

ADDENDUM #1

10-Year Update to the *Comprehensive Plan 2009-2029*



**City of
Sheboygan Falls
Sheboygan County, WI**

Adopted September 18, 2019

City of Sheboygan Falls

Comprehensive Plan 2009-2029

Addendum #1, 2019

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City Council Ordinance Adopting Addendum #1 Comprehensive Plan

Introduction

Purpose of 10-Year Update to Comprehensive Plan

The *City of Sheboygan Falls Comprehensive Plan 2009-2029* was adopted as an ordinance on September 1, 2009 by the Sheboygan Falls City Council. For the majority of the years since then, changes in population and land use were slowed somewhat by the “Great Recession” of 2007 - 2009. However, from the start of 2010 through the end of 2018 the City has averaged over \$10 million in new development per year.

Also during the period there was a new U.S. Census (2010) ... the rail line running through the City was rehabilitated ... emerald ash borer, a destructive invasive species, has been found in the City ... Sheboygan County adopted a sales tax, and the City now receives a portion of revenues for transportation projects ... and several infrastructure projects and improvements (e.g., Municipal Building renovation, STH 32 roundabout, bike/pedestrian trails, park enhancements) were completed.

The purpose of this 10-year update, therefore, is to 1) incorporate updated information and data into the 2009-2029 Plan document, and 2) fulfill the statutory requirement stated below.

State Planning Law

Wisconsin State Statute 66.1001(2)(i) states: *Implementation element*. A compilation of programs and specific actions to be completed in a stated sequence, including proposed changes to any applicable zoning ordinances, official maps, or subdivision ordinances, to implement the objectives, policies, plans and programs contained in pars. (a) to (h). The element shall describe how each of the elements of the comprehensive plan will be integrated and made consistent with the other elements of the comprehensive plan, and shall include a mechanism to measure the local governmental unit's progress toward achieving all aspects of the comprehensive plan. The element shall include a process for updating the comprehensive plan. **A comprehensive plan under this subsection shall be updated no less than once every 10 years.** [emphasis added]

Why an Addendum Format for the Update?

One of the standard methods of updating a plan involves updating the entire document, from the first page to the last. For the City of Sheboygan Falls that would entail making changes to dates, wording, typos, and references within 54 pages of narrative text. Approximately 35 tables would have to be updated with more recent Census data or other data. Roughly 8 maps would likely need to be revised. Most notably, 48 major findings and recommendations; 64 goals, objectives, and policies; and 48 programs would have to be reviewed to determine whether they are still relevant.

Some of the items listed above were included in the Plan to satisfy statutory requirements rather than because they were related to critical issues. A substantial amount of time was spent compiling and reviewing this non-critical information. The City believes its limited resources are now better spent focusing on current and emerging priorities. A separate addendum accomplishes this better than trying to revise a large comprehensive plan document.

Further, a separate addendum allows interested parties to access updated information in a concise and stand-alone format.

Comprehensive Plan Internal Consistency

If any inconsistency between this Addendum and the *Comprehensive Plan 2009-2029* is found, this Addendum, being newer, shall take precedence.

Future Updating

Anytime an amendment is made to a community's adopted comprehensive plan, such an amendment may be considered to be an "update" that begins the 10-year count anew. Nevertheless, at some point, due to substantial changes inside and/or outside a community, it becomes advisable to do an extensive update. The City of Sheboygan Falls intends to expand upon this Addendum and undertake a more thorough update to its Comprehensive Plan in the near future.

Public Participation

The City adopted a Public Participation Plan for its *Comprehensive Plan 2009-2029* on May 6, 2008. That plan focused on the original comprehensive plan and did not include specific recommendations for amendments except incidentally in regard to the public hearing and plan distribution. Consequently, a new Public Participation Plan for amendments was adopted by the Common Council on May 1, 2019.

Vision Statement

Sheboygan Falls strives to be proactive in planning for growth, while preserving its historic heritage for future generations in a friendly, safe, family environment. We offer residential, commercial and industrial growth that maintains a high quality of life for all. We value our downtown historic district promoting a mix of retail, office and service uses. Bike and pedestrian networks connect neighborhoods, schools, parks, and commercial areas. Tourism plays an increasing role in our community's future, and we will continue to cooperate with neighboring towns, villages, and Sheboygan County to achieve these objectives.

