 of these parking spaces were occupied at the same time. This equates to an existing occupancy rate of 32%.

Note that the total number of public parking spaces includes the 21 estimated unmarked parking “spaces” on the south side of Illinois Avenue. These spaces could be reduced or eliminated in the future, depending on the development plans and access driveways for the vacant land to the south.

### **Future Development**

For the 2016 study, the City of Sheboygan indicated that there are four developable lots totaling 1.92 acres in “The Shanties” zone between the Sheboygan River and South Pier Drive. Following the City’s design guidelines for the South Pier District, the vacant Shanties lots were assumed to be developed into retail/restaurant buildings.

Based on measurements taken in Google Earth, the building footprint-to-total lot size ratio for existing Shanties buildings averages about 55%. This ratio was applied to the vacant lot sizes to total about 46,000 leasable square feet of retail/restaurant space. This study assumes that 10,000 square feet would be developed into high-turnover restaurants (which is the approximate size and type of two Chiles, Applebee’s, Outback, etc. style restaurants), and the remaining 36,000 square feet would be developed into shopping center uses (typical developments include retail/boutique stores, nail/hair salons, small offices, restaurants, banks, coffee shops, bakeries, fitness studios, etc.).

The Portscape Apartments are proposed to expand on the remaining vacant land and part of the public parking lots between South Pier Drive and Blue Harbor Drive. The Portscape Apartments expansion would include underground and surface parking areas designed to accommodate all apartment traffic. Therefore, the future parking supply and demand from the Portscape Apartments expansion was excluded from this study.

### **Future Parking Demand**

Parking demand for the future buildout of The Shanties was based on national parking generation rates for shopping center and high-turnover sit-down restaurant land uses as published in the *ITE Parking Generation Manual, 4<sup>th</sup> Edition*. The parking generation manual provides average parking rates per square foot for these uses as well as the hourly distribution of parking for a typical Saturday.

For The Shanties developments, the hourly parking demand was calculated separately for the retail and restaurant land uses, and then added together to determine the highest parking demand expected on a typical Saturday. This study assumes that at least 10% of the parking demand will be shared with shoppers or diners from adjacent existing Shanties developments, with Portscape Apartments residents, or with Blue Harbor Resort guests.


The shared parking demand means that people already parked in the South Pier District will walk to the future Shanties developments without adding to the future parking demand.

The hourly parking demand developed for the future Shanties developments is shown on Exhibit 3. During a typical Saturday, the future retail and restaurants are expected to generate a parking demand of up to 204 spaces. This would increase the parking demand of the South Pier District (excluding the Portscape Apartments and Blue Harbor Resort properties) to 406 spaces. As shown on Exhibit 3, this equates to a future occupancy rate of 65%.

### **Excess Parking Spaces/Conclusions**

A parking lot is considered “full” in suburban areas when the occupancy rate (number of spaces filled divided by vacant spaces) is 85% or more. This is because some spaces are not usable for all vehicles (e.g. handicapped spaces, spaces designated for specific retailers, poorly parked vehicles taking up two spaces, snow storage covering spaces, etc.). As shown on Exhibit 3, the minimum parking space supply needed when the future Saturday peak parking demand is “full” at 85% occupancy is 478 spaces. This leaves 151 excess public parking spaces that could be removed to make room for the proposed expansion of the Portscape Apartments.

**LEGEND**

 Parking Study Area





**LEGEND**

- Total Spaces | Occupied Spaces
- Parking Areas Surveyed
- Portscape Apartments Area (Built after 2016)
- Vacant Land
- Potential Lot/Space Reduction

