



**BOARD OF EDUCATION  
SHEBOYGAN AREA SCHOOL DISTRICT  
Sheboygan, Wisconsin  
SPECIAL SESSION MINUTES  
Tuesday, April 19, 2022**

A Special Session of the Board of Education was held on Tuesday, April 19, 2022 at 6:30 p.m. at North High School (Commons), 2926 North 10<sup>th</sup> Street, Sheboygan, WI 53083 as well as members attending via teleconference or other remote access technology. This Special Session meeting was announced in compliance with the Open Meeting Law of the Wisconsin State Statutes.

- I. President Gallianetti called the meeting to order at 6:36 p.m.
- II. Board Members Present: Mr. David Gallianetti, Dr. Susan Hein, Mr. Ryan Burg, Ms. Marcia Reinthaler, Mr. Santino Laster, Ms. Kay Robbins, Ms. Rebecca Versey, Mr. Mark Mancl
- III. Moved by Mr. Mancl, seconded by Ms. Reinthaler to approve the agenda. All ayes. Motion carried unanimously.
- IV. **Review of purchase agreement proposed by Froedtert Health and Medical College of Wisconsin regarding the sale of district owned property between Saemann and Geele Avenue and North Taylor Drive, Sheboygan, WI (Parcel #59281631481) (Information/NO ACTION)**

Mr. Gallianetti provided an overview of how the presentation would occur and that upon completion of the presentations community input will be open with revised guidelines. He noted there would be no action taken on this item this evening.

Mr. Harvatine provided an overview of the process that administration and the Board of Education followed in regards to the potential sale of this property and that those discussions had begun last fall. He added that because the District no longer needs the land, administration discussed with the Board that they had been notified of interest in purchasing the property. The Board directed administration to put out a Request for Proposal (RFP) and received three different proposals. The Executive Management Team scored the proposals based on the parameters the Board had established in public session. The Board had further discussions and narrowed their option to the proposal from Froedtert Health, Inc. They also wanted to have one or more community input sessions. In addition, the District has shared updates on our website or through press releases that provided details of this process.

Mr. Boehlke provided a brief overview of the Purchase and Sale Agreement and highlighted that the purchase price is \$3 million for 25.4 acres located between Saemann and Geele Avenue and North Taylor Drive. Earnest money will be deposited in the amount of \$50,000. He reviewed the terms which includes a due diligence period after the effective date of up to 210 days and provided the three terms as part of the due diligence period. In addition, the agreement contains standard commercial agreement terms, but minimal representations and warranties. The buyer acknowledges that the property is being sold “as is”. The District agrees to deliver any documents or information it has pertaining to the property.

- V. **Review of land development proposal by Froedtert Health and Medical College of Wisconsin (Information)**

Mr. Eric Nordeen, Vice President of Ryan Companies US, Inc. introduced his development team and noted that there are actually two projects for the site – a senior living project and a Froedtert hospital. They have a deeply experienced team who has done a number of jobs around the State. The land use approval process will not start until the Purchase and Sale Agreement has been signed. After that there will be roughly a six month window for community engagement and land approval process which will allow for feedback on the design, etc. He added that what is being shown in this evening’s presentation is renderings. There will be a normal zoning process that will

need to be completed with the City. Mr. Ryan Marks, Vice President, Facilities Planning/Development, Froedtert & the Medical College of Wisconsin added that they are in the early stages of design; however, it does mimic many projects they have done around the State. He added that ninety percent of your health care needs can be met at this facility, including ambulatory services. Mr. Aaron Matter, Managing Director and Founder, Matter Development added that they will be looking to develop a community resource for seniors especially designed next to a medical facility. They have been looking in Sheboygan for many years. They look to build close community connections within the City. The site is attractive due to its regional connection to Highways 23 and 43, it is close to medical services as well as shopping options. A full continuum of care which gives a number of options for seniors. There is also an option for senior hybrid homes and townhouses. This could potentially be between 120-154 units of housing. Their view of the market is that there is a need for a new generation of senior housing and they want to provide that community resource to Sheboygan for many years. Mr. Nordeen talked about the benefits this will bring to the community, the surety of successful outcome, and the positive economic impact.

VI. Community Input – Citizens (qualified electors) may be recognized and make statements at this time, indicating their names and addresses before speaking. **Please refer to Community Input Guidelines attached to the agenda.**

Mr. Vince Korbal, 1804 North 35<sup>th</sup> Street, Sheboygan, WI – He asked how many school board members live in the area of this property and feels like this meeting is déjà vu as many promises were made in the past and everything was violated. Neighbors dealt with traffic, construction, and had constant problems. He would like Froedtert to treat him well and to earn his business. All he is asking that when this project starts they show respect to the people in the neighborhood and work with the City closely. If community members have a grievance he would like to meet with those who are building this to address it.

