

*****ATTACHMENTS*****



3.1

R. O. No. 254- 14 - 15. By CITY PLAN COMMISSION. March 2, 2015.

Your Commission to whom was referred Gen. Ord. No. 46-14-15 by Alderpersons VanderWeele and Van Akkeren and R. O. No. 243-14-15 by City Clerk amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of properties located at 3306 Saemann Ave. from Class SR-5 Suburban Residential to Class SO Suburban Office Classification; wishes to report this matter was discussed at the regular meeting of the City Plan Commission, February 24, 2015, and after due consideration, recommends filing of Gen. Ord. No. 46-14-15, acceptance and filing of this Report of Officer, and approval of the attached Substitute General Ordinance No. 46-14-15 which conditions the zoning amendment upon the following:

- (1) purchase and sale of the former "Field of Dreams" property from the Sheboygan Area School District to Aurora Health Care, or related entity, for development of medical and office facilities, on or before December 31, 2016;
- (2) the Future Land Use Map of the City of Sheboygan Comprehensive Plan being amended to a classification consistent with the proposed rezone;

and that a resolution be drafted and introduced at the next City Council meeting directing a public hearing for an amendment to the Sheboygan Comprehensive Plan Future Land Use Map and a change in zoning for the property located at 3306 Saemann Ave.

*Lies over
to April 8th*

Director of Planning and Development

3.1

4.6





7.2

Subs. of Gen. Ord. No. 46 - 14 - 15. By Alderpersons VanderWeele and Van Akkeren. March 2, 2015.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 3306 Saemann Ave. from Class SR-5 Suburban Residential to Class SO Suburban Office Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class SR-5 Suburban Residential to Class SO Suburban Office Classification:

Property located at 3306 Saemann Ave.:

BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 16, T. 15 N., R. 23 E. LOCATED IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE CENTER OF SECTION 16, T. 15 N., R. 23 E., THENCE S 89°14'23" E ALONG THE NORTH LINE OF THE SW 1/4 OF SECTION 16 45.01', THENCE S 00°11'40" W 35.01' TO THE INTERSECTION OF THE SOUTH R/W LINE OF GEELE AVENUE WITH THE WEST R/W LINE OF TAYLOR DRIVE, SAID INTERSECTION ALSO BEING THE POINT OF BEGINNING. THENCE CONTINUING S 00°11'40" W ALONG SAID WEST R/W LINE 931.72' TO THE NE CORNER OF LOT 1 OF A C.S.M. RECORDED IN VOL. 8 OF CERTIFIED SURVEY MAPS, PAGE 270, THENCE S 88°35'53" W ALONG THE NORTH LINE OF SAID C.S.M. 300' TO ITS NW CORNER, THENCE S 00°11'34" W ALONG THE WEST LINE OF SAID C.S.M. TO ITS SW CORNER AND A POINT ON THE NORTH R/W LINE OF SEAMANN AVENUE, THENCE S 88°35'44" ALONG SAID NORTH R/W LINE 950.16' TO ITS INTERSECTION WITH THE EAST R/W LINE OF N. 36TH STREET, THENCE N 00°14'54" E ALONG SAID EAST R/W LINE 1245.85' TO ITS INTERSECTION WITH THE SOUTH R/W LINE OF GEELE AVENUE, THENCE N 89°14'34" E ALONG SAID SOUTH R/W LINE 1248.66' TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 1,457,345 SQ. FT. OR 33.46 ACRES.

4.7



Section 2. Said zoning amendment shall be effective upon passage, publication and satisfaction of the following:

- a. The closing of the purchase and sale of the former "Field of Dreams" property described above from the Sheboygan Area School District to Aurora Health Care, or related entity, for development of medical and office facilities, on or before December 31, 2016.
- b. The Future Land Use Map of the City of Sheboygan Comprehensive Plan being amended so that the above-described lands are designated as Institutional and Community Facilities classification.

Section 3. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

PROPOSED ZONING CHANGE
FROM SR-5 TO SO
SECTION 16, T. 15 N., R. 23 E.

SEE PAGE 1 OF 2 FOR VICINITY MAP

BEING PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 16, T. 15 N., R. 23 E. LOCATED IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, STATE OF WISCONSIN. BEING MORE PARTICULARLY DESCRIBED AS

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ZONING CODE LEGEND

- MR-8 - MIXED RESIDENTIAL
- NR - NEIGHBORHOOD RESIDENTIAL
- SO - SUBURBAN OFFICE
- SR-5 - SUBURBAN RESIDENTIAL 5 UNITS/ACRE
- UR - URBAN RESIDENTIAL

IX

7.2

Gen. Ord. No. 46 - 14 - 15. By Alderpersons VanderWeele and Van Akkeren.
February 16, 2015.

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at 3306 Saemann Ave. from Class SR-5 Suburban Residential to Class SO Suburban Office Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. Appendix A, Chapter 15 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and Use District Classification of the following described lands from Class SR-5 Suburban Residential to Class SO Suburban Office Classification:

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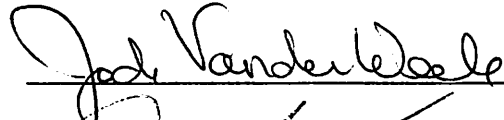
City Plan

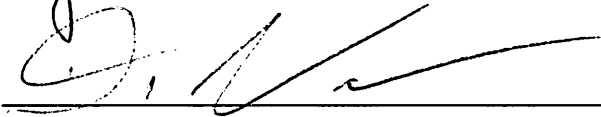
4.7



2/3

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.



