

# Appendix

## Appendix

### SWOT Workshop (Amended on June 23, 2008)

On June 10, 2008, the City of Sheboygan Falls held a public hearing to facilitate a “Strengths, Weaknesses, Opportunities, and Threats” (SWOT) workshop. The following comments were made by those who attended the SWOT workshop:

#### **Strengths**

- Livability
- Bemis Manufacturing, one of Sheboygan Falls’s largest employers, provides quality jobs
- Strong downtown with many buildings that have been rehabilitated and contain thriving businesses. Main Street Program recipient
- A good park system, with land that was preserved for public access along the Sheboygan River
- A “walkable” community that doesn’t require driving to many locations
- A good school district
- Geographic location close to major roadways, airport, shopping, and jobs
- Strong City and County Government
- Low tax rate
- Good air quality
- Low crime rate
- Excellent library
- Close to a variety of sports facilities
- Active volunteer organizations
- Variety of festivals
- A number of church denominations
- Well maintained private properties
- Good place to raise a family
- Good volunteer fire department
- Good ISO fire rating
- Ambulance service with Orange Cross presence at the fire station
- Local utility ownership
- City’s excellent bond rating

#### **Weaknesses**

- Excess number of low-income housing and apartments in general
- Lack of downtown parking
- No pharmacy in the city
- Low water pressure in the south end of the city
- Excess number of condo’s that are not occupied (Riverview)
- Un-enforced crosswalks (lack of signage)
- Dogs not allowed in public parks - need a “dog park”
- Morning traffic congestion, especially at the Broadway and Monroe intersection
- Downtown needs more promotion and support
- Highway 32 corridor on the north side of Sheboygan Falls is unattractive
- Snow removal needs to occur before morning peak traffic times
- Intersection of CTH “C” and STH 32 is dangerous and needs work
- Lack of revolving loan fund for businesses
- No rail service - existing track and ROW may be taken over by Wisconsin Southern
- Unsightly railroad bridge across the Sheboygan River
- Aging City Utility Infrastructure
- Lack of regulation to control the number and location of vehicles on a residential lot

- No financial assurance or guarantee required for land developers to finish their projects
- Need restrictions on the structural type and size of housing units that can be built in predominantly single-family subdivisions
- Lack of vacant lot maintenance
- Lack of sidewalks in some locations near the High School
- Limited number of bike trails within the city
- Vacant Tecumseh Site needs to be developed
- Industrial land uses appear to be scattered. Future industrial sites should be in one place
- Not enough industry

### **Opportunities**

- Recruit businesses
- Develop a new business park
- Develop a trail along the Sheboygan River
- Utilize a recently-awarded grant for trail development
- Capitalize on a new lift station to reach the west and northwest areas of the city
- Rehabilitate the Old Tannery building
- Encourage the annexation and preservation of forests located near the border of the city
- Consider water preservation measures
- Pursue hydrogen power and other new technology
- Capitalize on the development of Morgan Aviation at the Sheboygan County Airport
- Development and implementation of a new Comprehensive Plan
- Growing tourism industry
- Share services and equipment with surrounding communities
- Fire districts instead of individual fire departments

### **Threats**

- Energy costs
- Personality conflicts
- Lack of long range planning
- Neighboring jurisdictions that have better economic development opportunities
- Cost factor to entice more development
- Fear of change
- Uncertainty in the manufacturing sector and the soft economy
- Rapid population growth
- What would happen if the city lost the Bemis Manufacturing Company?
- Increase in drugs and alcohol abuse
- Loss of small businesses in the downtown area
- Cost of upgrading school facilities
- State budget constraints
- Becoming stagnant
- Getting too comfortable with a low tax rate
- Succession plan for City department managers
- How will City meet its need for future public facilities (invest in old or build new?)
- Referendum for public facilities may be needed some day
- Emergency plan for public services in view of homeland security
- More difficult to recruit and maintain an adequate number of volunteer fire fighters
- City having difficulty hiring good people (especially in utility department) due to better paying positions in the private market
- What will demographic imbalance of fewer children and increasing elderly population mean to the type and cost of services?
- Need to clean debris from the dam



