

City of Plymouth Plan Commission

Members: Please notify us if you are unable to attend the meeting.

Chairman; Mayor Don Pohlman

Members:

Jane Meyer

Jeremy Schellin

Greg Hildebrand

Ron Nicolaus

John Wyatt

Justin Schmitz

The City of Plymouth Plan Commission will have a meeting on Thursday, **September 5, 2024 at 6:00 PM** in **Room 305**, City Hall, and Plymouth, WI.

The agenda will be as follows:

- 1.) Approval of Minutes from August 1, 2024.
- 2.) **Site Plan Seeking approval;** 818 E. Clifford St, dba; Carbliss for the installation of a 11 x 23 foot pergola. Chisholm/Carbliss (enclosure)
- 3.) **Certified Survey Map seeking approval;** Parcel number 59271829207, BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 27 OF THE CERTIFIED SURVEY MAPS, PAGES 290-291 AS DOCUMENT NO 8409549, LOCATED IN PART OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 21 EAST, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN. (generally located at or near the southwest corner of Hill and Dale Road and State Highway 67) Pankow/DGI Plymouth LLC (enclosure)
- 4.) **Parcel seeking a recommendation for an amendment to the 2022 Comprehensive Plan Map;** Parcel #59271829207 currently designated as Agricultural seeking a new designation of Commercial for the purpose of new commercial development. (generally located at or near the southwest corner of Hill and Dale Road and State Highway 67) Pankow/DGI Plymouth LLC (enclosure)
- 5.) **Parcel seeking recommendation for rezoning from current A - Agricultural to B3 – Highway Business;** Parcel #59271829207 currently Zoned as A - Agricultural seeking a new Zoning designation of B3 – Highway Business for the purpose of new commercial development. (generally located at or near the southwest corner of Hill and Dale Road and State Highway 67) Pankow/DGI Plymouth LLC (enclosure)
- 6.) **Ordinance Seeking recommendation for approval;** Modifications to Sec 13-1-140 Accessory Use Structures are being proposed, and thus requires a recommendation to City Council for approval. Blakeslee (enclosure)

- 7.) Ordinance Seeking recommendation for approval;** Modifications to Sec 13-1-92
Parking requirements are being proposed, and thus requires a recommendation to City Council for approval. Blakeslee (enclosure)
- 8.) PUBLIC HEARING regarding the proposed creation of Tax Incremental District No.7,**
the proposed boundaries of the District, and the proposed Project Plan for the District.
Blakeslee (enclosure)
- 9.) Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No.7”** Blakeslee
(enclosure)
- 10.) Communication – Letters, E-mails, or reports Related to the Plan Commission**
(Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderspersons)

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above stated meeting to gather information. No action will be taken by any governmental body at the above stated meeting other than the governmental body specifically referred to above in this notice. Please note that, upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact City of Plymouth ADA Coordinator Leah Federwisch, located in the Plymouth Utilities office at 900 County Road PP, Plymouth, WI or call 920-893-3853

City of Plymouth
128 Smith St. – PO Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3741
Facsimile: (920) 893-9590
e-mail: inspectorpete@plymouthgov.com

August 1, 2024

Members present: Chairman Don Pohlman, Jane Meyer, Ron Nicolaus, John Wyatt, Justin Schmitz

Absent: Greg Hildebrand, Jeremy Schellin

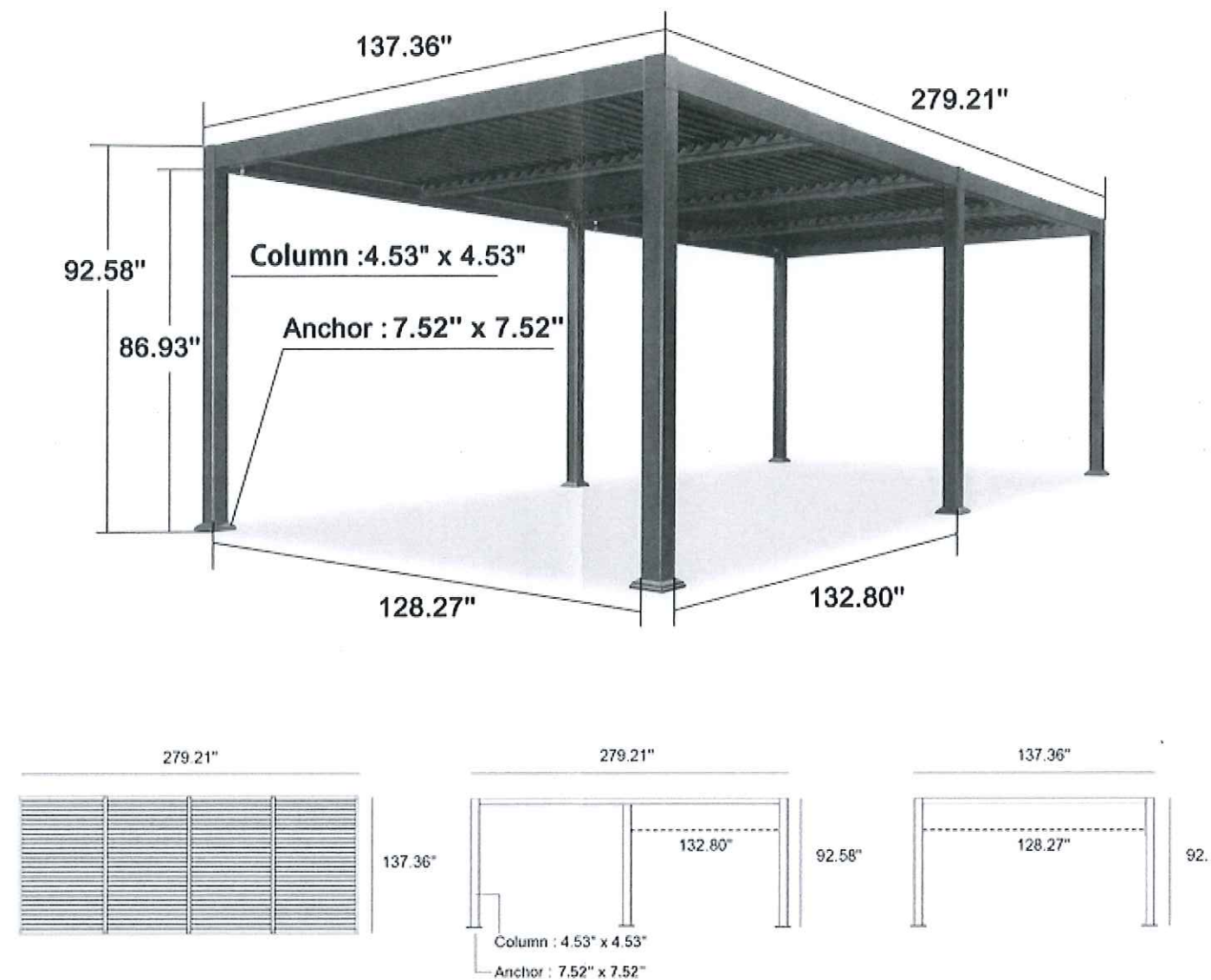
Staff Present; DPW Manager Cathy Austin

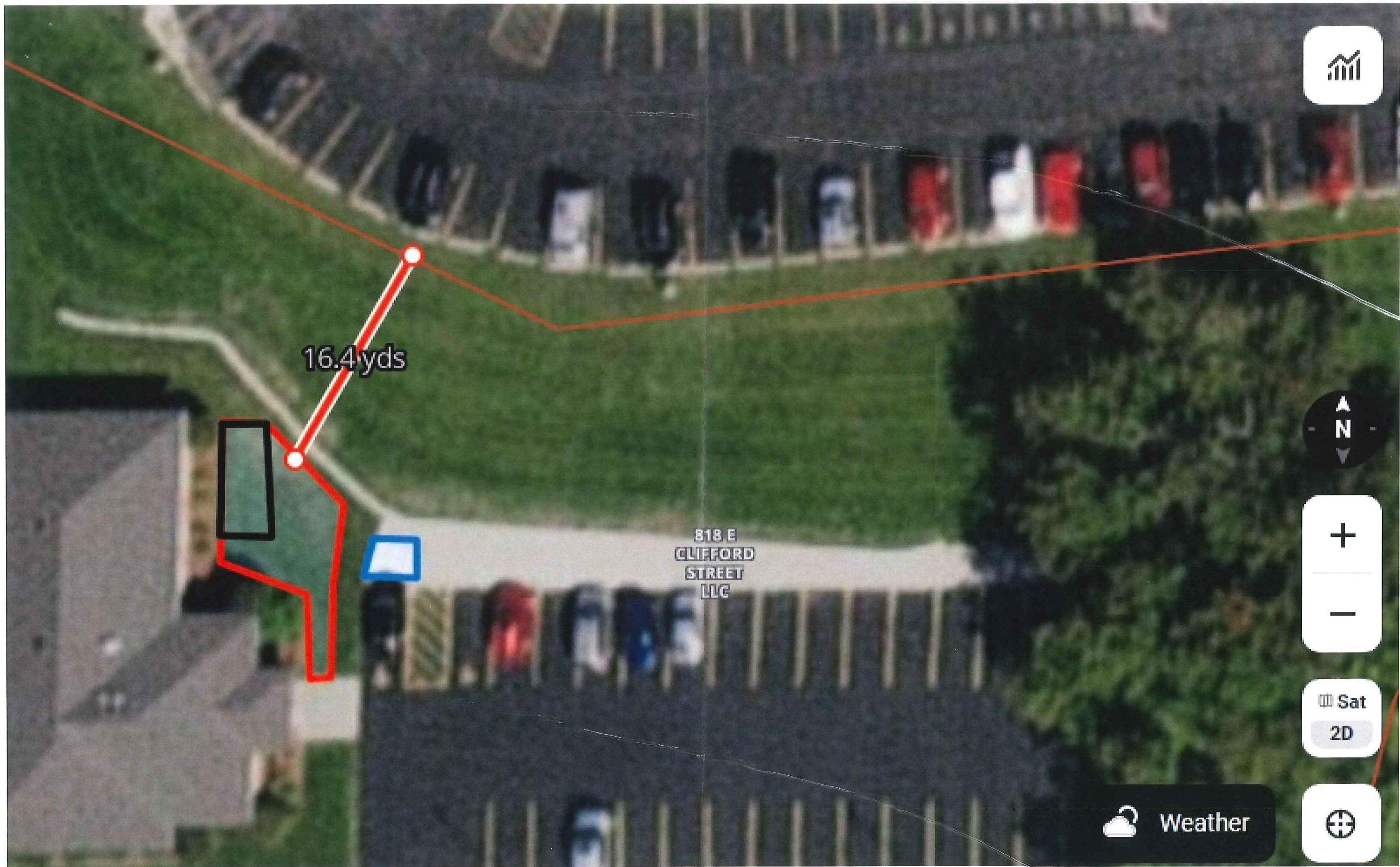
The Plan Commission meeting was called to order by Chairman Pohlman at 6:00 PM.

- 1.) **Approval of Minutes from July 11, 2024.** Motion to approve the July 11, 2024 minutes was made by Nicolaus, and seconded by Schmitz. On the roll all voted aye to approve.
- 2.) **Extraterritorial Map seeking approval:** W6387 Karpathy Lane, Plymouth. Lot division to create 3 parcels. Property Owner Clayton Brath was present. Motion to approve made by Nicolaus and seconded by Wyatt. On the roll all voted aye to approve.
- 3.) **Parcel(s) seeking recommendation to City Council for rezoning:** parcels; 59271821046, and 59271821047. BEING A PART OF THE NE ¼ AND THE SE ¼ OF THE NW ¼ OF SECTION 26, TOWNSHIP 15 NORTH, RANGE 21 EAST, SITUATED IN THE CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN. Brian Doudna from the Sheboygan County Economic Development Corporation, aka SCEDC was present. Member Nicolaus asked about the property failing to transfer, and then reverting back to the R4 Multifamily Zoning. Confident the property will transfer Doudna stated it shouldn't be an issue. Doudna continued to explain about the Froward Fund from 2021, that was established to help provide entry level homes to community members. He further explained the similarity to the Founders Point development in Sheboygan Falls. The plan for this development is to provide "walkable" living community. Member Schmitz inquired about how much land would be developed and were these destined to be smaller lots. The vintage style of living was the reply, much like the Vintage neighborhood. The total number of homes proposed has yet to be determined. Motion to approve made by Nicolaus, and seconded by Schmitz. On the roll all voted yes to approve.
- 4.) Communication – Letters, E-mails, or reports Related to the Plan Commission (Chairman, Secretary, Plan Commission Members, City of Plymouth Staff/Alderpersons) Nothing was brought forward.
- 5.) Meeting adjourned at 6:13 PM.

Respectfully Submitted,

Pete Scheuerman
Secretary





Weather





Rotary Switch

Made of galvanized metal, rust-resistant and sturdy. Simply rotate the metal switch with the handle can be turn on/off the louvered roof.