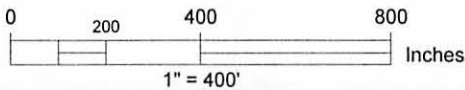
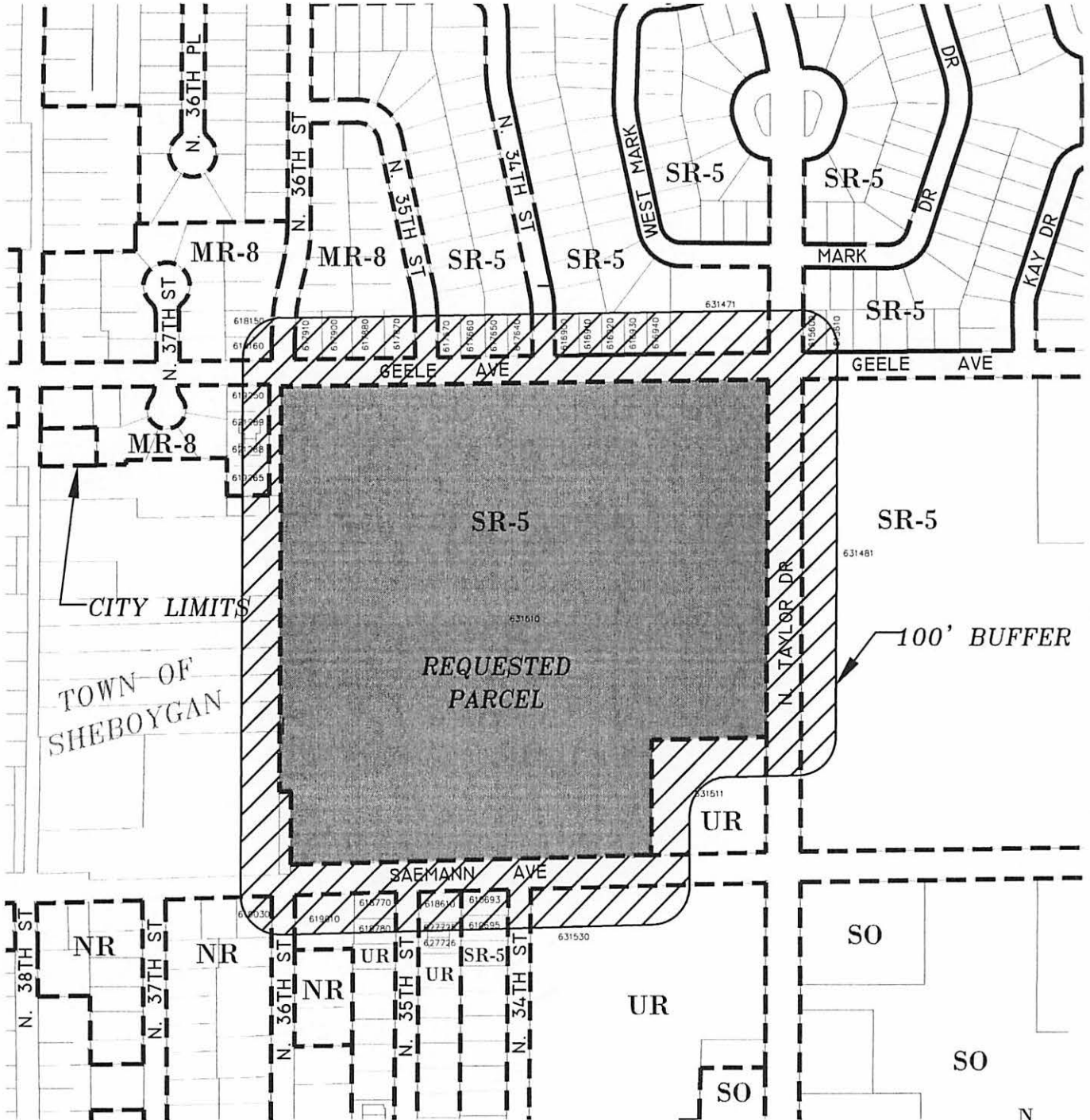


I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

**PROPOSED ZONING CHANGE
FROM SR-5 TO SO**
SECTION 16, T. 15 N., R. 23 E.
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION



**PROPOSED ZONING CHANGE
FROM SR-5 TO SO
SECTION 16, T. 15 N., R. 23 E.**

SEE PAGE 1 OF 2 FOR VICINITY MAP

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PAGE 2 OF 2

II

4.2

R. O. No. 243-14-15. By CITY CLERK. February 16, 2015.

Submitting an application from Jay Wall, The Boldt Company (on behalf of Aurora Health Care), for a change in the zoning classification of property located 3306 Saemann Ave. from Class SR-5 Suburban Residential to Class SO Suburban Office Classification.

City Plan

Susan Richards
City Clerk

4.5



343

Chemical Equations

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: 150166
FILING FEE: \$200.00 (Payable to City of Sheboygan)

FEB 12 '15 PM 2:42

**CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP**
(Requirements Per Section 15.903)
Revised May, 2012

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of \$200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Jay Wall w/ The Boldt Company (on behalf of Aurora Health Care)

PHONE NO.: (414) 276-4626

ADDRESS: 1110 N Old World 3rd St, Suite 610, Milwaukee, WI, 53203

E-MAIL: jay.wall@boldt.com

OWNER OF SITE: Sheboygan Area School District PHONE NO.: (920) 459-3500

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 3306 Saeman Ave

LEGAL DESCRIPTION: SEC 16 T15N R23E THE NE SW OF SEC 16, EXC THAT PRT DEDICATED AS GEELE AVE, N TAYLOR DR, SAEMANN AVE, & N. 36TH ST.; AND EXC THAT PRT DESC AS LOT 1 OF CSM REC IN VOL 8 PG 270 & ALSO EXC PRT LOT 2 CSM V21 P210-211 #1768906.

PARCEL NO. 59281631510 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: S-R5 (Suburban Residential)

PROPOSED ZONING DISTRICT CLASSIFICATION: SO (Suburban Office)

BRIEF DESCRIPTION OF THE EXISTING OPERATION OR USE: _____

Athletic fields(Baseball, Softball, and Soccer)

BRIEF DESCRIPTION OF THE PROPOSED OPERATION OR USE: Medical Facility

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency?

Please see the attached narrative for responses associated with Question #3.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
 - A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
 - Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
 - Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
 - Explain: Please see the attached narrative.
-
-

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? _____

Please see the attached narrative.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

Please see the attached narrative.

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



APPLICANT'S SIGNATURE



DATE

Jay Wall

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned.
- All lot dimensions of the subject property.
- All other lands within 200 feet of the subject property.
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP
(NARRATIVE)

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency?

Aurora Health Care's Sheboygan Memorial Hospital and Sheboygan Clinic facilities have been operating at capacity for a number of years. The organization has been searching for a site within the City of Sheboygan to construct an outpatient surgery center and medical office building that would better address patient demand and free up capacity at the existing facilities. Based on the space and amenity needs, this site presents the best option in terms of site size, and accessibility to patients by bus or car.

- Amending the Official Zoning Map for this site satisfies the intent of the Sheboygan Zoning Ordinances as outlined in Section 15.005 by:
 - Relieving congestion on the streets around the site by designing adequate off street parking to support the new medical facility. This will alleviate the parking issues the neighborhood currently experiences during athletic events. The proposed amendment would also relieve congestion at the current Aurora Sheboygan Memorial Medical Center and Aurora Sheboygan Clinic locations by relocating some services to the new site, and freeing up capacity at the existing sites.
 - Promoting health and general welfare by providing better access to health care services for the community at both the proposed site and the existing Aurora facilities.
 - Addressing the need to protect groundwater resources, prevent overcrowding of land, avoid undue concentration of population and to facilitate the adequate provision of transportation, water, sewerage, parks and other public requirements through thoughtful and appropriate design including:
 - Primary site access from Taylor Drive to minimize traffic impact to the surrounding residential neighborhood.

- On-site storm water management through the use of retention ponds.
 - Screening the site from the surrounding neighbors through the use of berms, trees and other landscaping features.
- ...and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency:
 - To the WDNR rules and regulations, there are no plans to disturb or affect any of the existing wetlands on the site.
 - FEMA currently classifies the site as “Zone X”, and is considered a “low to moderate flood risk zone” and a “Non-Special Flood Hazard Area (NSFHA). No special provisions are required for this classification.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?

- Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map
- Explain:
 - Current trends in healthcare are moving towards outpatient procedures in lieu of inpatient hospital stays.
 - The proposed new Outpatient Surgery Center and Medical Office Building, is consistent with the health care related development in the area.
 - Amending the Zoning Map allows Aurora Health Care the opportunity to better serve the community by providing better access to health care services for the people of the City of Sheboygan, and the residents in the surrounding communities within Sheboygan County by developing a new Outpatient Surgery Center and Medical Office Building.
 - Upgraded replacement athletic facilities will be built directly across the street to maintain a park-like setting for the neighborhood.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?

- The amendment to the Official Zoning Map would continue the development of institutional and community facilities along Taylor Drive, north of Highway 23, maintaining the existing density already in place, and providing primary access to the site from the main thoroughfare, Taylor Drive, minimizing the traffic impact to the surrounding residential neighborhoods.
- The overall project plan maintains significant publicly accessible green space directly east of the proposed amendment site.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

- The proposed amendment to the Official Zoning Map is one piece of a larger project that as a whole, will simultaneously improve access to health care in the community and expand Sheboygan's recreational facilities:
 - Butzen Farm: The Butzen Farm property will be developed as a 54 acre, youth sports complex. This will become the new single-site home to Lakeshore United F.C. and Sheboygan Youth Football. Upon completion, this facility promises to become a regional destination for youth sports in Wisconsin which will generate revenue, and increase tourism to the area.
 - East Parcel of Saemann Avenue and Taylor Drive: The Sheboygan Area School District will relocate several fields from the Field of Dreams across the street. That location will include two new and upgraded baseball fields and soccer fields, and maintaining a significant accessible green space for the neighborhood.
 - Roosevelt Park: Roosevelt Park will receive upgrades to its existing baseball field.
 - Optimist Park: The existing Community Gardens will be relocated on property owned by the Sheboygan Area School District, next to Optimist Park.
 - West Parcel of Saemann Avenue and Taylor Drive: Once all of the recreation projects are completed or underway, Aurora Health Care will construct a new outpatient surgery center and medical office building to alleviate over-crowding at their existing medical campuses and improve local access to health care.

- This large investment in the City of Sheboygan will have a positive impact on city finances:
 - In total, Aurora Health Care is making an \$86.4 million investment in Sheboygan.
 - Aurora Health Care is contributing more than \$5 million towards the development of the new recreation facilities:
 - Estimates call for Aurora's new building to generate more than \$200,000 in annual property taxes, adding new revenue to the city's tax base.
 - Operation of the new facility will also add highly-skilled jobs in Sheboygan.



SHEBOYGAN
AREA SCHOOL DISTRICT
Learning Today. Leading Tomorrow.

Mark Boehlke
Assistant Superintendent
Business & Operational Services

830 Virginia Avenue
Sheboygan, Wisconsin 53081
Ph. (920) 459-3523
Fax: (920) 459-4300

February 6, 2015

Steve Sokolowski
City of Sheboygan

Dear Mr. Sokolowski,

This letter confirms that the Sheboygan Area School District authorizes Jay Wall of Boldt to act as our agent to submit a rezoning application and conditional use application for the property which is located at the southwest corner of Taylor Drive and Geele Avenue for the purpose of building a medical facility.

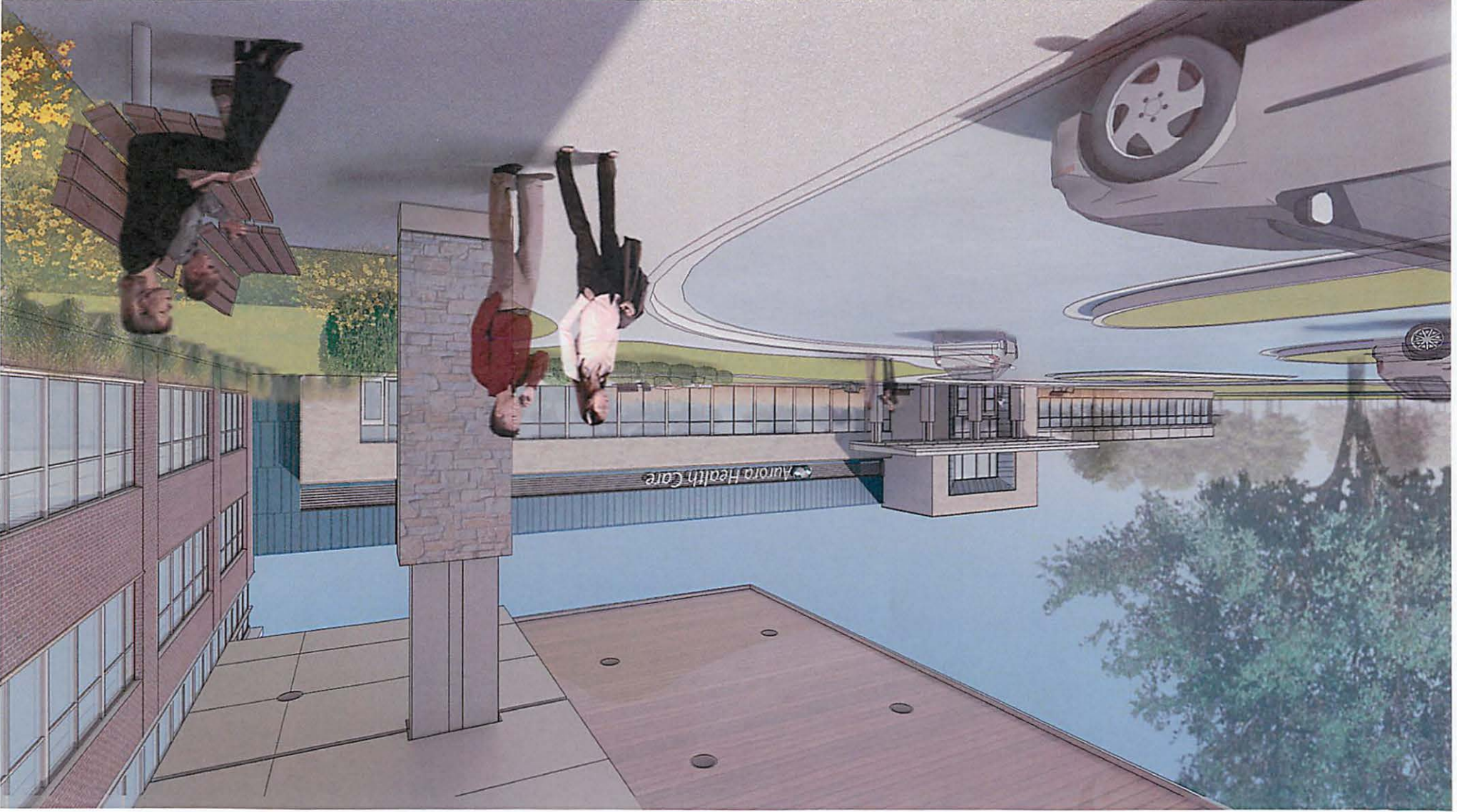
Sincerely,

Mark Boehlke
Sheboygan Area School District
Assistant Superintendent, Business and Operational Services