Typical Saturday	Restaurant (932)*		Shopping Center (820)		Total Demand
	10,000 SF		36,000 SF		
Rate (per 1k SF) =>	12.28		2.91		
Demand =>	123		105		
Linked Reduction =>	10%		10%		
Net Demand =>	111		95		
Hour	%	Demand	%	Demand	Total Demand
12 AM to 4 AM	0%	0	0%	0	0
4 AM to 5 AM	0%	0	0%	0	0
5 AM to 6 AM	0%	0	0%	0	0
6 AM to 7 AM	0%	0	0%	0	0
7 AM to 8 AM	0%	0	27%	26	26
8 AM to 9 AM	0%	0	46%	44	44
9 AM to 10 AM	87%	97	67%	64	161
10 AM to 11 AM	90%	100	85%	81	181
11 AM to Noon	100%	111	95%	90	201
Noon to 1 PM	98%	109	100%	95	204
1 PM to 2 PM	85%	94	98%	93	187
2 PM to 3 PM	73%	81	92%	87	168
3 PM to 4 PM	58%	64	86%	82	146
4 PM to 5 PM	63%	70	79%	75	145
5 PM to 6 PM	76%	84	71%	67	151
6 PM to 7 PM	78%	87	69%	66	153
7 PM to 8 PM	76%	84	60%	57	141
8 PM to 9 PM	55%	61	51%	48	109
9 PM to 10 PM	46%	51	38%	36	87
10 PM to 11 PM	0%	0	0%	0	0

\*Assumes two high-turnover restaurants that serve lunch & dinner

Developments	Supply	Saturday Demand	Occupancy
Existing Developments	629	202	32%
Future Developments	0	204	
Total Developments	629	406	65%
Minimum Supply @ 85% Full	478	406	85%
Excess Spaces	151		

Parcel Id Number	Site Address	First Owner Name	Postal Address	Postal City	Postal State	Postal Zip 5	Postal Zip +4
59281322026	528 SOUTH PIER DR	MACKXIMUS LLC	6421 N HYACINTH LN	GLENDALE	WI	53217	4052
59281323510	510 SOUTH PIER DR	ANGLERS AVENUE LLC	510 S PIER DR	SHEBOYGAN	WI	53081	4991
59281322029	422 SOUTH PIER DR	LINO RISTORANTE ITALIANO LLC	422 S PIER DR	SHEBOYGAN	WI	53081	4992
59281322025	SOUTH PIER DR	REDEVELOPMENT AUTHORITY OF SHEBOYGAN	828 CENTER AVE STE 104	SHEBOYGAN	WI	53081	4466
59281322033	342 SOUTH PIER DR	MOELLER DEVELOPMENT CO LLC	704 LAKESHORE DR	ELKHART LAKE	WI	53020	1908
59281322028	322 SOUTH PIER DR	HARBOR POINTE MINIATURE GOLF LLC	N7370 COUNTY ROAD M	PLYMOUTH	WI	53073	4800
59281323659	652 SOUTH PIER DR	CMEINVEST LLC	2420 ELM AVE	SHEBOYGAN	WI	53081	5528
59281322011	434 SOUTH PIER DR	R & M MOELLER LLC	434 S PIER DR	SHEBOYGAN	WI	53081	4992
59281323658	650A SOUTH PIER DR	MEYER, RANDALL W	4845 TIMBER CREEK DR	MEDINA	OH	44256	8146
59281323657	650 SOUTH PIER DR	SCHNELL, WILLIAM R	650 S PIER DR APT 7	SHEBOYGAN	WI	53081	4995
59281323656	650 SOUTH PIER DR	MOSCHWARZ LLC	529 ONTARIO AVE	SHEBOYGAN	WI	53081	4151
59281323655	650 SOUTH PIER DR	MOSCHWARZ LLC	529 ONTARIO AVE	SHEBOYGAN	WI	53081	4151
59281323654	650 SOUTH PIER DR	BODA, BEVERLY	890 ESTATE DR	FOND DU LAC	WI	54935	9716
59281323653	650 SOUTH PIER DR	FISCHER, TRACI J	650 S PIER DR APT 3	SHEBOYGAN	WI	53081	4995
59281323652	650 SOUTH PIER DR	BKKC LLC	E20110 GREENS LANDING RD	AUGUSTA	WI	54722	5040
59281323651	650 SOUTH PIER DR	BKKC LLC	E20110 GREENS LANDING RD	AUGUSTA	WI	54722	5040
59281323646	646 SOUTH PIER DR	CMEINVEST LLC	2420 ELM AVE	SHEBOYGAN	WI	53081	5528
59281323642	644 SOUTH PIER DR	CMEINVEST LLC	2420 ELM AVE	SHEBOYGAN	WI	53081	5528
59281323640	640 SOUTH PIER DR	HEITZMANN ENTERPRISES LLC	640 S PIER DR	SHEBOYGAN	WI	53081	4986
59281323517	518 SOUTH PIER DR	ANGLERS AVENUE LLC	510 S PIER DR	SHEBOYGAN	WI	53081	4991
59281323516	522 SOUTH PIER DR	AUM REALESTATE LLC	3725 LAKESHORE RD	SHEBOYGAN	WI	53083	2908
59281323515	524 SOUTH PIER DR	SPARTACUS PROPERTIES LLC	470 WOODLAKE RD	KOHLER	WI	53044	1314
59281323511	514A SOUTH PIER DR	ALTMAYER, DAVID A	514 S PIER DR UNIT 1	SHEBOYGAN	WI	53081	
59281323512	514A SOUTH PIER DR	ALTMAYER, DANIEL J	514A S PIER DR UNIT 2	SHEBOYGAN	WI	53081	4987
59281323513	514A SOUTH PIER DR	ALTMAYER, DAVID W	514A S PIER DR UNIT 1	SHEBOYGAN	WI	53081	4987
59281323514	514A SOUTH PIER DR	SUSCHA, DONNA C	514 S PIER DR UNIT 4	SHEBOYGAN	WI	53081	
59281322034	668 SOUTH PIER DR	PROHIBITION BISTRO 668 LLC	4024 STATE HIGHWAY 42	SHEBOYGAN	WI	53083	2032
59281322021	534 SOUTH PIER DR	MACKXIMUS LLC	6421 N HYACINTH LN	GLENDALE	WI	53217	4052