Mr. Jack Meier, 1636 North 35<sup>th</sup> Street, Sheboygan, WI – Sounds like it is a done deal already and he thought there was going to be input from the community. He favored the housing project from the group in Manitowoc and acknowledged that affordable senior housing is needed. He talked about the monthly rental rate for the senior housing which he feels is inexcusable and way too high. He looked up the national rates and feels they are way more than that. He asked what they are going to be charging for senior rents and does not believe it is conducive to their neighborhood. Why do we need another medical center? He hopes the school board reconsiders.

Mr. Marks responded that the contractor will be Ryan Companies and they take great pride in developing relationships with the community and they will communicate closely with community on any issues or concerns. The mission of Froedtert is to support the diversity in communities and to understand the current services being offered as well as the needs in the community.

Ms. Debbie Desmoulin, 1704 North 35<sup>th</sup> Street, Sheboygan, WI – Informed the purchaser that one side of the property was a dumpsite that will be costly to cleanup. The east side will also be impacted and would have to be rezoned. The tree should be the buffer rather than senior homes. She talked about the Hmong gardens and that they should not be taken away from them. The high water table will result in wet basements. Not ideal for seniors if they want to walk. How will it affect traffic in the area? She has no problem with the hospital but nothing else on that location.

Mr. Nordeen responded that they will not be starting the project until they have gone through all of the necessary Processes. He added that most of the wooded area would be retained and that they will be looking to provide an activity path as well.

Ms. Alizee Desmoulin, 1704 North 35<sup>th</sup> Street, Sheboygan, WI – She is concerned about the marsh land or wet lands and based on that information this project would not be approved if followed by law. The community gardens prevent the wetlands from expanding. Because of the woodland overlay district, this parcel would need to be rezoned. Removing a local source of produce in favor of a medical facility is a little ironic. She asked if the Hmong gardeners were informed.

Mr. Boehlke responded that several years ago when Aurora had looked at this site the District created a new Hmong gardens at Optimist Park where there is irrigation. When it was determined that Aurora was no longer interested in the property we asked them if they would like to go back to that site; however, in the event we sold it they were fine with it. They are aware we have been looking to sell the property.

Mr. John Pilgrim, 2006 North 29<sup>th</sup> Street, Sheboygan, WI – He is concerned about the wildlife and there is an evasive species there because of the cattails. He is concerned about run off and the water level rising.

Ms. Cheri Rasmussen, 1812 North 29<sup>th</sup> Street, Sheboygan, WI – She does not think there is much a handful of neighbors can do but she likes the green space and does not want to see this project go through. They moved to that location liking what they saw, and she understands times change, but she felt the need to say something.

Mr. Steve Rasmussen, 1812 North 29<sup>th</sup> Street, Sheboygan, WI – He moved here 21 years ago and love where they live. He worked in construction and knows how loud it is. He did not hear anything about what this project is going to do to the adjacent properties. He talked about the tax revenue and that it should not just go to the District. He wants them to work with the neighbors so this is not a bad experience.

Mr. Nordeen clarified the recurring real estate tax revenue to the school district and noted that would be corrected in the slide presentation. He also noted there would be more opportunity to discuss these issues.

Mr. Boehlke also commented with regard to the tax base.

Mr. Vince Korbal, 1804 North 29<sup>th</sup> Street, Sheboygan, WI – He supports his neighbors as there is not a lot that they can do. They will have to live with it. He looks forward to the upcoming sessions where they can discuss their concerns. He is happy about the green spaces. Mr. Nordeen noted they will be required to maintain storm water on the site but the general takeaway is there will be storm water detention on site. Mr. Korbal talked about the hospital dropping salt by the pond and that they have to live with the results of the project once it is done. He is also concerned about the traffic. Mr. Nordeen responded that he looks forward to talking to everyone during the next sessions.

Mr. Chad Pelishek, Director of Planning Develop with the City of Sheboygan noted that the rezoning process will require a public hearing and a number of requirements will need to be met in order for the City to provide a conditional use permit.

Ms. Cheri Rasmussen, 1812 North 29<sup>th</sup> Street, Sheboygan, WI – She asked what the setback would be from one of the structures to her lot line and Mr. Nordeen responded they do not have that information yet but would be happy to talk to her further. He added that there will be a lot of civil engineering involved when going through the process of development. This is a conceptual site plan of how we may address the use of the site and they are looking at a 14-16 month construction schedule for Froedtert.

Ms. Debbie Desmoulin, 1704 North 35<sup>th</sup> Street, Sheboygan, WI – She wants the Field of Dreams to stay that way and Mr. Gallianetti responded that this has nothing to do with the Field of Dreams. She added that she wants all of the trees to remain on the property.

Ms. Alizee Desmoulin, 1704 North 35<sup>th</sup> Street, Sheboygan, WI – The most respectful thing is to come into a community without having to rezone. District property is owned by the community and the community gardens are supposed to stay there. The District is not a separate entity that can just sell land.

VII. Moved by Mr. Burg, seconded by Ms. Reinthaler to adjourn at 7:49 p.m. All ayes. Motion carried unanimously.



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Seth A. Harvatine  
Superintendent & Secretary of the Board