

****PLAN COMMISSION MEETING ****

March 7, 2023

**SAUKVILLE POLICE DEPARTMENT
649 E GREEN BAY AVE and VIA ZOOM
SAUKVILLE, WISCONSIN**

The meeting was called to order at 5:30 p.m. by Chairman Barb Dickmann
The Statement of Public Notice was given by Dawn Wagner
The Pledge of Allegiance was led by Barb Dickmann

Members Present: Barb Dickmann, Jim Nowlen, Richard Belling, Chris Lear, John Ross - via Zoom, Pamela Hughes, and Kristi deBruijn

Others Present: Dawn Wagner- Village Administrator, Scott Fischer, Ian McCain - Ansay Development, Tom Meaux - Ansay Development, and Kyle Feerick - Feerick Properties LLC.

APPROVE MINUTES OF THE FEBRUARY 6, 2023 MEETING

Lear/Nowlen made a motion to approve the Minutes of the February 6, 2023 Meeting. Motion Carried.

Review and recommendation as to a petition for Zoning Ordinance text amendment submitted by Kyle Feerick of Feerick Properties, LLC to create § 205-58.L to allow funeral homes and crematories as a conditional use in the M-2 General Manufacturing District, provided that no principal structure is located closer than 50 feet from any lot line. (Petition Attached)

Nowlen/Belling made a recommendation to the Village Board the petition for Zoning Ordinance text amendment submitted by Kyle Feerick of Feerick Properties, LLC to create § 205-58.L to allow funeral homes and crematories as a conditional use in the M-2 General Manufacturing District, provided that no principal structure is located closer than 50 feet from any lot line. Motion Carried.

Public Hearing scheduled for April 18, 2023 at 7:00 p.m.

Review and recommend as to a petition for Zoning Ordinance text amendment requested by Northern Gateway Partners, LLC to create § 205-50.1, to establish a Premier Economic Development District pursuant to sec. 125.51(4)(u), Wis. Stats., within the Village of Saukville to facilitate growth and development within the Village. (Petition Attached)

Belling/Hughes made a recommendation to the Village Board Review the petition for Zoning Ordinance text amendment requested by Northern Gateway Partners, LLC to create § 205-50.1, to establish a Premier Economic Development District pursuant to sec. 125.51(4)(u), Wis. Stats., within the Village of Saukville to facilitate growth and development within the Village. Motion Carried.

Public Hearing scheduled for April 5, 2023 at 7:00 p.m.

OTHER MATTERS

None.

ADJOURNMENT

Ross/Lear made a motion to adjourn. Motion carried at 5:47 p.m.

Dawn Wagner
Village Administrator

ZONING

205 Attachment 3
APPENDIX C

PETITION FOR A ZONING TEXT AMENDMENT

TO THE VILLAGE BOARD OF THE VILLAGE OF SAUKVILLE, OZAUKEE COUNTY,
WISCONSIN:

The undersigned hereby petitions the Village Board to amend the Village Zoning Ordinance as follows:

Present Zoning Text:

*Please see attached.

Requested Zoning Text Change:

*Please see attached.

PROPERTY OWNER	OWNER'S AGENT
Name: (Print) Marilyn M Geissler John B. Geissler	Name: (Print) JENEENE SAFER
<u>Marilyn M Geissler</u> <u>John B. Geissler</u> (signature)	<u>Jeneene Safer</u> (signature)
Address: 407 PROGRESS DR.	Address: 19076. Menlo Blvd.
(Village) (State) (zip) SAUKVILLE, WI. 53080	(Village) (State) (zip) Shorewood, MN: 53211
Telephone No. 715-226-1331	Telephone No. 414-303-3863
Date: 2-17-23	Date: 2-17-23

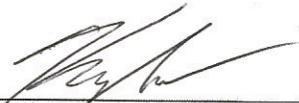
State briefly why the change is being requested:

*Please see attached.

More information may be requested by the Community Development Authority/Industrial Review Committee, Plan Commission and/or Village Board if deemed necessary to properly evaluate your request. The absence of information requested by this form may in itself be sufficient cause to deny the petition. If you have any questions regarding the procedure, please contact the Village of Saukville.

