



# SEVENTH REGULAR COMMON COUNCIL MEETING AGENDA

**July 07, 2025 at 6:00 PM**

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,  
Sheboygan, WI**

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**This meeting may be viewed LIVE on Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and:  
[www.wcsssheboygan.com/vod](http://www.wcsssheboygan.com/vod).**

Notice of the 7th Regular Meeting of the 2025-2026 Common Council at 6:00 PM, MONDAY, July 7, 2025 in City Hall, 3rd Floor - Council Chambers, 828 Center Avenue, Sheboygan, WI. Persons with disabilities who need accommodations to attend the meeting should contact Meredith DeBruin at the City Clerk's Office, 828 Center Avenue, (920) 459-3361.

Members of the public who wish to participate in public forum remotely shall provide notice to the City Clerk at (920) 459-3361 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

## **OPENING OF MEETING**

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Approval of Minutes**  
*Sixth Regular Council Meeting held on June 16, 2025*
- 4. Confirmation of Mayoral Appointments**  
*Kay Hill to the Board of Housing Authority (Resident Member)*
- 5. Public Forum**  
*Limit of five people having five minutes each with comments limited to items on this agenda.*
- 6. Mayor's Announcements**  
*Upcoming Community Events, Proclamations, Employee Recognitions*

## **CONSENT**

- 7. Motion to Receive and File all R.O.'s, Receive all R.C.'s and Adopt all Resolutions and Ordinances**
- 8.** R. C. No. 67-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 46-25-26 by Alderpersons Dekker and Rust authorizing the Director of Public Works and Engineering to enter into a Memorandum of Understanding with the Sheboygan Area School District for Recreation Department activities and events being held at City parks; recommends adopting the Resolution.
- 9.** R. C. No. 66-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 42-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into contract with C3 Storage, LLC, for the leasing of City property for a marine vessel winter storage operation; recommends adopting the Resolution.

- [10.](#) R. C. No. 68-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 45-25-26 by Alderpersons Dekker and Rust releasing from Parcel No. 59281007701 five (5) Driveway Restoration Agreements; recommends adopting the Resolution.
- [11.](#) R. C. No. 70-25-26 by Licensing, Hearings, and Public Safety Committee to whom was referred Direct Referral R. O. No. 31-25-26 by City Clerk submitting various license applications; recommends granting all the applications with caveat that License #3022 obtain a special event permit.
- [12.](#) R. C. No. 74-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 49-25-26 by Alderpersons Mitchell and Perrella authorizing an amendment to the 2025 budget to reallocate unused 2023 CDBG administration expense program funds to eligible park lighting projects; recommends adopting the Resolution.
- [13.](#) R. C. No. 73-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 47-25-26 by Alderpersons Mitchell and Perrella authorizing an amendment to the 2025 budget for the transfer of the remaining cash balance from the TID 1E Funds to the Affordable Housing Fund; recommends adopting the Resolution.
- [14.](#) R. C. No. 71-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 43-25-26 by Alderpersons Mitchell and Perrella authorizing retaining outside legal counsel to represent the City in a quiet title action regarding Parcel No. 59281202350, and authorizing payment for said services; recommends adopting the Resolution.

#### **REPORT OF OFFICERS**

- [15.](#) R. O. No. 33-25-26 by City Plan Commission to whom was referred Direct Referral Res. No. 50-25-26 by Alderperson Close approving the 2025-2029 Consolidated Plan and One-Year Action Plan for Housing and Community Development utilizing Community Development Block Grant (“CDBG”) funds, through the United States Department of Housing and Urban Development (“HUD”); recommends adopting the Resolution.

#### **RESOLUTIONS**

- [16.](#) Res. No. 52-25-26 by Alderpersons Rust and La Fave authorizing the appropriate City officials to complete and sign Part G of Wisconsin Department of Revenue Form AB-105 submitted by Three Sheeps Brewing Company, LLC. SUSPEND THE RULES AND ADOPT THE RESOLUTION
- [17.](#) Res. No. 51-25-26 by Alderpersons Dekker, Rust, and Mitchell authorizing the filing of an application with the United States of America Department of Transportation and authorizing the executing of the contract pertaining to grants for calendar year 2026, under former Section 9 (USC 5307) of the Federal Transit Act of 1964, as amended. REFER TO TRANSIT COMMISSION

#### **REPORT OF COMMITTEES**

- [18.](#) R. C. No. 232-24-25 by Public Works Committee to whom was referred Res. No. 156-24-25 by Alderpersons Dekker and Ramey approving an Evergreen Park Trail Assessment and Trail Improvement Concept Plan; recommends to amend The Resolution to read, “Now, Therefore be it Resolved: That the common council approves the Evergreen Park trail improvement concept plan for improvements to be made within the boundaries of Evergreen Park.”
- [19.](#) R. C. No. 69-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 44-25-26 by Alderpersons Dekker and Rust approving the June 2025 Evergreen Park Trail Improvement Proposal; recommends adopting the Resolution.



- 20.** R. C. No. 75-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Charter Ord. No. 2-25-26 by Alderpersons Dekker and Mitchell amending the charter of the City of Sheboygan related to the manner of selection and tenure of the City Attorney; recommends adopting the Charter Ordinance.
- 21.** R. C. No. 76-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Gen. Ord. No. 9-25-26 by Alderpersons Mitchell and Perrella amending Section 2-469 of the Sheboygan Municipal Code so as to facilitate clear guidelines to payroll regarding the municipal judge salary; recommends adopting the Ordinance.
- 22.** R. C. No. 72-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 48-25-26 by Alderpersons Mitchell and Perrella authorizing an amendment to the 2025 budget for the purchase of 834 North Water Street from Blue Moon Studio, Inc; recommends adopting the Resolution.

#### **OTHER MATTERS AUTHORIZED BY LAW**

#### **ADJOURN MEETING**

- 23.** Motion to Adjourn

***In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:***

*City Hall • Mead Public Library  
Sheboygan County Administration Building • City's website*

## CITY OF SHEBOYGAN

## SIXTH REGULAR COMMON COUNCIL MEETING MINUTES

Monday, June 16, 2025

**OPENING OF MEETING**

Aldersperson Dekker presided over the meeting in the mayor's absence.

**1. Roll Call**

Alderspersons present: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

**2. Pledge of Allegiance****3. Approval of Minutes**

Fifth Regular Council Meeting held on June 2, 2025.

**MOTION TO APPROVE MINUTES**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

**4. Resignations**

Jon Beaudry, Minami Beaudry, Sarah Engel-Streicher, and Lisa Salgado from the Mayor's International Committee effective immediately.

**MOTION TO ACCEPT AND FILE**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

**5. Mayor's Appointments**

Kay Hill to the Board of Housing Authority (Resident Member). Lays over.

**6. Public Forum**

Limit of five people having five minutes each with comments limited to items on this agenda. Mike Brunette spoke.

**HEARINGS**

7. Hearing No. 5-25-26 pursuant to a notice published and letters sent by the City Clerk, this hearing is to allow interested parties to be heard relative to a proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification of property located North of Pennsylvania Ave and East of N. 13th Street bordering the Sheboygan River from Class Urban Commercial, Urban Industrial, and Railroad to Urban Residential 12 with PUD Overlay Classification. No one spoke.

**MOTION TO CLOSE THE HEARING**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

8. Hearing No. 4-25-26 pursuant to notice published, this hearing is for the purpose of allowing interested parties to be heard relative to a proposed PUD-GDP designation for property located North of Pennsylvania Ave and East of N. 13th Street bordering the Sheboygan River.  
No one spoke.

#### MOTION TO CLOSE THE HEARING

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

### CONSENT

#### 9. Motion to Receive and File all R.O.'s, Receive all R.C.'s and Adopt all Resolutions and Ordinances

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

10. R. O. No. 21-25-26 submitting an application for a Building Contractor License already granted.

#### MOTION TO ACCEPT AND FILE

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

11. R. C. No. 33-25-26 by Finance and Personnel Committee to whom was referred Direct Referral R. O. No. 22-25-26 by Comptroller Evan Grossen pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for September 2024 is being provided; recommends filing the document.

#### MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

12. R. C. No. 34-25-26 by Finance and Personnel Committee to whom was referred Direct Referral R. O. No. 23-25-26 by Comptroller Evan Grossen pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for October 2024 is being provided; recommends filing the document.

#### MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

Item 3.

13. R. C. No. 35-25-26 by Finance and Personnel Committee to whom was referred Direct Referral R. O. No. 24-25-26 by Comptroller Evan Grossen pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for November 2024 is being provided; recommends filing the document.

MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

14. R. C. No. 36-25-26 by Finance and Personnel Committee to whom was referred Direct Referral R. O. No. 25-25-26 by Comptroller Evan Grossen pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for December 2024 is being provided; recommends filing the document.

MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

15. R. C. No. 37-25-26 by Finance and Personnel Committee to whom was referred Direct Referral R. O. No. 26-25-26 by Comptroller Evan Grossen pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for January 2025 is being provided; recommends filing the document.

MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

16. R. C. No. 38-25-26 by Finance and Personnel Committee to whom was referred Direct Referral R. O. No. 27-25-26 by Comptroller Evan Grossen pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for February 2025 is being provided; recommends filing the document.

MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

17. R. C. No. 39-25-26 by Finance and Personnel Committee to whom was referred Direct Referral R. O. No. 28-25-26 by Comptroller Evan Grossen pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for March 2025 is being provided; recommends filing the document.

**MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

18. R. C. No. 40-25-26 by Finance and Personnel Committee to whom was referred Direct Referral R. O. No. 29-25-26 by Comptroller Evan Grossen pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for April 2025 is being provided; recommends filing the document.

**MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

19. R. C. No. 58-25-26 by Licensing, Hearings, and Public Safety Committee to whom was referred Direct Referral Res. No. 27-25-26 by Alderpersons Mitchell and Perrella authorizing the creation of temporary Designated Outdoor Refreshment Areas during the 2025 P1 Powerboat Sheboygan MidWest Challenge, August 9-11, 2025; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

20. R. C. No. 59-25-26 by Licensing, Hearings, and Public Safety Committee to whom was referred Direct Referral R. O. No. 20-25-26 by City Clerk submitting various license applications; recommends granting the licenses.

**MOTION TO RECEIVE THE R. C. AND GRANT THE LICENSES**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

21. R. C. No. 60-25-26 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 11-25-26 by City Clerk submitting various license applications; recommends granting the licenses contingent to the completion of all application requirements, checks, and monies owed to all departments.

**MOTION TO RECEIVE THE R. C. AND GRANT THE LICENSES  
CONTINGENT TO REQUIREMENTS BEING MET**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

Item 3.

22. R. C. No. 61-25-26 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 12-25-26 by City Clerk submitting various license applications; recommends granting the liquor license applications contingent to the completion of all application requirements, checks, and monies owed to all departments; granting the license applications for the change of premises contingent on the completion and granting of a special event permit; and granting License No. 3444 with warning.

**MOTION TO RECEIVE THE R. C. AND GRANT LICENSES CONTINGENT ON REQUIREMENTS BEING MET AND GRANT #3444 WITH WARNING**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

23. R. C. No. 62-25-26 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 15-25-26 by City Clerk submitting various license applications; recommends granting the liquor license applications contingent to the completion of all application requirements, checks, and monies owed to all departments.

**MOTION TO RECEIVE THE R. C. AND GRANT THE LICENSES CONTINGENT ON REQUIREMENTS BEING MET**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

24. R. C. No. 63-25-26 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 19-25-26 by City Clerk submitting various license applications; recommends granting License No. 3117 contingent on the granting of a special event permit and granting License No. 2726 amendment to their previously granted change of premises application.

**MOTION TO RECEIVE THE R. C. AND GRANT LICENSES CONTINGENT ON REQUIREMENTS BEING MET**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

25. R. C. No. 64-25-26 by Finance and Personnel Committee to whom was referred R. C. No. 284-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 124-24-25 by City Clerk submitting a claim from Progressive Insurance on behalf of their insured Elizabeth Hmircik for alleged damages to vehicle that was struck by a City of Sheboygan snowplow; recommends filing the document.

**MOTION TO RECEIVE THE R. C. AND FILE THE DOCUMENT**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

26. R. C. No. 57-25-26 by Finance and Personnel Committee to whom was referred Res. No. 24-25-26 by Alderpersons Mitchell and Perrella authorizing an amendment to the 2025 budget to pull

forward previously unused 2024 budgeted amounts for the future purchase of hardware and software by the IT Department for cybersecurity upgrades; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

27. R. C. No. 56-25-26 by Finance and Personnel Committee to whom was referred Res. No. 21-25-26 by Alderpersons Mitchell and Perrella authorizing execution of a contract with CivicPlus for development of a new City of Sheboygan webpage and open records portal and an amendment in the 2025 budget to cover the associated cost; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

28. R. C. No. 55-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 39-25-26 by Alderpersons Dekker and Rust authorizing an amendment to the Foth Infrastructure and Environment, LLC agreement dated April 12, 2024, to include services for additional design and construction administrative services for the Gartman Farm Subdivision Design; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

29. R. C. No. 54-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 38-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to expend general funds to purchase a John Deere 320 Tractor Backhoe for use by the Department of Public Works; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

30. R. C. No. 53-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 37-25-26 by Alderpersons Dekker and Rust authorizing appropriate City officials to enter into a contract with Stantec Consulting Services, Inc. to perform environmental activities associated with the development of the former Mayline property; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

31. R. C. No. 52-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 34-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to execute



a Use and Services Agreement with Riverside Disc Golf, LLC regarding the operation of a disc golf concession facility at Vollrath Park; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

32. R. C. No. 51-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 32-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to execute the Ground Lease Agreement between the City of Sheboygan and Blue Line Association, Inc., for continued use of 1202 S. Wildwood Avenue, Sheboygan, Wisconsin; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

33. R. C. No. 50-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 29-25-26 by Alderpersons Dekker and Rust approving a Purchase Agreement with Spectrum Lighting and Controls for the purchase of 165 LED lamp fixtures; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

34. R. C. No. 49-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 28-25-26 by Alderpersons Dekker and Rust authorizing an amendment to the 2025 budget to reallocate unused Street Improvements budget to Street Lighting Improvements; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

35. R. C. No. 48-25-26 by Public Works Committee to whom was referred Direct Referral Gen. Ord. No. 8-25-26 by Alderpersons Dekker and Rust amending sections 22-93 and 22-97 of the Sheboygan Municipal Code relating to post-construction stormwater management; recommends adopting the Ordinance.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE ORDINANCE**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

36. R. C. No. 47-25-26 by Public Works Committee to whom was referred Direct Referral Gen. Ord. No. 7-25-26 by Alderpersons Dekker and Rust amending Section 60-131 of the Sheboygan Municipal Code so as to allow shoreland boat launching; recommends adopting the Ordinance.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE ORDINANCE**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

37. R. C. No. 46-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 40-25-26 by Alderpersons Mitchell and Perrella declaring official intent to reimburse expenditures from proceeds of borrowing; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

38. R. C. No. 45-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 36-25-26 by Alderpersons Mitchell and Perrella authorizing the City of Sheboygan Parking Utility to purchase property from the Redevelopment Authority of the City of Sheboygan, Wisconsin; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

39. R. C. No. 42-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 30-25-26 by Alderpersons Mitchell and Perrella authorizing the purchase of a 2025 Can Am Defender Max Limited with Cab from TWL Powersports and an amendment to the 2025 budget to cover the purchase; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

40. R. C. No. 41-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 31-25-26 by Alderpersons Dekker and Rust authorizing the use of a designated portion of Deland Beach as a boat launch and storage site as part of the 2025 Midwest Powerboat Racing Event; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

**CONSIDERATION OF VETO**

41. Memorandum filed with the City Clerk from Mayor Ryan Sorenson formally exercising his authority under Section 2-124 of the Sheboygan Municipal Code to veto Charter Ordinance 1-25-26 as amended.

**MOTION TO ACCEPT AND FILE**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Rust – 9.

Voting Nay: Perrella – 1.

**REPORT OF OFFICERS**

42. R. O. No. 18-25-26 by City Plan Commission to whom was referred Gen. Ord. No. 2-25-26 by Alderperson Close amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located North of Pennsylvania Ave and East of N. 13th Street bordering the Sheboygan River from Class Urban Commercial, Urban Industrial, and Railroad to Urban Residential 12 with PUD Overlay Classification; recommends adopting the Ordinance.

**MOTION TO ACCEPT AND FILE**

Motion made by Perrella, Seconded by Rust.

Before action was taken,

**MOTION TO AMEND MOTION TO FILE R. O. AND ADOPT THE ORDINANCE**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

43. R. O. No. 30-25-26 by City Administrator Casey Bradley submitting for your information the proposed 2026 Budget Schedule and 2026 preliminary budget fiscal factors for guidance prior to departmental budget preparation.

**MOTION TO ACCEPT AND FILE**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

**REPORT OF COMMITTEES**

44. R. C. No. 65-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 41-25-26 by Alderpersons Dekker and Rust informing the Wisconsin Department of Natural Resources that the 2024 Compliance Maintenance Annual Report has been reviewed; recommends adopting the Resolution (recommendation failed due to lack of second on the motion).

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Rust, Seconded by Belanger.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

45. R. C. No. 44-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 35-25-26 by Alderpersons Mitchell and Perrella authorizing the purchase of 74.43 acres

in the Town of Wilson, identified as Parcel Numbers 59030458590, 59030458592, 59030458600, and 59030458601, from the Sharon F. Thimmig Survivor's Trust 12-13-12; recommends filing the Resolution.

**MOTION TO RECEIVE THE R. C. AND FILE THE RESOLUTION**

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust - 10.

**MATTERS LAID OVER**

46. Res. No. 22-25-26 by Alderperson Close approving the General Development Plan and Specific Implementation Plan submitted by Riverview District, LLC for construction of apartments located north of Pennsylvania Ave and East of N. 13th Street bordering the Sheboygan River within a Planned Unit Development (PUD) zone.

**MOTION TO ADOPT THE RESOLUTION**

Motion made by Close, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

**OTHER MATTERS AUTHORIZED BY LAW – None.**

**CLOSED SESSION**

47. Motion to convene in closed session under the exemption contained in Wis. Stat. s. 19.85(1)(g), for the purpose of discussion related to a possible investment of public funds to purchase property at 834 North Water Street.

**MOTION TO CONVENE IN CLOSED SESSION AT 6:32 PM**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

**RECONVENE IN OPEN SESSION**

48. Motion to reconvene in open session for possible action relating to the matter discussed in closed session

**MOTION TO RECONVENE IN OPEN SESSION AT 7:38 PM**

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

49. R. C. No. 43-25-26 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 33-25-26 by Alderpersons Mitchell and Perrella authorizing the purchase of the property known as 834 North Water Street from Blue Moon Studio, Inc; recommends adopting the Resolution.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Mitchell, Seconded by Belanger.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell – 8.

Voting Nay: Perrella – 1.

Abstain: Rust – 1.

## **ADJOURN MEETING**

### 50. Motion to Adjourn

MOTION TO ADJOURN AT 7:40 PM

Motion made by Perrella, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.



June 11th 2025

TO THE MEMBERS OF THE COMMON COUNCIL:

I hereby submit the following appointments for your confirmation:

- Kay Hill to be considered for appointment to the Board of the Housing Authority (Resident Member)

Ryan Sorenson  
Mayor  
City of Sheboygan

**Office of the Mayor**

CITY HALL  
828 CENTER AVE.  
SHEBOYGAN, WI 53081

920-459-3317  
[www.sheboyganwi.gov](http://www.sheboyganwi.gov)

**CITY OF SHEBOYGAN**  
**R. C. 67-25-26**  
  
**BY PUBLIC WORKS COMMITTEE.**  
  
**JULY 7, 2025.**

Your Committee to whom was referred Direct Referral Res. No. 46-25-26 by Alderpersons Dekker and Rust authorizing the Director of Public Works and Engineering to enter into a Memorandum of Understanding with the Sheboygan Area School District for Recreation Department activities and events being held at City parks; recommends adopting the Resolution.

Committee:

_____	_____
_____	_____
_____	_____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL  
\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan



**CITY OF SHEBOYGAN  
RESOLUTION 46-25-26  
DIRECT REFERRAL TO PUBLIC WORKS COMMITTEE**

**BY ALDERPERSONS DEKKER AND RUST.**

**JUNE 23, 2025**

A RESOLUTION authorizing the Director of Public Works and Engineering to enter into a Memorandum of Understanding with the Sheboygan Area School District for Recreation Department activities and events being held at City parks.

WHEREAS, the Sheboygan Area School District Recreation Department (“SASD”) offers community recreation programming for summer enrichment and engagement and has historically offered many of these programs on City park properties; and

WHEREAS, SASD generally uses spaces of City park properties that are not contemplated by the City’s park facility or special event reservation policies; and

WHEREAS, the parties wish to enter into a Memorandum of Understanding to establish terms and condition.

NOW, THEREFORE, BE IT RESOLVED: That the Director of Public Works and Engineering is authorized to execute the attached Memorandum of Understanding.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**MEMORANDUM OF UNDERSTANDING  
BETWEEN  
CITY OF SHEBOYGAN  
AND  
SHEBOYGAN AREA SCHOOL DISTRICT-COMMUNITY RECREATION  
DEPARTMENT**

This Memorandum of Understanding (“MOU” or “Agreement”) sets forth the terms and understanding between the City of Sheboygan (“City”) and the Sheboygan Area School District – Community Recreation Department (“SASD”) regarding use of City properties for summer recreation programming.

**BACKGROUND**

The City and SASD have enjoyed a decades-spanning partnership relating to summer recreation programming for area residents. The Parties agree that this programming is an important offering for area residents and that their continued partnership is in the community’s best interest. Historically, SASD managed property rental and reservation for summer programming. Within recent years, the City has resumed management. To ensure SASD retains sufficient, exclusive access to those areas of City property necessary or desired for summer programming, the Parties desire to enter into this MOU to clarify expectations and responsibilities.

The Parties therefore agree as follows:

- I. **Effective Date and Term.** This MOU shall be effective as of July 1, 2025 and shall expire on December 31, 2035. This MOU shall automatically renew for two five-year terms and may be further extended by mutual, written agreement of the Parties. Either Party may terminate this MOU upon thirty days’ written notice to the other Party.
- II. **Program Scheduling Notice.** The Parties recognize that summer recreational programming is different from year to year. SASD agrees to submit to City a complete list of recreational program events expected to take place on City property at least sixty days prior to the first scheduled event. This program agenda shall identify the date(s); time(s); impacted properties; area(s) within the impacted properties intended to be used for programming and whether shelters will be used; a general description of event activities; whether any temporary installations such as tents, tables, etc., are planned; and whether restroom facilities will be needed. SASD shall also provide telephone and email contact information for at least one person for each event, including an on-site contact.
  - A. **Scheduling Changes.** SASD agrees to notify the City as soon as practicable when SASD has made the decision to cancel, reschedule, or relocate an event or program.

- III. **Property Use and Condition.** SASD agrees to leave each City property it utilizes for programming in a clean and sanitary condition. SASD therefore agrees to ensure that litter is properly disposed of from the utilized area(s) and restroom facilities. If SASD anticipates higher-than-ordinary waste or recycling generation as part of a program, SASD will request additional waste and/or recycling containers from the City at least thirty days prior to the scheduled event. SASD agrees to reimburse the City for actual costs incurred to bring the property to the condition it had been prior to a program/event, whether such expense arises from damage repair or park cleaning.
- IV. **Staking and Other Property Modifications.** SASD agrees to contact Digger's Hotline in advance of any staking or digging activities and to properly avoid areas in accordance with the markers. SASD bears sole responsibility for ensuring the adequacy of stakes or securing mechanisms for temporary structures such as tents, ball nets, etc. Any signs erected by SASD to support its programming shall conform to the Sheboygan Municipal Code and shall be promptly removed upon program completion.
- V. **Insurance.** SASD agrees to obtain and maintain liability insurance sufficient to satisfy the City's Special Events Insurance requirements and to submit proof thereof at least sixty days prior to the first scheduled event via Certificate of Insurance and Additional Insured endorsement.
- VI. **Indemnification.** To the extent authorized by law, SASD agrees to indemnify and hold harmless the City, its elected and appointed officials, officers, employees, agents, representatives, and authorized volunteers from and against any and all suits, actions, claims, demands, damages, liabilities, costs, and expenses of whatsoever kind or nature in any manner caused, occasioned or contributed to in whole or in part by reason of any act, omission, fault, or negligence by SASD arising out of, or in connection with this Agreement. Nothing in this Agreement shall be construed as either party waiving its statutory limitation and/or immunities as set forth in the applicable Wisconsin statutes or other applicable law. This provision shall survive Agreement termination.
- VII. **Governing Law & Dispute Resolution.** This MOU shall be construed in accordance with the laws of the State of Wisconsin. Disputes shall be resolved via good faith negotiation. Should that fail, either party may pursue relief in mediation or Sheboygan County Circuit Court.
- VIII. **Severability.** The invalidity or unenforceability of any provisions of this Agreement shall not affect the validity or enforceability of any other provision of this Agreement.

- IX. **Notice.** Any notice required by this Agreement shall be made in writing to the parties as addressed below. This shall not be construed to restrict the transmission of routine business communications between the parties.

City of Sheboygan  
Attn: City Clerk  
828 Center Ave.  
Sheboygan, WI 53081

Sheboygan Area School District -  
Community Recreation Department  
Attn: Jody Brooks  
3330 Stahl Road  
Sheboygan, WI 53081

- X. **Authority.** Each person executing this Agreement on behalf of a party hereto represents and warrants to the other parties: That the execution of this Agreement has been duly authorized, that the person or persons executing this Agreement have the full power, authority, and right to do so, and that such execution is sufficient and legally binding on such party to enable this Agreement to be enforceable in accordance with its terms.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed by duly authorized agents as of the dates written below.

CITY OF SHEBOYGAN:

\_\_\_\_\_  
Director of Public Works and Engineering

\_\_\_\_\_  
Date

SHEBOYGAN AREA SCHOOL DISTRICT –  
COMMUNITY RECREATION DEPARTMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

**CITY OF SHEBOYGAN**  
**R. C. 66-25-26**  
**BY PUBLIC WORKS COMMITTEE.**  
**JULY 7, 2025.**

Your Committee to whom was referred Direct Referral Res. No. 42-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into contract with C3 Storage, LLC, for the leasing of City property for a marine vessel winter storage operation; recommends adopting the Resolution.

Committee:

_____	_____
_____	_____
_____	_____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL  
\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
RESOLUTION 42-25-26  
DIRECT REFERRAL TO PUBLIC WORKS COMMITTEE**

**BY ALDERPERSONS DEKKER AND RUST.**

**JUNE 23, 2025.**

A RESOLUTION authorizing the appropriate City officials to enter into contract with C3 Storage, LLC, for the leasing of City property for a marine vessel winter storage operation.

RESOLVED: That the appropriate City officials are hereby authorized to sign the attached Agreement with C3 Storage, LLC for the leasing of City property for marine vessel winter storage.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_  
Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

AGREEMENT BETWEEN  
CITY OF SHEBOYGAN  
AND  
C3 STORAGE, LLC

This Lease Agreement is made and entered into effective the date of final party execution (the “Effective Date”), by and between the City of Sheboygan (“City”), a Wisconsin municipal corporation with offices located at 828 Center Ave., Sheboygan, Wisconsin, and C3 Storage, LLC, (“Contractor”) a Wisconsin Limited Liability Company with offices located at 6078 3<sup>rd</sup> Ave., Rudolph, Wisconsin 54475.

WHEREAS, the City of Sheboygan owns and operates Harbor Centre Marina (“Marina”) within the property known as Deland Park (the “Property”); and

WHEREAS, the City desires to extend additional amenities to Marina patrons by engaging the professional services (“Services”) of C3 Storage, LLC, to operate a winter storage facility at the Property; and

WHEREAS, C3 Storage, LLC, possesses the requisite skill and experience and desires to provide such service to City pursuant to Agreement.

IN CONSIDERATION of the mutual covenants, terms, and conditions, the parties agree as follows:

1. **LEASED PROPERTY.** City agrees to lease any and all necessary space within the area identified in Exhibit A (“winter storage area”), for the operation of a winter storage facility to be utilized by Marina patrons. Contractor will further lease fencing, boat stands, hauling trailers, and other miscellaneous personal property as identified in Exhibit B as well as other miscellaneous personal property upon prior written authorization of the Superintendent of Facilities and Transportation, as is necessary in Contractor’s professional opinion, for the safe and efficient operation of Services.
2. **PROPERTY USE.** Contractor agrees to erect a fence or other suitable barricade to prevent trespass into the winter storage area, to oversee the placement, storage, and removal of all vessels within the winter storage area, and to manage winter storage-related communications with vessel owners. Contractor further agrees to remove all vessels from the winter storage area by May 15, 2026 and to restore the area to substantially similar condition as existed as of Effective Date. Contractor will keep and maintain the Premises in good and sanitary condition and repair during the term of this Agreement. Contractor also agrees to require, as a condition of offering winter vessel storage, that vessel shrink wrap be recycled upon its removal. To support this requirement, Contractor agrees to have additional recycling receptacles available for use at such time when boaters begin removing their shrink wrap and the City agrees to offer such receptacles if the City’s inventory allows, upon written request by Contractor.
3. **RENT.** Contractor agrees to make a one-time rent payment of \$4,000.00 by October 1, 2025. Such payment shall be made to “City of Sheboygan”. Rent is in addition to any compensation to Contractor obtained through vessel lease agreements and related services. If Contractor allows any vessels to remain after May 15, without prior written authorization by the Superintendent of Facilities, Contractor assumes full responsibility for such vessel(s) and agrees to pay the City \$1,000.00 by the first of each month until such vessel(s) have been removed.



4. **LIMITATIONS OF LIABILITY.** Contractor agrees to assume sole responsibility for winter storage operations as well as any damages that may be attributable in whole or in part to such operations and use of Property. City acknowledges that Contractor may transfer all or part of their liability to vessel owners pursuant to a vessel storage agreement. Contractor agrees that in such and all cases, Contractor will indemnify and hold harmless the City from any suit, claim, or action whatsoever arising out of any activity carried on under the terms of this Agreement.  
Contractor further agrees to require that all vessel owners storing property at the Premises be required to indemnify and hold harmless the City from any suit, claim, or action whatsoever arising out of any activity related to the vessel storage agreement entered into with Contractor.
5. **INSURANCE.** Contractor agrees to obtain and maintain for the full Agreement duration, such liability insurance as will protect Contractor, the City, and its officers, employees, representatives, and assigns from claims for damage to property or bodily injury, including death, which may arise from the operations under this Agreement or in connection therewith. The policy shall provide coverage of not less than \$1,000,000 per occurrence, shall identify the “City of Sheboygan” as additional insured, and shall provide that it may not be cancelled or reduced except upon thirty days written notice served upon the City. Proof of additional insured status shall be provided by copy of the applicable policy endorsement. Failure to provide or maintain such insurance shall result in immediate termination of this Agreement.
6. **CONTRACTOR IMPROVEMENTS.** With the exception of installing temporary fencing, Contractor may not make improvements or permanent changes to the Premises without prior written authorization from the Superintendent of Facilities or his designee.
7. **GOVERNING LAW & VENUE.** This Agreement shall be construed in accordance with and exclusively governed by the laws of the State of Wisconsin. Venue for dispute resolutions not resolved through good faith negotiations shall be the Circuit Court of Sheboygan County.
8. **SEVERABILITY.** The invalidity or unenforceability of any provisions of this Agreement will not affect the validity or enforceability of any other provisions of this Agreement. If there is a conflict between any provision of this Agreement and the applicable provisions of law, such provisions of the Lease will be amended or deleted as necessary in order to comply with the law. Any provisions required by law to be incorporated into this Agreement are so incorporated.
9. **AMENDMENT.** This Agreement may only be amended or modified by a written document executed by the Parties. The City Administrator shall have authority to approve Amendments hereto except when such amendments require the waiving of a legal right by the City. All other amendments shall not be approved except by the City of Sheboygan Common Council.
10. **ASSIGNMENT.** Contractor shall not assign the Agreement to use the Premises or any part thereof. Vessels temporarily stored at Premises pursuant to vessel storage agreement are not a violation of this provision.
11. **NOTICE.** For any matter relating to this Agreement:
  - a. City may be contacted through the Superintendent of Facilities at (920) 459-3444 or [Michael.willmas@sheboyganwi.gov](mailto:Michael.willmas@sheboyganwi.gov)
  - b. Contractor may be contacted at (715) 347-1112 or [C3Storage@outlook.com](mailto:C3Storage@outlook.com).

12. **TERMINATION.** This Agreement shall terminate on the sooner of May 31, 2026 or the date of property restoration and vacation of all stored vessels. The City may terminate this Agreement upon forty-five days' written notice.

13. **GENERAL PROVISIONS.**

- a. Any waiver by the City or Contractor of any failure by City or Contractor to perform or observe the provisions of this Agreement will not operate as a waiver of City's rights under this Agreement in respect of any subsequent defaults, breaches, or non-performance, and will not defeat or affect in any way the City's rights in respect of any subsequent default or breach.
- b. If any locks are used to prevent trespass, Contractor agrees to provide a key or access code to such lock to the City upon installation.
- c. This Agreement may be executed in counterparts.
- d. This Agreement constitutes the entire agreement between Parties.
- e. Each person executing this Agreement on behalf of a party hereto represents and warrants to the other party: That the execution and delivery of this Agreement has been duly authorized, that the person or persons executing this Agreement have the full power, authority, and right to do so, and that such execution is sufficient and legally binding on such party to enable this Agreement to be enforceable in accordance with its terms.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the dates written below.

CITY OF SHEBOYGAN

CONTRACTOR

By: \_\_\_\_\_

Ryan Sorenson, Mayor

Date: \_\_\_\_\_

By: \_\_\_\_\_

Randy Pliska, Sole Member & Registered Agent

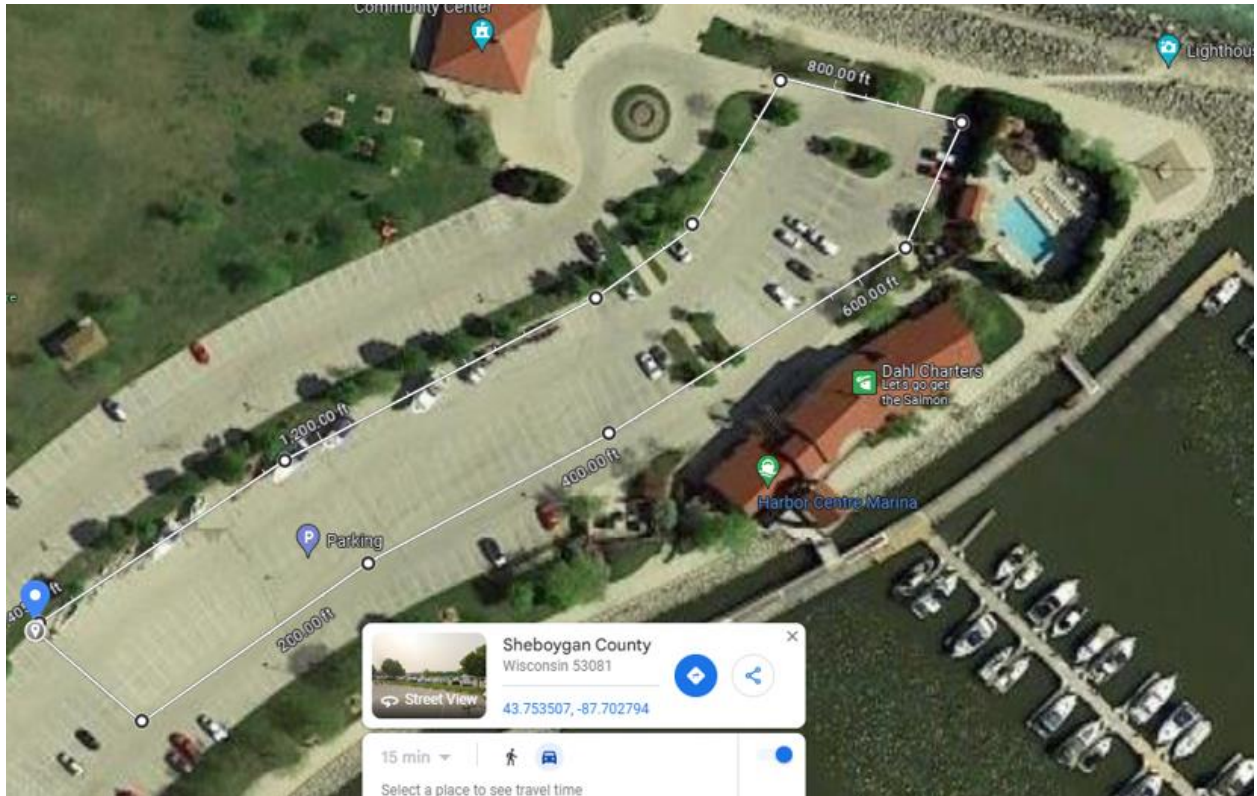
Date: \_\_\_\_\_

By: \_\_\_\_\_

Meredith DeBruin, City Clerk

Date: \_\_\_\_\_

EXHIBIT A  
WINTER STORAGE AREA



## EXHIBIT B

## PERSONAL PROPERTY TO BE LEASED BY CITY TO CONTRACTOR

1. Six foot height boat yard fencing of adequate length to completely encircle the winter storage area as well as necessary posts and egress gates.
2. Wooden blocks (Keel blocks) for setting boats:
  - a. 400 quantity at 6" x 8" size
  - b. 30 quantity at 4" x 6" size
  - c. 30 quantity at 2" x 6" size
3. 12 V-Crutch Pads for use by sailboats
4. 9 "Very short stands"
5. 104 "Short 'L' stands"
6. 46 "Medium 'L' stands"
7. 17 "Tall 'L' stands"
8. 172 Small powerboat stands
9. 17 Medium powerboat stands
10. 6 Tall powerboat stands
11. 310 Flat orange pads
12. 1 Haul-out trailer

**CITY OF SHEBOYGAN  
R. C. 68-25-26**

**BY PUBLIC WORKS COMMITTEE.**

**JULY 7, 2025.**

Your Committee to whom was referred Direct Referral Res. No. 45-25-26 by Alderpersons Dekker and Rust releasing from Parcel No. 59281007701 five (5) Driveway Restoration Agreements; recommends adopting the Resolution.

Committee:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
RESOLUTION 45-25-26  
DIRECT REFERRAL TO PUBLIC WORKS COMMITTEE**

**BY ALDERPERSONS DEKKER AND RUST.**

**JUNE 23, 2025.**

A RESOLUTION releasing from Parcel No. 59281007701 five (5) Driveway Restoration Agreements.

WHEREAS, the City imposed an obligation on the former property owner of Parcel No. 59281007701 (legal description of Parcel No. 59281007701 is attached hereto as Exhibit A) to construct and restore certain curbing and driveway approaches via Driveway Restoration Agreements recorded in the Register of Deeds Office as follows: Document Nos. 881704 recorded June 1, 1966; 933885 recorded April 23, 1971; 989255 recorded November 7, 1975; 1188472 recorded July 25, 1989; and 1359088 recorded December 4, 1992; and

WHEREAS, these obligations are no longer necessary given the anticipated redevelopment of this parcel; and

WHEREAS, in order to clear these obligations from the title, the Common Council acknowledges a desire to release these Agreements.

NOW, THEREFORE, BE IT RESOLVED: That the following Driveway Restoration Agreements (copies of which are attached to this Resolution) are hereby released:

Document No. 881704 recorded June 1, 1966  
Document No. 933885 recorded April 23, 1971  
Document No. 989255 recorded November 7, 1975  
Document No. 1188472 recorded July 25, 1989  
Document No. 1359088 recorded December 4, 1992

BE IT FURTHER RESOLVED: That the City Attorney's Office is directed to record this releasing Resolution with the Sheboygan County Register of Deeds Office.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_  
Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan



**EXHIBIT A**

Lots 1-15 inclusive, and all vacated alleys, in Block 1, Gottsacker and Burkart's Boulevard Subdivision of the City of Sheboygan, according to the recorded plat thereof.

And

All within Lot 18, Bates Addition to the City of Sheboygan, according to the recorded plat thereof: Commencing at the Northeast corner of Herr and Hammes Subdivision, thence due South 160', thence due East approximately 195' to the West line of North 6th Street, thence North 160', thence North 82.5', thence West approximately 388.8' to the East line of North 7th Street, thence South 82.5', thence East 190' to the point of beginning, all within Lot 18, Bates Addition to the City of Sheboygan.

Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision of the City of Sheboygan, according to the recorded plat thereof and all of the vacated alley lying immediately East of and adjacent to Lots 10, 11, 12, 13, 14, 15 and 16, Herr and Hammes Subdivision, except the East 1/2 of the alley lying immediately West of Lot 1, Assessment Subdivision 14, to the City of Sheboygan.

The North 66.4' of the East 195' of the North 1/2 of Lot 17, Bates Addition to the City of Sheboygan, according to the recorded plat thereof.

Lots 1, 2, 3, 4, 5, 6, 7, 30, 31 and 32, except the South 15 feet of Lot 30 as conveyed in Quit Claim Deed recorded April 12, 2023 as Document No. 2149161, including the East 1/2 of the alley lying immediately West of Lot 1, all in Block 1, in Assessment Subdivision No. 14, according to the recorded plat thereof, in the City of Sheboygan.

All of the above said land is in the City of Sheboygan, County of Sheboygan, State of Wisconsin.

Tax Key Number: 59281007701

**Know all Men by these Presents,**That SHEBOYGAN MEMORIAL HOSPITAL, INC.

for and in consideration of the grant of approval (Res. No. 13-66-67) by the Common Council of the City of Sheboygan, a municipal corporation of the State of Wisconsin, for construction of a rolling curb and/or driveway connecting with the public thoroughfare system of said city under the provisions of Section 7.05 of the Municipal Code of said City of Sheboygan, said Section 7.05 being incorporated herein by reference and intending to adopt its terms and provisions to all effects and purposes as though set out in full herein, the undersigned as owner of the following described real estate, lying and being in the County of Sheboygan, State of Wisconsin; and known and described as follows, to-wit:

to break out the curbing and to construct one (1) exit to the Parking Lot on the east side of North 7th St. beginning 412 ft. south of North Ave. and exxtending south for a maximum curb opening of twenty-four (24) feet in maximum width at the curb opening, according the sketch attached to the above numbered Resolution.

does covenant and agree for himself, his heirs, successors, administrators and assigns, that when the use for such driveway and/or rolling curb shall no longer exist, the adjacent sidewalks and curbs and streets shall be restored to their condition existing prior to the construction allowed under the resolution above specified. The cost of the construction permitted and the restoration covenanted herein shall be borne by the promisor herein, his heirs, successors and assigns; and the promisor herein, for himself, his successors, administrators and assigns, covenants and agrees to indemnify and save the City of Sheboygan harmless from any and all claims arising out of and caused by the work of construction and restoration provided herein and done and performed adjacent to the above described premises.

In the event that the said Common Council or the Board of Public Works of said city shall cause written notice to be served on the owner of the premises above described to restore such driveway and/or curb and/or street to their original condition, such notice shall be deemed conclusive, binding evidence that the use for such driveway or rolling curb no longer exists, and failure to cause the restoration covenanted herein to be done within twenty days after service of such notice shall create the right in the City of Sheboygan to cause the work to be done by the proper municipal agency, or by letting the work out on contract, and the costs thereof may be charged to the premises herein described.

This agreement shall be considered a uni-lateral one, running to and in favor of said City of Sheboygan; it is agreed that this instrument shall be recorded in the Register of Deeds office for Sheboygan County, Wisconsin, and the fees therefor paid by the undersigned.

The covenants contained herein shall attach to and run with the land above described and shall bind the party hereto, his heirs, executors, administrators and assigns.

Where so applicable, the singular form of words used herein shall be construed in the plural and/or in the feminine and/or masculine genders, and/or as applicable to firms, partnerships and corporations.

IN WITNESS WHEREOF, we have hereunto set our hand s and seal s this 26th day of May, A. D. 19 66

In the Presence of:

Angeline H. Becker  
Angeline H. Becker

John D. Ruppel  
John D. Ruppel

Geo. A. Guehna (SEAL)  
Geo. A. Guehna, Vice-President  
Oscar H. Bahr (SEAL)  
Oscar H. Bahr, Secy.-Treas.

STATE OF WISCONSIN }  
SHEBOYGAN COUNTY } ss.

Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19\_\_\_\_, the above named

to me known to be the person who executed the foregoing instrument and acknowledged the same.

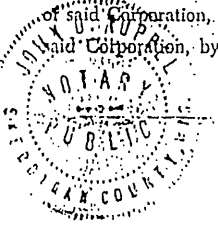
NOTARY PUBLIC, SHEBOYGAN COUNTY, WIS.

MY COMMISSION EXPIRES: \_\_\_\_\_

Approved as to form and execution

this 1st day of June 1966Clarence H. Mearns  
CITY ATTORNEY.STATE OF WISCONSIN }  
SHEBOYGAN COUNTY } ss.Personally came before me, this 26 day of May, 1966, Geo. A. Guehna, Vice-

Treas.

President, and Oscar H. Bahr Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers of the deed of said Corporation, by its authority.John D. Ruppel  
NOTARY PUBLIC, SHEBOYGAN COUNTY, WIS.  
John D. RuppelMY COMMISSION EXPIRES: August 10, 1969

1965 JUN 1 PM 1 47

881701

No.

SHEB. MEMORIAL HOSPITAL

by

City of Sheboygan

## REGISTER'S OFFICE

STATE OF WISCONSIN,  
SHEBOYGAN COUNTY.Received for Record this 1st day ofJune A. D., 1966,at 10 o'clock P.M., and recorded inVol. 482 RecordsOn page 527/28Becky W. Williams  
Register of Deeds.

Deputy.

After registration please  
return to Dept. of Public  
Works, City Hall

46150

**Know all Men by these Presents,**

SHEBOYGAN MEMORIAL HOSPITAL, INC.

That

by the Plan Commission

for and in consideration of the grant of approval (XXXXXXXXXXXXXXXXXXXX) by the Common Council of the City of Sheboygan, a municipal corporation of the State of Wisconsin, for construction of a rolling curb and/or driveway connecting with the public thoroughfare system of said city under the provisions of Section 7.09 of the Municipal Code of said City of Sheboygan, said Section 7.09 being incorporated herein by reference and intending to adopt its terms and provisions to all effects and purposes as though set out in full herein, the undersigned as owner of the following described real estate, lying and being in the County of Sheboygan, State of Wisconsin, and known and described as follows, to-wit:

to break out the present curbing in the West line of North 6th St. and to construct one (1) driveway opening not to exceed twenty-four (24) feet in maximum width at the curb opening beginning at a point approximately five hundred five (505) feet South of the South line of North Ave., and to close up the presently existing driveway located sixty (60) feet North of the opening given above.

(Property description)

Lot 14 &amp; E 91 ft. of lots 15 &amp; 16, Herr &amp; Hammes Subd.

does covenant and agree for himself, his heirs, successors, administrators and assigns, that when the use for such driveway and/or rolling curb shall no longer exist, the adjacent sidewalks and curbs and streets shall be restored to their condition existing prior to the construction allowed under the resolution above specified. The cost of the construction permitted and the restoration covenanted herein shall be borne by the promisor herein, his heirs, successors and assigns; and the promisor herein, for himself, his successors, administrators and assigns, covenants and agrees to indemnify and save the City of Sheboygan harmless from any and all claims arising out of and caused by the work of construction and restoration provided herein and done and performed adjacent to the above described premises.

In the event that the said Common Council or the Board of Public Works of said city shall cause written notice to be served on the owner of the premises above described to restore such driveway and/or curb and/or street to their original condition, such notice shall be deemed conclusive, binding evidence that the use for such driveway or rolling curb no longer exists, and failure to cause the restoration covenanted herein to be done within twenty days after service of such notice shall create the right in the City of Sheboygan to cause the work to be done by the proper municipal agency, or by letting the work out on contract, and the costs thereof may be charged to the premises herein described.

This agreement shall be considered a uni-lateral one, running to and in favor of said City of Sheboygan; it is agreed that this instrument shall be recorded in the Register of Deeds office for Sheboygan County, Wisconsin, and the fees therefor paid by the undersigned.

The covenants contained herein shall attach to and run with the land above described and shall bind the party hereto, his heirs, executors, administrators and assigns.

Where so applicable, the singular form of words used herein shall be construed in the plural and/or in the feminine and/or masculine genders, and/or as applicable to firms, partnerships and corporations.

IN WITNESS WHEREOF, we have hereunto set our hand<sup>s</sup> and seal<sup>s</sup> this 8th day of April, A. D. 1971

In the Presence of:

Jana Baiswitz  
Marii Falscher

SHEBOYGAN MEMORIAL HOSPITAL, INC.

Harold Prange (SEAL)  
(President)  
John H. Baker (SEAL)  
(Secretary)

NO CORPORATE  
SEAL

STATE OF WISCONSIN }  
SHEBOYGAN COUNTY } ss.

Item 10.

Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19\_\_\_\_, the above named

to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC, SHEBOYGAN COUNTY, WIS.

MY COMMISSION EXPIRES: \_\_\_\_\_

Approved as to form and execution

this 22nd day of April 19 71

Clarence H. Mery  
CITY ATTORNEY.

STATE OF WISCONSIN }  
SHEBOYGAN COUNTY } ss.

Personally came before me, this 8th day of April, 19 71, H. Carl Brange

President, and Oscar H. Bahr Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers of the deed of said Corporation, by its authority.

Sara Busenitz

NOTARY PUBLIC, SHEBOYGAN COUNTY, WIS.

MY COMMISSION EXPIRES: Oct. 21, 1973

1971 APR 23 PM 1 19

No. 933885

SHEBOYGAN MEMORIAL  
HOSPITAL, INC.

by

City of Sheboygan, Wisc.

REGISTER'S OFFICE

STATE OF WISCONSIN,  
SHEBOYGAN COUNTY.

Received for Record this 23rd day of

April A. D. 19 71

at 1:19 o'clock P.M., and recorded in

Vol. 630 of Records

On page 436/7

Harvey J. Becker  
Register of Deeds.

Deputy.

Return to:  
Dept. of Public Works  
City Hall

VOL 630 PAGE 437

1975 NOV 7 AM 10 31  
Driveway Restoration Agreement

Doc. No. 989255

**Know all Men by these Presents,**

SHEBOYGAN MEMORIAL HOSPITAL, INC.

That

for and in consideration of the grant of approval by the City of Sheboygan Plan Commission of the City of Sheboygan, a municipal corporation of the State of Wisconsin, for construction of a rolling curb and/or driveway connecting with the public thoroughfare system of said city under the provisions of Section 7.09 of the Municipal Code of said City of Sheboygan, said Section 7.09 being incorporated herein by reference and intending to adopt its terms and provisions to all effects and purposes as though set out in full herein, the undersigned as owner of the following described real estate, lying and being in the County of Sheboygan, State of Wisconsin, and known and described as follows, to-wit:

to break out the present curbing and to construct the following driveway openings:

One driveway opening in the East curb of North 7th St. with a maximum width at the curb opening of twenty (20) feet, beginning at a point approximately six hundred ninety (690.0) feet South of the South right-of-way line of North Avenue.

One (1) driveway opening in the West line of North 6th St. with a maximum width of twenty (20) feet at the curb line, beginning at a point approximately six hundred thirty (630.0) feet South of the South right-of-way line of North Avenue.

#007700 - Gottsacker & Burkhardt Subd., Block 1, and also com at the SW cor sd Blk, th S 82.5' along the E/L of North 7th St., th E 198' to the NE corner of Herr & Hammes Subd., th S 226.4', th E 191.5' to the W/L of North 6th St., th N 308.9' along ad St to the SE cor of Gottsacker & Burkhardt Subd. Blk #1, --etc.

Plan Commission Application No. 106

555 7 73870 H00003.00 JR

does covenant and agree for himself, his heirs, successors, administrators and assigns, that when the use for such driveway and/or rolling curb shall no longer exist, the adjacent sidewalks and curbs and streets shall be restored to their condition existing prior to the construction allowed under the resolution above specified. The cost of the construction permitted and the restoration covenanted herein shall be borne by the promisor herein, his heirs, successors and assigns; and the promisor herein, for himself, his successors, administrators and assigns, covenants and agrees to indemnify and save the City of Sheboygan harmless from any and all claims arising out of and caused by the work of construction and restoration provided herein and done and performed adjacent to the above described premises.

In the event that the said Common Council or the Board of Public Works of said city shall cause written notice to be served on the owner of the premises above described to restore such driveway and/or curb and/or street to their original condition, such notice shall be deemed conclusive, binding evidence that the use for such driveway or rolling curb no longer exists, and failure to cause the restoration covenanted herein to be done within twenty days after service of such notice shall create the right in the City of Sheboygan to cause the work to be done by the proper municipal agency, or by letting the work out on contract, and the costs thereof may be charged to the premises herein described.

This agreement shall be considered a uni-lateral one, running to and in favor of said City of Sheboygan; it is agreed that this instrument shall be recorded in the Register of Deeds office for Sheboygan County, Wisconsin, and the fees therefor paid by the undersigned.

The covenants contained herein shall attach to and run with the land above described and shall bind the party hereto, his heirs, executors, administrators and assigns.

Where so applicable, the singular form of words used herein shall be construed in the plural and/or in the feminine and/or masculine genders, and/or as applicable to firms, partnerships and corporations.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 24th day of October 75, A. D. 19

In the Presence of:

*Peter Hamel*  
Peter Hamel  
*Dolores H. Schrammeyer*  
Dolores H. Schrammeyer

*Carl Prange* (SEAL)  
H. Carl Prange President  
*Oscar H. Bahr* (SEAL)  
Oscar H. Bahr Secretary

STATE OF WISCONSIN } ss.  
SHEBOYGAN COUNTY }

Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_, A. D., 19\_\_\_\_, the above named

to me known to be the person who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC, SHEBOYGAN COUNTY, WIS.

MY COMMISSION EXPIRES: \_\_\_\_\_

Approved as to form and execution

this 5<sup>th</sup> day of November 1975

Clarence H. Metz  
CITY ATTORNEY.

STATE OF WISCONSIN } ss.  
SHEBOYGAN COUNTY }

Personally came before me, this 24th day of October, 1975, H. Carl Prange

President, and Oscar H. Bahn Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

Dolores H. Schrammeyer  
NOTARY PUBLIC, SHEBOYGAN COUNTY, WIS.  
MY COMMISSION EXPIRES: October 24, 1977



No. \_\_\_\_\_

SHEBOYGAN MEMORIAL HOSPITAL

by

City of Sheboygan, Wisc.

REGISTER'S OFFICE

STATE OF WISCONSIN,  
SHEBOYGAN COUNTY.

Received for record this 7<sup>th</sup> day of

November A. D., 1975

at 10:31 o'clock M., and recorded in

Vol. 761 of Records

On page 432/3

[Signature]  
Register of Deeds

Deputy.

Return to:  
Dept. of Public Works,  
City Hall.

VOL 761 PAGE 433

1188472

Known all Men by these Presents,

That Sheboygan Memorial Medical Center, 2629 N. 7th Street, Sheboygan

for and in consideration of the grant of approval by the City of Sheboygan Plan Commission of the City of Sheboygan, a municipal corporation of the State of Wisconsin, for construction of a rolling curb and/or driveway connecting with the public thoroughfare system of said city under the provisions of Section 36.79 of the Municipal Code of said City of Sheboygan, said Section 36.79 being incorporated herein by reference and intending to adopt its terms and provisions to all effects and purposes as though set out in full herein, the undersigned as owner of the following described real estate, lying and being in the County of Sheboygan, State of Wisconsin, and known and described as follows, to wit:

to break out the present curbing and widen the entrance/exit of parking lot, located on N. 6th Street at the south end of the parking lot. Request widening to 26' on the south side of the entrance.

Plan Commission Application No. 339

Property Description: Gottsacker & Burkart's Blvd. Subd. All of block 1, also com at SW corner of block 1, th S 82.5' along e line of N. 7th St., th E 198' to NE corner of Herr & Hammes Subd, th S 226.4', the E 191.5' to W line of N. 6th St., TH N 308.9' along SD St. to SE corner of Gottsacker & Burkart's Blvd. Subd. block 1, TH W 388' to beg. being prt of lots 17 & 18 of Bates Addition, also lots 12, 13, 14, 15, 16 & E 58' of lots 10 & 11 of Herr & Hammes Subd, & all of vacated N-S alley adjacent SD lots; also lots 1, 2, 3, 4 & the N 1/2 of lot 7, the E 45.5' of lot 30, all of lot 31 & 32 except W 124' of lot 32 Block 1, all of assessment subd #14.

