

Enhancing Health Care and Investing in Our Community:

Aurora Health Care's Proposed Outpatient Surgery Center and Community Investment

Aurora Health Care has proudly served the health care needs of the Sheboygan community since 1933, and we look forward to continuing to meet our community's health care needs for many decades to come. Growth in the community and changes in health care delivery require new investment in Aurora's infrastructure. As such, Aurora proposes building a new outpatient surgery center and medical office building in the City of Sheboygan to continue to provide residents the very best health care. In addition, Aurora has pledged a \$5.1 million investment towards a new recreational field at the Butzen Farm property and the relocation and upgrading of the Field of Dreams in the City of Sheboygan.

Benefits

Health Care

The outpatient surgery center and medical office building will improve access to health care in our community.

Economic Development

The proposal will create new jobs for Sheboygan residents and generate economic development from visitors attending sports tournaments.

Local Tax Revenue

Retaining health care services in the City of Sheboygan will generate an additional \$200,000 in annual property tax revenue to support our city's tax base.

Recreation and Environment

The investment in recreational facilities will encourage our city's youth to participate in healthy sports activities. The Field of Dreams neighbors will continue to benefit from easy access to baseball, soccer and playground facilities, which will be moved and upgraded on property across the street, 100 feet away. Sheboygan will also add 37-acres of new, recreational, green space, including the Butzen Farm site, complete with tournament-quality fields.

Question and Answers

We are excited to make this investment in our community and hope you will support this proposal. Please find below answers to questions we have received about this project:

Why is Aurora proposing building on the current Field of Dreams site? For more than 5 years Aurora has been searching for a suitable location to build a new medical facility. We have completed an extensive review of properties that are for sale in the City of Sheboygan, including all commercial properties. Based on our internal criteria for making this sizable investment, there are no other parcels of land currently available in the city. Our criteria to build the new medical facility requires 30-40 acres of land, access to necessary infrastructure and utilities, located on a public transportation route, and easy accessibility for patients traveling from within the City of Sheboygan, Sheboygan County, and surrounding counties.

Can Aurora use its site on the south side of Sheboygan for the new medical facility? Access to this site is impacted by growing railway utilization and is not easily accessible to patients throughout the county. We do not have plans to develop that property.

Does Aurora have plans to build a hospital on the Field of Dreams site? No. Aurora does not have plans to build a hospital on the Field of Dreams site. In fact, we have recently invested \$11 million in hospital infrastructure improvements. We will continue to invest in the hospital to meet the needs of our patients. Health care is changing rapidly, and we cannot predict hospital needs beyond 10 years.

Please explain reasoning for the expedited approval process. Permitting and sale of the land must occur before this project can begin. Aurora is seeking to begin construction of the new facility in June of 2016. Before that happens, the Field of Dreams must be moved from the West to the East Parcel so as not to disrupt soccer and baseball schedules. Two growing seasons (Spring/Fall) must occur before the upgraded and relocated Field of Dreams opens to ensure the fields are ready for play.

Will a neighborhood impact study or traffic study be completed as part of the permitting process? We are in-process on completing the conditional use permit application and the traffic study. They will be shared with the City of Sheboygan once they are finalized.

Will Aurora's outpatient surgery center plan address flooding that occurs in the surrounding neighborhood? Yes. Aurora will work with the City of Sheboygan and our general contractors to ensure proper drainage runoff ponds are created to avoid future flooding.

Why does Aurora need so many parking spaces? The total number of spaces included in the current plan is 589. That includes 180 for employees and 409 for patients and visitors. While code only requires a minimum of 436 spaces, we provided additional parking spaces to ensure we are able to accommodate patient parking during peak times and avoid any need for off-site parking. The number of parking spaces included in our proposal is consistent with health care industry standards in Wisconsin and nationally.

Does the new building and Field of Dreams relocation require approval from the Department of Natural Resources? Yes. The Sheboygan Area School District (SASD), the current property owner, is seeking necessary permitting and approvals from the DNR so that the athletic fields may be relocated to the East Parcel.

Why does Aurora want to build so close to other medical facilities in the area? Health care, dental, and clinics have congregated to this "medical corridor" because of its access to public transportation and close proximity to residents in both the city and county. Having this new facility with immediate access to the county through Highway 23 and proximity to the city will ensure Aurora patients have easy access to our new facility.

Does Aurora have an alternative building plan if this proposal should be denied? Aurora will have no other choice but to look outside the City of Sheboygan if this proposal is not approved. We would like to remain in the city and don't believe that locating such services outside of the city is in the best interest of the thousands of residents who choose Aurora for their health care needs.

Will Aurora commit funding for the Butzen Farm development if they are unable to obtain permitting to build on the Field of Dreams? The investment is a condition of the sale of the land. This condition requires Aurora to fund the relocation and upgrading of the Field of Dreams to the location across the street and at the Butzen Farm property.

How will Aurora engage the community as this project moves forward? Aurora looks forward to continuing constructive dialogue with all stakeholders, including government leaders, neighbors, business leaders, sports league members and the general community through the advisory committee and ongoing community meetings.