Sturdy Structure

The aluminum frame, galvanized steel roof, and triangular structure make it durable, and the fading, rust, and corrosion resistance allow it to last for a long time.



Hidden Gutter System

Gutters and special tilted structures allow rainwater to flow from the edges of frames and rods to keep the space under the pergola clean.

City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-3745
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: August 28, 2024

TO: Plan Commission

FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: CSM - A division of Lot 2 of the Certified Survey Maps As Recorded In Volume 27 of Certified Survey Maps, Pages 290-291 as document No. 8409549, located in part of the northeast ¼ of the northeast ¼ of section 33, township 15 north, range 21 east, City of Plymouth, Sheboygan County Wisconsin.

Comp Plan Amendment - Part of Parcel No. 59271829207 from a future land use designation of Agricultural to Commercial

Rezoning - Part of Parcel No. 59271829207 currently Zoned as A, Agricultural. Seeking B3 – Business Highway.

Background:

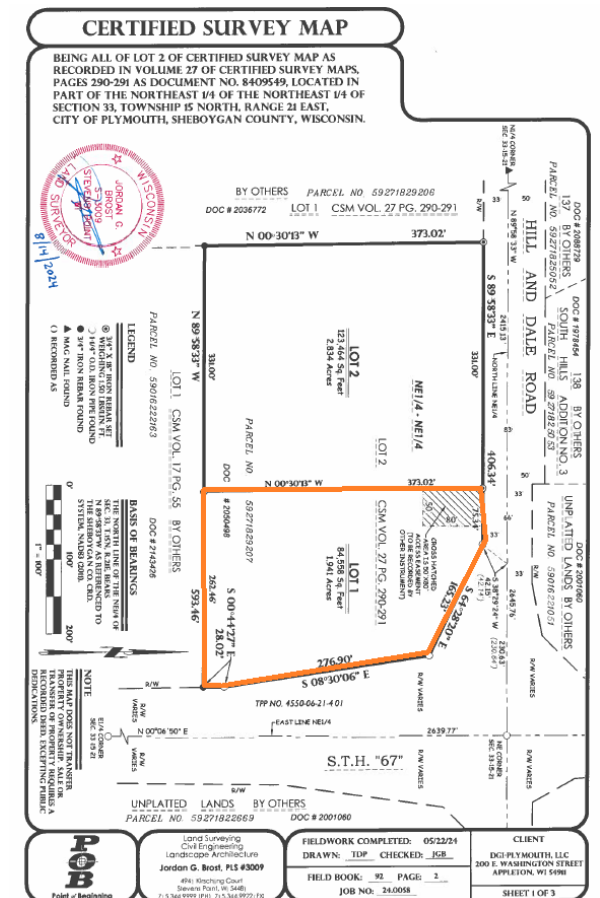
Parcel No. 59271829207 is located directly on the southwest corner of the intersection Highway 67 and PP in Plymouth. With the approval of the property owner, Dollar General is requesting a Certified Survey Map (CSM), a Comprehensive Plan Amendment, and Rezoning for a proposed Dollar General store location. A draft site plan is included in the packet and will be discussed in more detail at an upcoming Plan Commission meeting.

CSM:

Dollar General is requesting that a portion of Parcel No. 59271829207 (outlined in orange) be split from the original parcel for the proposed development. This will create a new parcel of approximately 1.941 acres and a second parcel of approximately 2.834 acres. The 2.834-acre parcel will retain its current zoning and comprehensive plan designation. The full CSM is included in the application materials. Staff supports this request.

Comp Plan Amendment:

The comprehensive plan future land use map lists Parcel No. 59271829207 as Agricultural. Based on Staff's review of the Comprehensive Plan, it appears it was an oversight that this parcel was left as agriculture in the future land use map. The City has previously viewed this location as a location for future development.



Dollar General is requesting approval of a Comprehensive Plan Amendment that would designate the portion of Parcel No. 59271829207 (outlined in orange) as Commercial. With the expansion of residential properties in the southwest portion of the City, the intersection of two throughfares of Highway 67 and PP provides an ideal location for commercial development.

Rezoning: Parcel No. 59271829207 is currently zoned as A, Agricultural. Given that the property is adjacent to Highway 67, Dollar General is requesting that the portion of Parcel No. 59271829207 (outlined in orange) be rezoned B3 - Business Highway for the proposed commercial development.

The property directly to the north is Miller & Boeldt Farm Equipment (located in the Town of Plymouth). The property across the street on the northeast corner of 67 and PP is residential (Zoned R2). The property to the east is Masters Gallery Foods (Zoned LI). The property to the southeast is Suchon Funeral Home (Zoned B3). The property to the south is agricultural (Zoned A). The direct property to the west (following the creation of the CSM) will remain agricultural (Zoned A), but per the property owner may be developed in the future. Further west is the Granite Traice multi-family development (Zoned R4). The property to the northwest is residential (Zoned R3). Given the interaction location and adjacent property uses, Staff supports this request to use the B3 district.

Recommendation:

Recommend the CSM as presented to the Common Council for approval.

Recommend the Comp Plan Amendment as presented to the Common Council for approval.

Recommend the Rezoning Request as presented to the Common Council for approval.

Attachments:

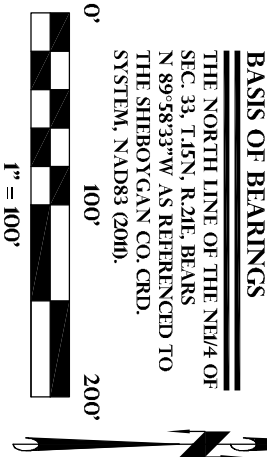
- Dollar General Application Attachments

CERTIFIED SURVEY MAP

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP AS RECORDED IN VOLUME 27 OF CERTIFIED SURVEY MAPS, PAGES 290-291 AS DOCUMENT NO. 8409549, LOCATED IN PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 15 NORTH, RANGE 21 EAST, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.



- LEGEND
- 3/4" X 18" IRON REBAR SET
 - WEIGHING 1.50 LBS/LIN. FT.
 - 1-1/4" O.D. IRON PIPE FOUND
 - 3/4" IRON REBAR FOUND
 - MAG. NAIL FOUND
 - RECORDED AS



NOTE

THIS MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED, EXCEPTING PUBLIC DEDICATIONS.

BY OTHERS PARCEL NO. 59271829206
DOC # 2036772 LOT 1 CSM VOL. 27 PG. 290-291

PARCEL NO. 59016222163

LOT 1 CSM VOL. 17 PG. 55 BY OTHERS

DOC # 2143426

N 89°58'33" W

331.00'

593.46'

28.02'

S 00°44'27" E

262.46'

59.34'

S 89°58'33" E

331.00'

N 00°30'13" W

373.02'

N 00°30'13" W

373.02'

NE1/4 - NE1/4

LOT 2

123,464 Sq. Feet

2.834 Acres

PARCEL NO.

59271829207

DOC # 2050498

59.34'

S 00°44'27" E

262.46'

59.34'

S 89°58'33" E

331.00'

N 00°30'13" W

373.02'

N 00°30'13" W

373.02'

NE1/4 - NE1/4

LOT 2

123,464 Sq. Feet

2.834 Acres

PARCEL NO.

59271829206

DOC # 2036772

LOT 1

CSM VOL. 27 PG. 290-291

BY OTHERS

DOC # 2001060

UNPLATTED LANDS

BY OTHERS

PARCEL NO. 59271822669

DOC # 2001060

UNPLATTED LANDS

BY OTHERS

PARCEL NO. 59271825052

DOC # 2088729

BY OTHERS

PARCEL NO. 59271825053

DOC # 1978454

SOUTH HILLS ADDITION NO. 3

UNPLATTED LANDS

BY OTHERS

PARCEL NO. 59016221051

DOC # 2001060

UNPLATTED LANDS

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UNPLATTED LANDS

BY OTHERS

PARCEL NO.

CERTIFIED SURVEY MAP

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP AS
RECORDED IN VOLUME 27 OF CERTIFIED SURVEY MAPS,
PAGE 290-291 AS DOCUMENT NO. 8409549, LOCATED IN
PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 33, TOWNSHIP 15 NORTH, RANGE 21 EAST,
CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN.

Surveyor's Certificate:

I, Jordan G. Brost, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped all of Lot 2 of Certified Survey Map as recorded in Volume 27 of Certified Survey Maps, Pages 290-291 as Document No. 8409549, located in part of the Northeast 1/4 of the Northeast 1/4 of Section 33, Township 15 North, Range 21 East, City of Plymouth, Sheboygan County, Wisconsin.

Containing 208,020 Square Feet - 4.775 acres.

Subject to (if any) covenants, conditions, restrictions, right-of-ways and easements of record.

That I have made such survey, land division and plat by the direction of DGI-Plymouth, LLC.
That such plat is a correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made.
That I have fully complied with Chapter A-E 7 of Wisconsin Administrative Code, minimum standards for property surveys, the provisions of Chapter 236.34 of the Wisconsin State Statutes and the Subdivision Ordinance of the City of Plymouth in surveying, dividing and mapping the same.

Dated this _____ day of _____, 2024.

Jordan G. Brost
PLS No. S-3009



Owner's Certificate of Approval

As owner, I hereby certify that I caused the land described on this
Certified Survey Map to be surveyed, divided and mapped as represented on the map.
I also certify that this Certified Survey Map is required by
s236.34 to be submitted to the following for approval or objections:

- 1) City of Plymouth, Sheboygan County

Witness the hand and seal of said owner this _____ day of _____, 2024.

Aron J. Pankow, Owner

STATE OF _____)

COUNTY OF _____)

Personally came before me this _____ day of _____, 2024, the above named
Aron J. Pankow to me known to be the person who executed the foregoing instrument and hereby acknowledge the same.

_____, Notary Public, _____ (County), _____ (State).
(Notary Seal)

My commission expires _____.

OWNER:
ARON J. PANKOW
1002 DAY LILY COURT
PLYMOUTH, WI 53073-5010



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture
Jordan G. Brost, PLS #3009
4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

FIELDWORK COMPLETED: 05/22/24
DRAWN: TDP CHECKED: JGB
FIELD BOOK: 92 PAGE: 2
JOB NO: 24.0058

CLIENT
DGI-PLYMOUTH, LLC
200 E. WASHINGTON STREET
APPLETON, WI 54911
SHEET 2 OF 3

CERTIFIED SURVEY MAP

BEING ALL OF LOT 2 OF CERTIFIED SURVEY MAP AS
RECORDED IN VOLUME 27 OF CERTIFIED SURVEY MAPS,
PAGE 290 AS DOCUMENT NO. 8409549, LOCATED IN PART OF
THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33,
TOWNSHIP 15 NORTH, RANGE 21 EAST, CITY OF PLYMOUTH,
SHEBOYGAN COUNTY, WISCONSIN.

Certificate of the City of Plymouth Plan Commission

Approved by the City of Plymouth Plan Commission this _____ day of _____, 2024.

Authorized Representative (signature) Printed Name Dated

Certificate of the Plymouth City Clerk

As the duly appointed City Clerk for the City of Plymouth, I hereby certify that the records at the City Clerk's office show that there are no unpaid taxes or unpaid special assessments affecting any of the lands included in this Certified Survey Map.

Dated this _____ day of _____, 2024.