Dated this 17th day of February, 2023

Respectfully submitted,



(signature)

Kyle Feerick

Present Zoning Text:

M-2 General Manufacturing District; there are many Conditional Uses under Section 205-58, including animal hospitals, treatment plants, and commercial service facilities.

Requested Zoning Text Change:

I would like to petition for a text amendment to include “Crematory and Funeral/Cremation Services” as a Conditional Use in the M-2 Zoning District.

State Briefly why the change is being requested:

Since 1896, for over 127 years and for 5 generations, my family (Feerick Funeral Home) has been serving the community in funeral service. Although times and traditions have changed, our level of service has not and we have always adapted to the changing needs of the community. As the demand for simple, dignified, and affordable cremation rises, we need to meet that need, which requires a specific property and facility to do so.

For several years we have been in search of a property to install a crematory, which will not only provide cremations for Feerick Funeral Home, but will also have the ability to offer simple cremation packages to families in the community. As opposed to a funeral home, which hosts funerals for families, this facility would only offer services pertaining to cremation. It would be a place where a family can have a private viewing and say good-bye to their loved one, make necessary arrangements with a Licensed Funeral Director for cremation, and select any type of urn or cremation jewelry that would be appropriate for their family. After the cremation takes place, they will pick up their loved one’s cremated remains and host a funeral or celebration of life at a venue of their choosing.

For many reasons, the property at 407 N. Progress Drive, currently owned by John and Marilyn Geissler, is the ideal property and facility to operate a funeral cremation service business. The charming exterior of the building gives off the appearance of a home, just as funeral homes always have. The spacious 1-acre lot, as well as a large 10’ X 9’ truck door, located in the rear of the building and not visible from the street, allows ample privacy for loading in the back of the building. The building is 5,000 square feet, with a large 1,500 square foot warehouse in the back and 3,500 square foot office area in the front. The cremation chamber would be brought in through the large truck door. The warehouse would also contain a preparation room (required by State Statute HSS 136.04), as well as a cooler for safe, secure, and sanitary storage, while paperwork is being obtained for the cremation to take place. The spacious 3,500 square feet of office space would be used for a private viewing room, arrangement and staff offices, and a room to select any desired merchandise. In this way, everything will take place under one roof, and a family’s loved one will never leave our care.

We would be purchasing and installing in the warehouse a state-of-the-art cremation chamber, the CFS-2300, through Cremation Systems in South Holland, IL. They perform annual inspections of the cremation chamber, and also provide remote diagnostics via the internet if required immediately. *The CFS-2300 is a low emission, fuel efficient, internet connected cremation chamber, with opacity meters which continually monitor the opacity of the emissions and automatically adjust to correct. This ensures that there are no concerns regarding visible smoke or odor, and that we have a consistently clean, energy efficient operation.*

This would provide families in Saukville and the greater Ozaukee County area a place where they could have simple, dignified, affordable cremations. It would give families an experience to say goodbye to their loved ones in a beautiful facility, owned and operated by the Feerick family, who will ensure a high level of service just as we have for the past 127 years.

The Feerick family thanks you for your consideration, and we look forward to becoming an engaged part of your community.

ORDINANCE #

ORDINANCE CREATING § 205-58. L. OF THE CODE OF THE VILLAGE OF SAUKVILLE, OZAUKEE COUNTY, WISCONSIN

BE IT ORDAINED by the Village Board of the Village of Saukville, Ozaukee County, Wisconsin, that § 205-58.L of the Code of the Village of Saukville is hereby created to read as follows:

§ 205-58. Industrial and agricultural uses.

The following industrial and agricultural uses shall be conditional uses and may be permitted as specified:

L. Funeral homes and Crematories in the M-2 General Manufacturing District, provided that no principal structure is located closer than 50 feet from any lot line.

(The text modified with an underline shall be added).

This Ordinance shall become effective upon passage and posting.

Passed and adopted this ____ day of _____, 2023.

Barbara A. Dickmann
Village President

ATTEST:

Julie Friede,
Village Clerk

Chapter 205. Zoning

Article V. Conditional Uses

§ 205-58. Industrial and agricultural uses.