Property Description:

Plan Commission Application No.

does covenant and agree for himself, his heirs, successors, administrators and assigns, that upon issuance of permit pursuant to the agreement that he will construct the driveway in accordance with the specifications on file in the office of the Dept. of Public Works and does further agree that he will construct said driveway in 180 days in compliance with the agreement; and that when the use for such driveway and/or rolling curb shall no longer exist, the adjacent sidewalks and curbs and streets shall be restored to their condition existing prior to the construction allowed under the resolution above specified. The cost of the construction permitted and restoration covenanted herein shall be borne by the promisor herein, his heirs, successors and assigns; and the promisor herein, for himself, his successors, administrators and assigns, covenants and agrees to indemnify and save the City of Sheboygan harmless from any and all claims arising out of and caused by the work of construction and restoration provided herein and done and performed adjacent to the above described premises.

In the event that the said Common Council or the Board of Public Works of said city shall cause written notice to be served on the owner of the premises above described to restore such driveway and/or curb and/or street to their original condition, such notice shall be deemed conclusive, binding evidence that the use for such driveway or rolling curb no longer exists, and failure to cause the restoration covenanted herein to be done within twenty days after service of such notice shall create the right in the City of Sheboygan to cause the work to be done by the proper municipal agency, or by letting the work out on contract, and the costs thereof may be charged to the premises herein described.

This agreement shall be recorded in the Register of Deeds office for Sheboygan County, Wisconsin, and the fees therefor paid by the undersigned.

The covenants contained herein shall attach to and run with the land above described and shall bind the party hereto, his heirs, executors, administrators and assigns.

Where so applicable, the singular form of words used herein shall be construed in the plural and/or in the feminine and/or masculine genders, and/or as applicable to firms, partnerships and corporations.

IN WITNESS WHEREOF, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this \_\_\_\_\_ 20th \_\_\_\_\_ day of \_\_\_\_\_

July, A.D., 1989

In the Presence of:

Wayne F. Kolzow, Vice President

Patrick J. Trotter, President

(SEAL)

Joanne R. Laabs

(SEAL)

Ret. Dept of Public Works, City of Sheb.



SHEDDOYGAN COUNTY

**VOL. 1115 PAGE 790**

Personally came before me, this 20th day of July, A. D., 1989, the above named  
Patrick J. Trotter, President

to me known to be the person . . . who executed the foregoing instrument and acknowledged the same.

Margaret L. Goldmann

MY COMMISSION EXPIRES: August 4, 1991

Approved as to form and execution

this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_

**CITY ATTORNEY.**

STATE OF WISCONSIN } ss.  
SHEBOYGAN COUNTY }

Personally came before me, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, \_\_\_\_\_

President, and \_\_\_\_\_ Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

NOTARY PUBLIC, SHEBOYGAN COUNTY, WISCONSIN

MY COMMISSION EXPIRES:

REGISTER'S OFFICE  
SHEBOYGAN COUNTY, WI  
Received for Record the 25th  
day of July A.D. 1989  
at 11:30 o'clock A.M. and  
Recorded in Vol. 1115  
of Records on page 739/90

*Darlene J. Davis* Register

JUL 25 AM 1:39

25 930 Enp006.00 JR

2.

by

City of Sheboygan, Wisconsin

REGISTER'S OFFICE

STATE OF WISCONSIN  
SHEBOYGAN COUNTY:

Received in Record this \_\_\_\_\_ day of \_\_\_\_\_

25.

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in \_\_\_\_\_

Vol. \_\_\_\_\_ of Records

○ 2292

### Register of Deeds.

Deputy.

Return to:  
Dept. of Public Works  
City Hall

1359088

Driveway Restoration Agreement

Vol. 1250 PAGE 192

Item 10.

Doc. No. \_\_\_\_\_

**Know all Men by these Presents.**That Memorial Medical Center, 2629 N. 7th St., Sheboygan, WI 53081

for and in consideration of the grant of approval by the City of Sheboygan Plan Commission of the City of Sheboygan, a municipal corporation of the State of Wisconsin, for construction of a rolling curb and/or driveway connecting with the public thoroughfare system of said city under the provisions of Section 36.79 of the Municipal Code of said City of Sheboygan, said Section 36.79 being incorporated herein by reference and intending to adopt its terms and provisions to all effects and purposes as though set out in full herein, the undersigned as owner of the following described real estate, lying and being in the County of Sheboygan, State of Wisconsin, and known and described as follows, to-wit:

to break out the present curbing and widen existing ambulance driveway 10' to the south on N. 6th Street.

Property description: Gottsacker & Burkart's Blvd. Subd. all of blk 1, also comm at SW corner of Blk 1, then S 82.5' along E line of N. 7th St., then E 198' to NE corner of Herr & Hammes Subd. then S 226.4', then E 191.5' to W line of N. 6th St. then N 308.9' along SD street to SE corner of Gottsacker & Burkart's Blvd. Subd. Blk 1, then W 388' to beg being part of Lot 17 & 18 of Bates Addition also Lots 12, 13, 14, 15, 16 & E 58' of Lots 10 & 11 of Herr & Hammes Subd. and all of vacated NS alley adjacent to sd blks, also Lots 1, 2, 3, 4, 5 & N 1/2 of Lot 7. All of Lots 30, 31 & 32 of Lot 32, Blk 1. All of assessment subd. No. 14 (Sheboygan Memorial Hospital).

## Property Description:

## Plan Commission Application No. 275

does covenant and agree for himself, his heirs, successors, administrators and assigns, that upon issuance of permit pursuant to the agreement that he will construct the driveway in accordance with the specifications on file in the office of the Dept. of Public Works and does further agree that he will construct said driveway in 180 days in compliance with the agreement; and that when the use for such driveway and/or rolling curb shall no longer exist, the adjacent sidewalks and curbs and streets shall be restored to their condition existing prior to the construction allowed under the resolution above specified. The cost of the construction permitted and restoration covenanted herein shall be borne by the promisor herein, his heirs, successors and assigns; and the promisor herein, for himself, his successors, administrators and assigns, covenants and agrees to indemnify and save the City of Sheboygan harmless from any and all claims arising out of and caused by the work of construction and restoration provided herein and done and performed adjacent to the above described premises.

In the event that the said Common Council or the Board of Public Works of said city shall cause written notice to be served on the owner of the premises above described to restore such driveway and/or curb and/or street to their original condition, such notice shall be deemed conclusive, binding evidence that the use for such driveway or rolling curb no longer exists, and failure to cause the restoration covenanted herein to be done within twenty days after service of such notice shall create the right in the City of Sheboygan to cause the work to be done by the proper municipal agency, or by letting the work out on contract, and the costs thereof may be charged to the premises herein described.

This agreement shall be recorded in the Register of Deeds office for Sheboygan County, Wisconsin, and the fees therefor paid by the undersigned.

The covenants contained herein shall attach to and run with the land above described and shall bind the party hereto, his heirs, executors, administrators and assigns.

Where so applicable, the singular form of words used herein shall be construed in the plural and/or in the feminine and/or masculine genders, and/or as applicable to firms, partnerships and corporations.

IN WITNESS WHEREOF, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand \_\_\_\_\_ and seal this 30th day of

November, A. D., 19 92.

In the Presence of:

*Cynthia A. Hoff*  
*Sheila J. Stager*

*Patrick J. Trotter*  
Patrick J. Trotter, President (SEAL)

(SEAL)

STATE OF WISCONSIN } ss.  
SHEBOYGAN COUNTY

Vol. 1250 PAGE 193

Personally came before me, this 30th day of November, A.D., 1992, the above named  
Patrick J. Trotter, President Sheboygan Memorial Medical Center

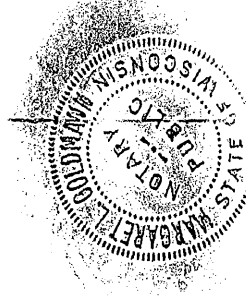
to me known to be the person who executed the foregoing instrument and acknowledged the same.

*Margaret L. Goldmann*  
NOTARY PUBLIC, SHEBOYGAN COUNTY, WISCONSIN  
Margaret L. Goldmann  
MY COMMISSION EXPIRES: July 30, 1995

Approved as to form and execution

this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

CITY ATTORNEY.



STATE OF WISCONSIN } ss.  
SHEBOYGAN COUNTY

Personally came before me, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_,

President, and \_\_\_\_\_ Secretary of the above named Corporation, to me known  
to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary of  
said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said  
Corporation, by its authority.

NOTARY PUBLIC, SHEBOYGAN COUNTY, WISCONSIN

MY COMMISSION EXPIRES: \_\_\_\_\_

DEC -4 PM 2:05

REGISTER'S OFFICE  
SHEBOYGAN COUNTY, WI  
Received for Record the 4th  
day of Dec A.D. 1992  
at 12:05 o'clock P.M., and  
Recorded in Vol. 1250  
of Book on page 192/3  
*Darlene J. Davis*  
Register

001E#4661	0004	JR	\$6.00
001E#4661	0004	LRIB	\$2.00
001E#4661	0004	CD LRM	\$4.00

No. \_\_\_\_\_

\_\_\_\_\_

by \_\_\_\_\_

City of Sheboygan, Wisconsin

REGISTER'S OFFICE

STATE OF WISCONSIN,  
SHEBOYGAN COUNTY.

Received for Record this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_ A.D., 19\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in

Vol. \_\_\_\_\_ of Records

On page \_\_\_\_\_

Register of Deeds.

Deputy.

Return to:  
Dept. of Public Works  
City Hall

**CITY OF SHEBOYGAN  
R. C. 70-25-26**

**BY LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE.**

**JULY 7, 2025.**

Your Committee to whom was referred Direct Referral R. O. No. 31-25-26 by City Clerk submitting various license applications; recommends granting all the applications with caveat that License #3022 obtain a special event permit.

Committee:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. O. 31-25-26  
DIRECT REFERRAL TO LICENSING, HEARINGS, AND PUBLIC SAFETY  
COMMITTEE**

**BY CITY CLERK.**

**JUNE 23, 2025.**

Submitting various license applications.

**PERMANENT CHANGE OF PREMISE**

<u>No.</u>	<u>Name</u>	<u>Address</u>
3574	Turks & Timbers Bar & Grill	1022 Michigan Avenue – Permanent change of premise to include main bar, liquor closet on 1 <sup>st</sup> floor, storage in basement, cooler storage overflow in kitchen area behind bar. Outside fenced in area, liquor in portable bar to the north of building.

**CHANGE OF PREMISE**

<u>No.</u>	<u>Name</u>	<u>Address</u>
3679	Krazian Fuzian	906 S. 15 <sup>th</sup> Street – Change of premise August 16, 2025 to include current premise and parking lot on south side of the building and west side of the building.
3022	Paradigm Coffee and Music	1202 N. 8 <sup>th</sup> Street – Change of premise August 1, 2025 to include current premise and Uptown Parklet, which is directly outside the business (south side of business within St. Clair Avenue).
3022	Paradigm Coffee and Music	1202 N. 8 <sup>th</sup> Street – Change of premise August 8, 2025 to include current premise and Uptown Parklet, which is directly outside the business (south side of business within St. Clair Avenue).

- 3022 Paradigm Coffee and Music 1202 N. 8<sup>th</sup> Street – Change of premise  
August 15, 2025 to include current premise  
and Uptown Parklet, which is directly  
Outside the business (south side of business  
within St. Clair Avenue).
- 3022 Paradigm Coffee and Music 1202 N. 8<sup>th</sup> Street – Change of premise  
August 22, 2025 to include current premise  
and Uptown Parklet, which is directly  
outside the business (south side of business  
within St. Clair Avenue).
- 3022 Paradigm Coffee and Music 1202 N. 8<sup>th</sup> Street – Change of premise  
August 29, 2025 to include current premise  
and Uptown Parklet, which is directly  
outside the business (south side of business  
within St. Clair Avenue).

**CITY OF SHEBOYGAN  
R. C. 74-25-26**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**JULY 7, 2025.**

Your Committee to whom was referred Direct Referral Res. No. 49-25-26 by Alderpersons Mitchell and Perrella authorizing an amendment to the 2025 budget to reallocate unused 2023 CDBG administration expense program funds to eligible park lighting projects; recommends adopting the Resolution.

Committee:

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PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

---

Presiding Officer

Attest

---

Ryan Sorenson, Mayor, City of  
Sheboygan

---

Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
RESOLUTION 49-25-26  
DIRECT REFERRAL TO FINANCE AND PERSONNEL COMMITTEE**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**JUNE 23, 2025.**

A RESOLUTION authorizing an amendment to the 2025 budget to reallocate unused 2023 CDBG administration expense program funds to eligible park lighting projects.

WHEREAS, the Community Development Block Grant (CDBG) program allows for fifteen percent of each year's entitlement funds to go towards administration expenses; and

WHEREAS, during the 2023 program year, there was a total of \$47,835.87 of unused program administration funds; and

WHEREAS, the City is required to reallocate these funds to another CDBG eligible project to draw down the grant; and

WHEREAS, the City constructed pickle ball courts at Kiwanis Park and repaved the softball parking lot at Wildwood Park with previous grant funds; and

WHEREAS, both parks require lighting to finish the projects which are eligible expenses through the CDBG program; and

WHEREAS, City staff agree that the completion of these two lighting projects would be a beneficial use of the unused CDBG funds to increase safety at the parks; and

WHEREAS, to complete both projects, there is sufficient Capital Fund fund balance for the remaining amount of \$6,496.53 not covered by CDBG funds.



NOW, THEREFORE, BE IT RESOLVED: That the Finance Director be authorized to purchase the lighting equipment for the Wildwood Softball Parking Lot and Kiwanis Park Pickle Ball Court via the following 2025 budget amendment:

INCREASE:

CDBG Fund – Improvements Other than Buildings (Acct. No. 260660-641100)	\$47,835.87
CDBG Fund – Federal Housing/Economic Grant (Acct. No. 260-432710)	\$47,835.87
Capital Fund – Public Works – Improvements Other than Buildings (Acct. No. 400300-641100)	\$ 6,496.53
Capital Fund – Fund Equity Applied (Acct. No. 400-493000)	\$ 6,496.53

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_  
Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. C. 73-25-26**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**JULY 7, 2025.**

Your Committee to whom was referred Direct Referral Res. No. 47-25-26 by Alderpersons Mitchell and Perrella authorizing an amendment to the 2025 budget for the transfer of the remaining cash balance from the TID 1E Funds to the Affordable Housing Fund; recommends adopting the Resolution.

Committee:

_____	_____
_____	_____
_____	_____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
RESOLUTION 47-25-26  
DIRECT REFERRAL TO FINANCE AND PERSONNEL**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**JUNE 23, 2025.**

A RESOLUTION authorizing an amendment to the 2025 budget for the transfer of the remaining cash balance from the TID 1E Funds to the Affordable Housing Fund.

WHEREAS, TID 1E closed in 2024. Following the audit and closing, all overlapping taxing jurisdictions received settlement payments from the TID closing balance; and

WHEREAS, the City of Sheboygan's portion of the settlement remains in the fund; and

WHEREAS, the remaining funds, which total \$185,709.04, can assist the City with future housing needs through the Affordable Housing Fund.

NOW, THEREFORE, BE IT RESOLVED: That the Finance Director is authorized to transfer the remaining TID 1E Fund balance to the Affordable Housing Fund via the following budget amendment:

**INCREASE:**

TID 1E Fund – Interfund Transfers Out (Acct No. 451660-811100)	\$185,709.04
TID 1E Fund – Fund Equity Applied (Acct. No. 451-493000)	\$185,709.04
Affordable Housing Fund - Interfund Transfer In (Acct. No. 261-492000)	\$185,709.04
Affordable Housing Fund - Land (Acct. No. 261660-621100)	\$185,709.04

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. C. 71-25-26**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**JULY 7, 2025.**

Your Committee to whom was referred Direct Referral Res. No. 43-25-26 by Alderpersons Mitchell and Perrella authorizing retaining outside legal counsel to represent the City in a quiet title action regarding Parcel No. 59281202350, and authorizing payment for said services; recommends adopting the Resolution.

Committee:

_____	_____
_____	_____
_____	_____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
RESOLUTION 43-25-26  
DIRECT REFERRAL TO FINANCE AND PERSONNEL COMMITTEE**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**JUNE 23, 2025.**

A RESOLUTION authorizing retaining outside legal counsel to represent the City in a quiet title action regarding Parcel No. 59281202350, and authorizing payment for said services.

WHEREAS, a local title company has not been able to find deed history documents at the Register of Deeds Office necessary to issue title insurance to support the sale of Parcel No. 59281202350.

NOW. THEREFORE, BE IT RESOLVED: That the Common Council hereby authorizes the hiring of von Briesen & Roper, s.c. as outside legal counsel to represent the City of Sheboygan in a quiet title action regarding Parcel No. 59281202350.

BE IT FURTHER RESOLVED: That the Finance Director is hereby authorized and directed to draw on Account No. 711150-531100 (Liability Insurance Fund – Contracted Services) in payment of same.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_  
Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN**

**R. O. 33-25-26**

**BY CITY CLERK.**

**JULY 7, 2025.**

Your commission to whom was referred Direct Referral Res. No. 50-25-26 by Alderperson Close approving the 2025-2029 Consolidated Plan and One-Year Action Plan for Housing and Community Development utilizing Community Development Block Grant (“CDBG”) funds, through the United States Department of Housing and Urban Development (“HUD”); recommends adopting the Resolution.

**CITY OF SHEBOYGAN  
RESOLUTION 50-25-26  
DIRECT REFERRAL TO PLAN COMMISSION**

**BY ALDERPERSON CLOSE.**

**JUNE 24, 2025.**

A RESOLUTION approving the 2025-2029 Consolidated Plan and One-Year Action Plan for Housing and Community Development utilizing Community Development Block Grant (“CDBG”) funds, through the United States Department of Housing and Urban Development (“HUD”).

WHEREAS, the City of Sheboygan is an entitlement jurisdiction that receives Community Development Block Grant (“CDBG”) funds appropriated by the U.S. Department of Housing and Urban Development (“HUD”) and the Director of Planning and Development, as the City’s official representative, is authorized to administer the CDBG programs and expend the funds associated with the CDBG programs; and

WHEREAS, the City is required to adopt a Five-Year Consolidated Plan (“Consolidated Plan”) that outlines the City’s housing and development needs, sets goals for addressing those needs, and details how federal funds will be allocated and used over a five-year period; and

WHEREAS, , the Department of Planning and Development has held the necessary public hearings, utilized internet surveys, evaluated citizen input, conducted a needs-assessment and market analysis, held resident and stakeholder engagement activities, and held a 30-day public review period to inform the City’s goals and priorities for allocating the CDBG funds during the Consolidated Plan period of 2025-2029; and

WHEREAS, based on the goals and priorities identified above, City staff developed a Consolidated Plan that identifies the City’s housing, supportive service and community development priority needs for the years 2025-2029; and

WHEREAS, the Department of Planning and Development and City Plan Commission have recommended to Council that it approve the Consolidated Plan; and

WHEREAS, in addition to the Consolidated Plan, City staff developed a One-Year Action Plan for 2025 (One-Year Plan) for the projected use of funds to principally benefit the City’s goals of serving the low- to moderate- income population in areas including, but not limited to, housing, public services, and emergency needs; and

WHEREAS, the programs identified in the One-Year Plan are eligible for funding because they meet the required national objectives for the CDBG program and the goals and priorities identified in the Consolidated Plan; and

WHEREAS, the Common Council hereby finds and determines that adopting the 2025-2029 Consolidated Plan and the One-Year Plan is in the best interests of City residents.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council adopts the 2025-2029 Consolidated Plan and the 2025 One-Year Action Plan and endorses the projects listed therein to be funded through the 2025 CDBG program.

BE IT FURTHER RESOLVED: That the Common Council authorizes and directs the Director of Planning and Development to submit to HUD the Final Statement of Community Development Objectives and the Consolidated Plan attached and made part hereof, as recommended by the Plan Commission, including assurances contained therein, and to provide any other information requested by HUD.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan





U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
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Count of CDBG and CDBG-CV Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Acquisition	Acquisition of Real Property (01)	0	\$0.00	1	\$500,000.00	1	\$500,000.00
	Cleanup of Contaminated Sites (04A)	0	\$0.00	1	\$15,407.81	1	\$15,407.81
	Total Acquisition	0	\$0.00	2	\$515,407.81	2	\$515,407.81
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	0	\$0.00	4	\$200,000.39	4	\$200,000.39
	Micro-Enterprise Assistance (18C)	0	\$0.00	17	\$235,322.00	17	\$235,322.00
	Total Economic Development	0	\$0.00	21	\$435,322.39	21	\$435,322.39
Housing	Housing Counseling, under 24 CFR 5.100, for Homeownership Assistance (13B) (13A)	0	\$0.00	2	\$22,916.67	2	\$22,916.67
	Rehab; Single-Unit Residential (14A)	0	\$0.00	2	\$82,275.00	2	\$82,275.00
	Total Housing	0	\$0.00	4	\$105,191.67	4	\$105,191.67
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	0	\$0.00	8	\$59,419.48	8	\$59,419.48
	Street Improvements (03K)	0	\$0.00	7	\$234,279.83	7	\$234,279.83
	Tree Planting (03N)	0	\$0.00	1	\$0.00	1	\$0.00
	Other Public Improvements Not Listed in 03A-03S (03Z)	0	\$0.00	1	\$0.00	1	\$0.00
	Non-Residential Historic Preservation (16B)	0	\$0.00	2	\$13,700.00	2	\$13,700.00
	Total Public Facilities and Improvements	0	\$0.00	19	\$307,399.31	19	\$307,399.31
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	0	\$0.00	2	\$0.00	2	\$0.00
	Youth Services (05D)	0	\$0.00	1	\$11,719.15	1	\$11,719.15
	Transportation Services (05E)	0	\$0.00	1	\$42,493.00	1	\$42,493.00
	Services for victims of domestic violence, dating violence, sexual assault or stalking (05G)	0	\$0.00	2	\$46,314.89	2	\$46,314.89
	Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)	0	\$0.00	2	\$15,438.29	2	\$15,438.29
	Child Care Services (05L)	0	\$0.00	1	\$3,859.57	1	\$3,859.57
	Health Services (05M)	0	\$0.00	2	\$13,815.74	2	\$13,815.74
	Subsistence Payment (05Q)	0	\$0.00	1	\$14,859.36	1	\$14,859.36



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Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Public Services	Housing Counseling only, under 24 CFR 5.100 (05U)	0	\$0.00	1	\$11,463.00	1	\$11,463.00
	Food Banks (05W)	0	\$0.00	1	\$11,500.00	1	\$11,500.00
	Housing Counseling, under 24 CFR 5.100 Supporting Homebuyer	0	\$0.00	1	\$4,500.00	1	\$4,500.00
	Downpayment Assistance (05R) (05Y)						
	Total Public Services	0	\$0.00	15	\$175,963.00	15	\$175,963.00
General Administration and Planning	General Program Administration (21A)	0	\$0.00	4	\$322,326.30	4	\$322,326.30
	Total General Administration and Planning	0	\$0.00	4	\$322,326.30	4	\$322,326.30
Grand Total		0	\$0.00	65	\$1,861,610.48	65	\$1,861,610.48



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CDBG and CDBG-CV Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Acquisition	Cleanup of Contaminated Sites (04A)	Business	0	4,555	4,555
	Total Acquisition		0	4,555	4,555
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	Jobs	0	21	21
	Micro-Enterprise Assistance (18C)	Persons	0	11	11
		Jobs	0	6	6
	Total Economic Development		0	38	38
Housing	Housing Counseling, under 24 CFR 5.100, for Homeownership Assistance (13B) (13A)	Households	0	263	263
	Rehab; Single-Unit Residential (14A)	Housing Units	0	5	5
	Total Housing		0	268	268
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	Public Facilities	0	37,615	37,615
	Street Improvements (03K)	Persons	0	76,170	76,170
	Tree Planting (03N)	Public Facilities	0	15,625	15,625
	Other Public Improvements Not Listed in 03A-03S (03Z)	Public Facilities	0	12,555	12,555
	Non-Residential Historic Preservation (16B)	Business	0	11,325	11,325
	Total Public Facilities and Improvements		0	153,290	153,290
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	Persons	0	955	955
	Youth Services (05D)	Persons	0	673	673
	Transportation Services (05E)	Persons	0	2,116	2,116
	Services for victims of domestic violence, dating violence, sexual assault or stalking (05G)	Persons	0	298	298
	Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)	Persons	0	385	385
	Child Care Services (05L)	Persons	0	66	66
	Health Services (05M)	Persons	0	383	383
	Subsistence Payment (05Q)	Persons	0	799	799
	Housing Counseling only, under 24 CFR 5.100 (05U)	Persons	0	100	100
	Food Banks (05W)	Persons	0	475	475
	Housing Counseling, under 24 CFR 5.100 Supporting Homebuyer Downpayment Assistance (05R) (05Y)	Households	0	6	6



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Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Public Services	Total Public Services		0	6,256	6,256
Grand Total			0	164,407	164,407



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CDBG and CDBG-CV Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Housing	White	0	0	172	80
	Black/African American	0	0	19	0
	Asian	0	0	44	0
	Other multi-racial	0	0	33	7
	Total Housing	0	0	268	87
Non Housing	White	4,198	570	6	2
	Black/African American	794	5	0	0
	Asian	599	0	0	0
	American Indian/Alaskan Native	64	0	0	0
	Native Hawaiian/Other Pacific Islander	3	0	0	0
	American Indian/Alaskan Native & White	11	0	0	0
	Asian & White	4	0	0	0
	Black/African American & White	5	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	2	0	0	0
	Other multi-racial	608	24	0	0
	Total Non Housing	6,288	599	6	2
Grand Total	White	4,198	570	178	82
	Black/African American	794	5	19	0
	Asian	599	0	44	0
	American Indian/Alaskan Native	64	0	0	0
	Native Hawaiian/Other Pacific Islander	3	0	0	0
	American Indian/Alaskan Native & White	11	0	0	0
	Asian & White	4	0	0	0
	Black/African American & White	5	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	2	0	0	0
	Other multi-racial	608	24	33	7
Total Grand Total		6,288	599	274	89



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CDBG and CDBG-CV Beneficiaries by Income Category [\(Click here to view activities\)](#)

	Income Levels	Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	98	0	0
	Low (>30% and <=50%)	71	0	0
	Mod (>50% and <=80%)	15	0	0
	Total Low-Mod	184	0	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	184	0	0
Non Housing	Extremely Low (<=30%)	6	0	3,179
	Low (>30% and <=50%)	0	0	916
	Mod (>50% and <=80%)	0	0	626
	Total Low-Mod	6	0	4,721
	Non Low-Mod (>80%)	0	0	351
	Total Beneficiaries	6	0	5,072



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Count of CDBG and CDBG-CV Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Acquisition	Acquisition of Real Property (01)	0	\$0.00	1	\$0.00	1	\$0.00
	Cleanup of Contaminated Sites (04A)	0	\$0.00	1	\$0.00	1	\$0.00
	Total Acquisition	0	\$0.00	2	\$0.00	2	\$0.00
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	1	\$375,000.00	3	\$150,000.00	4	\$525,000.00
	Micro-Enterprise Assistance (18C)	0	\$0.00	2	\$0.00	2	\$0.00
	Total Economic Development	1	\$375,000.00	5	\$150,000.00	6	\$525,000.00
Housing	Housing Counseling, under 24 CFR 5.100, for Homeownership Assistance (13B) (13A)	0	\$0.00	1	\$14,583.33	1	\$14,583.33
	Housing Services - Excluding Housing Counseling, under 24 CFR 5.100 (14J)	0	\$0.00	1	\$10,416.66	1	\$10,416.66
	Total Housing	0	\$0.00	2	\$24,999.99	2	\$24,999.99
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	0	\$0.00	2	\$144,578.46	2	\$144,578.46
	Parking Facilities (03G)	0	\$0.00	1	\$0.00	1	\$0.00
	Street Improvements (03K)	0	\$0.00	7	\$582,202.16	7	\$582,202.16
	Non-Residential Historic Preservation (16B)	0	\$0.00	2	\$157,508.90	2	\$157,508.90
	Total Public Facilities and Improvements	0	\$0.00	12	\$884,289.52	12	\$884,289.52
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	0	\$0.00	2	\$0.00	2	\$0.00
	Youth Services (05D)	0	\$0.00	2	\$11,719.15	2	\$11,719.15
	Transportation Services (05E)	0	\$0.00	2	\$42,493.00	2	\$42,493.00
	Services for victims of domestic violence, dating violence, sexual assault or stalking (05G)	0	\$0.00	3	\$38,595.74	3	\$38,595.74
	Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)	0	\$0.00	3	\$15,438.29	3	\$15,438.29
	Child Care Services (05L)	0	\$0.00	2	\$4,894.46	2	\$4,894.46
	Health Services (05M)	0	\$0.00	1	\$0.00	1	\$0.00
	Subsistence Payment (05Q)	0	\$0.00	2	\$100,000.00	2	\$100,000.00



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Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Public Services	Housing Information and Referral Services (05X)	0	\$0.00	1	\$14,859.36	1	\$14,859.36
	Total Public Services	0	\$0.00	18	\$228,000.00	18	\$228,000.00
General Administration and Planning	General Program Administration (21A)	0	\$0.00	5	\$49,833.88	5	\$49,833.88
	Total General Administration and Planning	0	\$0.00	5	\$49,833.88	5	\$49,833.88
Grand Total		1	\$375,000.00	44	\$1,337,123.39	45	\$1,712,123.39





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CDBG and CDBG-CV Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Acquisition	Cleanup of Contaminated Sites (04A)	Business	0	4,555	4,555
	Total Acquisition		0	4,555	4,555
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	Jobs	0	19	19
	Micro-Enterprise Assistance (18C)	Persons	0	1	1
		Jobs	0	1	1
	Total Economic Development		0	21	21
Housing	Housing Counseling, under 24 CFR 5.100, for Homeownership Assistance (13B) (13A)	Households	0	183	183
	Housing Services - Excluding Housing Counseling, under 24 CFR 5.100 (14J)	Housing Units	0	16	16
	Total Housing		0	199	199
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	Public Facilities	0	5,295	5,295
	Parking Facilities (03G)	Public Facilities	0	2,180	2,180
	Street Improvements (03K)	Persons	0	71,155	71,155
	Non-Residential Historic Preservation (16B)	Business	0	11,325	11,325
	Total Public Facilities and Improvements		0	89,955	89,955
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	Persons	0	955	955
	Youth Services (05D)	Persons	0	865	865
	Transportation Services (05E)	Persons	0	18,441	18,441
	Services for victims of domestic violence, dating violence, sexual assault or stalking (05G)	Persons	0	353	353
	Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)	Persons	0	426	426
	Child Care Services (05L)	Persons	0	84	84
	Health Services (05M)	Persons	0	283	283
	Subsistence Payment (05Q)	Persons	0	815	815
	Housing Information and Referral Services (05X)	Persons	0	209	209
	Total Public Services		0	22,431	22,431
Grand Total			0	117,161	117,161



U.S. Department of Housing and Urban Development  
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CDBG and CDBG-CV Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Housing	White	0	0	122	79
	Black/African American	0	0	19	0
	Asian	0	0	32	0
	Other multi-racial	0	0	26	7
	Total Housing	0	0	199	86
Non Housing	White	4,267	612	0	0
	Black/African American	734	8	0	0
	Asian	396	0	0	0
	American Indian/Alaskan Native	79	1	0	0
	Native Hawaiian/Other Pacific Islander	6	1	0	0
	American Indian/Alaskan Native & White	3	0	0	0
	Asian & White	5	0	0	0
	Black/African American & White	6	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	3	0	0	0
	Other multi-racial	628	35	0	0
	Total Non Housing	6,127	657	0	0
Grand Total	White	4,267	612	122	79
	Black/African American	734	8	19	0
	Asian	396	0	32	0
	American Indian/Alaskan Native	79	1	0	0
	Native Hawaiian/Other Pacific Islander	6	1	0	0
	American Indian/Alaskan Native & White	3	0	0	0
	Asian & White	5	0	0	0
	Black/African American & White	6	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	3	0	0	0
	Other multi-racial	628	35	26	7
Total Grand Total		6,127	657	199	86



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CDBG and CDBG-CV Beneficiaries by Income Category [\(Click here to view activities\)](#)

	Income Levels	Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	16	0	0
	Low (>30% and <=50%)	0	0	0
	Mod (>50% and <=80%)	0	0	0
	Total Low-Mod	16	0	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	16	0	0
Non Housing	Extremely Low (<=30%)	0	0	190
	Low (>30% and <=50%)	0	0	22
	Mod (>50% and <=80%)	0	0	21
	Total Low-Mod	0	0	233
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	0	0	233



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Count of CDBG and CDBG-CV Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Acquisition	Acquisition of Real Property (01)	0	\$0.00	1	\$0.00	1	\$0.00
	Total Acquisition	0	\$0.00	1	\$0.00	1	\$0.00
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	1	\$0.00	5	\$514,999.61	6	\$514,999.61
	Micro-Enterprise Assistance (18C)	0	\$0.00	29	\$170,078.00	29	\$170,078.00
	Total Economic Development	1	\$0.00	34	\$685,077.61	35	\$685,077.61
Housing	Housing Counseling, under 24 CFR 5.100, for Homeownership Assistance (13B) (13A)	0	\$0.00	1	\$0.00	1	\$0.00
	Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)	0	\$0.00	1	\$32,500.00	1	\$32,500.00
	Rehab; Single-Unit Residential (14A)	0	\$0.00	8	\$107,107.75	8	\$107,107.75
	Rehab; Multi-Unit Residential (14B)	0	\$0.00	3	\$69,365.39	3	\$69,365.39
	Housing Services - Excluding Housing Counseling, under 24 CFR 5.100 (14J)	0	\$0.00	1	\$14,583.34	1	\$14,583.34
	Total Housing	0	\$0.00	14	\$223,556.48	14	\$223,556.48
Public Facilities and Improvements	Senior Centers (03A)	0	\$0.00	2	\$522,000.00	2	\$522,000.00
	Neighborhood Facilities (03E)	0	\$0.00	1	\$25,000.00	1	\$25,000.00
	Parks, Recreational Facilities (03F)	0	\$0.00	2	\$0.00	2	\$0.00
	Parking Facilities (03G)	0	\$0.00	1	\$74,804.00	1	\$74,804.00
	Street Improvements (03K)	0	\$0.00	8	\$256,751.10	8	\$256,751.10
	Total Public Facilities and Improvements	0	\$0.00	14	\$878,555.10	14	\$878,555.10
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	0	\$0.00	2	\$0.00	2	\$0.00
	Youth Services (05D)	0	\$0.00	2	\$19,500.00	2	\$19,500.00
	Transportation Services (05E)	0	\$0.00	2	\$42,493.00	2	\$42,493.00
	Services for victims of domestic violence, dating violence, sexual assault or stalking (05G)	0	\$0.00	1	\$0.00	1	\$0.00
	Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)	0	\$0.00	4	\$17,000.00	4	\$17,000.00



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Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Public Services	Tenant/Landlord Counseling (05K)	0	\$0.00	1	\$21,000.00	1	\$21,000.00
	Child Care Services (05L)	0	\$0.00	2	\$4,800.00	2	\$4,800.00
	Subsistence Payment (05Q)	0	\$0.00	1	\$0.00	1	\$0.00
	Housing Information and Referral Services (05X)	0	\$0.00	1	\$0.00	1	\$0.00
	Total Public Services	0	\$0.00	16	\$104,793.00	16	\$104,793.00
General Administration and Planning	General Program Administration (21A)	0	\$0.00	6	\$155,589.80	6	\$155,589.80
	Total General Administration and Planning	0	\$0.00	6	\$155,589.80	6	\$155,589.80
Repayment of Section 108 Loans	Planned Repayment of Section 108 Loan Principal (19F)	0	\$0.00	1	\$160,000.00	1	\$160,000.00
	Payment of costs of Section 108 financing (24B)	0	\$0.00	1	\$0.00	1	\$0.00
	Total Repayment of Section 108 Loans	0	\$0.00	2	\$160,000.00	2	\$160,000.00
Grand Total		1	\$0.00	87	\$2,207,571.99	88	\$2,207,571.99



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CDBG and CDBG-CV Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	Jobs	0	40	40
		Persons	0	23	23
	Micro-Enterprise Assistance (18C)	Jobs	0	6	6
	Total Economic Development		0	69	69
Housing	Housing Counseling, under 24 CFR 5.100, for Homeownership Assistance (13B) (13A)	Households	0	183	183
	Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)	Households	0	114	114
	Rehab; Single-Unit Residential (14A)	Housing Units	0	12	12
	Rehab; Multi-Unit Residential (14B)	Housing Units	0	3	3
	Housing Services - Excluding Housing Counseling, under 24 CFR 5.100 (14J)	Housing Units	0	16	16
	Total Housing		0	328	328
Public Facilities and Improvements	Neighborhood Facilities (03E)	Public Facilities	0	9,990	9,990
	Parks, Recreational Facilities (03F)	Public Facilities	0	5,295	5,295
	Parking Facilities (03G)	Public Facilities	0	2,180	2,180
	Street Improvements (03K)	Persons	0	82,675	82,675
	Total Public Facilities and Improvements		0	100,140	100,140
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	Persons	0	955	955
	Youth Services (05D)	Persons	0	974	974
	Transportation Services (05E)	Persons	0	30,535	30,535
	Services for victims of domestic violence, dating violence, sexual assault or stalking (05G)	Persons	0	55	55
	Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)	Persons	0	619	619
	Tenant/Landlord Counseling (05K)	Persons	0	872	872
	Child Care Services (05L)	Persons	0	100	100
	Subsistence Payment (05Q)	Persons	0	16	16
	Housing Information and Referral Services (05X)	Persons	0	209	209
	Total Public Services		0	34,335	34,335
Grand Total			0	134,872	134,872



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CDBG and CDBG-CV Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Housing	White	0	0	209	113
	Black/African American	0	0	29	1
	Asian	0	0	56	0
	Other multi-racial	0	0	34	12
	Total Housing	0	0	328	126
Non Housing	White	2,451	207	0	0
	Black/African American	638	10	0	0
	Asian	118	2	0	0
	American Indian/Alaskan Native	42	4	0	0
	Native Hawaiian/Other Pacific Islander	12	1	0	0
	American Indian/Alaskan Native & White	21	0	0	0
	Asian & White	7	0	0	0
	Black/African American & White	6	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	7	2	0	0
	Other multi-racial	567	57	0	0
	Total Non Housing	3,869	283	0	0
Grand Total	White	2,451	207	209	113
	Black/African American	638	10	29	1
	Asian	118	2	56	0
	American Indian/Alaskan Native	42	4	0	0
	Native Hawaiian/Other Pacific Islander	12	1	0	0
	American Indian/Alaskan Native & White	21	0	0	0
	Asian & White	7	0	0	0
	Black/African American & White	6	0	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	7	2	0	0
	Other multi-racial	567	57	34	12
Total Grand Total		3,869	283	328	126



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CDBG and CDBG-CV Beneficiaries by Income Category [\(Click here to view activities\)](#)

	Income Levels	Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	3	0	0
	Low (>30% and <=50%)	62	0	0
	Mod (>50% and <=80%)	55	0	0
	Total Low-Mod	120	0	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	120	0	0
Non Housing	Extremely Low (<=30%)	0	0	1,109
	Low (>30% and <=50%)	0	0	652
	Mod (>50% and <=80%)	0	0	268
	Total Low-Mod	0	0	2,029
	Non Low-Mod (>80%)	0	0	219
	Total Beneficiaries	0	0	2,248





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Count of CDBG and CDBG-CV Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Acquisition	Acquisition of Real Property (01)	1	\$125,789.50	0	\$0.00	1	\$125,789.50
	Total Acquisition	1	\$125,789.50	0	\$0.00	1	\$125,789.50
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	1	\$0.00	3	\$125,000.00	4	\$125,000.00
	Total Economic Development	1	\$0.00	3	\$125,000.00	4	\$125,000.00
Housing	Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)	0	\$0.00	2	\$0.00	2	\$0.00
	Rehab; Single-Unit Residential (14A)	6	\$21,422.50	5	\$28,804.74	11	\$50,227.24
	Rehab; Multi-Unit Residential (14B)	0	\$0.00	1	\$0.00	1	\$0.00
	Total Housing	6	\$21,422.50	8	\$28,804.74	14	\$50,227.24
Public Facilities and Improvements	Senior Centers (03A)	0	\$0.00	1	\$1,188,000.00	1	\$1,188,000.00
	Parks, Recreational Facilities (03F)	2	\$0.00	0	\$0.00	2	\$0.00
	Parking Facilities (03G)	0	\$0.00	1	\$0.00	1	\$0.00
	Street Improvements (03K)	0	\$0.00	4	\$520,500.00	4	\$520,500.00
	Non-Residential Historic Preservation (16B)	0	\$0.00	1	\$75,000.00	1	\$75,000.00
	Total Public Facilities and Improvements	2	\$0.00	7	\$1,783,500.00	9	\$1,783,500.00
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	0	\$0.00	5	\$55,983.17	5	\$55,983.17
	Youth Services (05D)	0	\$0.00	4	\$6,995.00	4	\$6,995.00
	Transportation Services (05E)	0	\$0.00	2	\$0.00	2	\$0.00
	Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)	0	\$0.00	1	\$0.00	1	\$0.00
	Tenant/Landlord Counseling (05K)	0	\$0.00	1	\$0.00	1	\$0.00
	Child Care Services (05L)	0	\$0.00	2	\$3,350.00	2	\$3,350.00
	Subsistence Payment (05Q)	0	\$0.00	1	\$0.00	1	\$0.00
	Homebuyer Downpayment Assistance-Excluding Housing Counseling, under 24 CFR 5.100 (05R)	1	\$0.00	0	\$0.00	1	\$0.00
	Housing Information and Referral Services (05X)	0	\$0.00	1	\$0.00	1	\$0.00



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Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Public Services	Total Public Services	1	\$0.00	17	\$66,328.17	18	\$66,328.17
General Administration and Planning	Planning (20)	0	\$0.00	1	\$3,750.00	1	\$3,750.00
	General Program Administration (21A)	1	\$72,455.64	3	\$226,394.88	4	\$298,850.52
	Total General Administration and Planning	1	\$72,455.64	4	\$230,144.88	5	\$302,600.52
Repayment of Section 108 Loans	Planned Repayment of Section 108 Loan Principal (19F)	0	\$0.00	1	\$0.00	1	\$0.00
	Payment of costs of Section 108 financing (24B)	0	\$0.00	2	\$320,000.00	2	\$320,000.00
	Total Repayment of Section 108 Loans	0	\$0.00	3	\$320,000.00	3	\$320,000.00
Grand Total		12	\$219,667.64	42	\$2,553,777.79	54	\$2,773,445.43



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CDBG and CDBG-CV Sum of Actual Accomplishments by Activity Group and Accomplishment Type

Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Acquisition	Acquisition of Real Property (01)	Housing Units	0	0	0
	Total Acquisition		0	0	0
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	Jobs	0	31	31
	Total Economic Development		0	31	31
Housing	Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)	Households	0	116	116
	Rehab; Single-Unit Residential (14A)	Housing Units	40	9	49
	Rehab; Multi-Unit Residential (14B)	Housing Units	0	1	1
	Total Housing		40	126	166
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	Public Facilities	0	0	0
	Parking Facilities (03G)	Public Facilities	0	2,180	2,180
	Street Improvements (03K)	Persons	0	41,080	41,080
	Non-Residential Historic Preservation (16B)	Business	0	2,180	2,180
	Total Public Facilities and Improvements		0	45,440	45,440
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	Persons	0	1,337	1,337
	Youth Services (05D)	Persons	0	2,172	2,172
	Transportation Services (05E)	Persons	0	16,390	16,390
	Fair Housing Activities (if CDBG, then subject to 15% cap) (05J)	Persons	0	193	193
	Tenant/Landlord Counseling (05K)	Persons	0	872	872
	Child Care Services (05L)	Persons	0	154	154
	Subsistence Payment (05Q)	Persons	0	16	16
	Homebuyer Downpayment Assistance-Excluding Housing Counseling, under 24 CFR 5.100 (05R)	Households	7	0	7
	Housing Information and Referral Services (05X)	Persons	0	126	126
	Total Public Services		7	21,260	21,267
Grand Total			47	66,857	66,904



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CDBG and CDBG-CV Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Housing	White	0	0	109	40
	Black/African American	0	0	10	0
	Asian	0	0	38	0
	American Indian/Alaskan Native & White	0	0	1	0
	Other multi-racial	0	0	8	5
	Total Housing	0	0	166	45
Non Housing	White	2,921	415	4	4
	Black/African American	1,098	187	3	0
	Asian	109	3	0	0
	American Indian/Alaskan Native	53	12	0	0
	Native Hawaiian/Other Pacific Islander	25	5	0	0
	American Indian/Alaskan Native & White	29	5	0	0
	Asian & White	8	2	0	0
	Black/African American & White	68	4	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	6	3	0	0
	Other multi-racial	584	144	0	0
	Total Non Housing	4,901	780	7	4
Grand Total	White	2,921	415	113	44
	Black/African American	1,098	187	13	0
	Asian	109	3	38	0
	American Indian/Alaskan Native	53	12	0	0
	Native Hawaiian/Other Pacific Islander	25	5	0	0
	American Indian/Alaskan Native & White	29	5	1	0
	Asian & White	8	2	0	0
	Black/African American & White	68	4	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	6	3	0	0
	Other multi-racial	584	144	8	5
	Total Grand Total	4,901	780	173	49



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CDBG and CDBG-CV Beneficiaries by Income Category [\(Click here to view activities\)](#)

	Income Levels	Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	0	0	0
	Low (>30% and <=50%)	13	0	0
	Mod (>50% and <=80%)	5	0	0
	Total Low-Mod	18	0	0
	Non Low-Mod (>80%)	0	0	0
	Total Beneficiaries	18	0	0
Non Housing	Extremely Low (<=30%)	0	0	1,289
	Low (>30% and <=50%)	4	0	571
	Mod (>50% and <=80%)	3	0	335
	Total Low-Mod	7	0	2,195
	Non Low-Mod (>80%)	0	0	190
	Total Beneficiaries	7	0	2,385



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Count of CDBG and CDBG-CV Activities with Disbursements by Activity Group & Matrix Code

Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
Acquisition	Acquisition of Real Property (01)	1	\$0.00	0	\$0.00	1	\$0.00
	Total Acquisition	1	\$0.00	0	\$0.00	1	\$0.00
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	3	\$2,539.00	3	\$0.00	6	\$2,539.00
	ED Technical Assistance (18B)	1	\$0.00	0	\$0.00	1	\$0.00
	Micro-Enterprise Assistance (18C)	1	\$0.00	0	\$0.00	1	\$0.00
	Total Economic Development	5	\$2,539.00	3	\$0.00	8	\$2,539.00
Housing	Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)	1	\$0.00	2	\$10,208.33	3	\$10,208.33
	Rehab; Single-Unit Residential (14A)	11	\$105,508.05	1	\$0.00	12	\$105,508.05
	Rehab; Multi-Unit Residential (14B)	1	\$7,050.00	1	\$581.51	2	\$7,631.51
	Total Housing	13	\$112,558.05	4	\$10,789.84	17	\$123,347.89
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	3	\$469,685.37	0	\$0.00	3	\$469,685.37
	Street Improvements (03K)	0	\$0.00	1	\$0.00	1	\$0.00
	Non-Residential Historic Preservation (16B)	1	\$0.00	0	\$0.00	1	\$0.00
	Total Public Facilities and Improvements	4	\$469,685.37	1	\$0.00	5	\$469,685.37
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	4	\$21,999.33	4	\$14,277.07	8	\$36,276.40
	Youth Services (05D)	2	\$1,288.04	2	\$16,400.00	4	\$17,688.04
	Transportation Services (05E)	1	\$0.00	1	\$42,493.00	2	\$42,493.00
	Child Care Services (05L)	0	\$0.00	1	\$0.00	1	\$0.00
	Subsistence Payment (05Q)	1	\$0.00	0	\$0.00	1	\$0.00
	Homebuyer Downpayment Assistance-Excluding Housing Counseling, under 24 CFR 5.100 (05R)	1	\$4,878.12	0	\$0.00	1	\$4,878.12
	Housing Information and Referral Services (05X)	1	\$3,128.40	1	\$14,634.20	2	\$17,762.60
	Total Public Services	10	\$31,293.89	9	\$87,804.27	19	\$119,098.16



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Activity Group	Activity Category	Open Count	Open Activities Disbursed	Completed Count	Completed Activities Disbursed	Program Year Count	Total Activities Disbursed
General Administration and Planning	General Program Administration (21A)	2	\$68,337.39	0	\$0.00	2	\$68,337.39
	Total General Administration and Planning	2	\$68,337.39	0	\$0.00	2	\$68,337.39
Repayment of Section 108 Loans	Payment of costs of Section 108 financing (24B)	0	\$0.00	2	\$160,000.00	2	\$160,000.00
	Total Repayment of Section 108 Loans	0	\$0.00	2	\$160,000.00	2	\$160,000.00
Grand Total		35	\$684,413.70	19	\$258,594.11	54	\$943,007.81



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Activity Group	Matrix Code	Accomplishment Type	Open Count	Completed Count	Program Year Totals
Acquisition	Acquisition of Real Property (01)	Housing Units	0	0	0
	Total Acquisition		0	0	0
Economic Development	ED Direct Financial Assistance to For-Profits (18A)	Jobs	0	31	31
	ED Technical Assistance (18B)	Jobs	0	0	0
	Micro-Enterprise Assistance (18C)	Jobs	0	0	0
	Total Economic Development		0	31	31
Housing	Homeownership Assistance-excluding Housing Counseling under 24 CFR 5.100 (13B)	Households	0	116	116
	Rehab; Single-Unit Residential (14A)	Housing Units	41	1	42
	Rehab; Multi-Unit Residential (14B)	Housing Units	2	1	3
	Total Housing		43	118	161
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	Public Facilities	0	0	0
	Street Improvements (03K)	Persons	0	4,440	4,440
	Non-Residential Historic Preservation (16B)	Organizations	0	0	0
	Total Public Facilities and Improvements		0	4,440	4,440
Public Services	Operating Costs of Homeless/AIDS Patients Programs (03T)	Persons	970	1,288	2,258
	Youth Services (05D)	Persons	1,122	868	1,990
	Transportation Services (05E)	Persons	0	2,180	2,180
	Child Care Services (05L)	Persons	0	72	72
	Subsistence Payment (05Q)	Persons	526	0	526
	Homebuyer Downpayment Assistance-Excluding Housing Counseling, under 24 CFR 5.100 (05R)	Households	7	0	7
	Housing Information and Referral Services (05X)	Persons	42	126	168
	Total Public Services		2,667	4,534	7,201
Grand Total			2,710	9,123	11,833





U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Integrated Disbursement and Information System  
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CDBG and CDBG-CV Beneficiaries by Racial / Ethnic Category

Housing-Non Housing	Race	Total Persons	Total Hispanic Persons	Total Households	Total Hispanic Households
Housing	White	0	0	107	41
	Black/African American	0	0	10	0
	Asian	0	0	36	0
	American Indian/Alaskan Native & White	0	0	1	0
	Other multi-racial	0	0	7	5
	Total Housing	0	0	161	46
Non Housing	White	3,023	471	4	4
	Black/African American	959	100	3	0
	Asian	131	1	0	0
	American Indian/Alaskan Native	57	14	0	0
	Native Hawaiian/Other Pacific Islander	16	5	0	0
	American Indian/Alaskan Native & White	24	5	0	0
	Asian & White	24	2	0	0
	Black/African American & White	161	4	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	17	1	0	0
	Other multi-racial	633	176	0	0
	Total Non Housing	5,045	779	7	4
Grand Total	White	3,023	471	111	45
	Black/African American	959	100	13	0
	Asian	131	1	36	0
	American Indian/Alaskan Native	57	14	0	0
	Native Hawaiian/Other Pacific Islander	16	5	0	0
	American Indian/Alaskan Native & White	24	5	1	0
	Asian & White	24	2	0	0
	Black/African American & White	161	4	0	0
	Amer. Indian/Alaskan Native & Black/African Amer.	17	1	0	0
	Other multi-racial	633	176	7	5
Total Grand Total		5,045	779	168	50



U.S. Department of Housing and Urban Development  
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CDBG and CDBG-CV Beneficiaries by Income Category [\(Click here to view activities\)](#)

Income Levels		Owner Occupied	Renter Occupied	Persons
Housing	Extremely Low (<=30%)	0	0	0
	Low (>30% and <=50%)	4	0	0
	Mod (>50% and <=80%)	20	0	0
	Total Low-Mod	24	0	0
	Non Low-Mod (>80%)	1	0	0
	Total Beneficiaries	25	0	0
Non Housing	Extremely Low (<=30%)	0	0	1,686
	Low (>30% and <=50%)	0	0	484
	Mod (>50% and <=80%)	0	0	323
	Total Low-Mod	0	0	2,493
	Non Low-Mod (>80%)	0	0	19
	Total Beneficiaries	0	0	2,512

## Executive Summary

### ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

#### 1. Introduction

Department of Housing and Urban Development (HUD), Office of Community Planning and Development requires the City of Sheboygan as a recipient of federal entitlement funds to develop a Consolidated Plan every five years that describes the community's priorities and goals for expenditure of funds on housing and community development. The Consolidated Plan outlines community needs as it relates to affordable housing and community development and includes a strategic plan for use of the funds.

The City of Sheboygan utilized public engagement and data analysis to assist in strategically planning the use of limited public funding. This Consolidated Plan covers calendar years 2025 through 2029. Community Development Block Grant (CDBG) funds have slightly increased in the recent past, however this plan is drafted assuming the funding will be maintained levels similar to past awards.

The Consolidated Plan is carried out through annual action plans which provide a summary of the actions, activities, and federal and non-federal resources that will be used each year to address the priority needs and goals identified in the Consolidated Plan.

The City of Sheboygan receives only CDBG funds from HUD under the formula calculation and plans to focus efforts to continue to revitalize neighborhoods and commercial areas, providing decent housing opportunities, suitable living environments and expanding economic opportunities for low to moderate income individuals, households and neighborhoods.

The total anticipated funding award amounts for the 2025-2029 Consolidated Plan is projected at \$4,500,000 or approximately \$900,000 per year for five years. The City will also continue to operate housing rehabilitation and business development revolving loan programs which will allow for additional program income on a yearly basis.

#### 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Sheboygan's greatest need is for housing (affordable, workforce and market rate), housing rehab, transitional and special needs housing, blight elimination, and public infrastructure such as sidewalks and streetlights, and public transportation during 2<sup>nd</sup> and 3<sup>rd</sup> shifts.

There is a desire to continue to address blight by focusing on entire neighborhoods where older, dilapidated houses exist, either through acquisition and demolition, or through rehab using City resources and partners who focus on this work.

There is a need for mental health services, childcare centers, and public safety emphasis.

### **3. Evaluation of past performance**

The city continued to fund multiple public service agencies such as Salvation Army, Lakeshore CAP, Habitat for Humanity and the Abode, to address the needs of individuals and families who are homeless or at high risk of homelessness. The City also funded organizations such as the Partners in Community Development that provides homeowner and rental unit housing rehabilitation to improve housing options for LMI individuals and families. The City continued to operate the housing rehabilitation and business development revolving loan programs. The city funded infrastructure improvements in low to moderate income neighborhoods as part of the city's Five-Year Strategic Plan focus areas. Lastly, the city made loans to businesses to contribute to job creation for LMI persons.

Summary reports of performance are included in the appendix.

### **4. Summary of citizen participation process and consultation process**

The City of Sheboygan's citizen participation plan includes a variety of public engagement opportunities as well as public hearings. Public engagement events to develop this plan included the following stakeholder groups:

Interviews were conducted with the following public service recipients:

- Shoreline Metro
- Abode
- Big Brothers/Big Sisters
- Habitat for Humanity
- Salvation Army
- Sheboygan County Food Bank
- Lakeshore CAP
- Sheboygan County Health Service
- The Warming Center

A Community Needs Survey was conducted in summer of 2024 and open to city residents. Nearly 800 people responded to some parts of the survey with just under 700 completed surveys submitted.

Department heads met to discuss needs in the community and evaluate potential projects for this period's Consolidated Plan.