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Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
		SHEBOYGAN	SHEBOYGAN FALLS				517 MONROE ST	Cole Brothers House
		SHEBOYGAN	SHEBOYGAN FALLS				639 MONROE ST	G.H. Brickner Woolen Mills
		SHEBOYGAN	SHEBOYGAN FALLS				503 BROADWAY	A.P. and G.W. Lyman General Store
		SHEBOYGAN	SHEBOYGAN FALLS				507 BROADWAY	William Sully Grocery Store
		SHEBOYGAN	SHEBOYGAN FALLS				513 BROADWAY	JOSEPH OSTHELDER SALOON
		SHEBOYGAN	SHEBOYGAN FALLS				509-511 BROADWAY	WILLIAM THIEMANN GROCERY/E.P. BRYANT DRUG STORE
		SHEBOYGAN	SHEBOYGAN FALLS				512-514 BROADWAY	JAMES W. SMITH MEAT MARKET AND POST OFFICE
		SHEBOYGAN	SHEBOYGAN FALLS				504 WATER ST	CHARLES D. COLE STORE
		SHEBOYGAN	SHEBOYGAN FALLS				414 BROADWAY	GUYETT TONSORIAL PARLOR
		SHEBOYGAN	SHEBOYGAN FALLS				404 BROADWAY	Benedict and Co.
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

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		SHEBOYGAN	SHEBOYGAN FALLS				512 WATER ST	CHARLES D. COLE HOUSE
		SHEBOYGAN	SHEBOYGAN FALLS				613 DETROIT ST	WILLIAM H. PRENTICE HOUSE
		SHEBOYGAN	SHEBOYGAN FALLS				105 PINE ST	ODD FELLOWS HALL
		SHEBOYGAN	SHEBOYGAN FALLS				101 PINE ST	JOHN NEVER CUSTOM TAILOR SHOP
		SHEBOYGAN	SHEBOYGAN FALLS				412 BROADWAY	C. ERNST LIMPRICHT BUILDING
		SHEBOYGAN	SHEBOYGAN FALLS				202 PINE ST	HENRY SCHLICHTING AND SONS BLOCK
		SHEBOYGAN	SHEBOYGAN FALLS				621 BROADWAY ST	ST. PAUL LUTHERAN CHURCH
		SHEBOYGAN	SHEBOYGAN FALLS				602 DETROIT ST	DR. C.W. PFEIFER'S OFFICE
		SHEBOYGAN	SHEBOYGAN FALLS				633 DETROIT ST	FIRST METHODIST CHURCH
		SHEBOYGAN	SHEBOYGAN FALLS				516-518 WATER ST	ROCHESTER LUMBER CO. BOARDING HOUSE
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Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
		SHEBOYGAN	SHEBOYGAN FALLS				328 ELM ST	DR. JOHN LESLIE SHEPARD HOUSE
		SHEBOYGAN	SHEBOYGAN FALLS				322 LEAVENS AVE	DARIUS AND HULDA LEAVENS HOUSE
		SHEBOYGAN	SHEBOYGAN FALLS	1522E-05			COUNTY HIGHWAY J, N SIDE, .7 MI E OF COUNTY HIGHWAY M	German Reformed Church
		SHEBOYGAN	SHEBOYGAN FALLS	1622E-24			1044 HIGHWAY 32	
		SHEBOYGAN	SHEBOYGAN FALLS	1522E-27			HIGHWAY 23, N SIDE, .2 MI E OF COUNTY HIGHWAY TT	Townbridge, William
		SHEBOYGAN	SHEBOYGAN FALLS	1522E-27			NE CORNER HIGHWAY 23 AND SUNSET RD	
		SHEBOYGAN	SHEBOYGAN FALLS	1522E-29			HIGHWAY 23, S SIDE, .6 MI E OF COUNTY HIGHWAY M	H. Conovor Cheese Factory
		SHEBOYGAN	SHEBOYGAN FALLS	1523E-06			COUNTY HIGHWAY J, N SIDE, .6 MI W OF COUNTY HIGHWAY Y	
		SHEBOYGAN	SHEBOYGAN FALLS	1523E-19			6623 COUNTY HIGHWAY O	John Hernberger Farmstead