A vision statement was originally adopted in 2009. With minor revisions in 2019, the statement above is intended to guide the City through the year 2029.

Basic Information and Data Updates

There is a basic core of information that should be regularly updated regardless of priorities. These updates are included in the Basic Information & Data Chapter. (Note: Although the Census Bureau’s American Community Survey (ACS) contains more recent data than the 2010 Census, the sampling size for a small city like Sheboygan Falls may make the data unreliable. Therefore, ACS data is not used in this update.)

Population Characteristics

Historical Population Change

Based on the data in Table 100a, Sheboygan Falls grew at a somewhat higher rate than similarly sized municipalities in the region. Removing the two outliers from the table (Jackson and Two Rivers) leaves six communities that grew at an average rate of 20 percent during the period, compared to 37 percent for Sheboygan Falls.

Table 100a: Population Change, 1990-2018, Similar Municipalities in Region

City / Village	1990	2000	2010	2018	% Change 1990 - 2018
SHEBOYGAN FALLS	5,823	6,772	7,775	7,951	+ 37%
Plymouth	6,769	7,781	8,445	8,686	+ 28%
Two Rivers	13,030	12,639	11,712	11,457	- 12%
Ripon	7,241	7,450	7,733	7,802	+ 8%
Mayville	4,374	4,902	5,154	5,063	+ 16%
Jackson	2,486	4,938	6,753	7,035	+ 183%
Port Washington	9,338	10,467	11,250	11,713	+ 25%
Grafton	9,340	10,464	11,459	11,803	+ 26%
Cedarburg	10,086	11,102	11,412	11,628	+ 15%

Data sources 1990, 2000, and 2010: U.S. Bureau of the Census

2018: Wisconsin Department of Administration

Whether this somewhat higher rate of growth is considered positive or negative depends on the vision and expectations of the community’s leaders and residents—as well as the capacity of the City’s infrastructure and personnel to handle it.

Residents 75 Years of Age or Older

The number of residents in the City of Sheboygan Falls that are 75 years of age or older more than doubled from 1980 - 2010, from 326 to 735. Although all of the communities in the area have seen an increase, the rise in the City of Sheboygan Falls was the highest.

This is not unexpected, since the City has more private and public facilities and programs for older residents than a typical town or village. Further, as driving becomes more challenging, it is easier to live in a community where amenities and services are closer. Although people typically prefer to “age in place,” that becomes more and more difficult in a rural setting, and as a result they may be inclined to move to a familiar, nearby community that offers more support.

Consequently, City leaders should remain aware that not only will the number of City residents over 75 continue to increase, but there may be newcomers from adjacent rural towns like Lima and Sheboygan Falls—or even Kohler, which does not have housing or facilities for those of advanced age.

Table 102a: Number of Residents 75 Years of Age or Older, Selected Areas

Geographic Area	1980		1990	2000	2010		Change 1980-2010
	% of All Residents	Residents ≥ 75 yrs	Residents ≥ 75 yrs	Residents ≥ 75 yrs	Residents ≥ 75 yrs	% of All Residents	
CITY OF SHEBOYGAN FALLS	6.2%	326	451	576	735	9.5%	409
City of Plymouth	7.3%	438	588	709	824	9.8%	386
Town of Sheboygan Falls	3.7%	83	74	86	116	6.8%	33
Town of Lima	3.0%	85	132	172	171	5.7%	86
Village of Kohler	5.8%	97	93	111	122	5.8%	25

Data source: U.S. Bureau of the Census

Projections

Figure 103a: Population Forecast, City of Sheboygan Falls

2020	2025	2030	2035	2040	Change 2020 - 2040
8,565	9,085	9,575	9,900	10,040	+ 1,475 (17%)

Data source: Wisconsin Department of Administration, 2013

Figure 104a: Household Forecast, City of Sheboygan Falls

2020	2025	2030	2035	2040	Change 2020 - 2040
3,969	4,268	4,558	4,778	4,896	+ 927 (23%)

Data source: Wisconsin Department of Administration, 2013

Given that the January 1, 2018 estimate for population was 7,951, the next population forecast by the WDOA will likely be adjusted downward somewhat.

It is also of interest that although the average household size in Sheboygan Falls was 2.2 according to the 2010 U.S. Census, the projected household size for growth during the 2020-2040 period is only 1.6.

