



ANNEXATION: FACTS AND POSITIVE IMPACTS FOR CITY'S FUTURE

A Letter to the City of Sheboygan Residents:

Mayor Vandersteen and the Common Council deserve our community's appreciation for the true public service they are performing in studying the proposed annexation. As the City of Sheboygan Common Council continues its thoughtful consideration of Kohler Co.'s annexation petition, we believe it is helpful to reinforce several important facts and positive impacts about the proposed annexation.

- The overwhelming majority of those directly impacted by Kohler's petition do favor this annexation. Furthermore, the proposed annexation is consistent with State Statute, which provides landowners three different methods to consider when applying. We are following the method that is most appropriate, given the amount of land involved and having multiple electors included within the territory. The Department of Administration (DOA) has found the proposed annexation is in the public interest. The DOA also determined that the proposed land use of the annexation territory and the adjacent land to the north is more homogenous with the City of Sheboygan than it is with the Town of Wilson.
- The proposed zoning is consistent with the City's Comprehensive Plan. Both the City staff and Plan Commission have stated that the recommended zoning aligns with the City's Comprehensive Plan and with that plan's Future Land Use Plan, as well as Sheboygan's Comprehensive Outdoor Recreation Plan.
- Annexation will allow for the use of municipal water to serve and irrigate the golf course operations, which will eliminate any direct impact to private wells in the area.
- The Wisconsin Department of Natural Resources (WDNR), the U.S. Army Corps of Engineers and other agencies will continue to review, regulate and manage the permitting process for the golf course project. This proposed annexation will not affect that process at all. The WDNR and Army Corps have teams of scientists and engineers on staff to make the necessary environmental permitting decisions.
- Overall, the proposed annexation is a major economic opportunity for the City. The golf course will increase the local tax base, create more than 200 new City jobs, provide additional funding for local schools and generate nearly \$21 million in local annual economic impact. It will also generate significant room taxes and help enhance Sheboygan's growing reputation as a great place for tourists to visit and residents to live and raise their families. Most important, it strengthens the City of Sheboygan's future because it allows the City to grow. Annexation provides Sheboygan with a chance to move forward and enhance its position as a great community.

More on the web:

Facts about the project
can be found at
www.ProposedGolfCourse.com

The annexation review process has been extensive – as it should be – and the time has arrived for the Common Council to vote on the matter. The City Plan Commission unanimously recommended in favor of annexation and rezoning, following a nearly two-hour public hearing. The City's Finance Committee has also debated, discussed and approved Kohler's pre-annexation agreement over the course of three different meetings.

It is Kohler Co.'s hope that the Common Council will adopt the annexation and zoning ordinances before them, given these decisions are in the best interests of the City – now and in the future.



Sincerely,

Steven J. Cassady
Vice President
Technical Services
Kohler Co.