Aurora Sheboygan Surgery Center and Medical Office Building



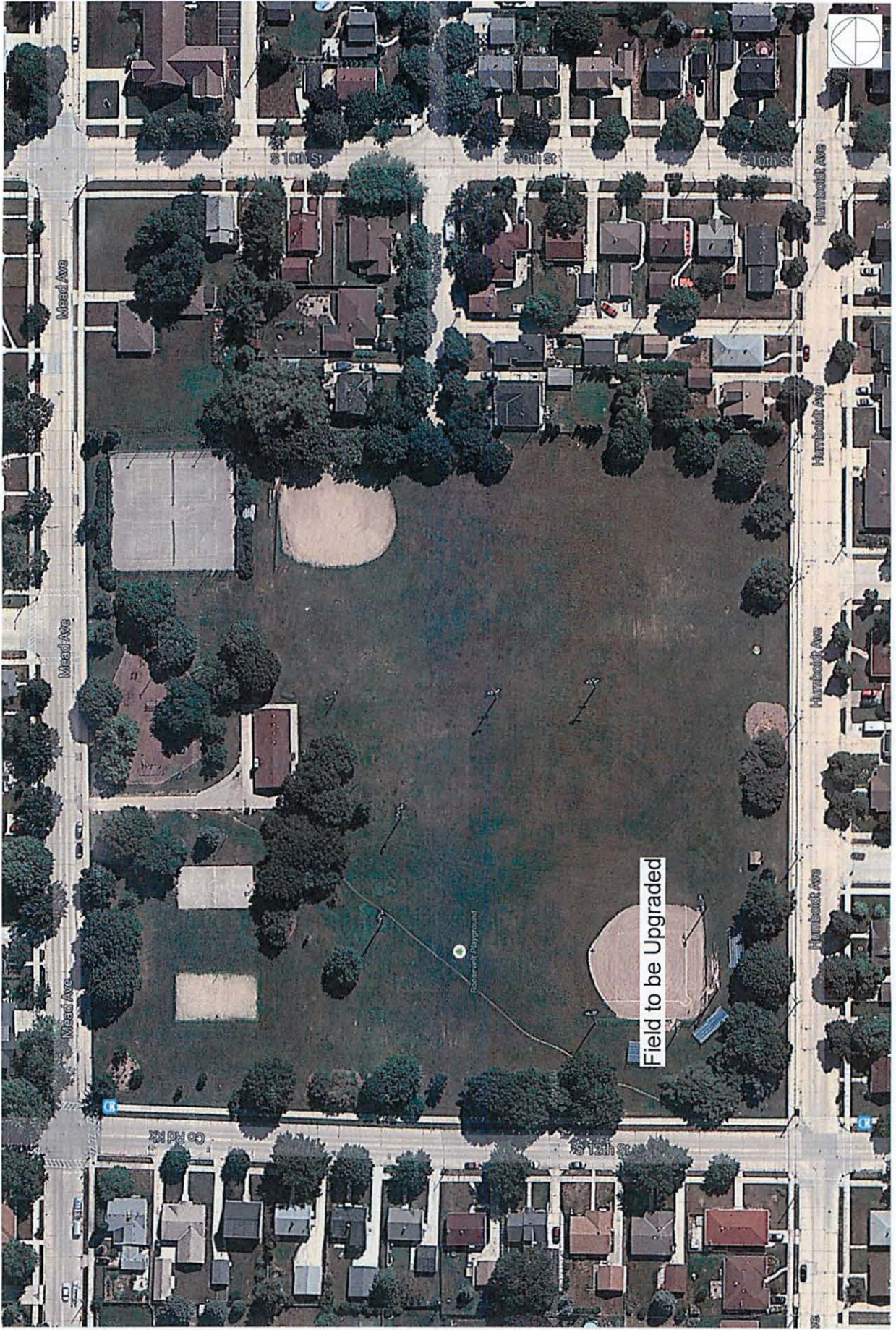




3317 BUSINESS PARK DRIVE
 STEVENS POINT, WI 54482
 PROJECT #: 14.072
 DATE: 12-16-2014

SHEBOYGAN BUTZEN RECREATION CAMPUS
 PREFERRED CONCEPT ~ PHASE 1





ROOSEVELT PARK



Community
Gardens

OPTIMIST PARK

CLK322B

City Of Sheboygan
City Clerk's Office

* General Receipt *

Receipt No: 150166

License No: 0000

Date: 02/12/2015

Received By: CKL

Received From: BOLDT HOLDINGS LLC

Memo:

Method of Payment: \$200.00 Check No. 1052

Total Received: \$200.00

<u>Fee Description</u>	<u>Fee</u>
Zoning Change	200.00

This document signifies receipt of fees in the amount indicated above.

III

6.5

Res. No. 178 - 14 - 15. By Alderperson Heidemann. March 16, 2015.

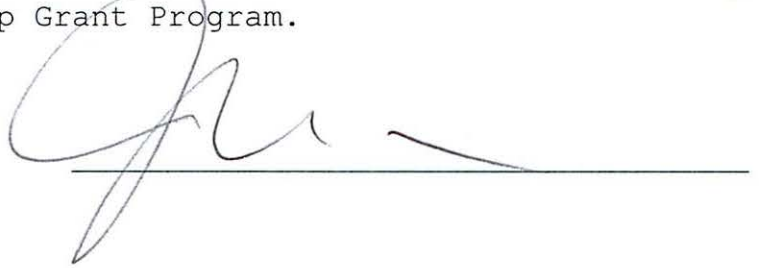
A RESOLUTION authorizing the appropriate City officials to co-sign with the Sheboygan Area School District the conversion evaluation application for the WiDNR Stewardship Grant Program.

WHEREAS: The City of Sheboygan was a co-applicant with the Sheboygan Area School District to the original stewardship grant for the development of the Field of Dreams.

WHEREAS: The Sheboygan Area School District received a grant totaling \$92,454 for the development of athletic facilities at the Field of Dreams, and needs to convert this grant to the new relocated athletic facilities on the east parcel owned by the SASD and the new Butzen farm recreational facility.

RESOLVED: That the Mayor and City Clerk are hereby authorized and directed to co-sign with the Sheboygan Area School District the conversion evaluation application for the WiDNR Stewardship Grant Program.

*Pub. Wks.
approve contingent
on Field of Dreams rezone
passing on 4/29 & putting
this on the 4/29 agenda*



I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the _____ day of _____, 20____.

Dated _____ 20____. _____, City Clerk

Approved _____ 20____. _____, Mayor

Stewardship Grant Program Conversion Evaluation

Complete worksheet or provide document that addresses all worksheet items after discussing project with your DNR region community services specialist.

1. ORIGINAL GRANT PROJECT INFORMATION (to be completed by DNR):

Project No.: S-ADLP-247

Project Name: Northwest Site Community Athletic Fields
(Field of Dreams Site)

Project Sponsor: City of Sheboygan, and the Sheboygan Area School District

Project Type: Development

Brief description of original grant project: The City of Sheboygan and the Sheboygan Area School District will develop a multi-purpose athletic field facility. The project includes pre and post engineering approval and supervision, site preparation, landscaping, and natural turf athletic fields.