July 7, 2021

Mr. Sig Strautmanis  
General Capital  
6938 N. Santa Monica Blvd.  
Fox Point, WI 5317

Re: Exclusive Right to Negotiate – Various Parcels

Dear Mr. Strautmanis:

Thank you for your interest in developing consisting of various parcels both currently owned by the Redevelopment Authority (RDA) and additional parcels to be obtained by the RDA. The RDA hereby grants you an exclusive right to negotiate the purchase of the Property. This exclusive right to negotiate will be in effect for six months from the date the RDA voted to authorize this option, or July 7, 2021. The parcels include:

Parcel 59281505760  
Parcel 59281505670  
Parcel 59281505800  
Parcel 59281505810  
Parcel 59281505820  
Parcel 59281505830  
Parcel 59281505840  
Parcel 59281505860  
Parcel 59281505870  
Parcel 59281505880

This right is conditioned upon your continued attention to your proposed development and its design, cost, financing and other details and your regular communication with RDA staff. The RDA has the right to withdraw this letter should you not fulfill the terms of this paragraph or should it become apparent that the terms of the agreement are no longer acceptable to you.

The RDA will hold the property off the market, and will not discuss or negotiate its possible development with anyone not associated with your proposed development, during the period of this exclusive right to negotiate.

At its discretion, the City/RDA may grant an extension of the negotiation period if, in its opinion, satisfactory progress is being made. Please acknowledge the terms and conditions of this Exclusive Right to Negotiate and Right of Entry by signing this letter and returning it to Chad Pelishek, RDA Executive Director, at City Hall. It will be effective upon receipt.

We hope this Exclusive Right to Negotiate will facilitate preparation of a feasible plan for your project. If you have any questions or need additional assistance, please contact Chad Pelishek at (920) 459-3883.

Sincerely,

REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN



Roberta Filicky-Peneski  
Chairperson



Chad Pelishek  
Executive Director

**Acknowledgement and Agreement:**

General Capital acknowledges receipt of this letter and accepts the terms and conditions of the Exclusive Right to Negotiate and Right to Entry.

GENERAL CAPITAL

By:



Josh Hafron  
Authorized Designee