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Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
		SHEBOYGAN	SHEBOYGAN FALLS				130 BROADWAY ST	Henry Creamery and Cheese Factory
		SHEBOYGAN	SHEBOYGAN FALLS				309 BROADWAY ST	Charles Weiss House
		SHEBOYGAN	SHEBOYGAN FALLS				334 BROADWAY	Sheboygan Falls Tannery; Charles Weisse Tannery
		SHEBOYGAN	SHEBOYGAN FALLS				406-410 BROADWAY	Fred Martin Building
		SHEBOYGAN	SHEBOYGAN FALLS				416 BROADWAY	John Never Home and Tailor Shop
		SHEBOYGAN	SHEBOYGAN FALLS				420 BROADWAY ST	Martha Whipple Music Store
		SHEBOYGAN	SHEBOYGAN FALLS				504 BROADWAY	Lewis P. Hill Building
		SHEBOYGAN	SHEBOYGAN FALLS				506 BROADWAY	Scott and Gay Grocery and Hardware Store
		SHEBOYGAN	SHEBOYGAN FALLS				600 BROADWAY	Brickner Woolen Mills
		SHEBOYGAN	SHEBOYGAN FALLS				311 BUFFALO ST	
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Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
		SHEBOYGAN	SHEBOYGAN FALLS				633 DETROIT	First Methodist Rectory
		SHEBOYGAN	SHEBOYGAN FALLS				319 ELM ST	George H. Brickner House
		SHEBOYGAN	SHEBOYGAN FALLS				405 ELM ST	Dwight Hills House
		SHEBOYGAN	SHEBOYGAN FALLS				126 GIDDINGS AVE	George Robbins House
		SHEBOYGAN	SHEBOYGAN FALLS				625 GIDDINGS AVE	David Giddings House
		SHEBOYGAN	SHEBOYGAN FALLS				737 GIDDINGS AVE	DeLong House
		SHEBOYGAN	SHEBOYGAN FALLS				344 JEFFERSON ST	Wilson Merrit House
		SHEBOYGAN	SHEBOYGAN FALLS				133 MONROE ST	
		SHEBOYGAN	SHEBOYGAN FALLS				501 MONROE ST	Thorp Hotel
		SHEBOYGAN	SHEBOYGAN FALLS				638 MONROE ST	Phoenix Iron Works
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Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
		SHEBOYGAN	SHEBOYGAN FALLS				106-108 PINE ST	J. Osthelder & Co.
		SHEBOYGAN	SHEBOYGAN FALLS				107 PINE ST	Henry J. Boldt Drug Store
		SHEBOYGAN	SHEBOYGAN FALLS				111 PINE ST	
		SHEBOYGAN	SHEBOYGAN FALLS				112 PINE ST	William Sully
		SHEBOYGAN	SHEBOYGAN FALLS				117 PINE ST	Evans Variety Store
		SHEBOYGAN	SHEBOYGAN FALLS				118 PINE ST	Al Gutsch Soft Drink Parlor
		SHEBOYGAN	SHEBOYGAN FALLS				124 PINE ST	William Wolf's Saloon
		SHEBOYGAN	SHEBOYGAN FALLS				203 PINE ST	Chamberlain Hall; Paine Hall and Store
		SHEBOYGAN	SHEBOYGAN FALLS				208 PINE ST	Schlichting General Merchandise
		SHEBOYGAN	SHEBOYGAN FALLS				215 PINE ST	Grove's Store; Wachter Bros. General Merchandizing
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