Grant Amount: \$92,454.00

Location: Sheboygan County

Area Zip Code - 53081

2. DESCRIPTION OF CHANGE TO PROPERTY OR CONVERSION OF USE (attach maps showing site boundaries and use changes):

Pending sale of property

3. REASON FOR CONVERSION TO ANOTHER USE:

The sale allows upgrade for expanded Community Medical Facilities as well as a net gain of 40+ acres of athletic field green space available for recreation in City. The sale had to meet the following criteria:

- The buyer has to add value to our community.
- The district must receive fair market value or better.
- The existing fields must be recreated or upgraded.
- The donors and naming rights at the Field of Dreams have to be honored at the new location.

4. PROVIDE THE FOLLOWING INFORMATION:

a. Alternatives to the Conversion Considered, Documented, And Rejected:
Alternative 1.

Upgraded Community Medical Facility did not fit on Taylor Drive East Property

Alternative 2 -.

Alternative 3 -.

Alternative 4 -

b. Description of the Recreation Utility of the Property to be Converted to Non-recreation use:

Baseball diamonds and green space for soccer fields to medical facility.

c. Fair Market Value of Property to be Converted (*determine by appraisal or opinion of value, if 2 acres or less*):

Non Applicable as Grant money was not used to purchase property.

d. Description of the Recreation Utility of the Replacement Property:

Baseball diamonds and soccer fields designed for proper drainage at Taylor drive east.

Soccer and football complex developed on city owned Butzen farm property.

e. Fair Market Value of Replacement Property Converted (*Determine by appraisal or opinion of value, if 2 acres or less*):

SASD owns approx. 25 acres directly east of Taylor drive last appraised in August 2013 for \$2,560,000.

City of Sheboygan recently obtained the 54 acre Butzen Farm Property for exclusive use for recreation.

f. Describe the replacement property's eligibility under the Stewardship Program and suitability as a replacement for the converted property (eg, its market value and recreation utility in comparison to the converted property):

Taylor drive property will be converted into athletic fields, ADA compliant rest rooms with attached concession facility as well as a maintenances facility. All fields will be connected with ADA compliant walking paths from the parking lot.

Butzen Farm will be developed into competition level soccer fields, two competition level football fields. All fields will be connected with ADA compliant walking paths form various parking lots. The facility will include ADA compliant restrooms and a concessions facility with covered eating area.

g. Describe environmental condition of the replacement property. (Use attached Replacement Property Environmental Evaluation worksheet or comparable document)

Taylor Drive: Former farmland obtained by the city when the school district was controlled by the city. Site was used for a fill site with some dumping of concrete and asphalt materials. An Exemption Application for Development at Historic Fill Site or Licensed landfill is required even though most of the waste appears to be demolition debris. When the Sheboygan Area School District was split off from city control, property was deeded to the school district. In 2001, another portion of the property in the NE corner was sold to the city to expand the holding pond. While once all cultivated farmland, over time, wetlands have been expanding. The last wetland study was completed in 2014.

Butzen Farm: 54 acres with a combination of clear farm land as well as wooded section in the NW corner. A wetland Study has not been completed.

h. Other Proximity Impacts/Unusable Remnants. Describe any environmental and other impacts of the facility change or conversion on the remainder of the converted site (such as on the recreation utility of remainder. Used attached environmental impacts worksheet or comparable document)

All property currently held on the West Side Field of Dreams (FOD) will be sold.

i. Coordination (Describe the timeline of action for the change or to convert and replace the change and who will have control of site and facilities)

An agreement to lease back the athletic facilities at FOD after sale to allow development is in place so as not to lose any athletic seasons as well as proper turf development on new site. Green space will always be available for public use during the transition.

j. Describe and include evidence that proposal has had public review that is favorable.

SASD has had 3 open sessions for public input prior to approving pending sale.

City of Sheboygan has had open discussion/approval of Butzen Farm project

k. Attach a good quality revised boundary map of the property (*include site plan of the property, locating all recreation & support facilities*).

All SASD property under the Stewardship Grant Program to be sold on west side for development of Medical Facility.

Attached is the property boundary for Taylor drive east, showing the tax parcel number. Also included is the proposed field development layout, support building facilities and parking lot.

The proposed development for the Butzen Farm is attached.

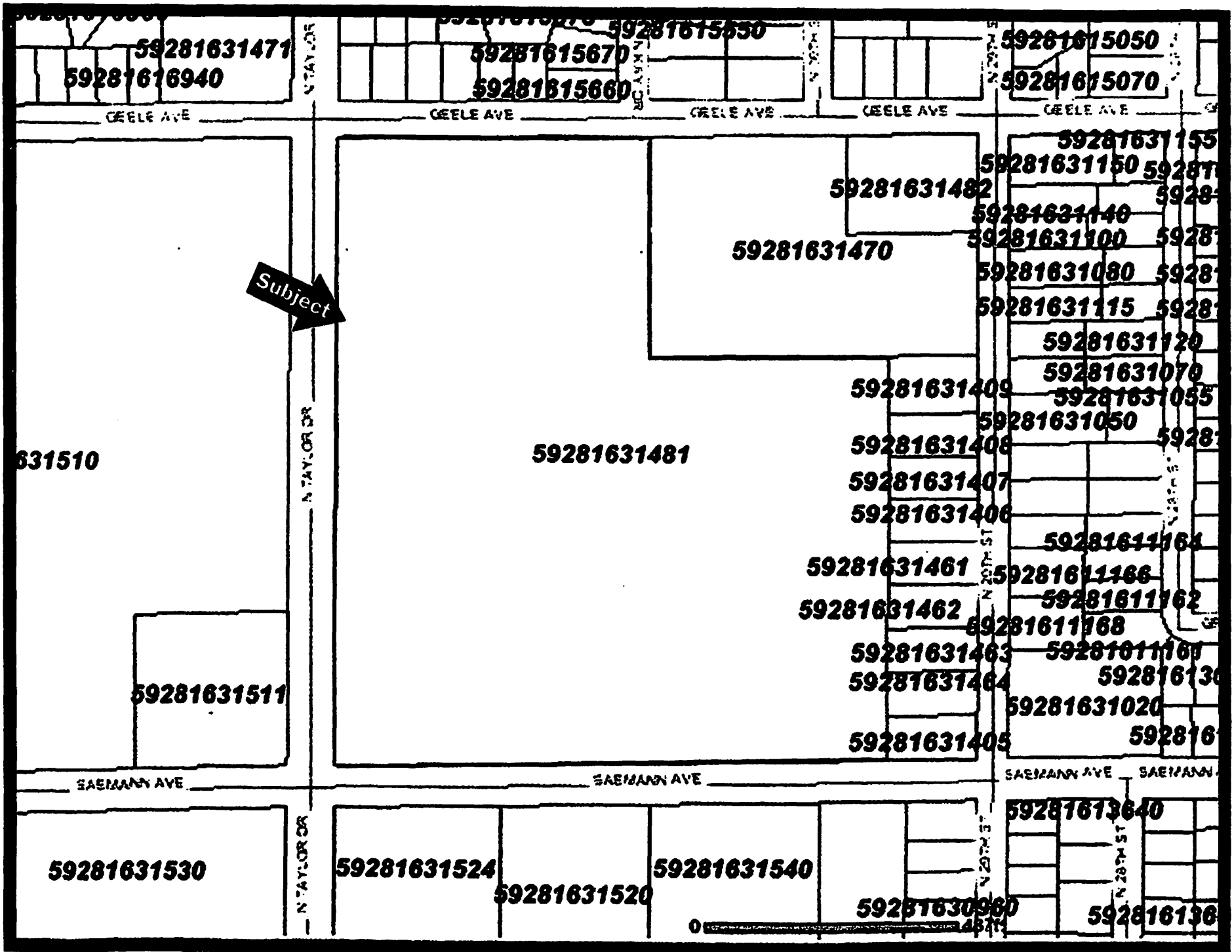
m. Attach legal description of amended property boundary.

