

**Greater Sheboygan Committee
June 21, 2006**

Version 2

Sheboygan Police Department Site Selection Information Summary

Over the last four years many studies and evaluations have been done in attempts to determine the best location for a new police station for the City of Sheboygan. The amount of data currently available can be confusing as these efforts were made at various times with various objectives. The Greater Sheboygan Committee has put together a summary of information related to a new police station location.

- A. Prior to the Spring of 2002, the Police Department and the City's Building and Use Committee reviewed over 30 potential sites in the City of Sheboygan for suitability for a new Police facility. At that time, three sites were considered to be most appropriate:
1. 20th and New Jersey
 2. Sheridan Park
 3. Imperial Motel site (North 23rd and Kohler Memorial Dr.)

While the Imperial Motel site was not pursued, it was one of the top three selections four years ago. In hind site, this was a good decision as this property has now been redeveloped with significant tax paying commercial construction.

The North 23rd Street property being offered by Sheboygan County is 500 yards north of the Imperial Motel site.

- B. The Engberg/Moyer study of March 11, 2005 indicates the North 23rd Street would a workable site for a new Police Station.
- C. The Zimmerman Design Group provided a scored evaluation of possible Police Station sites to the City of Sheboygan dated 8/22/2005. This study indicated the North 23rd Street site received the highest evaluation score. **Based on the ZDG evaluation method, the N. 23rd Street site received a score of 150 points. The next highest was City Hall at 134 points and the Van der Vaart site was fifth at 90 points.**
- D. An internal City of Sheboygan scored site evaluation dated 6/10/05 shows the N. 23rd Street rated second highest. **The N. 23rd St. site scored 55 points with City Hall scoring 57. The difference between these two scores is not statistically significant. The Van der Vaart site scored 47 points**
- E. All studies continually point to the suitability of the North 23rd Street site.
- F. *It has been claimed that: "the 23rd Street site consists of soils with poor bearing capacity."*

The Engberg/Moyer study states: **"The Consultant's investigations have determined that most of the 4.0 + acres of land available at the 23rd Street**

site is buildable without the need for extraordinary intervention.” If there are areas of questionable soil they can be dealt with by standard compaction and/or removal to provide space for basement construction. The ZDG indicated: The N. 23rd site shows: **“Soils are no more geotechnical challenging than many sites and there are more knowns than other similar projects given the extent of study to date.”**

- G. *It has been claimed that: “the 23rd Street site contains high levels of contamination in the soil.”*

The Engberg/Moyer study states: **The presence of Recognized Environmental Conditions (REC’s) on the site could be of concern if there were serious or dangerous toxicity associated with these conditions. A lengthy report prepared by Northern Environmental details the presence of detectable levels of contaminants that are found in any service area where vehicles are present. (In other words, no worse than any other parking lot). Most of the contaminants have been remediated according to the detailed history, but there is still considerable evidence that the area surrounding the Detention pond on the site show considerable contamination primarily from petroleum based products and residues.**
Note: the retention pond is not part of the police station site.

The ZDG study stated: **“We suggest that more analysis be implemented for assurance, but the site is relatively clean given what is known and studied.**

- H. *What is the general outline of the property swap being considered by the City and the County?*

Assessed Value N. 23 rd Property:	\$940,000
Minus 33%	- 310,000*
Net Value	630,000
Minus Assessed Value City Parking Lot Swap	- <u>130,000</u>
Net Land Cost	\$500,000

*The 33% reduction represents the fact that the residents of the City of Sheboygan, as County taxpayers, helped pay for the County property originally.

The City parking lot referenced is located at on the northeast corner of 7th and Pennsylvania. It contains about 60 parking spots of which 30 are leased. The leased spaces are \$25 per month with a net income to the City of approximately \$5,200 per year after expenses. This parking lot was originally created to provide additional parking for the Inspire Building. **There is no compelling reason for the City to replace this parking lot with a new one should it be swapped to the County.**

It has been claimed that it would cost \$1,400,000 to replace this parking lot. If all 60 parking spaces were replaced, that would equal a cost of \$23,333 dollars per space. When the total net income of the parking lot is only \$5,200 this hardly makes financial sense. If only the leased spaces were replaced, the cost would be \$46,666 per space which makes even less sense

- I. *The Sheboygan Police Department and the Sheboygan Sheriff's Department already share a number of different functions. What would be the additional advantage of locating a City Police Station next to County property?*

While the City and County currently share a number of law enforcement functions and the County does not have any law enforcement facilities at N. 23rd, it is prudent to plan for the future. The City and County are not policed today in the same manner they were 25 years ago and most assuredly they will not be policed in the same manner 25 years from now. It is most prudent for the public and the tax payers to plan and build in a manner which will allow future flexibility. Construction on any other site, besides N. 23rd totally eliminates any opportunity for future options. The worse thing to happen would be to have municipal government saying, 25 years from now, "if only we had....."