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Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
		SHEBOYGAN	SHEBOYGAN FALLS				217 PINE ST	James J. Robbins Building
		SHEBOYGAN	SHEBOYGAN FALLS				506 PINE ST	
		SHEBOYGAN	SHEBOYGAN FALLS				523 MONROE	August Michaels
		SHEBOYGAN	SHEBOYGAN FALLS				736 BUFFALO	
		SHEBOYGAN	SHEBOYGAN FALLS				SE CORNER OF BUFFALO AND MONROE	
		SHEBOYGAN	SHEBOYGAN FALLS				627 BUFFALO	
		SHEBOYGAN	SHEBOYGAN FALLS				121 CEDAR	
		SHEBOYGAN	SHEBOYGAN FALLS				815 CHICAGO	
		SHEBOYGAN	SHEBOYGAN FALLS				339 PINE ST	Dr. Robert Nichols House
		SHEBOYGAN	SHEBOYGAN FALLS				NW CORNER OF ELM AND BROADWAY	
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

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Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
		SHEBOYGAN	SHEBOYGAN FALLS				RIVER PARK, OVER SHEBOYGAN RIVER, NEXT TO HIGHWAY 28, OPPOSITE SHORT ST	
		SHEBOYGAN	SHEBOYGAN FALLS				RIVER PARK, ACROSS SHEBOYGAN RIVER, OPPOSITE MAPLE ST	
		SHEBOYGAN	SHEBOYGAN FALLS				425 PINE ST	
		SHEBOYGAN	SHEBOYGAN FALLS				515 PINE ST	George Spratt House
		SHEBOYGAN	SHEBOYGAN FALLS				740 PINE ST	
		SHEBOYGAN	SHEBOYGAN FALLS				416 GIDDINGS AVE	
		SHEBOYGAN	SHEBOYGAN FALLS				318 GIDDINGS	
		SHEBOYGAN	SHEBOYGAN FALLS				531 GIDDINGS AVE	Reiss; Pinehurst Farms
		SHEBOYGAN	SHEBOYGAN FALLS				508 WATER ST	Charles Cole House
		SHEBOYGAN	SHEBOYGAN FALLS				521 MADISON ST	Free Hall
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

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Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
		SHEBOYGAN	SHEBOYGAN FALLS				108 OAK ST	
		SHEBOYGAN	SHEBOYGAN FALLS				203 FOND DU LAC	
		SHEBOYGAN	SHEBOYGAN FALLS				FOND DU LAC, NORTH SIDE, OPPOSITE INTERSECTION WITH WATER ST	Samuel Roundseville House
		SHEBOYGAN	SHEBOYGAN FALLS				302 WATER	
		SHEBOYGAN	SHEBOYGAN FALLS				421 MONROE	
		SHEBOYGAN	SHEBOYGAN FALLS				405 BROADWAY ST	Clarence Fricke Building
		SHEBOYGAN	SHEBOYGAN FALLS				305 BUFFALO	N.B. Never House
		SHEBOYGAN	SHEBOYGAN FALLS				BUFFALO, W SIDE, OPPOSITE INTERSECTION WITH MAPLE	
		SHEBOYGAN	SHEBOYGAN FALLS				119 LEAVENS	
		SHEBOYGAN	SHEBOYGAN FALLS				606 DETROIT	
Ahi#:	Image	County:	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name

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Ahi#	Image	County	City/Village	TRS	Civil Township	Unincorporated Community	Location	Historic Name
		SHEBOYGAN	SHEBOYGAN FALLS				300-304 BROADWAY	Carriage Factory
		SHEBOYGAN	SHEBOYGAN FALLS				236 BROADWAY ST	Wisconsin Power and Light Powerhouse and Dam
		SHEBOYGAN	SHEBOYGAN FALLS				403 BROADWAY ST	Sheboygan Falls Fire Department
		SHEBOYGAN	SHEBOYGAN FALLS				527 GIDDINGS AVE	First Reformed Church
		SHEBOYGAN	SHEBOYGAN FALLS				222 PINE ST	Pierce Food Market
		SHEBOYGAN	SHEBOYGAN FALLS				308 PINE ST	
		SHEBOYGAN	SHEBOYGAN FALLS				327 PINE ST	Schulz House
		SHEBOYGAN	SHEBOYGAN FALLS				NE CNR OF BUFFALO AND ELM	First Baptist Church
		SHEBOYGAN	SHEBOYGAN FALLS				375 BUFFALO ST	Municipal Building
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## **Appendix 2 Businesses and Services in the City of Sheboygan Falls**