Taylor Drive Property East Tax parcel 59281631481 as being part of Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 15 North, Range 23 East, in the city of Sheboygan, Sheboygan County, Wisconsin.

Prepared by: David Albright SASD
David Biebel City of Sheboygan

Date: 3/10/2015

Telephone number: David Albright (920) 459-3571
David Biebel (920) 459-3366



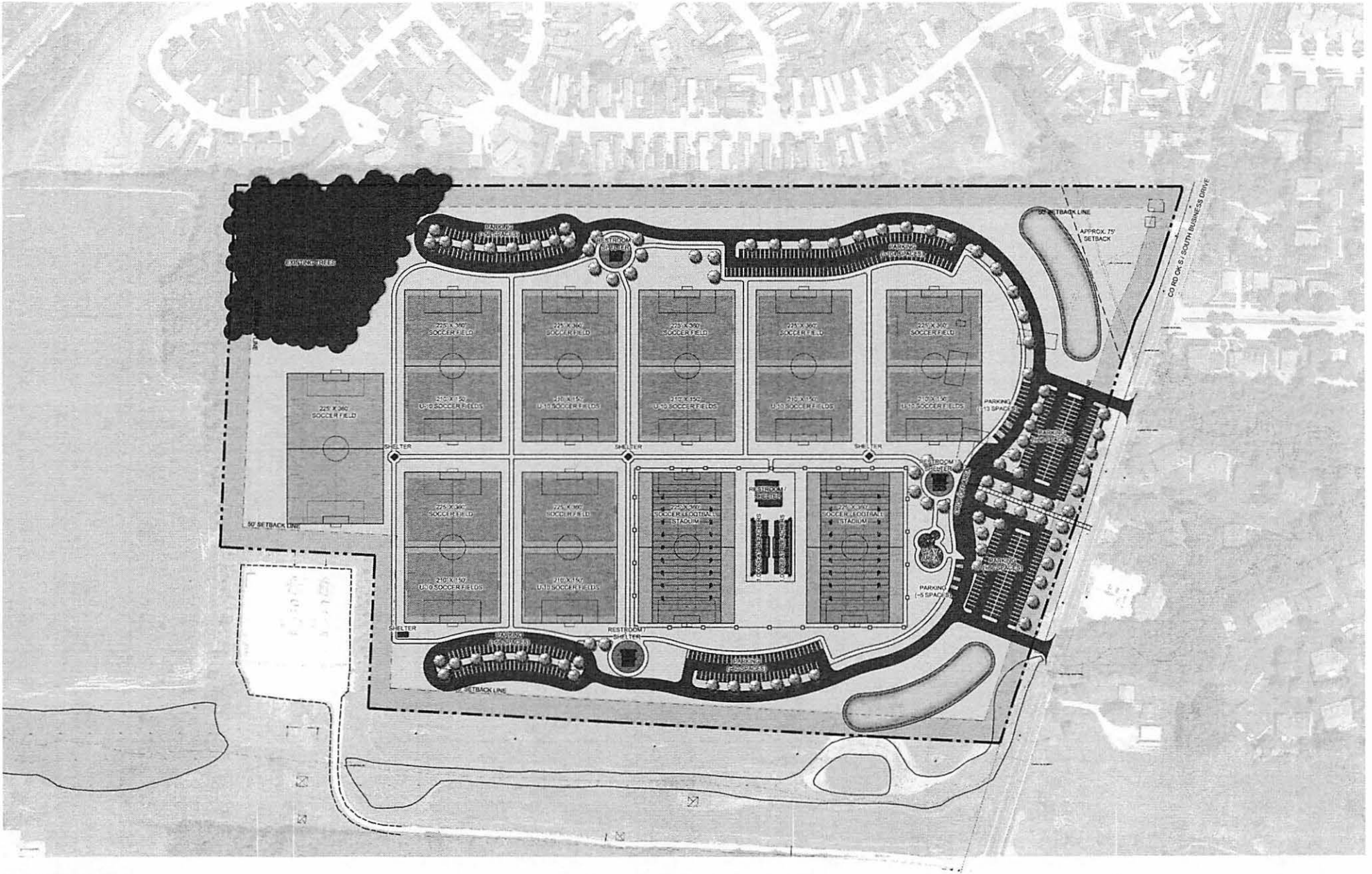
Subject →

EXHIBIT C

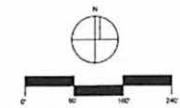


East Parcel Athletic Fields — Proposed Site Layout"