Anna Voigt, City Clerk Dated

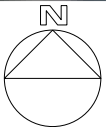
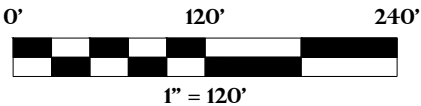
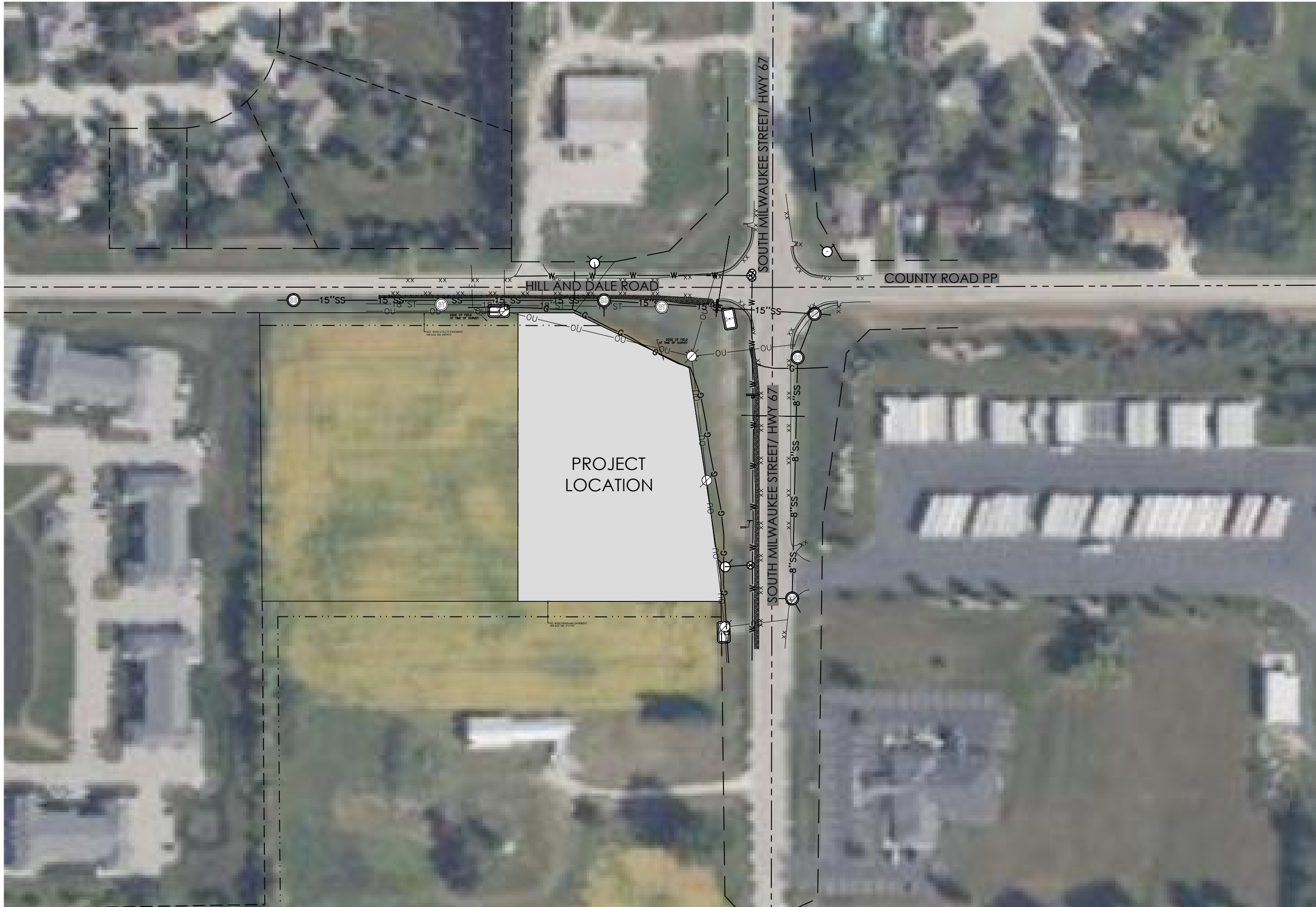
Treasurer's Certificate

I certify that there are no unpaid taxes or unpaid special assessments on any of the lands included in this Certified Survey Map.

Laura Henning-Lorenz - Sheboygan County Treasurer Anna Voigt - City of Plymouth Treasurer



OWNER:
ARON J. PANKOW
1002 DAY LILY COURT
PLYMOUTH, WI 53073-5010



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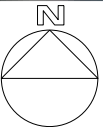
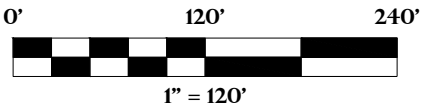
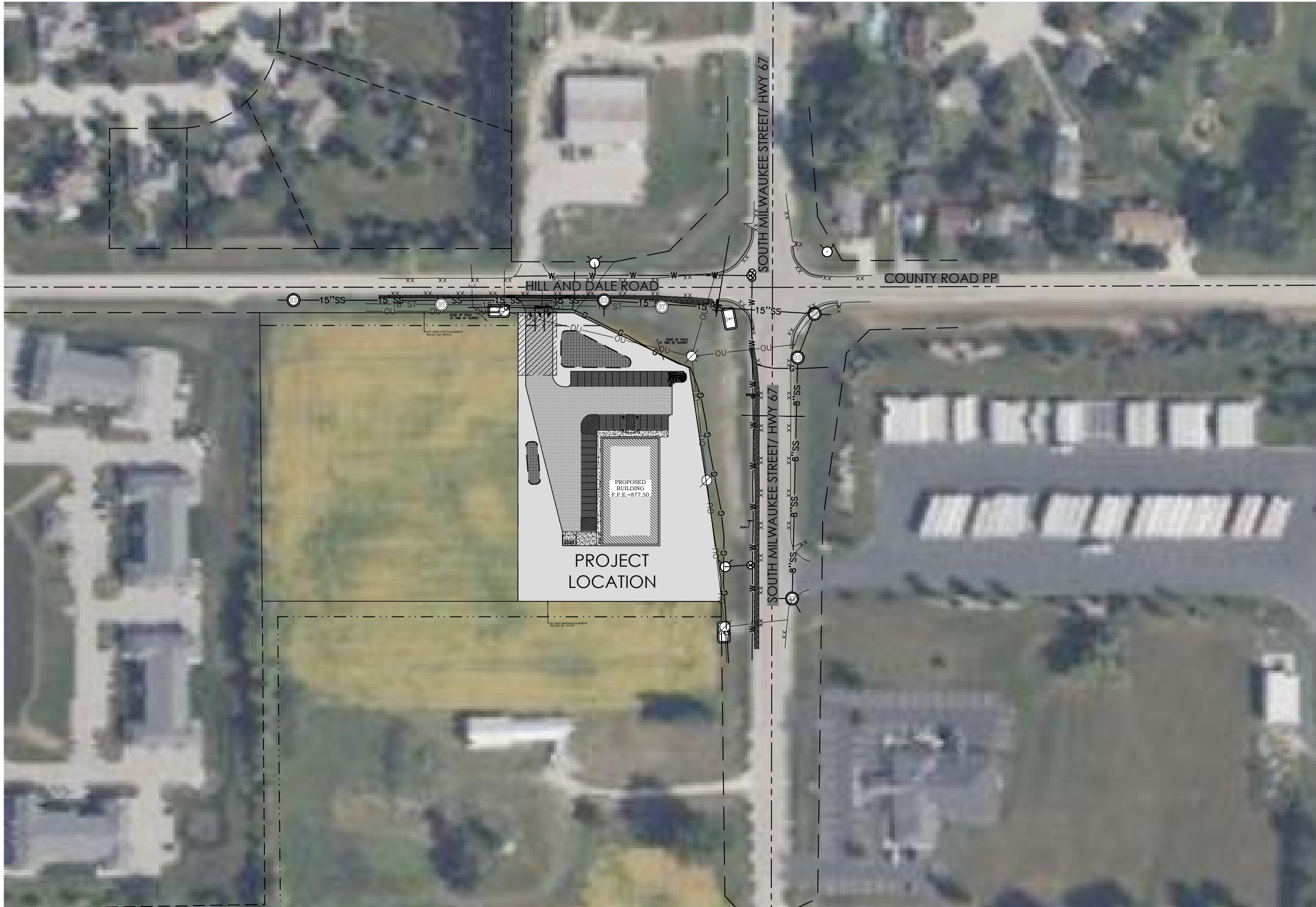
| REVISIONS | |
|-------------|----------|
| | |
| | |
| | |
| CHECKED: | JL |
| DRAWN: | MK |
| DATE | 8/7/2024 |
| PROJECT NO. | 24.0058 |

COMPREHENSIVE PLAN
MAP EXHIBIT

DGI PLYMOUTH, LLC
DOLLAR GENERAL
CITY OF PLYMOUTH
SHEBOYGAN CO, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
Phone: 715.344.9999 Fax: 715.344.9922





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Point of Beginning

SHEET
RE

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kirschling Court
Stevens Point, WI 54481
Phone: 715.344.9999 Fax: 715.344.9922

DGI PLYMOUTH, LLC
DOLLAR GENERAL
CITY OF PLYMOUTH
SHEBOYGAN CO, WISCONSIN

REZONE MAP EXHIBIT

| | |
|-------------|----------|
| CHECKED: | JL |
| DRAWN: | MK |
| DATE | 8/7/2024 |
| PROJECT NO. | 24.0058 |

REVISIONS



City of Plymouth

Zoning Administrator
128 Smith Street
P.O. Box 107
Plymouth, WI 53073
(920) 893-1271
fax (920) 893-9590
inspectorpete@plymouthgov.com

COMPREHENSIVE PLAN MAP AMENDMENT APPLICATION

Application Fee: (Non-refundable) \$ 450.00 Regular Meeting/ \$800.00 Special Meeting

Completed application must be filed with the City Zoning Administrator. To be placed on the agenda of the City Plan Commission, application must be filed four weeks prior to date of meeting. City Plan Commission meets the first Thursday of the month. Applications that are not complete or that are not legible will not be accepted. Please use attachments as necessary

SUBJECT PROPERTY:

Name of Proposed / Existing Business: DOLLAR GENERAL

Property Address / Lot Number: PARCEL ID# 59271829207

Legal Description: LOT 2 27 CSM 290-291 #2033304 LOCATED IN NE1/4 OF THE NE1/2 & NW1/4 OF NE1/4 SEC. 33, T15N, R21E, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN

Existing Zoning: AGRICULTURAL Proposed Zoning (if applicable): B-3

Land use as shown in the City of Plymouth Comprehensive Plan: AGRICULTURAL

Lot Size (acres or ft²) 84,043.5 sf (1.93 ac) Dimensions 373'L x 262.73'W Irregular Shaped Lot X

Existing Structures and Principal Use of Subject Property: _____

NO EXISTING STRUCTURES, CURRENT USE IS AGRICULTURAL FIELD

Proposed Structures and Principal Use of Subject Property (if applicable): _____

DOLLAR GENERAL RETAIL STORE, HIGHWAY BUSINESS DISTRICT

ADJACENT PROPERTY:

List adjacent land uses within three hundred (300) feet of subject property border, their principal uses, names, and addresses of owners:

North: COMMERCIAL USE; OWNER- MILLER & BOELDT INC.

PO BOX 19, PLYMOUTH, WI 53073

South: AGRICULTURAL USE; OWNER- JAMES PANKOW

N5254 STATE HIGHWAY 67, PLYMOUTH, WI 53073

East: LIGHT INDUSTRIAL USE; OWNER- MASTERS GALLERY FOODS INC.

PO BOX 170 PLYMOUTH, WI 53073

West: AGRICULTURAL USE; OWNER- ARON PANKOW

1002 DAY LILY CT, PLYMOUTH, WI 53073

What is the surrounding future land use according to the Planned Land Use Maps: _____

WEST: RESIDENTIAL EAST: INDUSTRIAL SOUTH: AGRICULTURAL (TOWN OF PLYMOUTH)

NORTH: COMMERCIAL (TOWN OF PLYMOUTH)

SUPPORT FOR AMENDMENT:

List the changes, if any, that have occurred in the area of the proposed amendment since the comprehensive plan's adoption:

NO KNOWN CHANGES SINCE PLAN'S ADOPTION

How will the proposed amendment benefit the community:

THE PROPOSED AMENDMENT WILL ALLOW FOR THE PARCEL TO DEVELOP A COMMERCIAL RETAIL STORE
IN CONVENIENT LOCATION, NEAR THE INTERSECTION OF A HIGHWAY AND CITY ROAD, AND
NEAR OTHER COMMERCIAL AND INDUSTRIAL BUSINESSES.

CONTACT INFORMATION:

Applicant(s) DGI PLYMOUTH, LLC ☐ Applicant is owner

Mailing Address 200 E. WASHINGTON AVENUE, SUITE 2A, APPLETON, WI

Phone (day) _____ (evening) _____ Fax _____

Cellular (920) 730-4285 Email tplatt@pfefferle.biz

Owner(s) (if different than applicant) ARON PANKOW

Mailing Address 1002 DAY LILY CT, PLYMOUTH, WI 53073

Phone (day) _____ (evening) _____ Fax _____

Cellular _____ Email _____

DECLARATION OF ACCURACY:

I am making this application for the Change to the Comprehensive Plan Map of the above-described Subject Property and request a public hearing. I further certify that the information stated above and on any attachments is true and correct to the best of my knowledge and belief.

Applicant's Signature:  Date: 8/5/2024

Print Name Above: Bradley Schwebs, Manager

REQUIRED ATTACHMENTS:

1. Application fee of \$400.00. Please make check or money order payable to "City of Plymouth".
2. Fourteen (14) copies of a map showing the subject property and all property within 300' feet of the subject property on 8.5" x11" or 11"x17" paper

ADDITIONAL REQUIREMENTS/INFORMATION:

- Return this completed form and the required fee to the *City Zoning Administrator*.
- The applicant may present any additional information which it feels necessary.
- Additional information may be required by the *City Zoning Administrator*, Plan Commission or other Boards, Commissions or Officers of the City of Plymouth.
- A public hearing will be held before the Common Council or Plan Commission on the Comprehensive Plan Map Amendment Application. Notice of the public hearing will be sent to the Applicant, *City Zoning Administrator*, Members of the Common Council and Plan Commission.
- Should you have questions about this form or the information requested, contact the *Zoning Administrator* at (920) 893-1271, ext. 320.