This is consistent with a General Social Survey released recently that found the amount of Americans aged 18-34 who are single—now 51 percent—has reached its peak since at least the 1980s and has increased 18 percent in just the past 15 years.

Among the same age group, 28 percent of respondents said they were married, down from 39 percent in 2004 and 48 percent in 1986. The data was compiled by researchers at the University of Chicago who conducted in-person interviews with a random sample of more than 2,000 adults.

Housing Inventory

Types of Housing Units

The total number of housing units added in the City of Sheboygan Falls from the year 2000 through the end of 2017 increased 8.3 percent, from 2,823 to 3,058. This was similar to a comparable area community (Plymouth, 7.8%).

Table 120a: Type and Number of Housing Units

Type	SHEBOYGAN FALLS				City of Plymouth			
	2000		2018		2000		2018	
	Number of Units	%	Number of Units	%	Number of Units	%	Number of Units	%
Single Family	1,717	61%	1,782	58%	1,870	52%	1,960	50%
2 to 4 Units	518	18%	561	18%	648	18%	664	17%
Multifamily	280	10%	406	13%	921	26%	1,095	28%
Mobile Home or Other	308	11%	309	10%	168	5%	168	4%
Total Units	2,823	----	3,058	----	3,607	----	3,887	----

Data source: U.S. Census Bureau, and Cities of Sheboygan Falls and Plymouth

Note: Multifamily in Sheboygan Falls = 5 units or more; in Plymouth = 3 units or more

The ratio of *single family*, which is typically owner occupied, to *multifamily*, which is usually rental housing, was 6 to 1 in Sheboygan Falls in 2000. By 2018, it had dropped to about 4.5 to 1. (Plymouth was 2 to 1 in 2000 and 1.8 to 1 in 2018.) The increase in the number of multifamily housing units in Sheboygan Falls is timely, since at least one national expert believes 75 percent of new housing in the U.S. delivered between now and 2030 needs to be rental housing.

One of the reasons is the decline of families. Today, approximately two-thirds of American households do not have children. In 2030, this percentage is projected to rise even higher, to about three-quarters of all households.

Another reason is that after weathering the recession, and witnessing how unreliable an investment in a single-family house can be, both Millennials and Baby Boomers are seeking out rental properties.

Third, a reticence toward childbearing among younger families also contributes to the disinterest in single family housing.

Some of the nationwide demand for rental housing is being addressed by conversions of existing detached single family housing, which has been overbuilt. But even with conversions, the demand for rental is still not being met. In 2014, for example, about

400,000 multifamily units were built; but this total falls about 250,000 short of the approximately 650,000 units that are needed annually through 2030.

Sources: Reshaping Metropolitan America by Arthur C. Nelson, Professor of Urban Planning and Real Estate Development, University of Arizona, and U.S. Census Bureau

Age of Housing

The housing in Sheboygan Falls is, generally speaking, either much newer than average or slightly older than average, with somewhat less in the middle. Specifically, as of 2014, 40 percent of the housing stock was less than 25 years old, while 33 percent was at least 55 years old. Only 26 percent was in between.

Table 117a: Age of Housing

Year Structure Built	Number of Housing Units in City of SHEBOYGAN FALLS	Percent of Housing Stock in SHEBOYGAN FALLS	Percent of Housing Stock in United States
2010 - 2014	53	1%	2%
2000 - 2009	858	23%	13%
1990 - 1999	602	16%	12%
1980 - 1989	344	9%	13%
1970 - 1979	349	9%	19%
1960 - 1969	301	8%	11%
1940 - 1959	452	12%	16%
1939 or earlier	775	21%	15%

Data source: U.S. Census Bureau, 2013 American Housing Survey, and City of Sheboygan Falls

Note: Data is approximate, since survey respondents are not always certain of exactly when their house was built.

Older housing stock can present both challenges and positives:

Typical Challenges

- Increased need for maintenance and repair
- Less able to handle electrical and communication loads of today’s technology
- Narrow door widths and staircase inclines not ideal for older residents
- Small garages not well suited for trucks, SUVs, mowers, snow blowers, etc.
- More likely to become rentals and change the character of the neighborhood

Potential Positives

- Older housing is often more affordable
- Streetscapes and landscaping are more established
- Conversions to rentals may help to meet the growing need for rental housing
- Charm, character, community identity, etc.