The following industrial and agricultural uses shall be conditional uses and may be permitted as specified:

- A. Animal hospitals in the B-P Business District and the M-1 and M-2 Manufacturing Districts, provided all principal structures and uses are not less than 100 feet from any residential use.
- B. Dumps, disposal areas, and sewage treatment plants in A-1 Agricultural Districts and M-2 Manufacturing Districts.
- C. Processing and manufacturing of feeds prepared for animals and fowl; storage of animal feeds, seeds, animal health products, and lawn and garden equipment in the M-1 and M-2 Manufacturing Districts, provided all storage operations are conducted within an enclosed building.
- D. Lumberyards, millwork, saw mills, and planing mills in the B-P Business District and the M-1 and M-2 Manufacturing Districts.
- E. Manufacturing and processing of engineered wood products, resinated or composite wood products, chemically treated lumber, veneers, and plywood in the M-1 and M-2 Manufacturing Districts.
- F. Freight yards, freight terminals, and transshipment depots in the M-1 and M-2 Manufacturing Districts.
- G. Commercial service facilities, such as cafeterias or institutional dining services, and fueling stations, in the M-1 and M-2 Manufacturing Districts, provided that all such services are operated primarily to benefit industrial district users and employees and that other users are only incidental customers.
- H. Cyclone or wire mesh fencing may be allowed in the M-1, M-2, and B-P Districts in the rear yard only. Use of such materials for fencing must be associated with unique or special circumstances required by the principal manufacturing or business use. The fencing must be appropriately screened from the public way and abutting properties with landscaping, vegetative cover, or an approved nontransparent fence. Fence heights shall be determined by the Community Development Authority/Industrial Review Committee on a per-applicant basis.
[Amended 6-3-2008 by Ord. No. 679]
- I. Assembly, processing and light manufacturing activities that are permitted uses in the M-1 Light Manufacturing District in the B-4 Business District, when the Plan Commission determines that the activity will directly support the business district and can be integrated into the overall plan for the business district.
[Added 10-4-2016 by Ord. No. 769]
- J. Outdoor storage of equipment, materials, products or inventory as an accessory use may be permitted in the B-P Business Park District, provided that the outdoor storage is located only in the rear yard or side yard of the property and is completely screened from view from any public way and abutting properties by a solid fence and/or landscape screen, and provided that the outdoor storage location and type of screening has first been approved by the Community Development Authority. A permit issued for outdoor storage shall expire when the person or entity to which the permit is issued conveys the business which is the principal use on the property to any other person or entity or when the person or entity to which the permit is issued ceases operation of the business which is the principal use.
[Added 4-16-2019 by Ord. No. 792]
- K. Ground-mounted electric-power-generating photovoltaic solar panel array and connector equipment with a nameplate generating capacity not exceeding 500kW in the B-P Business Park District, provided that the array and equipment are located only on a publicly owned site.
[Added 8-27-2019 by Ord. No. 797]

Chapter 205. Zoning

Article IV. Zoning Districts

§ 205-43. M-2 General Manufacturing District.

This district is intended to provide for manufacturing and industrial development of a more general and less restrictive nature than the M-1 Limited Manufacturing District in those areas where the relationship to surrounding land use would create fewer problems of compatibility. The M-2 District should not normally abut directly upon residential districts. This district may also provide sites for sexually oriented businesses where, due to their nature, operational characteristics, and adverse affect on certain properties, persons and uses around them, such businesses are not permitted within other areas of the Village.