Office Use Only:

Date Received _____ Fee paid (Check # _____; Receipt # _____)

Date of Hearing _____ Date Published _____

Date Notice Mailed _____

Hearing Held on _____ Disposition _____

Applicant Notified on _____ by _____



City of Plymouth

128 Smith Street

P.O. Box 107

Plymouth, WI 53073

(920) 893-3762

zoning@plymouthgov.com

PROPERTY REZONING APPLICATION

Application Fee: \$325.00 (Non-refundable)

Completed application must be filed with the City Clerk-Treasurer. To be placed on the agenda of the City Plan Commission. City Plan Commission meets the first Thursday of the month. Applications that are not complete or that are not legible will not be accepted.

SUBJECT PROPERTY:

Name of Proposed / Existing Business: DOLLAR GENERAL

Property Address / Lot Number: PARCEL ID# 59271829207

Legal Description: LOT 2 27 CSM 290-291 #2033304 LOCATED IN NE1/4 OF THE NE1/2 & NW1/4 OF NE1/4 SEC. 33, T15N, R21E, CITY OF PLYMOUTH, SHEBOYGAN COUNTY, WISCONSIN

Existing Zoning: AGRICULTURAL Proposed Zoning: B-3

Lot Size (acres or ft²) 84,043.5 sf (1.93 ac) Dimensions 373'L x 262.73'W Irregular Shaped Lot X

ADJACENT PROPERTY:

List any real estate owned by petitioner adjacent to subject property: AGRICULTURAL PARCEL TO WEST OF SUBJECT PARCEL (TO BE SPLIT FROM ORIGINAL PARCEL USED FOR DOLLAR GENERAL)

List adjacent land uses within three hundred (300) feet of subject property border, their principal uses, names, and addresses of owners:

North: COMMERCIAL USE; OWNER- MILLER & BOELDT INC. PO BOX 19, PLYMOUTH, WI 53073

South: AGRICULTURAL USE; OWNER- JAMES PANKOW
N5254 STATE HIGHWAY 67, PLYMOUTH, WI 53073

East: LIGHT INDUSTRIAL USE; OWNER- MASTERS GALLERY FOODS INC.
PO BOX 170 PLYMOUTH, WI 53073

West: AGRICULTURAL USE; OWNER- ARON PANKOW
1002 DAY LILY CT, PLYMOUTH, WI 53073

PROJECT DESCRIPTION:

Existing Structures and Principal Use of Subject Property: _____

NO EXISTING STRUCTURES, CURRENT USE IS AGRICULTURAL FIELD

Proposed Structures and Principal Use of Subject Property: _____

DOLLAR GENERAL RETAIL STORE, HIGHWAY BUSINESS DISTRICT

Reciting of facts indicating that the proposed Zoning change will not be detrimental to the general public interest and the purposes of the Zoning Code for the City of Plymouth:

The establishment and the maintenance or operation of the use will not be detrimental or endanger the public health, safety, morals, comfort, or general welfare of the public. This establishment will be constructed and maintained per all state and local code requirements. The Dollar General has successfully constructed and operated over 12,500 stores throughout the United States and these standards will be maintained for this project.

Confirmation that the proposed Zoning change will conform to the City of Plymouth Comprehensive Plan:

THE PARCEL IS LISTED AS AN AGRICULTURAL USE IN THE CURRENT AND FUTURE LAND USE MAP OF THE CITY'S COMPREHENSIVE PLAN, HOWEVER, THERE ARE OTHER COMMERCIAL/INDUSTRIAL USES LOCATED WITHIN THE VICINITY OF THE PROPOSED PARCEL TO BE REZONED.

CONTACT INFORMATION:

Applicant(s) DGI PLYMOUTH, LLC ☐ Applicant is owner

Mailing Address 200 E. WASHINGTON AVENUE, SUITE 2A, APPLETON, WI

Phone (day) _____ (evening) _____ Fax _____

Cellular (920) 730-4285 Email tplatt@pfefferle.biz

Owner(s) (if different than applicant) ARON PANKOW

Mailing Address 1002 DAY LILY CT, PLYMOUTH, WI 53073

Phone (day) _____ (evening) _____ Fax _____

Cellular _____ Email _____

DECLARATION OF ACCURACY:

I am making this application for the rezoning of the above-described Subject Property and request a public hearing. I certify that I am a proper party to make this application under City Code 13-1-192. I further certify that the information stated above and on any attachments is true and correct to the best of my knowledge and belief.

Applicant's Signature:  Date: 8/5/2024

Print Name Above: Bradley Schwebs, Manager

REQUIRED ATTACHMENTS:

1. Application fee of \$325.00. Please make check or money order payable to "City of Plymouth".
2. Twelve (12) copies of site plan showing the property to be zoned, location of all existing and proposed structures, property owners within 300' of the subject property boundaries, existing and proposed landscaping, and all existing and proposed paved areas. The site plan and all its parts shall be clearly reproducible with a photocopier at a size of 11" x 17" and map scale not less than 1' = 100' with lot dimensions of the subject property provided, a graphic scale, and north arrow.

ADDITIONAL REQUIREMENTS/INFORMATION:

- Return this completed form and the required fee to the *City Clerk-Treasurer*.
- The applicant may present any additional information which it feels necessary.
- Additional information may be required by the *City Zoning Administrator*, Plan Commission or other Boards, Commissions or Officers of the City of Plymouth.
- A public hearing will be held before the Plymouth City Common Council the Property Rezoning Application. Notice of the public hearing will be sent to the Applicant, *City Zoning Administrator*, Members of the Common Council, Plan Commission, and all Owners of record located within three hundred (300) feet of the affected property at least seven (7) days prior to the hearing date.
- Should you have questions about this form or the information requested, contact the *Zoning Administrator* at (920) 893-3762.

Office Use Only:

Date Received _____ Fee paid (Check # _____; Receipt # _____)

Date of Hearing _____ Date Published _____

Date Notice Mailed _____

Hearing Held on _____ Disposition _____

Applicant Notified on _____ by _____

City of Plymouth
128 Smith St. - P.O. Box 107
Plymouth, WI 53073-0107



Telephone: (920) 893-1271
Facsimile: (920) 893-0183
Web Site: plymouthgov.com

DATE: August 28, 2024

TO: Plan Commission

FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: Recommendation regarding amendments to Sec. 13-1-140 regarding accessory structures to the Common Council

Background:

Section 13-1-140 of the zoning code defines permitted accessory structures for residential properties. Feedback received from the Building Inspector/Zoning Administrator from a number residents is that Sec. 13-1-140 has not been amended in Plymouth as vehicle size has increased over the years, more residents have recreational items (such as boats, snowmobiles, snowblowers, etc.), and residents want to continue to make improvements to their homes with additions such pavilions, greenhouses, and sheds. The goal of accessory structures code is to balance resident need/want with overcrowding of structures on a property.

The Building Inspector/Zoning Administrator has reviewed peer communities and made several recommendations to modify Sec. 13-1-140 of accessory structure code to allow for greater flexibility. At the June Plan Commission reviewed the proposal in detail and recommended that Staff will work with the City Attorney to prepare an ordinance reflecting those changes. The final draft ordinance is attached which is incorporates the changes is included as Attachment 1.

Recommendation:

Recommend approval of ordinance amendments to Sec. 13-1-140 regarding accessory structures to the Common Council

Attachment:

1. Draft Ordinance

CITY OF PLYMOUTH
Ordinance No. _____ of 2024

**AN ORDINANCE AMENDING SECTIONS 13-1-140 AND 13-1-221
OF THE CITY OF PLYMOUTH ZONING CODE
REGARDING ACCESSORY STRUCTURES**

WHEREAS, there is a need for greater flexibility of the size and number of accessory structures for residential dwellings; and

WHEREAS, accessory structures for storage of motor vehicles and household items promotes the aesthetic of the community; and

WHEREAS, a Class 2 notice of public hearing on the herein ordinance, pursuant to Wis. Stat. § 62.23 was published in the Plymouth Review and held before the Common Council; and

WHEREAS, the Plan Commission has reviewed the herein ordinance and recommends adoption; and

WHEREAS, the Common Council finds the public health, safety, morals and general welfare benefit from adoption of this ordinance.

NOW, THEREFORE, the Common Council of the City of Plymouth, Wisconsin, does hereby ordain as follows:

Section 1. Amending Code. Section 13-1-140 of the City of Plymouth General Ordinances is hereby amended to read as follows:

“Sec. 13-1-140 – Accessory uses or structures.

(a) Principal use to be present. An accessory use or structure in any zoning district shall not be established prior to the principal use or structure being present or under construction. Any accessory use or structure shall conform to the applicable regulations of the district in which it is located, except as specifically otherwise provided.

(b) Placement restrictions - residential districts. Accessory structures in single-family or two-family residential districts are subject to the following regulations:

(1) Attached garages:

a. One attached garage per dwelling unit shall be permitted.

1. For a single-family dwelling unit, the maximum square feet of floor area shall be limited to the footprint of the total finished area of the dwelling unit.
 2. For a two-family dwelling unit, the maximum square feet of floor area shall be limited to the smaller of 750 square feet per unit or the total finished area of each dwelling unit.
 3. Minimum yards setbacks shall be the same as those required for the principal structure.
- b. For single-family dwellings with an attached garage, there may be up to two (2) detached accessory structures; one (1) detached garage (maximum 750 square feet) and one (1) of the following accessory structures (maximum 200 square feet): one (1) shed, one (1) pavilion, one (1) greenhouse, or one (1) other accessory structure.

For two-family dwellings with an attached garage, there may be one (1) additional detached structure (maximum 200 square feet) of the following: one (1) shed, one (1) pavilion, one (1) greenhouse or one (1) other accessory structure that does not exceed the maximum limits set forth in subsection a. above, and complies with the location and height regulations for detached garages as provided in (b)(2) herein below.

(2) Detached garages:

- a. For residences without an attached garage, one detached residential garage per lot shall be permitted.
 1. For a single-family dwelling unit, the maximum square feet of floor area shall be limited to the smaller of 4⁺, the footprint of the total finished area in square feet, or 30 percent of the rear yard.
 2. For a two-family dwelling unit, the maximum square feet of floor area shall be limited to the smaller of 750 square feet per dwelling unit, or no more than 30 percent of the rear yard. For calculating the two-family dwelling rear yards, the rear yard per side will divide at the common wall line and divide the areas in common for the purposes of this calculation.
 3. If located to the rear of the principal dwelling unit, garage shall be a minimum of three (3) feet from the rear and side lot lines. If located in a side yard, the garage shall comply with the setback requirements for a dwelling in that zoning district. In either event, the structure shall be not less than

five (5) feet from the dwelling unit. If closer than ten (10) feet for parallel walls, the construction shall follow the requirements of Wis. Admin. Code SPS § 321.08. If the detached garage exceeds 600 square feet, it must comply with the same setback requirements of the principal dwelling. Detached accessory structures shall not be located in a required front yard or street side yard for a corner lot and shall not be located in front of the principal dwelling unit building face.

4. A detached residential garage may have a maximum height of 15 feet or 60 percent of the principal dwelling unit height, whichever is greater.
 - b. For single-family and two-family dwelling units without an attached garage, there may be one (1) additional accessory structure along with a detached garage: one (1) shed, one (1) pavilion, one (1) greenhouse, or one (1) other accessory structure. The maximum size of the additional structure is 200 square feet. Detached structures shall comply with all applicable height and location requirements for detached structures.
 - (3) The detached structures shall be complementary to the dwelling in construction and appearance. Pole type construction buildings and metal pole barn type siding are not allowed.
 - (4) Any detached accessory structure equal to or exceeding 160 square feet must comply with the garage foundations and footing requirement of section 15-1-12(d) of the City of Plymouth Code of Ordinances.
 - (c) Use restrictions—Residential district. Accessory uses or structures in residential districts shall not involve the conduct of any business, trade, or industry and shall not be occupied as a dwelling unit.
 - (d) Reversed corner lots. When an accessory structure is located on the rear of a reversed corner lot, it shall not be located beyond the front yard required on the adjacent interior lot to the rear, nor nearer than three (3) feet to the property line of the adjacent structure.
 - (e) Landscaping and decorative uses. Accessory structures and vegetation used for landscaping and decorating may be placed in any required yard area not regulated by vision clearance regulations. Permitted structures and vegetation include flag poles, ornamental light standards, lawn furniture, sun dials, bird baths, trees, shrubs, flowers, and gardens.
 - (f) Temporary uses. Temporary accessory uses such as real estate sale field offices or shelters for materials and equipment being used in the

construction of the permanent structure may be permitted by the zoning administrator.

(g) Temporary special exception and temporary special land use permits.

(1) The zoning administrator shall have the power to grant permits authorizing temporary special exceptions for:

- a. Outdoor tent, sidewalk, or flower/plant sales, and seasonal sales of produce, firewood, or Christmas trees in the B-1, business or professional offices and the B-3 highway business districts.

(h) Prefabricated storage enclosures.

