

Town of Gibraltar

Redmann Property Tour

Information Outline

Currently, the Town of Gibraltar holds an “Option to Purchase” on the Redmann Property until June, 2020. Town Leaders are in process of working with Cedar Corporation to research land development, preservation & recreational opportunities, investigate funding assistances and estimate key infrastructure costs. The Town also seeks public input and comments on the pros and cons of eventually purchasing the property. Today is an opportunity to tour the property, ask your questions in an informal setting, and come together as a community to explore the possibilities for our town’s future. Below is a summary of information and ideas gathered to date. These topics will also be discussed in more detail at the scheduled presentations. Once you explore the property and review information, you will be asked to fill out a very short survey and provide comments. Please take the time to participate. We are eager to hear your thoughts.

Parcel Specifics

192 acres in size.

Zoned Residential and Conservancy under the Door County Zoning Ordinance

Originally planned as “Residential” by the Town of Gibraltar and Door County Comprehensive Plans

582 residential units (development rights) already approved by Door County on 60 unidentified acres.

Within Fish Creek Sanitary District

Prior use as an orchard

Contains Niagara Escarpment and Fish Creek natural areas

Option to Purchase Price: 2.15 Million

Focal Topics for Tour, Displays and Presentations

Parcel Potential

- Development Areas within parcel (Approx. 70.5 acres)
- Preservation Areas (Approx. 71.1 acres)
- Unique Features- Mature Forests, Bluff (Approx. 50.1 acres)
- Access through STH 42 and Fish Creek Park

Project Cost

- Land Price: \$2.15 Million
 - o Impact on town portion of tax bill estimated at \$20 per \$100,000 valuation assuming the use of a State Trust Fund Loan. Potential donations, grants or other funding sources could reduce the cost and financial impact to Town.

- Utilities:
 - o Sewer would be provided by Fish Creek Sanitary District. Estimated Cost \$800,000 to run sewer from Half Mile Bridge Lift Station 5 up the bluff. Funded through the FCSD via loans and special assessments to benefitted property owners. Application to WDNR Clean Water Fund likely the most financially attractive loan option.
 - o Water. Further study required.
 - o Roads and Drainage. Cost related to road design, but most costs are expected to be paid for by developers. Some by the Town. Some could be assessed to benefitted property owners.
- Environmental Assessments. Review impact of historical orchard use.

Area Needs/Opportunities and Community Benefits

- Attainable and Affordable Housing Shortage
 - o Door County Housing Study Recommendations
 - o T of Gibraltar Comprehensive Plan Recommendations
- Mixed-Use Ideas with Neighborhood Appeal
 - o Affordable Housing, Market Rate Housing, Owner Occupied, Rentals
 - o Housing to attract young families to support school district investments
 - o Housing for seniors and veterans
 - o Small complimentary business to downtown Fish Creek
 - o Education and community space
 - o Greenspace protection
 - o Neighborhood appeal and design concepts (charm)
- Recreation & Community Health
 - o Trails for walking, biking and multi-modal
 - o Community greenspace for social Interaction
- Link to Fish Creek Downtown through Fish Creek Park
 - o Vibrant community and economic infusion
- Increased Tax Base generated by new development
 - o 291 Residential Units @ \$181,500 per unit (\$165 per sq. ft @ 1100 sq. ft) = \$52, 816,5000
 - o 10 Commercial Buildings @ \$900,000/each (\$180 per sq. ft @ 5,000 sq. ft) = 9,000,000
 - o Total Projected Assessed Value = \$61, 816,500
 - o At 2.39 – (the local town effective mill rate/\$1000) = \$147,741 annually in tax revenue at full development.
- Environmental Feature Protection
 - o Bluff (Niagara Escarpment)
 - o Fish Creek Bottomlands
- Education
 - o UWGB Learning Center
 - o Area Non-Profits (Joint Facilities for Education/Administration)
 - o Post retirement education

Project Funding Assistance Potential (* means the funding sources will require ownership of the parcel by the Town)

- WDNR Stewardship Grants to acquire land with environmental features, trail development and support facilities. (Land Acquisition-50% match of state appraised value. 50% match of trail and park development support facilities)
- Low interest loan options exist as follows:
 - o State Trust Fund Loan Program (4% @ 20-year term. 3.75% <11-year term)
 - o USDA Rural Development Loan (3.75% @ a 40-year term). \$500,000 minimum to be administratively cost effective.
 - o WDNR Clean Water Fund for sewer infrastructure only (1.76% @ 20-year term).
 - o Municipal Bonding (Interest rate will vary based on bond rating)
 - o Local Bank. Low interest rates have made local banks a player at rates similar or lower than above with less administration cost.
- Philanthropy-Donations *
 - o Long History in Door County
 - o Non-Profits (ex. DC Housing Trust, DCLT, DC Community Foundation, Individual Donors)
- Sale of portions of property to developers*. Likely the quickest way to recoup cost if marketed aggressively.
- WHEDA Tax Credits for affordable housing component attracting housing developers.
- Non-Profit Housing Organizations Resources * (leverage resources and expertise to create affordability to buyers)
- TIF (Tax Increment Financing) to fund infrastructure cost. Would require special legislation for the Town. Long shot at best but most cost-effective tool for infrastructure if realized.
- International Mountain Biking Association * (IMBA)
 - o Only if a portion of the site was used as a Mountain Biking Course
- Little to no grant potential for infrastructure (sewer/ water) development.

Handouts:

- Tour Summary Sheet
- Trail Map (to assist with walking tour)
- Environmental Features and Elevation Maps
- Comprehensive Plan Highlights
- Door County Workforce Housing Facts (Source: Door County Planning)
- "Solutions and Strategies" Housing Challenge Summary Sheet. (Source: WEDC)
- Millennial Housing Market Publication
- End of Tour Survey Form

Board Displays:

- Environmental Features and Elevation Maps
- Zoning & Building Permit Maps
- Sanitary District Boundary Map
- Comprehensive Plan Goals & Objectives
- Generalized Development Concepts with Supporting Photos of Housing Types. This will be an interactive display with the public to have them suggest development types, designs and appropriate locations. Map will be provided and collected with their notes, suggestions.