**5. Summary of public comments**

To come

**6. Summary of comments or views not accepted and the reasons for not accepting them**

To come

**7. Summary**

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	SHEBOYGAN	Department of City Development

**Table 1 – Responsible Agencies**

### Consolidated Plan Public Contact Information

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## **PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)**

### **1. Introduction**

**Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

The City of Sheboygan, DCD undertook a comprehensive public engagement effort to ensure the Consolidated Plan was drafted with engagement from members of the public, local service providers, other city departments, other local government agencies and other local organizations. The consultation process consisted of online surveys and individual meetings with service providers, city leadership staff, members of the public and other governmental agencies.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Staff members from the Dept. of Community Development met individually with the Salvation Army, Abode, and the Warming Shelter and homeless needs were discussed. Our team also met with Sheboygan County Health Service Department where mental health services are provided. Each participating entity serves a different segment of the homeless population in Sheboygan.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The city of Sheboygan is not a formula-based grant recipient of Continuum of Care funding, therefore local organizations apply through funds allocated to the “Balance of State.” Lakeshore CAP applies to HUD directly for ESG funds.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**



Agency/Group/Organization	Agency/Group/Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
City of Sheboygan	Department Heads	Public Works Projects	In-Person Meeting: Discussed possible projects that could improve LMI Neighborhoods and Services provided to LMI persons by the City of Sheboygan
Shoreline Metro	Public Transit	Serving LMI persons with transportation	In-Person Meeting: Discussed service to and from LMI neighborhoods to and from jobs, shopping, medical services, service agencies
Abode	Public Service	Supportive housing services	In-Person Meeting: Agency wants to increase beds for sober living residences
Habitat for Humanity	Public Service	Housing	Virtual Interview: Discussed ordinance to address atypical lots w/atypical structures and need for smaller homes for independent senior citizens
Warming Center	Public Service	Services to homeless	In-Person Meeting: Requested bus passes, a bus route to Plymouth, desire to connect with other support agencies
Sheboygan County Health Dept./ Healthy Sheboygan County	County Agency	Services to LMI	Virtual Interview: Agency is working on access to housing, working with asylum seekers, referral source to other services, requested staff at public housing
Big Brothers Big Sisters	Public Service	Youth Services	Virtual Interview: Reported access to services is an issue, also transportation to 2 <sup>nd</sup> and 3 <sup>rd</sup> shift jobs for parents.
Salvation Army	Public Service	Homeless Services	Virtual Interview: Homelessness is increasing, housing availability is decreasing. People are staying in the shelter longer than average. No transportation for 2 <sup>nd</sup> & 3 <sup>rd</sup> shift jobs. Need more space in shelter.
Lakeshore CAP	Public Service	Homelessness Assistance	Virtual Interview: Access to mental health services is a barrier; there is no housing stock for LMI, Landlords are limited; transportation to 2 <sup>nd</sup> & 3 <sup>rd</sup> shift jobs is a challenge. Childcare is a need.
Partners in Community Development	Housing Rehab	Housing Rehab	In person interview: Providing weatherization and critical home repairs to residents, also rehab services and providing affordable housing to LMI persons.

**Table 2 – Agencies, groups, organizations who participated****Identify any Agency Types not consulted and provide rationale for not consulting**

All stakeholders in the area were consulted and none were knowingly omitted from being allowed to share their thoughts on this planning process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Lakeshore CAP, Inc.	Lakeshore CAP oversees the County's Continuum of Care in partnership with other local agencies.
Comprehensive Plan	City of Sheboygan	Promote construction of affordable housing, neighborhood revitalization, economic development, and homeownership.
PHA Plan	Sheboygan Housing Authority	Providing funding to support the Housing Authority with tenant-based rental assistance.

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

**Narrative (optional):**

The City of Sheboygan's Planning and Development Department regularly coordinates with public and assisted housing providers along with private and governmental health, mental health, and service agencies. Notifications of recent updates and developments are sent as a City Development newsletter to a mailing list along with a regular city newsletter.

The Development Department regularly attends meetings and other events involving the community and various stakeholders. Staff is aware of major occurrences that would impact housing or health of vulnerable community residents. Engaging with nonprofit service providers on a regular basis will continue to foster an environment where the City works in tandem with the community towards better development. Continuing to work with local and regional stakeholders will only serve the best interests of the community.

**PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)****1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The city of Sheboygan invites public participation at all stages of the Consolidated Planning process. The city is committed to making reasonable and timely access to the needs assessment, strategy development and budget recommendation process for all members of the community, particularly low- and moderate-income persons.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
	Community Survey	Public	Approximately 700 responses.	Residents want money spent city wide; housing, affordable rental housing, services for homeless, alcohol/drug abuse, mental health, childcare, and infrastructure (streetlights) were the highest needs. Public safety public improvements (streetlights) ranked highest in the public improvement category.	All comments were accepted.	
	Interviews	Public Service Subrecipients	8 agencies were interviewed either in person or virtually	There appears to be a shortage of beds for unhoused persons, and lack of transitional housing. Another repeated need is transportation for 2 <sup>nd</sup> and 3 <sup>rd</sup> shift jobs.	All comments were accepted.	

**Table 4 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The needs assessment overview is primarily supported by the American Community Survey data and Comprehensive Housing Affordability Strategy (CHAS) data provided by HUD. Priority needs were identified in areas of mental and health services, community facilities, homelessness, and affordable housing. This data analysis, also intertwined with public engagement efforts will guide the allocation of funding and specific activities for 2025-2029.

According to the citizen survey with approximately 700 complete responses, the majority of respondents (78%) wished to see the CDBG funds invested city-wide, with 10% wishing to see them invested downtown. The remainder reported a split between the north (4%) and south (7%) sides of the community. Respondents to the survey identified housing as the top need, and within the housing category, affordable rental housing was identified as the top need, with housing code enforcement as the second strongest need. The other top need was infrastructure such as sidewalks and street lighting.

In the category of Services for Unhoused Persons, the needs were ranked in the following order of importance: 1) Life skills training, 2) emergency shelters, 3) employment training, 4) transitional housing.

In the category of Community Services, the top priorities were identified as 1) services and programs for alcohol and drug abuse and mental health, 2) services and programs for victims of domestic violence, 3) services and programs for people with disabilities, and 4) services and programs general health.

In the category of Assistance to Local Businesses, the top need was job training and placement. The second highest need identified was small business loans to new and existing businesses.

In the category of Community Facilities, the top needs were 1) childcare centers, 2) community centers and other similar facilities, and 3) youth centers.

The fifth question asked if there was a need for public improvements in a variety of categories. The top responses for this question were 1) public safety (cameras, lighting, etc.), 2) sidewalks, 3) ADA accessibility.

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

Demographics	Base Year: 2020	Most Recent Year: 2023	% Change
Population	48,155	49,812	1.03%
Households	20,225	21,371	1.06%
Median Income	\$52,088.00	\$62,953.00	1.21%

**Table 5 - Housing Needs Assessment Demographics**

**Data Source:** 2000 Census (Base Year), 2023 ACS 5-year Estimate (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,220	2,875	4,940	2,810	7,380
Small Family Households	320	820	1,600	1,065	3,410
Large Family Households	65	90	490	340	755
Household contains at least one person 62-74 years of age	450	730	925	535	1,440
Household contains at least one person age 75 or older	500	725	795	265	420
Households with one or more children 6 years old or younger	165	294	695	494	625

**Table 6 - Total Households Table**

**Data Source:** 2016-2020 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	25	110	65	0	200	0	80	20	0	100
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	0	0	4	0	4	0	0	30	10	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	10	110	4	144	0	25	55	65	145
Housing cost burden greater than 50% of income (and none of the above problems)	880	170	15	0	1,065	485	120	35	0	640

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	340	835	485	25	1,685	165	310	540	45	1,060
Zero/negative Income (and none of the above problems)	55	0	0	0	55	15	0	0	0	15

Table 7 – Housing Problems Table

Data 2016-2020 CHAS  
Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	925	285	190	4	1,404	485	230	140	75	930
Having none of four housing problems	580	1,510	2,095	985	5,170	225	855	2,510	1,740	5,330
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS  
Source:



## 3. Cost Burden &gt; 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	230	415	125	770	65	89	345	499
Large Related	55	15	0	70	10	40	35	85
Elderly	380	435	185	1,000	404	290	125	819
Other	600	250	189	1,039	170	50	65	285
Total need by income	1,265	1,115	499	2,879	649	469	570	1,688

Table 9 – Cost Burden &gt; 30%

Data 2016-2020 CHAS  
Source:

## 4. Cost Burden &gt; 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	60	60	20	4	0	24
Large Related	0	0	0	0	10	15	0	25
Elderly	250	120	10	380	285	85	15	385
Other	0	455	40	495	170	0	0	170
Total need by income	250	575	110	935	485	104	15	604

Table 10 – Cost Burden &gt; 50%

Data 2016-2020 CHAS  
Source:

## 5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	20	10	114	4	148	0	25	60	75	160

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Multiple, unrelated family households	0	0	0	0	0	0	0	20	0	20
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	20	10	114	4	148	0	25	80	75	180

Table 11 – Crowding Information – 1/2

Data 2016-2020 CHAS  
Source:

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

### Describe the number and type of single-person households in need of housing assistance.

There appears to be a significant number of single-family households in the 50-80% AMI renter category that are experience overcrowding (114 families in this category). This likely means sufficient housing is either overpriced or unavailable. With 148 total single-family units facing crowding issues, it signals to the City that there is immediate demand for 2-3-bedroom apartments (or four bedroom) to serve those within that category.

### Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

According to 2024 American Community Survey (ACS) 5-year estimates, the estimated number of persons in Sheboygan with a disability under age 65 is 9.7%. As of the 2017 American Community Survey, the total was 12.3% of the population, indicating a decrease in the number of residents with disabilities. City staff has contacted local public service agencies that provide both housing assistance and domestic violence shelter and is unable to obtain data on victims of domestic violence that require housing assistance. Data is available at the State and County level, but not at the city level.

### What are the most common housing problems?

The primary challenge to creating and preserving affordable housing in Sheboygan and communities across the country is that household income is failing to keep up with rising housing costs. This increase in housing costs is driven by supply and demand, which is impacted by interest rates, price of materials, land values, increased regulatory costs, labor costs, natural disasters and national trade policy. Housing costs continue to rise at a pace more aggressive than wage increases. The supply of housing that is affordable to the very low- and extremely low- income members of the community is not increasing, and new construction does not produce housing that is affordable to the very low- and extremely low-income members of the community. According to the data above, a significant problem is that 200 renters in Sheboygan are lacking complete kitchen and bathroom facilities.

Additionally, with 1065 renters and 640 homeowners spending more than 50% of their income on housing costs, the cost burden to this population is significant. The housing cost burden for those spending greater than 30% of their income on housing is equally alarming, where 1,685 renters and 1,060 homeowners are cost burdened.

**Are any populations/household types more affected than others by these problems?**

It appears elderly renters and homeowners at the income level below 30% of AMI are the most significantly impacted household type.

**Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Housing characteristics for low-income individuals and families with children are linked to poverty, unemployment, underemployment, domestic violence, a decline in public assistance, lack of affordable health care, unforeseen medical emergencies, mental illness, substance abuse, and chemical addiction. Mental illness and other disabilities afflict a number of low-income residents and could prevent them from earning a living wage. The limitations imposed by disabilities, and limited access to affordable housing and supportive services place many at risk of residing in shelters or becoming unsheltered. Other conditions facing these low-income individuals include no savings or financial literacy, difficulty maintaining employment due to childcare issues or unpaid sick time. More resources are needed to meet the needs of formerly homeless families in the city including both financial and supportive services, landlord mediation resources, and education regarding landlord and tenant law.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

The City of Sheboygan does not have access to this data and does not have the capacity to provide these estimates.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The following characteristics are often linked with housing instability and increased risk of homelessness:

- Temporary financial or life crisis
- Loss of Employment
- End of a relationship
- Death of a partner
- Health emergency
- Traumatic brain injury
- Racial disparities
- Mental health and substance abuse disorders
- Other medical conditions.

**Discussion**

Many of those citizens in Sheboygan at risk of homelessness are facing mental health or addiction issues.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,065	345	165
White	1,770	310	165
Black / African American	65	0	0
Asian	35	24	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	145	4	0

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data 2016-2020 CHAS

Source:

\*The four housing problems are:

1. Lack of complete kitchen facilities, 2. Lack of complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

#### 30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,050	1,520	0
White	1,760	1,370	0
Black / African American	0	50	0
Asian	100	35	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	180	70	0

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data 2016-2020 CHAS

Source:

2025-2029 Draft  
Consolidated Plan

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\*The four housing problems are:

1. Lack of complete kitchen facilities, 2. Lack of complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,085	3,660	0
White	800	3,010	0
Black / African American	100	185	0
Asian	130	170	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	35	290	0

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lack of complete kitchen facilities, 2. Lack of complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	275	2,275	0
White	150	1,945	0
Black / African American	40	0	0
Asian	65	150	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	0	110	0

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four housing problems are:

1. Lack of complete kitchen facilities, 2. Lack of complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

White people are significantly impacted by housing problems within the 0-30% AMI category, and this category also includes a number of Black/African American, Asian and Hispanic residents as well. In all other income levels, whites are the most significantly impacted race/ethnicity, with some Black/African American, Asian and a number of Hispanics impacted. Marketing of programs and City resources should be prioritized for all income categories to ensure awareness of home rehabilitation programs to provide high quality affordable owner-occupied and rental housing. The city needs to continue to address the emerging need for affordable housing that accommodates differently sized households with additional three-bedroom units. In talking with housing service providers, the data above is from 2020 but in the past five years, the number of people needing support in the Black/African American population has increased significantly.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

#### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,420	990	165
White	1,265	815	165
Black / African American	0	65	0
Asian	10	49	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	115	35	0

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lack of complete kitchen facilities, 2. Lack of complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

#### 30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	680	2,890	0
White	565	2,560	0
Black / African American	0	50	0
Asian	65	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	49	200	0

**Table 18 – Severe Housing Problems 30 - 50% AMI**



Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lack of complete kitchen facilities, 2. Lack of complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	335	4,410	0
White	170	3,635	0
Black / African American	30	255	0
Asian	120	185	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	10	315	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lack of complete kitchen facilities, 2. Lack of complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	140	2,410	0
White	25	2,070	0
Black / African American	40	0	0
Asian	65	150	0
American Indian, Alaska Native	0	25	0
Pacific Islander	0	0	0
Hispanic	0	110	0

Table 20 – Severe Housing Problems 80 - 100% AMI

**Data** 2016-2020 CHAS  
**Source:**

\*The four severe housing problems are:

1. Lack of complete kitchen facilities, 2. Lack of complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

Whites and Hispanics are most significantly impacted at the 0-30% AMI level, while Whites and Asians are the most significantly impacted at the 30-50% of AMI and 50-80% of AMI levels. Asians are the most significantly impacted at the 80-100% of AMI level.

While the City of Sheboygan is predominantly white, Asian and Hispanic people are increasing in numbers city-wide. In talking with housing service providers, the data above is from 2020 but in the past five years, the number of people needing support in the Black/African American population has increased significantly.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has a disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

#### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	15,450	3,140	1,895	170
White	13,090	2,680	1,690	165
Black / African American	360	135	0	0
Asian	1,080	75	10	0
American Indian, Alaska Native	30	0	0	0
Pacific Islander	0	0	0	0
Hispanic	740	195	170	0

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2016-2020 CHAS

### Discussion:

Of the people who are experiencing housing costs burden, those earning less than 30% of the AMI are impacted the most, naturally. Eighty five percent of households earning less than 30% of the AMI and are cost burdened households are white, while 7% are Asian and 5% are Hispanic. The same percent of households in the 30-50% AMI category that are cost burdened are white (85%), while 6% are Hispanic and 4% are Black/African American. In households making greater than 50% of AMI that are cost burdened, 89% are white, and 9% are Hispanic. Clearly White people have the most challenge with being cost burdened at all levels of the Area Median Income.

**NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

The greatest need occurs with those in all AMI ranges with White residents. Other ethnic or racial groups experiencing challenges include Hispanics and Asians in the <30% AMI group.

**If they have needs not identified above, what are those needs?**

It is unclear what other needs would be pressing for these racial or ethnic groups that are not identified above.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

This data is not readily available.

## NA-35 Public Housing – 91.205(b)

### Introduction

Public housing in the City of Sheboygan is operated by the Housing Authority of the City of Sheboygan. The Housing Authority operates six different properties (five in the City of Sheboygan and one in Sheboygan Falls, WI). Not all of these units are considered public housing funded by HUD. One property of 105 units, is a tax credit partnership between the Housing Authority and NEF, a private tax credit investor. The Housing Authority also manage 154 Section 8 vouchers. Waiting lists are extremely long (900 on the Section 8 waiting list and 650 waiting for Public Housing).

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	135	154	105	49	0	0	0

**Table 22 - Public Housing by Program Type**

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Data Source:** Housing Authority of the City of Sheboygan

## Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	1,4719	15,691	13,790	13,790		0
Average length of stay	0	0	5	4	0	4	0	0
Average Household size	0	0	1	3	0	3	2	0
# Homeless at admission	0	0	43	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	61	23	0	23	0	0
# of Disabled Families	0	0	113	44	0	44	0	0
# of Families requesting accessibility features	0	0	231	167	0	163	1	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center) and Housing Authority of the City of Sheboygan

## Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	113	128	85	109	0	0	0
Black/African American	0	0	28	16	20	70	0	0	0
Asian	0	0	4	21	0	7	0	0	0
American Indian/Alaska Native	0	0	1	1	1	2	0	0	0
Pacific Islander	0	0	1	1	0	1	0	0	0
Other	0	0	27	0	0	26	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center) and Housing Authority of the City of Sheboygan

## Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	8	26	8	31	0	0	0
Not Hispanic	0	0	174	141	106	215	0	0	0

**\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center) and Housing Authority of the City of Sheboygan



**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Many of the public housing tenants have needs for mental health services. Some need caregivers for personal hygiene and help with light housework. Many need basic accessibility support such as grab bars, handlebars, and accessible showers and toilets.

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

The most immediate needs of residents of Public Housing and Housing Choice vouchers is immediate shelter.

**How do these needs compare to the housing needs of the population at large**

It's critical and immediate. These residents cannot get jobs without shelter. They also cannot get treatment for addiction or other next step programs.

**Discussion**

The Housing Authority is expressing an increasing need among Black/African American applicants for basic housing needs. Many are escaping the violence and worsening conditions in Chicago and Milwaukee, and they want a safer environment to work and raise their families.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The City of Sheboygan is part of the Lakeshore Continuum of Care (CoC), which includes Door, Kewaunee, Manitowoc and Sheboygan Counties. Within the CoC, 491 people experienced homelessness in 2024. This includes 19 Veterans in shelter, 49 youth, ages 18-24, 21 seniors over age 65, and 48 clients who were chronically homeless. Those entering public housing programs with housing move-in number 10 or fewer. Those clients exiting shelter to permanent destinations numbered 171.

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

Data is not available for the City of Sheboygan specifically. However, it is reported by Lakeshore Cap, that 95% of homeless in Sheboygan County are found in the City of Sheboygan. From the 2024 point in time (PIT) count, there were 105 people in emergency shelter or transitional housing, and 5 unsheltered. In 2025, those numbers changed to 14 unsheltered and 109 in emergency shelter or transitional housing.

### Nature and Extent of Homelessness: (Optional)

<b>Race:</b> N/A	<b>Sheltered:</b> 109	<b>Unsheltered (optional)</b> 14
<b>Ethnicity:</b> N/A	<b>Sheltered:</b>	<b>Unsheltered (optional)</b>

### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

The number and type of families in need of housing assistance includes single mothers with kids, is not easily estimated but according to the Housing Authority it is increasing. In 2025, the housing authority is serving 24 families with children in the Family Housing it offers, and 76 families with children through housing choice vouchers. Of those in Family Housing, there are 21 single-parent situations and only three with two parents in the household.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

While this data is not available for homelessness, it is available for those in public housing. A majority of residents in public housing are white (63%), with other races including Black/African American (10%), Asian (2%) and Hispanic (6%). Those who declined to specify totaled 17%.

Among the family housing units, white families comprise 54% of those living in public housing units, while Black/African American families comprise 36%.

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Due to the semi-rural nature of the area, and the harsh weather that characterizes Wisconsin winters, those who are homeless are almost always sheltered. Those who are unable to find shelter, a couch to surf or other arrangements, often find their way to larger urban areas, like Milwaukee, where there are more extensive services available. Sheboygan continues to focus the majority of its resources on providing rental assistance and other services aimed at preventing homelessness. A majority of unsheltered homeless have other issues including mental health and addiction problems.

### Discussion:

There is a limited number of beds available for temporary or transitional housing, and it has been reported that they are nearly always at capacity. The city is in need of more transitional housing for cognitively and developmentally disabled people. A development of 24-36 units would go a long way to helping meet the needs of this part of the population.

## NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

### Introduction:

Sheboygan is home to various special needs populations, particularly the disabled and frail elderly.

### Describe the characteristics of special needs populations in your community:

As defined by the Census Bureau, a disability is a long-lasting physical, mental, or emotional condition that can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person's ability to go outside the home alone or to work

Across Sheboygan, in 2024, the number of people with a disability under age 65 is 4,814, which is 9.7% of the total population of 49,624. The most common types of disabilities among people aged 18 to 64 were cognitive or ambulatory. The latter makes moving from place to place difficult, making walking impossible or impractical as a means of transportation. This type of difficulty often translates to a need for accessible housing. Those aged 65 and older, comprise 32% of the population with a disability

### What are the housing and supportive service needs of these populations and how are these needs determined?

Based on consultation and input from area service providers and Sheboygan County Health and Human Services, it has been determined that:

- There is a need for permanent supportive housing to address the needs of the homeless, households at imminent risk of becoming homeless, and/or special needs clients.
- There is a need for additional support services that assist people with special needs.
- There is a need for mental health services for those with special needs and those that have been victim to domestic violence.

### Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the most recently available Wisconsin AIDS/STD Monthly Surveillance Update report from 2022, there were a total of five new diagnosed cases of HIV infection in Sheboygan County in 2022. In 2017 there were 68 people living with HIV/AIDS in Sheboygan County and the total number in 2022 is not specified in the data but remains under 100.

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

### Discussion:

Special needs groups with high priority housing needs within Sheboygan include elderly and frail elderly persons, and persons with mental health services needs. Along with low-income and housing related

issues, including a high housing cost burden, this population struggles for a decent quality of life that includes basic necessities, adequate food, and medical care. Coordination and communication among service providers has continually been mentioned as a way of creating a network in Sheboygan to assist the special needs population.

## NA-50 Non-Housing Community Development Needs – 91.215 (f)

### Describe the jurisdiction's need for Public Facilities:

The following have been identified as public facility needs:

- Facilities at parks (lights, restrooms, other amenities)
- Neighborhood revitalization/blight elimination
- 2<sup>nd</sup> and 3<sup>rd</sup> shift transportation services
- Paving/resurfacing of streets and alleys
- Sidewalks
- Storm Water Improvements
- Street lighting in LMI neighborhoods

### How were these needs determined?

The City's public facilities needs were determined input from City Departments such as Public Works, City Development, Sheboygan County Health and Human Services, Parks, and input from a community needs assessment survey, which received 796 responses. The processes to develop these plans included extensive public input and consultation with agencies/organizations.

### Describe the jurisdiction's need for Public Improvements:

The following have been identified as public improvements needs:

- Paving/resurfacing of streets and alleys
- Sidewalks
- Storm Water Improvements
- Street Lighting in center city neighborhoods
- Facilities at parks (lights, restrooms, other amenities)
- Removal of blighted buildings, (acquisition, demolition/clearance)

### How were these needs determined?

These needs were determined through the public needs survey, as well as input from City Departments such as Public Works, Finance, Police/Fire, Planning and Development, and Facilities.

### Describe the jurisdiction's need for Public Services:

Public services are in demand and that needs is demonstrated by the numbers of people served each year by organizations such as Salvation Army, Lakeshore CAP, Abode, Big Brothers Big Sisters, Habitat for Humanity, the Warming Center, Meals on Wheels, and others. The city annually receives between 8-15 applications for grants from public service providers. Many of these service providers are directly

serving the homeless and Extremely Low-Income populations, people with addiction and mental health needs and people fleeing domestic violence.

**How were these needs determined?**

These needs were determined through the reports the previous public service subrecipients submitted when requesting grant funds, as well as through the interview process in preparation for this Consolidated Plan.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

Like many other communities across the country, the City of Sheboygan is experiencing a shortage of housing at all price points, sizes and configurations. The economy is vibrant; existing businesses are expanding, and new businesses are locating in the county, and particularly the City. With the effects of the Great Recession, housing production slowed significantly from 2009 onward. Factoring in natural population growth, job growth, the slowdown of housing production over the last dozen years and the need for a healthy vacancy (to allow for housing choice), the demand of new units is significant. Single family, missing middle (duplex, triplex, townhome, condo, cottage court) and affordable/workforce housing all needed. There is also a serious need for housing for very low- and extremely low-income residents, including transitional housing for those leaving homelessness. Additionally, housing for people with special needs (group homes) is in extremely high demand, due to the closure of eight group homes around the city in recent years.



## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

The City of Sheboygan commissioned a housing study in 2024, which showed an overall demand for between 2,800 and 5,200 new residential units. This demand was further broken down into the demand for owner occupied and rental housing and then broken down by Affordable/Workforce and Market Rate housing, then broken down by number of bedrooms. The owner-occupied and rental demand tables are included below.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	13,092	58%
1-unit, attached structure	671	3%
2-4 units	4,107	18%
5-19 units	2,477	12%
20 or more units	1,910	8%
Mobile Home, boat, RV, van, etc.	387	1%
<b>Total</b>	<b>22,644</b>	<b>100%</b>

**Table 26 – Residential Properties by Unit Number**

Data Source: ACS Selected Housing Characteristics (DP04) 5-Year Estimates

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	10	0%	290	3%
1 bedroom	180	2%	2,065	25%
2 bedrooms	1,930	16%	3,945	47%
3 or more bedrooms	9,770	82%	2,035	24%
<b>Total</b>	<b>11,890</b>	<b>100%</b>	<b>8,335</b>	<b>99%</b>

**Table 27 – Unit Size by Tenure**

Data Source: 2016-2020 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

In the past eight years, Sheboygan has completed one Low Income Housing Tax Credit (LIHTC) project. Washington School Apartments converted a vacated middle school on the city's northside into 42 Section 42 units, of which 100% are occupied. A second project subsequently under construction included a 118-unit conversion of the former tannery into affordable workforce housing units. In addition, Habitat for Humanity has constructed approximately 10 new affordable units through its

programs in the last three years, and their strategic plan calls for constructing 5 new houses per year ongoing from 2020.

The Sheboygan Housing Authority renovated their 105-unit Wasserman Apartments, including energy efficient updates to the building, which has not been renovated since its construction in 1960. That \$22 million project was funded with LIHTC and Federal Home Bank funding.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The Housing Authority plans to maintain the 154 housing vouchers it currently has in circulation. Any units lost from the affordable housing inventory would be through demolition due to blighting factors. The City does not anticipate a significant number of affordable units to be lost for any other reason.

**Does the availability of housing units meet the needs of the population?**

No, the availability of housing units does not meet the needs of the population. In an independent housing study conducted by a private consulting firm in 2024, it was discovered the City needed between 2,848 and 5,205 housing units in the next eight years. This included 1,040 affordable rental units and 1,100 affordable owner-occupied units.

**Describe the need for specific types of housing:**

The demand tables from the housing study are included here:

**Figure 30. Rental Demand Table**

	Affordable/ Workforce	Market Rate	Total
Studio	140	100	240
1-Bedroom	190	400	590
2-Bedroom	380	425	805
3-Bedroom	330	200	530
<b>Total</b>	<b>1,040</b>	<b>1,125</b>	<b>2,165</b>

**Figure 31. Owner-Occupied Demand Table by Bedroom Count**

	Affordable/ Workforce	Market Rate	Total
1-Bedroom	280	80	360
2-Bedroom	400	670	1,070
3-Bedroom	400	1,150	1,550
4+Bedroom	20	40	60
<b>Total</b>	<b>1,100</b>	<b>1,940</b>	<b>3,040</b>

### Discussion

Jobs are continually being added throughout the City of Sheboygan. The market is very active and along with these new jobs comes the demand for housing. Housing at all price points provides more options for people needing affordable housing, as well as those leaving more lower priced housing to move into a unit that better matches their income level and lifestyle choice. The vacancy rate in Sheboygan for rental units has been below 1% for at least 2-3 years. This provides absolutely no choice in the market, and people who could afford a higher priced unit are forced to lease whatever is on the market, even if it means taking a lower priced unit and causing it not to be available to those who should be in that unit based on their income. Getting the market back up to a 5-7% vacancy rate overall (between rental and owner-occupied units) is critical to being able to absorb the residents brought to the community by the new jobs that are being created.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

### Cost of Housing

	Base Year: 2009	Most Recent Year: 2023	% Change
Median Home Value	108,700	165,200	34%
Median Contract Rent	526	874	40%

**Table 28 – Cost of Housing**

**Data Source:** 2000 Census (Base Year), ACS Selected Housing Characteristics (DP04) 5-Year Estimates

Rent Paid	Number	%
Less than \$500	539	6.5%
\$500-999	4,908	58.9%
\$1,000-1,499	2,326	27.9%
\$1,500-1,999	394	4.8%
\$2,000 or more	160	1.9%
<b>Total</b>	<b>8,327</b>	<b>100.0%</b>

**Table 29 - Rent Paid**

**Data Source:** ACS Selected Housing Characteristics (DP04) 5-Year Estimates

### Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	620	No Data
50% HAMFI	2,970	1,220
80% HAMFI	5,530	4,215
100% HAMFI	No Data	6,119
<b>Total</b>	<b>9,120</b>	<b>11,554</b>

**Table 30 – Housing Affordability**

**Data Source:** 2016-2020 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom			2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent		723	1,055	1,329	1,458		
High HOME Rent		723	1,055	1,329	1,458		
Low HOME Rent		723	1,055	1,232	1,373		

**Table 31 – Monthly Rent**

Data

Source: [https://www.huduser.gov/portal/datasets/home-datasets/files/HOME\\_RentLimits\\_State\\_WI\\_2025.pdf](https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_WI_2025.pdf)

### Is there sufficient housing for households at all income levels?

No, there are shortages of housing at nearly all income levels.

### How is affordability of housing likely to change considering changes to home values and/or rents?

With significantly fewer units available, and prices rising, affordability of housing is going to become more difficult. Home values have risen, rental rates have risen, affordability is not also rising. The number of units affordable to each of the income levels has decreased.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to HUD, fair market rent and high HOME rent is the same, for each different number of bedrooms. The low HOME rent is the same for 1 and 2-bedroom units, but \$97 per month cheaper for 3-bedroom units and \$85 cheaper for a 4-bedroom unit.

### Discussion

With home values and rents rising so significantly, it makes it that much more difficult for the low, very low and extremely low-income residents to afford even basic housing. It also opens the door for landlords to allow living conditions below standards because they know they will be able to rent their units to someone in the LMI population. This makes code enforcement (and reporting) all the more important. It also puts pressure on the homeowner rehab program to be investing in older properties.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

This section discusses the condition of housing stock in Sheboygan. HUD defines substandard housing using conditions similar to those in the Needs Assessment. Housing units are considered substandard if they have one or more of the following conditions: 1) lack of complete plumbing facilities; 2) lack of complete kitchen facilities; 3) more than 1 person per room; or 4) a housing cost burden greater than 30%. The chart below shows the number of units in Sheboygan with one or more of these conditions, and therefore substandard.

### Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The City of Sheboygan Code Enforcement Program has adopted the International Property Maintenance Code and uses it to determine what constitutes a code violation. The number of code violations is used to identify deteriorating and deteriorated properties. A housing unit with 0-5 minor code violations is considered a "standard unit" and any housing unit with more than 16 minor code violations or any structural systems violations is considered substandard. Units with 6-15 minor violations are considered "in need of minor repair." Units with 16 or more violations are considered to be "in need of critical repair." 16-35 violations are considered to be deteriorating and units with more than 35 violations are considered to be deteriorated. Substandard condition but suitable for rehabilitation is a dwelling unit that does not meet the standard unit but are both financially and structurally feasible for rehabilitation. A structural review and life safety assessment is undertaken in order to determine if a building should be demolished.

### Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,195	18%	3,005	36%
With two selected Conditions	55	0%	180	2%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,645	81%	5,150	62%
<b>Total</b>	<b>11,895</b>	<b>99%</b>	<b>8,335</b>	<b>100%</b>

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	2,246	17%	1,248	14%
1980-1999	1,780	13%	1,785	20%
1950-1979	4,645	34%	3,355	37%
Before 1950	4,915	36%	2,670	29%
<b>Total</b>	<b>13,586</b>	<b>100%</b>	<b>9,058</b>	<b>100%</b>

**Table 33 – Year Unit Built**

**Data Source:** ACS Selected Housing Characteristics (DP04) 2023 5-Year Estimates

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,560	80%	6,025	72%
Housing Units build before 1980 with children present	580	5%	340	4%

**Table 34 – Risk of Lead-Based Paint**

**Data Source:** 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

## Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	1,193	80	1,273
Abandoned Vacant Units	Unavailable	Unavailable	Unavailable
REO Properties	Unavailable	Unavailable	Unavailable
Abandoned REO Properties	Unavailable	Unavailable	

**Table 35 - Vacant Units**

## Need for Owner and Rental Rehabilitation

There is a need for owner and rental rehabilitation programming in the City of Sheboygan. The city operates its homeowner rehab revolving loan program and has steady interest. However, the program is burdensome to many borrowers who start an application but do not complete it. If an application is completed and the borrower qualifies, the City does its best to get the home repaired and rehabbed, including the remediation of lead-based paint.

Partners in Community Development are key partners with the City and help address rental rehabilitation issues along with some homeowner rehab issues. The aged housing stock in the city is slowly being repaired and rehabilitated through these programs but there is still much work to do.

**Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards**

The practice of adding lead to residential paint was banned in 1978. It is reasonable to assume that a residential structure built prior to 1979 may contain lead-based paint. According to the American Community Survey 2013-2017 (1), there were 13,999 owner-occupied housing units and 9,864 renter-occupied housing units built prior to 1980. In other words, there is a high probability that 83.1% of the occupied housing units in Sheboygan contain lead-based paint

**Discussion**

None.



## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			135	154	105	49	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

### Describe the supply of public housing developments:

There are no new public housing developments, but there are 136 units of public housing in the community. These units include 105 units at Tamarack Housing (2201 Erie Ave.) twenty 2-bedroom units and four units of 3-bedroom apartments on Georgia Ave., and six 2-bedroom units at 919 Niagara Ave. Just outside the City in neighboring Sheboygan Falls, the Housing Authority operates 49 units of WHEDA subsidized housing. There are currently 650 people on the waiting list for public housing in the City of Sheboygan.

### Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

The public housing units in the City are in good physical condition. All maintenance and capital improvements have been kept up with. The Wasserman Redevelopment project was started in 2019 and completed over the next few years, updating all 105 units in that building.

## Public Housing Condition

Public Housing Development	Average Inspection Score
N/A	N/A

Table 37 - Public Housing Condition

### Describe the restoration and revitalization needs of public housing units in the jurisdiction:

The 105 (formerly) public housing units at the building called Wasserman place have been recently remodeled due to the public/private partnership struck with NEH during a tax credit acquisition (in 2018). All of those units were updated. At the other units of public housing in the throughout the city, HUD's capital funding has supported ongoing restoration and revitalization as appropriate and warranted.

### Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority works hard to ensure residents who come into public housing have what they need to live in a decent, safe and sanitary environment. They implement regular maintenance and capital improvements as funded by HUD.

### Discussion:

None

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

#### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	61		13	218	
Households with Only Adults		30		502	
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

**Table 38 - Facilities and Housing Targeted to Homeless Households**

**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

A network of public and private agencies in Sheboygan provides a variety of services to the homeless, ranging from prevention and outreach to comprehensive supportive services. Through referrals and cooperative service agreements, the agencies are able to meet the health, mental health, and employment needs of homeless persons along the continuum of care. Mainstream service providers include the Sheboygan County Health and Human Services Department, the YMCA, Lakeshore Community Health Center, and Safe Harbor.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Chronically homeless individuals and families: Local Sheboygan organizations offer a myriad of health, mental health, and employment services for homeless individuals and families who qualify and are ready to access them. While a segment of the chronically homeless population participates in the existing network of services, many are dealing with significant mental health and addiction issues and are not receptive to programs with parameters and guidelines for participants. The Salvation Army has dedicated emergency shelter offering up to 180 days of housing and supportive services to individuals seeking shelter.

Families with Children: Sheboygan contains 45 emergency shelter beds for homeless families with children through the Salvation Army. Permanent supportive housing is provided by Lakeshore CAP which are dedicated to households with children. Emergency shelter is offered typically through hotel vouchers through agencies like Lakeshore CAP.

Veterans and their Families/unaccompanied youth: Veterans and their families are able to receive services from the Sheboygan County Veterans Center. Some services provided include primary care, mental health, counseling, and senior care. Sheboygan does not have emergency shelters for runaway or locked out teens.

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

There are a select few organizations that serve people with special needs in the City of Sheboygan. There are very limited housing options for people with special needs. The Housing Authority has public housing options but also experiences long waiting lists for the units. Approximately 8 years ago, the group homes in Sheboygan all closed, leaving few options for this population. The need is estimated to be approximately 24-36 units of housing to meet the demand for housing for people with special needs. Services are provided by ADRC of Sheboygan County and a small number of other services providers.

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.**

Persons returning from mental and physical health institutions are provided a list of rental units that charge lower rents. These institutions also work with agencies that provide emergency shelters and transitional housing units. Unfortunately, many affordable housing units have waiting lists, and they may not be able to find permanent housing immediately. This is a serious problem in the community.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The City will work with the Housing Authority to understand if there is or if there could be a priority ranking system for people to obtain shelter in public housing or at any of the Authority's other properties who are not homeless but have other special needs.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

See above.

## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

Barriers to affordable housing still continue and have actually gotten worse. New code changes in Sheboygan have helped with adding accessory buildings/units on existing lots; however, costs of construction still make it difficult to do affordably. The regulation on the lead-based paint law for renovations significantly adds to the cost of rehabilitation work.

All contractors who work in renovations are required to have at least their Lead Safe Renovator's license in addition to their contractor's licenses. Since continuing education is required for all contractors to maintain their contractor's licenses, lead based paint education should be part of the required classes – not a separate license a contractor must pay separately to maintain.

Zoning and tax credits are a key factor in redevelopment projects and the reuse of properties for affordable housing. Many times, the zoning request for a new construction or re-construction of a commercial building, multi-family rental units that are deemed "affordable" are turned down by the neighbors complaining "Not in my backyard!" Tax credit projects also receive extra points if the proposed development is located in a qualified census tract. This increases the density of low and moderate-income instead of locating it in other areas of the City.

The skyrocketing pricing in the residential housing market has really impacted the ability for a lower income household to purchase a home. Those that are already pre-approved at the higher end of their ability to pay and now having to get into a bidding war, don't have a chance to be successful.

These price wars have trickled down to affect the values of houses so those that have not been re-evaluated through the Assessment Office for years are seeing a large increase of their real estate taxes. When real estate taxes are doubled, those on fixed incomes find it hard to be able to save for that larger payment.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The economy /jobs market in Sheboygan is active, with many companies expanding, hiring, and making plans for growth. There are also a small number of new companies considering locating in the area. This impacts the housing market, and nearly every other facet of the local economy.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	134	0	.5	0	-134
Arts, Entertainment, Accommodations	2,427	2,296	9.5	9.5	-131
Construction	908	912	3.5	3.8	4
Education and Health Care Services	4,694	6,028	18.3	25	1,334
Finance, Insurance, and Real Estate	1,056	2,636	4.1	10.9	1,580
Information	273	125	1.1	.5	-148
Manufacturing	9,202	5,167	35.9	21.4	-4,035
Other Services	1,119	784	4.4	3.2	-335
Professional, Scientific, Management Services	1,382	1,930	5.4	8	548
Public Administration	505	641	2	2.7	136
Retail Trade	2,675	2,748	10.4	11.4	73
Transportation and Warehousing	931	399	3.6	1.7	-532
Wholesale Trade	323	480	1.3	2	157
Total	25,629	24,146	--	--	--

**Table 39 - Business Activity**

**Data Source:** Data Source: ACS Selected Economic Characteristics (DP03) 2022 5-Year Estimates; U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2022). Data Note: OnTheMap (OTM) data by industry sectors were combined to match the ACS categories. OTM search was for the city of Sheboygan, WI for all jobs and all workers in 2022.

## Labor Force

Total Population in the Civilian Labor Force	26,552
Civilian Employed Population 16 years and over	25,809
Unemployment Rate	2.8
Unemployment Rate for Ages 16-24	7.9
Unemployment Rate for Ages 25-65	3.4

**Table 40 - Labor Force**

Data Source: Bureau of Labor Statistic, 2025

Occupations by Sector	Number of People Median Income
Management, business and financial	4,500
Farming, fisheries and forestry occupations	615
Service	2,975
Sales and office	4,165
Construction, extraction, maintenance and repair	1,304
Production, transportation and material moving	3,010

**Table 41 – Occupations by Sector**

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,139	87%
30-59 Minutes	2,117	9%
60 or More Minutes	830	4%
<b>Total</b>	<b>23,086</b>	<b>100%</b>

**Table 42 - Travel Time**

Data Source: 2016-2020 ACS



**Education:**

## Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,370	15	430
High school graduate (includes equivalency)	5,835	315	2,015
Some college or Associate's degree	7,510	235	1,110
Bachelor's degree or higher	4,830	100	640

**Table 43 - Educational Attainment by Employment Status**

Data Source: 2016-2020 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	40	175	170	450	500
9th to 12th grade, no diploma	245	175	210	625	640
High school graduate, GED, or alternative	1,710	1,820	1,870	4,475	3,210
Some college, no degree	1,415	1,850	1,500	2,160	1,295
Associate's degree	215	735	1,195	1,420	445
Bachelor's degree	575	1,500	1,090	1,620	930
Graduate or professional degree	15	175	560	655	550

**Table 44 - Educational Attainment by Age**

Data Source: 2016-2020 ACS

### Educational Attainment – Median Earnings in the Past 12 Months

<b>Educational Attainment</b>	<b>Median Earnings in the Past 12 Months</b>
Less than high school graduate	27,269
High school graduate (includes equivalency)	31,673
Some college or Associate's degree	36,584
Bachelor's degree	48,765
Graduate or professional degree	64,929

**Table 45 – Median Earnings in the Past 12 Months**

Data Source: 2016-2020 ACS

### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The major employment sectors with the jurisdiction include Manufacturing, Education/Healthcare, Retail, and Arts, Entertainment, Accommodations, followed by Professional, Scientific, and Management services.

### Describe the workforce and infrastructure needs of the business community:

According to the jobs vs workers data, there are more jobs and fewer workers in the following categories: Education and Health Care Services, Finance, Insurance, and Real Estate, and Professional, Scientific, and Management. Jobs in these categories tend to be higher paying jobs, so if the housing was there to support employees interested in filling these jobs, it is likely they would be filled more quickly.

### Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period.

### Describe any needs for workforce development, business support or infrastructure these changes may create.

If a large employer would come to the City, or anywhere in the county, and planned to hire several hundred or even a thousand new employees, that would have a significant impact on the local economy. The housing market would continue to be tight, and employers will be competing for workforce resources.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

There is a skilled manufacturing base in the county, so if a large manufacturer expands or comes into the market, it will be to the benefit of the workforce as employers compete for skilled production workers. Because there are more workers than jobs in the area for manufacturing, it means manufacturing employees live in Sheboygan but many work outside the community.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Bay Area Workforce Development Board offers and promotes a number of programs for workers including Worker Advancement Initiative 2.0, UpSkill180, JobPod Wisconsin, Rural Healthcare Collaboration of Wisconsin, and several WIOA programs including those for youth and young adults, dislocated workers, and adults.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes, the City participates in the CEDS that is drafted and managed by the Bay Lakes Regional Planning Commission, serving Brown, Door, Florence, Kewaunee, Manitowoc, Marinette, Oconto and Sheboygan counties.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

The City can support the goal of encouraging the growth and diversification of new and expanding businesses and creating an environment that provides broad support to start-up and entrepreneurial businesses. It will do this through its ongoing business development revolving loan fund, and through financially supporting the small business counseling offered by Sheboygan County Economic Development Corporation (SCEDC).

**Discussion**

The City is partner in the economic development work being done in the county. City staff include the economic development corporation staff in meetings weekly, and long-range planning is ongoing to ensure the business needs of the community are met. Financially the City supports business with its revolving loan fund and through the small business counseling efforts offered at SCEDC.

## MA-50 Needs and Market Analysis Discussion

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

There are census tracts where households with housing problems are concentrated, defined as more than 31% of households with a housing burden. These census tracts include 2.01, 114, and 5. City staff utilized the HUD AFFH mapping tool to allow the opportunity to examine concentration of households with housing problems. Housing problems are defined as: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room, or cost burden greater than 30% of household income.

Additionally, Code Enforcement records show that housing units in the central city's, CDBG eligible areas, have a higher portion of housing problems than the city-wide percentage. This area has been targeted for neighborhood revitalization focus by the city as part of the city's five-year strategic plan. Each year, four to five CDBG eligible neighborhoods are targeted for baseline data collection, code and nuisance enforcement. After five years each neighborhood will be resurveyed to determine what progress has been made over the time period. The City uses the definition of minority concentration as a census tract that has a population of any race or ethnicity that is two times or more the presence in the state as a whole, the census tract meets the definition of an area of minority or low-income concentration.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

The City of Sheboygan has a majority white, non-Hispanic population, and there are no census tracts that have a majority of non-white residents. The central city's CDBG-eligible census tracts, tend to be where more minority households are living. In Sheboygan, the largest ethnic and racial minority groups are Asian (7.2% of the total population) and Hispanic (7.4% of the total population). There may not be a specific concentration of Asians in Sheboygan, however census tract 5 has the highest percentage of population identifying as Asian, with 17.54%. The concentration of people of any race with Hispanic origin is in another CDBG eligible census tract, tract 114 with 21.4% of the population identifying as Hispanic. The concentration of low- and moderate-income households lie within the city's CDBG eligible census tracts, which include tract 2.02, 2.01, 5, 114, and 8.

The City uses the definition of minority concentration as a census tract that has a population of any race or ethnicity that is two times or more the presence in the state as a whole, the census tract meets the definition of an area of minority or low-income concentration.

### **What are the characteristics of the market in these areas/neighborhoods?**

These neighborhoods are central city neighborhoods, densely populated with a traditional neighborhood style, they have aging housing stock with the vast majority of units built prior to 1978, and many of these neighborhoods being developed prior to 1940. These neighborhoods are a mixture of single family and multi-family structures, with many of the multi-family being duplex style upper/lower flats. These neighborhoods have the highest concentration of rental/investment properties, with some areas having over 50% of the housing units as non-owner occupied. There is investment being made in these neighborhoods as Sheboygan's housing market is very tight and the demand for single family housing outweighs the supply.

### **Are there any community assets in these areas/neighborhoods?**

These central city neighborhoods offer great community assets and livability. Sheboygan's downtown commercial core runs directly through the CDBG-eligible area, offering great access to shopping and food is great, with the exception being no large-scale grocery in these neighborhoods - although there are ample smaller, neighborhood scale grocery options including Hispanic and Asian markets where fresh produce, meats, and prepared foods are available. Sheboygan's greatest asset - Lake Michigan shoreline - is well within walking distance of the majority of these neighborhoods, and Sheboygan prides itself on free public access to the lakefront, beaches, and riverfront. Sheboygan maintains multiple parks throughout the CDBG eligible area, including some of the largest city parks with assets including splash pads, beaches, sledding, outdoor concerts, farmers markets, sports and recreation opportunities, fishing, and swimming.

### **Are there other strategic opportunities in any of these areas?**

The City is focused on strengthening the commercial corridors in our central city, including efforts to create welcoming, walkable, safe atmospheres, and reduce vacancy in our 8th street, Michigan Avenue, and Indiana Avenue areas. Additionally, the city has undertaken master planning efforts to guide redevelopment of recently vacant large, formerly industrial parcels in three of our central city areas - River Bend Neighborhood, Uptown Neighborhood, and Indiana Corridor. Planning for the redevelopment of these sites will bring new opportunity to Sheboygan's central neighborhoods and reduce blight that was identified in these areas.

**MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

The City is well represented and well-covered by broadband services.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

Sheboygan is an urban area, and as such there is competition for internet service providers. There are ten choices for residential internet service in the City of Sheboygan, including satellite internet providers, fixed wireless providers, and Cable and DSL options. Seven of the ten providers have a service footprint that reaches over 90% of the city. Although there are many options for internet service in Sheboygan, and there is competition between providers, an additional cable internet provider would be welcomed as there is only one provide currently and this connection consistently provides the fastest connection speed and greatest coverage.

**MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)****Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Natural hazards that occur as a result of the normal cycle of weather include warm weather storm events, flooding, excessive heat, drought, wildfires, and coastal hazards due to fluctuating lake levels. Sheboygan County is identifying and implementing long-term recovery strategies that combine disaster risk and vulnerability reduction, environmental sustainability and community survivability.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low- and moderate-income households may have lowered ability to cope with the occurrence of a natural hazard, including those that would damage or destroy housing that is occupied by low- and moderate-income households. If insurance is not comprehensive, damage from storms could leave a family facing economic as well as safety challenges.



# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan presents the priority needs and goals determined through consultation with the public, city departments and service providers. The community's priority needs including housing, public improvements, public services, and economic development are highlighted describing where and how the City of Sheboygan will geographically distribute its federal grant funding.

## **SP-10 Geographic Priorities – 91.215 (a)(1)**

### **Geographic Area**

There are no geographic priorities for any of the programs the City has to offer. The Homeowner Rehabilitation program is a first-come, first-served program unless the home falls under an emergency category.

There are several neighborhood groups located throughout the City. However, one does not have precedence over the other – except if they do not fall into a lower census tract group and block. If the group identifies a public facility type activity they would like to participate in, we will evaluate the project to determine its viability and if there is enough funding for such projects.

Public facility projects are also not priorities in any area – as long as the need is there and the project falls in an income qualified census tract/block group, we will evaluate it.

### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

As mentioned above, there are no geographic priorities within the City of Sheboygan. Sheboygan does not receive HOPWA funding.

**SP-25 Priority Needs - 91.215(a)(2)**

**Priority Needs**

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Homeless Concerns	High	Extremely low, low, moderate, families with children, elderly, mentally ill, chronic substance abuse, persons with cognitive and physical disabilities	City-wide	Support homeless shelters, supportive housing for special needs, public service activities, other public facilities	<p>The need for more affordable, safe housing</p> <p>Need for local drug/alcohol rehab programs</p> <p>Need for reliable accessible transportation</p>	The need for affordable, safe housing is a high priority for the City of Sheboygan. With over 75% of the housing stock being built prior to 1978, the need for repairs is constant. The need for safe, affordable housing for our tenants is also very high. In many cases, the newly renovated properties' rents are too high so low to moderate income households cannot afford the high rents.

Neighborhood Concerns	High	Extremely low, low, moderate, families with children, elderly, mentally ill, chronic substance abuse, persons with cognitive and physical disabilities	River Bend, River Watch, South Calumet, South Lake, Swift, South Central, Ellis Historic, Maple Heights, Franklin Park	Housing Rehabilitation Brownfield Remediation Blight Remediation Rental Rehabilitation Street/Sidewalk Reconstruction Playground/Park reconstruction Other Public Facilities Neighborhood Revitalization	Funds to assist neighborhood needs in designated areas  Acquisition and demolition of blighted properties  Additional lighting to deter crime  Additional youth activities/options	The City of Sheboygan has many neighborhoods with varying needs. Through staff outreach needs have been noted and support for various neighborhood needs is possible. Federal funding can assist in many ways - additional street lighting for crime prevention, neighborhood parks, homeowner and/or rental rehabilitation loans, etc.
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Housing Concerns	High	Extremely Low, Low, Moderate, Middle  Families with Children, Elderly, Public Housing Residents  Chronic Homelessness, Mentally Ill, Chronic Substance Abuse, Veterans  Victims of Domestic Violence, Unaccompanied Youth  Persons with Mental, developmental, and physical Disabilities,  Victims of Domestic Violence	City wide	Housing Rehabilitation  Support of Homeless Shelters  Supportive Housing for Special Needs  Blight Remediation  Rental Rehabilitation  Housing Counseling  Special Needs Rental Assistance  Public Service Activities  Neighborhood Revitalization	Better screening of potential tenants to try to keep problem tenants from moving in  Additional funding to assist with rehab costs – affordable housing  Additional funding for removal of lead hazards in housing  Additional education as to how to properly maintain a home	Housing is a high priority for everyone. It could range from finding affordable and safe housing, to purchasing their first home, or the ability to keep and maintain their present housing. With funding sources being reduced annually, more families are facing homelessness every day. The need for funding to assist with rental assistance, rehabilitation and lead hazard reduction for both homeowner's and landlords, should be a priority.
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Economic Development	High	Extremely Low, Low, Moderate, Middle, Large Families, Families with Children, Public Housing Residents, Individuals,	City wide	Job Creation  Brownfield Remediation  Blight Remediation	Increase the number of higher paying jobs  Educate the roles of the public/private partnerships/media/all partners	Economic Development is a very high priority for the City of Sheboygan. The development of new and expanding businesses with the creation of additional jobs is always a priority.
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Public Facilities	High	Extremely Low, Low, Moderate, Middle, Families with Children, Elderly, Public Housing Residents,  Chronic Homelessness, Mentally Ill, Chronic Substance Abuse, Veterans  Victims of Domestic Violence, Unaccompanied Youth,  Persons with Mental, developmental, and physical Disabilities,  Victims of Domestic Violence	City wide	Support of Homeless Shelters  Street/Sidewalk Reconstruction  Playground/Park Reconstruction  Lead Water Line Replacement  Neighborhood Revitalization	Reconstruction of streets in income-qualified neighborhoods  Reconstruction/Installation of sidewalks in income-qualified neighborhoods  Reconstruction of old non-compliant playground equipment in income-qualified neighborhoods  Replacement of lead water lines on both the city side and the property owner side	Public facility activities are a high priority to assist income-qualified neighborhoods with infrastructure projects. The projects clean up neighborhoods, provide safe, walkable streets and safe water, and/or install ADA approved playground equipment. It can also be utilized to assist non-profits with acquisition of buildings to better serve their clientele.
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Table 46 – Priority Needs Summary

**Narrative (Optional)**

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**SP-30 Influence of Market Conditions – 91.215 (b)**

**Influence of Market Conditions**

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Sheboygan's housing market is characterized by medium to high housing costs and a lack of sufficient housing for large low- and moderate-income families. There is a lack of affordable apartments with 3 or more bedrooms which would comfortably house larger low- and moderate-income families. TBRA will be used to assist families in securing affordable housing where they would otherwise not be able to do so without any assistance.
TBRA for Non-Homeless Special Needs	As stated above, the high cost of Sheboygan's housing market prevents low- and moderate-income residents from obtaining safe, decent, and affordable housing. The City of Sheboygan utilizes the TBRA program to assist, low- and moderate-income families, including those with special needs. It provides the city the ability to overcome the financial restrictions of Sheboygan's housing market
New Unit Production	New Construction is difficult when it comes to selling it to an income-qualified household. The cost of new construction is high resulting in a higher sales price and higher real estate taxes. Households that fall under HUD's approved income limits may not be able to afford the monthly payment once the tax escrow is added to the principal and interest payment. In-fill housing on City lots sometimes is difficult to meet setback rules on non-conforming lots. Funding to assist with these units to make them affordable is necessary as the gap between the construction cost and the affordable sales price is unacceptable.
Rehabilitation	The rehabilitation of properties is key to keeping housing values intact. There continue to be blighted properties on the market that could be great properties after the repairs are completed. Federal funds assist with these types of repairs so that a property owner can afford to have their house renovated so it is safe and livable for that family. This type of assistance allows the homeowner to make payments back on the loan at a rate that will not be burdensome to their budget.
Acquisition, including preservation	Acquisition of blighted properties is an important strategy for the City of Sheboygan when a property is too far gone for the private sector to purchase and renovate. Bank foreclosures happen more when the property has too many needs and the property owner cannot afford to do the maintenance. Federal funds can be utilized to assist with such acquisitions of which plans can be made as to whether the property can be rehabilitated and resold or if it isn't economically feasible to do so then it must be demolished. CDBG funds can then be utilized to rehabilitate or build a new home to be resold to an income qualifying household.

Table 47 – Influence of Market Conditions



## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

The City has several Tax Increment Districts in which blighted properties have been identified. These funds could be used in conjunction with CDBG funding for the purchase, demolition, site clean-up, redevelopment of blighted properties. The City has also elected to hold eligible TIDs open for an additional year so the increment in each district can be utilized for affordable housing projects.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public/Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	910,675	75,000	1,065,000	2,080,675	200,000	Annual allocation from CDBG Funds. Prior Year Resources include Administration, Housing Rehab, Public Facilities, Blight Elimination, as well as Housing Rehab revolving loan funds on hand. Program income is the amount expected to receive in the 2025 Program Year.
Tax Increment Financing	Public/ Local	Acquisition Admin and Planning, Economic Development, Housing, Public Improvements, Public Services	200,000			200,000	200,000	Funds available for acquisition, demolition, site improvement costs, miscellaneous redevelopment expenses

Table 48 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds are leveraged through all the non-profits that are successful in receiving Community Development Block Grant funding to assist with their programs. Every dollar of CDBG funding is matched ten times through the non-profits local funding and fund raising. CDBG does not require matching funds, but through fund raising with non-profits and local contributions for public facilities, CDBG tends to be easily matched ten times over the amount given towards projects.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City does not have any land/property it owns that may be used to address the needs identified in the plan.