Economic Information and Data

Economic Development Programs and Resources

This section briefly updates some of the new programs and resources available to the City of Sheboygan Falls that are designed to help grow the local economy through the addition of businesses through development, recruitment, and expansion efforts.

Wisconsin Small Business Development Center at UW-Oshkosh

The Wisconsin Small Business Development Center is a statewide network supporting entrepreneurs and business owners through no-cost, confidential consulting and targeted educational programs. Regional SBDC experts facilitate improvement and growth for small and emerging mid-size companies and help launch successful new enterprises. (www.wisconsinsbdc.org)

Sheboygan County Economic Development Corporation (SCEDC)

Founded in 2010, the Sheboygan County Economic Development Corporation (www.sheboygancountyedc.com) is a fully staffed 501(c)4 non-profit supported by a countywide private/public partnership. The SCEDC leads economic development efforts to improve the economic well-being and long-term prosperity of the businesses, residents, and communities of Sheboygan County. One of the programs the SCEDC administered until it was turned over to the state in 2019 was a revolving loan fund, which at least one business in Sheboygan Falls utilized.

Community Finances

Table 128 provides a recent history of the taxes levied and general revenues for the City of Sheboygan Falls. Overall, the total revenues available for funding municipal services increased 14.6% during the period from 2013 through 2017. For comparison, revenues climbed 10.6% for all cities combined in Wisconsin during the same period.

Table 128: Recent History of Property Taxes and Revenues, City of Sheboygan Falls

Year Levied	City's Share of Total Property Tax ¹	Total General Revenues ²
2013	\$3,035,203	\$6,276,500
2014	\$3,566,028	\$6,731,600
2015	\$3,573,819	\$7,068,100
2016	\$3,537,065	\$6,925,600
2017	\$3,561,333	\$7,192,400

Data source: Wisconsin Department of Revenue

¹Town, Village, and City Taxes, for years cited.

²County and Municipal Revenues and Expenditures, for years cited. Includes taxes, intergovernmental revenues, and miscellaneous revenues.

Table 129: Recent History of Full Value and Municipal Debt, City of Sheboygan Falls

Year	Full Value ¹	Debt Limit (5% of Full Value)	Total General Obligation Debt ²	Debt Margin
2013	\$560,809,700	\$28,040,485	\$6,375,000	\$21,665,485
2014	\$577,854,800	\$28,892,740	\$11,950,000	\$16,942,740
2015	\$588,691,000	\$29,434,550	\$12,625,000	\$16,809,550
2016	\$592,547,400	\$29,627,370	\$11,345,000	\$18,282,370
2017	\$608,269,400	\$30,413,470	\$10,070,000	\$20,343,470

Data source: Wisconsin Department of Revenue

¹Town, Village, and City Taxes, for years cited.

²County and Municipal Revenues and Expenditures, for years cited.

The full equalized value of property within the City is now 5.9 percent above its 2007 pre-Recession peak of \$574,251,400. This recovery was about in the middle of communities within the area¹.

As indicated by the data in Table 129, the full equalized value of property within the City increased 8.5 percent for the period 2013 to 2017. For comparison's sake, the full value of all cities in Wisconsin combined increased 13.3 percent during this same period.

The 2017 debt total for the City of Sheboygan Falls was 1.7 percent of its full value. The statewide debt total for all cities combined at the end of 2017 was 2.1 percent of full value.

Sheboygan Falls' per capita debt in 2017 was \$1,276. The statewide per capita debt for all cities combined in 2017 was \$1,605.

¹Town of Lima -1.9%, Town of Plymouth +2.4%, Town of Sheboygan +16.1%
Town of Sheboygan Falls +21.3%, Town of Wilson -4.9%, Village of Howards Grove +4.8%
Village of Kohler +10.0%, Village of Oostburg +5.2%, City of Plymouth +11.7%
City of Sheboygan -9.0%

Transportation

Sales Tax

Beginning in 2017, the City of Sheboygan Falls has begun sharing in an annual portion (+/- \$101,491) of the newly adopted Sheboygan County sales tax revenue, which must be used for transportation projects.

Sheboygan County Non-Motorized Transportation Pilot Program (NMTTP)

Sheboygan County was selected to be one of four areas in the United States to participate in a federally funded Non-Motorized Transportation Pilot Program (NMTTP). As one of the four pilot communities, Sheboygan County was eligible for NMTTP funding to build bicycle and pedestrian facilities until the funds were expended.