(1) A prefabricated storage enclosure does not allow the use of shipping containers or containers used for moving or storage of personal belongings.

(2) A prefabricated storage enclosure is used to store personal property for residential use.

(3) Prefabricated storage enclosures, are not designed and manufactured to conform to all the requirements of the Wisconsin Uniform Building Code Chapter III, Garages and Accessory Structures.

(i) Outdoor lighting. Outdoor lighting installations shall not be permitted closer than three feet to an abutting property line and, where not specifically otherwise regulated, shall not exceed 15 feet in height and shall be adequately shielded or hooded so that no excessive glare or illumination is cast upon the adjoining properties.

(j) Lawn accessories. Walks, drives, paved terraces and purely decorative garden accessories such as pools, fountains, statuary, flag poles, etc., shall be permitted in setback areas but not closer than three feet to an abutting property line other than a street line.

(k) Retaining walls. Retaining walls on private property are allowed, but may not exceed six feet in height from grade to the top of the wall. A person building a retaining wall which creates a drop down of three feet or more for a neighboring property or public land shall be required to protect the upper ground with a guardrail pursuant to applicable building code requirements, or provide and maintain on their own property plantings which give similar protection as a guardrail. Any terraced wall shall have a run equal to or greater than its lower rise. The sum of the rises may be greater than the six-foot limit. Exceptions to these basic regulations may be approved by the common council. Notice of the construction or reconstruction of a retaining wall shall be given to the building inspector prior to commencement of construction; a building

permit shall be required only for retaining walls greater than six feet in height. Any retaining wall constructed prior to January 1, 2002, shall be exempt from this paragraph, except if the same shall be substantially reconstructed.

(l) Decks. Decks shall be considered as uncovered accessory structures and shall have setback requirements as follows, whether they are attached or detached from the principal building:

(1) Front yard. A deck may be located up to six feet into the required front yard or ahead of the existing building setback for the block, and shall not exceed 16 inches above ground level.

(2) Rear yard. A deck may be located no closer than three feet from the lot line.

(3) Side yard. A deck may be located no closer than three feet from the lot line.

(m) Canopy units. No canopy structure, whether permanent or temporary, shall be permitted in a required front, side, or rear yard, for a period of time greater than 15 days, except with the consent of the plan commission."

Section 2. Amending Code. Section 13-1-221 is hereby amended to include the following definitions to be placed alphabetically:

"Greenhouse means an accessory structure built for growing plants. Greenhouses are usually made of transparent (clear) materials that allow sunlight to pass through.

Pavilion means a detached accessory structure having four (4) open sides, with a roof system impervious to the elements, that is used for recreation or shelter."

Section 3. Repealing and Recreating Code. Within section 13-1-221, the definition of "Garage, residential" and "Garage, nonresidential" are hereby repealed and recreated to read as follows:

"Garage means an attached or detached accessory use building or structure, or part thereof, used, or designed to be used, for the parking and storage of motor driven vehicles."

Section 4. Severability. Should any portion of this Ordinance or the affected Municipal Code Section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected.

Section 5. Effective Date. This Ordinance shall take effect the day after publication or posting.

Enacted on _____, 2024.

CITY OF PLYMOUTH

DONALD O. POHLMAN, Mayor

Date: _____

CLERK'S CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing Ordinance was duly enacted by the City of Plymouth Common Council and approved by the Mayor on the dates indicated above.

Dated: _____, 2024

ANNA VOIGT, Clerk

9431\230902



DATE: August 28, 2024

TO: Plan Commission

FROM: Tim Blakeslee, City Administrator/Utilities Manager

RE: Discussion and Recommendation regarding potential change to 13-1-92 related to parking stall requirements.

Background: The City of Plymouth regulates the number of parking stalls required for an individual parcel's particular use in the zoning code. Parking requirements are outlined in 13-1-92 (Uses in the B-2 and CB districts are exempt from parking requirements).

It has come to the attention of City Staff, based on conversations with developers, that some of Plymouth's parking codes related to retail and office uses are outdated due to changes in consumer habits related to online shopping, increases in order pickup as opposed to shopping in-store, and an increase in employees working from home.

For example, a recent developer noted that their stores nationwide have approximately 35 parking spaces, but the City of Plymouth's code would require their store to have 69 spaces.

The consensus of the Common Council's Committee of the Whole was to make the underlined change to 13-1-92 that would add the following language to parking stall requirements for retail stores and office buildings:

| | |
|-----------------|--|
| Retail stores | 1 space per 125 square feet of retail floor area, <u>except as otherwise deemed appropriate by the Plan Commission</u> |
| Office building | 1 space for each 250 square feet of office space, <u>except as otherwise deemed appropriate by the Plan Commission</u> |

To be "deemed appropriate by the Plan Commission" would require that a developer prove via either a parking study an appropriate presentation to Plan Commission that their proposed parking stall request can support the proposed use. If the use were to change from the noted category, the number of parking stalls would need to be updated to meet 13-1-92.

Committee of the Whole Recommendation: Refer an amendment to ordinance 13-1-92 to Plan Commission for consideration and Approval.

Recommendation: Recommend the Common Council approve ordinance 13-1-92 as presented.

Attachments:

- Draft Ordinance

CITY OF PLYMOUTH
Ordinance No. _____ of 2024

**AN ORDINANCE AMENDING SECTION 13-1-92 OF THE
GENERAL CODE OF ORDINANCES OF THE CITY OF PLYMOUTH, WISCONSIN
REGARDING PARKING STALL REQUIREMENTS**

WHEREAS, the Plan Commission has reviewed the herein ordinance and recommends adoption; and

WHEREAS, a Class 2 notice of public hearing pursuant to Wis. Stat. § 62.23 was published in the Plymouth Review and held before the Common Council; and

WHEREAS, the general welfare of the community is best served by amending the Zoning Code to create flexibility as to the minimum number of parking stalls required for certain types of property uses.

NOW, THEREFORE, the Common Council of the City of Plymouth, Wisconsin, does hereby ordain as follows:

Section 1. Amending Code. Section 13-1-92(g), Number of Stalls, of the City of Plymouth General Ordinances is hereby amended to read as follows (deletions indicated by ~~strikeout~~; insertions by underline):

“(g) *Number of stalls.* The number of required parking spaces is determined by the building use as follows:

| Use | Minimum On-Site Parking Required |
|---|--|
| One-and two-family homes | 2 spaces for each dwelling unit |
| Multi-family dwelling | 2 spaces for each dwelling unit |
| Senior citizen multi-family dwellings | 1 space for each dwelling unit |
| Hotels or motels | 1 stall for each guest room plus 1 space for each employee |
| Hospitals, lodges, boarding houses | 1 space for each bed |
| Rest, assisted living, and nursing homes | 1 space for each 2 beds |
| Medical and dental clinics | 5 spaces for each doctor |
| Churches, theaters, banquet halls, restaurants, places of public assembly | 1 space for each 2 seats |

| | |
|---------------------|--|
| Retail stores | 1 space per 125 square feet of retail floor area, <u>except as otherwise deemed appropriate by the Plan Commission</u> |
| Office building | 1 space for each 250 square feet of office space, <u>except as otherwise deemed appropriate by the Plan Commission</u> |
| Manufacturing plant | 1 space for each employee in the most populous shift of employment |
| Unlisted uses | Same as a similar use, or to be determined by the Plan Commission |
| Combined uses | Compute each use separately, then add the required spaces |

When the use of a building changes to a different category, the parking requirements of the new use shall be met. Uses in the B-2 and CB districts shall be exempt from this provision."

Section 2. Severability. Should any portion of this Ordinance or the affected Municipal Code Section be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder shall not be affected.

Section 3. Effective Date. This Ordinance shall take effect the day after publication or posting.

Enacted on _____, 2024.

CITY OF PLYMOUTH

DONALD O. POHLMAN, Mayor

Date: _____

CLERK'S CERTIFICATE OF ENACTMENT

I hereby certify that the foregoing Ordinance was duly enacted by the City of Plymouth Common Council and approved by the Mayor on the dates indicated above.

Dated: _____, 2024

ANNA VOIGT, Clerk



DATE: July 24, 2024

TO: Plan Commission

FROM: Tim Blakeslee, City Administrator/Utilities Manager

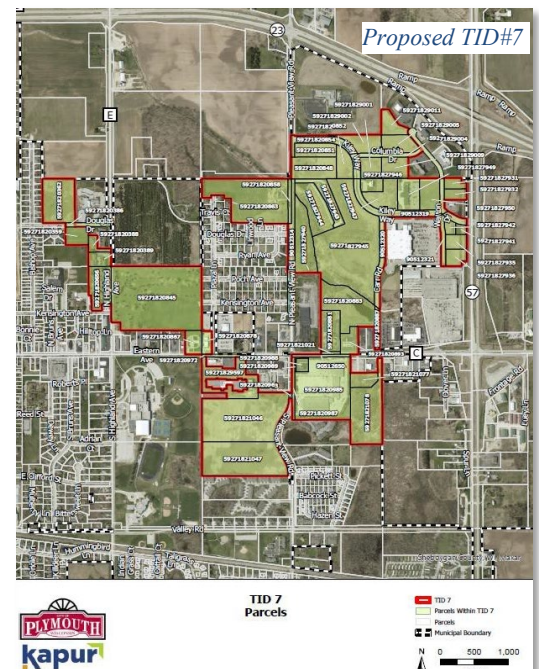
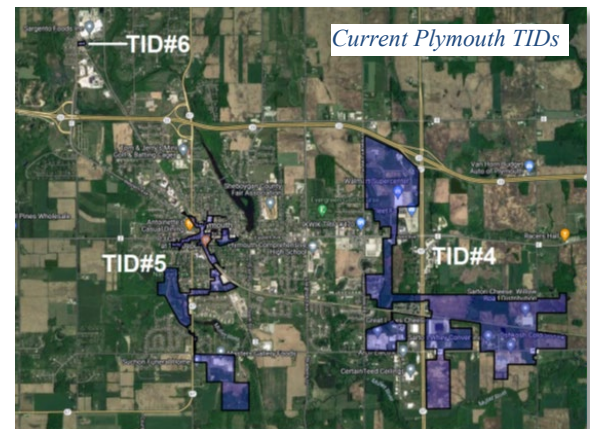
RE: Public Hearing regarding the proposed creation of Tax Incremental District No. 7, the proposed boundaries of the District, and the proposed Project Plan for the District.

Consideration and possible action on a "Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 7."

Background: Tax incremental financing (TIF) is the most effective tool Wisconsin cities and villages have to spur economic development and job creation. Municipalities have been using TIF successfully since 1975. The TIF process allows a municipality to pay for public improvements and other eligible costs within a designated area, called a tax incremental district (TID), using the future taxes collected on the TID's increased property value to repay the cost of the improvements. The rationale behind TIF is that the investment will promote private development, jobs, and tax base growth that would not otherwise occur in the absence of the TID. For a TID 101, visit:

<https://www.ehlers-inc.com/wp-content/uploads/2023/02/Wisconsin-TID-101-2023-REV-2023-02-06-.pdf>. Plymouth currently has three districts: TID #4, TID #5, and TID #6, which can be seen pictured to the right (Please note that although TID #4 is formally closed, it was extended to collect a final year of increment for the affordable housing extension permitted by state law).

Following the recent closure and enormous success of Plymouth TID #4, the City is actively creating TID #7. TID #7 is a proposed Mixed-Use District comprising approximately 242.54 acres located in the northeastern part of the City (pictured to the right). City staff, in coordination with Ehlers (the City's financial consultants), have developed the attached TID #7 Project Plan, which lays the framework for the creation of TID #7 which is current planned to include a single-family development, a multi-family development, a commercial development, and significant public infrastructure improvements. At the meeting tonight, Ehlers will present the project plan and answer questions.



TID #7 will be created to support the costs of public infrastructure projects, property acquisition and site preparation costs, development incentives, and other project costs needed to support the development and redevelopment within the district. As required by state law, “but for” the use of TIF, the City would be unable to undertake the program of improvements outlined in the draft project plan.

In summary, the proposed TID #7 district provides an excellent opportunity to leverage TIF to further support community housing, development, and infrastructure needs.

Strategic Plan: The TID #7 district works to directly meet the following outcomes outlined in the Common Council’s 2023-2026 Strategic Plan:

- Outcome: Expanded Economic Development
- Outcome: TIF District Utilization Expanded
- Outcome: Increased Housing Options for All

Timeline: The Plymouth Joint Review Board meets immediately prior to Plan Commission to review and consider the TID #7 project plan. Following Plan Commission review, TID #7 will be presented to the Common Council for consideration at the end of September.

In addition, the creation of TID #7 by September 30, 2024, provides the City with long-term levy benefits (50% closure levy adjustment for TIDs created on or before September 30, 2024 VS. a 10% closure levy adjustment for TIDs created on October 1 or later due to a state law change).