A. Permitted uses.

- (1) Those uses permitted in the M-1 Limited Manufacturing District.
- (2) Auto body repair, engine repair.
- (3) Automobile, marine, and aircraft manufacturing.
- (4) Coating, engraving, and allied services.
- (5) Construction, mining, and materials handling machinery and equipment; manufacturing and repair of.
- (6) Cutlery, hand tools, and general hardware manufacturing.
- (7) Electric lighting and wiring equipment manufacturing.
- (8) Electrical industrial apparatus manufacturing.
- (9) Electrical transmission and distribution equipment manufacturing.
- (10) Electrometallurgical products manufacturing.
- (11) Engine and turbine manufacturing.
- (12) Farm machinery and equipment manufacturing.
- (13) Fine earthenware, table, and kitchen articles manufacturing.
- (14) Glass and glass container manufacturing.
- (15) Heating apparatus and plumbing fixtures manufacturing.
- (16) Household appliance manufacturing.
- (17) Inflammable gases and liquids storage, not to exceed 50,000 gallons.
- (18) Metal container manufacturing.
- (19) Metal products manufacturing, fabricating, and distribution.
- (20) Motorcycle and bicycle manufacturing.
- (21) Nonhazardous chemical manufacturing, processing, or use.
- (22) Office, computing, and accounting machine manufacturing.
- (23) Small arms ammunition manufacturing.
- (24) Screw machine products, bolts, nuts, screws, rivets, and washer manufacturing.

(25) Signaling and fire control equipment manufacturing.

(26) Wire products manufacturing.

B. Permitted accessory uses.

(1) Garages used for storage of vehicles used in conjunction with the operation of the business.

(2) Off-street parking and loading areas.

(3) Office, storage, power supply, and other uses normally auxiliary to the principal industrial operation.

(4) Residential quarters for the owner or caretaker.

(5) Satellite dish antennas over two feet in diameter located in the rear yard.

(6) Roof-mounted solar collectors which do not detract from the appearance of the structure, provided that the location of the collector is approved by the Industrial Review Committee.

(7) A factory outlet store bearing the appearance of a retail establishment located within the manufacturing facility and selling products assembled, processed or manufactured on the premises.

[Added 12-7-2016 by Ord. No. 775]

C. Conditional uses.

(1) See §§ 205-56, 205-57, 205-58 and 205-62.

D. Certain incompatible uses prohibited. The following uses are considered to be incompatible with the residential characteristics of the Village and surrounding area and are herewith prohibited:

(1) Manufacturing of ammonia, asbestos, asphalt, cement, chlorine, coal tar, creosote, explosives, fertilizer, glue, gypsum, insecticide, lampblack, poison, pulp, pyroxyline, and radium.

(2) Processing ammonia, asbestos, asphalt, cabbage, chlorine, coal tar, creosote, explosives, fertilizer, fish, glue, grease, gypsum, insecticides, lampblack, offal, poison, pulp, pyroxyline, and radioactive materials.

(3) Storage of bulk fertilizer, explosives, gasoline in excess of 50,000 gallons, grease, and radioactive materials.

(4) Animal reduction facilities, forges, foundries, garbage incinerators, junkyards, rubbish storage, slaughterhouses, stockyards, and tanneries.

E. Lot area and width. Lots shall have a minimum area of 20,000 square feet and shall be not less than 90 feet in width.

F. Building height and area.

(1) No principal building or parts of a principal building shall exceed 120 feet in height. No accessory building shall exceed 15 feet in height.

(2) The minimum area of the principal manufacturing building shall be a minimum of 7.5% of the lot area or 5,000 square feet, whichever is smaller.

(3) The sum total of all buildings shall not occupy more than 50% of the lot area.

G. Setback and yards.

(1) There shall be a minimum building setback of 50 feet from the right-of-way of all streets.

(2) There shall be a side yard on each side of all buildings of not less than 25 feet.

(3) There shall be a rear yard of not less than 25 feet.

H. Erosion control. See Article XII.

I. Plans and specifications to be submitted to the Industrial Review Committee. To encourage a manufacturing and industrial environment that is compatible with the residential character of the Village, building permits for permitted uses in the M-2 Manufacturing District shall not be issued without review and approval of the Village of Saukville Industrial Review Committee in accordance with the guidelines set forth in § 205-96 of this chapter. Said review and approval shall be concerned with general layout, building plans, ingress and egress, parking, loading and unloading, landscaping, and open space utilization.

ZONING

205 Attachment 3
APPENDIX C

PETITION FOR A ZONING TEXT AMENDMENT

TO THE VILLAGE BOARD OF THE VILLAGE OF SAUKVILLE, OZAUKEE COUNTY,
WISCONSIN:


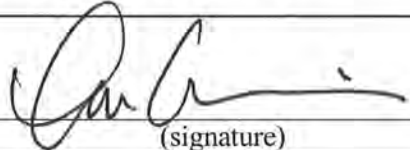
The undersigned hereby petitions the Village Board to amend the Village Zoning Ordinance as follows:

Present Zoning Text:

Planned Unit Development (PUD) Overlay District to be known as Northern Gateway Community Collective Planned United Development Overlay District No. 4.