**Discussion**

None.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Sheboygan	Local Government	Total Administration	City wide
Housing Authority of the City of Sheboygan	PHA	Public Housing	City wide
Lakeshore CAP, Inc.	Continuum of Care	Homeless Services	Region wide

**Table 49 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

By utilizing Community Development staff to carry out the goals of the Consolidation Plan and annual CDBG funding, staff are able to know where the funding is going at all times to ensure the proper regulations are followed. Staff knows exactly what funding is available and what funding has been expended or committed. The gap is that the Community Development Department is a small department and has experienced significant turnover in the past 18 months, and not having enough labor to carry out the plan quickly can sometimes be burdensome. Since the City of Sheboygan has an April 1st program start date and with the federal government's inability to have annual funding ready by that timeline, staff is "under the gun" every year in order to meet its timeliness factor. When the funding doesn't come through until mid- to late-summer, it only gives the jurisdiction a few months to expend funding according to federal regulations.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X	X	X
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X		
<b>Street Outreach Services</b>			
Law Enforcement	X	X	
Mobile Clinics			
Other Street Outreach Services			

Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Other			

Table 50 - Homeless Prevention Services Summary

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

Lakeshore CAP provides direct support to homeless persons and those at risk of homelessness in Sheboygan. Services provided through Lakeshore CAP CoC include homeless prevention, housing services, employment services, and outreach and supportive services. The homelessness prevention program aims to assist those who are experiencing foreclosure or eviction. The program stabilizes their current situation and then works through case management and workshops to prevent the risk of homelessness from reoccurring in the future. Additionally, the Re-Housing Programs provided through the Salvation Army focus on assisting those who have lost their homes to find stable housing.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

The strengths of the service delivery system in Sheboygan for meeting the needs of the special needs population and persons experiencing homelessness is the large network of service providers, nonprofit and government, that are effectively and actively serving the community. One strength of the service delivery system are the knowledgeable and experienced staff working in the City's various departments.

Gaps in the service delivery system include reduced funding for mental health services, overnight homeless shelters with limited capacity, and a lack of an unaccompanied youth shelter. Salvation Army provides emergency shelter in cold weather months and uses City funds, CDBG funds and private donations to provide services.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**



The City of Sheboygan is continuously coming up with new strategies to efficiently and effectively allocate the reduced funding from governmental and private sources. One possible strategy in addressing reduced funding is looking at ways to best use the limited resources. This would include funding a smaller number of projects but at higher levels. A project receiving a larger amount of funding would hopefully allow them to create something more substantive. Many of the City's service providers work with the City Development Staff to ensure the probability of success for programs and funding options. Determining the most appropriate funding source for a specific program will ensure that funds are being used effectively and at their highest capability.

**SP-45 Goals Summary – 91.215(a)(4)**

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Preservation of Existing Homes	2025	2029	Affordable Housing	City wide	Neighborhood Housing	\$150,000	Direct Financial Assistance to Homebuyers: 30 Households Assisted Buildings Demolished: 5 Buildings Housing Code Enforcement/Foreclosed
2	Accessibility Improvements to Existing Homes	2025	2029	Affordable Housing	City wide	Neighborhood Housing	\$150,000	Homeowner Housing Rehabilitated: 30 Household Housing Unit
3	Support of Homeless	2025	2029	Homelessness	City wide	Homelessness, Housing, Public Facility	\$300,000	Supporting public service providers who serve homeless and people with substance abuse. 700 people supported
4	Sidewalk/Street Reconstruction Street light installation	2025	2029	Public Facility	Eligible Census Tracts & Block Groups	Neighborhood Public Facilities	\$600,000	PF / Infrastructure Activities Other Than LMI Housing Benefit: 500 Persons Assisted
5	Playground/Park Reconstruction	2025	2029	Public Facility	Eligible Census Tracts & Block Groups	Neighborhood Public Facilities	\$150,000	PF / Infrastructure Activities Other Than LMI Housing Benefit: 300 Persons Assisted
6	Job Creation	2025	2029	Economic Development, non-housing community development	City wide	Economic Development	\$1,500,000	Continue to support businesses with the revolving loan fund, utilizing program income. Support 15 businesses, creating 75+ jobs.
7	Public Service (PS) Activities	2025	2029	Public Services	City wide	Homelessness Diversity Needs Youth & Education Housing Health Care	\$380,000	PS Activities other than LMI Benefit. 500 persons assisted.

8	Blight Remediation	2025	2029	Affordable Housing, Econ Development	City wide	Neighborhood Housing, Economic Development	\$500,000	Demolition, clearance of up to 4 properties.
9	Acquisition	2025	2029	Affordable Housing, Public Facility	City wide	Neighborhood Housing	\$1,500,000	Buildings Acquired: 4 Lots Acquired: 2
10	Other Public Facilities (PF)	2025	2029	Non-Housing Community Development Non-Profit PF	City wide	Homelessness Diversity Needs Neighborhood Youth & Education Housing Health Care Public Facilities	\$250,000	PF / Infrastructure Activities other Than LMI Housing Benefit: 250 Persons Assisted
11	Administration	2025	2029	Administration	N/A	Administration	\$910,000	Support of staff = 3

Table 51 – Goals Summary

## Goal Descriptions

Goal Name	Goal Description
Preservation of Existing Homes	Housing Rehabilitation offers low interest loans to income qualified homeowners to make the necessary repairs so they can stay and afford to stay in their homes. Program funds can also be utilized by the City when it becomes the owner of a single-family home that needs renovations before making it available for sale.
Accessibility Improvements to Existing Homes	Housing accessibility improvements offers low interest loans to income qualified homeowners to make the necessary ADA improvements so they can stay in their homes. Program funds can also be utilized by the City when it becomes the owner of a single-family home that needs renovations before making it available for sale.
Support of Homeless	Assistance with the needs of Homeless Shelters from administration costs, case management, planning costs for expansion, or physical improvements to better address their clientele.
Sidewalk/Street Reconstruction. Street Light Installation	Public facility activity to include street reconstruction and/or sidewalk reconstruction/installation in low-income areas. This could include curb cuts on existing sidewalks to meet ADA requirements for safety, and installation of streetlights to support public safety.
Playground/Park Reconstruction	Assistance to city parks for the acquisition and installation of ADA required fall protection and playground equipment in low-income neighborhoods.
Job Creation	Activities include business loans to new and/or expanding businesses for acquisition of buildings and/or equipment. Outcomes are job creation for low-income households.
Public Service (PS) Activities	Activities include assistance to non-profit agencies who assist low-income households. Services range from, but not limited to, homeless providers, housing providers, youth program providers, elderly program providers, health care providers, special needs population providers, diversity providers, etc.
Blight Remediation	Activities may include the acquisition, demolition, site cleanup of blighted properties. Vacant land will then be made available for redevelopment.
Acquisition	Activities may include the acquisition of a vacant land to be redeveloped into housing units or assistance to a non-profit for acquisition of a parcel for their approved activities.

Other Public Facilities (PF)	Assistance for non-profits for the planning, acquisition, rehabilitation, redevelopment, etc. for necessary building and programming needs. Assistance could include funding towards the availability of broadband services for those that cannot afford the services or have no access to the service.
Administration	Funding to assist administration of CDBG program for City staff to include, but not limited to, salaries and benefits, supplies, telephone, copier, travel for training, etc.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The estimated number of families broken down by income levels the City of Sheboygan hopes to assist in the next five years per housing activity is provided in a chart that is located in the appendix.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)****Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

The Sheboygan Housing Authority renovated the Wasserman Apartments' 105 units to make them more accessible to those with physical disabilities in 2020-2021 since the units had not been updated since they were built in the 1960's. This has provided more accessible units.

**Activities to Increase Resident Involvements**

The Sheboygan Housing Authority has developed partnerships with key organizations in Sheboygan to provide supportive services to residents which include budget and financial counseling, life skills, and general everyday living skills. The goal of these services to encourage building independence and self-reliance amount low-income residents.

**Is the public housing agency designated as troubled under 24 CFR part 902?**

No.

**Plan to remove the 'troubled' designation**

N/A



## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

If the Analysis of Impediments to Fair Housing is not completed prior to the submission of the City's new ConPlan, the City will review the final AFH when completed and amend its ConPlan as needed. The primary barrier to affordable housing is the growing mismatch between incomes and housing costs in Sheboygan.

Minimum-wage, single income households and those depending on SSI payments cannot afford an apartment renting at the fair market rate in the city, and property taxes continue to represent an affordability concern for residents, particularly those with fixed incomes.

Another barrier to affordable housing within Sheboygan is the shortage of decent, affordable and accessible housing for persons with disabilities. The limited supply of affordable housing accessible to persons with physical disabilities is due in large part to the age of housing stock, most of which was built before the Americans with Disabilities Act was passed. Many of the City's older homes are difficult to retrofit for accessibility because they are multi-story units with stairs. This is true of smaller two-to-four flats as well as larger three or four-story walk-ups built in the 1930s and 1940s. One of the activities the city will be undertaking during this five-year consolidated plan timeframe is complete an affordable housing market study to determine how many affordable housing units the city can support.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

The City of Sheboygan, through its Planning & Development Department, offers programs that assist to remove barriers to affordable housing. The Department will work with local contractors to assist in the cost of becoming Lead Certified through the State of Wisconsin. This will increase the number of Lead Certified Contractors that are available to bid projects, which equates to more competitive bids, which equates to lower renovation costs to the homeowner.

Community Development staff will continue to work with the Lead Safe Homes Program to provide grants to qualifying households to affordably abate lead-based paint hazards in homes with children. Since the funds are in the form of a grant, the homes can become safe from these hazards and not increase the property owners' payments toward housing.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Lakeshore CAP is the largest provider of services to Sheboygan's homeless population, including the unsheltered homeless and receives referrals from other local service providers. Case managers assess clients to determine their eligibility for housing assistance programs throughout the region served by the Lakeshore CAP continuum of care. In addition to housing, case managers help clients connect to benefits, employment counseling/placement, health services, substance abuse counseling and education.

### **Addressing the emergency and transitional housing needs of homeless persons**

Through block grant allocations, the city supports the 45 beds at the Salvation Army for the emergency housing situations, and an additional 16 beds through the Abode, a transitional housing agency for people escaping addiction.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The City is not a recipient of the ESG and HOME funds, we rely on our partners to provide services normally covered by these funds. The City supports organizations like Lakeshore CAP who applies for rapid rehousing funds for the community.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

The City does not receive ESG funds therefore we rely on partnerships with service providers in the community.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

The City of Sheboygan participates in a lead review panel to assist with ordering repairs to dealing with lead-based paint. The Sheboygan County Public Health Department is very active in awareness and inspections to assist with children under the age of six lower elevated blood levels.

The City of Sheboygan's actions to screen for lead based paint hazards, to mitigate when necessary, and to inform homeowners and tenants of the hazards of lead-based paint are actions that will help reduce the extent of lead poisoning, particularly for the low-income households that are served by the City's CDBG programs.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

The City's actions to address lead-based paint hazards are integrated into housing policies and procedures in order to ensure a high level of quality of health for the City's residents. The City's CDBG funded housing rehab program is instrumental in helping to reduce lead-based paint hazards when detected. Residents are able to apply for loans to rehabilitate their dwelling units and if lead based paint hazards are found they are removed.

All CDBG housing projects entered into between the City of Sheboygan and recipients of funding from those programs include language that the recipients must comply with lead-based paint regulations and policies as established by City, State and Federal laws and regulations, including specific policies related to lead-based paint in the CDBG programs.

### **How are the actions listed above integrated into housing policies and procedures?**

The City's housing rehabilitation loan program follows all state and federal lead-based paint requirements.

## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The City of Sheboygan’s anti-poverty strategy is focused on providing support to and fostering the development of at-risk individuals and families. Multiple programs and policies exist that are meant to assist those struggling with poverty. The City of Sheboygan also utilizes economic development techniques to work towards reducing the number of poverty-level families. The City Development Department is actively involved in the development of underperforming commercial areas of the community and will continue to apply resources to create greater economic opportunities for depressed parts of Sheboygan. With greater economic development comes an increased opportunity for employment for the unemployed individuals and families in Sheboygan.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The City’s poverty-reducing goals, programs, and policies work to provide support and develop at-risk individuals and families. The 2025-2029 Consolidated Plan will serve as the framework for the City and service providers to adhere to in order to address the needs of the community. A coordinated approach to addressing the needs of the community will be accomplished through consultation with the 2025-2029 Consolidated Plan and the City Development Department. Poverty reduction is tied to multiple aspects of this plan and the various affordable housing strategies and other initiatives put forth will work towards reducing the number of families and individuals facing poverty.

## SP-80 Monitoring – 91.230

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

The Community Development Department monitors its subrecipients by:

- Requiring signed agreements that detail their expenditures, goals, and activities.
- Quarterly reports for the first year – or until their grant funding is expended. Then the subrecipient must report biannually for two more years verifying that the program is continuing to assist the community.
- On-site monitoring reviewing accounting ledgers, financial reports, client reports, details of activities and credentials of staff.
- Expenditures are tracked to their contracted intent.
- Subrecipients are interviewed and testimonies from their clients are received.
- All information is kept in their individual files and made available for audits and/or monitoring.
- Community Development staff provides technical assistance in the areas of reporting and timeliness of expenditures.

Department of Development staff also monitors properties that had received rehabilitation assistance during the life of the loan. If a property is not kept to standards, staff will notify the owner with the required maintenance to bring the property back up to code. If the property owner does not comply, the property will be turned over to the City's Inspection staff for official orders and possible court action if they do not comply. In addition, staff may seek legal assistance in calling their mortgage due for not following the terms of the mortgage and note with the City. Staff monitors that all loans stay current on their real estate taxes and maintain ownership/owner-occupancy. If the property owner does not comply, staff works with the City Attorney's office for full repayment of the loan and/or possible foreclosure.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The anticipated resources section of the strategic plan describes the City of Sheboygan's financial resources for the duration of the 2025-2029 Consolidated Plan. The financial resources listed are not all encompassing but serve to illustrate the City's ability to use federal and local funding to address the priority needs and goals put forth in this plan. The funds are anticipated to be utilized by various regional and local government entities as well as the service providers which serve Sheboygan.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public Federal	Acquisition Administration Econ Development Housing Public Facilities, Public Services	\$910,675	\$250,000	\$944,000	2,104,675	\$300,000	Annual CDBG allocation. Prior Year resources include Administration, Housing Rehab, Neighborhood Revitalization, Econ Dev and Housing Rehab revolving loan funds. Program income expected to receive in the 2025 Program Year.

Table 52 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

Federal funds are leveraged through all the non-profits that are successful in receiving Community Development Block Grant funding to assist with their programs. Every dollar of CDBG funding is matched ten times through the non-profits local funding and fund raising. CDBG does not require matching funds, but through fund raising with non-profits and local contributions for public facilities, CDBG tends to be easily matched ten times over the amount given towards projects.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

There is currently no publicly owned land or property located within the jurisdiction that will be used to address the needs identified in this plan

### **Discussion**



Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order								Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding
1	Preservation of Existing Homes	2025	2029	Affordable Housing	City wide	Neighborhood Housing	\$50,000	Direct Financial Assistance to Homebuyers: 3 Households Assisted Housing Code Enforcement/Foreclosed						
2								Accessibility Improvements to Existing Homes	2025	2029	Affordable Housing	City wide	Neighborhood Housing	\$20,000
3								Support of Homeless	2025	2029	Homelessness	City wide	Homelessness, Housing,	\$60,000
4								Job Creation	2025	2029	Economic Development, non-housing community development	City wide	Economic Development	\$500,000

5	Public Service (PS) Activities	2025	2029	Public Services	City wide	Homelessness Diversity Needs Housing Health Care, Transportation	\$136,000
6	Blight Remediation	2025	2029	Affordable Housing, Econ Development	City wide	Neighborhood Housing, Economic Development	\$120,000
7	Acquisition	2025	2029	Affordable Housing, Public Facility	City wide	Neighborhood Housing	\$600,000
8	Administration	2025	2029	Administration	N/A	Administration	\$182,000

Table 53 – Goals Summary

## Goal Descriptions

Goal Name	Goal Description
Preservation of Existing Homes	Housing Rehabilitation offers low interest loans to income qualified homeowners to make the necessary repairs so they can stay and afford to stay in their homes. Program funds can also be utilized by the City when it becomes the owner of a single-family home that needs renovations before making it available for sale.
Accessibility Improvements to Existing Homes	Housing accessibility improvements offers low interest loans to income qualified homeowners to make the necessary ADA improvements so they can stay in their homes. Program funds can also be utilized by the City when it becomes the owner of a single-family home that needs renovations before making it available for sale.
Support of Homeless	Assistance with the needs of Homeless Shelters from administration costs, case management, planning costs for expansion, or physical improvements to better address their clientele.
Job Creation	Activities include business loans to new and/or expanding businesses for acquisition of buildings and/or equipment. Outcomes are job creation for low-income households.
Public Service (PS) Activities	Activities include assistance to non-profit agencies who assist low-income households. Services range from, but not limited to, homeless providers, housing providers, youth program providers, elderly program providers, health care providers, special needs population providers, diversity providers, etc.
Blight Remediation	Activities may include the acquisition, demolition, site cleanup of blighted properties. Vacant land will then be made available for redevelopment.
Acquisition	Activities may include the acquisition of a vacant land to be redeveloped into housing units or assistance to a non-profit for acquisition of a parcel for their approved activities.
Administration	Funding to assist administration of CDBG program for City staff to include, but not limited to, salaries and benefits, travel for training, etc.



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Sheboygan will utilize Community Development Block Grant allocations for the following projects for the 2025 year. All projects fall under the goals and objectives set forth in its 2025 – 2029 5-Year Consolidated Plan which will be submitted with this 2025 Annual Plan to the local HUD field office.

#### Projects

#	Project Name	Funded Amount
1	Administration	\$182,135
2	Lakeshore Cap	\$20,000
3	The Abode	\$26,460
4	Shoreline Metro	\$42,493
5	Salvation Army	\$47,000
6	Partners for Community Development	\$20,000
7	Housing Rehab	\$50,000
8	Acquisition	\$550,000
9	Blight Remediation	\$75,000

Table 54 – Project Information

#### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

##### Lakeshore Cap

The objective of Lakeshore Cap's Supportive Housing Program is to address the urgent and growing issue of housing instability and homelessness in Sheboygan County. The program seeks to provide relief and long-term solutions for individuals and families who are homeless or at imminent risk of homelessness. Through resource referral, individualized housing planning, and rental assistance, the program supports participants in achieving stability and reducing the likelihood of returning to homelessness.

Additionally, the program manages and seeks funding for its After-Hours initiative, which coordinates emergency hotel placements for unsheltered individuals through partnerships with local agencies. As the lead agency and fiscal agent, the program ensures collaborative service delivery, follow-up care, and payment processing to get people safely out of the elements and connected to ongoing support.

##### The Abode

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The Adults in Recovery from Substance Abuse & Mental Health Challenges are served at the Abode's CBRF residences (Clara and Ontario Avenues) with 16-beds and 24-hour staffing. During their average 3-month stay, they provide furnished rooms and supplies, all meals, case management, programming (relapse prevention, job search, coping skills, etc.), and activities to assist their recovery and transition to independent living. The Homeless Families are served at one of the four furnished Erie Avenue Apartments. The families are referred by the Sheboygan Area School District or other local agencies. During their average 3-month stay, they provide the furnished apartment, utilities, case management, and food support.

#### Shoreline Metro

The primary function of Shoreline Metro is to provide public transportation to residents of the City of Sheboygan and the surrounding area. Area residents depend on the service to go to work, shopping, school, personal business, medical appointments, and for various other activities in the community. Federal and state operating assistance is not sufficient to meet the needs of the transit system.

#### Salvation Army

The Emergency Lodge is an overnight shelter located in downtown Sheboygan. This is a 90-day program, that is available 7 days a week, 365 days a year to assist those who have experienced a crisis leading to homelessness. The objective of the Emergency Lodge is to provide unhoused individuals with shelter, food, basic necessities and support through intensive casework so they may secure permanent housing within three months.

#### Partners for Community Development, Inc.

This project, as a whole, is working to re-develop 14 homes at various sites located in the City of Sheboygan. The plan provides for significant repair of all homes involved. While each home was evaluated individually, common repairs include siding, windows, floors, foundations, roofs, electrical, plumbing, HVAC etc.

#### Homeowner Rehabilitation Loan Program

Allocating priority for this program is high due to the cost of repairs to a home. The City of Sheboygan's housing stock is older and homes typically need more than one item repaired/replaced at a time. Many homeowners start the application process but do not complete it due to the administrative burden in providing all the required documents. City staff will work with each homeowner/applicant to make sure they can submit the required paperwork and obtain the necessary repairs to their homes.

#### Acquisition and Blight Elimination

The City of Sheboygan is highly interested in acquiring and demolishing/clearing the sites of a number of blighted properties in the community. These projects will allow the blighting influences of vacant and underutilized buildings in residential and commercial neighborhoods be removed and make room for new infill residential or mixed-use developments, providing more housing in this extremely tight housing market.



**AP-38 Project Summary**  
**Project Summary Information**

2025-2029 Draft  
Consolidated Plan

SHEBOYGAN

103

Project Name	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Local
Administration	Administration	N/A	\$180,000	Staff costs associated with running programs including but not limited to salaries, travel, supplies, etc.	03/31/2026	N/A	
Lakeshore Cap		Support of Homeless, PS	Homelessness Housing	\$20,000	Resource planning, rental assistance, referrals	03/31/2026	150 i verge
The Abode		Support of Homeless, PS	Homelessness Housing	\$26,460	Furnished rooms, meals, case management, programming	03/31/2026	60 in home
Shoreline Metro		Public Service	Transportation	\$42,493	Transportation of LMI individuals to jobs, medical appointments, etc.	03/31/2026	580,0 riders
Salvation Army		Public Service	Homelessness, Housing	\$47,000	Temporary shelter, food, basic necessities, support	03/31/2026	150 i home
Partners for Community Dev		Accessibility Improv to Existing Homes	Housing	\$20,000	Improvements to residential units throughout the City	03/31/2026	14 LM

Homeowner Rehab Loan Program	Preservation of Existing Homes	Housing	\$50,000	Improvements to owner-occupied units	03/31/2026	5 LM
Acquisition	Acquisition	Blight Elim	\$500,000	Purchase of blighted property	03/31/2026	N/A
Blight Elimination	Blight Elimination	Blight Elim	\$75,000	Demolition and clearance of blighted property		N/A

## AP-50 Geographic Distribution – 91.220(f)

### Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The geographic areas where assistance will be directed are the city limits of the City of Sheboygan.

### Geographic Distribution

Target Area	Percentage of Funds
N/A	

Table 55 - Geographic Distribution

### Rationale for the priorities for allocating investments geographically

The City does not “target” areas for funding. Community Development Block Grant funds assist all residents citywide. There are no priorities that we use to evaluate projects – only if they meet the current income guidelines and all other HUD requirements; projects are evaluated based on availability of funding and the needs of the community.

### Discussion

As indicated above, there are no targeted areas for Community Development Block Grant Funds to be allocated to. We will continue to work within low to moderate income census tracts but without identified needed projects, funding cannot be allocated.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	90
Non-Homeless	150
Special-Needs	20
Total	260

**Table 56 - One Year Goals for Affordable Housing by Support Requirement**

One Year Goals for the Number of Households Supported Through	
Rental Assistance	154
The Production of New Units	10
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	184

**Table 57 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

The programs the City offers include homeowner rehab, which has low direct impact in terms of numbers of households served.

Households are primarily supported through the public service activities carried out by our Public Service partners – Lakeshore Cap, Salvation Army, The Abode, and Partners in Community Development, and the Housing Authority of the City of Sheboygan.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The role of the Housing Authority (HA) of the City of Sheboygan is to provide public housing and administer Section 8 Housing Choice Vouchers. The HA operates a tax credit project (Wasserman Place) it co-owns with a private sector partner (105 units) where 105 project-based vouchers are used. It also has 49 tenant-based vouchers for a total of 154 Housing Choice vouchers managed by the Housing Authority.

The HA also owns and operates an 84-unit development (Park Plaza at 909 Ontario Ave.), and 135 units of public housing across four other developments: Tamarack House (105 units), 24 units of 2- and 3-bedroom family housing at Georgia Ave; and 6 2-bedroom units of family public housing at 919 Niagra Ave. Additionally the HA owns 49 units of WHEDA subsidized housing in Sheboygan Falls, WI.

### **Actions planned during the next year to address the needs to public housing**

The HA will continue to lease, manage, and maintain its public housing units and look for ways to prolong the useful life and affordability of those units. 2025 will start the beginning of the 2025-2029 HA's 5-Year Capital Improvement Plan. This plan outlines the strategic use of its capital funding, and the projected improvements planned for their public housing units. Those improvements for 2025 include the continuing of kitchen modernization and upgrading those the public housing units that couldn't get completed in 2024 and with smoke detectors to meet the new regulations.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

N/A

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Housing Authority of the City of Sheboygan is not a designated as troubled.

### **Discussion**

The access to affordable, safe housing is a high priority for the City of Sheboygan. Wasserman Place, Tamarack House, Park Plaza, the Family Units, and Housing Choice Voucher programs are essential for Sheboygan's residents who cannot afford market rents. If these programs are eliminated, these families will not be able to afford safe housing and may end up homeless - which would only add to the increasing homeless situation.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Development Department staff is a part of the Sheboygan County's Housing Coalition. This coalition consists of all local housing agencies that work with homeless and housing issues in general. In working together, agencies better understand each other's goals and how their clients can be better assisted.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

All local shelters provide in-depth case management with each of their clients. They connect their clients with other programs that can assist them to meet their goals – whether it is applying for social security disability, additional education to learn a trade, addressing alcohol and/or drug behaviors, etc. All these obstacles take time to overcome. It is imperative that shelters work with transitional housing organizations so clients coming out of the shelters have other housing options if their goals are going to take longer than 90 days to accomplish. Sheboygan needs longer stay transitional housing units in order for more to become successful.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

All local shelters provide in-depth case management with each of their clients. They connect their clients with resources that can assist them to meet their goals – whether it is applying for social security disability income, gaining additional education to learn a trade, addressing alcohol and/or drug abusive behaviors, financial education, etc. All these obstacles take time to overcome. It is imperative that the shelters work with transitional housing organizations so clients coming out of the shelters have other housing options if their goals are going to take longer than 90 days to accomplish. Transitional shelters are often at capacity and could use more bed space, particularly those who serve individuals with addiction and mental health issues.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Lakeshore Cap offers supportive services and hotel vouchers for people while they are seeking permanent housing and independent living. The Abode helps people in transition while they are dealing with substance abuse issues so they can achieve successful transitions to permanent housing and independent living when they have addressed the other issues preventing them from achieving those goals. Salvation Army also connects people with case management services to ensure a successful transition as well.

### **Helping low-income individuals and families avoid becoming homeless, especially extremely**

**low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

Public Housing units and Housing Choice Voucher programs must continue to receive federal funding to assist the very low and extremely low-income households. Affordable housing units are in great demand and connecting these clients to them can be difficult.

### **Discussion**

There are numerous other agencies who work to support people facing homelessness. The Warming Center and Sheboygan County Food Bank, Habitat for Humanity and other agencies all work together. With the Sheboygan County Housing Coalition acting as an overarching entity that keeps everyone in the loops and provides time and space for agencies to come together, there is less risk of people falling through the cracks.



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The City of Sheboygan’s Analysis of Impediments (AI) to Fair Housing was updated in early 2022. Ways to overcome some barriers facing residents in Sheboygan and other affordable housing barriers are listed below:

Barriers to affordable housing persists. The lead-based paint regulation on renovations significantly adds to the cost of rehabilitation work. Now with the added environmental regulation of radon remediation, additional barriers are added to a homeowner who just needs a one item replaced or repaired.

All contractors who work in renovations are required to have the State of Wisconsin’s Lead Safe Renovator’s License, at a minimum, in addition to their Contractor’s Licenses. Since continuing education is required for all contractors in maintain their contractor’s licenses, lead based paint education should be part of the required classes – not a separate license that must be paid separately to maintain. It is difficult to find contractors with the proper certification. Only agencies working with federal funds require the certification - making it more difficult for our agency to maintain a contractor list that meets the necessary certifications.

Zoning and tax credits are key factors in redevelopment projects and the reuse of properties for affordable housing. Many times, the zoning request for a new construction, multi-family rental units that are deemed “affordable” are turned down by the negative feedback from neighboring residents. Tax credit projects also receive extra points if the proposed development is in a qualified census tract, based on geography and population. This increases the density of low and moderate-income instead of locating in other areas of the city.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The city continues to look at zoning code items that will facilitate development of affordable housing, and not place a barrier on it. The Housing Rehab program is also exploring ways to connect contractors with Lead Certification or at least Lead Safe Practices with those who don’t have the certification so they can pair up on jobs if necessary.

### **Discussion:**

The City of Sheboygan prides itself on promoting affordable housing throughout the city. We will continue to listen to our constituents to see where we might be falling short and to educate those that feel that low-income housing is not a priority in Sheboygan. The City of Sheboygan will continue to educate the community on fair housing issues.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

In addition to the actions taken in the above listed goals and projects, there are a variety of other actions that can be taken to meet the needs of the LMI population through this CDBG program and other programs offered by the city, as well as other public service providers.

### **Actions planned to address obstacles to meeting underserved needs**

Knowing and understanding the instability of the federal dollars, and given the program income and existing funds balance, the City of Sheboygan is going to focus on expending the funds in the most effective and efficient way possible. The city will be utilizing revolving loan funds for homeowner rehab and commercial businesses (economic development). Additionally, the city will partner with other agencies who receive funding from multiple sources in order to leverage funds that would not otherwise be applicable to the work the city is doing.

### **Actions planned to foster and maintain affordable housing**

Fostering and maintaining affordable housing will be accomplished through the homeowner rehab program, blight elimination and acquisition, working with Partners for Community Development, Habitat for Humanity and other strategic partners. The Housing Authority will continue to offer and provide affordable housing through its Public Housing Program, Housing Choice Vouchers, and tax credit product.

### **Actions planned to reduce lead-based paint hazards**

The homeowner rehab program focuses on the removal of lead paint in every home it supports through the loan program. One by one, houses with lead paint are being remediated throughout the City of Sheboygan. Partners for Community Development also engage in home rehab and utilize programs to eliminate lead paint. Through acquisition and blight remediation, houses that are aged, dilapidated and condemned or otherwise uninhabitable will be acquired and demolished, also taking care of the lead paint issue in those homes.

### **Actions planned to reduce the number of poverty-level families**

The city is focused on creating new jobs through aggressive economic development recruitment and retention/expansion activities. By creating new jobs and making sure there are positions available to poverty-level workers, the goal is to bring people out of poverty by providing a robust environment in which they can secure living-wage paying jobs, to sustain them and their families.

### **Actions planned to develop institutional structure**

The City maintains relationships with participants and stakeholders within the institutional structure, so there is a close network of service providers and other support that is connected, networked, and able

to refer individuals and families in order that they may get the help they need.

**Actions planned to enhance coordination between public and private housing and social service agencies**

The city participates in the Sheboygan County Housing Coalition with other public and private housing and social service agencies. It also maintains relationships with those service providers one-on-one so that coordination can be enhanced.

**Discussion:**

Maintaining open lines of communications, solid relationships and a collaborative atmosphere will go a long way to achieving the goals set out in this plan. This work is never done.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

#### Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

#### Other CDBG Requirements

1. The amount of urgent need activities – none anticipated

1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). <TYPE=[text] REPORT\_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]> N/A

## Appendix - Alternate/Local Data Sources

1	<b>Data Source Name</b> Sheboygan Housing Authority
	<b>List the name of the organization or individual who originated the data set.</b> Sheboygan Housing Authority
	<b>Provide a brief summary of the data set.</b> Actual participation data.
	<b>What was the purpose for developing this data set?</b> Actual Participation data.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> May 2025
	<b>Briefly describe the methodology for the data collection.</b> None
	<b>Describe the total population from which the sample was taken.</b> None
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> None
2	<b>Data Source Name</b> Section 8 User Data
	<b>List the name of the organization or individual who originated the data set.</b> Sheboygan Housing Authority, Melody Hermann, Executive Director
	<b>Provide a brief summary of the data set.</b> Actual numbers by the Housing Authority.
	<b>What was the purpose for developing this data set?</b> Representative of the actual usage.
	<b>Provide the year (and optionally month, or month and day) for when the data was collected.</b> May 2025
	<b>Briefly describe the methodology for the data collection.</b> Actual tenants and users of programs.

	<b>Describe the total population from which the sample was taken.</b> Housing Authority clients.
	<b>Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed.</b> None

**CITY OF SHEBOYGAN  
RESOLUTION 52-25-26**

**BY ALDERPERSONS RUST AND LA FAVE.**

**JULY 7, 2025.**

A RESOLUTION authorizing the appropriate City official to complete and sign Part G of Wisconsin Department of Revenue Form AB-105 submitted by Three Sheeps Brewing Company, LLC.

WHEREAS, as of May 1, 2024, breweries are now qualified to apply for full-service retail sales on or off the production premises; and

WHEREAS, municipalities do not issue licenses for full-service retail sales outlets, however, must approve of the outlets; and

WHEREAS, municipalities can limit authorized sales at the full-service retail outlet and limit the scope of alcohol beverages offered for sale by the permittee; and

WHEREAS, approval must be based on the same standards and criteria, established by ordinance, for the evaluation and approval of retail licenses; and

WHEREAS, Three Sheeps Brewing Company, LLC is requesting for an Unlimited Transfer Full-Service Retail Outlet for August 9-10, 2025 to set-up a tap trailer at King Park for the P1 Powerboat Race event; and

WHEREAS, the rules are being suspended to allow for the permittee to submit the approved application to the Wisconsin Department of Revenue in time for the event.

NOW, THEREFORE, BE IT RESOLVED: That the Mayor is directed to complete Part G of the submitted application, not limiting the scope of alcohol beverages offered for sale in accordance with the application for the dates of the event.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_  
Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan



Form

AB-105

# **Producer Full-Service Retail Sales Application**

Date

## **Part A: Producer Information**

1. Business Legal Name (individual name if sole proprietor) Three Sheeps Brewing Company, LLC		
2. Business Name or DBA 3 Sheeps Brewing	3. Agent Name Grant Pauly	
4. FEIN 45-3050478	5. Wisconsin Seller's Permit Number 456-1027464658-08	
6. Wisconsin Producer Permit Number 309-1024484569-03	7. Producer Type <input checked="" type="checkbox"/> Brewery <input type="checkbox"/> Winery <input type="checkbox"/> Liquor Manufacturer/Rectifier	
8. Contact Person's First Name Grant	9. Last Name Pauly	10. M.I. T
11. Contact Person's Phone (920) 946-9715	12. Contact Person's Email gpauly@3sheepsbrewing.com	

## **Part B: Production Quantity**

**Note:** Check appropriate quantity for permit held (see instructions). If you hold more than one producer permit, check the total aggregate quantity produced for each type of permit. Enter the highest quantity produced in any of the last three calendar years.

Brewery	Manufacturer/Rectifier	Winery
<input type="checkbox"/> Less than 250 barrels	<input type="checkbox"/> Less than 1,500 liters	<input type="checkbox"/> Less than 1,000 gallons
<input type="checkbox"/> 250 - 2,499 barrels	<input type="checkbox"/> 1,500 - 4,999 liters	<input type="checkbox"/> 1,000 - 4,999 gallons
<input type="checkbox"/> 2,500 - 7,499 barrels	<input type="checkbox"/> 5,000 - 34,999 liters	<input type="checkbox"/> 5,000 - 24,999 gallons
<input checked="" type="checkbox"/> 7,500 or more barrels	<input type="checkbox"/> 35,000 or more liters	<input type="checkbox"/> 25,000 or more gallons
Calendar year: 2024	Calendar year:	Calendar year:
Quantity: 14,000	Quantity:	Quantity:

**Complete only ONE of Part C, D or E.**

## **Part C: Request for Full-Service Retail Sales at the Production Premises**

1. Start Date	2. Production Premises Address		
3. City	4. State	5. Zip Code	
6. County	7. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of:		

## **Part D: Request for Fixed Full-Service Retail Outlet**

1. Are you transferring one fixed full-service retail outlet to a new location? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, complete boxes 2 through 9.			
2. Current Outlet Name			
3. Current Outlet Premises Address			
4. City	5. State	6. Zip Code	
7. County	8. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of:		9. Premises Phone Number

Continued →

**Part D: Request for Fixed Full-Service Retail Outlet (Cont.)****New Fixed Retail Outlet Information (complete boxes 10 through 23)**

10. Start Date	11. New Outlet Name		
12. New Outlet Premises Address			
13. City	14. State	15. Zip Code	
16. County	17. Governing Municipality <input type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: _____		18. Premises Phone Number
19. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.			
20. Will you operate a restaurant on the premises? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No			
21. What alcohol beverages will be offered for sale? (check all that apply) ..... <input type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
22. What alcohol beverages does the permittee produce? (check all that apply) <input type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)			
23. How will customers be served? (check all that apply) ... <input type="checkbox"/> Samples <input type="checkbox"/> On-premises consumption <input type="checkbox"/> Off-premises consumption			

**Part E: Request for Unlimited Transfer Full-Service Retail Outlet**

1. Name of Event (if applicable) Boat Race Beach Party		
2. Dates of Operation (attach a schedule, if necessary) 08/09/25-08/10/25	3. Hours of Operation 08/09 - 11am-9pm, 08/10 - 11am-6pm	
4. Premises Address King Park		
5. City Sheboygan	6. State WI	7. Zip Code 53081
8. County Sheboygan	9. Governing Municipality <input checked="" type="checkbox"/> City <input type="checkbox"/> Town <input type="checkbox"/> Village of: Sheboygan	
10. Organizer of Event (if not the named applicant)	11. Email and/or Phone Number for Organizer of Event same	
12. Organizer Website www.3sheepsbrewing.com	13. Event Website www.3sheepsbrewing.com/events	
14. Premises Description - Describe the building or buildings and any outside areas where alcohol beverages are produced, sold, stored, or consumed, and related records are kept. Describe all rooms within the building, including living quarters. Authorized alcohol beverage activities and storage of records may occur only on the premises described in this application. Attach a map or diagram and additional sheets if necessary.  A tap trailer will be located by the commons building. This will be the only location for the purchase of malt beverages.		
15. On-Site Contact (Last Name, First Name) Grant Pauly	16. On-Site Contact Phone (920) 946-9715	17. On-Site Contact Email gpauly@3sheepsbrewing.com
18. Will you operate a restaurant on the premises? ..... <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
19. What alcohol beverages will be offered for sale? (check all that apply) ..... <input checked="" type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)		
20. What alcohol beverages does the permittee produce? (check all that apply) <input checked="" type="checkbox"/> Beer <input type="checkbox"/> Wine <input type="checkbox"/> Intoxicating Liquor (other than wine)		
21. How will customers be served? (check all that apply) ... <input type="checkbox"/> Samples <input checked="" type="checkbox"/> On-premises consumption <input type="checkbox"/> Off-premises consumption		

**Part F: Attestation**

Who must sign this application?

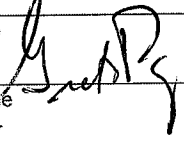
- sole proprietor      • general partner of a partnership      • corporate officer      • member of an LLC

**READ CAREFULLY BEFORE SIGNING:**

I understand and agree to the following:

- I will not operate this location outside of the dates and times approved by the municipality and Division of Alcohol Beverages.
- I will operate this location according to municipal ordinance and restrictions imposed as a condition of receiving this authorization.
- I will purchase alcohol beverages I do not produce from an authorized source, such as a Wisconsin-permitted wholesaler.
- I will operate this location according to Wisconsin law and administrative regulation including but not limited to: underage restrictions, closing hours, licensed operators, and record keeping requirements.

Further, under penalty of law, I have answered each of the above questions completely and truthfully. I agree that I am acting solely on behalf of the applicant business and not on behalf of any other individual or entity seeking the authorization. Further, I agree that the rights and responsibilities conferred by the authorization, if granted, will not be assigned to another individual or entity. I understand that lack of access to any portion of a premises during inspection will be deemed a refusal to allow inspection. Such refusal is a misdemeanor and grounds for revocation of this authorization. I understand that any authorization issued contrary to Wis. Stats. Chapter 125 shall be void under penalty of Wisconsin law. I further understand that I may be prosecuted for submitting false statements and affidavits in connection with this application, and that any person who knowingly provides materially false information on this application may be required to forfeit not more than \$1,000 if convicted.

Signature 		Date 06/19/2025	
Last Name Pauly	First Name Grant	M.I. T	
Title Founder & Brewmaster	Email gpauly@3sheepsbrewing.com	Phone (920) 946-9715	

**Part G: For Municipal Use Only (Complete if Requesting Authorization in Part D or E)**

1. Will the municipality limit the scope of alcohol beverages offered for sale? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No		
2. Will the municipality impose any requirements or restrictions for the full-service retail outlet? ..... <input type="checkbox"/> Yes <input type="checkbox"/> No		
3. Describe municipal restrictions indicated in questions 1 or 2 above.		
4. Last Name of Municipal Official	5. First Name	6. M.I.
7. Signature of Municipal Official		8. Date
9. Date Application was Filed with Clerk	10. Date Full-Service Retail Outlet Approved by Governing Body	

**CITY OF SHEBOYGAN  
RESOLUTION 51-25-26**

**BY ALDERPERSONS DEKKER, RUST, AND MITCHELL.**

**JULY 7, 2025.**

A RESOLUTION authorizing the filing of an application with the United States of America Department of Transportation and authorizing the executing of the contract pertaining to grants for calendar year 2026, under former Section 9 (USC 5307) of the Federal Transit Act of 1964, as amended.

WHEREAS, the Secretary of Transportation is authorized to make grants for a mass transportation program of projects; and

WHEREAS, the contract for financial assistance will impose certain obligations upon the applicant, including the provision by it of the local share of the projects costs in the program; and

WHEREAS, it is required by the United States Department of Transportation in accordance with the provisions of Title VI of the Civil Rights Act of 1964 that in connection with the filing of an application for assistance under the Federal Transit Act of 1964, as amended, the applicant gives an assurance that it will comply with Title VI of the Civil Rights Act of 1964 and the United States Department of Transportation requirements thereunder; and

WHEREAS, it is the goal of the applicant that disadvantaged business enterprises be utilized to the fullest extent possible in connection with these projects, and definite procedures shall be established and administered to ensure that disadvantaged businesses shall have the opportunity to participate in construction contracts, supplies, equipment contracts, or consultants and other services.

NOW, THEREFORE, BE IT RESOLVED: That the Director of Parking and Transit is authorized to execute and file an application on behalf of the City of Sheboygan with the United States Department of Transportation to aid in financing of capital and operating assistance projects for calendar year 2026, pursuant to former Section 9 (USC 5307) of the Federal Transit Act of 1964, as amended.

BE IT FURTHER RESOLVED: That the Director of Parking and Transit of the City of Sheboygan is authorized to execute the contract pertaining to the City of Sheboygan's application for 2026 operating and capital assistance grants under former Section 9 (USC 5307) of the Federal Transit Act of 1964, as amended.

BE IT FURTHER RESOLVED: That the Director of Parking and Transit is authorized to execute and file with such applications all assurances or any other documents required by the United States Department of Transportation effectuating the purposes of Title VI of the Civil Rights Act of 1964 and other legally mandated requirements of the United States Department of Transportation.

BE IT FURTHER RESOLVED: That the Director of Parking and Transit is authorized to furnish such additional information as the United States Department of Transportation may require in connection with the application for the program of projects.

BE IT FURTHER RESOLVED: That the Director of Parking and Transit is authorized to execute grant agreements on behalf of the City of Sheboygan with the United States Department of Transportation for aid in the financing of the capital and operating assistance program of projects.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_  
Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. C. 232-24-25**

**BY PUBLIC WORKS COMMITTEE.**

**MARCH 3, 2025.**

Your Committee to whom was referred Res. No. 156-24-25 by Alderpersons Dekker and Ramey approving an Evergreen Park Trail Assessment and Trail Improvement Concept Plan; recommends to amend The Resolution to read, “Now, Therefore be it Resolved: That the common council approves the evergreen park trail improvement concept plan for improvements to be made within the boundaries of Evergreen Park.”

Committee:

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PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

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Ryan Sorenson, Mayor, City of  
Sheboygan

---

Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
RESOLUTION 156-24-25 SUBS. OF**

**BY ALDERPERSONS DEKKER AND RAMEY.**

**MARCH 3, 2025.**

A RESOLUTION approving an Evergreen Park Trail Assessment and Trail Improvement Concept Plan.

WHEREAS, City staff has worked with the Sheboygan County Cycling (“SCC”) club, which hired International Mountain Bicycling Association Trails Solution (“IMBA”) to inventory current conditions and prepare a conceptual design plan for Evergreen Park in order to guide the City and SCC with future trail development in the park; and

WHEREAS, IMBA solicited feedback from relevant stakeholders and the public, which was considered in developing the design plan; and

WHEREAS, following site visits, mapping, and stakeholder and public input, IMBA developed the attached Evergreen Park Trail Assessment and Trail Improvement Concept Plan to optimize natural resource protection, park user safety, and skills development opportunities, which City staff has reviewed and supports; and

WHEREAS, by approving the design plan, City staff will be able to explore funding opportunities and to partner with outside groups for cohesive park improvements and donations.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council approves the Evergreen Park Trail Improvement Concept Plan for improvements to be made within the boundaries of Evergreen Park.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
RESOLUTION 156-24-25**

**BY ALDERPERSONS DEKKER AND RAMEY.**

**FEBRUARY 3, 2025.**

A RESOLUTION approving an Evergreen Park Trail Assessment and Trail Improvement Concept Plan.

WHEREAS, City staff has worked with the Sheboygan County Cycling (“SCC”) club, which hired International Mountain Bicycling Association Trails Solution (“IMBA”) to inventory current conditions and prepare a conceptual design plan for Evergreen Park in order to guide the City and SCC with future trail development in the park; and

WHEREAS, IMBA solicited feedback from relevant stakeholders and the public, which was considered in developing the design plan; and

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WHEREAS, by approving the design plan, City staff will be able to explore funding opportunities and to partner with outside groups for cohesive park improvements and donations.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council approves the Evergreen Park Trail Assessment and Trail Improvement Concept Plan.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan





## AGENDA ITEM MEMORANDUM

**DATE:** 2/20/2025

**TO:** Public Works Committee

**FROM:** Joe Kerlin, Superintendent of Parks

**SUBJECT:** Resolution 156-24-25 – Evergreen Park Trail Concept Plan

### ISSUE

Should the Public Works Committee recommend approval of the Evergreen Trail Concept Plan?

### STAFF RECOMMENDATION

Staff recommends approval of Evergreen Trail Concept Plan.

### BACKGROUND/DISCUSSION

Evergreen Park has a deep history of bike trail use dating back to the 1990s. Fatkats, a local trail association of the time, hosted WORS races for many years hosting hundreds of racers per event. The single tracks existing in the park today were hand-built by volunteers for those races and local riders to enjoy.

In 2019 Carl Martens, original owner Aventuron in Sheboygan contributed \$8,000 and raised another \$1,000 to bring in IMBA to do an initial trail inventory of the Evergreen, Maywood and Jaycee Parks. The trail assessment/inventory shows all the trails in the three parks.

Sheboygan County Cycling (SCC) has picked up where Carl left off, contracting with IMBA to provide a conceptual plan for future improvements and the complete inventory of the trails and conditions. Without a trail association, the trails in the park turned into a spider web of trails from riders riding wherever they want to go. SCC has a great website; they are educators for trail riders, and they hold workdays for the improvement of the trails and the park.

SCC's report will involve trail assessment, Community input, what they have to offer to improve the trails in the park, how trails coexist with the environment, and how biking is used as another way for people to become more active and enjoy nature.

The concept provided will only include Evergreen Park and offer an idea of what can be done. This resolution is only for the approval of the concept plan. The group will need to ask for approval before making any changes that would be outside of normal trail maintenance and improved signage.

### FUNDING IMPACT

At this time there has been little funding provided by the City. The City has put in their five-year plan that it would look for grant money to support the project up to \$50,000 in 2025 and 2026. There are no funds provided by the City for ongoing maintenance. This would be provided by SCC.

### IF APPROVED, NEXT STEPS:

Upon approval of the concept plan, SCC and I would meet with the City's purchasing agent to discuss the next steps of design-bid for portions of the concept.

DEPARTMENT OF  
PUBLIC WORKS

2026 NEW JERSEY AVE.  
SHEBOYGAN, WI  
53081

920/459-3440  
sheboyganwi.gov



# EVERGREEN PARK TRAIL ASSESSMENT

Item 18.

SHEBOYGAN, WI

SPRING 2024





## ACKNOWLEDGMENTS

### PREPARED FOR:

THE CITY OF SHEBOYGAN PUBLIC WORKS AND  
SHEBOYGAN COUNTY CYCLING

CITY OF SHEBOYGAN  
**PUBLIC WORKS**



### PREPARED BY:

INTERNATIONAL MOUNTAIN BICYCLING ASSOCIATION –  
TRAIL SOLUTIONS



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## IMBA TRAIL SOLUTIONS

IMBA Trail Solutions is the international leader in developing trails, with experience in over 1000 projects in North America, Europe, and Asia. Our staff excels at planning, design, and construction of trail systems that provide high-quality experiences for local riders and destination visitors while simultaneously minimizing environmental impacts.

IMBA Trail Solutions is a fee-for-service based arm of the International Mountain Bicycling Association (IMBA), a 501(c)(3) nonprofit organization. IMBA's mission is to create, enhance, and protect great places to ride mountain bikes. Based in Boulder, Colorado, and with staff distributed across the country and the world, IMBA meets its goal to create great mountain bike experiences through its Trail Solutions program. IMBA Trail Solutions employs approximately twenty professional trail planners and builders. In addition to being industry professionals and exceptional mountain bike riders, IMBA Trail Solutions staff hold a broad base of applicable skills and knowledge from planning, landscape architecture, and environmental sciences to GIS systems, CAD, and graphic design.

Our wealth of experience has allowed us to develop the gold standard guidelines for the creation of both sustainable and enjoyable singletrack trails. These guidelines have influenced all major federal land management agencies and a large number of state and local parks departments. We pride ourselves on the positive experiences IMBA Trail Solutions has provided to the millions of active trail users around the world and on the economic independence that communities have achieved through the development of destination trail systems.





## PROJECT BACKGROUND

The City of Sheboygan and Sheboygan County Cycling partnered with IMBA Trail Solutions to (1) perform a detailed assessment of existing trails in Evergreen Park, Jaycee Quarry Park, and Maywood Environmental Park, (2) engage in community outreach and visioning, and (3) provide recommended improvements that align with stakeholder goals. This effort builds off of IMBA Trail Solutions' 2021 Evergreen Park Concept Plan, which provided a high-level park plan for the City of Sheboygan. The following document provides key takeaways from desktop analyses and site assessment performed in October 2023 along with a phased vision for the future of these parks.

Located three miles northwest of downtown Sheboygan, the city-owned parks provide a variety of outdoor opportunities to nearly 50,000 community members. Evergreen Park is a forested, shared-use city park, offering a state-of-the-art playground, rental shelters, picnic pavilions, and over six miles of natural surface trails for bikers, hikers, birdwatchers, and others. The park hosts the highly-attended Making Spirits Bright holiday light show annually from November 21 through December 31 along the park's paved perimeter loop. Evergreen Park has decades of mountain bike history dating back to the early 90s when it began hosting the final races in the annual Wisconsin Off-Road Series.

Neighboring to the east of Calumet Drive, Jaycee Quarry Park features a disc golf course, a beach and swimming area in an old limestone quarry, and a few miles of shared-use trails along the Pigeon River. To the west of Evergreen Park, Maywood Environmental Park features various habitats and wildlife viewing opportunities, with year-round outdoor education programming and events. While Maywood trails can be used to access Evergreen Park, they are not designed for mountain biking and several sections are designated as hike-only trails.



## Desktop Analysis

Prior to the on-site visit, IMBA Trail Solutions staff worked with the City of Sheboygan and Sheboygan County Cycling to collect geospatial data for basemap development and desktop analysis. Datasets included:

- Digital Elevation Models (DEM)
- Aerial Imagery
- Park Boundaries and Infrastructure
- Hydrology and Wetlands Data
- Soil Data
- Trail Alignments

IMBA Trail Solutions processed high-resolution DEM data to produce two-foot contours and a slope analysis map to gain a better understanding of topography. Utilizing these datasets, IMBA Trail Solutions staff generated custom georeferenced maps and loaded them into Avenza Maps for fieldwork.



Contours and slope maps were generated to visualize and analyze park terrain.

## Field Data Collection

IMBA Trail Solutions staff rode and walked each trail in the three parks, making frequent stops to assess trail conditions and collect GPS point data with detailed field notes. Each trail was given a qualitative rating for Condition and Character on a one-to-five scale, one being poor, and five being exceptional. Condition ratings are based on the assessment of factors such as trail grade sustainability, degree of erosion, proper drainage location, quality of feature construction, and ease of wayfinding. Character ratings are evaluations of trail experience tailored to each trail type and skill level. Notes and images record assessment findings; each of these were grouped into general categories and post-processed for ESRI StoryMaps, printed maps, report documentation, and trail database refinement. All assessment data is geospatially referenced and available via ESRI shapefile or KML.



All shared-use trails in Evergreen Park and its two neighboring parks were assessed by IMBA Trail Solutions staff.



## TRAIL NETWORK OVERVIEW

A trail network assessment was performed on October 4-6, 2023, with a review of the trail amenities, trailhead, signage, and nearly fifteen miles of trails in Evergreen, Maywood Environmental, and Jaycee Quarry Parks. During the time of assessment, there were few other users riding the trails. The local National Interscholastic Cycling Association (NICA) group held afternoon practice sessions, which brought nearly 20 riders to the trails. Hikers and dog walkers were occasionally encountered on the trails throughout the three-day visit. Weather conditions were excellent for the full duration of the visit with mild temperatures and no rain.

### Parking and Trailhead

Evergreen Park, Maywood Environmental Park (Maywood), and Jaycee Quarry Park (Quarry) each have parking areas with trails connecting the parks. Maywood has parking near its Ecology Center on the north of Pigeon River, where the trails are open to hiking only. A bridge crosses the Pigeon River to connect to the southern shared-use portion of the Maywood property. Evergreen Park has three main parking areas: One in the southeast corner near the playground and two adjacent to Calumet Drive along the paved perimeter loop. Some of this parking is closed leading up to the Making Spirits Bright holiday light show for park preparation. The Quarry parking lot is the largest among the three parks; mountain bikers most commonly use this lot to access the trail system.

Although parking is ample, the parks lack a central trailhead location, information kiosk, and trail map for hikers, bike riders, and other users to learn about the trail network, plan routes, and gather for group outings. These amenities are key to trail network success. The City of Sheboygan and Sheboygan County Cycling have plans underway to develop a trailhead and hub locations for Evergreen Park.

### Wayfinding and Signage

One of the most obvious shortcomings of the Evergreen Park trail network, as identified in the 2021 Evergreen Park Concept Plan, is a lack of clear signage and wayfinding throughout the tightly-packed, complex network of trails that span Evergreen, Maywood, and Quarry parks. This has caused the formation of many off-trail social paths, further complicating the trail layout. As reported in community surveys and anecdotal conversation, trail users, especially newcomers and those unfamiliar with the trail layout, frequently get lost in these parks due to the sparse signage in the trail network. This is not only frustrating for hikers and bike riders, but it also potentially dangerous, even in a suburban city park environment.

A main priority for Sheboygan County Cycling is establishing a designated route through the trail network with clear signage. In Winter-Spring 2024, the group plans to install wayfinding posts and indicators along designated trails, providing users with an easily navigable route through the park.



Example of a central trailhead with an informative kiosk and trail map in Heritage Park, Slinger, WI.



# TRAIL ASSESSMENT

IMBA Trail Solutions Staff performed on-site trail assessment for each of the shared-use natural surface trails in Evergreen, Maywood, and Quarry Park. Assessment findings were grouped into the following six categories:

## Fall Line



Sustainable trail design includes a variety of researched and time-tested trail design and construction principles. One of the keys to trail sustainability is working with the contours of the land and avoiding trail grades that exceed half the grade of the hillside. Trails that do exceed half the side slope are considered fall line trails, which introduce a host of potential issues. Fall line trails are susceptible to major erosion and rutting as water flows down the trail tread instead of sheeting across.

## Duplicative Trails



Dense trail networks may further complicate user navigation and have more significant ecological impacts on fragile environments. In some parks, new trails emerge from the landscape seasonally as users – sometimes intentionally – forge new paths through the forest. Many of these trails parallel existing trails, adding unnecessary complexity to the trail network and causing greater environmental impacts.