Staff Recommendation: Approve the resolution establishing the boundaries of and approving the project plan for Tax Incremental District No. 7.

Attachments:

- Draft Resolution
- Draft Project Plan

RESOLUTION NO. _____

**RESOLUTION ESTABLISHING THE BOUNDARIES OF AND APPROVING THE PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NO. 7**

WHEREAS, the City of Plymouth (the “City”) has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and

WHEREAS, Tax Incremental District No. 7 (the “District”) is proposed to be created by the City in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, a Project Plan for the District has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the City;
- k. An opinion of the City Attorney or of an attorney retained by the City advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Sheboygan County, the Plymouth Joint School District, and the Lakeshore Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on September 5, 2024 held a public hearing concerning the proposed creation of the District, its proposed boundaries and its proposed Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the City of Plymouth that:

1. It recommends to the Common Council that Tax Incremental District No. 7 be created with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the Project Plan for the District, attached as Exhibit B, and recommends its approval to the Common Council.

3. Creation of the District promotes orderly development in the City.

Adopted this ____ day of _____, 2024.

Plan Commission Chair

Secretary of the Plan Commission

**TAX INCREMENTAL DISTRICT NO. 7
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

September 5, 2024

PROJECT PLAN

City of Plymouth, Wisconsin

Tax Incremental District No. 7



Prepared by:

Ehlers
N19W24400 Riverwood Drive,
Suite 100
Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

| | |
|---|-----------------------------|
| Organizational Joint Review Board Meeting Held: | Scheduled for Sept 5, 2024 |
| Public Hearing Held: | Scheduled for Sept 5, 2024 |
| Approval by Plan Commission: | Scheduled for Sept 5 2024 |
| Adoption by Common Council: | Scheduled for Sept 24, 2024 |
| Approval by the Joint Review Board: | Scheduled for TBD |

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SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 7 (“District”) is a proposed Mixed-Use District comprising approximately 242.54 acres located in the North Eastern part of the City. The District will be created to pay the costs of public infrastructure projects, property acquisition and site preparation costs, development incentives and other project costs needed to support the development and redevelopment within the District, with needed development of housing and job creation in the District (“Projects”)

AUTHORITY

The City is creating the District under the provisions of Wis. Stat. § 66.1105.

ESTIMATED TOTAL PROJECT COST EXPENDITURES

The City anticipates making total expenditures of approximately \$27,576,148 (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). Project Costs include an estimated \$6,955,000 in public infrastructure upgrades, an estimated \$11,095,069 in development incentives, \$480,000 in ongoing planning and administrative costs, and \$9,046,079 in financing, principal and interest costs on long term debt.

INCREMENTAL VALUATION

The City projects that new land and improvements value of approximately \$63,900,000 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 assumptions 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 20 of its allowable 20 years.

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 Developer's representation that the Project is not economically viable without public participation based on extraordinary costs associated with demolition of structures and redevelopment of existing sites. Any development agreement that would include development incentives as part of this District would be negotiated by and approved by the Village Board. Development incentives shown in this Plan are not guaranteed at the shown funding level or the length of time outlined in the Plan.

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the City is unable to fully fund this program of 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 that the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.
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 suitable for mixed use development as defined by Wis. Stat. § 66.1105(2)(cm). Lands proposed for newly-platted residential development comprise no more than 35% of the real property area within the District. Costs related to newly-platted residential development may be incurred based on the proposed development having a density of at least three (3) units per acre as defined in Wis. Stat. § 66.1105(2)(f)3.a. OR being located in a conservation subdivision as defined in Wisconsin Statutes Section 66.1027(1)(a). OR being in a traditional neighborhood development as defined in Wis. Stat. § 66.1027(1)(c).

5. Based on the foregoing finding, the District is designated as a mixed-use district.
6. The Project Costs relate directly to promoting mixed use development 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 of 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 less than 35% 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
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

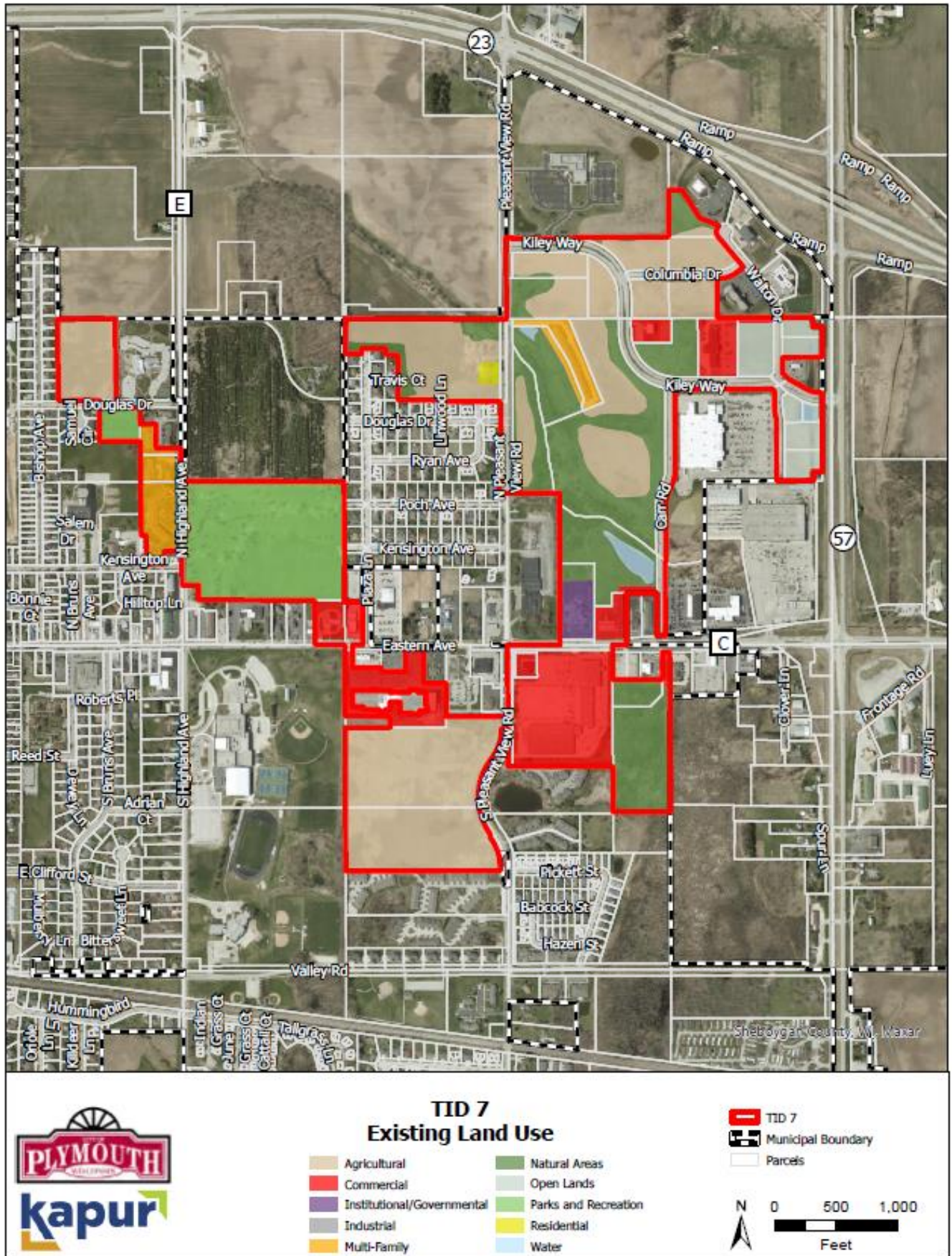
Map Found on Following Page.



SECTION 3:

Map Showing Existing Uses and Conditions

Map Found on Following Page.



SECTION 4:

Preliminary Parcel List and Analysis

| Map Reference Number | Parcel Number | Acres | Suitable Acres | | | |
|----------------------------|---------------|--------|-------------------------|---------------------------------------|------------------------------|------------|
| | | | Commercial/ Business | Previously- Platted Residential | Newly-Platted Residential | Industrial |
| N/A | ROW Areas | 10.90 | | | | |
| 1 | 59271820848 | 5.00 | 5.00 | | | |
| 2 | 59271820851 | 2.90 | 2.90 | | | |
| 3 | 59271820852 | 2.38 | 2.38 | | | |
| 4 | 59271820863 | 15.22 | | | 15.22 | |
| 5 | 59271820881 | 4.00 | 4.00 | | | |
| 6 | 59271820883 | 8.92 | 8.92 | | | |
| 7 | 59271820893 | 2.16 | 2.16 | | | |
| 8 | 59271820985 | 17.12 | 17.12 | | | |
| 9 | 59271820987 | 0.00 | | | | |
| 10 | 59271820988 | 0.83 | 0.83 | | | |
| 11 | 59271821046 | 18.82 | | | 18.82 | |
| 12 | 59271821047 | 14.04 | | | 14.04 | |
| 13 | 59271821077 | 1.92 | 1.92 | | | |
| 14 | 59271821078 | 9.77 | | | 9.77 | |
| 15 | 59271827931 | 1.06 | 1.06 | | | |
| 16 | 59271827932 | 1.21 | 1.21 | | | |
| 17 | 59271827935 | 1.55 | 1.55 | | | |
| 18 | 59271827936 | 1.64 | 1.64 | | | |
| 19 | 59271827940 | 6.17 | 6.17 | | | |
| 20 | 59271827941 | 0.55 | 0.55 | | | |
| 21 | 59271827942 | 0.76 | 0.76 | | | |
| 22 | 59271827943 | 3.04 | | 3.04 | | |
| 23 | 59271827944 | 5.88 | | 5.88 | | |
| 24 | 59271827945 | 25.61 | | | 25.61 | |
| 25 | 59271827946 | 1.50 | 1.50 | | | |
| 26 | 59271827947 | 3.73 | 3.73 | | | |
| 27 | 59271827949 | 3.54 | 3.54 | | | |
| 28 | 59271827950 | 3.21 | 3.21 | | | |
| 29 | 59271829001 | 2.25 | 2.25 | | | |
| 30 | 59271829002 | 3.03 | 3.03 | | | |
| 31 | 59271829005 | 3.03 | 3.03 | | | |
| 32 | 59271829009 | 2.86 | 2.86 | | | |
| 33 | 59271829011 | 2.23 | 2.23 | | | |
| 34 | 59271820362 | 7.08 | 7.08 | | | |
| 35 | 59271820359 | 2.05 | 2.05 | | | |
| 36 | 59271820388 | 0.97 | | 0.97 | | |
| 37 | 59271820389 | 1.62 | | 1.62 | | |
| 38 | 59271820656 | 4.45 | | 4.45 | | |
| 39 | 59271820845 | 28.67 | 28.67 | | | |
| 40 | 59271820867 | 2.00 | 2.00 | | | |
| 41 | 59271820878 | 1.15 | 1.15 | | | |
| 42 | 59271829597 | 7.72 | 7.72 | | | |
| TOTALS | | 242.54 | 132.22 | 15.96 | 83.46 | 0.00 |

| | |
|--|-----|
| Percentage of TID Area Suitable for Mixed Use Development (at least 50%) | 96% |
| Percentage of TID Area Not Suitable for Development | 4% |
| Percentage of TID Area Suitable for Newly Platted Residential Development (no more than 35%) | 34% |

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 equalized value of the increment of existing tax incremental districts within the City, plus the base value of the proposed District, totals \$51,772,500. This value is less than the maximum of \$139,405,260 in equalized value that is permitted for the City.

*The City adopted a resolution to terminate TID No. 4 on April 30, 2024.

| City of Plymouth, Wisconsin | | |
|--|----|---------------|
| Tax Increment District No. 7 | | |
| Valuation Test Compliance Calculation | | |
| <u>Calculation of City Equalized Value Limit</u> | | |
| City TID IN Equalized Value (Jan. 1, 2023) | \$ | 1,161,710,500 |
| TID Valuation Limit @ 12% of Above Value | \$ | 139,405,260 |
| <u>Calculation of Value Subject to Limit</u> | | |
| Estimated Base Value of Territory to be Included in District | \$ | 20,229,900 |
| Incremental Value of Existing Districts (Jan. 1, 2023) | \$ | 31,542,600 |
| Total Value Subject to 12% Valuation Limit | \$ | 51,772,500 |
| Total Percentage of TID IN Equalized Value | | 4.46% |
| Residual Value Capacity of TID IN Equalized Value | \$ | 87,632,760 |

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.

Miscellaneous

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:

- Eastside Sewer Interceptor - \$2,600,000 (2030)
- Eastern Ave & Car Road Intersection Improvements - \$1,560,000 (2030)
- Eastern Ave & Highland Ave Signal Upgrades - \$520,000 (2026)

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.