Requested Zoning Text Change:

A Zoning Ordinance text amendment requested by Northern Gateway Partners LLC to create § 205-50.1, to establish a Premier Economic Development District pursuant to sec. 125.51(4)(u), Wis. Stats., within the Village of Saukville to facilitate growth and development within the Village.

PROPERTY OWNER	OWNER'S AGENT
Name: (Print) NORTHERN GATEWAY PARTNERS, LLC	Name: (Print) IAN McCAN
 (signature)	 (signature)
Address: 101 E GRAND #6 PORT WASHINGTON WI 53074	Address: 101 E GRAND AVE #6
(Village) (State) (zip) PORT WASHINGTON WI 53074	(Village) (State) (zip) PORT WASHINGTON WI 53074
Telephone No. 262-675-4071	Telephone No. 262-675-4071
Date: 3/1/2023	Date: 3/1/2023


State briefly why the change is being requested:

To establish a Premier Economic District as contemplated within Northern Gateway redevelopment agreement.

More information may be requested by the Community Development Authority/Industrial Review Committee, Plan Commission and/or Village Board if deemed necessary to properly evaluate your request. The absence of information requested by this form may in itself be sufficient cause to deny the petition. If you have any questions regarding the procedure, please contact the Village of Saukville.

Dated this 1ST day of MARCH, 2023

Respectfully submitted,



(signature)

ORDINANCE # _____

ORDINANCE CREATING § 205-50.1 OF THE CODE OF THE VILLAGE OF SAUKVILLE, OZAUKEE COUNTY, WISCONSIN

WHEREAS, the Village Board of the Village of Saukville desires to facilitate growth and development within the Village by establishing a Premier Economic Development District pursuant to sec. 125.51(4)(u), Wis. Stats.

NOW, THEREFORE, BE IT ORDAINED by the Village Board of the Village of Saukville, Ozaukee County, Wisconsin, that § 205-50.1 of the Code of the Village of Saukville is hereby created to read as follows:

§ 205-22.1. Premier Economic Development District.

A. Findings.

(1) A contiguous area of less than 40 acres with the Village of Saukville, as more particularly described in Subsection D below, has been identified as an appropriate location for a premier economic development district to be created pursuant to the provisions of § 125.51(4)(u), Wis. Stats.; and

(2) The Village of Saukville has received a written report in the form of a Minimum Valuation Letter from an independent third-party appraiser or market research firm regarding proposed projects within the premier economic development district having an estimated comprehensive new construction assessed valuation increase of at least \$20,000,000; and

(3) The area described in Subsection D does not include any land which is zoned exclusively for industrial use or zoned exclusively for single-family or two-family residences; and

(4) No other premier economic development district has been created within the Village of Saukville.

B. Establishment and Purpose. A Premier Economic Development District as designated and described in Subsection D hereof is hereby established to facilitate the growth of development in the Village of Saukville that will have a significant positive impact by allowing greater freedom, imagination and flexibility in the development of land while ensuring substantial compliance with the basic intent of the zoning ordinance and the general plan for community development. The District allows diversification and variation in the relationship of uses, structures, open spaces and heights of structures in developments conceived and implemented as comprehensive and cohesive unified projects. It is further intended to encourage more rational and economic development in regard to public services and encourage and facilitate preservation of open land.

C. Definitions. The definitions of “economic development project” and “premier

economic development district" set forth in § 125.51(4)(u)1.a and b, Wis. Stats., are hereby incorporated and made a part of this section as if fully set forth herein.