## Hazard



Trail hazards are things that are particularly dangerous for trail users. These may include fallen trees, broken bridges, or trail features in disrepair. Hazards are specifically called out in assessment maps.

## Wet



Wet areas of a trail are caused by a variety of reasons, including tread drainage issues (tread cupping, lack of tread outslope, lack of grade reversals) and geological issues (seeps, wetlands, and poorly drained soils). Wet areas result in trail widening as users attempt to navigate around the water, causing additional erosion. Wet areas may be avoided by locating trails on suitable terrain and constructing trails with proper drainage.

## Overgrown

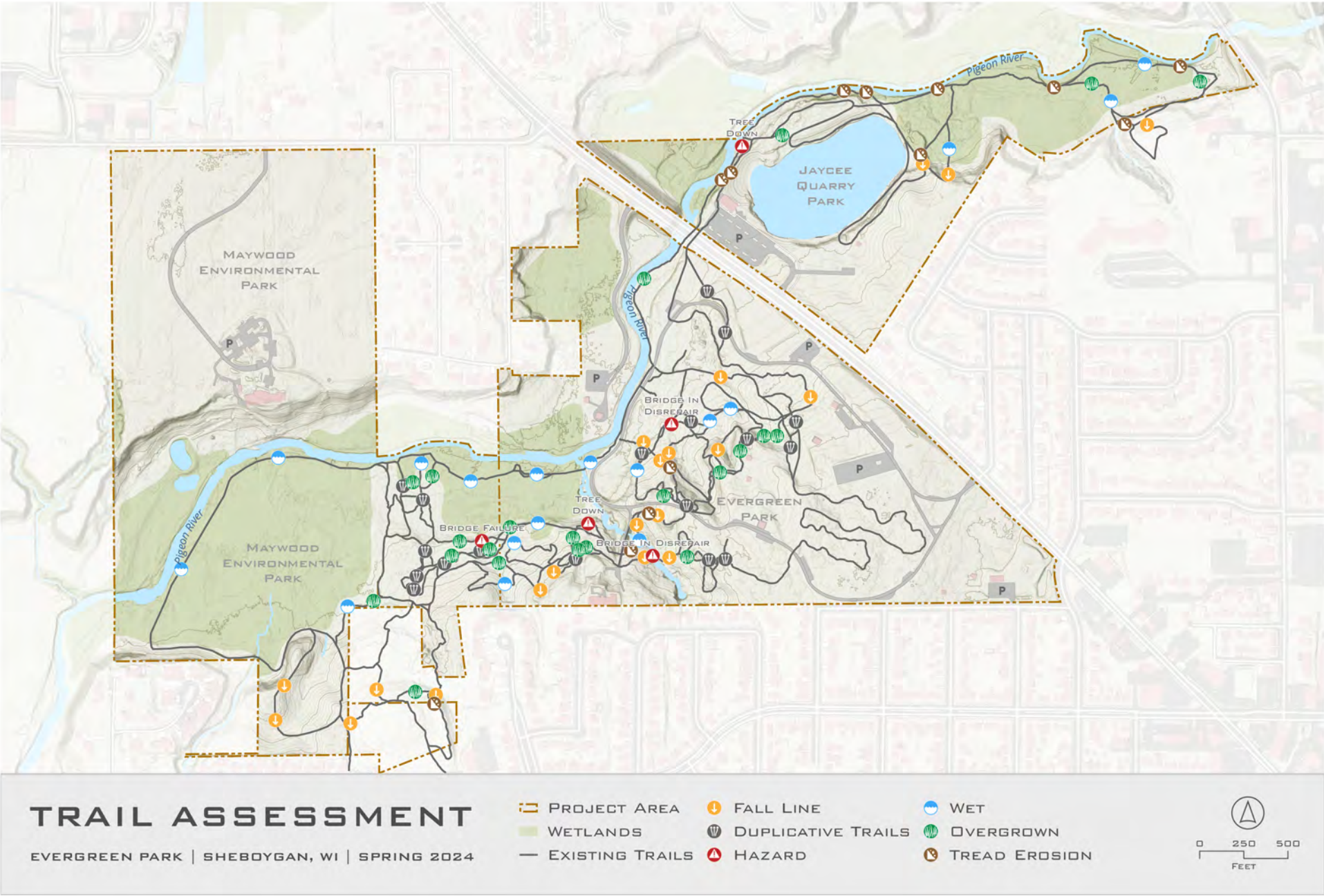


Trails require frequent maintenance; the recommended maintenance interval varies by region, landcover type, and use intensity. In some instances, overgrown trails are simply past-due for a seasonal cleanup. In other instances, overgrown trails are the result of infrequent use and are all but closed to hikers, riders, and other users. In the latter scenario, the trails should be considered for official decommissioning with a revegetation effort.

## Tread Erosion



There are many common symptoms of tread erosion including tread cupping, significant rutting, and exposed roots that become more apparent over time. Trails that traverse steep drainages or that are located along flowing bodies of water are particularly susceptible to major erosion. In many cases, trail tread should be rock-armored if drainage crossings are unavoidable. Trails next to streams or rivers should be strategically located to avoid cut banks (the outer edge of a stream bend, which is expected to migrate further outwards over time). Trail tread located near a cut bank is likely to become undercut by the stream.





## FINDINGS

Evergreen Park, Jaycee Quarry Park, and Maywood Environmental park are considered gems to Sheboygan, Wisconsin – home to diverse wildlife, beautiful trees, and undulating terrain along the Pigeon River. The detailed trail analysis performed by IMBA Trail Solutions revealed some challenges resulting from a lack of clear signage and up-front trail network planning, but there are excellent opportunities to improve the trail network and complement the parks' natural environments. The full list of assessment notes can be found in Appendix A.

### Evergreen Park

Evergreen Park features some excellent terrain above the floodplains and wetlands of the Pigeon River. The trails in this park are often difficult to navigate with many overlapping and crisscrossing trail alignments through the forest. Some of the segments are seemingly abandoned, but without clear signage, it is difficult to decipher between closed and open trails. Fall line segments are common throughout Evergreen, which often correlated with eroding trail tread. Additionally, wet segments are mostly found in the low-lying wetlands or drainage crossings. The bridges within the trail network are in great disrepair, and many downed trees as a result of storms in past years.

The assessment findings suggest the need for significant trail reroutes and tread establishment. Overall, there are few site constraints throughout the park with many opportunities for updated bike-specific, hike-only, and shared-use trails and amenities that align with community and stakeholder goals. Following this site assessment, conceptual zones were drafted for Evergreen Park to demonstrate the upgraded trail potential of the area. These zones and supporting documentation were presented in a StoryMap and included in a community engagement survey.



Many trees in Evergreen Park were felled by severe winds in June of 2022.



Damaged and downed bridges were documented as part of the assessment process.



## Maywood Environmental Park

Maywood Environmental Park is bisected east-to-west by the Pigeon River. The north side includes hike-only trails and facilities and was not included in this assessment; the south side has shared-use trails (available for hiking, biking, and cross-country skiing). Over 60% of the shared-use south side of Maywood is delineated wetlands. About one mile of shared-use trail is located on the ten acres of elevated terrain near the southern border of the Maywood parcel.

This area provides great extended trail mileage for hikers and riders, but there are limited opportunities for additional trail development due to nearby private parcels that hinder connectivity with the remainder of the trail network. Some tread improvements may be made to the existing trail to decrease the number of eroding fall line segments. Turns and gentler slopes may be constructed to climb and descend the steeper hillsides in a more sustainable manner. Trails on flat, grassy areas may be elevated to prevent water from gathering on the trail surface.



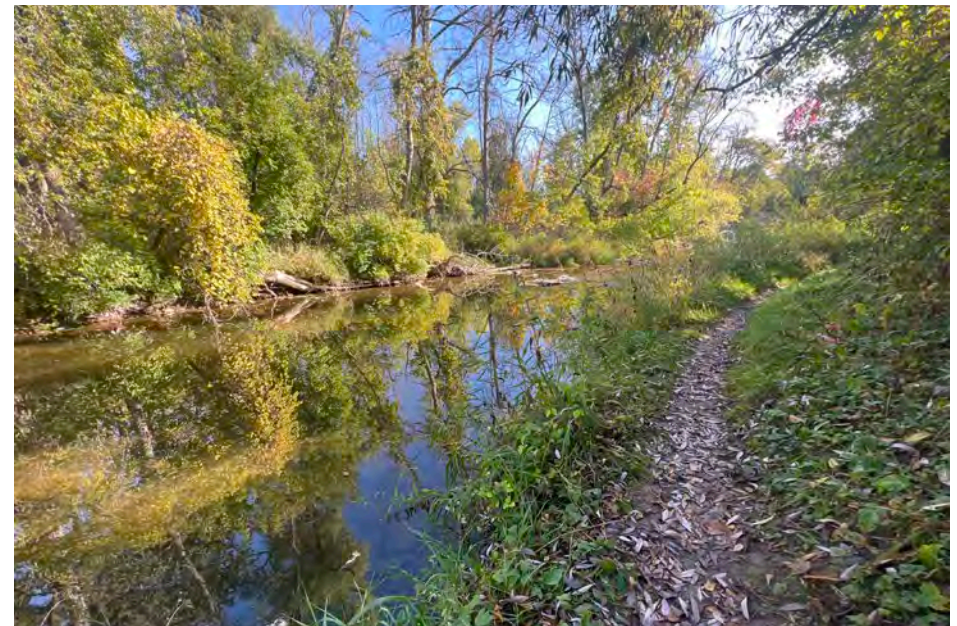
Mowed grassy paths through the low-lying areas of Maywood Environmental Park.

## Jaycee Quarry Park

Jaycee Quarry Park has a wide range of groups that frequently use the park. The quarry lake itself includes a sandy beach and a summer inflatable water adventure park. In addition, a 20-hole disc golf course covers most of the park property. Finally, A few miles of shared-use trail hug along the Pigeon River, property boundaries, and the perimeter of the Quarry. Dog walkers frequently use these trails as well.

Many of the segments of trail in Jaycee Quarry Park suffer from significant tread erosion resulting from trails located too close to the Pigeon River without reinforcement measures in place. The eastern portion of the property is mostly delineated wetlands, so soils are frequently wet, flooded, and poorly drained.

Similar to Maywood, this park provides great extended mileage for users, but due to site constraints, new trail development in this park is not advisable. Efforts may be focused on improving the existing tread to avoid further erosion.



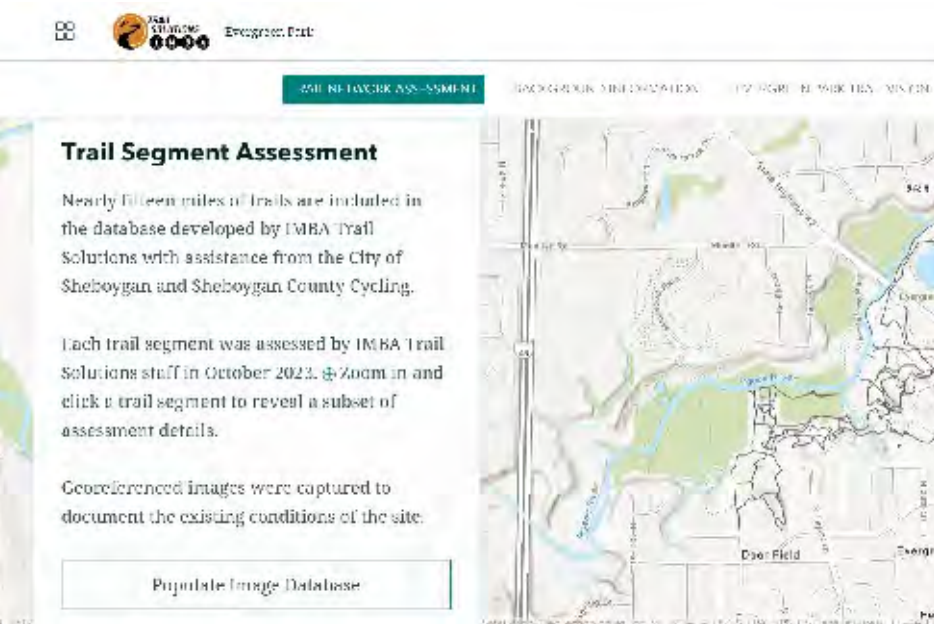
Trails in Jaycee Quarry Park provide beautiful views of the Pigeon River, but are subjected to higher rates of erosion.



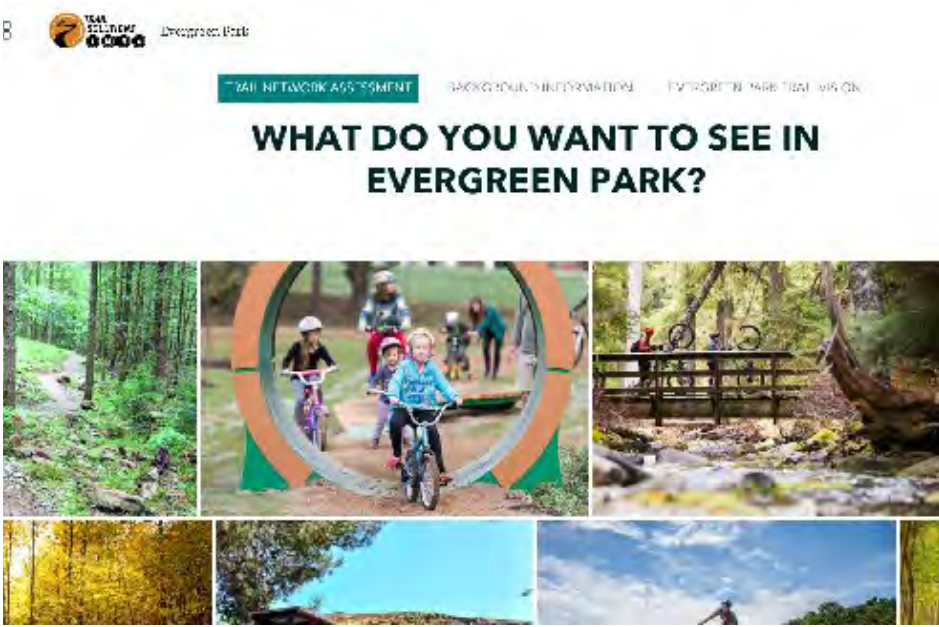
# COMMUNITY ENGAGEMENT

Findings from this trail assessment were compiled and informed a preliminary, high-level vision for Evergreen Park. All of this data and information was shared publicly via an online ESRI StoryMap (Appendix B) and included in community outreach efforts carried out by Sheboygan County Cycling. Feedback on the assessment and the high-level vision for Evergreen Park was gathered through an online survey (January 2-16, 2024) and an in-person meeting held at the Mead Public Library in Sheboygan (January 24, 2024). The full list of survey comments can be found in Appendix C.

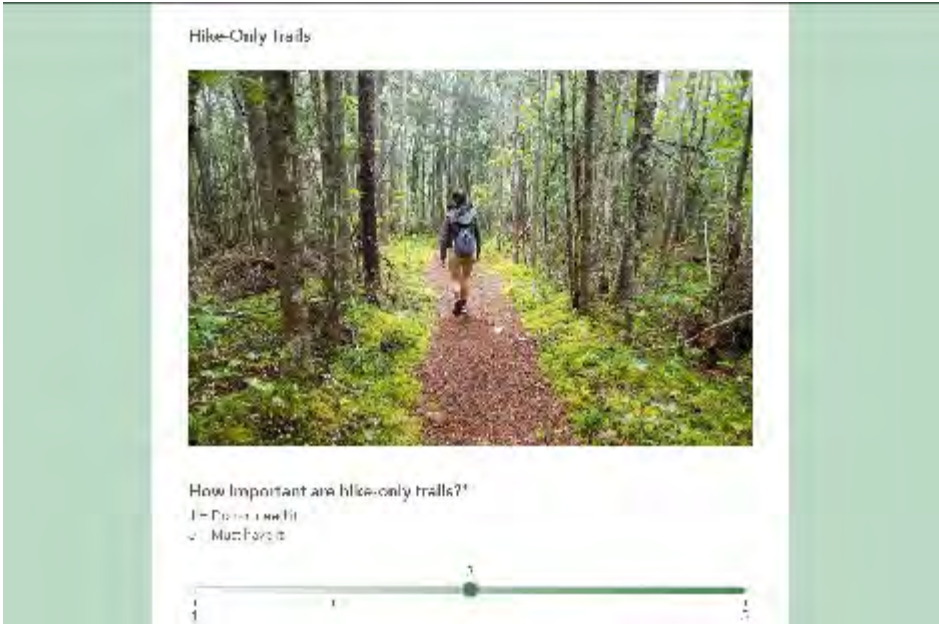
Outcomes from community engagement demonstrated a clear priority to maintain the forested natural environment of Evergreen Park with desires for new hike-only trails and bike-specific trails and amenities.



An ESRI StoryMap was built to provide context for the IMBA Trail Solutions assessment process.



Community members were asked to envision the future of Evergreen Park.

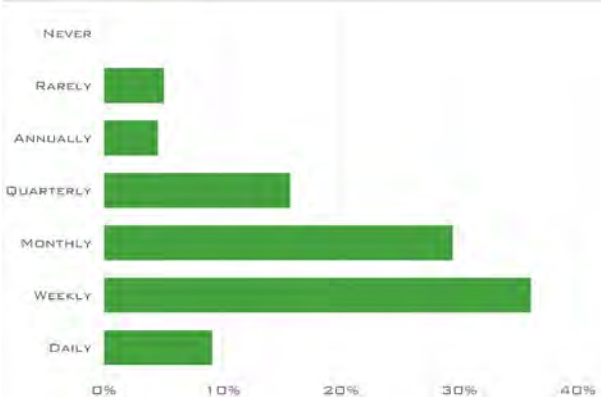


Feedback was gathered through an online survey hosted by IMBA Trail Solutions.

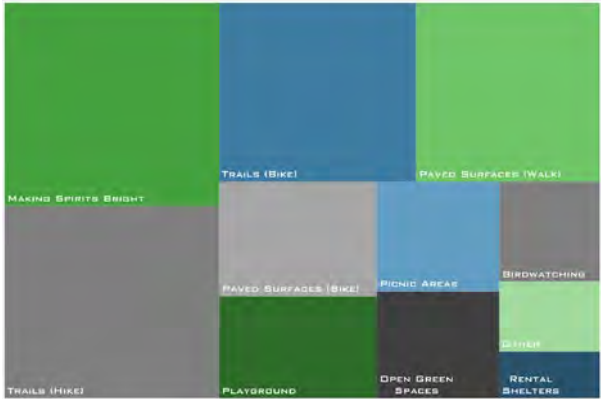
# COMMUNITY SURVEY RESULTS

197 ONLINE  
SURVEY RESPONSES

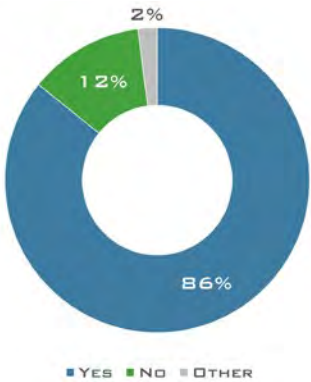
## VISITATION FREQUENCY



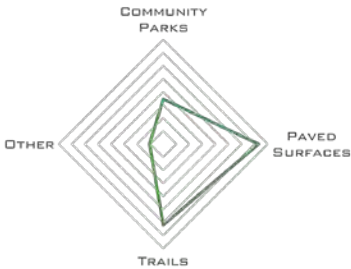
## HOW DO YOU USE THE PARK?



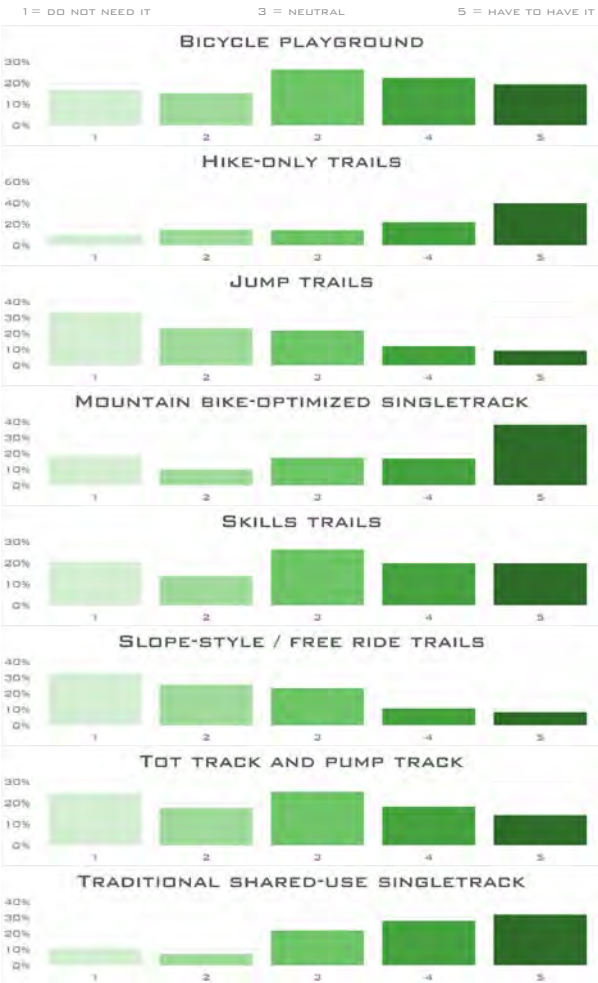
## DO YOU RIDE BIKES?



## WHERE DO YOU RIDE?



## RANK TRAIL AND AMENITY TYPES





# SAMPLE COMMENTS

1. I APPRECIATE THIS GROUP TAKING INTEREST IN THE PARK AND WANTING TO DO GOOD FOR THE COMMUNITY. I RECOGNIZE THAT BIKING EVENTS BRING NEW PEOPLE TO THE AREA AND SPEND THEIR FUN MONEY HERE WHILE VISITING. I TAKE ISSUE WITH ONE GROUP TAILORING A PUBLIC AREA FOR THEIR USE. I ALSO RECOGNIZE THAT THIS IS A GREEN SPOT WHERE ANIMALS TAKE REFUGE. WHEN JACYEES SHUTS THE PARK FOR THE LIGHT SHOW, IT'S FOR THE GOOD OF THE COMMUNITY BY RAISING FUNDS AND FOOD FOR THE DISADVANTAGED. WHEN BIKERS OR BIKING EVENTS HAPPEN, IT MAY FEED THEIR SOULS AND DROP SOME CHANGE, BUT THAT'S ABOUT IT. SEEMS A BIT SELF ABSORBED. I'M A WALKER. THERE'S BEEN MORE THAN ONE TIME THAT I'VE ALMOST BEEN RUN OVER BY A BIKER CROSSING A PAVED AREA TO CONTINUE ON THEIR TRAIL. EVERGREEN PARK NEEDS TO BE CLEANED UP OF DEAD TREES. THE TRAILS INSIDE THE WOODS NEEDS A REFRESH, BUT A FEW OF THESE IDEAS GO A BIT TOO FAR. EVERGREEN IS A TREASURE. IT NEEDS TO STAY A TREASURE FOR ALL RESIDENTS. BIKERS ARE A SMALL GROUP OF THOSE RESIDENTS.

2. MOST IMPORTANT TO ME IS TO RE-ROUTE / MAINTAIN EXISTING SINGLE TRACK FOR BETTER SUSTAINABILITY AND DRAINAGE WORKING TOWARDS BETTER TRANSITIONS FROM ONE TRAIL AREA TO THE NEXT. THE ISSUE WITH THE CURRENT TRAIL SYSTEM IS THE LACK OF ONE MAIN TRAIL SYSTEM FOR USERS TO KNOW WHERE TO GO. I RIDE EVERGREEN ABOUT 3 TIMES A WEEK SO I CAN CREATE A ROUTE THAT PAIRS TOGETHER PUT NEW COMERS WOULD BE LOST. ANOTHER OPPORTUNITY IS THE TRAILS REQUIRE A LOT OF CLIMBING WITH NO GIVE BACK ON THE DESCENTS DO TO POOR ROUTING, TIGHT TREES, AND LACK OF FLOW. I WOULD LIKE TO SEE A TRAIL HUB WITH SOME FLOW TRAIL RUNS AND JUMP LINES WHILE MAINTAINING NATURAL SINGLE TRACK LOOPS AROUND THE PERIMETER. WINMAN TRAILS IS THE PERFECT MODEL FOR WHAT I WOULD LIKE TO SEE TO GET THE WHOLE FAMILY RIDING.

3. AS A COACH/PARENT OF THE SHEBOYGAN COMPOSITE NICA TEAM EVERGREEN HAS BECOME A VERY IMPORTANT ASSET IN TEACHING THE KIDS THE SKILLS THEY NEED TO COMPETE OR SIMPLY HAVE FUN WITH THE FELLOW TEAMMATES. WHILE THE CURRENT TRAILS ARE SUITABLE FOR PRACTICE IT'S NOT IDEAL FOR PEOPLE WHO ARE NOT FAMILIAR WITH THE TRAILS. IT'S VERY EASY TO GET LOST SO WE ARE CONSTANTLY DIRECTING THE KIDS WHERE TO GO. FOR ME SIMPLE SINGLE TRACK THAT IS EASY TO NAVIGATE WITHOUT GETTING LOST AND INCLUDE SOME TECHNICAL SECTIONS AND RIDE AROUNDS IS PERFECTLY FINE BUT ANYTHING MORE WOULD BE AMAZING. THE SECOND MOST IMPORTANT TOPIC FOR ME WOULD ALSO BE THE ABILITY TO HOST MTB RACES AT EVERGREEN AGAIN THROUGH, WORS, WEMS, NICA OR ANY LOCAL EFFORT.

4. I'M MOST EXCITED ABOUT THE WAY FINDING AND TRAIL SYSTEM. I'VE BIKED THE PARK WITH A GROUP AND OFTEN FEEL LIKE THE TRAIL SYSTEM IS A PILE OF SPAGHETTI AND WOULD NEVER BIKE IT WITHOUT SOMEONE VERY FAMILIAR WITH THE PARK. THE TRAIL IMPROVEMENT AND REMOVING THE ERODING TRAILS IS ALSO GREAT. I ALSO REALLY LIKE THE PLAYGROUND AND PUMP TRACK COMPONENTS. IT'S GREAT FOR KIDS!

5. NO IMPROVEMENTS NEEDED LEAVE PARK IN A NATURAL SETTING AND SAVE TAX PAYER DOLLARS, THESE SO CALLED IMPROVEMENTS WOULD BE A BIG WASTE OF TAX DOLLARS

\*The full comment list can be found in Appendix C



## TRAIL NETWORK VISION

The trail assessment performed by IMBA Trail Solutions during October 2023 in combination with community engagement throughout January 2024 informed a conceptual trail network vision that suggests improvements and new trail amenities in Evergreen Park. The conceptual trail alignments are laid out to minimize soil erosion and environmental disturbance while providing an improved shared-use trail network for all users.

Conceptual additions include zones identified for bike skills features, a pump track, a bicycle playground, and jumps. A one-mile beginner loop provides circulation through the park with bike-optimized flow trails to take advantage of the park's elevation. Hike-only and traditional shared-use singletrack trails are drawn with



A bicycle playground with beginner skills features provides a progressive learning environment for newcomers.

sustainable grades and alignments that allow users to configure loops of various lengths and connect with existing trails at defined hub locations.

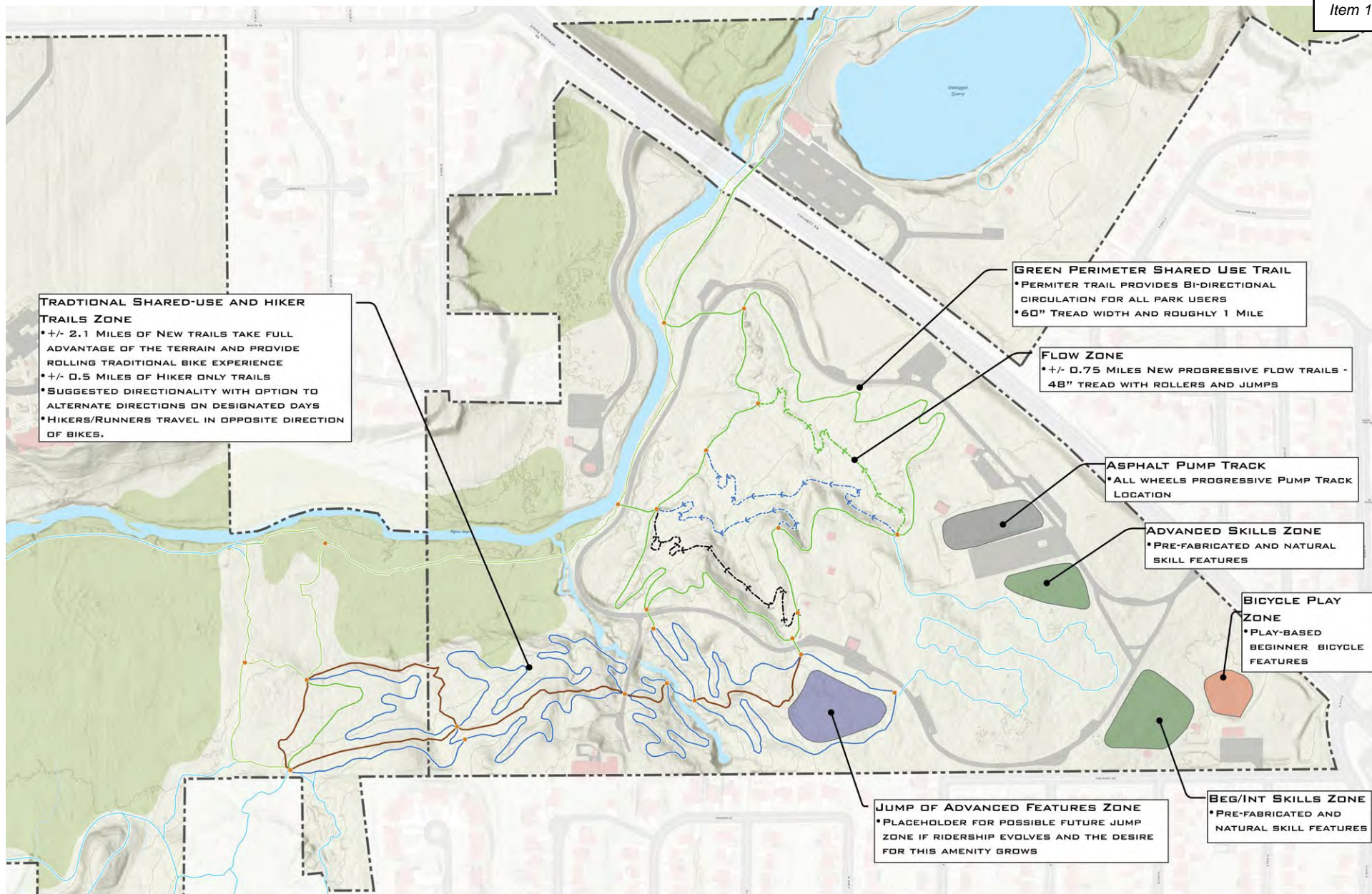
The trail network vision recommends maintaining some of the existing trail alignments in Evergreen Park and all of the recognized and legal trails within Maywood Environmental Park and Jaycee Quarry Park. Improvements to the existing trails may be implemented on an as-needed basis to ensure proper drainage, minimize erosion, and improve the user experience. Appendix A includes potential issues identified on existing trails at the time of assessment.

All of the new trails and amenities recommended in this plan are focused within Evergreen Park, which offers the best opportunities for sustainable trail alignments that also meet the goals outlined by stakeholders and the community. If implemented, new trail development may result in some existing trail re-routes and closures to accommodate the improved trail network alignments. During this process, proper signage and re-routes should be prioritized to allow for cohesive trail experiences in the park during phases of new design and construction.



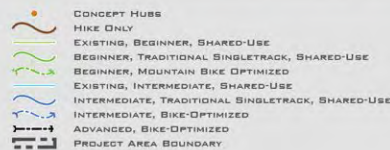
Trail construction employs a host of advanced tools, but sometimes the job simply calls for the time-tested rake.





# TRAIL NETWORK VISION

EVERGREEN PARK | SHEBOYGAN, WI | JANUARY 2024



0 250 500 FEET





## RECOMMENDED PHASING

Trail design and construction is commonly divided into manageable phases of work to help communities prioritize goals, raise funds, and develop projects over a reasonable timeline. The following phases are recommended for implementing the Trail Network Vision for Evergreen Park:

### 1 SIGNAGE AND WAYFINDING PHASE

This phase of work is already underway, which includes establishing a designated route through the existing trail network with new signage and wayfinding.

### 2 INITIAL IMPROVEMENTS PHASE

The second phase includes creating a new one-mile perimeter trail that provides bidirectional circulation through the interior of the park for all users. This perimeter trail would be constructed in combination with a bicycle playground near the existing playground, a beginner and intermediate skills zone with prefabricated and natural skills features, and a progressive flow zone that would establish nearly a mile of bike-optimized trails.

### 3+4 MILEAGE AND FEATURES PHASE PUMP TRACK PHASE

The third phase includes creating hike-only trails and constructing new traditional singletrack trails that utilizes modern, sustainable trail design techniques. Additional developments may include an asphalt pump track near the existing parking lots, an advanced skills zone, alternate lines on trails that mimic NICA features, and a placeholder for an advanced feature and jump zone.



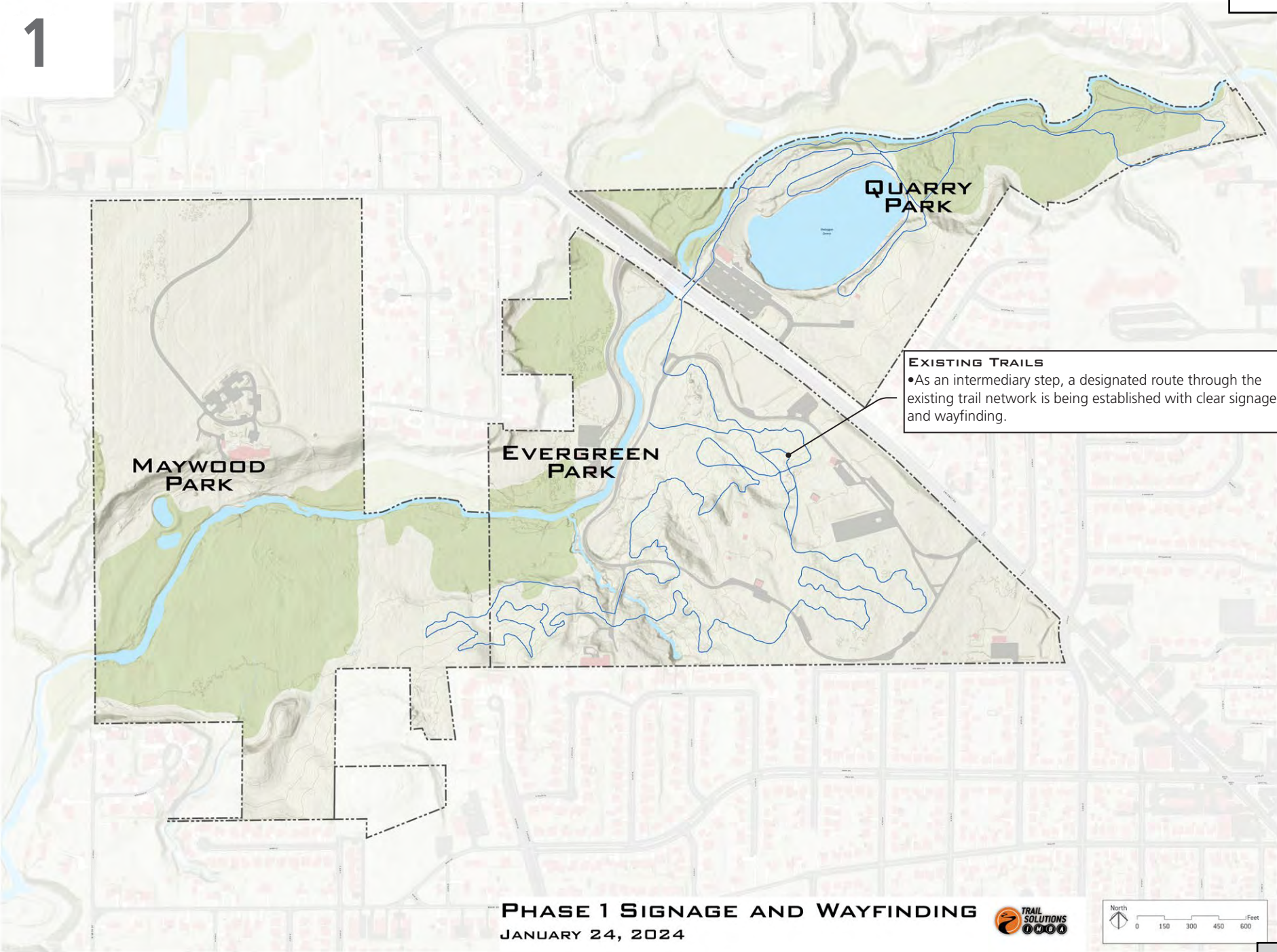
Sustainable trails provide immersive nature experiences, serving a wide range of activities and community members.



Well-designed trails minimize environmental impact by considering the local soils, hydrology, and biota.

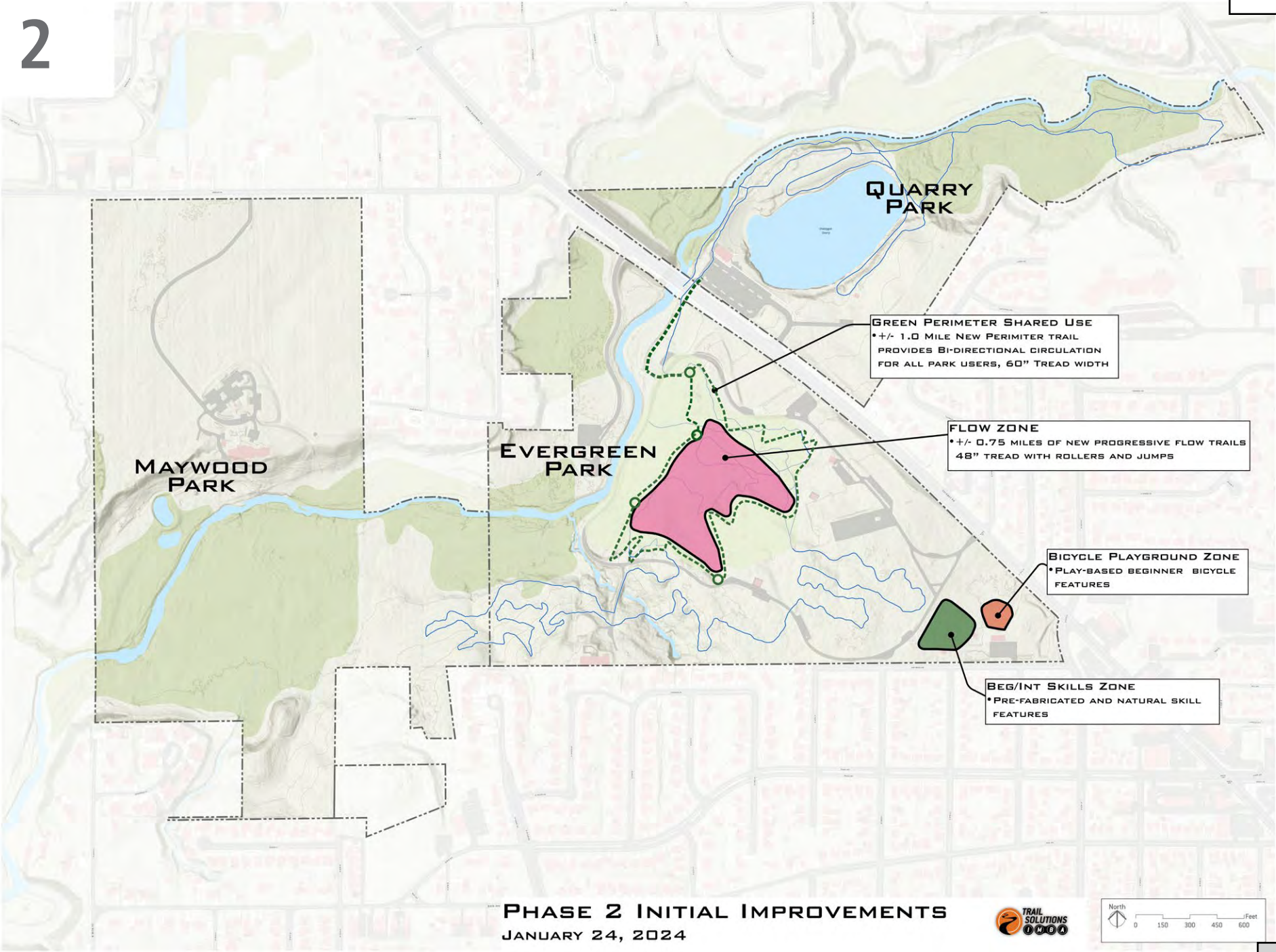


1





2



## Evergreen Bike Park: Phase 1 Signage and Wayfinding

Item	Description	Cost
Bike Amenities		
Signage	Trailhead and wayfinding signs (work underway)	Funded by SCC

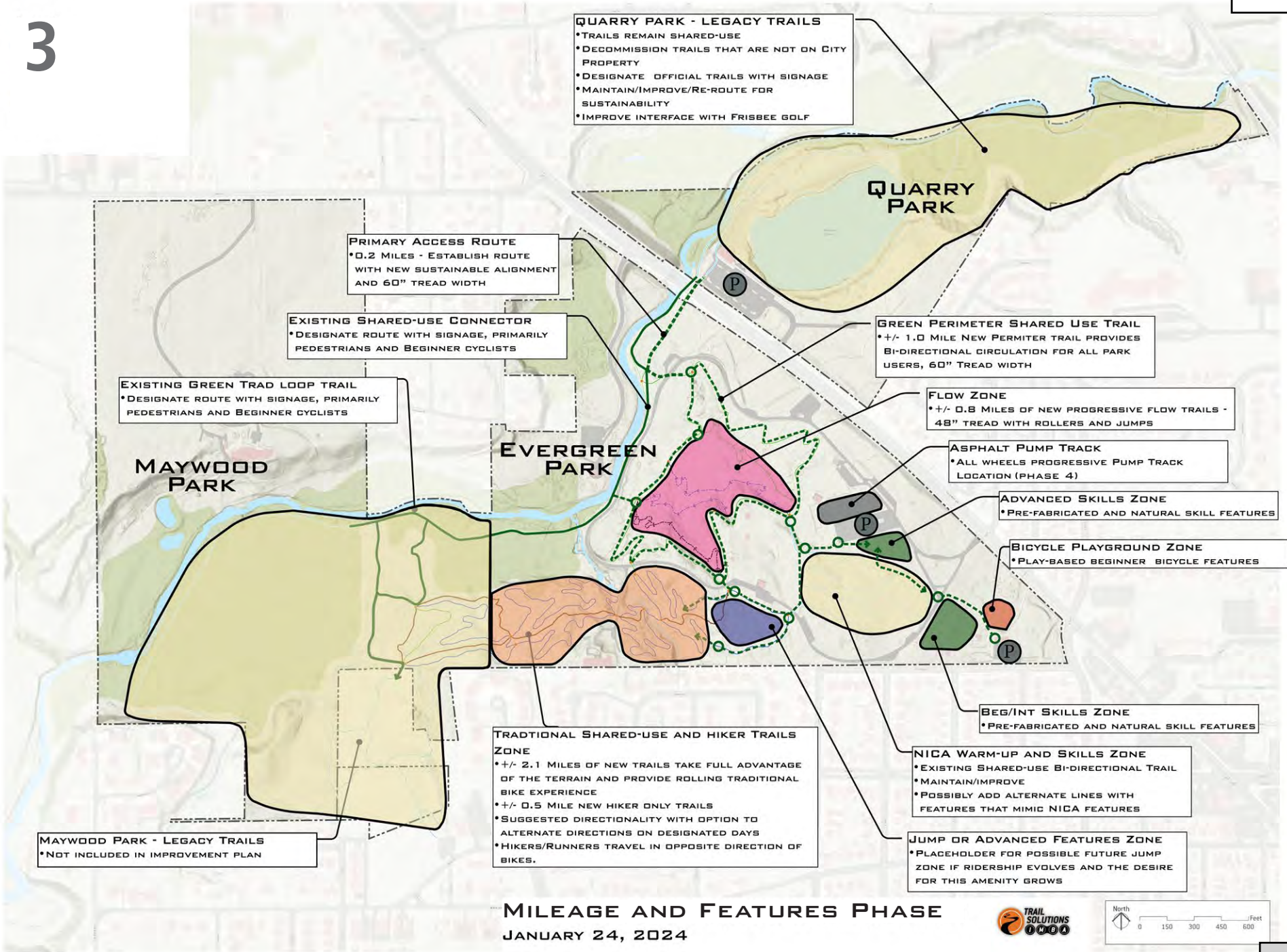
## Evergreen Bike Park: Phase 2 Initial Improvements Conceptual Cost Opinion

Item	Description	Cost
Bike Amenities		
Bike Playground	350-450 feet with 7-10 features	\$60,000
Beginner / Intermediate Skills Zone	0.33-mile trail with 13-16 features	\$100,000
Green perimeter shared-use trail and Quarry connection	1.2 miles - 60" tread width	\$60,000
Flow Trails	0.8 miles bike optimized flow / features trails	\$80,000
Trail Design Services		
Field flagging of trails	2.0 miles of trails	\$10,000
Schematic design of bike playground and skills zone	Schematic documents that would support a design build level of construction	\$17,000
Trail and Bike Amenity Implementation costs		
Signage	Main kiosk; wayfinding, information, and bike park amenity signs	\$35,000
Permitting, compliance and monitoring	Various local, state, and/or federal permits	\$6,000
Mobilizations for construction	Cost of mobilizing build team to/from project site	\$10,000
Estimated Phase 2 Bike Park and Trail Construction		\$378,000
Total Estimated Contingency		\$22,000
Total Estimated Phase 2		\$400,000

Notes: This conceptual cost opinion provides a high level opinion of the costs of construction and serves as a tool for planning purposes only. It is expected that actual costs may fluctuate +/-20% from the amounts provided in this cost opinion. The cost opinion does not serve as a bid. Costs for site preparation, utility connections, and stormwater infrastructure are not included in this estimate. Permitting costs assume a variety of local, state, and federal regulations apply (i.e. stormwater, land disturbance, etc.). Construction costs assume professional trail contractors perform the work. Contingency is assumed to allow for adjustments during design and permitting. Cost opinion reflects current prices and does not account for future cost escalation.



3



### Evergreen Bike Park: Phase 3 Mileage and Features Conceptual Cost Opinion

Item	Description	Cost
<b>Bike Amenities</b>		
Advanced skills zone	0.25-mile trail with 10-15 features	\$120,000
NICA warm up and skills zone	Maintenance and improvements	\$25,000
Jump or advanced features zone	4-5 progressive jump / features lines	\$175,000
Traditional shared-use trails	2.1 miles traditional machine built singletrack	\$100,000
New shared-use bridge	Construct new bridge at current crossing (traditional shared-use trails)	\$20,000
Hiker only trails	0.5 mile hiking trails	\$500
<b>Trail Design Services</b>		
Field flagging of trails	2.6 miles of trails	\$15,000
Design development of advanced skills zone	DD documents that would support a bid and contractor procurement process	\$25,000
Schematic design of jump or advanced features zone	Schematic documents that would support a design build level of construction	\$17,500
<b>Trail and Bike Amenity Implementation costs</b>		
Signage	Main kiosk; wayfinding, information, and bike park amenity signs	\$20,000
Permitting, compliance and monitoring	Various local, state, and/or federal permits	\$18,000
Mobilizations for construction	Cost of mobilizing multiple build teams to/from project site	\$20,000
Estimated Phase 3 Bike Park and Trail Construction		\$556,000
Total Estimated Contingency		\$31,000
Total Estimated Phase 3		\$587,000

### Evergreen Bike Park: Phase 4 Pump Track Conceptual Cost Opinion

Item	Description	Cost
<b>Bike Amenities</b>		
Asphalt pump track	+/- 18,000 square foot pump track	\$600,000
<b>Trail Design Services</b>		
Design development of pump track	DD documents that would support a bid and contractor procurement process	\$13,000
<b>Bike Amenity Implementation costs</b>		
Signage	Pump track amenity sign	\$2,000
Permitting, compliance and monitoring	Local, state, and/or federal permits	\$5,000
Mobilizations for construction	Cost of mobilizing build team to/from project site	\$10,000
Estimated Phase 4 Pump Track Construction		\$630,000
Total Estimated Contingency		\$35,000
Total Estimated Phase 4		\$665,000

Notes: This conceptual cost opinion provides a high level opinion of the costs of construction and serves as a tool for planning purposes only. It is expected that actual costs may fluctuate +/-20% from the amounts provided in this cost opinion. The cost opinion does not serve as a bid. Costs for site preparation, utility connections, and stormwater infrastructure are not included in this estimate. Permitting costs assume a variety of local, state, and federal regulations apply (i.e. stormwater, land disturbance, etc.). Construction costs assume professional trail contractors perform the work. Contingency is assumed to allow for adjustments during design and permitting. Cost opinion reflects current prices and does not account for future cost escalation.

## IMPLEMENTATION AND NEXT STEPS

### Concept Plan Review

To bring this concept plan to fruition, the next step is to share this report and supporting maps with the appropriate stakeholders and staff to gather feedback and devise next steps. This coordination will help identify unknown sensitive resources that should be avoided, highlight potential conflicts that could be proactively mitigated, and address other important issues in order to ensure positive outcomes with the project. Public meetings with community leaders, residents and other stakeholders are encouraged to engage the public and build interest in the project.

### Design

This plan offers a vision for trail development in Evergreen Park in Sheboygan, Wisconsin. The plan identifies conceptual opportunities but will require refinement and detailed design. Design is vital to a successful trail system. Professional trail layouts will minimize resource impacts and maximize visitor experience. During design, it is imperative to identify permitting and compliance needs. Trail design includes field flagging, which is subject to degradation due to weather and animals. Field layout should occur no more than two years before anticipated construction for most projects.

### Permitting and Compliance

All construction projects are subject to regulatory requirements. Obtaining proper permits ensures that work follows local, state, and federal laws as trail concept plans are implemented. At least as important, working under permits can help trail builders and visitors to be good stewards of the land.

Trails are used for many reasons, but a chief motivator among visitors is to enjoy the outdoors. Ground disturbance, uncontrolled erosion, and sedimentation can negatively impact our environment, water quality, flora, and fauna. These impacts are also unsightly and, if not quickly mitigated, can rapidly increase maintenance costs and ultimately create trails that visitors no longer want to visit.

### Utility Locate

It is against state law to excavate or grade without a utility location. It is extremely important that contractors notify the applicable organizations in a timely fashion for utility location services prior to construction.

### Construction

The trails recommended in this plan require extensive mechanized construction and knowledge of sustainable trail building practices. IMBA Trail Solutions recommends the alignments be constructed by professional trail builders. The Professional Trailbuilders Association (PTBA) maintains a list of quality trail builders; however, this list is not exhaustive and does not include all qualified trail builders.

### Maintenance and Stewardship

Maintenance is an ongoing cost and should be planned and budgeted from the onset of a project. Trails should be managed according to trail type guidelines, respective trail narratives, and recommended difficulty levels. Typical annual maintenance budgets for traditional and mountain bike-optimized trails range from 5% to 15% of the construction cost. Some of the annual maintenance for trails can be performed by trained volunteers. These tasks will include corridor trimming, downed tree removal, tread clearing, and minor drainage work. Professional assistance will be required occasionally. Increasingly, mountain bike trail systems are hiring part- or full-time staff to provide maintenance to trail systems. Ensuring a quality, consistent riding experience is key to attracting visitors and keeping a local riding community satisfied and growing.



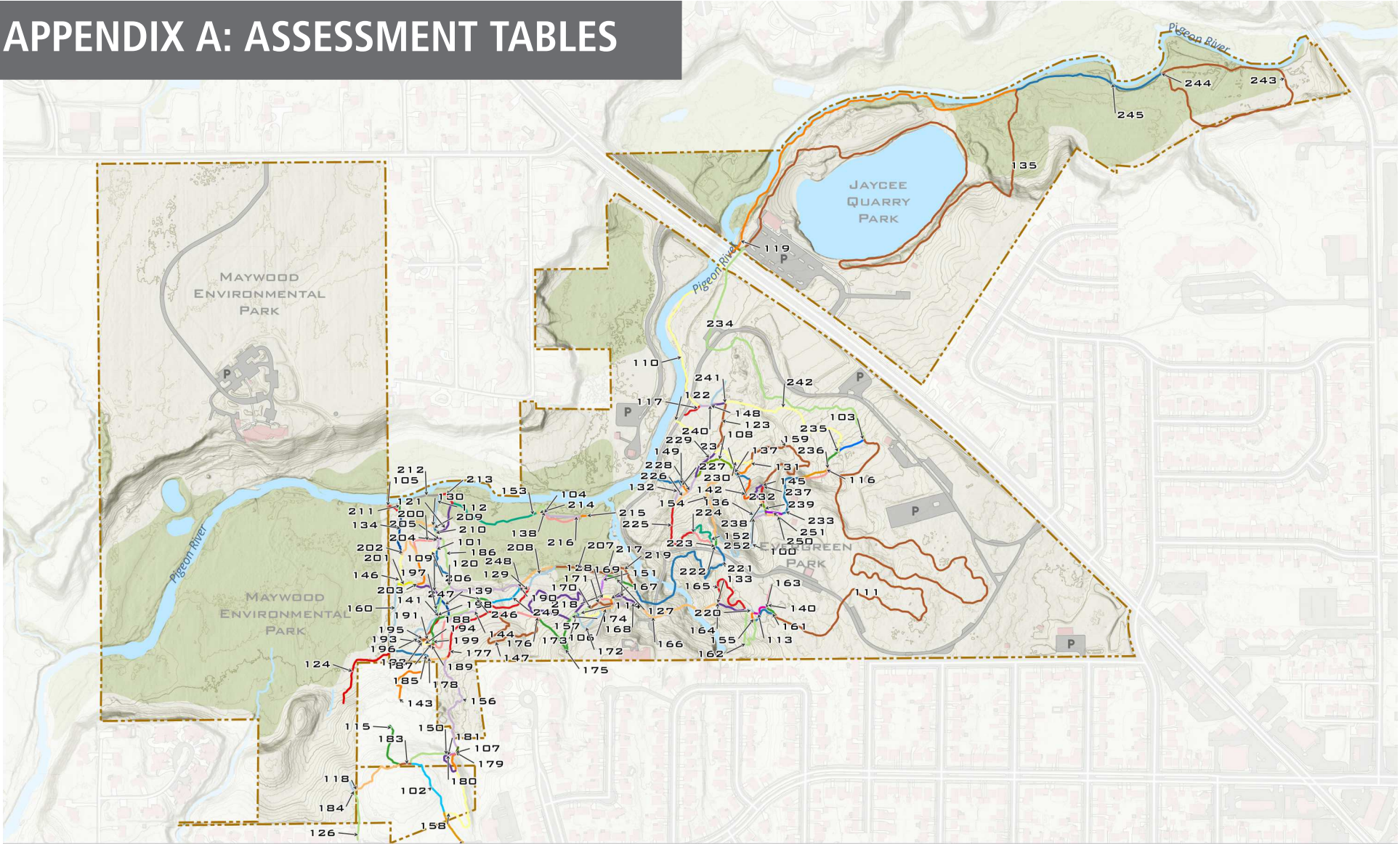
## CONCLUSION

Evergreen Park is a treasure for the City of Sheboygan, offering a diverse array of outdoor recreational opportunities for both residents and visitors. This park serves many purposes, attracting individuals in search of nature, exercise, tranquility, and exploration, all within the forested heart of the city. Evergreen park has been around for decades and has witnessed eras of enhancement, decline, restoration and evolution. Now, with renewed energy from the City of Sheboygan and Sheboygan County Cycling, there is a great opportunity to breathe new life into the park's trail system, ensuring its enjoyment for generations to come. This concept plan showcases exciting additions to the park, such as flow trails, skills features, a dedicated bicycle playground, hike-only trails, and a revitalized traditional singletrack network. Collectively, these enhancements provide a more comprehensive and sustainable trail network, fostering enduring recreational experiences for all who visit.