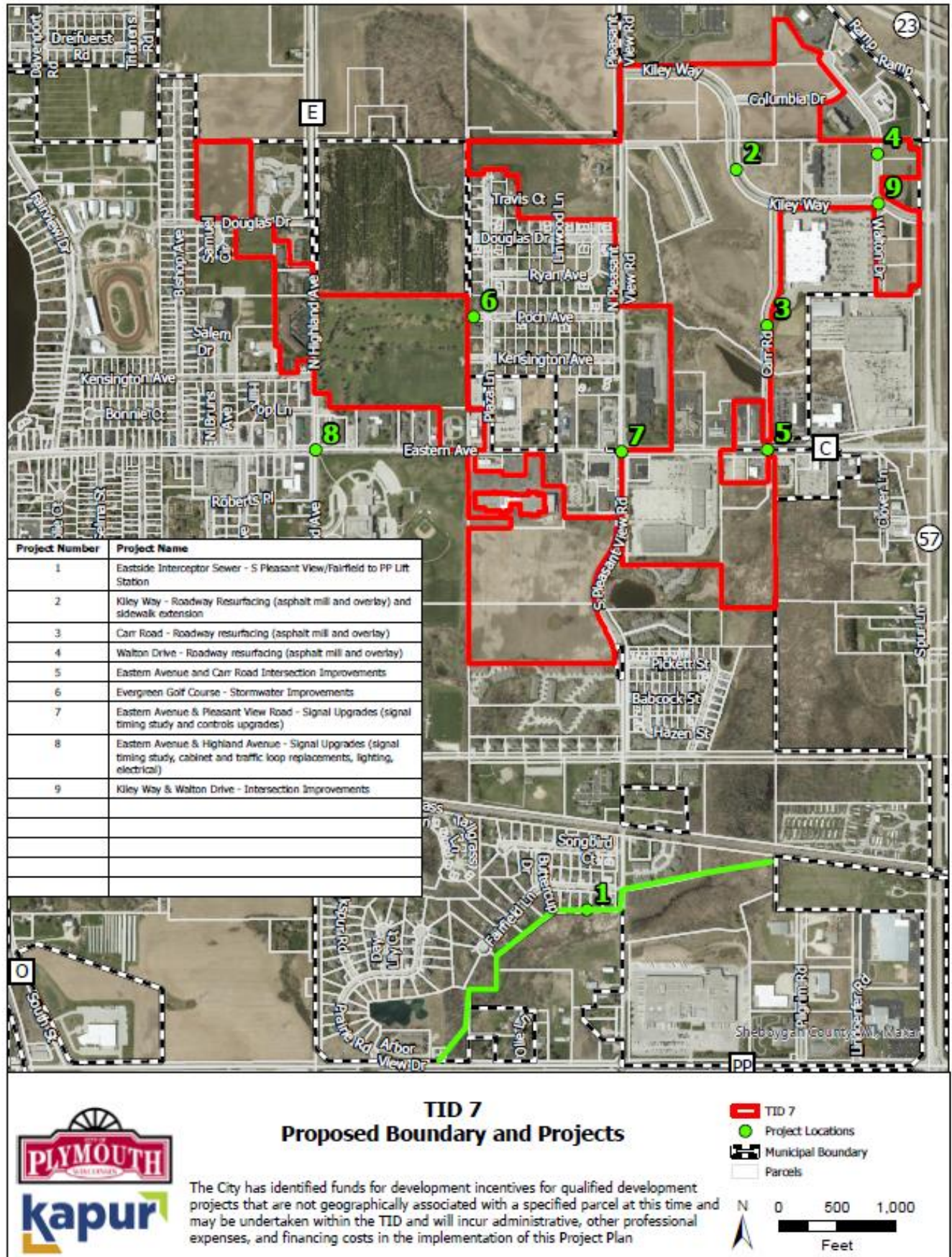
Financing Costs

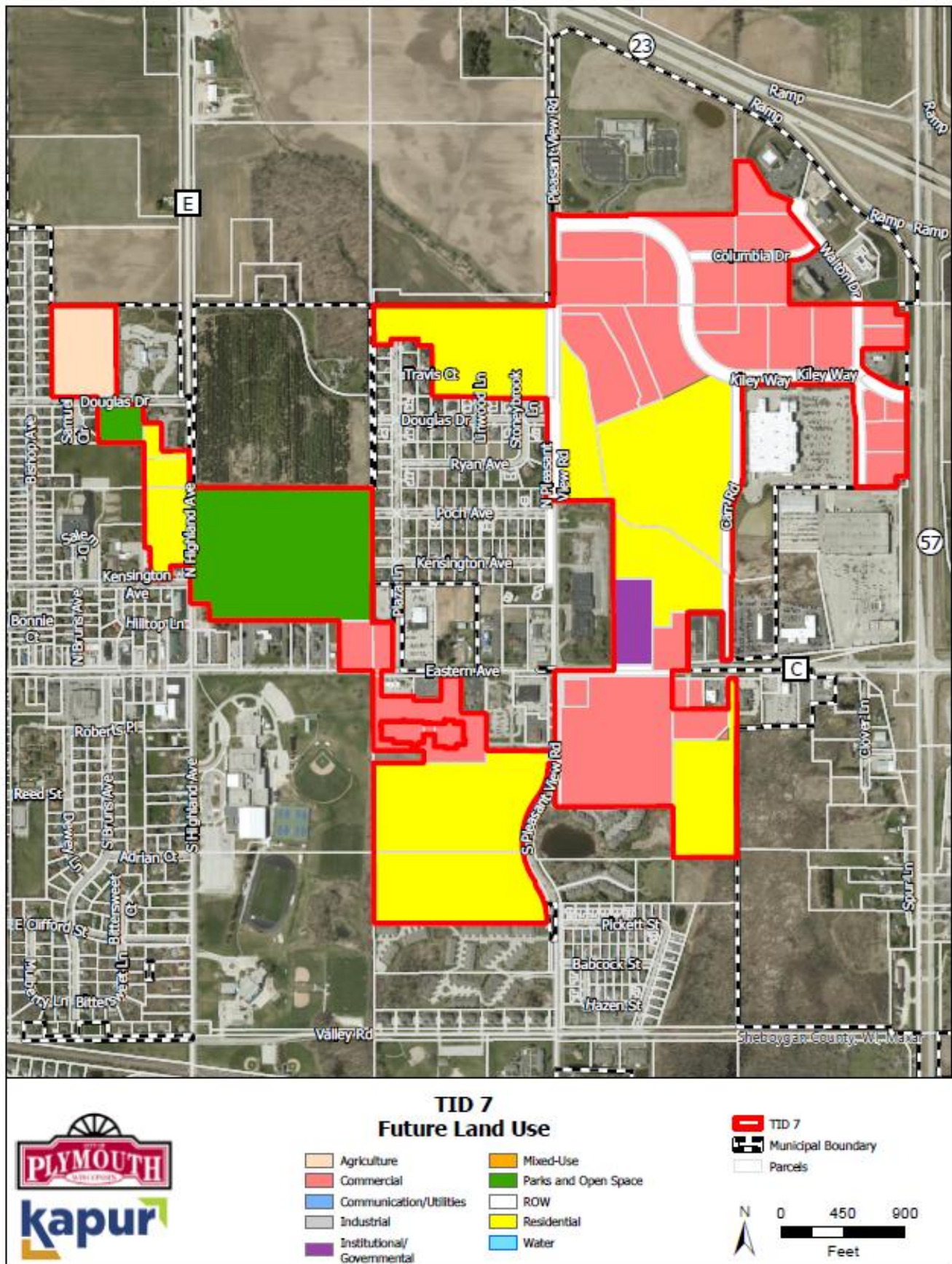
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Maps Showing Proposed Improvements and Uses

Maps Found on Following Pages.





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 Plymouth, Wisconsin

Tax Increment District No. 7

Detailed List of Estimated Project Costs

| Project ID | Project Name/Type | Est. Cost | Totals | 1/2 Mile | Non-Project Costs ¹ | Est. Timing |
|----------------|---|-------------------|-------------------|------------------|--------------------------------|-------------|
| | | Ongoing | | | | |
| 1 | Development Incentives | 11,095,069 | 11,095,069 | | | 2027-2043 |
| 2 | Public Infrastructure | 6,955,000 | 6,955,000 | 4,680,000 | 1,300,000 | 2025-2030 |
| 3 | Principal & Interest on Long Term Debt | 8,792,842 | 8,792,842 | | | Ongoing |
| 4 | Financing Costs | 253,238 | 253,238 | | | Ongoing |
| 5 | Ongoing Planning & Administrative Costs | 480,000 | 480,000 | | | Ongoing |
| Total Projects | | 27,576,148 | 27,576,148 | 4,680,000 | 1,300,000 | |

Notes:

1. Sewer Utility non-project cost contribution to offset the Eastside Sewer Interceptor replacement.

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

Project Costs the City plans to make are expected to create \$63,900,000 in incremental value by 2030. 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 \$15.75 per thousand of equalized value, declining by \$0.02 annually, and 2% economic appreciation, the Project would generate \$21,204,634 in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 - Development Assumptions

City of Plymouth, Wisconsin

Tax Increment District No. 7

Development Assumptions

| Construction Year | | Wangard | | SCEDC Residential Project | | Commercial Development | | Future Development | | Annual Total | Construction Year | |
|-------------------|------|---------|------------|---------------------------|------------|------------------------|-----------|--------------------|-----------|--------------|-------------------|---|
| 1 | 2024 | | | | | | | | | 0 | 2024 | 1 |
| 2 | 2025 | 78 | 11,700,000 | 15 | 4,500,000 | | | | | 16,200,000 | 2025 | 2 |
| 3 | 2026 | 78 | 11,700,000 | 45 | 13,500,000 | 36 | 5,333,333 | | 1,000,000 | 31,533,333 | 2026 | 3 |
| 4 | 2027 | | | 30 | 9,000,000 | 18 | 2,666,667 | | 2,000,000 | 13,666,667 | 2027 | 4 |
| 5 | 2028 | | | | | | | | 2,500,000 | 2,500,000 | 2028 | 5 |
| Totals | | 156 | 23,400,000 | 90 | 27,000,000 | 54 | 8,000,000 | 0 | 5,500,000 | 63,900,000 | | |

Table 2 – Tax Increment Projection Worksheet

City of Plymouth, Wisconsin

Tax Increment District No. 7

Tax Increment Projection Worksheet

| | | | |
|--------------------------------|-----------------|------------------------|------------|
| Type of District | Mixed Use | Base Value | 20,229,900 |
| District Creation Date | January 1, 2024 | Economic Change Factor | 2.00% |
| Valuation Date | Jan 1, 2024 | Apply to Base Value | |
| Max Life (Years) | 20 | Base Tax Rate | \$15.75 |
| Expenditure Period/Termination | 15 1/1/2039 | Rate Adjustment Factor | 0.00% |
| Revenue Periods/Final Year | 20 2045 | | |
| Extension Eligibility/Years | Yes 3 | | |
| Eligible Recipient District | No | | |

| Construction | | Valuation | | Economic | | Total | | Revenue | | Tax Rate ¹ | Tax Increment |
|---------------|-------------|-------------------|------|-----------|-------------------|-------|--|----------------------------------|--|-----------------------|-------------------|
| Year | Value Added | Year | | Change | Increment | Year | | Year | | | |
| 1 | 2024 | 0 | 2025 | 0 | 0 | 2026 | | 2026 | | \$15.75 | 0 |
| 2 | 2025 | 16,200,000 | 2026 | 0 | 16,200,000 | 2027 | | 2027 | | \$15.73 | 254,852 |
| 3 | 2026 | 31,533,333 | 2027 | 324,000 | 48,057,333 | 2028 | | 2028 | | \$15.71 | 755,057 |
| 4 | 2027 | 13,666,667 | 2028 | 961,147 | 62,685,147 | 2029 | | 2029 | | \$15.69 | 983,629 |
| 5 | 2028 | 2,500,000 | 2029 | 1,253,703 | 66,438,850 | 2030 | | 2030 | | \$15.67 | 1,041,202 |
| 6 | 2029 | 0 | 2030 | 1,328,777 | 67,767,627 | 2031 | | 2031 | | \$15.65 | 1,060,670 |
| 7 | 2030 | 0 | 2031 | 1,355,353 | 69,122,979 | 2032 | | 2032 | | \$15.63 | 1,080,501 |
| 8 | 2031 | 0 | 2032 | 1,382,460 | 70,505,439 | 2033 | | 2033 | | \$15.61 | 1,100,701 |
| 9 | 2032 | 0 | 2033 | 1,410,109 | 71,915,547 | 2034 | | 2034 | | \$15.59 | 1,121,277 |
| 10 | 2033 | 0 | 2034 | 1,438,311 | 73,353,858 | 2035 | | 2035 | | \$15.57 | 1,142,236 |
| 11 | 2034 | 0 | 2035 | 1,467,077 | 74,820,936 | 2036 | | 2036 | | \$15.55 | 1,163,584 |
| 12 | 2035 | 0 | 2036 | 1,496,419 | 76,317,354 | 2037 | | 2037 | | \$15.53 | 1,185,329 |
| 13 | 2036 | 0 | 2037 | 1,526,347 | 77,843,701 | 2038 | | 2038 | | \$15.51 | 1,207,479 |
| 14 | 2037 | 0 | 2038 | 1,556,874 | 79,400,575 | 2039 | | 2039 | | \$15.49 | 1,230,040 |
| 15 | 2038 | 0 | 2039 | 1,588,012 | 80,988,587 | 2040 | | 2040 | | \$15.47 | 1,253,021 |
| 16 | 2039 | 0 | 2040 | 1,619,772 | 82,608,359 | 2041 | | 2041 | | \$15.45 | 1,276,430 |
| 17 | 2040 | 0 | 2041 | 1,652,167 | 84,260,526 | 2042 | | 2042 | | \$15.43 | 1,300,273 |
| 18 | 2041 | 0 | 2042 | 1,685,211 | 85,945,736 | 2043 | | 2043 | | \$15.41 | 1,324,560 |
| 19 | 2042 | 0 | 2043 | 1,718,915 | 87,664,651 | 2044 | | 2044 | | \$15.39 | 1,349,298 |
| 20 | 2043 | 0 | 2044 | 1,753,293 | 89,417,944 | 2045 | | 2045 | | \$15.37 | 1,374,495 |
| | | | | | | | | | | | |
| Totals | | 63,900,000 | | | 25,517,944 | | | Future Value of Increment | | | 21,204,634 |

Notes:

1) Tax rate shown is actual 2023/2024 rate per DOR Form PC-202 (Tax Increment Collection Worksheet).