D. Geographical area. The geographical area of the Premier Economic Development District is described as follows:

A parcel of land being part of Lot 1 and Outlot 1 of C.S.M. Number 3665, recorded at Document Number 0864820, Lot 1 of C.S.M. Number 3700, recorded at Document Number 0876993, and those portions of vacated Market Street located in the NE 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of Section 25, Township 11 North, Range 21 East, Village of Saukville, Ozaukee County, Wisconsin. More particularly described as follows:

Commencing at the SW corner of Lot 2 of C.S.M. Number 2943, recorded at Document Number 0570765; thence N. 02°27'28" W., 152.04 feet along the westerly line of Lot 2 of said C.S.M. Number 2943, said line also being the easterly line of Lot 3 of the aforementioned C.S.M. Number 3665 to the point of beginning of lands to be described; thence S. 83°26'42" W., 151.15 feet; thence S. 83°23'50" W., 80.16 feet; thence N. 28°51'10" W., 362.35 feet; thence S. 83°51'01" W., 83.98 feet; thence N. 06°08'59" W., 2.68 feet; S. 61°57'47" W., 196.35 feet; thence S. 83°51'11" W., 377.92 feet to the easterly right of way line of Interstate Highway 43; thence along said right of way line as follows: N. 10°07'27" W., 31.18 feet; thence N. 06°10'05" W., 537.81 feet; thence leaving said right of way line, N. 83°51'01" E., 324.18 feet; thence N. 74°21'56" E., 69.68 feet; thence S. 85°09'50" E., 212.20 feet; thence N. 06°08'59" W., 46.74 feet; thence N. 83°51'58" E., 471.12 feet to the aforementioned westerly line of Lot 2 of C.S.M. Number 2943 (easterly line of Lot 3 of C.S.M. number 3665); thence S. 02°27'28" E., 850.38 feet along said westerly line of Lot 2 (easterly line of Lot 3) to the point of beginning.

Said area contains 669,743 square feet (15.38 acres).

This Ordinance shall be effective upon passage and posting.

Passed and adopted this ____ day of _____, 2023.

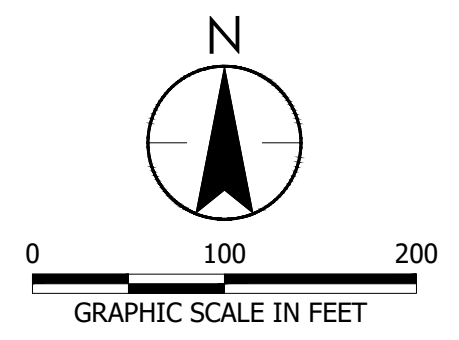
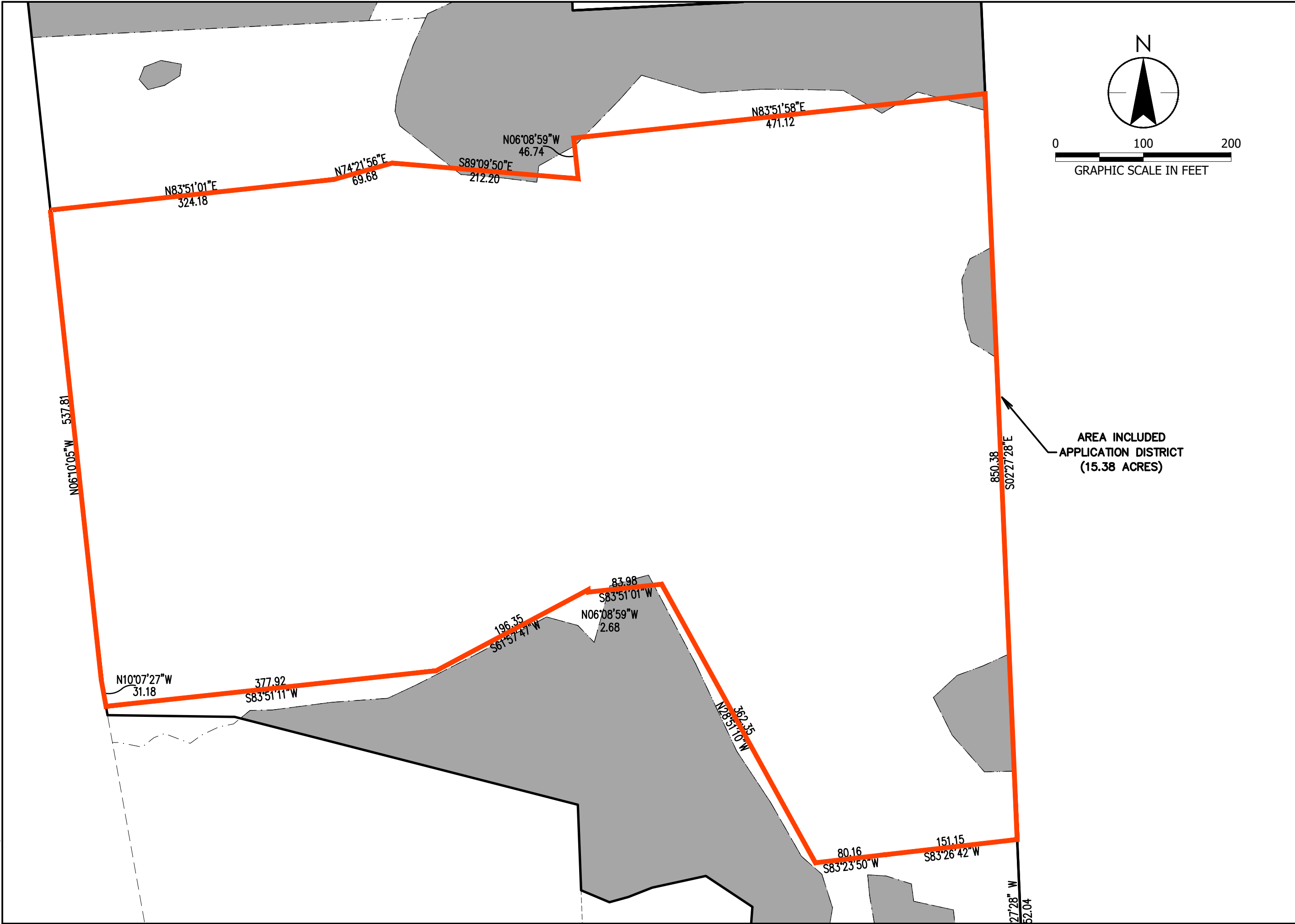
Barbara A. Dickmann
Village President