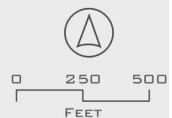
APPENDIX A: ASSESSMENT TABLES




REFERENCE MAP



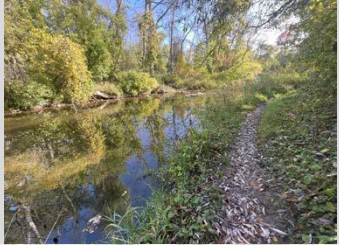
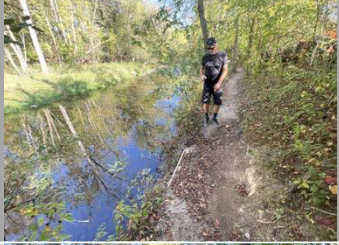

EVERGREEN PARK | SHEBOYGAN, WI | SPRING 2024

PROJECT AREA WETLANDS



Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
103	Line	2	2	2023:10:06	43.778736, 87.745022	656.92 ft	70 ENE	Access trail.	
107	Line	2	2	2023:10:05	43.774086, 87.752739	672.90 ft	334 NNW	Maywood Loop. Fall line. Portions of trail on private property.	
109	Line	2	2	2023:10:06	43.776564, 87.753306	622.20 ft	256 WSW	Access trail.	
110	Line	2	2	2023:10:05	43.780808, 87.748067	611.59 ft	74 ENE	Grassy. Logs in trail.	
111	Line	4	3	2023:10:05	43.776489, 87.745061	677.09 ft	16 NNE	Mostly flat and rooty.	











Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
112	Line	2	2	2023:10:05	43.777494, 87.752992	612.65 ft	181 S	Segment leads into wetland area.	
116	Line	1	1	2023:10:06	43.778247, 87.745708	654.52 ft	248 WSW	Trail in disrepair.	
119	Point	N/A	N/A	2023:10:05	43.783672, 87.744022	601.51 ft	59 ENE	Along pigeon river. Some tread erosion. Otherwise a quaint trail.	
119	Point	N/A	N/A	2023:10:05	43.782331, 87.746592	609.51 ft	17 NNE	Along pigeon river. Some tread erosion.	
119	Point	N/A	N/A	2023:10:05	43.783542, 87.745047	602.59 ft	46 NE	Along Pigeon River. Some tread erosion.	

Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
119	Point	N/A	N/A	2023:10:05	43.783631, 87.743583	601.60 ft	84 E	Wet in low-lying areas.	
119	Point	N/A	N/A	2023:10:05	43.782733, 87.746331	617.91 ft	41 NE	Downed tree.	
119	Point	N/A	N/A	2023:10:05	43.782119, 87.746889	617.58 ft	35 NE	Near Pigeon River.	
120	Line	1	1	2023:10:06	43.776489, 87.751722	625.85 ft	273 W	Bridge down.	
123	Line	2	2	2023:10:05	43.778597, 87.747364	697.01 ft	24 NNE	Unnecessary segment; use other trails.	




Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
124	Line	2	2	2023:10:06	43.775317, 87.754703	621.20 ft;629.78 ft	179 S	Grassy in low-lying areas. Recently mowed.	
127	Line	2	3	2023:10:05	43.776681, 87.749572	637.68 ft	292 WNW	Part of designated route.	
129	Line	2	2	2023:10:06	43.776253, 87.751867	625.90 ft	289 WNW	Part of designated route.	
131	Line	2	2	2023:10:05	43.778425, 87.746806	665.69 ft	231 SW	This segment is fine.	
134	Line	2	2	2023:10:05	43.777044, 87.753722	616.09 ft	346 NNW	Part of designated route.	



Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
135	Point	N/A	N/A	2023:10:05	43.782692, 87.746122	604.48 ft	219 SW	Along chain link fence. Significant tread erosion.	
135	Point	N/A	N/A	2023:10:05	43.782289, 87.746511	609.68 ft	232 SW	Along chain link fence. Tread erosion.	
135	Point	N/A	N/A	2023:10:05	43.782411, 87.742369	626.08 ft	233 SW	Old entrance to woods.	
135	Point	N/A	N/A	2023:10:05	43.782925, 87.745922	604.30 ft	93 E	Steep fall line segment.	
135	Point	N/A	N/A	2023:10:05	43.783256, 87.743386	602.80 ft	195 SSW	Quarry rock slabs along lake.	

Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
136	Line	1	1	2023:10:06	43.777711, 87.746650	696.69 ft	105 ESE	Trail segment not found here.	
137	Line	2	2	2023:10:06	43.778269, 87.747044	632.47 ft	128 SE	Trail used to climb hill or descend hill. Grades are acceptable.	
139	Line	2	2	2023:10:06	43.776342, 87.752781	627.00 ft	336 NNW	Access path.	
142	Line	2	2	2023:10:06	43.777969, 87.747008	644.16 ft;636.06 ft	185 S	Fall line trail.	
144	Line	2	2	2023:10:06	43.776172, 87.752331	628.74 ft	249 WSW	Part of designated route.	



Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
147	Line	2	2	2023:10:06	43.775822, 87.751922	657.77 ft	68 ENE	Part of designated route.	
148	Line	1	1	2023:10:05	43.779639, 87.747408	615.88 ft	205 SSW	Trail segment not found here.	
149	Line	2	2	2023:10:05	43.778089, 87.748436	650.66 ft	305 NW	Fall line segment. Access to road.	
151	Line	1	1	2023:10:05	43.776694, 87.749708	634.32 ft	213 SSW	Trail no longer exists.	
152	Line	3	3	2023:10:05	43.777447, 87.747736	639.79 ft	181 S	Good trail character. Trail has banked turns near big trees.	

Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
154	Line	2	2	2023:10:06	43.778106, 87.747450	634.78 ft;638.97 ft	251 WSW	Part of designated route.	
155	Line	2	1	2023:10:05	43.776244, 87.746875	662.38 ft	316 NW	Trail segment not necessary.	
157	Line	2	2	2023:10:06	43.776294, 87.751303	626.85 ft	59 ENE	Part of designated route.	
159	Line	3	2	2023:10:06	43.778253, 87.745944	693.70 ft	28 NNE	Part of designated route.	
160	Line	2	2	2023:10:06	43.775656, 87.753906	636.11 ft;637.45 ft	349 N	Part of designated route.	

Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
162	Line	3	3	2023:10:05	43.776264, 87.746939	654.87 ft	160 SSE	Part of designated loop. Unnecessary stacked climbs and descents.	
163	Line	2	2	2023:10:05	43.776297, 87.746722	665.14 ft	65 ENE	Trail segment not necessary.	
166	Line	2	2	2023:10:04	43.776344, 87.748183	633.35 ft	119 ESE	Part of designated route. Bad bridge. Fall line.	
167	Line	1	1	2023:10:06	43.776411, 87.749639	649.87 ft	15 NNE	Trail segment not found.	
168	Line	2	2	2023:10:06	43.776419, 87.749578	645.67 ft	80 E	Part of designated route.	



Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
169	Line	1	1	2023:10:05	43.776397, 87.749686	648.65 ft	29 NNE	Trail segment not found.	
171	Line	2	2	2023:10:06	43.776386, 87.749994	644.47 ft	38 NE	Part of designated route.	
172	Line	2	4	2023:10:05	43.776161, 87.750275	688.12 ft	164 SSE	Part of designated loop. Unnecessary stacked climbs and descents. Interesting forest.	
173	Line	1	1	2023:10:06	43.776300, 87.750086	646.53 ft	234 SW	Segment unnecessary.	
176	Line	1	1	2023:10:05	43.776144, 87.751278	635.30 ft	272 W	Segment not found here.	

Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
177	Line	3	3	2023:10:05	43.776117, 87.752350	691.94 ft	277 W	Trail segment is fine.	
182	Line	2	2	2023:10:05	43.772894, 87.752397	670.15 ft	115 ESE	Access to parking lot. Off property.	
185	Line	2	2	2023:10:06	43.775628, 87.753497	623.98 ft	100 E	Part of designated route. Grassy in low-lying areas. Recently mowed.	
186	Line	2	2	2023:10:05	43.776847, 87.752883	616.54 ft	283 WNW	Part of designated route.	
190	Line	1	1	2023:10:06	43.776811, 87.751136	623.11 ft	304 NW	Segment leads into wetland area.	






Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
197	Line	2	2	2023:10:05	43.776350, 87.752889	619.52 ft	187 S	Trail segment is fine. In pine stand.	
198	Line	1	1	2023:10:05	43.776314, 87.753008	621.25 ft	197 SSW	Segment not found here.	
207	Line	2	2	2023:10:06	43.776728, 87.749881	631.67 ft	277 W	Part of designated route.	
219	Line	2	2	2023:10:05	43.776786, 87.749364	629.62 ft	254 WSW	Bridge in disrepair. Avoid this segment and use alternate route.	
221	Line	2	2	2023:10:05	43.776697, 87.748300	627.37 ft	192 SSW	Part of designated route. Bad stream crossing. Fall line.	



Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
225	Line	3	3	2023:10:05	43.777156, 87.748456	626.15 ft	344 NNW	Part of designated route.	
226	Line	2	2	2023:10:06	43.777911, 87.748392	636.16 ft	2 N	Part of designated route.	
228	Line	2	2	2023:10:05	43.778133, 87.748183	620.84 ft	50 NE	This segment is fine.	
229	Line	2	2	2023:10:05	43.778361, 87.747819	620.95 ft	55 NE	Part of designated route. Bridge in disrepair.	
233	Line	1	1	2023:10:06	43.777994, 87.746247	692.88 ft	300 WNW	Old trail behind rental shelters. Overgrown and in disrepair.	

Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
235	Line	1	1	2023:10:06	43.778381, 87.745342	655.14 ft	269 W	Trail segment not found.	
236	Line	1	1	2023:10:06	43.778306, 87.745644	667.47 ft	146 SE	Trail segment not found.	
237	Line	2	2	2023:10:05	43.777953, 87.746906	709.88 ft	28 NNE	Part of designated route.	
242	Line	2	2	2023:10:06	43.778856, 87.745417	727.98 ft	247 WSW	Fall line. Current descent. New option line to west.	
243	Point	N/A	N/A	2023:10:05	43.783808, 87.736108	604.19 ft	307 NW	New trail to avoid downed trees to east.	













Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
243	Point	N/A	N/A	2023:10:05	43.783378, 87.737372	617.16 ft	335 NNW	Downed trees.	
243	Point	N/A	N/A	2023:10:05	43.783567, 87.736586	610.02 ft	67 ENE	Wet in low-lying areas.	
243	Point	N/A	N/A	2023:10:05	43.783297, 87.737569	622.28 ft	360 N	Overgrown.	
243	Point	N/A	N/A	2023:10:05	43.784028, 87.736769	596.06 ft	240 WSW	Along pigeon river. Some tread erosion. Otherwise a quaint trail.	
245	Point	4	3	2023:10:05	43.783719, 87.739503	600.64 ft	254 WSW	Cut bank of river is undercutting trail tread.	






Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
245	Point	N/A	N/A	2023:10:05	43.783928, 87.740272	601.97 ft	276 W	Wet in low-lying areas. Some tread cupping. Mowed path. Many people encountered walking dogs.	
245	Point	N/A	N/A	2023:10:05	43.783747, 87.739269	599.84 ft	262 W	Along the Pigeon River. Some tread erosion.	
245	Point	N/A	N/A	2023:10:05	43.783914, 87.740881	601.27 ft	266 W	Well-mowed trail near disc golf area. Some tread cupping; likely holds water.	
246	Line	1	1	2023:10:05	43.776311, 87.752739	621.60 ft	19 NNE	Segment not found here.	
247	Line	2	2	2023:10:06	43.776364, 87.752247	621.72 ft	115 ESE	Part of designated route.	

Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
248	Line	1	1	2023:10:06	43.776631, 87.751347	624.40 ft	85 E	Segment leads to downed bridge.	
250	Line	1	1	2023:10:06	43.777678, 87.746378	674.67 ft	206 SSW	Near rental shelters. Trail in disrepair.	
251	Line	1	1	2023:10:06	43.777697, 87.746494	675.09 ft	258 WSW	Near rental shelters. Trail in disrepair.	
252	Line	1	1	2023:10:06	43.777631, 87.746628	694.84 ft	68 ENE	Near rental shelters. Trail in disrepair.	
354	Point	2	2	2023:10:05	43.782906, 87.746181	607.90 ft	63 ENE	Junction; connector trail.	







Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
359	Point	2	2	2023:10:05	43.777211, 87.746906	653.39 ft	303 WNW	Trail not found in database. Assigned new number.	
Bicycle Playground Area	Point	N/A	N/A	2023:10:05	43.776364, 87.741136	667.48 ft	84 E	Area near existing playground.	
Confusing junctions	Point	N/A	N/A	2023:10:05	43.782900, 87.746231	607.92 ft	97 E	Wayfinding needed.	
Disc Golf Course	Point	N/A	N/A	2023:10:05	43.783633, 87.742047	599.11 ft	148 SSE	Disc golf course in Jaycee Quarry Park.	
Disk Golf Basket	Point	N/A	N/A	2023:10:05	43.782986, 87.740825	608.43 ft	7 N	Disc golf course in Jaycee Quarry Park.	

Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
Good Slopes, Drier Than Below	Point	N/A	N/A	2023:10:05	43.782556, 87.741431	618.11 ft	68 ENE	Terrain assessment; locating drier soils.	
Old Trail	Point	N/A	N/A	2023:10:05	43.782689, 87.739022	634.86 ft	75 ENE	Trail tread overgrown.	
Old Trail	Point	N/A	N/A	2023:10:05	43.782783, 87.738825	618.69 ft	36 NE	Part of an old trail.	
Old Trail	Point	N/A	N/A	2023:10:05	43.782519, 87.739464	629.94 ft	58 ENE	Old trail found.	
Placemark 1	Point	N/A	N/A	2023:10:05	43.781886, 87.746886	619.72 ft	339 NNW	Parcel donation to the City.	

Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
Placemark 5	Point	N/A	N/A	2023:10:05	43.778303, 87.746419	635.02 ft	324 NW	Overgrown tread.	
Placemark 6	Point	N/A	N/A	2023:10:06	43.778264, 87.745086	647.38 ft	275 W	New descent nearby.	
Placemark 7	Point	N/A	N/A	2023:10:06	43.778225, 87.745172	664.98 ft	191 SSW	Trail junction for new trail.	
Placemark 8	Point	N/A	N/A	2023:10:06	43.778622, 87.745197	701.03 ft	350 N	Rock garden crossing on descent.	
Placemark 9	Point	N/A	N/A	2023:10:06	43.778853, 87.745486	658.88 ft	244 WSW	Part of new descent.	



Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
Trail not found	Point	N/A	N/A	2023:10:05	43.783894, 87.738967	599.56 ft	98 E	Trail segment not found here.	
Trail not found	Point	N/A	N/A	2023:10:05	43.783714, 87.736328	606.37 ft	307 NW	Trail segment not found here.	
Wet	Point	N/A	N/A	2023:10:05	43.782481, 87.741678	619.87 ft	95 E	Wet area.	
Wet. Unknown owner.	Point	N/A	N/A	2023:10:05	43.782711, 87.740264	616.65 ft	180 S	Area is wet. Landowner unknown.	
100	Line	1	1	2024:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
101	Line	2	2	2025:10:05	N/A	N/A	N/A	Part of designated route.	N/A
102	Line	2	2	2026:10:05	N/A	N/A	N/A	Maywood Loop. Off property.	N/A
104	Line	1	1	2027:10:05	N/A	N/A	N/A	Wetland area.	N/A
105	Line	2	2	2028:10:05	N/A	N/A	N/A	Connects to Maywood.	N/A
106	Line	1	1	2029:10:05	N/A	N/A	N/A	Not necessary.	N/A
108	Line	1	1	2030:10:05	N/A	N/A	N/A	Trail segment not found.	N/A

Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
113	Line	2	2	2031:10:05	N/A	N/A	N/A	Not necessary.	N/A
114	Line	2	2	2032:10:05	N/A	N/A	N/A	Not necessary.	N/A
115	Line	2	2	2033:10:05	N/A	N/A	N/A	Fall line.	N/A
117	Line	2	2	2034:10:05	N/A	N/A	N/A	Segment not found. Remove from database.	N/A
118	Line	2	2	2035:10:05	N/A	N/A	N/A	Fall line.	N/A
119	Line	4	2	2036:10:05	N/A	N/A	N/A	Downed trees, tread falling into river.	N/A
121	Line	1	1	2037:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
122	Line	1	1	2038:10:05	N/A	N/A	N/A	Segment not found. Remove from database.	N/A
126	Line	N/A	N/A	2039:10:05	N/A	N/A	N/A	Access path.	N/A
128	Line	1	1	2040:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
130	Line	1	1	2041:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
132	Line	1	1	2042:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
133	Line	2	1	2043:10:05	N/A	N/A	N/A	Old. Overgrown.	N/A
135	Line	5	4	2044:10:05	N/A	N/A	N/A	Comes close to chain link fence.	N/A
138	Line	1	1	2045:10:05	N/A	N/A	N/A	Wetland area.	N/A
140	Line	1	2	2046:10:05	N/A	N/A	N/A	Not necessary.	N/A
141	Line	1	1	2047:10:05	N/A	N/A	N/A	Not necessary.	N/A
143	Line	2	2	2048:10:05	N/A	N/A	N/A	Part of designated route.	N/A
145	Line	1	1	2049:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
146	Line	2	2	2050:10:05	N/A	N/A	N/A	Part of designated route.	N/A
150	Line	1	1	2051:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
153	Line	1	1	2052:10:05	N/A	N/A	N/A	Wetland area.	N/A

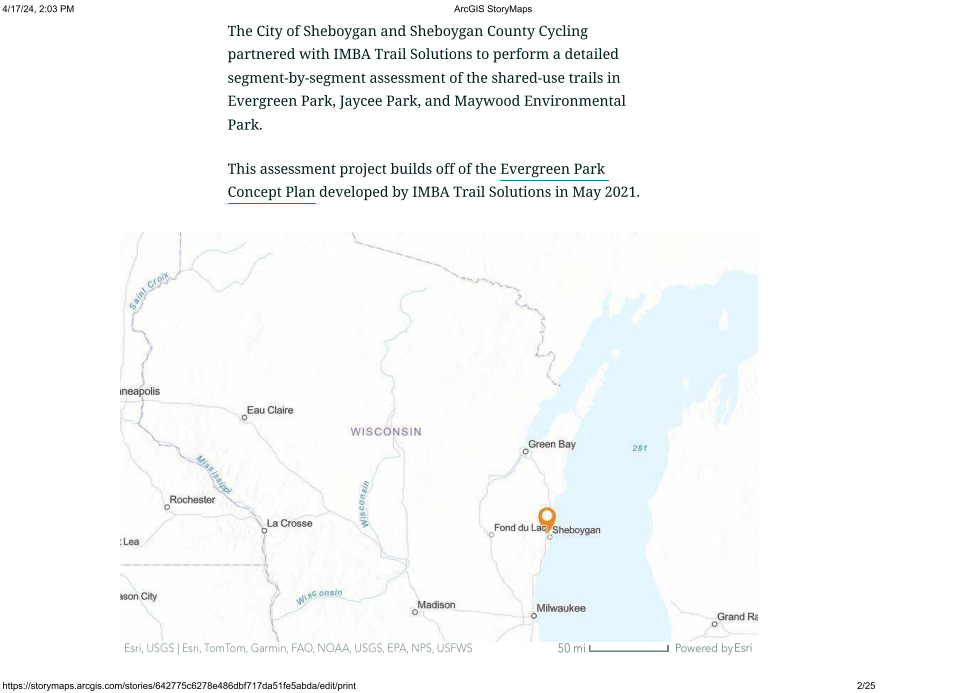
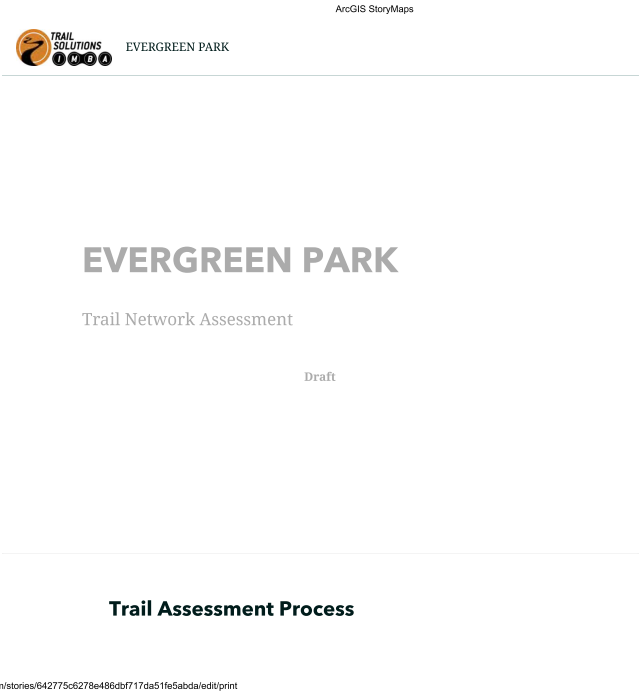


Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
156	Line	2	2	2053:10:05	N/A	N/A	N/A	Part of designated route.	N/A
158	Line	2	2	2054:10:05	N/A	N/A	N/A	Maywood Loop. Partially off property.	N/A
161	Line	3	3	2055:10:05	N/A	N/A	N/A	Part of designated route.	N/A
165	Line	3	3	2056:10:05	N/A	N/A	N/A	Part of designated route.	N/A
170	Line	2	4	2057:10:05	N/A	N/A	N/A	Unnecessary stacked climb/descents.	N/A
174	Line	2	2	2058:10:05	N/A	N/A	N/A	Not necessary.	N/A
175	Line	2	2	2059:10:05	N/A	N/A	N/A	Part of designated route.	N/A
178	Line	2	2	2060:10:05	N/A	N/A	N/A	Part of designated route.	N/A
179	Line	2	2	2061:10:05	N/A	N/A	N/A	Maywood Loop. Designated.	N/A
180	Line	2	2	2062:10:05	N/A	N/A	N/A	Maywood Loop. Off property.	N/A
181	Line	2	2	2063:10:05	N/A	N/A	N/A	Maywood Loop. Fall line. Private property.	N/A
183	Line	2	2	2064:10:05	N/A	N/A	N/A	Maywood Loop. Leads to off-property.	N/A
184	Line	2	2	2065:10:05	N/A	N/A	N/A	Maywood Loop.	N/A
186	Point	N/A	N/A	2066:10:05	N/A	N/A	N/A	Trail in pine stand area.	N/A
187	Line	1	1	2067:10:05	N/A	N/A	N/A	Not necessary.	N/A
188	Line	1	1	2068:10:05	N/A	N/A	N/A	Part of designated route.	N/A
189	Line	1	1	2069:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
191	Line	1	1	2070:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
192	Line	2	2	2071:10:05	N/A	N/A	N/A	Part of designated route.	N/A
193	Line	2	2	2072:10:05	N/A	N/A	N/A	Part of designated route.	N/A
194	Line	2	2	2073:10:05	N/A	N/A	N/A	Part of designated route.	N/A
195	Line	2	2	2074:10:05	N/A	N/A	N/A	Part of designated route.	N/A

Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
196	Line	1	1	2075:10:05	N/A	N/A	N/A	Not necessary.	N/A
199	Line	1	1	2076:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
200	Line	1	1	2077:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
201	Line	2	2	2078:10:05	N/A	N/A	N/A	Connector Trail.	N/A
202	Line	1	1	2079:10:05	N/A	N/A	N/A	Part of designated route.	N/A
203	Line	2	2	2080:10:05	N/A	N/A	N/A	Overlaps ski path.	N/A
204	Line	1	1	2081:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
205	Line	1	1	2082:10:05	N/A	N/A	N/A	Not necessary.	N/A
206	Line	2	2	2083:10:05	N/A	N/A	N/A	Part of designated route.	N/A
208	Line	2	2	2084:10:05	N/A	N/A	N/A	Part of designated route.	N/A
209	Line	1	1	2085:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
210	Line	1	1	2086:10:05	N/A	N/A	N/A	Not necessary.	N/A
211	Line	N/A	N/A	2087:10:05	N/A	N/A	N/A	Not necessary.	N/A
212	Line	2	2	2088:10:05	N/A	N/A	N/A	Ski trail.	N/A
213	Line	2	2	2089:10:05	N/A	N/A	N/A	This segment is fine.	N/A
214	Line	1	1	2090:10:05	N/A	N/A	N/A	Wetland area.	N/A
215	Line	1	1	2091:10:05	N/A	N/A	N/A	Wetland area.	N/A
216	Line	1	1	2092:10:05	N/A	N/A	N/A	Wetland area.	N/A
217	Line	2	2	2093:10:05	N/A	N/A	N/A	Connector Trail.	N/A
218	Line	1	1	2094:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
220	Line	1	1	2095:10:05	N/A	N/A	N/A	Not necessary.	N/A
222	Line	2	2	2096:10:05	N/A	N/A	N/A	Part of designated route.	N/A

Segment	Data Type	Character	Condition	Date	Location	Altitude	Orientation	Notes	Image
223	Line	2	2	2097:10:05	N/A	N/A	N/A	Part of designated route.	N/A
224	Line	1	1	2098:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
227	Line	2	2	2099:10:05	N/A	N/A	N/A	Access to road.	N/A
230	Line	2	2	2100:10:05	N/A	N/A	N/A	Part of designated route.	N/A
231	Line	1	1	2101:10:05	N/A	N/A	N/A	Connector Trail.	N/A
232	Line	1	1	2102:10:05	N/A	N/A	N/A	Connector Trail.	N/A
234	Line	3	3	2103:10:05	N/A	N/A	N/A	Close to fall line. Probably future climb.	N/A
238	Line	2	2	2104:10:05	N/A	N/A	N/A	Kind of exists. Check Strava.	N/A
239	Line	1	1	2105:10:05	N/A	N/A	N/A	Trail segment not found.	N/A
240	Line	2	2	2106:10:05	N/A	N/A	N/A	Part of designated route.	N/A
241	Line	N/A	N/A	2107:10:05	N/A	N/A	N/A	Part of designated route.	N/A
243	Line	2	3	2108:10:05	N/A	N/A	N/A	Crosses property boundaries. Wet, overgrown. Possibly elevate tread.	N/A
245	Line	3	3	2109:10:05	N/A	N/A	N/A	This segment is fine.	N/A
249	Line	1	1	2110:10:05	N/A	N/A	N/A	Trail segment not found.	N/A

# APPENDIX B: ESRI STORYMAP



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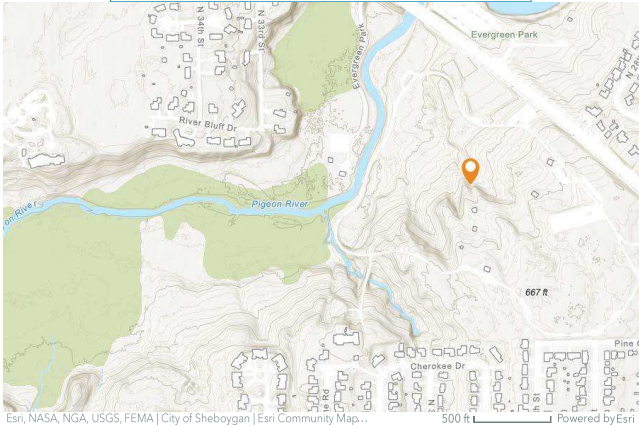
ArcGIS StoryMaps

Regional Context

Evergreen Park is located in Sheboygan, Wisconsin. The city is bordered to the east by Lake Michigan and is about an hour drive north of Milwaukee.

Use the map navigation buttons to explore the park's location.

Zoom Closer



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Project Site

Evergreen Park is a shared-use city park, offering many amenities including a state-of-the-art playground, rental shelters, picnic pavilions, and over six miles of trails. From November 24 through December 31, the park hosts the annual Making Spirits Bright holiday light show.

Evergreen Park has decades of mountain bike history dating back to the early 90s when it began hosting the final races in the annual Wisconsin Off-Road Series.

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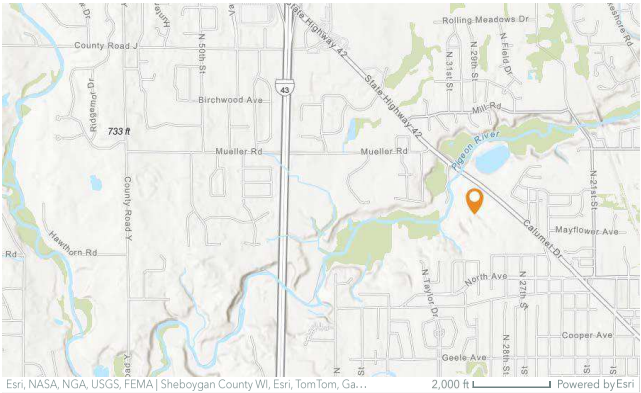
The 2014 Wisconsin Off-Road Series finale race held in Sheboygan, Wisconsin.

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**Neighboring Parks**

Jaycee Park (Sheboygan Quarry) and Maywood Environmental Park may be accessed from Evergreen Park via connection trails.

Jaycee Park features a beach, swimming area, disc golf course, and a few miles of shared-use trails along the Pigeon River.

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Maywood Environmental Park features various habitats and wildlife viewing opportunities, with year-round outdoor education programming and events. While Maywood trails can be used to access Evergreen Park, they are not designed for mountain biking and several sections are designated as hike-only trails. For more information on recreating in Maywood Environmental Park, [visit their website](#).



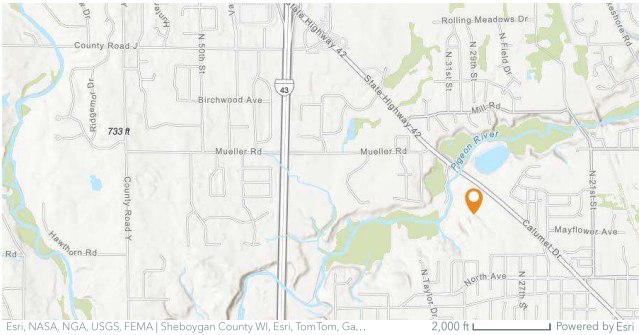
Limestone rock outcrops around the perimeter of Sheboygan Quarry.

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**Project Goals**

The 2021 Concept Plan developed by IMBA Trail Solutions outlined the following next steps for Evergreen Park:

- 1. Perform a detailed trail assessment of existing trails and their current condition.
- 2. Engage in community outreach and visioning.
- 3. Create a zone-based concept plan that includes recommendations for existing trails, new natural surface singletrack trails, and community bike park amenities.

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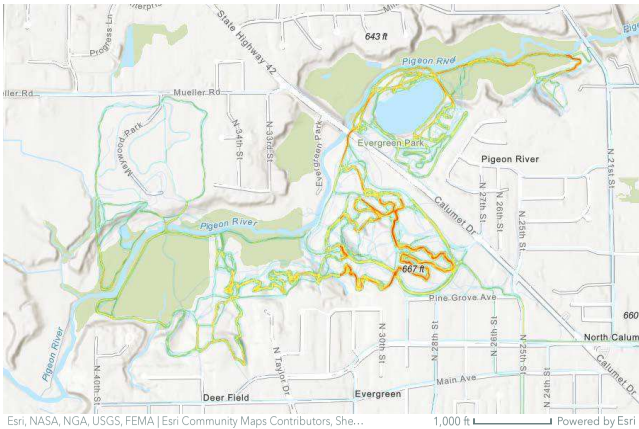
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The remainder of this StoryMap outlines the findings, preliminary recommendations, and next steps for community feedback based on IMBA Trail Solution's detailed site and trail assessment performed in October 2023.

Any park projects will be vetted with the community and planned to prevent conflict with existing park infrastructure and events.



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Heatmap Assessment

Trails are found packed throughout these three parks. The Strava heatmap reveals how the trail network is currently being utilized. Zooming closer to the trails shows that users often form off-trail social paths, which may be attributed to a lack of clear signage that directs hikers, riders, and skiers to the designated route.

Park	Trail Miles
Evergreen	6.6
Jaycee	2.8
Maywood	5.5

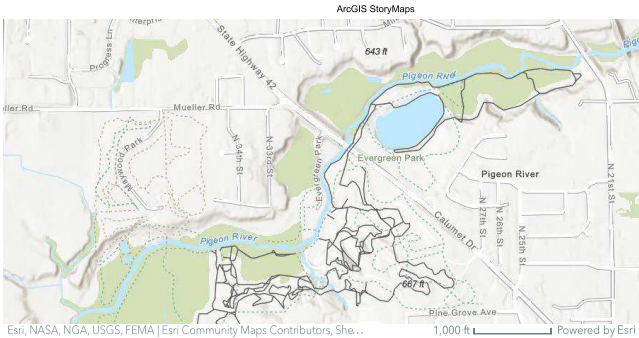
Trail mileage per park, not including unofficial trails and routes through fields that are solely used for events.

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**Trail Segment Assessment**

Nearly fifteen miles of trails are included in the database developed by IMBA Trail Solutions with assistance from the City of Sheboygan and Sheboygan County Cycling.

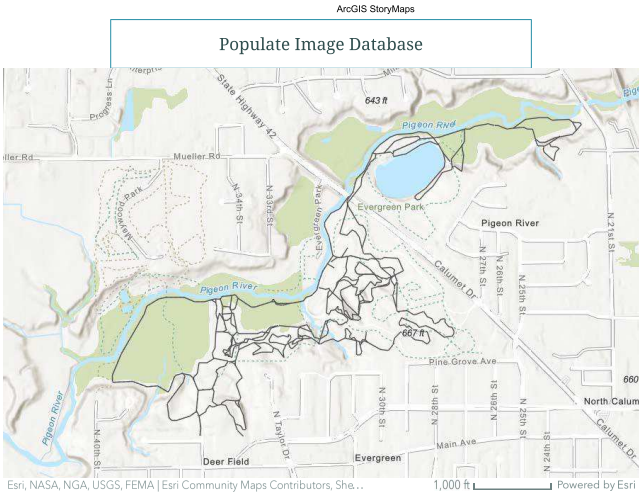
Each trail segment was assessed by IMBA Trail Solutions staff in October 2023. [Zoom in](#) and click a trail segment to reveal a subset of assessment details.

Georeferenced images were captured to document the existing conditions of the site.

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**Database Refinement**

Following the October 2023 site visit, the trail database was updated to more accurately reflect the existing trail alignments.

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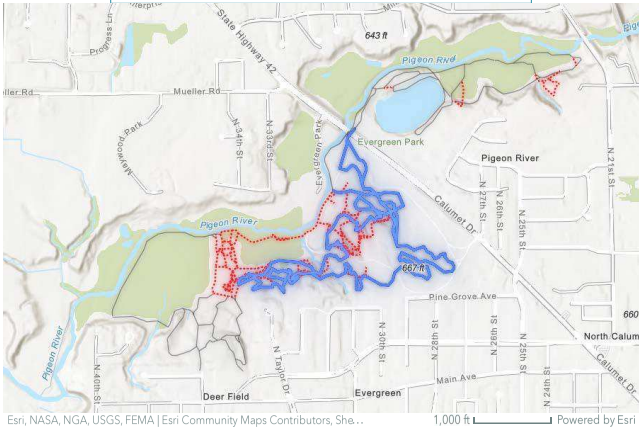


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made to accommodate and complement the phased park improvements.

Show Other Trails



Revegetation Efforts

Trails that are not part of the established route may be decommissioned with educational signage to encourage trail

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users to stay on designated pathways or maintained as alternative trails.

Trail closures may improve wayfinding and reduce the rates of erosion associated with unsustainable trail grades. Learn more about sustainable trail design in IMBA's [Guidelines for a Quality Trail Experience](#).

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The following shared-use and bike-specific trails and amenities are being considered in this plan:

- [Bicycle Playground Zone](#)
- [Intermediate Skills Zone](#)
- [Advanced Skills Zone](#)
- [Pump Track Zone](#)
- [Bike-Optimized Zone](#)
- [Traditional Singletrack Zone](#)

[View Aerial Imagery](#)

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### What Happens to the Existing Trails?

After community feedback is gathered and assessed, IMBA Trail Solutions will develop a phased plan for designing and developing new trails, amenities, and experience zones in Evergreen Park.

The plan will include recommended trail re-routes, closures, and additions to maintain a coherent network of trails during the phased construction processes.

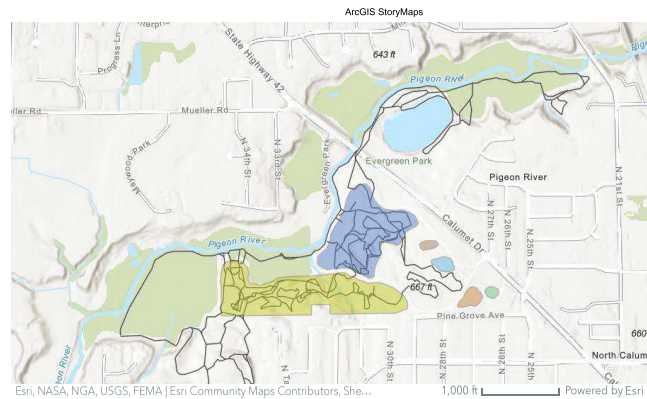


Development of new trails and amenities may require some existing trail re-routes and closures.

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## Tell Us What You Want!

Do you have feedback on the future of Evergreen Park?

[Click here](#) to learn more about the proposed shared-use and bike-specific trails and amenities.

If you already feel informed, hop straight over to the [Community Survey](#).

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## WHAT DO YOU WANT TO SEE IN EVERGREEN PARK?

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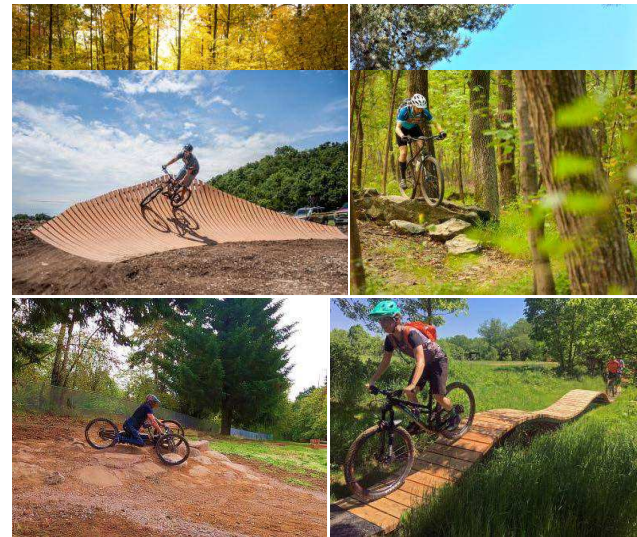


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FILL OUT THE SURVEY!

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## APPENDIX C: SURVEY COMMENTS

### Please explain the park improvements that are most important to you.

#### Submissions: 149

new singletrack. I also like the possible future of kids development

smooth flowy singletrack mountain bike trails (bike only) are what i would prefer

"- A trail network that flows well and includes single track that is fun to loop a few times over.

- I would like the improvements to take keys from other Wisconsin trails. Like New Fane and Minooka park as I feel these are similar in size to Evergreen park. Evergreen has the potential to be on another level.

- Maximize gravity features

- I noticed the ""advanced skills zone"" has been located in an area with little elevation change. If this was designed to be just skills, awesome, just don't build the network without a few drops or jumps with alternative lines.

- If funds are better spent making Evergreen the best it can be, don't spend much on Quarry.

Maximize quality over quantity, follows the same philosophy of my first point.

- Ensure the park improvements can handle a large capacity increase. This could become quite a bike stop for those traveling further north.

"

taking advantage of the terrain and available acreage to make evergreen the best possible biking destination

I've pedaled these trails since the mid 90's and they evolved into a mess of trails going every which way. I think that a designated mtb loop would help clarify the trail system and the intended users however I don't think that just using strava heat maps and the choice of the "blue trail" is adequate. There are enough trails that multiple loops could be made to highlight the different terrain and characteristics of various sections of the trail. This would be similar to the trail marking system at the Kettle Moraine park in Greenbush. Multiple loops could be created. The inclusion of a skills area and possible pump track would be welcome additions but

the machine built trails and the big jumps are not. This area is not a downhill or extreme jump trail in character. It was always a cross country trail. Don't change the character of the trail. Opening it up to younger riders with the skills areas is a good way to get people and younger kids into the sport.

I would like to add additional length to the trail system already in place and design the trails to be used in all weather. It can get quite muddy in some areas which can cause rust. If these could be rerouted or packed with another material, it would much improve the trails.

How will all this be funded? I propose you tax the people that want to use it or charge a fee to the park. Do not use taxpayer funds for these projects

It would be amazing to be able to bike with a Burley for our kids. Have wide enough trails to do that and have it be kid friendly too.

Improved or additions to Mountain Bike trails

Probably all the different kinds of tracks above are important. I am just not that familiar with them but would likely support them. Anything to get and keep people being more active in as safe an environment as possible I would be for.

I would love to continue to ride my mountain bike through single track courses and see them improved. I enjoyed walking and running on the paved path in the park too.

Not much to report but to keep downed trees off the trails. I don't like the added sand in the back section singletrack near Mill Rd but that section is usually really wet so I get why it's there. Otherwise you guys do an incredible job keeping those trails in good shape and rideable.

Defined routes that cater to the environmental sustainability and promote shared use safety. This would include directional signage as well as informative signage for different users.

"Signage. Include bike/pedestrian etiquette.

Bridge improvements, with material that is not slippery when wet.

All trails should be shared trails but directions for bikes and pedestrian opposite direction.

I would like to see the upper middle area for all terrain wheelchairs/wheelchairs and this area made wide with pull over areas when needed. This would be a great area for folks with disadvantages who need a specialized bike. . Also for walkers and family members. Nature does a body, soul and mind good. Government funding for mental health and well-being. Funding from hospitals.

I hope none of the wooded areas that run parallel to the busy roadway is used for anything. I would encourage these two sections to be left wild to eliminate public usage away from the cars that go very very fast past the park. Also, when the deer get spooked, and they will, this is where they escape to.

After 20 years trees have suffered with foot/bike abuse to their roots.

“

Most important to me is to re-route / maintain existing single track for better sustainability and drainage working towards better transitions from one trail area to the next. The issue with the current trail system is the lack of one main trail system for users to know where to go. I ride Evergreen about 3 times a week so I can create a route that pairs together put new comers would be lost. Another opportunity is the trails require a lot of climbing with no give back on the descents do to poor routing, tight trees, and lack of flow. I would like to see a trail hub with some flow trail runs and jump lines while maintaining natural single track loops around the perimeter. Winman trails is the perfect model for what I would like to see to get the whole family riding.

Maintainence of hiking trails; create trails for bikes only.

Restore creek/outfall area on south end of park. Improve connection between Evergreen & Quarry. Increase/improve emenities at Quarry.

“I come to Sheboygan a few times a year and occasionally ride at the park. I regularly drive to Michigan and bentonville to ride.(10-15 times a year.) I would ride in Sheboygan weekly if the trails were worth it. - amazing trails + good food and drink has helped transform Sleepy towns into destinations, but more of the same calm XC trails are not what get the attention of people willing to come from out of town. ”

“It’s hard enough to walk through the park with traffic much less adding bike traffic. It’s a safety issue for bikers and drivers. Leave the beauty of the park alone. I don’t object to

having these items available but put them by the Quarry.”

“Would love to see Evergreen host XC races again. Would also love to see the natural singletrack stay. Machine built trails are cool and all, but Evergreen is home to so many unique, Midwest wooded area features.

Well-marked trails and one directional will be the BIGGEST thing you can do. Please!

But also keep in mind fatbiking in the winter. ”

“First, let me express that while I won’t use most of the bike enhancements illustrated in your survey I applaud creation of them if there is interest, as long as there is a plan to finance (User Fee) and upkeep.

We ( husband & myself) love biking in the woods ( Peninsula State Park -great example of shared walking/bike trails).

Most important to me are walking trails and wide biking trails. However, electric bikes are proving to be creating a need for a creation of additional biking etiquette as a fast moving silent bike overtaking an unsuspecting bicyclist on a narrow trail can cause accidents.

As with most biking activity, shouting out or sounding a bell/horn well ahead of overtaking a walker/runner/slower moving bike sharing is necessary but not practiced.

Signage might help.

Another observation. The park trees look neglected. Don’t see areas of new growth or structured reforestation. Trees look tired. By comparison Maywood has life to it.

Thank you for your efforts. ”

No improvements needed leave park in a natural setting and save tax payer dollars,these so called improvements would be a big waste of tax dollars

Leave park natural and use the money to fix roads try biking on Sheboygan roads as this equals several flat tires a season and some bent rims

Maintaining the natural surface bike trails. Maintaining while leaving the park as natural as possible to enjoy nature’s beauty while riding.

staying healthy with hiking and biking are great exercise for all ages, any improvements with trails for walking,biking, children bike activities are all positive improvements. Also, a park area

is safe and hopefully offers bathrooms.

I'm a daily walker/hiker at Evergreen and Maywood, with the benefit of gaining entrance to the parks on foot. I understand the need for enhanced bike trails, especially so they don't coincide so much with hiking trails; at times it's dangerous for those on foot when a biker comes out of nowhere. Rejuvenating that which is in disrepair and better signage is important to me for safety, aesthetics and enjoyment. However, the thought of using more of our already diminishing wooded space, thus threatening wildlife in their shrinking habitats and just plain disrupting a peaceful park is alarming. From what I can see on the plan, it appears the public park will change dramatically for a just a select part of the population. I'm curious if Maywood is involved in discussions regarding this plan. Perhaps biking should be prohibited there if Evergreen is to become a beefed-up biking venue, but ultimately, I'm against development of that magnitude in that space. I look forward to learning more.

This is very important because it give children, teens and adults something to do and is great exercise and great family time. It's great to be with nature and appreciate the beauty. Note it was difficult to move the square on how important it is to you, could not move for better importance . Thank you

Removal of invasive species along with habitat improvement for wildlife are VERY important to me. I would like to see a parallel situation (or overlap) with the plans for Maywood Environmental park, including the Quarry Park property as well. I am a lifetime biker (main mode of transportation most of my life, despite it NOT being mainstream/accepted in the past like it is now), including many LONG distance trips, but am now ailing in health as I age. At least hiking and animal watching still gets me outdoors. I am in favor of encouragement of biking, especially for youth, but am concerned with mountain bikers misusing areas (happens a lot now!) meant for just hiking/animal observation (quiet use of the outdoor trails). You will have my full support when there are guarantees built into the plans that keep bikers from disturbing the wildlife habitats while still sharing the park with the entire community.

Don't mind having one well designated biking path through the woods, but also would like to see better groomed trails for hiking. If you want a high speed/bike stunt area, don't put it in woody area, otherwise it will chase away the wildlife.

"Evergreen is an amazing asset to the community.

I would like to see better trail signage, especially if some trails are intended to be single or shared-use.

It would be great if at least one restroom remained open year-round.  
A bike maintenance station would be helpful for the bikers"

As a coach/parent of the Sheboygan Composite NICA team Evergreen has become a very important asset in teaching the kids the skills they need to compete or simply have fun with the fellow teammates. While the current trails are suitable for practice it's not ideal for people who are not familiar with the trails. It's very easy to get lost so we are constantly directing the kids where to go. For me simple single track that is easy to navigate without getting lost and include some technical sections and ride arounds is perfectly fine but anything more would be amazing. The second most important topic for me would also be the ability to host mtb races at Evergreen again through, WORS, WEMS, NICA or any local effort.

Any proposed park improvement must keep the natural aspect of the park at the forefront. For example, please limit the amount of cement/hard surfaces that are added to the park! It is just not the right environment. That is why I gave the tot track/pump track a "Do Not Need" score. All of the other amenities would seem to have the possibility of having a low impact on the natural areas in Evergreen Park. Thanks for the opportunity!

Improvements to single track erosion areas, signage for summer and winter routes.

Having marked walking and biking trails for different miles and routes would be great. Children, teens and families need a space like this. Great to be with nature and explore. Many kids and adults are into biking, we need this. If you cannot bike, hiking is good exercise. Love the park in our backyard, don't have to drive far to enjoy. Please keep improving.

I am a mountain biker and trail runner. Trails are Definitely my concern. I'd love to see more maintenance by more than a handful of us that live nearby.

Better signage for mountain bike trail system as current system is very confusing. Better flow of trails and also trails that can embrace winter fat biking which has really exploded in the area. Maintaining the walking trails through Evergreen and Maywood is important to me. The improvements made to the walking trail make it much more user friendly especially in areas which previously would often be muddy. I have no problem sharing the hiking trail with bikers who are often very courteous.

Well marked trails with built features , kids skills and pump track could develop more riders... jump course could draw a whole new crowd of Sheboygan visitors

I rode the trails in Evergreen, The Quarry & Maywood for the first time in many years this fall. I did participate in the WORS races in Sheboygan in the 90's. The trails were easy to follow & were super fun. Now days the trails are all over the place, no signage to help guide you to a flow type of trail. There is great potential for singletrack in all three parks. Only hope for the best to bring back a WORS race to Sheboygan.

The absolute dumbest thing on here is the bicycle playground. First of all, evergreen park is basically on the outskirts of the city. People aren't going to load up the car with kids bikes to go and visit that playground, and, since it is in a higher class area of the city, who is this to serve? Not everyone will have equal access, plus kids literally have tons of other places to ride their bikes. Secondly, leave it how it is. There is not even enough traffic on these trails to create a conflict of space. You don't see the kettle moraine forest updating their trails to paved surfaces or widening paths for hikers and walkers, so why does Sheboygan think this is necessary? Fix our actual roads

As an avid trail runner, I think just keeping some trails for hiking/foot traffic is important. Thanks! "The Very Most and Important improvement is the EXTREMELY needed clean up of fallen trees and a Forester to assist in the future of new tree growth. All the listed bike stuff would totally ruin the atmosphere of Evergreen (PineWoods) park. Need to find a completely diff location for that."

"I'm most excited about the way finding and trail system. I've biked the park with a group and often feel like the trail system is a pile of spaghetti and would never bike it without someone very familiar with the park. The trail improvement and removing the eroding trails is also great.

I also really like the playground and pump track components. It's great for kids!

"

I feel the current trails are great if there could be a quality signed main route and a few of the smaller off chutes be closed. Hopefully some of the trails could be better maintained in the summer as the foliage increases as well as a good erosion plan for the trails near the water. A few side features or jumps would potentially bring some new excitement to the trail system for the new younger generation of riders.

"Making a clear trail route... safety for different skill levels.. and continuous maintenance plan.

It would also be nice to have groomed winter trails biking."

It seems everything is based on biking, not everyone bikes. When walking at Evergreen Park, I have run into many bikers that are just rude and feel they own the park.

I think the road could be fixed in some spots, but otherwise leave it alone. I hate overdeveloped areas and absolutely love being able to see nature be nature, and the animals peacefully living there. I think right now it has the perfect balance- you have your trails, playgrounds and picnic/ party spots, and your nature spots. I honestly think taking away that to add some dirt mounds or make another park just for bikes would be a big mistake and take away from the beauty that is Evergreen park.

Because I have a family, it is important for kids to have a place where they can grow with the sport of biking. Which not only includes defined mountain biking trails with varying skill level, but also a bike playground for the most basic rider who is starting out.

Finding a balance of bike amenities that responds to community input and desires will be important. Providing a master plan that identifies potential future improvements (and locations for them) that may be beyond the current appetite of users, but is within the carrying capacity of the park, will also be important. Key word here is BALANCE.

Signage and flow, currently too many trails that are unclearly marked.

Just make it safer, include the emergency call buttons you see on college campuses.

Walk daily on paved road. Sick of dodging vehicles and bikes when park open. Also no road course. Very few bikes is vehicle follow speed limit

Repair old wooden bridges. Improve wooden marsh crossing. Don't mix bike and hike trails. I think the bike playground and skills development area are great ideas. I also think some easier single track area for families and beginners would be nice. Better signage and designated usage for hiking and biking would be good. A bike path from Maywood parking lot to Evergreen park along the river would be a nice way to cut through and not have to ride on Calumet. Challenging routes can be developed at Greenbush.

Most important to keep natural hiking trails. The park is full of wildlife which should not be disturbed.

Clear trail maps and directions. Seems very random now.

What is most important to me is that the project have as little impact on animal habitat and water quality. More trails = loss of habitat. Paving (I didn't see much in the plan-great) = seal coats deteriorate and end. up in the watershed.

Would love to see some modern jump/slope type things

"Annually my family extended, uses picnic area 5.

The surface pavement around the pavilion and restrooms is in desperate need of repair.

Also, when the new bridge was built, the grill area was removed and not restored. It would be awesome if that grill area was restored with permanent grills in a corral type area.

Annually, I participate in the Holiday Lights/Food Bank Run Walk as a runner. This last run in November of 2023 was a bit more challenging with the amount of potholes and seams that are opening up in the pavement. Would be nice to see that get resurfaced before the trails get resurfaced.

"

"I think all of these suggestions are great as Evergreen Park is an incredible place and is tragically under-appreciated. I'm a little skeptical that Maywood is going to let you make stuff in their nature reserve, but who knows?? All forms of bicycle recreation would be wonderful to get people, outside and active.

My only concern would be that whatever you construct does not (a) overlap with any of the walking and hiking trails - it is scary to be walking along the Pigeon River, for example, and have a mountain biker zoom up on you, and (b) that construction of these bike trails and features will not negatively impact any natural flora or fauna."

more hiking trails, allow dogs on leash, protect the wildlife in the park

I'd love to see the expansion and up keep of current offerings while maintaining the respect of the wildlife. I fear future projects may impede on the wildlife's already limited space. Which is part of what makes Evergreen so special.

I believe that updated hiking trails and bike trails are needed. I like the idea of the part for kids to bike. As far as the skills jumps etc. I am not sure it is a necessity however I do see how it would attract more people to the area and it is unique.

"Dedicated spaces for hikers and people on bikes that are separate to avoid conflict is huge. Also would prioritize things that enhance or compliment natural environment vs degrade it in Evergreen- like single track takes advantage of the natural topography, and by having a dedicated track cuts down on erosion and 'spiderwebbing'. Love the idea of a centralized bicycle recreation zone- and there could definitely also be opportunities for things like pump tracks in other areas of the city- either in existing parks or on reclaimed space on overly wide streets.

Keep up the great work!"

Even though I do ride a bicycle I'm not that interested in the mountain biking or the jumping etc etc. That doesn't mean I wouldn't support those kind of improvements if it's really desire of the community. I do feel though that too much building and reshaping of the park to accommodate specialty biking let's put it that way will take away some of the quiet enjoyable nature of the park that exists now. Shared hiking and biking trails don't appeal to me. I've had to take defensive action as a pedestrian to get out of the way of bicycles on these types of trails. Not good.

"Please don't try to take over the park for the elite few that do this kind of biking in Sheboygan. On any given week, other than the Tuesday night fat bike rides in winter, there are 0-10 bikes out there for the week. Let's be honest here... entry level bikes needed for this are \$2500+ and that is for a base aluminum FS bike and maybe \$1800 for a base hardtail which won't be a very pleasant ride. lol not exactly COMMUNITY orientated.

There are more hikers, dog walkers, birdwatchers and elderly ppl walking the trails exponentially than there are bikers. I've ridden the trails multiple times and I still don't know which freakin way to go. The only thing I could recommend it to mark the trails better and clean up all the crisscrossing trails to make one easy to follow trail. Just don't take the trails away from the people who ACTUALLY use them on a REGULAR basis.

Thank you

PS I'd be better served as a disc golf course ;)"

Dedicated bike and dedicated walk trails will be essential to enjoyment for all. In addition, designated use should be more ecologically sound. Signage to prevent unauthorized use of non-park property is essential to be a "good neighbor" to all.



"Mountain biking is a must to include in any new park expansion. The addition of skills parks and dirt jumps only adds to the variety of individuals who will make use of the park for its trails. Not all trails must be bike specific, but jump trails definitely should be for safety and any sort of faster descending trail it is nice as well.  
Thank you! "

I have recently been to Bentonville Arkansas Mountain bike trails. I think the trails there could be a good model to use at Evergreen.

Improvement of the existing trails and easier to maintain. Would love to get involved and maintain trails with an organization

Lots of these would be very cool multi-use with One Wheels so definitely hope that is an option. Been using Evergreen for 30 years and love the area!

"I live 3 blocks from the park, am 72 and do not off-road bike. I only hike through the park and into Maywood Park and Quarry Park. I could walk the road only, but traffic can be heavy in summer so it's nice to have the trails through the park. Because of the traffic, I also do not feel safe biking the road around the park. I understand how bikers would like extensive trails through Evergreen, but I feel it would be very anti-environmental and cause much quicker erosion issues. My feeling is there needs to be much more planting of trees in the park to save it. So many went down in the storms the past few years and are not being replaced. I would hope an environmental impact report would be done on how more trails, bikers, and bike playgrounds would affect Evergreen, a rather small park.  
With all the walkers and picnickers using Evergreen, I really think a different location should be found for bikers, such as the Kettle Moraine trails."

"Clear and easy to navigate trail system for sure.

Varied skill level riding options, like skill parks, or the trails themselves. I have kids 10 yrs old and under so finding ways to include them in mtb is really important to me. They love the beginner loop over at Heritage Trails in Slinger. Grown ups also have a blast there as well because we can rip the blue or black trails while they take a snack break.