**SHEBOYGAN BUTZEN RECREATION CAMPUS
 PREFERRED CONCEPT ~ 430 SPACES**



PRELIMINARY COST ESTIMATE
Sheboygan Butzen Farm Multiuse Recreational Campus
Sheboygan, WI
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Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
EARTHWORK/DEMOLITION (49.2 ACRES)						\$1,284,914.80
1.	Demolition / Clearing and Grubbing	L.S.	1	\$50,000.00	\$50,000.00	
2.	Mobilization	L.S.	1	\$50,000.00	\$50,000.00	
3.	Common Excavation	C.Y.	215,000	\$3.00	\$645,000.00	
4.	Stripping Topsoil (10-in)	C.Y.	66,145	\$2.50	\$165,362.50	
5.	Place Topsoil (at 10-in)	C.Y.	66,145	\$2.50	\$165,362.50	
6.	Seed/Fertilize/Mulch Common Green Space	S.F.	1,384,915	\$0.12	\$166,189.80	
7.	Erosion Control	L.S.	1	\$50,000.00	\$50,000.00	
8.	Tracking Pad	EACH	2	\$1,500.00	\$3,000.00	
UTILITIES						\$805,470.00
9.	Stormwater Management Facilities	EACH	2	\$30,000.00	\$60,000.00	
10.	Storm Sewer	L.F.	8,158	\$40.00	\$326,320.00	
11.	Storm Basin	EACH	53	\$1,750.00	\$92,750.00	
12.	Storm Endwalls	EACH	10	\$2,500.00	\$25,000.00	
13.	Electrical Underground Service	L.S.	1	\$50,000.00	\$50,000.00	
14.	Sanitary	L.F.	2,095	\$60.00	\$125,700.00	
15.	Water	L.F.	2,095	\$60.00	\$125,700.00	
PAVEMENT STRUCTURE - NORTH PARKING (58 SPACES)						\$88,683.20
16.	HMA Type E-0.3, 3.0-inch Depth Parking Lot	S.Y.	3,978	\$14.00	\$55,692.00	
17.	Dense Graded Base, 12-inch Depth - Parking Lot	S.Y.	4,184	\$6.80	\$28,451.20	
18.	Concrete Curb Ramp w/ Detectable Warning Field	EACH	2	\$1,020.00	\$2,040.00	
19.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
PAVEMENT STRUCTURE - NORTH PARKING (104 SPACES)						\$91,282.40
20.	HMA Type E-0.3, 3.0-inch Depth Parking Lot	S.Y.	4,087	\$14.00	\$56,938.00	
21.	Dense Graded Base, 12-inch Depth - Parking Lot	S.Y.	4,233	\$6.80	\$28,784.40	
22.	Concrete Curb Ramp w/ Detectable Warning Field	EACH	3	\$1,020.00	\$3,060.00	
23.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
PAVEMENT STRUCTURE - NORTH PARKING (13 SPACES)						\$10,481.20
24.	HMA Type E-0.3, 3.0-inch Depth Parking Lot	S.Y.	345	\$14.00	\$4,830.00	
25.	Dense Graded Base, 12-inch Depth - Parking Lot	S.Y.	384	\$6.80	\$2,611.20	
26.	Concrete Curb Ramp w/ Detectable Warning Field	EACH	2	\$1,020.00	\$2,040.00	
27.	Striping	L.S.	1	\$1,000.00	\$1,000.00	
PAVEMENT STRUCTURE - NORTH PARKING (66 SPACES)						\$94,100.40
28.	HMA Type E-0.3, 3.0-inch Depth Parking Lot	S.Y.	3,670	\$14.00	\$51,380.00	
29.	Dense Graded Base, 12-inch Depth - Parking Lot	S.Y.	3,778	\$6.80	\$25,690.40	
30.	Concrete Curb Ramp w/ Detectable Warning Field	EACH	2	\$1,020.00	\$2,040.00	

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Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
31.	24" Curb and Gutter	L.F.	545	\$22.00	\$11,990.00	
32.	Striping	L.S.	1	\$3,000.00	\$3,000.00	
PAVEMENT STRUCTURE - NORTH DRIVE						\$119,950.40
33.	HMA Type E-0.3, 3.0-inch Depth Parking Lot	S.Y.	5,510	\$14.00	\$77,140.00	
34.	Dense Graded Base, 12-inch Depth - Parking Lot	S.Y.	5,928	\$6.80	\$40,310.40	
35.	Concrete Curb Ramp w/ Detectable Warning Field	EACH	0	\$1,020.00	\$0.00	
36.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
PAVEMENT STRUCTURE - SOUTH DRIVE						\$99,106.40
37.	HMA Type E-0.3, 3.0-inch Depth Parking Lot	S.Y.	4,536	\$14.00	\$63,504.00	
38.	Dense Graded Base, 12-inch Depth - Parking Lot	S.Y.	4,868	\$6.80	\$33,102.40	
39.	Concrete Curb Ramp w/ Detectable Warning Field	EACH	0	\$1,020.00	\$0.00	
40.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
PAVEMENT STRUCTURE - SOUTH PARKING (66 SPACES)						\$94,100.40
41.	HMA Type E-0.3, 3.0-inch Depth Parking Lot	S.Y.	3,670	\$14.00	\$51,380.00	
42.	Dense Graded Base, 12-inch Depth - Parking Lot	S.Y.	3,778	\$6.80	\$25,690.40	
43.	Concrete Curb Ramp w/ Detectable Warning Field	EACH	2	\$1,020.00	\$2,040.00	
44.	24" Curb and Gutter	L.F.	545	\$22.00	\$11,990.00	
45.	Striping	L.S.	1	\$3,000.00	\$3,000.00	
PAVEMENT STRUCTURE - SOUTH PARKING (5 SPACES)						\$9,610.80
46.	HMA Type E-0.3, 3.0-inch Depth Parking Lot	S.Y.	209	\$14.00	\$2,926.00	
47.	Dense Graded Base, 12-inch Depth - Parking Lot	S.Y.	236	\$6.80	\$1,604.80	
48.	Concrete Curb Ramp w/ Detectable Warning Field	EACH	4	\$1,020.00	\$4,080.00	
49.	Striping	L.S.	1	\$1,000.00	\$1,000.00	
PAVEMENT STRUCTURE - SOUTH PARKING (60 SPACES)						\$58,251.60
50.	HMA Type E-0.3, 3.0-inch Depth Parking Lot	S.Y.	2,495	\$14.00	\$34,930.00	
51.	Dense Graded Base, 12-inch Depth - Parking Lot	S.Y.	2,612	\$6.80	\$17,761.60	
52.	Concrete Curb Ramp w/ Detectable Warning Field	EACH	3	\$1,020.00	\$3,060.00	
53.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
PAVEMENT STRUCTURE - SOUTH PARKING (58 SPACES)						\$88,683.20
54.	HMA Type E-0.3, 3.0-inch Depth Parking Lot	S.Y.	3,978	\$14.00	\$55,692.00	
55.	Dense Graded Base, 12-inch Depth - Parking Lot	S.Y.	4,184	\$6.80	\$28,451.20	
56.	Concrete Curb Ramp w/ Detectable Warning Field	EACH	2	\$1,020.00	\$2,040.00	
57.	Striping	L.S.	1	\$2,500.00	\$2,500.00	
PAVEMENT STRUCTURE - WALKING PATHS (NORTH)						\$111,040.00
58.	HMA Type E-0.3, 3.0-inch Depth Paths	S.Y.	5,039	\$14.00	\$70,546.00	
59.	Dense Graded Base, 12-inch Depth	S.Y.	5,955	\$6.80	\$40,494.00	