ATTEST:

Julie Friede
Village Clerk

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REFERRED TO STANTEC WITHOUT DELAY. THIS DRAWING IS THE PROPERTY OF STANTEC AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STANTEC.

Plot Date: 10/24/2022 - 8:14am
 Drawing Name: U:\193805727\A-CAD\0300601\01EXHIBIT.dwg
 User: JRM\JRM\10/24/2022 8:14 AM





Sturgeon Bay Office
 312 N. 5th Avenue
 Phone: 920-743-8211
 Website: www.stantec.com

SURVEY BY :	D.P.V.B.	DESIGNED BY :	P.J.H.	APPROVED BY :	P.J.H.	DATE :	2022.10.24
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NORTHERN GATEWAY - LIQUOR LICENSE EXHIBIT

JJM Holdings, LLP
 101 Grand Ave. Suite 11
 Port Washington, WI 53074

PROJECT NUMBER	193805727-2022
SHEET NUMBER	1 of 1

MOEGENBURG RESEARCH, INC.
REAL ESTATE APPRAISAL AND CONSULTING

December 1, 2022

Mr. Ian McCain
Northern Gateway Partners, LLC
101 East Grand Avenue
Port Washington, WI 53074

**Re: Minimum Valuation Letter
Premier Economic Development District
Northern Gateway Community Collective – South Campus
Village of Saukville, Ozaukee County, Wisconsin**

Dear Mr. McCain:

In accordance with your request, we are pleased to submit this *Minimum Valuation Letter*, which summarizes the conclusions presented within the *Restricted Appraisal Report* we completed for the South Campus of the proposed Northern Gateway Community Collective development project located just north of the northeast corner of the intersection of East Green Bay Avenue / State Highway 33 and Interstate Highway 43 in the Village of Saukville, Ozaukee County, Wisconsin. The referenced report, as well as supporting documentation, are contained within our workpapers and can be made available to you, our client, upon request.