Financing and Implementation

Project costs related to the public infrastructure upgrades in the district will be financed using General Obligation Debt that will be over the life of the district. Table 3. provides a summary of the District's financing plan.

Table 3 – Financing Plan

| City of Plymouth, Wisconsin | | | |
|------------------------------------|------------------------------------|------------------|------------------------------------|
| Tax Increment District No. 7 | | | |
| Estimated Financing Plan | | | |
| | DEBT ISSUES | | |
| | G.O. Promissory Note 2025 | | G.O. Promissory Note 2030 |
| Projects | | | |
| Public Infrastructure | 1,560,000 | | 4,095,000 |
| Total Project Funds | <u>1,560,000</u> | | <u>4,095,000</u> |
| Other Funds | | | |
| Capitalized Interest | 227,436 | | |
| Estimated Finance Related Expenses | | | |
| Municipal Advisor | 27,400 | | 39,700 |
| Bond Counsel | 20,000 | | 25,000 |
| Disclosure Counsel | 13,000 | | 16,250 |
| Rating Agency Fee | 15,000 | | 20,000 |
| Paying Agent | 850 | | 850 |
| Underwriter Discount | 12.50 | 22,938 | 12.50 |
| Total Financing Required | | 1,886,624 | 4,249,050 |
| Estimated Interest | 3.50% | (54,600) | 3.50% |
| Assumed spend down (months) | 12 | | 6 |
| Rounding | | 2,977 | 2,613 |
| Net Issue Size | | 1,835,000 | 4,180,000 |

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 2045 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions 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 Plymouth, Wisconsin | | | | | | | | | | | | | | | | | | |
|--|--------------------|------------------|--|-------------------------|----------------------------------|-------------------|--|--|--------------------------|------------------------------------|--------------------------|--------------------|---|-----------------------|--------------------------|------------|----------------------------|--------|
| Tax Increment District No. 7 | | | | | | | | | | | | | | | | | | |
| Cash Flow Projection | | | | | | | | | | | | | | | | | | |
| Year | Projected Revenues | | | | | | Projected Expenditures | | | | | | | | Balances | | | Year |
| | Tax Increments | Debt Proceeds | Transfer from Sewer Utility ¹ | Capitalized Interest | Interest on Borrowed Funds | Total Revenues | 2025 G.O. Promissory Note \$1,835,000 Issue Total | 2030 G.O. Promissory Note \$4,180,000 Issue Total | Total Debt Service | Total Development Incentives | Public Infrastructure | Financing Costs | Ongoing Planning & Administration | Total Expenditures | Annual | Cumulative | Liabilities Outstanding | |
| 2024 | | | | | | 0 | 0 | 0 | 0 | | | | 40,000 | 40,000 | (40,000) | (40,000) | 0 | 2024 |
| 2025 | | 1,835,000 | | 227,436 | 36,400 | 2,098,836 | 0 | 0 | 0 | | 325,000 | 99,188 | 20,000 | 444,188 | 1,654,649 | 1,614,649 | 1,835,000 | 2025 |
| 2026 | 0 | | | | 18,200 | 18,200 | 113,718 | 0 | 113,718 | | 1,235,000 | | 20,000 | 1,368,718 | (1,350,518) | 264,131 | 1,835,000 | 2026 |
| 2027 | 254,852 | | | | | 254,852 | 75,812 | 0 | 75,812 | 211,668 | | | 20,000 | 307,480 | (52,629) | 211,502 | 1,835,000 | 2027 |
| 2028 | 755,057 | | | | | 755,057 | 75,812 | 0 | 75,812 | 533,584 | | | 20,000 | 629,396 | 125,660 | 337,162 | 1,835,000 | 2028 |
| 2029 | 983,629 | | | | | 983,629 | 149,443 | 0 | 149,443 | 638,399 | | | 20,000 | 807,842 | 175,787 | 512,949 | 1,760,000 | 2029 |
| 2030 | 1,041,202 | 4,180,000 | 1,300,000 | | 71,663 | 6,592,864 | 151,615 | 0 | 151,615 | 643,961 | 5,395,000 | 154,050 | 20,000 | 6,364,625 | 228,239 | 741,188 | 5,860,000 | 2030 |
| 2031 | 1,060,670 | | | | | 1,060,670 | 153,603 | 423,888 | 577,491 | 649,571 | | | 20,000 | 1,247,061 | (186,391) | 554,797 | 5,630,000 | 2031 |
| 2032 | 1,080,501 | | | | | 1,080,501 | 150,492 | 357,525 | 508,017 | 655,228 | | | 20,000 | 1,183,245 | (102,744) | 452,053 | 5,365,000 | 2032 |
| 2033 | 1,100,701 | | | | | 1,100,701 | 152,268 | 359,200 | 511,468 | 660,933 | | | 20,000 | 1,192,401 | (91,700) | 360,354 | 5,085,000 | 2033 |
| 2034 | 1,121,277 | | | | | 1,121,277 | 148,915 | 365,313 | 514,228 | 666,688 | | | 20,000 | 1,200,915 | (79,638) | 280,716 | 4,790,000 | 2034 |
| 2035 | 1,142,236 | | | | | 1,142,236 | 150,399 | 370,750 | 521,149 | 672,491 | | | 20,000 | 1,213,640 | (71,404) | 209,312 | 4,475,000 | 2035 |
| 2036 | 1,163,584 | | | | | 1,163,584 | 151,595 | 375,513 | 527,108 | 678,343 | | | 20,000 | 1,225,451 | (61,867) | 147,445 | 4,140,000 | 2036 |
| 2037 | 1,185,329 | | | | | 1,185,329 | 152,415 | 379,600 | 532,015 | 684,246 | | | 20,000 | 1,236,261 | (50,931) | 96,513 | 3,785,000 | 2037 |
| 2038 | 1,207,479 | | | | | 1,207,479 | 152,900 | 383,013 | 535,913 | 690,198 | | | 20,000 | 1,246,111 | (38,632) | 57,881 | 3,410,000 | 2038 |
| 2039 | 1,230,040 | | | | | 1,230,040 | 153,175 | 390,638 | 543,813 | 696,201 | | | 20,000 | 1,260,014 | (29,973) | 27,908 | 3,010,000 | 2039 |
| 2040 | 1,253,021 | | | | | 1,253,021 | 153,150 | 377,813 | 530,963 | 702,256 | | | 20,000 | 1,253,218 | (197) | 27,711 | 2,605,000 | 2040 |
| 2041 | 1,276,430 | | | | | 1,276,430 | 152,809 | 379,650 | 532,459 | 675,243 | | | 20,000 | 1,227,701 | 48,728 | 76,440 | 2,180,000 | 2041 |
| 2042 | 1,300,273 | | | | | 1,300,273 | 152,218 | 405,250 | 557,468 | 403,722 | | | 20,000 | 981,189 | 319,084 | 395,523 | 1,710,000 | 2042 |
| 2043 | 1,324,560 | | | | | 1,324,560 | 151,354 | 409,500 | 560,854 | 407,231 | | | 20,000 | 988,084 | 336,475 | 731,999 | 1,215,000 | 2043 |
| 2044 | 1,349,298 | | | | | 1,349,298 | 155,088 | 412,850 | 567,938 | 410,769 | | | 20,000 | 998,707 | 350,591 | 1,082,590 | 1,104,338 | 2044 |
| 2045 | 1,374,495 | | | | | 1,374,495 | 153,413 | 552,150 | 705,563 | 414,338 | | | 40,000 | 1,159,900 | 214,595 | 1,297,185 | 0 | 2045 |
| Totals | 21,204,634 | 6,015,000 | 1,300,000 | 227,436 | 126,263 | 28,873,333 | 2,850,192 | 5,942,650 | 8,792,842 | 11,095,069 | 6,955,000 | 253,238 | 480,000 | 27,576,148 | | | | Totals |
| Notes: | | | | | | | | | | | | | | | PROJECTED CLOSURE YEAR | | | |
| 1. Sewer Utility non-project cost contribution to offset the Eastside Sewer Interceptor replacement. | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | LEGEND: | | | |
| | | | | | | | | | | | | | | | ----- END OF EXP. PERIOD | | | |

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 less than 35% 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 residential, commercial, and mixed-use development.

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 creating much needed housing opportunities, creating opportunities for mixed use development, 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 opportunities, needed housing, and mixed use development.

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.

The sewer utility will transfer funds of \$1,300,000 for a portion of the Eastside Sewer Interceptor that benefits properties outside of 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.

**NEED WET SIGNATURE & DATED LEGAL OPINION ON ATTORNEY
LETTERHEAD**

SAMPLE

Mayor
City of Plymouth
128 Smith St
Plymouth, Wisconsin 53073

RE: Project Plan for Tax Incremental District No. 7

Dear Mayor:

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

As City Attorney for the City of Plymouth, I have been asked to review the above-referenced project plan for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the Project Plan for the City of Plymouth Tax Incremental District No. 7 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

City Attorney

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.

| City of Plymouth, Wisconsin Tax Increment District No. 7 Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction. | | | | | | |
|---|---------------------|---------------------|-----------------------------|------------------------|-------------------|-----------------|
| Revenue Year | Sheboygan County | City of Plymouth | Plymouth School District | Lakeshore Technical | Total | Revenue Year |
| 2026 | 0 | 0 | 0 | 0 | 0 | 2026 |
| 2027 | 49,862 | 115,265 | 82,110 | 7,615 | 254,852 | 2027 |
| 2028 | 147,728 | 341,498 | 243,268 | 22,562 | 755,057 | 2028 |
| 2029 | 192,449 | 444,878 | 316,911 | 29,392 | 983,629 | 2029 |
| 2030 | 203,713 | 470,917 | 335,460 | 31,112 | 1,041,202 | 2030 |
| 2031 | 207,522 | 479,722 | 341,733 | 31,694 | 1,060,670 | 2031 |
| 2032 | 211,402 | 488,691 | 348,122 | 32,286 | 1,080,501 | 2032 |
| 2033 | 215,354 | 497,827 | 354,630 | 32,890 | 1,100,701 | 2033 |
| 2034 | 219,380 | 507,133 | 361,259 | 33,505 | 1,121,277 | 2034 |
| 2035 | 223,480 | 516,612 | 368,012 | 34,131 | 1,142,236 | 2035 |
| 2036 | 227,657 | 526,268 | 374,890 | 34,769 | 1,163,584 | 2036 |
| 2037 | 231,912 | 536,103 | 381,896 | 35,419 | 1,185,329 | 2037 |
| 2038 | 236,245 | 546,121 | 389,032 | 36,080 | 1,207,479 | 2038 |
| 2039 | 240,660 | 556,325 | 396,301 | 36,755 | 1,230,040 | 2039 |
| 2040 | 245,156 | 566,719 | 403,706 | 37,441 | 1,253,021 | 2040 |
| 2041 | 249,736 | 577,306 | 411,247 | 38,141 | 1,276,430 | 2041 |
| 2042 | 254,401 | 588,090 | 418,929 | 38,853 | 1,300,273 | 2042 |
| 2043 | 259,152 | 599,074 | 426,754 | 39,579 | 1,324,560 | 2043 |
| 2044 | 263,992 | 610,263 | 434,724 | 40,318 | 1,349,298 | 2044 |
| 2045 | 268,922 | 621,659 | 442,843 | 41,071 | 1,374,495 | 2045 |
| Totals | 4,148,724 | 9,590,470 | 6,831,830 | 633,611 | 21,204,634 | |