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PAVEMENT STRUCTURE - PLAZAS (NORTH)						\$45,664.00
60.	Concrete, 5" depth	S.F.	8,000	\$5.00	\$40,000.00	
61.	Dense Graded Base, 6-inch Depth	S.Y.	944	\$6.00	\$5,664.00	
PAVEMENT STRUCTURE - THICKENED EDGE WALK (NORTH)						\$145,243.50
62.	Thickened Edge Walk, 5" depth	S.F.	17,497	\$7.50	\$131,227.50	
63.	Dense Graded Base, 6-inch Depth	S.Y.	2,336	\$6.00	\$14,016.00	
PAVEMENT STRUCTURE - WALKING PATHS (SOUTH)						\$47,719.20
64.	HMA Type E-0.3, 3.0-inch Depth Paths	S.Y.	2,168	\$14.00	\$30,352.00	
65.	Dense Graded Base, 12-inch Depth	S.Y.	2,554	\$6.80	\$17,367.20	
PAVEMENT STRUCTURE - PLAZAS (SOUTH)						\$25,458.00
66.	Concrete, 5" depth	S.F.	4,464	\$5.00	\$22,320.00	
67.	Dense Graded Base, 6-inch Depth	S.Y.	523	\$6.00	\$3,138.00	
PAVEMENT STRUCTURE - THICKENED EDGE WALK (SOUTH)						\$107,569.50
68.	Thickened Edge Walk, 5" depth	S.F.	12,957	\$7.50	\$97,177.50	
69.	Dense Graded Base, 6-inch Depth	S.Y.	1,732	\$6.00	\$10,392.00	
225'x360' SOCCER / FOOTBALL COMBINATION FIELD						\$59,650.00
70.	Finish Grading / Crowning	S.Y.	9,000	\$1.50	\$13,500.00	
71.	Irrigation	L.S.	1	\$30,000.00	\$30,000.00	
72.	Athletic Field Seeding	S.F.	81,000	\$0.15	\$12,150.00	
73.	Soccer Goals	L.S.	1	\$4,000.00	\$4,000.00	
225'x360' SOCCER / FOOTBALL COMBINATION FIELD						\$59,650.00
225'x360' SOCCER / FOOTBALL COMBINATION FIELD						\$59,650.00
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225'x360' SOCCER / FOOTBALL COMBINATION FIELD						\$59,650.00
SOCCER/FOOTBALL COMPLEX (TWO FIELDS)						\$276,826.00
74.	Irrigation	L.S.	2	\$35,000.00	\$70,000.00	
75.	Athletic Field Seeding	S.F.	186,200	\$0.15	\$27,930.00	
76.	Soccer Goals	L.S.	2	\$4,000.00	\$8,000.00	
77.	Concrete Bleacher Pad, 5" depth	S.F.	30,068	\$5.00	\$150,340.00	
78.	Dense Graded Base, 6-inch Depth	S.Y.	3,426	\$6.00	\$20,556.00	
MISCELLANEOUS						\$150,000.00
79.	Landscaping	L.S.	1	\$150,000.00	\$150,000.00	

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Sheboygan Butzen Farm Multiuse Recreational Campus
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Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$4,241,355.00
CONTINGENCY at 5%:						\$212,067.75
CONSTRUCTION ESTIMATE SUBTOTAL:						\$4,453,422.75
GEOTECHNICAL SERVICES						\$8,500.00
DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /						
STORMWATER DESIGN / PERMITTING / BIDDING /						
CONTRACT ADMINISTRATION at 7%:						\$311,739.59
CONSTRUCTION OBSERVATION at 2.5%						\$111,335.57
BASE PROJECT TOTAL						\$4,884,997.91

AMENITIES / PROJECT ADDS

Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
SITE LIGHTING						\$196,000.00
1.	Lighting (North Parking - 58 Spaces)	EACH	5	\$3,500.00	\$17,500.00	
2.	Lighting (North Parking - 104 Spaces)	EACH	6	\$3,500.00	\$21,000.00	
3.	Lighting (North Parking - 13 Spaces)	EACH	3	\$3,500.00	\$10,500.00	
4.	Lighting (North Parking - 66 Spaces)	EACH	9	\$3,500.00	\$31,500.00	
5.	Lighting (North Drive)	EACH	6	\$3,500.00	\$21,000.00	
6.	Lighting (South Drive)	EACH	5	\$3,500.00	\$17,500.00	
7.	Lighting (South Parking - 66 Spaces)	EACH	9	\$3,500.00	\$31,500.00	
8.	Lighting (South Parking - 5 Spaces)	EACH	3	\$3,500.00	\$10,500.00	
9.	Lighting (South Parking - 60 Spaces)	EACH	5	\$3,500.00	\$17,500.00	
10.	Lighting (South Parking - 58 Spaces)	EACH	5	\$3,500.00	\$17,500.00	
225'x360' SOCCER / FOOTBALL COMBINATION FIELD						\$64,400.00
11.	Topsoil Amendment	S.Y.	9,000	\$4.50	\$40,500.00	
12.	4" Underdrain w/sock	L.F.	2,390	\$10.00	\$23,900.00	
225'x360' SOCCER / FOOTBALL COMBINATION FIELD						\$64,400.00
225'x360' SOCCER / FOOTBALL COMBINATION FIELD						\$64,400.00
225'x360' SOCCER / FOOTBALL COMBINATION FIELD						\$64,400.00
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Item No.	Item Description	Units	Estimated Quantity	Unit Price	Extension	Category Sub Total
SOCCER/FOOTBALL COMPLEX (TWO FIELDS)						\$1,698,900.50
13.	Topsoil Amendment	S.Y.	20,689	\$4.50	\$93,100.50	
14.	4" Underdrain w/sock	L.F.	5,760	\$10.00	\$57,600.00	
15.	Football Goal Posts	L.S.	2	\$18,000.00	\$36,000.00	
16.	Score Board	EACH	2	\$15,000.00	\$30,000.00	
17.	Athletic Field Lighting	FIELD	2	\$175,000.00	\$350,000.00	
18.	Electrical Service	L.S.	1	\$5,000.00	\$5,000.00	
19.	Flag Pole	EACH	2	\$2,500.00	\$5,000.00	
20.	(2) 1,000 Seat Bleachers with Press Box	SEAT	2,000	\$250.00	\$500,000.00	
21.	4' Perimeter (Vinyl) Fencing	L.F.	2,800	\$24.00	\$67,200.00	
22.	Soccer Netting @each goal	L.S.	2	\$35,000.00	\$70,000.00	
23.	Restroom / Shelter	L.S.	1	\$485,000.00	\$485,000.00	
PLAY AREA						\$99,291.00
24.	Concrete Play Area Walkway Edging, 5" depth	S.F.	3,085	\$5.00	\$15,425.00	
25.	Dense Graded Base, 6-inch Depth	S.Y.	411	\$6.00	\$2,466.00	
26.	Poured-in-Place Play Surface	S.F.	3,760	\$15.00	\$56,400.00	
27.	Play Equipment	L.S.	1	\$25,000.00	\$25,000.00	
MISCELLANEOUS						\$1,090,000.00
28.	12' X 12' Shelters	EACH	3	\$26,000.00	\$78,000.00	
29.	12' X 24' Shelter	EACH	1	\$57,000.00	\$57,000.00	
30.	Concession/Restroom Buildings	EACH	3	\$285,000.00	\$855,000.00	
31.	Signage Allowance	L.S.	1	\$35,000.00	\$35,000.00	
32.	Entry Statement	L.S.	1	\$65,000.00	\$65,000.00	
SUMMARY						
CONSTRUCTION ITEMS TOTAL:						\$3,599,391.50
CONTINGENCY at 5%:						TBD
CONSTRUCTION ESTIMATE SUBTOTAL:						TBD
DESIGN DEVELOPMENT/ CONSTRUCTION DOCUMENTS /						
STORMWATER DESIGN / PERMITTING / BIDDING /						
CONTRACT ADMINISTRATION at 7%:						TBD
CONSTRUCTION OBSERVATION at 2.5%						TBD
AMENITIES / PROJECT ADDS TOTAL						\$0.00