- J. *The N. 23rd Street location of a Police Station would bring increased traffic, disruption and potentially more criminals to a residential neighborhood resulting in decreased property values.*

1. The construction of a Police Station within a residential neighborhood would probably not be the best decision. However, the N. 23rd site is not within a residential neighborhood. It actually lies **between** two residential neighborhoods (the area north of Superior Ave. and the area south of Kohler Memorial Dr.) Traffic to and from the N. 23rd site would be east and west on Superior and Kohler and north and south on Taylor, N. 25th and N.14th. Only the N.25th route is primarily through a residential area.
2. When answering most calls for assistance, a squad car is **NOT** dispatched from a central police station. The nearest squad car, from those already on patrol in the city, is sent to answer the call.
3. In regard to the presence of criminals, the statements above are opinions only and need to be supported by fact. In other words, is there any data which shows that the construction of a police station results in an increase in crime in the immediate area of the police station? The concerns of nearby residents are important, but decisions should not be made solely on the basis of unsupported opinion. One would suspect that most criminals, except those arriving in hand cuffs, would avoid the area around a police station.

- K. *Part of the reason the County wants to swap N. 23rd street property for the City parking lot near the Court House is to resolve parking issues the County has. Why should Sheboygan residents be concerned about the County's parking issues? Let the County pay to resolve its problems.*

Too often the debate on matters like this becomes framed in the view of City versus County. **It is important to remember that if you are a tax payer of the**

City of Sheboygan you are also a taxpayer of the County of Sheboygan.

For example, if the County decides to build a \$3 million parking ramp to deal with its parking issues near the Court House, City taxpayers will pay \$1 million of that! The proposed N. 23rd/ City parking lot swap solves a problem that could affect all County tax payers.

- L. *The County has a large salt storage shed on the site proposed for the police station. Who is going to pay for its removal and construction elsewhere?*

The salt shed is included in the sale price. The County would replace it out of the sale proceeds received from the City.

- M. *Isn't it important for the Police Station to be centrally located in the City?*

1. As described above, most calls for police assistance do not result in the dispatch of a squad car from the police station. As such, an absolute central location is not necessary.
2. A review of a map of the City of Sheboygan shows that 14th Street is approximately the North/South center line of Sheboygan. The current police station location is four blocks east of 14th. The N. 23rd St. site is nine blocks west of 14th. These distances from the "center line" are not material.
3. The East/West center line of Sheboygan is approximately New Jersey Avenue. This would place the "center" of the City of Sheboygan at approximately 14th Street and New Jersey.
4. The only site which would be close to this "center" would be Sheridan Park. However, central location is NOT a highly critical factor for location.

- N. *Would the Van der Vaart site at Broadway and South Business Drive be a suitable place to build a police station?*

1. Per the ZDG ranking study, the Van der Vaart site consists of two main sections: a northwest section which could hold a police facility and the: **"South location (which) is below adjacent grades and as such will likely be cost-prohibitive when fill is factored into the discussion. We also understand that this portion of the property is flood-prone during high volume rain events."**
2. Since the entire Van der Vaart site is larger than would be needed for a police facility, it would appear the police station could be built and the excess land sold off for development. However, the ZDG study indicates only the north west section is immediately buildable and: **"If substantial fill is required to make the south portions viable, cost for a retail tenant will skyrocket and make development of the site impossible without subsidy."** In other words, just because excess land exists at the Van der Vaart site does not mean it can be sub divided and sold for development.
3. The ZDG study also states: **"Because of its use as an industrial producer and distributor, it is likely that some contaminants will be**

encountered. The scope of these issues is not defined in a quantifiable way.” Will the current owner pay for the expense of any remediation necessary?

4. The location of the Van de Vaart site would prohibit any potential future co-location options.
5. Finally, the use of the Van de Vaart property would remove a significant parcel of land from the tax rolls which would not be the case for the N. 23rd St. property. Large pieces of property within the City limits are few. The highest and best use of the Van de Vaart would be for private, commercial development.