Additional thought on skill parks- Baird Creek, as another local example, went all jumping focused. Not everyone is comfortable with or enjoys jumping so please mix it up. Rock gardens, log/bridges, etc. things to teach all of the skills.

Flow trails are a blast but I'm glad to see some single track will remain! Both are fun and variety is great.

Thanks for all of the efforts that have gone into this!!"

An additional entry/exit for emergencies. Fixing the main road through the park, that has been in poor shape for years.

Somewhere to ride mountain bikes with high intensity jumps, wall rides, and obstacles.

"Evergreen Park is where I first learned how to ride MTB 15 years ago, but rarely go anymore because the trails have deteriorated. I mostly ride Greenbush now.

For years, the lack of signage and the DIY trail building has made the place uninviting to newcomers, though for old riders, the choose-your-own-adventure rebel spirit made the trails fun. And sharing the trail with hikers, in my experience, hasn't been a big problem. However, if new trails encourage more riders, it will likely become a problem.

I love the playground/pump track/skills ideas--anything to help kids and adults fall in love with MTB and personally grow as riders.

Thank you to everyone involved in this process. I know it's been years of work and lots of effort. I appreciate the vision and the dedication you all have to making this already awesome park a powerful community resource. "

We snowshoe, hike, bike, jog, run, walk the dog at Evergreen. We need to optimize the small footprint of the park to gain as many miles of XC trails as possible. We also need jumps, berms and flow. Flat dirt sidewalks are fun to a point but there is no progression for the riders.

Add clear signage! If no other improvements are made, mark the trails, difficulty, distance, and intended direction of travel. That would make the park more welcoming and less frustrating for visitors and regulars alike.

A system of marked trails that are open to running throughout the year and better utilize the terrain would improve the park. I enjoy the trails, but with so many interconnected trails and no signage, it is not possible to plan out an interesting route and know where any fork will end up. The trail along the river through the quarry is interesting but tends to be very marshy and close to the river, so it often floods.

Please leave as much wild green spaces alone as possible for the animals and plants that call

it home. Maybe develop the old hospital site or other underutilized perks in town for bicycles. Evergreen is a rare wonder you can't get back easily with so much development surrounding it. It is sacred to those who call it home.

#### More hiking only trails

Dedicated mountain bike trails, kid-friendly activities, and skill building are the most important to me. Creating a space for kids and beginners to start and hone their skills would ensure a growing biking community and continued interest in mountain biking and further developments. Additionally, an area for more experienced bikers would maintain interest in current bikers and even bring in bikers from outside the area.

Too many bike trails have been created without consideration for the integrity of the ecosystems present in the park. Land erosion and the spread of invasive plant species along the many trails is a significant issue. I would argue for a limit on the number and extent of trails, and for use sensitive to the park lands. Opt for wisdom over wide open usage.

"Please keep in mind that there are many hikers that use the park and there should be some designated trails for them. There should be clear signs if bikes are allowed on specific trails. Thanks "

#### Dedicated bike trails separate from hiking

I often walk the trails and road at Evergreen Park. I often walk my dog on trails and the road. I would be totally disappointed if I could not use the trails at Evergreen and the Quarry to hike and walk. I don't want to compete with bicycles though while walking the trails so please keep hiking trails apart from biking trails.

Please consider the wildlife and old growth forest of this gem of a park. Hiking and biking trails that are separate and marked would be an improvement.

I would love to see more mountain biking trails, technical, skills jumps and things like that.

#### Trail system and features and maintenance of them

Safety of separating MTB versus hikers - I have come up on people hiking/walking dogs many times and it can be dangerous. Combating erosion on trails and fixing low-lying spots that are

continuously wet and muddy (by re-routing, building bridges, etc.). Repairing existing bridges that are falling apart. Fixing areas that do not seem to be designed properly (sandy off-camber turns in an otherwise flowy portion).

I appreciate this group taking interest in the park and wanting to do good for the community. I recognize that biking events bring new people to the area and spend their fun money here while visiting. I take issue with one group tailoring a public area for their use. I also recognize that this is a green spot where animals take refuge. When Jacyees shuts the park for the light show, it's for the good of the community by raising funds and food for the disadvantaged. When bikers or biking events happen, it may feed their souls and drop some change, but that's about it. Seems a bit self absorbed. I'm a walker. There's been more than one time that I've almost been run over by a biker crossing a paved area to continue on their trail. Evergreen Park needs to be cleaned up of dead trees. The trails inside the woods needs a refresh, but a few of these ideas go a bit too far. Evergreen is a treasure. It needs to stay a treasure for ALL residents. Bikers are a small group of those residents.

I love the idea of the bike playground as a place for children without anyplace to bike to come to learn and enjoy bike riding!

"Bike infrastructure for kids (pump park, playground and skills trails)

Professionally designed and implemented signed, one-way single track with incremental difficulty levels for a range of users. "

I have done the WORS mountain bike races at Evergreen Park/Sheboygan Quarry since 1999. I live in Sheboygan and often ride the mountain bike trails in the parks. I would like to see designated trails that are marked. They also should have A and B options to bypass gnarly sections.

"I am concerned that increased use of the park will disturb the wild animals and birds and damage the natural areas of the park. I like watching birds, hearing birds sing and watching the deer walk in the park.

Currently there is no enforcement of the rule about keeping dogs on a leash and no dogs allowed in Maywood Park. Will there be any enforcement of the rules and penalties for violating a rule by bicycle riders?

I am concerned that I may get hurt by a bicycle running into me. I am hard of hearing and do not hear a bicycle approaching. "

"I don't have a problem with single track cycling in the park, it is a good opportunity for fun

exercise. However, the natural beauty of the park needs to be preserved and enhanced. The Bike Playground, PumpTrack, the Skill Zones, and Bike Optimized Zones all appear to detract and harm the natural beauty of the park. Many of these are better suited for the open grasslands found in Quarryview Park. The Evergreen/Maywood ecosystem should be preserved in a natural state as much as possible. It is especially important to keep bikes out of Maywood as the bikes erode trails, spread invasive plants, and some bikers tend to create their own, new trails.

Finally, on the southwest end of the bike trail system the trails presently cross private property owned by the Mayer family. This needs to be purchased. "

"Signage is a must. Topographical signage showing what trails are there and let the person decide their route.

Trail maintenance on a bi weekly basis to control over growth and stick clean up. Could be monthly once maintained.

Dead fall on the side of trail needs to be logged or cleared out. After the initial big storm clean up, the city has never followed through with anything they said they would.

Skills park designed for ALL levels of riders,(not just beginners) to be able to session features and obstacles to gain confidence and bike handling skills to better their experience on a trail. " The parks vegetation is the most important thing to me and it looks very neglected. I am not sure why it has lost its Vitality and variety of plant life.

"The connecting park and trails are fine as they are.

I've have to many close calls with bicyclist walking around the Quarry and in Evergreen Park"

I love to walk on the paved surfaces in good weather. I enjoy the beauty of the park. We have rented space for events. The grandchildren have used the playground. I have visited the Share the Spirit in the past but stopped because it has gone too far in my opinion. I don't like how they are taking over the park and doing damage to the environment and I am concerned that it is harmful to the animals who live there.

Bicycle playground, year-round pump track and skills development areas and, some fast and flowing jump lines that will keep riders excited and engaged and inspire the new riders to want to reach that level of skill .Any improvements that are highly visible from Calumet Drive and are rideable year round are important for the economy and the spirit of Sheboygan residents.

I do not feel that the park needs to be "improved." It is a perfectly wonderful natural space. Please do not put in installations that will degrade the natural beauty and peacefulness of the place.

Leave it as a hiker, runner park without bike trails except maybe as playground areas. I hike at Evergreen every one to two weeks and appreciate the quiet and beautiful trees (like the great cedars) and sights like an oriole (and its nest) and a magnificent barred owl, which I've seen there several times. The city should do nothing to disturb or degrade the natural beauty of this special park, which bicycle trails would do. How many trees would be destroyed in pursuit of biking? How many birds and other animals would have their peace disturbed? My hope is that officials will be wise enough to concentrate on keeping the park natural and safe for its natural inhabitants.

Improve do not destroy!

Improving the trails as is (rerouting as needed) with signage is most important. Adding other things to the park would take away from the wildlife and the peaceful, calm feel in the park. The park really isn't that big and adding extra activity areas will take away from the 'out in nature' feel to it and where are people gonna park? It is unusual to find a park like this in the city limits. I also have concerns of who is going to maintain all of this? As it is now I think there is more that can be done to improve our parks/facilities that isn't happening and adding more items to take care of isn't in the best interest of the city.

Maintaining the atmosphere of the park vs adding attractions that will interrupt that.

Having trails slightly challenging, not easy that your just pedaling around, but not hard that you need to be an expert

Optimizing trails for distance and flow.

I am an athlete of extreme mountain cycling downhill I am from Nicaragua and I am very interested in the project of carrying out an open park with all the facilities to learn and improve in cycling, In the same way, make many friendships in this beautiful country and thus also share a little of my skills on the bicycle with other people

I love the Evergreen trails. I love that it's in my backyard. My biggest concern is that it is really hard for people to come and ride the trails as they are almost impossible to follow if you don't know them well. They could definitely use some improvement especially after the big storms a



year ago. I would love to see all of the above, but my highest priority would be improvement of the trails that are already in place with the option to add onto later on and to keep everyone happy as it is a public space. Also less dogs or more dog rules.

I should preface by saying I am an older rider (age 75) who has walked, biked and (once upon a time) skied at Evergreen Park for years. From my perspective, it seems most important to renew the existing trails, which after years of repeated use have become increasingly more difficult due to erosion and exposure of tree roots, or to create new ones so that the old ones can be let rest and recover. I can see where such things as a tot track and bike playground might be nice in terms of encouraging a new generation of riders. I have no idea how much they would be utilized. It seems to me that improvements like jump trails and free-ride trails would be quite costly and use might not justify the expense.

My kids and family love to mountain bike and would utilize the development of more tracks and obstacles in the park.

One of the most important parts will be signage for the bike trails. There are many times where I'm not sure if I'm located on a specified trail or just willy-nilly riding through green space. Thank so much for doing this!!

"I really think we need to retain the wild and natural space that it is.

I don't think paving is a good use of our wild spaces and money.

I think If the call is to encourage love for biking I think we need to be thinking all season and money would be better spent on an indoor park.

"

Better flowing single track bike trails.

Rideable mountain bike trails and organization around sustaining them.

Enhanced walking paths, more direction see signs of where you are going.

The irony is that Evergreen Park is not accessible by bicycle or any non-motorized transit. Sheboygan lacks cohesive, coordinated, interconnected trails, designated bike lanes (actual 5 foot bike lanes where no parking permitted), sidewalks (again, in compliance, without gaps,

pedestrian activated signals where necessary), etc. to facilitate usage of the park for everyone. It's also not accessible by public transit.

I don't feel that the bike trails in Evergreen Park are a good idea, at all. It should be kept environmentally safe and the natural beauty preserved. The bikes already are a hazard as they come racing through the trails and across the paved road, not paying attention to pedestrians.

id like to see walking trails for pets.

"I've been riding these trails for as long as I've lived in the Sheboygan community (~20 years). Recently they've been in great need of repair/maintenance. The SCC group has done a great job of getting the trails rideable again. It would be amazing if we could get the trails back to being a destination point. My family and I often plan vacations/day trips based on area trails and I believe this improvement could be a tremendous boon to the area.

In my opinion, skill parks and pump tracks are a nice feature but sometimes come with a high cost while the primary allure is the main trail. Consider Baird Creek in Green Bay where a lot of funds were used to develop these features with not as much resources devoted to the main trail vs Standing Rocks in Stevens Point that lacks these features but has an amazing trail system. We will always prefer Standing Rocks over Baird Creek when choosing a destination.

Thanks for your efforts!"

Please do not destroy the natural habitat with more mountain biking. Many bicyclists already ride their bikes in Evergreen and Maywood parks in a disrespectful and dangerous to hikers manner. Disc golf has also ruined some of the parks for anyone not participating in the sport, I have come close to getting hit while walking nearby several times (not on the course). I think it would be nice to leave some places to the nature and nature lovers. Just my personal opinion.

We need the youth to have places to be outside , a place to meet friends and burn some energy . Also adults like to hike and ride bikes together.

I think the trails need to be improved/redone due to the deterioration. I don't think the park is big enough to handle the increase in potential traffic due to the changes proposed. How will the maintenance costs be paid for when some improvements to the park aren't done due to funding as it is? For example the park road, removal of the many downed trees as well as the condition of the trails currently.

I ride through Evergreen mountain bike trails usually to get into Maywood because the trails at evergreen are so terrible. The number of roots and rocks wreck the trail experience. Some fun single track and a pump track and toddler track would be great since there isn't much else in the area.

Park needs to be cleaned up from storm damage. Bike trails need to be marked and kept in same order and not to deviate from them. Hiking trails need to be included within the park. Biking needs to designated one way only. Curtesy needs to be to the walkers by bicycles as they do travel at faster speeds and are upon walkers quickly.

Bikers are going fast through the woods and have almost hit walkers. There are too many animals here to have bikes speeding through here

Signage and clear paths so that trails are easier to navigate. It can be fun to just explore and try different routes, but not when you end up on a trail that is either too technical or dead-ends where you don't want to go!

I would love to have something like this in my own backyard. My kids and I are forced to travel in order to experience the biking we love to do. It's about time our city has some of our own for its residence to use. This will bring in people which will help the city. We look forward to seeing what is done with this amazing opportunity.

Signage!

Ez trails for the adult who wants to ride off road, not do jumps, berms or anything fancy...just the joy of riding a mountain bike off road! If you want adults interested, you can't just do ramps, berms, sharp turns, etc...they need to begin with the simplicity of mountain biking & becoming skill comfortable!

Please make a big push for better development of bike park paths. This incentivizes kids to look for new areas to explore and new adventures to be made daily. By investing in the environment around us, kids can continue to look for more activities to partake in locally within Sheboygan instead of having to travel to any of the major surrounding cities. It took an unfortunately long time for the cities skatepark to be updated, and seemed to be a battle to even get one reopened. Sheboygan needs to diversify its activities instead of heavily investing in sports and only sports. By helping to diversify the amount of available activities, kids can really learn and

decide what they like to enjoy, and hopefully continue with partaking into their adulthood. Physical exercise is great for all, and by continuing to invest, diversify, and explore new areas it can continue to better the lives of the surrounding communities.

I think having some of these extras for biking is a great idea as long as it doesn't take away from the walking trails or affect the wildlife and natural environment of the park. I love how rustic and untouched the trails are.

Improvement and continuing maintenance of single-track mountain bike trails are of highest importance to me.

Keep natural habitat for wildlife. We love walking & biking through the park to see all the wildlife.

I miss the snow and XC skiing @Evergreen! Snow shoeing also works!!

The beauty of this park is the Nature. Constructing some of these things will take away from that beauty. The trails are often full of wildlife. I always refer to this park as a gift of nature in the midst of a city.

Having mountain bike trails that are worth bringing friends from out of town makes it so I'm bringing people to Sheboygan rather than we are going to other counties that have great single track trails. I visited over a dozen trails with friends from out of town, but we never came to Sheboygan.

I would appreciate better marked trail system whether it's for hiking, biking or both.

Well built single track would be great. I understand that the more features the more maintenance, but it would be awesome to have some more exciting riding in the area!

Just getting a marked trail with some banked corners would be fine for me.

Most people cannot ride evergreen park in its current standing. It is difficult to navigate and the trails are not maintained or labeled well. Other communities have invested in cycling for community members and it has paid dividends. This assessment and suggestions support outdoor activities for all ages while providing a unique space that will not only serve the citizens of Sheboygan but will surely become a cycling destination adding to the tourism that benefits everyone in the city, county and beyond. There's no space like this within 50 miles in any direction

and this is a family and community friendly plan. I fully support the plan and look forward to helping out with the execution and development of this plan. There are many places to hike in our community but very few places to mountain bike and no places to jump, flow ride, work on skills, kid friendly areas etc.

No improvements needed

Hiking trails

Better tree care for safety and better marked and responsibly built purpose built trails.

The park needs updating but doing the bike trails is not one of them. Improve the walking area and play areas in and around the park.

1 way marked trails are important.

Years ago the park had a great cross country ski trail system that also is the biking trail in season. A wider easier marked trail system with a variety of loops and trail markers. Also consider the old mtb. race course in addition to the old ski trails. Some where along the way someone was just cutting to many trails in and the trail system lost any flow it had. Let us not eliminate the great cross country skiing park that Evergreen use to be.

I would love to see the hiking area with the little bridges on the southwest side of the park restored. Bring back Witches Hollow. Remove some of the dead trees that fell during the windstorm to improve the beauty of the park. Thank you. I hope I'm not too late in responding to this survey.

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# Evergreen Park Concept Plan

Shared Use Perimeter Trail

A Mountain Bike Flow Trails

B Asphalt Cycle Pump Track

C Mountain Bike Skill Zones

D Youth Bicycle Playground

E NICA\* Warmup & Skills Zone

F Jump & Advanced Features

G Shared Use & Hiking Trails

\*National Interscholastic Cycling  
Association Student Athletes





Presented By:  
Nathaniel Darling  
Judd Baumann

[SheboyganCountyCycling.org](http://SheboyganCountyCycling.org)



# EVERGREEN PARK



# SCC Vision: A Wholistic Approach



**For Sheboygan County to be a place where cycling is ubiquitous.**

- Communities are connected through safe cycling routes and Greenways encouraging people to cycle for trips 5 miles or less. Ride-to-Ride instead of Drive-to-Ride
- Increase access to recreational opportunities so all age groups can engage in fun, healthy activities in nature
- Bolster Sheboygan's Outdoor Recreation Economy
- Renewed awareness of Human-Environment Interconnectedness



# Recreational bicycling as a “gateway” to utility bicycling: The case of Charlotte, NC

Item 18.

Robert H. W. Boyer • Published 2 January 2018 • Geography • International Journal of Sustainable Transportation

**ABSTRACT** Riding a bicycle for utility purposes in US cities is rare, especially in historically automobile-dominated cities. Using data from a transportation survey administered to 406 residents of Charlotte, NC, this paper reports on the results of a logistic regression model that predicts the influence of an individual's recreational cycling frequency on the odds of that individual riding a bicycle for utility purposes on a weekly basis. The odds of an individual riding for utility purposes at least once a week increases dramatically as an individual rides more for recreation. Recreational cycling appears to offer a space in which individuals can acquire a threshold level of skills and materials necessary to ride their bike for utility purposes. Results suggest that plans to increase utility cycling in an automobile-dominated city like Charlotte ought to emphasize and fund opportunities for residents to ride recreationally, and consider how experience riding a bike in the temporally- and spatially- flexible context of recreation can encourage more individuals to ride to and from errands, school, or their place of work. [Collapse](#)



# Study Shows \$7.8 Million Economic Impact of Mountain Bike Trails

Item 18.



A study conducted by the University of Wisconsin River Falls Research Center (UW-RFRC) and Chequamegon Area Mountain Bike Association (CAMBA) has shown that mountain bike trails brought \$7.8 million a year to Bayfield and Sawyer Counties in Northwest Wisconsin.



# Building the next generation of environmental advocates

With Trek's support, NICA is expanding its influence — and having a generational impact on the environment

The National Interscholastic Cycling Association (NICA) is the governing body for middle and high school mountain biking — and they're on a mission to transform lives, revolutionize youth sports, and build the next generation of cyclists.

They're making a real and compounding difference that benefits communities and the planet. Since 2009, when NICA began with a single league in California, the organization has expanded clear across the United States and beyond. There are now 32 leagues with 962 teams in the US

serving over 38,000 student-athletes and coaches. With pilot programs in Australia and soon Canada, NICA is ready to make an impact around the world.

The success of NICA is rooted in the program's values. From the beginning, they've focused on fun, inclusivity, equity, respect, and community, with an emphasis on both camaraderie and inclusive competition. Through this approach, NICA fosters an environment where kids learn to love bikes and wellness — and this translates to a lifelong love of the sport.

**People don't need  
trails,  
the Land does.**

TONY BOONE





# Evergreen Stewardship

SCC has partnered with the City of Sheboygan to maintain the trails over the last three years, logging over 323 hours for 2024.

Our focus is to create a more pleasant outdoor experience by:

- Reducing User Conflict
- Repairing and Building Trails and Infrastructure and Decommissioning Worn, Damaged, or Rogue/Social Trails
- Protecting Nature through designated trail routes, erosion mitigation, invasive species control, planting native trees, grasses, and forbs, educating users and volunteers on land stewardship









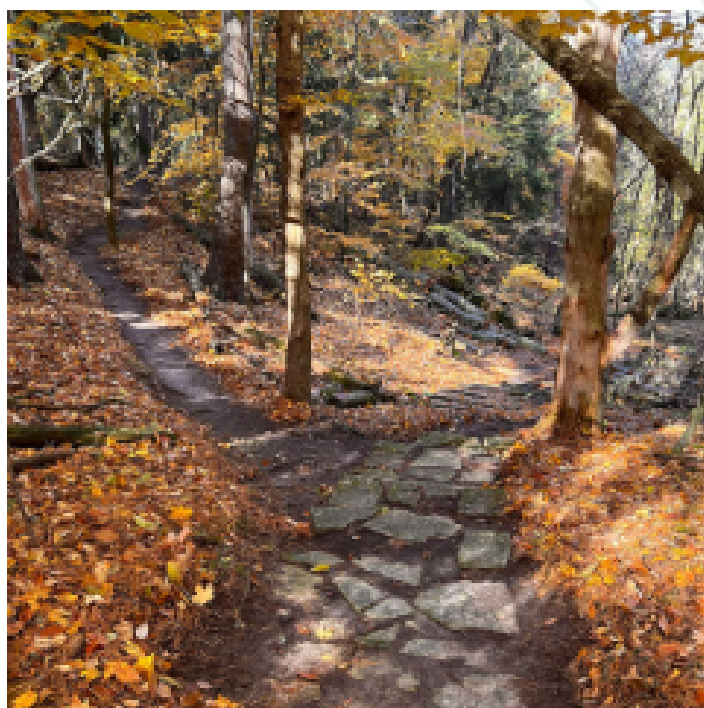






# TRAIL CONDITION REPORTING

Evergreen & Quarry Parks  
-Sheboygan-



Evergreen Park

● OPEN

Powered by Trailbot

Get the Android or iOS app for notifications

- Safety - Inform users of unsafe conditions and closures
- Maintenance - Trail users can report issues
- Preservation - Closing trails online limits trail use visitors.

Greenbush Trails  
-Glenbeulah-



Greenbush

● OPEN

Powered by Trailbot

Get the Android or iOS app for notifications

[Sheboygancountycycling.org](http://Sheboygancountycycling.org)

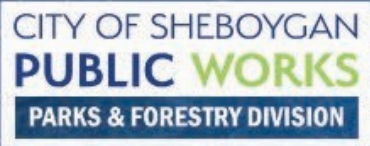


# EVERGREEN PARK CONCEPT PLAN

SHEBOYGAN, WISCONSIN

MAY 2021

Prepared For:



Prepared By:





# 2021 Concept Plan Takeaways

**#1 Manage and Improve Existing Trails in Evergreen Park**

**#2 Develop Trails and Bike Facilities That Deliver High-Quality Trail Experiences To The Community \***

**#3 Provide Healthy Activities for Residents With a Focus On Attracting Youth**

**#4 Provide A Training Facility for NICA Teams \***

**#5 Re-Engage Volunteer Groups to Assist with Advocacy And Maintenance**



# EVERGREEN PARK TRAIL ASSESSMENT

SHEBOYGAN, WI  
SPRING 2024

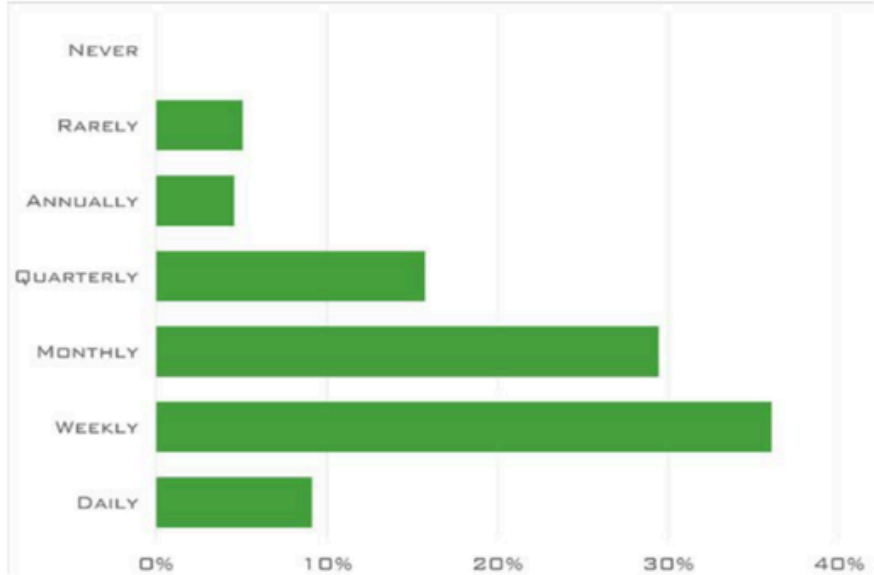




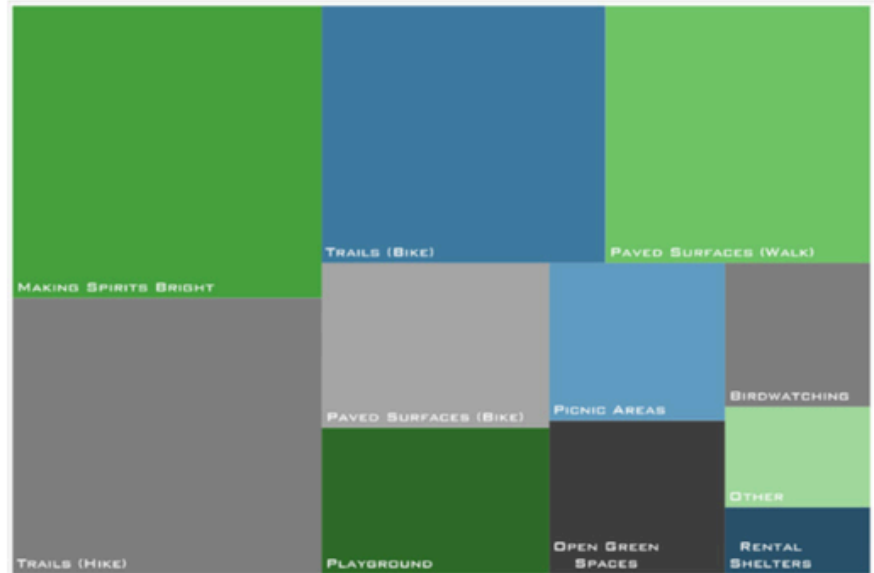
# COMMUNITY SURVEY RESULTS

197 ONLINE SURVEY RESPONSES

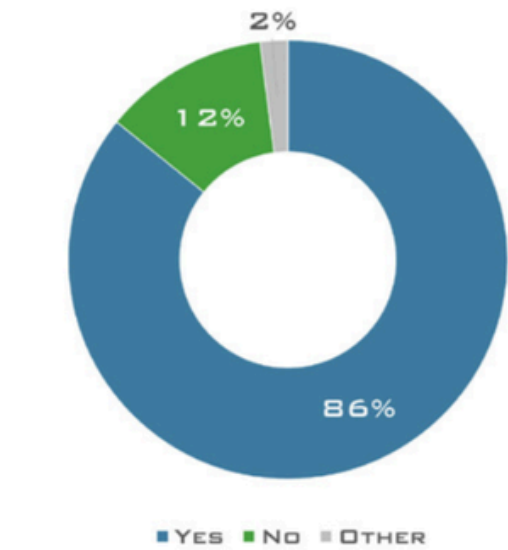
VISITATION FREQUENCY



HOW DO YOU USE THE PARK?



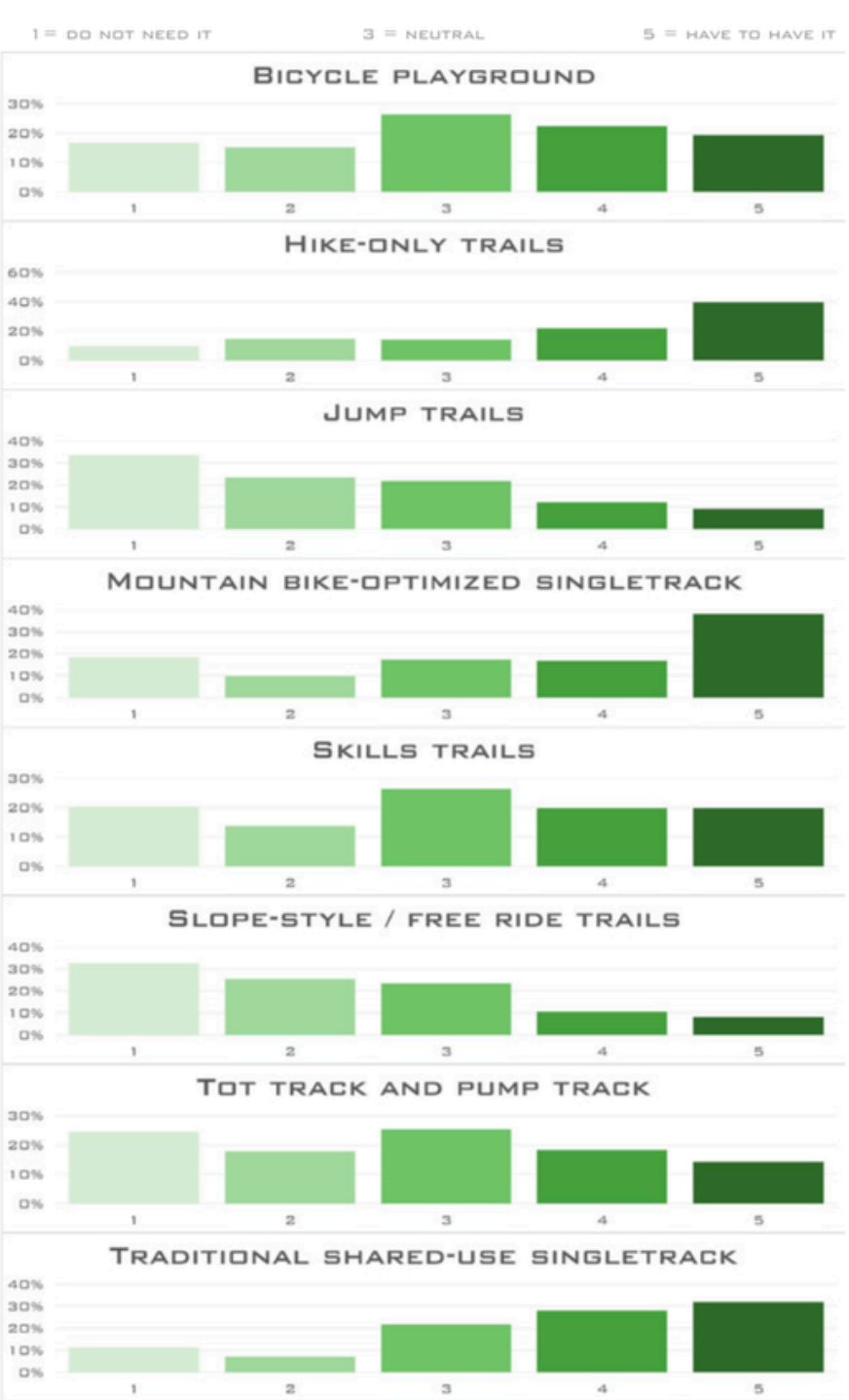
DO YOU RIDE BIKES?



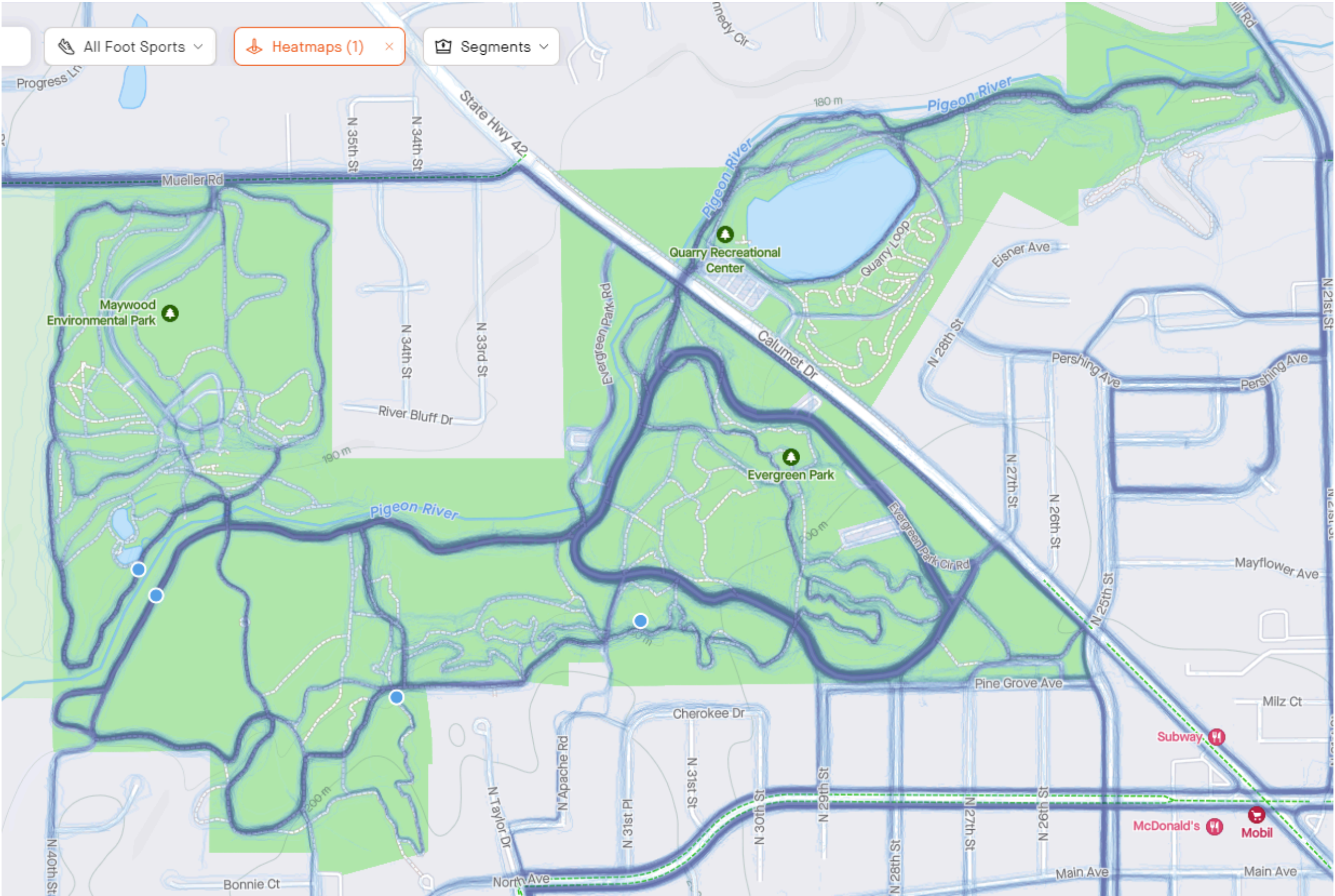
WHERE DO YOU RIDE?



RANK TRAIL AND AMENITY TYPES

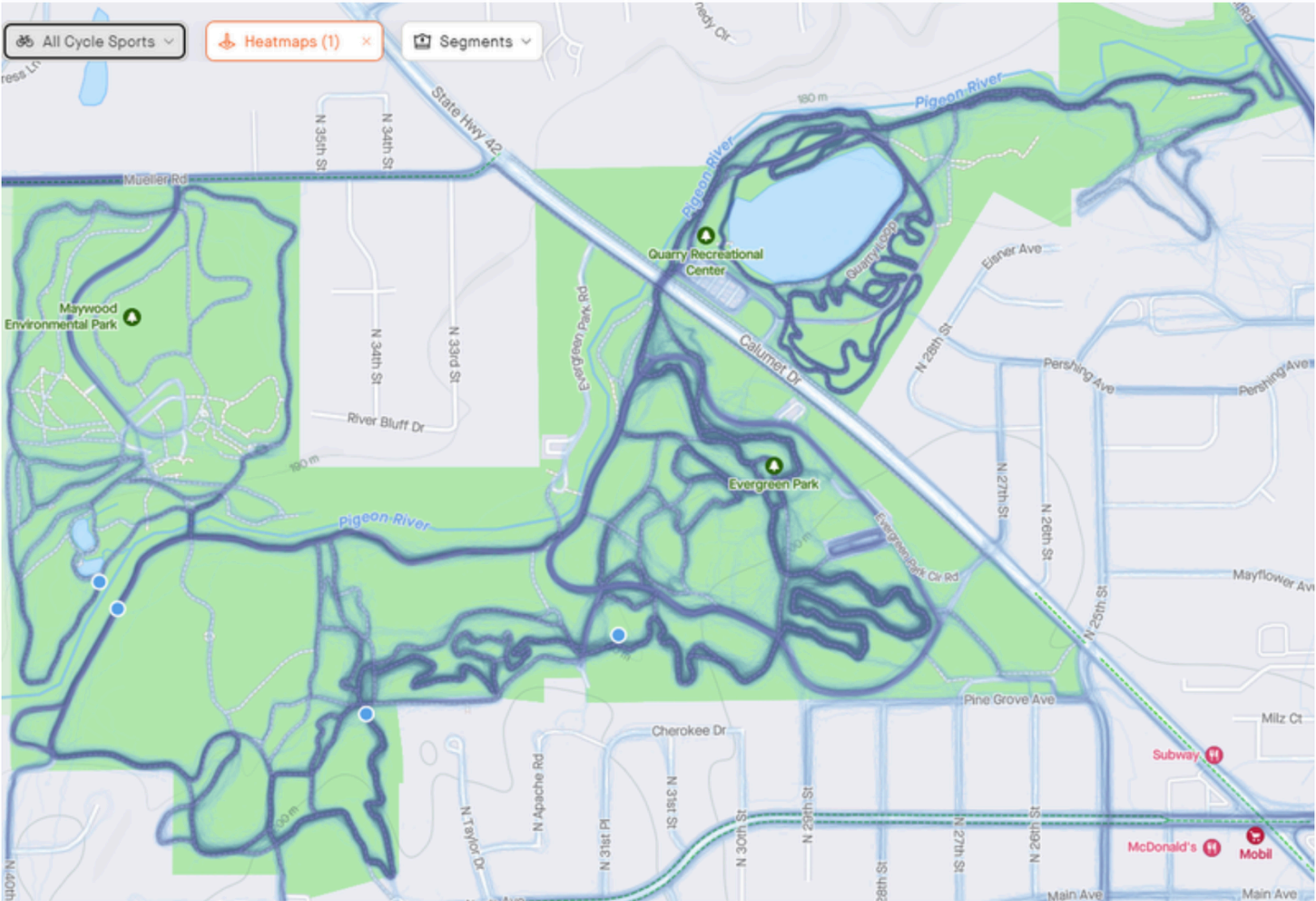


# STRAVA REC. FOOT TRAFFIC

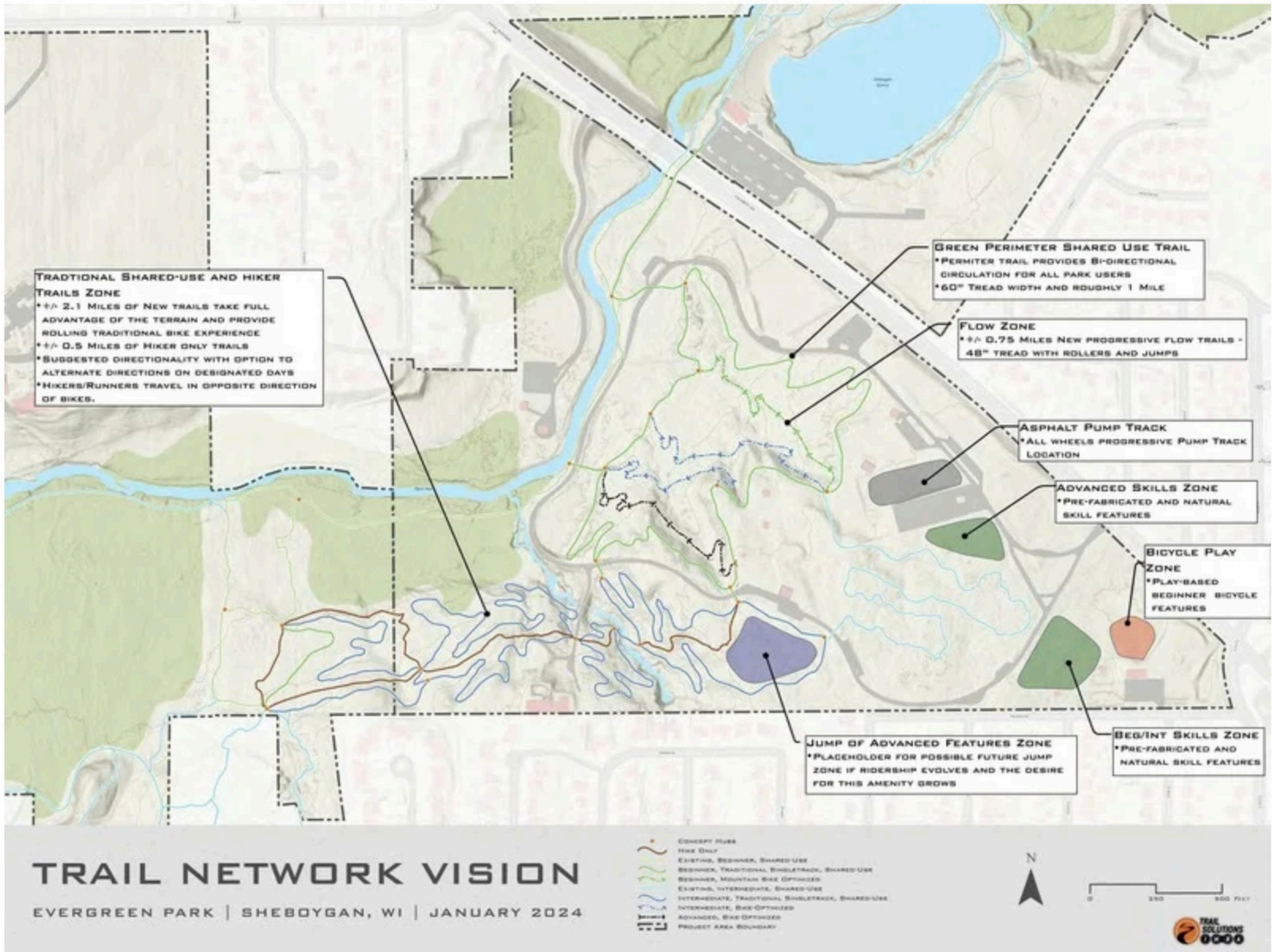




# STRAVA REC. CYCLE TRAFFIC



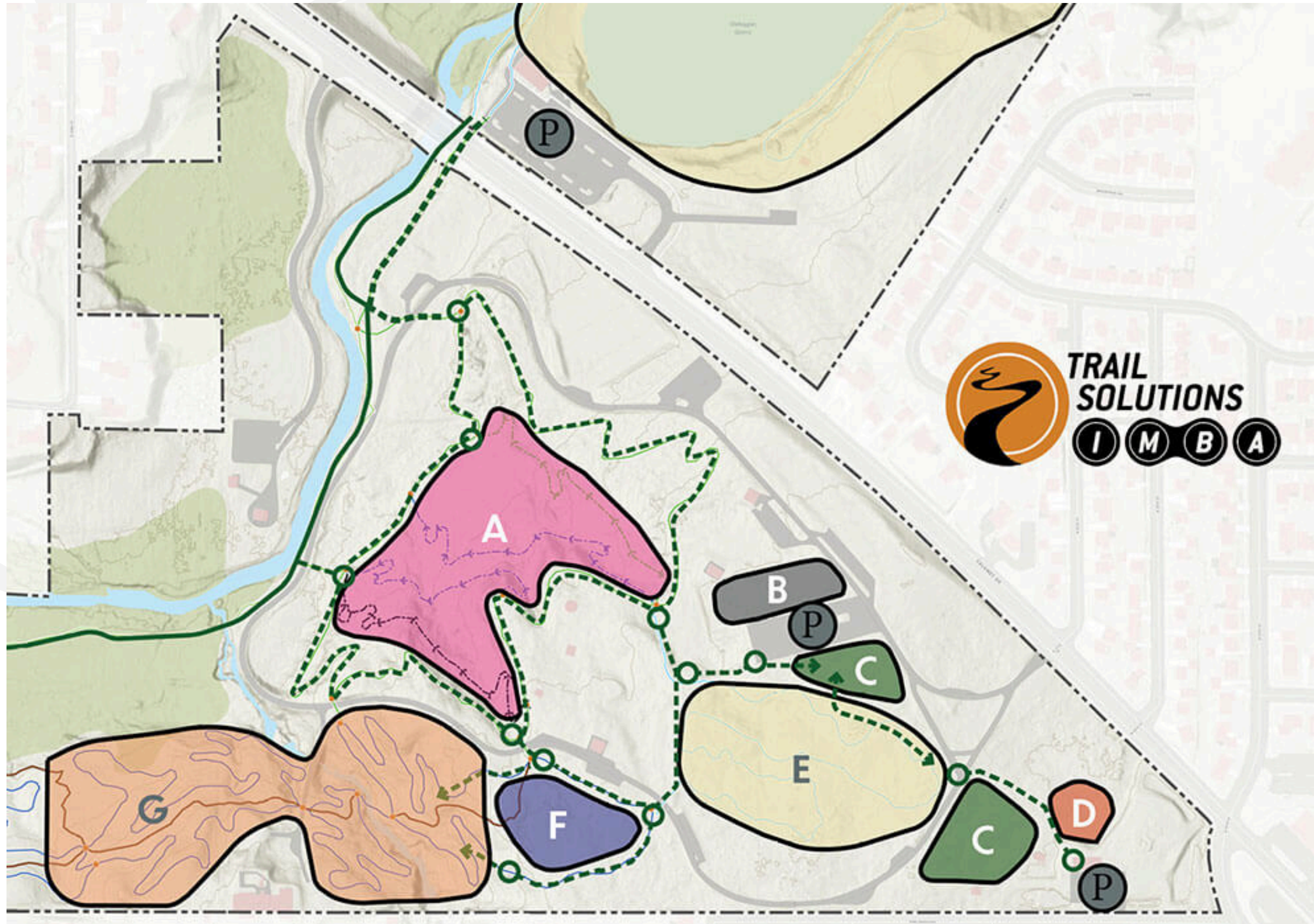






# CONCEPT PLAN PROJECT AREA

Item 18.



Shared Use Perimeter Trail

A Mountain Bike Flow Trails

B Asphalt Cycle Pump Track

C Mountain Bike Skill Zones

D Youth Bicycle Playground

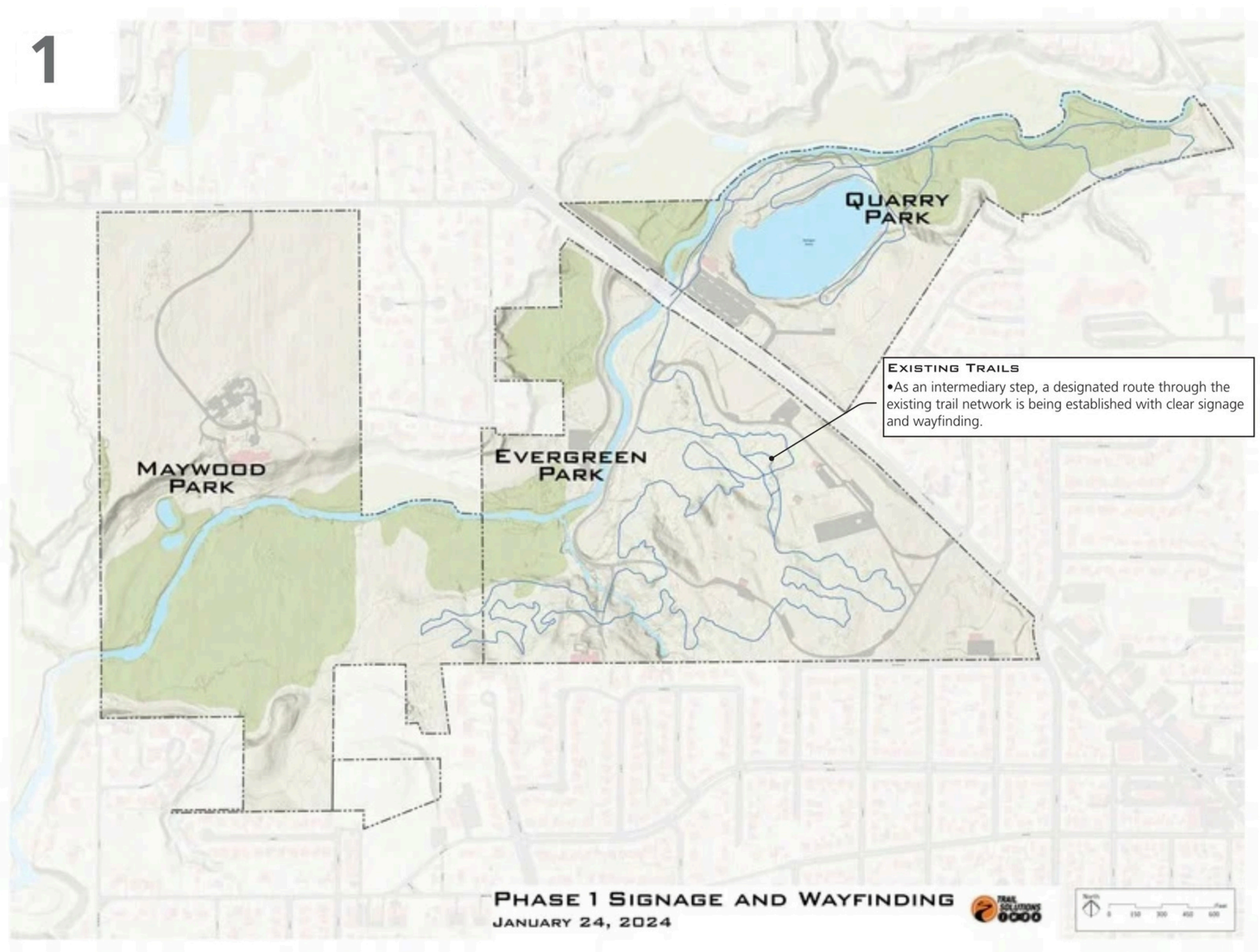
E NICA\* Warmup & Skills Zone

F Jump & Advanced Features

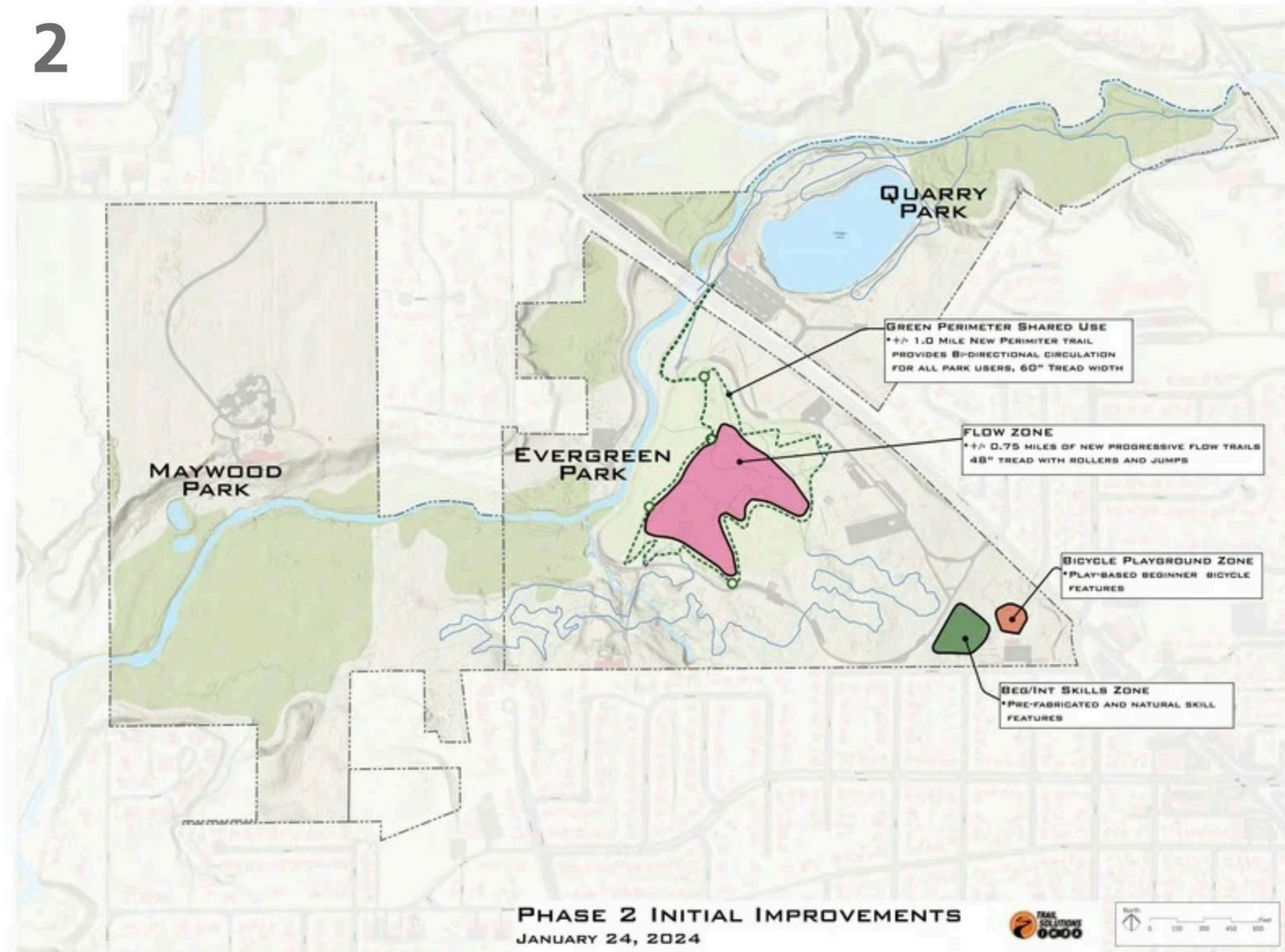
G Shared Use & Hiking Trails

\*National Interscholastic Cycling Association Student Athletes

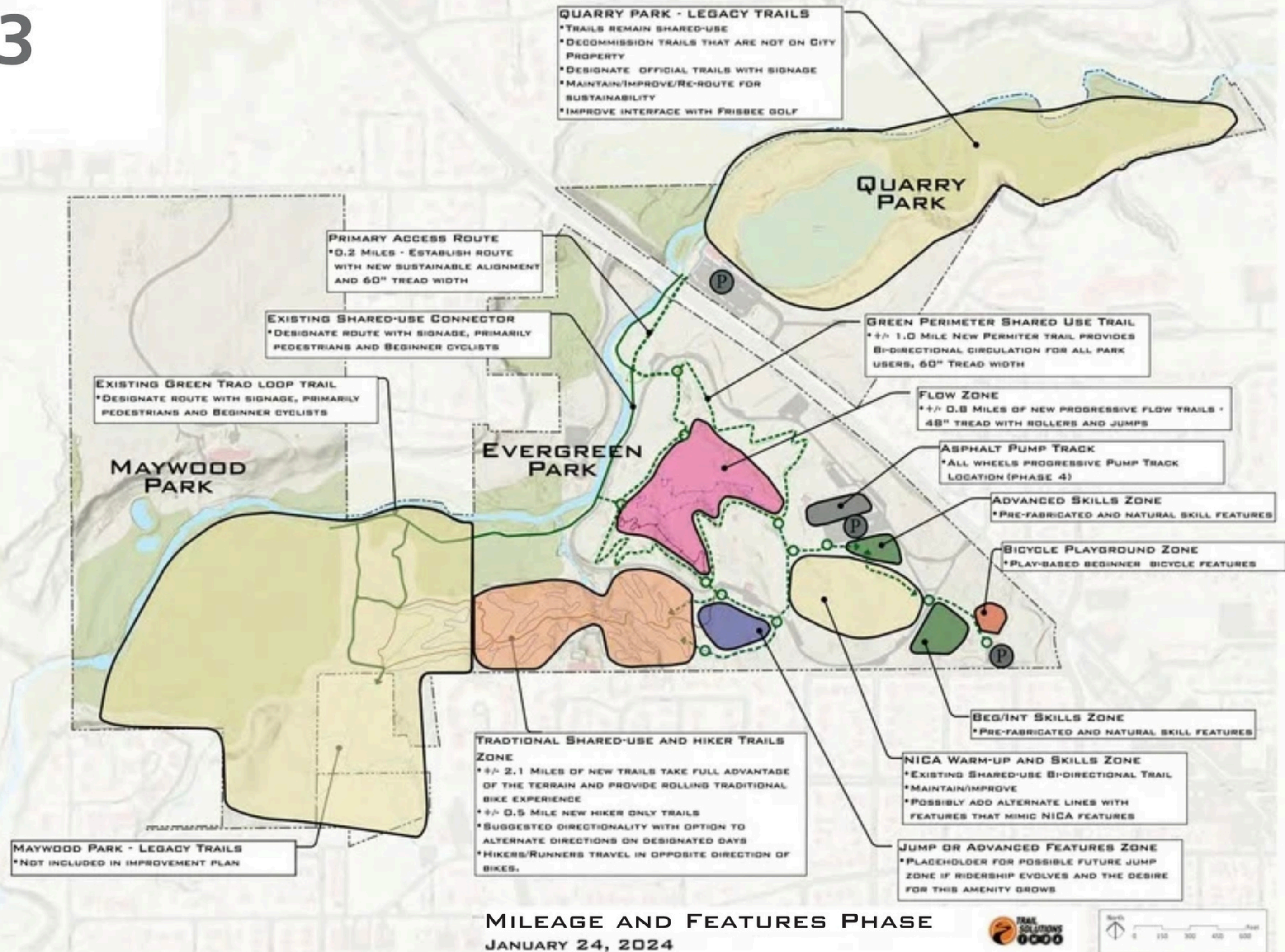






















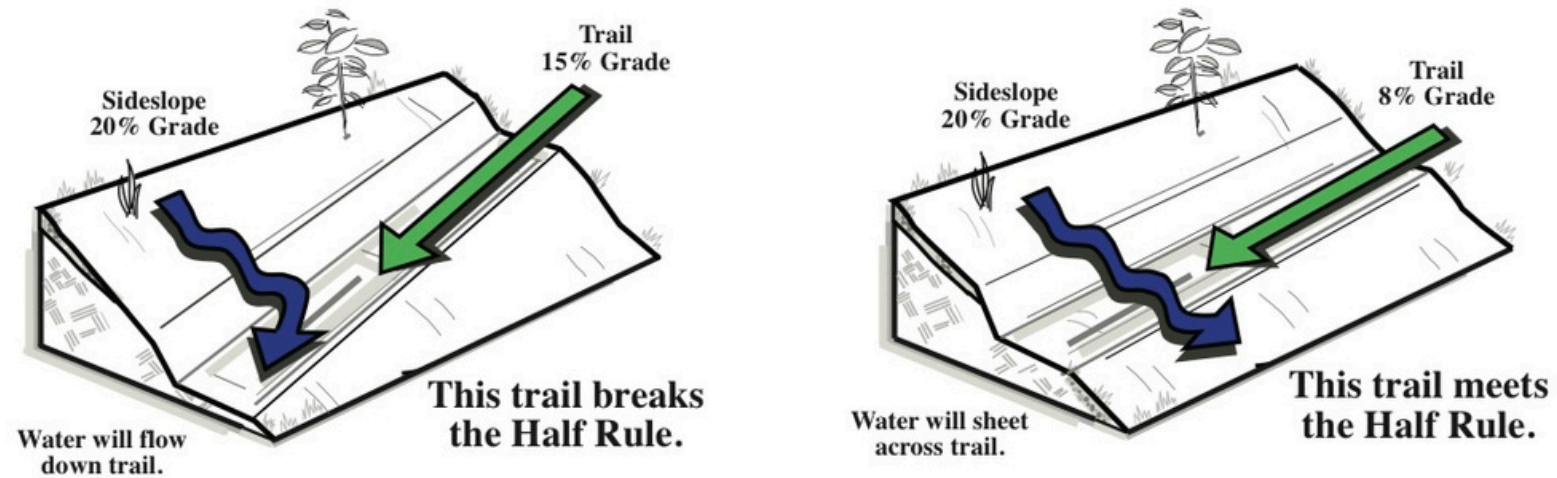






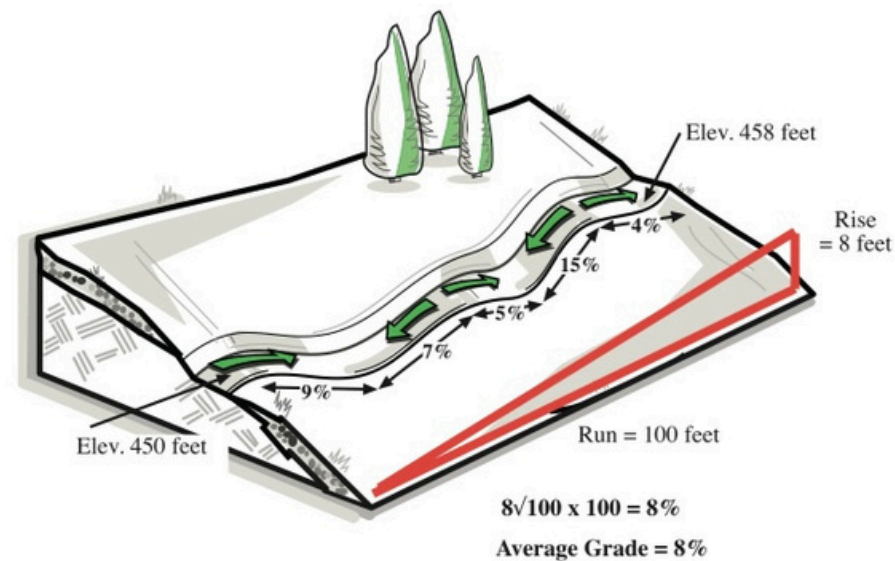
## 1) The Half Rule

A trail's grade should not exceed half the grade of the hillside or side slope that the trail traverses. If the trail *does* exceed half the side slope, it is considered a "fall-line trail." Water will flow down a fall-line trail rather than run across it, and therefore cause significant rutting and erosion. There are exceptions to this rule, but those types of trails require significant expertise to execute and should be left in the hands of qualified professionals.