Recommendations

The *Sheboygan County Pedestrian & Bicycle Comprehensive Plan 2015 Update* recommended several short-term projects for the City of Sheboygan Falls area. These projects are deemed to provide a critical link in the network or to target a safety concern. Some of these projects could potentially still be covered by NMTTP funds.

Table 130: Pedestrian / Bicycle Facilities Recommended for Sheboygan Falls Area

Facility	Location	Maintaining Authority
Bicycle Lane / Route ¹	Amherst Ave , from Giddings Ave (STH 32) to Dartmouth Dr	City
Bicycle Lane / Route ²	Broadway St (CTH EE) , from Monroe St (CTH PP) to Dartmouth Dr	City
Paved Shoulders ³	Rangeline Rd , from Fond du Lac Ave to CTH O	Town
Sidewalk ⁴	Pinehurst Ct , from Pine St to Kay Ave	Town
Sidewalk ⁵	Kay Ave , from Pinehurst Ct to STH 32	City
Sidewalk ⁶	Spring St , from STH 32 to Fond du Lac Ave	City
Bridge and Multi-Use Path ⁷	Off-road connection, from Old CTH PP to River Oaks Dr	City
Bridge and Multi-Use Path ⁷	Off-road connection, from Broadway St to Water St	City

Source: *City of Sheboygan Falls and Sheboygan County Pedestrian & Bicycle Comprehensive Plan 2015 Update*.

Notes: *The County's Plan does not obligate the City to fund or construct any of the facilities listed.*

¹*Bike route signing already exists. Should bike lane lines be painted at the edge of the traffic lanes for the 10% of the time that cars are parked along Amherst? If lines are painted along Amherst Ave, what about Dartmouth Dr?*

²*Bike route signing already exists. Bike lanes would require removal of parking on both sides of Broadway, or removal of both sidewalks, or removal of buildings from one side of Broadway, from Monroe Street to Dartmouth. None of these options are realistic.*

³*Would require elimination of parking from Fond du Lac Ave to just north of Forest Ave. There are no shoulders on Rangeline Rd north of Forest Ave. to CTH O. Would require complete reconstruction of Rangeline Rd.*

⁴*This is a 32' wide street in a 40' wide right-of-way with frequently used parking on each side, and small lots with small front yards. Would be challenging to 1) fit a sidewalk in and 2) get agreement from the Town.*

⁵*Limited purpose without a sidewalk on Pinehurst Ct. Is there enough need to send pedestrians to city cross streets?*

⁶*Extremely steep grades on Spring St. Would need an exemption from ADA for the crosswalk across STH 32 (Main St.) due to the slope on STH 32.*

⁷*Good concept, but cost is estimated to be nearly \$1 million.*

Pedestrian/bicycle “**Areas of Concern**” target locations such as intersections where multiple crashes, speed, site distance, safety, and/or the amount of traffic, whether real or perceived, are problematic. The following areas were identified in the *Plan 2015 Update* for the Sheboygan Falls area:

Table 131: Pedestrian / Bicycle Areas of Concern for Sheboygan Falls Area

Intersection	Issue	Potential Countermeasure	Maintaining Authority
Railroad crossing / Monroe St	Heavy traffic	Improve crosswalk (corridor now has bicycle facilities installed)	City
Monroe St / Broadway St¹	No curbing, heavy traffic, railroad crossing	Solar powered flashing stop signs; raised intersection	City
Buffalo St / Monroe St²	No curbing, heavy traffic, large number of vehicle turning movements	Improve crosswalk; solar powered flashing stop signs; raised intersection	City
Main St / Fond du Lac Ave³	Poor wayfinding signage	Install wayfinding signage; reconfigure intersection to eliminate skew	City / WisDOT
Old Plank Road Trail / STH 32⁴	High speeds, multiple travel lanes to cross, lack of signage	Install better signage; speed enforcement	County / WisDOT
Water St / Monroe St⁵	Limited site distance, heavy traffic, turning vehicles, railroad crossing	Install signage; improve crosswalk	City
Pine St / Broadway St⁶	Lack of curbing, heavy traffic, parked vehicles blocking sight line	Remove parking spaces; improve crossing and signage	City
CTH PPP / Monroe St⁷	Difficulty for bike/ped to cross intersection	Improve crossing; install signage and wayfinding; reconfigure intersection	County
Fond du Lac Ave / Bluebird Ln⁸	Heavy traffic	(Bicycle facilities have been installed on Fond du Lac Ave), improve sidewalk	City / County
Fond du Lac Ave / Wisconsin Ave⁹	Heavy traffic	Speed enforcement; traffic calming	City
STH 32 / Forest Ave	High speeds, heavy traffic	Improve crossing; speed enforcement	WisDOT / City
Broadway St / Buffalo St⁹	High speeds, lack of bicycle facilities	Speed enforcement; traffic calming	City
Rangeline Rd / Forest Ave	High speeds, heavy traffic	Speed enforcement; improved driver awareness via “Share the Road”; traffic calming	City
Rangeline Rd / Fond du Lac Ave¹⁰	Heavy truck traffic	Improve crossing	City