### **Buehler Furniture, Inc.**

503 Broadway Street  
Sheboygan Falls, WI 53085  
Phone: 920-467-3061  
Fax: 920-467-3063  
E-mail: bfi@intella.net

### **Richardson's Furniture Emporium**

202 Pine Street  
Sheboygan Falls, WI 53085  
Phone: 920-467-6659

### **Bemis Bath Shoppe**

512 Broadway Street  
Sheboygan Falls, WI 53085  
Phone: 920-467-1314  
Web Site: [www.bemisbathshoppe.com](http://www.bemisbathshoppe.com)  
Email: [Lori.Zeier@bemismfg.com](mailto:Lori.Zeier@bemismfg.com)

### **Bicycle Works-Bike And Sports Shop**

1092 Fond du Lac Avenue P.O. Box 52  
Sheboygan Falls, WI 53085-0052  
Phone: 920-467-4549 Fax: 920-467-8347  
Email: [bicycleworkllc@sbcglobal.net](mailto:bicycleworkllc@sbcglobal.net)

### **The Corner Studio Jewelry & Fine Art, LLC**

222 Pine Street  
Sheboygan Falls, WI 53085  
Phone: 467-4675 Fax: Same

### **Depke Shoe Store**

105 Pine Street  
Sheboygan Falls, WI 53085  
Phone: 920-467-4181

### **EVANS**

117 Pine Street  
Sheboygan Falls, WI 53085  
Phone: 920-467-2275  
Retail General Merchandise

### **Jayne's Interiors**

610 Broadway  
Sheboygan Falls, WI 53085  
Phone: 920-467-3900

**Kettle Lakes Co-Op**

424 Monroe Street P.O. Box 98  
Sheboygan Falls, WI 53085  
Phone: 920-467-7700 Fax: 920-467-7704  
Web Site: [www.kettlelakescoop.com](http://www.kettlelakescoop.com)  
Email: [Klc@qwics.com](mailto:Klc@qwics.com)

Hardware Store, Farm supplies, lawn & garden, feed, grain and agronomy.

**Moxie Art**

602 Detroit Street  
Sheboygan Falls, WI 53085  
Phone: 920-550-2098  
Web Site: [www.moxie-art.com](http://www.moxie-art.com)  
Email: [sallycarson@moxie-art.com](mailto:sallycarson@moxie-art.com)  
New art gallery offering handmade works from local artists.

**Ms. Motorcycle**

505 Broadway  
Sheboygan Falls, WI 53085  
Phone: 920-467-9790  
Web Site: [www.msmotorcycle.com](http://www.msmotorcycle.com)  
Email: [msmotorcycle@yahoo.com](mailto:msmotorcycle@yahoo.com)  
"one-of-a-kind" shop

**Rick's House of Flowers**

600 Broadway  
Sheboygan Falls, WI 53085  
Phone: 920-467-2606 1-800-626-7425  
Web Site: [RicksHouseofFlowers.com](http://RicksHouseofFlowers.com)  
Email: [Mrprofessional@FTDmail.com](mailto:Mrprofessional@FTDmail.com)

**Roots Acoustic Music Company**

110 Pine Street (Above Eigenberger Barber Shop)  
Phone: 920-467-4482

**Sewing Machine Shop**

860 Monroe Street  
Sheboygan Falls, WI 53085  
Phone: 920-467-3135 Fax: 920-467-3135  
E-mail: [sewingmachineshop@sbcglobal.net](mailto:sewingmachineshop@sbcglobal.net)

**Share-N-Flowers & Gifts**

308 Pine Street  
Sheboygan Falls, WI 53085  
920-467-2600  
Email: [Snickers138@Hotmail.com](mailto:Snickers138@Hotmail.com)

