



Planning and Development Department  
**Development Newsletter**  
*October 2016*

#### **Kiernan West, LLC**

The Common Council approved the sale of approximately 14.6 acres of the land in the Sheboygan Business Center to Keirnan West, LLC to construct a regional distribution center for an unnamed company at this time. Phase 1 of the project slated to begin later this year will have a value of \$10.1 Million with a total buildout in year seven or eight of \$19.2 Million. Phase 1 will create 40 new jobs with an annual average wage of \$50,945. Phase 1 is projected to be completed in fall of 2017.

#### **Alpine Insulation**

The City Plan Commission approved an addition to existing building for Alpine Insulation to expand at 1941B Ashland Avenue. The 12,000 square foot addition will be built on the north side of the existing building and used as additional warehouse space for the storage of insulation materials. Alpine Insulation currently has 16 employees and may be adding another 10 employees in the future.

#### **Relish Kitchen Store**

The City Plan Commission approved an addition of a demonstration kitchen in the former Patty's Hair Place space north of the current Relish Kitchen Store at 813 North 8<sup>th</sup> Street. The demonstration kitchen is designed to be available by appointment to business and the general population for the purpose of demonstrating cooking items sold by the store and proper procedures in preparing foods. Events will be booked and planned for up to 15 participants. The kitchen is not designed to sell food, however the food prepared will be available to the attendees to taste.

#### **Harvest Café**

The City Plan Commission approved a conditional use permit for Harvest Café (formerly Time to Eat Organic) to be located at 502 South 8<sup>th</sup> Street. Harvest Café will be serving breakfast and lunch six days a week. The Café will also provide grab and go options such as kefir, yogurt parfaits, soups, salads, sandwiches, wraps, veggie and dip cups, hummus cups and a variety of healthy during options. The Café will also provide a community service in the form of a donation based dinner once a month to promote awareness of local and organic foods. The facility will have up to 40 seats and will be obtaining a sidewalk café permit to have patio seating outside during the summer months. The Café plans to open in early 2017.

### **St. Nicholas Hospital, Dialysis Center, & Surgery Center**

The City Plan Commission approved three conditional use permits for St. Nicholas Hospital campus to upgrade all the signage with modern wayfinding sign package a more cohesive directional system with a simplified traffic pattern for clientele to navigate as efficiently as possible. The signage contains less listings for greater impact on decision making processes but the need to be able to see these signs among traffic and landscaping.

### **Nouvelle Salon and Day Spa**

The Architectural Review Board approved a exterior renovation of 1520 Union Avenue that houses Nouvelle Salon and Day Spa. City Development staff also approved a sign permit to business. Nouvelle Salon and Day Spa provides a wide array of services including hair services, makeup and waxing, spa and nails.

### **Authentic Laotian Food**

City Development staff approved a sign permit for Authentic Laotian Food restaurant to operate a restaurant in 1402 S. 8<sup>th</sup> Street. The restaurant will occupy the space known as the former Nona Maria Restaurant.

### **Fastenal Company**

City Development staff has approved a sign permit for Fastenal Company to open a new store at 2911 Superior Avenue. Fastenal Company is the largest fastener distributor in North America.

### **Hmong Fashions**

City Development staff have approved a sign permit for Hmong Fashions to open a new clothing store at 2258 Calumet Drive.

### **Aurora Behavioral Health**

In May, the City Plan Commission approved a conditional use permit for Aurora Health Care, Inc. to convert 1221 N. 26<sup>th</sup> Street into a behavioral health center that will offer outpatient-based, intensive mental health and substance abuse programming to residents of the City of Sheboygan and the surrounding communities. The health center will occupy 6,300 square feet of the 16,200 square foot building. In October, City Development staff approved a sign permit for the new facility that is under construction.

### **Updates on Key Downtown Housing Projects**

South Pier Townhomes: the Portscape Apartments have completed the foundations of the first two twelve family townhomes. Crews will begin assembling the walls and roofs in the coming weeks. For leasing information on this project, please visit [www.portscapeapartments.com](http://www.portscapeapartments.com)

Encore Apartments: Northcentral Construction is finishing up the spancrete for the underground parking structure. Once parking structure is complete, crews will begin erecting the walls and floors. Backfilling of the structure is occurring. For leasing information on this project, please call (920) 453-0098 or email [encore@oakbrookcorp.com](mailto:encore@oakbrookcorp.com)

South 8<sup>th</sup> Street Apartments: the developers have recently received all the approvals needed to begin construction. Due to some changes with the Wisconsin Department of Natural Resources and a historic fill challenge, the project did not start as originally planned. The developers are now considered a start date of March, 2016 due to the increased costs associated with winter construction.

### **Fund for Lake Michigan Grant**

The City of Sheboygan was recently awarded a \$25,500 grant from the Fund for Lake Michigan to provide beachfront education to all 3<sup>rd</sup> and 7<sup>th</sup> graders in the Sheboygan Area School District. The grant will provide transportation services and education services provided by Camp Y-Koda to allow school children to complete non-point source pollution education, beach cleanup, and water testing classes at Deland Park during October and November.



Adopt-a-Beach and Adopt-a-Habitat  
Grant Announcement Press Event  
October 24, 2016



**Fund for  
Lake Michigan**