## 2) Average Trail Segment Grade

Historically, the thought has been that an average grade of 10% or less minimizes erosion. This guideline has evolved and while a 10% average or less may be acceptable for an expert-level trail, the industry practices have become more specific to trail difficulty level: Beginner trails range from 0-5% average grade, intermediate trails range from 5-7% average grade, and advanced trails average 7-9% (or higher) grade. Trail segment grades are directly related to the amount of exertion required when climbing, as well as the speeds that can be reached when descending. This is extremely important for planning rider experiences, as an average 7% or higher grade on a climbing trail can be excruciating for a newer, less fit rider and potentially turn them off completely from riding again. The same can be true for having a descent that is too steep for a less-skilled rider, also potentially scaring them away from mountain biking.



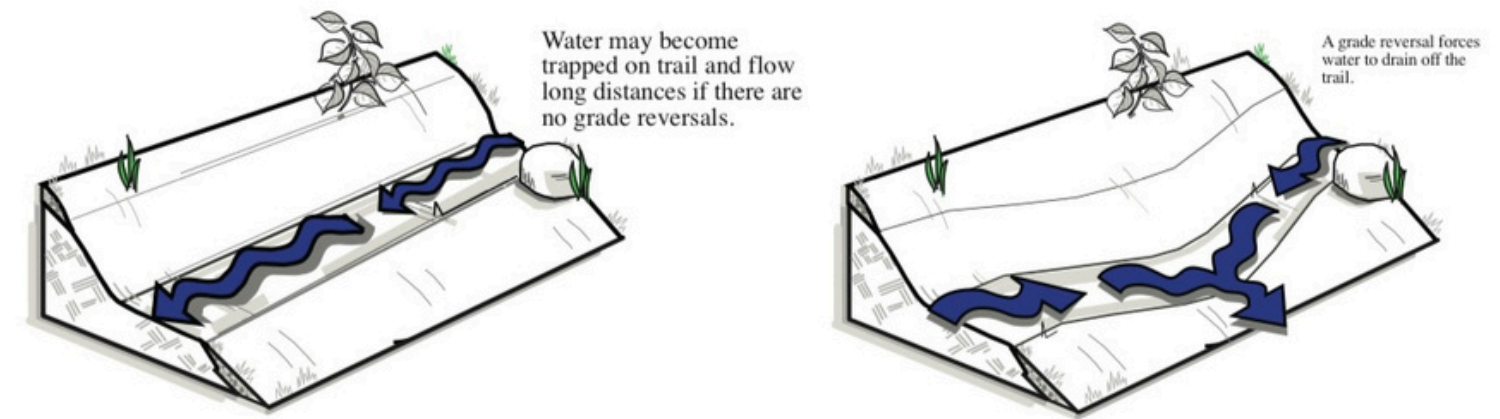
## 3) Maximum Sustainable Trail Grades

Item 18.

Maximum grade is the steepest section of trail that is more than 10 feet in length. This grade is soil composition dependent, but 15-20% maximum grade is considered typical. These grades can be exceeded if trail tread reinforcement techniques such as rock armoring are used.

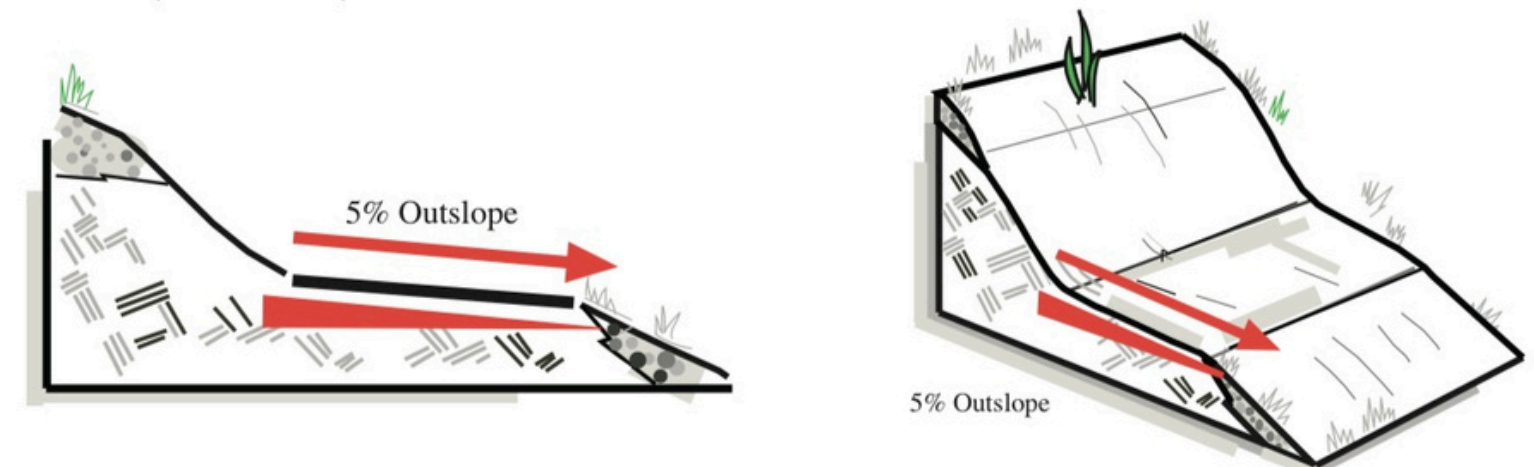
## 4) Grade Reversals

Grade reversals occur when a trail that is going down (negative grade) transitions into a trail that is going up (positive grade). This results in a low spot on the trail, which is commonly referred to as a drain, because this is where water exits from the trail. Frequent grade reversals every 20 to 100 feet are critical for a healthy trail system to ensure water can flow from the trail as frequently as possible. Grade reversals are also a critical element of the overall user experience.



## 5) Outslope

As the trail contours across a hillside, the downhill or outer edge of the tread should slope slightly down and away from the inner/high side at about a 5% slope. This tilt is called "outslope," and it encourages water to sheet across and off the trail. Modern mountain bike trail building techniques focus heavily on insloped trails to maximize fun, but still rely on outslope at drains and any part of the trail where an inslope is not required to keep the rider on the trail.



# Rolling Contour Trail

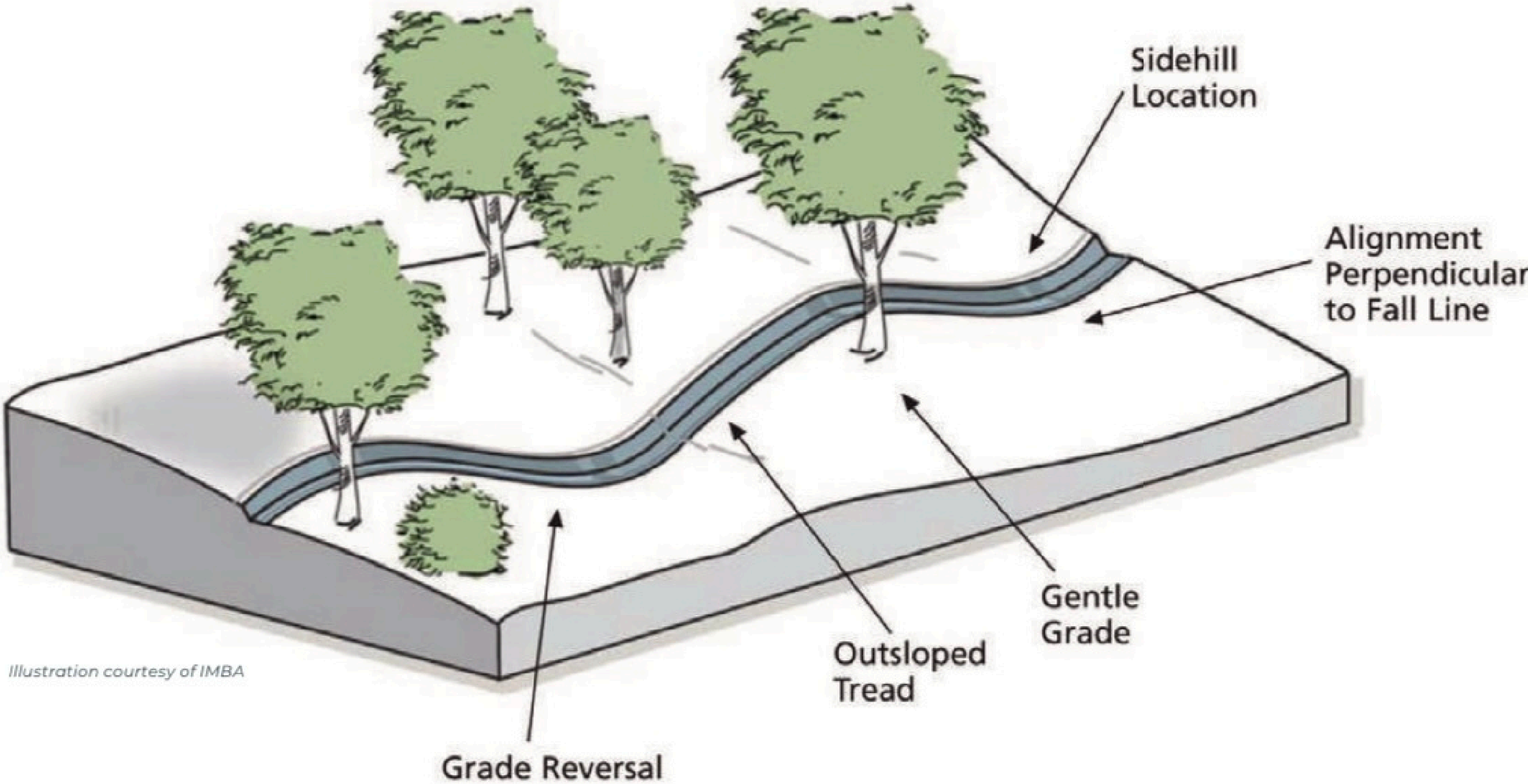


Illustration courtesy of IMBA



## Evergreen Bike Park: Phase 1 Signage and Wayfinding

Item	Description	Cost
Bike Amenities		
Signage	Trailhead and wayfinding signs (work underway)	Funded by SCC

## Evergreen Bike Park: Phase 2 Initial Improvements Conceptual Cost Opinion

Item	Description	Cost
Bike Amenities		
Bike Playground	350-450 feet with 7-10 features	\$60,000
Beginner / Intermediate Skills Zone	0.33-mile trail with 13-16 features	\$100,000
Green perimeter shared-use trail and Quarry connection	1.2 miles - 60" tread width	\$60,000
Flow Trails	0.8 miles bike optimized flow / features trails	\$80,000
Trail Design Services		
Field flagging of trails	2.0 miles of trails	\$10,000
Schematic design of bike playground and skills zone	Schematic documents that would support a design build level of construction	\$17,000
Trail and Bike Amenity Implementation costs		
Signage	Main kiosk; wayfinding, information, and bike park amenity signs	\$35,000
Permitting, compliance and monitoring	Various local, state, and/or federal permits	\$6,000
Mobilizations for construction	Cost of mobilizing build team to/from project site	\$10,000
Estimated Phase 2 Bike Park and Trail Construction		\$378,000
Total Estimated Contingency		\$22,000
Total Estimated Phase 2		\$400,000

Notes: This conceptual cost opinion provides a high level opinion of the costs of construction and serves as a tool for planning purposes only. It is expected that actual costs may fluctuate +/-20% from the amounts provided in this cost opinion. The cost opinion does not serve as a bid. Costs for site preparation, utility connections, and stormwater infrastructure are not included in this estimate. Permitting costs assume a variety of local, state, and federal regulations apply (i.e. stormwater, land disturbance, etc.). Construction costs assume professional trail contractors perform the work. Contingency is assumed to allow for adjustments during design and permitting. Cost opinion reflects current prices and does not account for future cost escalation.



### Evergreen Bike Park: Phase 3 Mileage and Features Conceptual Cost Opinion

Item	Description	Cost
Bike Amenities		
Advanced skills zone	0.25-mile trail with 10-15 features	\$120,000
NICA warm up and skills zone	Maintenance and improvements	\$25,000
Jump or advanced features zone	4-5 progressive jump / features lines	\$175,000
Traditional shared-use trails	2.1 miles traditional machine built singletrack	\$100,000
New shared-use bridge	Construct new bridge at current crossing (traditional shared-use trails)	\$20,000
Hiker only trails	0.5 mile hiking trails	\$500
Trail Design Services		
Field flagging of trails	2.6 miles of trails	\$15,000
Design development of advanced skills zone	DD documents that would support a bid and contractor procurement process	\$25,000
Schematic design of jump or advanced features zone	Schematic documents that would support a design build level of construction	\$17,500
Trail and Bike Amenity Implementation costs		
Signage	Main kiosk; wayfinding, information, and bike park amenity signs	\$20,000
Permitting, compliance and monitoring	Various local, state, and/or federal permits	\$18,000
Mobilizations for construction	Cost of mobilizing multiple build teams to/from project site	\$20,000
Estimated Phase 3 Bike Park and Trail Construction		\$556,000
Total Estimated Contingency		\$31,000
Total Estimated Phase 3		\$587,000

### Evergreen Bike Park: Phase 4 Pump Track Conceptual Cost Opinion

Item	Description	Cost
Bike Amenities		
Asphalt pump track	+/- 18,000 square foot pump track	\$600,000
Trail Design Services		
Design development of pump track	DD documents that would support a bid and contractor procurement process	\$13,000
Bike Amenity Implementation costs		
Signage	Pump track amenity sign	\$2,000
Permitting, compliance and monitoring	Local, state, and/or federal permits	\$5,000
Mobilizations for construction	Cost of mobilizing build team to/from project site	\$10,000
Estimated Phase 4 Pump Track Construction		\$630,000
Total Estimated Contingency		\$35,000
Total Estimated Phase 4		\$665,000

Notes: This conceptual cost opinion provides a high level opinion of the costs of construction and serves as a tool for planning purposes only. It is expected that actual costs may fluctuate +/-20% from the amounts provided in this cost opinion. The cost opinion does not serve as a bid. Costs for site preparation, utility connections, and stormwater infrastructure are not included in this estimate. Permitting costs assume a variety of local, state, and federal regulations apply (i.e. stormwater, land disturbance, etc.). Construction costs assume professional trail contractors perform the work. Contingency is assumed to allow for adjustments during design and permitting. Cost opinion reflects current prices and does not account for future cost escalation.



A large group of people on motorcycles are gathered in a clearing at night. The scene is illuminated by various colorful lights, including red, blue, green, and yellow. The background consists of a dense forest of tall, thin trees. The ground is covered in grass and gravel. The overall atmosphere is festive and celebratory.

THANK YOU



**CITY OF SHEBOYGAN  
R. C. 69-25-26**

**BY PUBLIC WORKS COMMITTEE.**

**JULY 7, 2025.**

Your Committee to whom was referred Direct Referral Res. No. 44-25-26 by Alderpersons Dekker and Rust approving the June 2025 Evergreen Park Trail Improvement Proposal; recommends adopting the Resolution.

Committee:

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PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

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Ryan Sorenson, Mayor, City of  
Sheboygan

---

Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
RESOLUTION 44-25-26  
DIRECT REFERRAL TO PUBLIC WORKS COMMITTEE**

**BY ALDERPERSONS DEKKER AND RUST.**

**JUNE 23, 2025.**

A RESOLUTION approving the June 2025 Evergreen Park Trail Improvement Proposal.

WHEREAS, City staff has worked with Sheboygan County Cycling (“SCC”) club, which hired International Mountain Bicycling Association Trails Solution (“IMBA”) to inventory current conditions and prepare a conceptual design plan for Evergreen Park in order to guide the City and SCC with future development of the trails in the park; and

WHEREAS, IMBA solicited feedback from relevant stakeholders and the public, which was considered in developing the design plan; and

WHEREAS, following site visits, mapping, and stakeholder and public input, SCC prepared the attached Evergreen Park Trail Improvement Proposal to optimize natural resource protection, park user safety, and skills development opportunities, which City staff has reviewed and supports; and

WHEREAS, due to public concerns expressed during Public Works Committee and Common Council meetings, SCC adjusted the conceptual design plan after holding several more community meetings, individual meetings, group outings and documented concerns; and

WHEREAS, by approving the concept design plan, SCC will be able to start developing designs and applying for funding opportunities for future submission to Common Council.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council approves the attached Evergreen Park Trail Improvement Proposal.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan



# EVERGREEN PARK TRAIL IMPROVEMENT PROPOSAL

SHEBOYGAN, WI | June 2025

Item 19.



# ACKNOWLEDGEMENTS

**PREPARED FOR:**

THE CITY OF SHEBOYGAN PUBLIC WORKS

**PREPARED BY:**

SHEBOYGAN COUNTY CYCLING

**BASED ON COMMUNITY INPUT AND TRAIL ASSESSMENT  
AND CONCEPT PLAN PREPARED BY:**

INTERNATIONAL MOUNTAIN BICYCLING ASSOCIATION -  
TRAIL SOLUTIONS



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# IMBA TRAIL SOLUTIONS

The spring 2024 trail assessment and Evergreen Park Concept Plan (Resolution 156-24-25) were prepared by IMBA Trail Solutions. Sheboygan County Cycling (SCC) prepared this updated proposal based on IMBA's assessment and concept plan, **incorporating subsequent community feedback**. The following page provides an introduction to IMBA as an organization, and pages 2 through 5 document IMBA involvement in this project including their site visit.

IMBA Statement: “**IMBA Trail Solutions** is the international leader in developing trails, with experience in over 1,000 projects in North America, Europe, and Asia. Our staff excels at planning, design, and construction of trail systems that provide high-quality experiences for local riders and destination visitors while simultaneously minimizing environmental impacts.

IMBA Trail Solutions is a fee-for-service arm of the **International Mountain Bicycling Association (IMBA)**, a **501(c)(3) nonprofit** organization. IMBA's mission is to create, enhance, and protect great places to ride mountain bikes. Based in Boulder, Colorado, and with staff distributed across the country and the world, IMBA meets its goal to create great mountain bike experiences through its Trail Solutions program. **IMBA Trail Solutions employs approximately 20 professional trail planners and builders.** In addition to being industry professionals and exceptional mountain bike riders, IMBA Trail Solutions staff hold a broad base of applicable skills and knowledge from planning, landscape architecture, and environmental sciences to GIS systems, CAD, and graphic design.

Our wealth of experience has allowed us to develop the gold standard guidelines for the creation of both sustainable and enjoyable singletrack trails. **These guidelines have influenced all major federal land management agencies and a large number of state and local parks departments.** We pride ourselves on the positive experiences IMBA Trail Solutions has provided to the millions of active trail users around the world and on the economic independence that communities have achieved through the development of destination trail systems.”





# PROJECT BACKGROUND

## Desktop Analysis

Prior to the on-site visit, IMBA Trail Solutions staff worked with the City of Sheboygan and SCC to collect **geospatial data** for basemap development and desktop analysis. Datasets included:

- Digital Elevation Models (DEM)
- Aerial Imagery
- Park Boundaries and Infrastructure
- Hydrology and Wetlands Data
- Soil Data
- Trail Alignments

IMBA Trail Solutions processed high-resolution DEM data to produce two-foot contours and a slope analysis map to gain a better **understanding of topography**. Utilizing these datasets, IMBA Trail Solutions staff generated custom georeferenced maps and loaded them into Avenza Maps for fieldwork.

## Field Data Collection

IMBA Trail Solutions staff rode and walked each trail in Evergreen, Maywood, and Quarry Parks, making frequent stops to assess trail conditions and collect GPS point data with detailed field notes. **Each trail was given a qualitative rating for Condition and Character on a one-to-five scale**, one being poor, and five being exceptional.

**Condition ratings** are based on the assessment of factors such as trail grade sustainability, degree of erosion, proper drainage location, quality of feature construction, and ease of wayfinding. **Character ratings** are evaluations of trail experience tailored to each trail type and skill level.

*[Notes and images record assessment findings; each of these were grouped into general categories and post-processed for ESRI StoryMaps, printed maps, report documentation, and trail database refinement. All assessment data is geospatially referenced and available via ESRI shapefile or KML.]*



Contours and slope maps were generated to visualize and analyze park terrain.



All shared-use trails in Evergreen Park and its two neighboring parks were assessed by IMBA Trail Solutions staff.

# TRAIL NETWORK OVERVIEW

A trail network assessment was performed on **October 4-6, 2023**, with a review of the trail amenities, trailhead, signage, and **nearly 15 miles of trails in Evergreen, Maywood Environmental, and Jaycee Quarry Parks**. During the time of assessment, there were few other users on the trails. The local National Interscholastic Cycling Association (NICA) group held afternoon practice sessions, which brought nearly 20 riders to the trails. Hikers and dog walkers were occasionally encountered on the trails throughout the three-day visit. Weather conditions were excellent for the full duration of the visit with mild temperatures and no rain.

## Parking and Trailhead

Evergreen Park, Maywood Environmental Park (Maywood), and Jaycee Quarry Park (Quarry) **each have parking areas with trails connecting the parks:**

- Maywood has parking near its Ecology Center to the north of Pigeon River, where the trails are open to hiking only. A bridge crosses the Pigeon River to connect to the southern shared-use portion of the Maywood property.
- Evergreen Park has three main parking areas: one in the southeast corner near the playground and two adjacent to Calumet Drive along the paved perimeter loop. Some of this parking is closed leading up to the Making Spirits Bright holiday light show for park preparation.
- The Quarry parking lot is the largest among the three parks, and mountain bikers most commonly use this lot to access the trail system.

Although parking is ample, **the parks lack a central trailhead location, information kiosk, and trail map** for hikers, bike riders, and other users to learn about the trail network, plan routes, and gather for group outings. These amenities are key to trail network success.

## Wayfinding and Signage

Item 19.

One of the most obvious shortcomings of the Evergreen Park trail network, as identified in the 2021 Evergreen Park Concept Plan, is a **lack of clear signage and wayfinding** throughout the tightly-packed, complex network of trails that span Evergreen, Maywood, and Quarry parks. This has caused the formation of many off-trail social paths, further complicating the trail layout. As reported in community surveys and anecdotal conversation, trail users, especially newcomers and those unfamiliar with the trail layout, **frequently get lost in these parks** due to the sparse signage in the trail network. This is not only frustrating for hikers and bike riders, but it also potentially dangerous, even in a suburban city park environment.

A main priority for SCC is establishing a designated route through the trail network with clear signage. **In Winter-Spring 2024, the group installed wayfinding posts and indicators along designated trails**, providing users with an easily navigable route through the park. Parking lot trailhead signs such as the one pictured below are still needed to inform users of where to go and trail etiquette while enjoying the park.



Example of a central trailhead with an informative kiosk and trail map in Heritage Park, Slinger, WI.

# TRAIL ASSESSMENT

IMBA Trail Solutions staff performed on-site trail assessments for each of the shared-use natural surface trails in Evergreen, Maywood, and Quarry Park. Assessment **findings were grouped into the following six categories:**

## Fall Line



Sustainable trail design includes a variety of researched and time-tested design and construction principles. One key to trail sustainability is working with the contours of the land and **avoiding trail grades that exceed half the grade of the hillside**. Trails that do exceed half the side slope are considered fall line trails, which introduce a host of potential issues. Fall line trails are susceptible to major erosion and rutting as water flows down the trail tread instead of sheeting across.

## Duplicative Trails



**Dense trail networks** may further complicate user navigation and have more significant ecological impacts on fragile environments. In some parks, new trails emerge from the landscape seasonally as users – sometimes intentionally – forge new paths through the forest. Many of these trails parallel existing trails, adding **unnecessary complexity** to the trail network and causing greater environmental impacts.

## Hazard



Trail hazards are things that are particularly **dangerous for trail users**. These may include fallen trees, broken bridges, or trail features in disrepair. Hazards are specifically called out in assessment maps.

## Wet

Item 19.



Wet areas of a trail are caused by a variety of reasons, including tread drainage issues (tread cupping, lack of tread outslope, lack of grade reversals) and geological issues (seeps, wetlands, and poorly drained soils). **Wet areas result in trail widening** as users attempt to navigate around the water, causing additional erosion. Wet areas may be avoided by **locating trails on suitable terrain and constructing trails with proper drainage**.

## Overgrown



Trails require **frequent maintenance**; the recommended maintenance interval varies by region, landcover type, and use intensity. Overgrown trails are sometimes simply past-due for a seasonal cleanup. In other instances, overgrown trails are the result of **infrequent use** and are all but closed to hikers, riders, and other users. In the latter scenario, the **trails should be considered for official decommissioning with a revegetation effort**.

## Tread Erosion



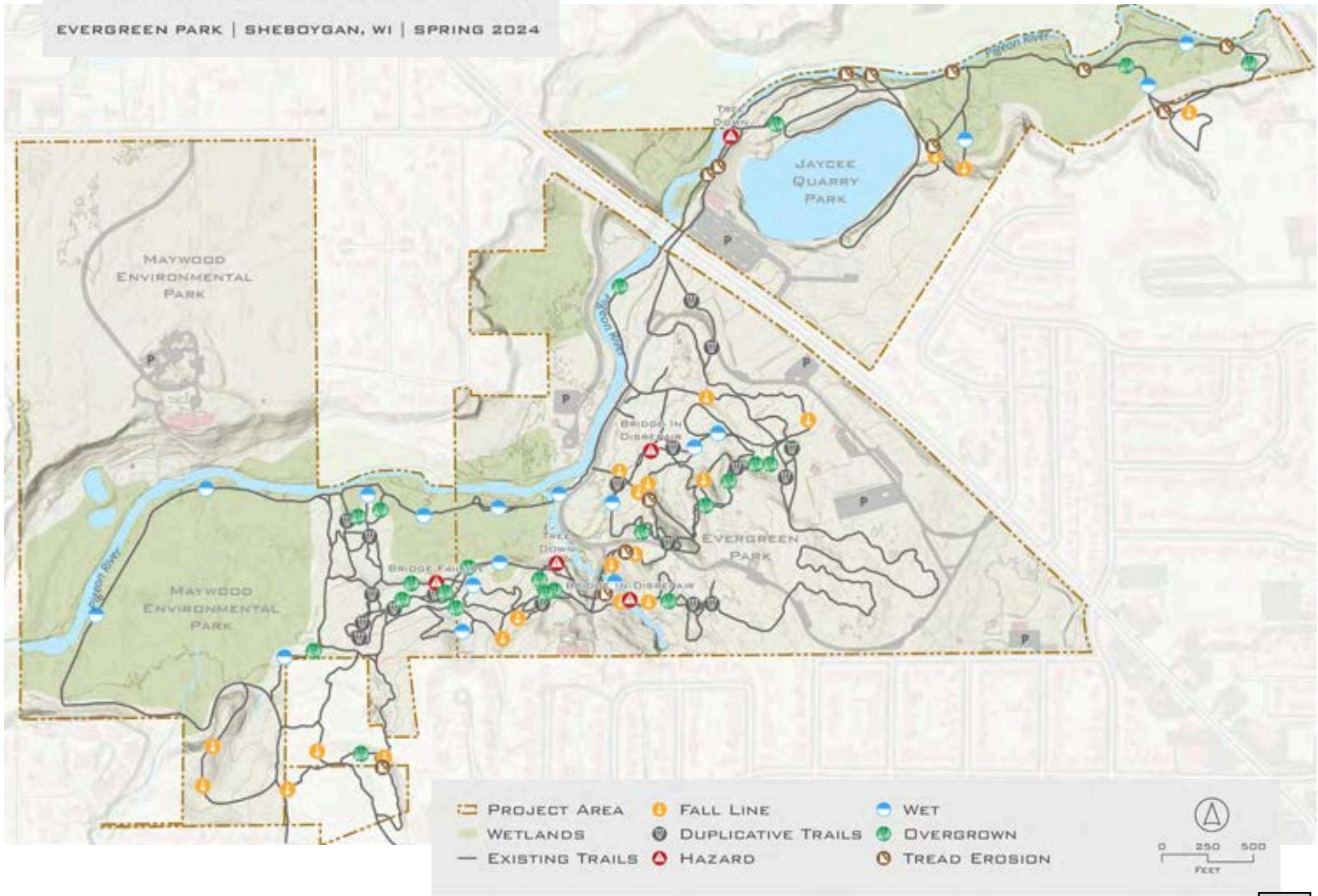
There are many **common symptoms of tread erosion** including tread cupping, significant rutting, and exposed roots that become more apparent over time. **Trails that traverse steep drainages or that are located along flowing bodies of water** are particularly susceptible to major erosion. In many cases, trail tread should be rock-armored if drainage crossings are unavoidable. Trails next to streams or rivers should be **strategically located** to avoid cut banks (the outer edge of a stream bend, which is expected to migrate further outwards over time). Trail tread located near a cut bank is likely to become undercut by the stream.



# TRAIL ASSESSMENT

EVERGREEN PARK | SHEBOYGAN, WI | SPRING 2024

Item 19.





# FINDINGS

**Evergreen Park is considered a gem** to Sheboygan, Wisconsin – home to diverse wildlife, beautiful trees, and some excellent terrain above the floodplains and wetlands of the Pigeon River.

The trails in this park are often **difficult to navigate** with many overlapping and crisscrossing trail alignments through the forest. Some of the segments are seemingly abandoned, but without clear signage, it is **difficult to decipher between closed and open trails**.

Fall line segments are common throughout Evergreen, which often correlated with **eroding trail tread**. Additionally, **wet segments** are mostly found in the low-lying wetlands or drainage crossings.

The **bridges** within the trail network are in great disrepair, and there are many downed trees as a result of storms in past years.



Item 19.

Duplicate trails as a result of standing water on trails.



Damaged bridge in need of repair.



Damaged and downed bridges were documented as part of the assessment process.



# TRAIL NETWORK VISION

SCC built the following trail network vision based on:

- The trail assessment performed by IMBA Trail Solutions during October 2023;
- Community engagement throughout January 2024 and throughout spring of 2025; and
- Continued planning meetings with the City of Sheboygan and its Department of Public Works.

Collectively, this informed a conceptual trail network vision that suggests **improvements and new trail amenities** in Evergreen Park. The conceptual trail alignments are laid out to minimize soil erosion and environmental disturbance while providing an improved shared-use trail network for all users.

Conceptual additions include areas identified for beginner-friendly bicycle **skills features** and a **bicycle playground**. A one-mile **accessible perimeter** provides circulation through the park while bike-optimized **flow trails** take advantage of the park's elevation. **Hike-preferred** and traditional **shared-use singletrack** trails are drawn with sustainable grades and alignments that allow users to configure loops of various lengths and connect with existing trails at defined hub locations.

**Improvements to the existing trails** may be implemented on an as-needed basis to ensure proper drainage, minimize erosion, and improve the user experience. Additional details on potential issues can be found in the complete IMBA Trail Solutions assessment.

All of the new trails and amenities recommended in this plan are **focused within Evergreen Park**, which offers the best opportunities for sustainable trail alignments that also meet the goals outlined by stakeholders and the community. If implemented, **new trail development may result in some existing trail re-routes and closures** to accommodate the improved trail network alignments and reduce unsustainable trail. During this process, proper signage and re-routes should be prioritized to allow for cohesive trail experiences in the park during phases of new design and construction.



A bicycle playground with beginner skills features provides a progressive learning environment for newcomers.



Trails built to modern standards result in a more enjoyable shared-use experience for all trail users.

# RECOMMENDED PHASING

Trail design and construction is commonly divided into **manageable phases of work** to help communities prioritize goals, raise funds, and develop projects over a reasonable timeline. The following phases\* are recommended for implementing the Trail Network Vision for Evergreen Park. Subject to change based on results of the design phase, funding, and the need of Evergreen Park:

## 2

### INITIAL IMPROVEMENTS PHASE

The initial portion of the project includes creating a new **one-mile accessible perimeter trail** that provides bidirectional circulation through the interior of the park for all users. This perimeter trail would be constructed in combination with:

- A **bicycle playground** near the existing Shaw playground;
- A beginner **skills area** with natural-material and/or prebuilt wooden skills features; and
- A progressive **flow trails area** that would establish 0.75 miles of bike-optimized trails.

## 3

### MILEAGE PHASE

The following phase includes creating **hike-preferred trails**, an intermediate/advanced **skills area**, and constructing traditional **multi-use singletrack trails** that utilize modern, sustainable trail design techniques (incorporating existing segments where possible).

Finalizing **trail head maps** for the newly built trails as well as existing ski/hike and multi-use trails will be a key deliverable of this portion of the project.

*\*Phase 1 consisted of installing signage to establish a route on existing trails for user guidance and safety, which is complete.*



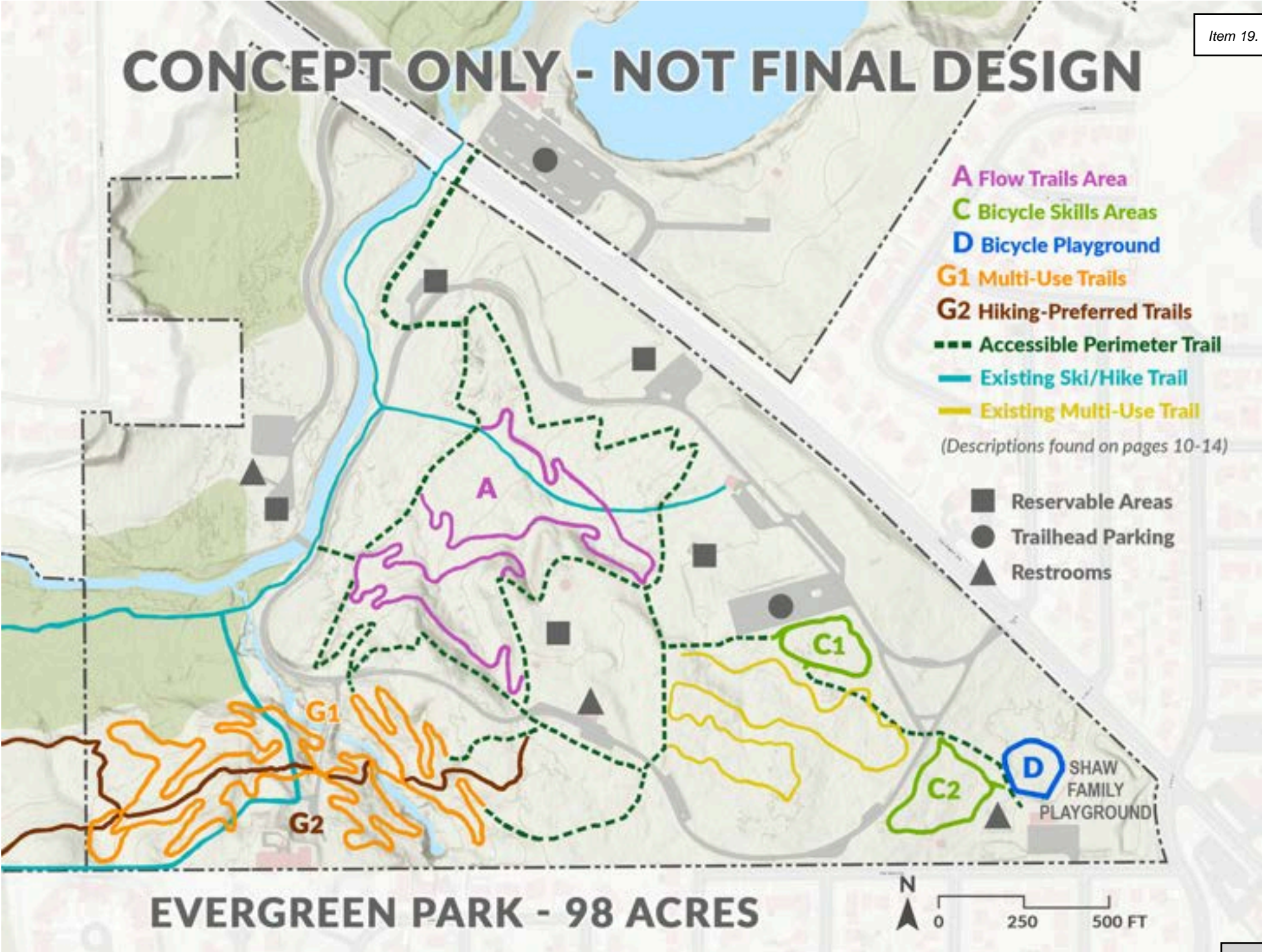
Sustainable trails provide immersive nature experiences, serving a wide range of activities and community members.



Well-designed trails minimize environmental impact by considering the local soils, hydrology, and biota.



# CONCEPT ONLY - NOT FINAL DESIGN





# PROPOSED TRAIL IMPROVEMENTS

Item 19.

## ----- Accessible Perimeter Trail

Accessible walking & cycling trail, 60" wide tread for side-by-side use. Natural-setting option for all skill levels and ages.

- Surface: Packed dirt
- Width: 60"
- Length: 1.2 Miles
- Use: Multi-Use, two-direction
- Skill level: Novice / All Skill Levels



**Note:** Trail project areas B, E, and F are not included in this updated proposal, but labeling of project areas remains consistent with the previous IMBA concept plan for ease of reference.

## A - Flow Trails Area

Approx. 0.75 mile multi-use trails, suitable for hiking, novice biker friendly, and optimized for bicycles.

- Surface: Packed dirt
- Width: 24-36"
- Length: 0.75 Miles
- Use: Multi-Use, user direction specified
- Skill level: Beginner / Intermediate



## C1 & C2 - Bicycle Skills Areas

Multi-use trails with built & natural skills features for bicycles. Walk or ride-around of features will be available.

- Surface: Packed dirt with trailside features
- Width: 24-36"
- Length: 0.33 (C2) & 0.25 (C1) Miles
- Use: Multi-Use, user direction specified
- Skill level: Beginner (C2) & Intermediate / Advanced (C1)



## D - Bicycle Playground

Beginner features in a safe, progressive learning environment for kids ages 2-12. Signage will provide safety and etiquette information, and direct older users to other areas of the park.

- Surface: Packed dirt with features
- Width: Variable
- Length: 350-450"
- Use: Kids ages 2-12
- Skill level: Novice



**Note:** Trail project areas B, E, and F are not included in this updated proposal, but labeling of project areas remains consistent with the previous IMBA concept plan for ease of reference.



# PROPOSED TRAIL IMPROVEMENTS (CONTINUED)

Item 19.

## G1 - Multi-Use Trails

Approx. 1.75 miles easy to intermediate multi-use trails suitable for hiking and cycling.

- Surface: Packed dirt
- Width: 12-36"
- Length: 1.75 Miles
- Use: Multi-Use, user direction specified
- Skill level: Beginner / Intermediate



## G2 - Hiking-Preferred Trails

Approx. 0.5 mile hiking-preferred trails connecting existing trails. User-created social trails are present in this area, indicating a desire for a path.

- Surface: Packed dirt
- Width: 12-36"
- Length: 0.5 Miles
- Use: Hike-preferred, two-direction
- Skill level: Beginner / Intermediate



Photo credit: Scott Hogen

**Note:** Trail project areas B, E, and F are not included in this updated proposal, but labeling of project areas remains consistent with the previous IMBA concept plan for ease of reference.

# EXISTING TRAILS

## Existing Multi-Use Trail

No changes proposed. Existing traditional multi-use singletrack trail that will be included on trailhead maps. Connects with proposed accessible perimeter trail.

- Surface: Packed dirt
- Width: 12-36"
- Length: 0.3 Miles
- Use: Multi-Use, user direction specified
- Skill level: Beginner / Intermediate



**Note:** Trail project areas B, E, and F are not included in this updated proposal, but labeling of project areas remains consistent with the previous IMBA concept plan for ease of reference.

## Existing Ski / Hike Trail

No changes proposed. Existing trail that will be included on trailhead maps. Connects with the paved road loop and Maywood trails.

- Surface: Mowed grass, dirt, gravel (varies along length)
- Width: 10-14'
- Length: 0.75 Miles
- Use: Multi-Use, two-direction
- Skill level: Beginner





# TRAIL SUMMARY

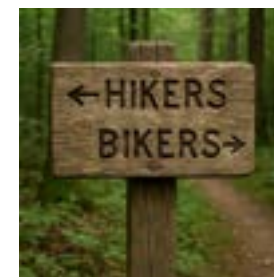
Item 19.

Phase 2				
Project Area	Length	Width	Use	Skill Level
D - Bicycle Playground	350 - 450 Feet	Variable	Bike, Play	Novice (ages 2-12)
C2 - Bicycle Skills Area	0.33 Miles	24-36"	Multi-Use, Dir.*	Beginner
- - -Accessible Perimeter Trail	1.2 Miles	60"	Multi-Use	Novice / All Skill Levels
A - Flow Trails	0.75 Miles	24-36"	Multi-Use, Dir.*	Beginner / Intermediate

Phase 3				
Project Area	Length	Width	Use	Skill Level
G1 - Multi-Use Trails	1.75 Miles	12-36"	Multi-Use, Dir.*	Beginner / Intermediate
G2 - Hiking-Preferred Trails	0.5 Miles	12-36"	Multi-Use	Beginner / Intermediate
C1 - Bicycle Skills Area	0.25 Miles	24-36"	Multi-Use, Dir.*	Intermediate / Advanced
Multi-Use Bridge	N/A	N/A	Multi-Use	All

Existing Trails				
Project Area	Length	Width	Use	Skill Level
Existing Multi-Use Trail	0.3 Miles	12-36"	Multi-Use, Dir.*	Beginner / Intermediate
Existing Ski-Hike Trail	0.75 Miles	10-14'	Multi-Use	Beginner

Current **total mileage of natural surface trails within Evergreen Park is estimated at 6.6 to 8 miles**. By implementing this proposal, the park would see the total trail mileage reduce to establish more sustainable, intentional, and enjoyable trail routing. Based on these conceptual project areas, **total proposed trail mileage is estimated to be 5.9 miles\*\*** across all use types.



Directional Example

(\*\*This estimate refers to natural-surface trails primarily in a wooded or vegetated setting, distinct from the approximately 1 mile paved road loop often used by hikers, dog walkers, and bikers. This proposal does not alter the existing paved loop.)

# CONCLUSION

Evergreen Park is a **98 acre park and a treasure** for the City of Sheboygan, offering a diverse array of outdoor recreational opportunities for both residents and visitors. This park serves many purposes, attracting individuals in search of nature, exercise, tranquility, and exploration, all within the forested heart of the city.

Evergreen Park has been around for nearly a century and has witnessed eras of enhancement, decline, restoration and evolution. Now, with **renewed energy from the City of Sheboygan and Sheboygan County Cycling**, there is a great opportunity to breathe new life into the park's trail system, ensuring its enjoyment for generations to come.

This proposal showcases exciting additions to the park, such as flow trails, skills features, a dedicated bicycle playground, hike-only trails, and a revitalized traditional singletrack trails. Collectively, these enhancements provide **a more comprehensive and sustainable trail network**, fostering enduring recreational experiences for all who visit.



Photo credit: Hansi Johnson



**CITY OF SHEBOYGAN  
R. C. 75-25-26**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**JULY 7, 2025.**

Your Committee to whom was referred Direct Referral Charter Ord. No. 2-25-26 by Alderpersons Dekker and Mitchell amending the charter of the City of Sheboygan related to the manner of selection and tenure of the City Attorney; recommends adopting the Charter Ordinance.

Committee:

_____	_____
_____	_____
_____	_____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
CHARTER ORDINANCE 2-25-26  
DIRECT REFERRAL TO FINANCE AND PERSONNEL COMMITTEE**

**BY ALDERPERSONS DEKKER AND MITCHELL.**

**JUNE 23, 2025.**

A CHARTER ORDINANCE to amend the charter of the City of Sheboygan related to the manner of selection and tenure of the City Attorney.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: The City of Sheboygan hereby elects not to be governed by those portions of Sections 62.09(3)(b)4 and 62.09(3)(b)5 of the Wisconsin Statutes relating to the method of selection and tenure of the City Attorney which are in conflict with this ordinance.

SECTION 2: The Charter Ordinance of the City of Sheboygan referencing term and manner of selection of the City Attorney is hereby replaced, and upon effective date of this ordinance and upon the next vacancy in the office of City Attorney, the City Attorney shall be appointed by a majority vote of the Common Council, pursuant to Wis. Stat. § 62.09(3)(b)3, and shall hold office for an indefinite term, subject to removal by the Common Council pursuant to Wis. Stat. § 17.12(1)(c)1., at its pleasure and without cause, by an affirmative vote of three-fourths (3/4) of the members thereof, subject to any statutory notice requirements.

SECTION 3: All Charter provisions and ordinances or parts of ordinances contravening the provisions of this Charter Ordinance are hereby repealed.

SECTION 4: Until the effective date of this ordinance as specified in SECTION 5, this ordinance shall not in any way affect the position or role of City Attorney, or anyone currently occupying that role.



SECTION 5: This Charter Ordinance shall take effect 60 days after its passage by a two-thirds (2/3) vote of the members-elect of the Common Council and publication unless a referendum is filed in compliance with Wis. Stat. § 66.0101(5). In the event that such a referendum petition is filed, this ordinance shall not take effect unless and until approved by a majority of the electors voting in the referendum.

SECTION 6: A certified copy of this ordinance shall be filed with the Secretary of State.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. C. 76-25-26**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**JULY 7, 2025.**

Your Committee to whom was referred Direct Referral Gen. Ord. No. 9-25-26 by Alderpersons Mitchell and Perrella amending Section 2-469 of the Sheboygan Municipal Code so as to facilitate clear guidelines to payroll regarding the municipal judge salary; recommends adopting the Ordinance.

Committee:

_____	_____
_____	_____
_____	_____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
ORDINANCE 9-25-26**

**DIRECT REFERRAL TO FINANCE AND PERSONNEL COMMITTEE BY  
ALDERPERSONS MITCHELL AND PERRELLA.**

**JUNE 23, 2025**

AN ORDINANCE amending Section 2-469 of the Sheboygan Municipal Code so as to facilitate clear guidelines to payroll regarding the municipal judge salary.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

**SECTION 1:**        **AMENDMENT** “Sec 2-469 Municipal Judge” of the Sheboygan Municipal Code is hereby *amended* as follows:

**A M E N D M E N T**

**Sec 2-469 Municipal Judge**

- (a) *Office established.* There is hereby created the office of municipal judge of the municipal court of the City of Sheboygan and the Village of Kohler.
- (b) *Qualifications.* The municipal judge shall be a resident of either municipality and shall be licensed to practice law in the state.
- (c) *Oath and bond.* The judge shall, after election or appointment to fill a vacancy, take and file the official oath as prescribed in Wis. Stats. § 757.02(1) and file such oath with the county clerk of circuit court. At the same time, the judge shall execute and file an indemnity bond with the city clerk in an amount of \$5,000.00. The judge shall not act until the oath and bond have been filed as required by Wis. Stats. § 19.01(4)(c), and the requirements of Wis. Stats. § 755.03, have been complied with.
- (d) *Compensation.*
  - (1) The municipal judge shall receive a salary as determined from time to time by the common council, which shall be in lieu of fees and costs and which shall commence with the first payday in May of each year. No salary shall be paid to the judge for any time during the term for which the judge has not executed and filed the official bond and oath. The salary may be increased by the common council before the start of a term but shall not be decreased during a term. The municipal judge's salary for 2023--2026 shall be as follows:
    - a. 2023: \$48,155.00.
    - b. 2024: \$49,118.00.
    - c. 2025: \$50,100.00.
    - d. 2026: \$51,102.00.
  - (2) Amounts listed in subsection (a)(1) of this section reflect a two percent

increase, plus an additional 0.75 percent increase so that the 2023 increases reflect the across-the-board increases earned by other nonrepresentative employees (0.5 percent in 2017 and 0.25 percent in 2018) that were not accounted for in a previous salary ordinance. Amounts for 2024--2026 reflect a two percent increase. It is anticipated that any increases for other nonrepresented employees above two percent will be added to the salary schedule in 2027.

- (e) *Retirement benefits; outside employment or business activities.* The position is a limited hour position and benefit eligibility is limited to Wisconsin Retirement System (WRS) contributions only. The municipal judge, as a part-time elected official, may engage in outside business activities during normal city business hours.
- (f) *Election term.* The municipal judge shall be elected at large for a term of four years at the spring election held every four years beginning 2011 and shall take office on May 1 following the election. All candidates for the position of municipal judge shall be nominated by nomination papers, as provided in Wis. Stats. § 8.10, and selection at a primary election if such is held, as provided in Wis. Stats. § 8.11. The elections division of the government accountabilities board shall serve as filing officer for the candidates.
- (g) *Electors.* Electors in all municipalities that are parties to the agreement creating the joint municipal court shall be eligible to vote for the municipal court judge. Mid-term vacancies in the office of municipal judge shall be filled by temporary appointment jointly by the governing bodies of all municipalities served by the judge, pursuant to Wis. Stats. § 8.50(4)(fm). The salary of a municipal judge who is designated or appointed under Wis. Stats. § 8.50(4)(fm) or 800.06 shall be determined by contract between the city and the judge. The judge may not serve until the contract is entered into. The office shall then be permanently filled pursuant to state law.

(Code 1997, § 2-408; Ord. No. 69-05-06, § 1, 12-19-2005; Ord. No. 40-10-11, § 1, 11-15-2010)

**SECTION 2: REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

**SECTION 3: EFFECTIVE DATE** This Ordinance shall be in effect from and after its passage and publication according to law.



PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
R. C. 72-25-26**

**BY FINANCE AND PERSONNEL COMMITTEE.**

**JULY 7, 2025.**

Your Committee to whom was referred Direct Referral Res. No. 48-25-26 by Alderpersons Mitchell and Perrella authorizing an amendment to the 2025 budget for the purchase of 834 North Water Street from Blue Moon Studio, Inc; recommends adopting the Resolution.

Committee:

_____	_____
_____	_____
_____	_____

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

\_\_\_\_\_.

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan

**CITY OF SHEBOYGAN  
RESOLUTION 48-25-26  
DIRECT REFERRAL TO FINANCE AND PERSONNEL COMMITTEE**

**BY ALDERPERSONS MITCHELL AND PERRELLA.**

**JUNE 23, 2025.**

A RESOLUTION authorizing an amendment to the 2025 budget for the purchase of 834 North Water Street from Blue Moon Studio, Inc.

WHEREAS, the Common Council authorized the purchase of 834 North Water Street from Blue Moon Studio, Inc. on June 16, 2025; and

WHEREAS, pursuant to Res. No. 486-93-94, a Declaration of Intent to reimburse expenditures related to this project has been completed.

NOW, THEREFORE, BE IT RESOLVED: That the Finance Director be authorized to amend the 2025 budget to reflect the debt proceeds and expense associated with the purchase of 834 North Water Streets as follows:

INCREASE:

Capital Fund – Development - Buildings (Acct. No. 400400-631100)	\$899,000.00
Capital Fund – Debt Proceeds (Acct. No. 400-491000)	\$899,000.00

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

\_\_\_\_\_  
Ryan Sorenson, Mayor, City of  
Sheboygan

\_\_\_\_\_  
Meredith DeBruin, City Clerk, City of  
Sheboygan