Source: *City of Sheboygan Falls and Sheboygan County Pedestrian & Bicycle Comprehensive Plan 2015 Update.*

Notes: *The County’s Plan does not obligate the City to address any of the intersections listed.*

¹*Curbing and flashing stop signs now in place on all quadrants of the intersection. With all of the truck traffic and a railroad crossing, a raised intersection is not practical.*

²Curbing already existed on all four quadrants. Solar flashing stop sign exists for eastbound. Conventional stop sign flasher exists for westbound. With all of the truck traffic and a railroad crossing, a raised intersection is not practical.

³Reconfiguring the intersection to eliminate the skew is estimated to be a multi-million dollar project requiring the acquisition of three businesses and several houses.

⁴This is a County and WisDOT project.

⁵Difficult to install additional signs at this intersection with the existing railroad crossing signs.

⁶Difficult to get public acceptance for removing parking downtown. Colored crosswalks already exist on all four legs. Nearly impossible to find room for additional signs.

⁷This is a County project. Difficult to improve the existing intersection configuration.

⁸Sidewalk ends at Bluebird Lane. Sidewalk should be extended north when Bluebird Lane is reconstructed.

⁹Located at bottom of a hill, which contributes to higher speeds.

¹⁰Difficult to improve the crossing when there are no sidewalks at this intersection.

Railroad Reconstruction

In 2015 the railroad line through Sheboygan Falls was reconstructed by the Wisconsin & Southern Railroad (WSOR) and WisDOT from Plymouth to Kohler. As of 2018, trains operate as far east as Mill Street. If WSOR is able to obtain funding to reconstruct the ravine bridge in Kohler, they plan to run trains into Sheboygan. Operation of trains through downtown Sheboygan Falls will create significant traffic challenges. The city should be prepared in advance to deal with these challenges.

Aging Arterial Streets

Fond du Lac Avenue from Main Street to Rangeline Road; Monroe Street from Water Street to the east city limits; and Poplar Street are arterial streets with underlying concrete pavement that is 100 years old or older, and the asphalt overlays are severely deteriorated. These street pavements are at the end of their useful lives and will need complete reconstruction within 15 years. Together with the underlying aging utilities, reconstruction of these streets will have a significant impact on city finances.

Natural Resources

Emerald Ash Borer (EAB)

The most serious threat to a community's trees to arise in the last few years is the emerald ash borer. This pest is 100 percent fatal to native ash trees of any size, any age, healthy or unhealthy and it is estimated that more than 50 million ash trees are dead or dying in the Midwest because of this insect. Infested trees gradually die over a 2-4 year period.



EAB photo: Wisconsin DATCP

Sheboygan County has been under an emerald ash borer quarantine since 2008. Since then infestations have been detected in every town, village, and city in Sheboygan County.

According to the *Emerald Ash Borer Resource Management Guide for Sheboygan County Communities*, in 2009 a tree inventory was conducted of public street trees and park trees in high use areas. (The inventory did not include public passive park and recreation spaces such as natural and wooded areas.) This inventory lists 179 ash trees for Sheboygan Falls, the vast majority of them in River Park or Rochester Park. All were listed as being in good condition in 2009.

Since that time, however, approximately 25 ash trees have been removed in River Park and 22 in Rochester Park. The City's Department of Public Works will continue to monitor ash trees and remove them as needed, with a goal of replacing each tree removed in the park system with a new, diversified specimen. This will provide some protection when diseases appear that target a single species.