The specific area of focus of our analysis is on a to-be-created 15.38-acre tract of land that is currently primarily undeveloped agricultural land and is proposed to be improved with the following uses:

- 165 market-rate apartments
- 46,000 square foot sports facility with 4 volleyball / basketball courts and other typical features
- Multi-tenant retail (a 5,000 square foot restaurant, a 5,000 square foot brewery with tasting room, and 5,000 square feet of additional retail space available for lease)
- 18,000 square foot commercial/banquet facility with seating for 300 persons
- Hotel with 110+ rooms and restaurant
- 8,500 square foot daycare facility
- Community plaza

The purpose of the analysis is to assist Northern Gateway Partners, LLC (our client and intended user) with documenting to the Village of Saukville (an additional intended user) that the planned subject development meets the threshold value increment of at least \$20,000,000 so that the development qualifies for up to two “Class B” licenses as an Economic Development Project as defined in Wisconsin State Statutes 125.51(4)(u).

The value opinions provided within the referenced *Restricted Appraisal Report* are not point estimates, but rather, represent opinions of reasonable ranges of value based on the supplied information. These ranges were then compared to the current assessed value of the property to determine if the value increase equals at least \$20,000,000. As stated on Page Three, Lines 64-66 of the 2020-2021 Uniform Standards of Professional Appraisal Practice (USPAP), which is the most current version, “an appraisal is numerically expressed as a specific amount, as a range of numbers, ***or as a relationship*** (e.g. not more than, not less than) ***to a*** previous value opinion or ***numerical benchmark*** (e.g. assessed value, collateral value).”

Based on the information detailed within our *Restricted Appraisal Report*, as well as the supporting information included within our workpapers, **we conclude that the increment associated with the new development within the subject’s Premier Economic Development District will meet or exceed the \$20,000,000 minimum threshold.**

Mr. Ian McCain
Northern Gateway Partners, LLC
December 1, 2022
Page Two

This is only a summary letter referencing our *Restricted Appraisal Report*. The opinions stated herein are subject to the Statement of Assumptions and Limiting Conditions, as well as the signed Certification, which are included within the *Restricted Appraisal Report*.

We have enjoyed serving you in this matter.

Sincerely,



Peter A. Moegenburg, MAI, ASA
Wisconsin Certified General Appraiser No. 296



Kyle L. Bjerke, Associate
Wisconsin Certified General Appraiser No. 2040

ORDINANCE #___

**ORDINANCE AMENDING § 55-2{9} I OF THE CODE
OF THE VILLAGE OF SAUKVILLE, OZAUKEE COUNTY, WISCONSIN**

BE IT ORDAINED, by the Village Board of the Village of Saukville, Ozaukee County, Wisconsin, that § 55-2{9} I of the Code of the Village of Saukville is hereby amended to read as follows:

§ 55-2. Definitions.

§ 55-2{9} I. RETAIL RESERVE “CLASS B” LICENSE

- (1) Those licenses available under the quota system existing before December 1, 1997, that were not granted or issued by the Village as of December 1, 1997. The number of Retail Reserve “Class B” licenses available to a municipality is determined by a series of calculations described in § 125.51(4)(br), Wis. Stats. The fee for an initial Retail Reserve “Class B” license, to be paid in addition to the regular Class “B” and “Class B” fee upon approval of a Retail Reserve “Class B” license, shall be as set by resolution of the Village Board.
- (2) In accordance with § 125.(4)(u)3, Wis. Stats., the Village has designated a premier economic development district pursuant to § 205-50.1 of the Village Code. In addition to the number of licenses determined for the Village’s quota under § 125.51(4)(b) to (d), Wis. Stats., the Village may issue up to two more additional Retail Reserve “Class B” licenses in connection with economic development projects within the premier economic development district. The fee for an initial additional Retail Reserve “Class B” license issued in connection with the premier economic development district, to be paid in addition to the regular Class “B” and “Class B” fee upon approval of an additional Retail Reserve “Class B” license, shall be as set by resolution of the Village Board.

This Ordinance shall become effective upon passage and posting.

Passed and adopted this _____ day of _____, 2023.

Barbara A. Dickmann
Village President

ATTEST:

Julie Friede
Village Clerk