**The Studio**

450 Bluebird Lane  
Sheboygan Falls, WI 53085  
Phone: 920-467-9063  
Web Site: [www.kittyklich.com](http://www.kittyklich.com)  
Email: [thestudio@bytehead.com](mailto:thestudio@bytehead.com)  
Working studio of local artist

**The Upside**

508 Broadway  
Sheboygan Falls, WI 53085  
Phone: 920-467-9440  
Email: [tmattek@milwpc.com](mailto:tmattek@milwpc.com)  
Retail Clothing and Accessories. Men's, Women's, Children

**The Wine House**

Sheboygan Falls, WI 53085  
Phone: 920-467-1701  
Web Site: [www.thewinehousesite.com](http://www.thewinehousesite.com)  
Email: [thewinehouz@yahoo.com](mailto:thewinehouz@yahoo.com)

**Wally's Studio and "A Piece of Cake"**

507 Broadway  
Sheboygan Falls, WI 53085  
Phone: 920-467-4681 Fax: 920-467-4681  
Email: [sugar@bytehead.com](mailto:sugar@bytehead.com)

**Blattner's Piggly Wiggly**

1166 Fond du Lac Avenue P.O. Box 117  
Sheboygan Falls, WI 53085  
Owners: John & Jean Blattner  
Phone: 920-467-0477  
Email: [jblattner@shopthepig.com](mailto:jblattner@shopthepig.com)

**Falls Glass Service/Home Improvements**

P.O. Box 123  
Sheboygan Falls, WI 53085  
Phone: 920-467-3192 Fax: 920-467-0341

**Fasse Paint & Decorating Center**

215 Pine Street  
Sheboygan Falls, WI 53085  
Phone: 920-467-7840 Fax: 920-467-7846  
Web Site: [www.fassepaint.com](http://www.fassepaint.com)  
Email: [fpcarch@intella.net](mailto:fpcarch@intella.net)

**Washatko-Heinecke LLC**

101 Pine Street  
Sheboygan Falls, WI 53085  
Phone: 920-550-2210 Fax: 920-550-2212  
Web Site: [www.whllc.net](http://www.whllc.net)



**Big Jimmy's Sports Bar**

118 Pine Street  
Sheboygan Falls, WI 53085  
Phone: 920-467-3439

**Save Way Liquor**

321 Broadway  
Sheboygan Falls, WI 53085  
Phone: 920-467-3873

**The Osthelder Saloon**

513 Broadway  
Sheboygan Falls, WI 53085  
Phone: 920-467-3337  
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Web Site: [www.TheOtherPlacePub.com](http://www.TheOtherPlacePub.com)

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Sheboygan Falls, WI 53085  
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Phone: 920-467-3578 Fax: 920-467-3878  
Email: [odysseysk@sbcglobal.net](mailto:odysseysk@sbcglobal.net)  
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Web Site: [www.synergyteamworkout.com](http://www.synergyteamworkout.com)

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920-467-4247

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111 Pine Street  
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Email: jmccue@titusmarketinggroup.com  
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Email: [kateh@communitybankandtrust.com](mailto:kateh@communitybankandtrust.com)

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Sheboygan Falls, WI 53085  
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Web Site: [www.meadowlandcu.org](http://www.meadowlandcu.org)

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Phone: 920-467-6211

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Web Site: [www.nebat.com](http://www.nebat.com)

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Web Site: [www.wenigfuneralhome.com](http://www.wenigfuneralhome.com)

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Randy Meyer, Financial Planner  
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Sheboygan Falls, WI 53085  
Phone: 920-467-6625 Fax: 920-467-6635  
Email: randymeyer@charter.net

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Robert Hall, Broker and Sharon Hall, Agent  
E-mail: [rahjah@charter.net](mailto:rahjah@charter.net) [mercyhall@charter.net](mailto:mercyhall@charter.net)  
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Email: info@fassepaint.com  
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