A 2019 WDNR Urban Forestry Grant will enable the Lakeshore Natural Resource Partnership (LNRP) to help cities, villages, and towns in Sheboygan County cope with the devastating effects the emerald ash borer is having on area trees. The project will work with communities most in need of assistance to update existing inventories and aid in the creation of individualized EAB recovery plans, while improving public awareness, engagement, and support for urban forest management by involving volunteers in the process.

This grant project complements a larger initiative, Restoration of Our Trees Sheboygan (ROOTS), that LNRP and the Sheboygan Rotary Club are implementing to mitigate the impact of the emerald ash borer. A public-private collaboration, ROOTS is building an investment fund for public tree planting and other management activities and is engaging the community through outreach, education, and volunteer opportunities.

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Appendix

**A Resolution adopting a Public Participation Plan
for amendments to the City of Sheboygan Falls
Comprehensive Plan**

WHEREAS, the City of Sheboygan Falls will from time to time find it necessary to amend its comprehensive (master) plan under the authority of and procedures established by 66.1001(4), Wisconsin Statutes; and

WHEREAS, 66.1001(4)(a) requires that the governing body of the local governmental unit adopt written procedures designed to foster public participation at every stage of comprehensive plan preparation, including amendments; and

WHEREAS, the City of Sheboygan Falls believes that public involvement in the comprehensive planning process is important in helping to prepare amendments that meet the wishes and expectations of the public;

THEREFORE BE IT RESOLVED, that the City of Sheboygan Falls will carry out no less than three of the following public participation activities during an amendment process:

Open Meetings

The meetings of the Plan Commission, Common Council, and any appointed advisory committees will be open meetings duly posted pursuant to City ordinances and Wisconsin Statutes.

Newspaper Coverage

City officials will cooperate as needed with the Sheboygan Falls News to ensure coverage of any discussions at meetings related to a comprehensive plan amendment.

Direct Mailings

As needed, City officials may send out information via City utility bills or other means to inform the public about an issue related to a comprehensive plan amendment or an opportunity to offer input.

Informational Meetings; Open Houses

City officials may invite City residents and key stakeholders to informational meetings and/or open houses to explain significant issues or gather feedback from the public.

Surveys; Focus Groups; Workshops

As needed, the City may choose to survey its businesses and/or residents on community issues, to explore issues in-depth with focus groups, and/or hold workshops for the purposes of gathering public input.

Advisory Committee

The Common Council may appoint an advisory group for substantial amendments in order to promote input from a broader range of constituents.

Public Hearing

Prior to adoption of any amendment, the City Council shall hold a public hearing preceded by a Class 1 meeting notice that meets the requirements of 66.1001(4)(d).

Written Notice

At least 30 days prior to the public hearing, written notice shall be provided by mail to certain parties as required under 66.1001(4)(e) and (f). This notice will include drafts of any elements of the proposed amendment that may affect the allowable use or intensity of use of certain property.

Written Comments

Any comments from the parties covered under 66.1001(4)(e) and (f), or by the general public, shall be read into the minutes during the public hearing, evaluated, and incorporated as necessary by the Common Council into the proposed amendment.

BE IT FURTHER RESOLVED THAT in accordance with State Statute 66.1001(4), a copy of the adopted amendment to the comprehensive plan will be sent to the following:

1. Every governmental body located in whole or in part within the boundaries of the City of Sheboygan Falls
2. The clerk of every governmental unit that is adjacent to the City of Sheboygan Falls
3. Sheboygan County Planning and Conservation Department
4. Bay-Lake Regional Planning Commission
5. Wisconsin Department of Administration
6. Sheboygan Falls Memorial Library

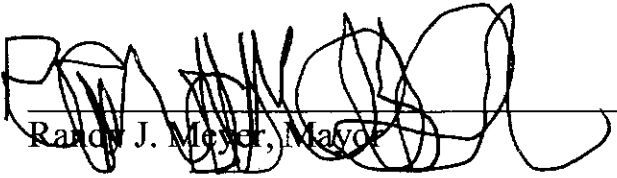
Adopted this 1 day of May, 2019.

Motion for adoption moved by Alan Mayer

Motion for adoption seconded by Jacob Immel

Voting Aye: 6

Nay: 0



Randy J. Meyer, Mayor

I hereby certify that the foregoing resolution was duly adopted by the City of Sheboygan Falls Common Council at a legal meeting held on the 1 day of May, 2019.



Alyssa Walford, City Clerk

RESOLUTION APPROVING AN AMENDMENT (10-YEAR UPDATE / ADDENDUM) TO THE COMPREHENSIVE PLAN FOR THE CITY OF SHEBOYGAN FALLS

WHEREAS, the City of Sheboygan Falls, pursuant to the provisions of Section 62.23 of the *Wisconsin Statutes*, has created a City Plan Commission; and

WHEREAS, the City Council adopted a comprehensive plan on September 1, 2009, following extensive public participation; and

WHEREAS, Chapter 66.110(2)(i) of the *Wisconsin Statutes* requires the updating of a comprehensive plan no less than once every 10 years; and

WHEREAS, the City of Sheboygan Falls has proposed a comprehensive plan addendum that will 1) update basic demographic data from the U.S. Census Bureau and similar sources; and 2) provide updated information regarding housing, economic development, transportation, and natural resources; and

WHEREAS, the Plan Commission finds that the comprehensive plan, with the proposed addendum, contains all of the required elements specified in Section 66.1001(2) of the *Wisconsin Statutes* and that if there be any discrepancies between the comprehensive plan and the addendum, that the addendum, being newer, shall take precedence; and

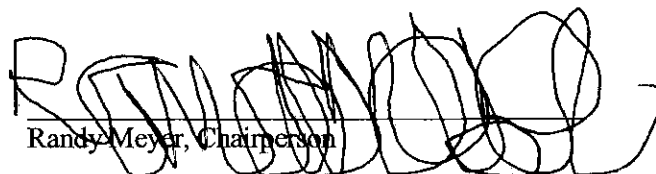
WHEREAS, the City Council has adopted procedures for public participation for comprehensive plan amendments.

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) of the *Wisconsin Statutes*, the City of Sheboygan Falls Plan Commission hereby approves the amendment to the comprehensive plan in the form of an addendum to said comprehensive plan.

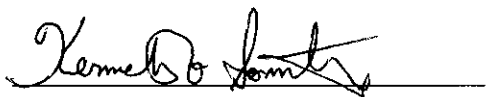
BE IT FURTHER RESOLVED that the Plan Commission does hereby recommend that the City Council enact an Ordinance adopting the comprehensive plan amendment.

Adopted this 23rd day of July , 2019.

Ayes 5 Noes 0 Absent 1


Randy Meyer, Chairperson

ATTEST:


Kermit B. Jantke

ORDINANCE NO. 3

**ORDINANCE ADOPTING AN AMENDMENT TO THE
CITY OF SHEBOYGAN FALLS COMPREHENSIVE PLAN**

The City Council of the City of Sheboygan Falls, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Section 62.23 of the *Wisconsin Statutes*, the City of Sheboygan Falls is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the *Wisconsin Statutes*.

SECTION 2. The City Council, by the enactment of an ordinance, formally adopted the document titled "City of Sheboygan Falls Comprehensive Plan 2009 - 2029" on September 1, 2009.

SECTION 3. The Plan Commission, by a majority vote of the entire Commission at a meeting held on July 23, 2019 recommended to the City Council the adoption of an amendment for the 10-year update of the comprehensive plan as required by 66.1001(2)(i).

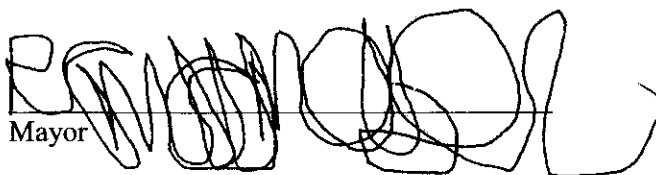
SECTION 4. The City published or posted a Class 1 public notice and held a public hearing regarding the plan amendment.

SECTION 5. The City Council of the City of Sheboygan Falls hereby adopts the proposed plan amendment.

SECTION 6. The City Clerk is directed to send a copy of newly amended plan to the parties listed in Section 66.1001(4)(b) of the *Wisconsin Statutes*.

SECTION 7. This Ordinance shall take effect upon passage by a majority vote of the full membership of the City Council and publication or posting as required by law.

ADOPTED this 18th day of September, 2019.


Mayor

Ayes 5 Noes 0 Absent 1

Published/Posted: September 27, 2019

Attest: Alyssa Welford
City Clerk