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Executive Summary

The firm of Ruekert & Mielke, Inc., in association with Hitchcock Design Group, was in February 2017 engaged by the City of Sheboygan to perform preliminary planning for an expansion of the City's current Business Park.

The City of Sheboygan is down to its last few saleable acres in their current Business Center and is proactively looking at the next expansion of this very important economic development toll for the City's taxpayers.

The recently adopted City Five-Year Strategic Plan, which the City has been working on for almost two years, lists the design, engineering, and delivery of a new business park as one of its key objectives.

To accomplish this goal, it is necessary to do detailed planning to determine the available opportunities, yield, and position in the marketplace. Based upon this information, along with discussions with City staff and representatives of the Sheboygan County Economic Development Corporation, multiple lot and street configurations were derived and studied. This analysis also considered existing parcel boundaries, municipal borders, and possible phasing boundaries since it is unlikely that the expanded business park will be built all at once. Another element considered during this planning effort was to provide the City with flexible lot configurations that will allow for varying lot sizes to accommodate the desires of potential buyers.

With input from the City staff, the Preferred Concept Plan was prepared along with the accompanying background information and exhibits.

The outcome of this Phase I Study will provide the basis for the City’s strategy going forward, providing the City’s elected officials and staff with the information necessary to make informed decisions.

Sincerely,

Ruekert Mielke
Joseph W. Eberle
Senior Project Manager

Hitchcock Design Group
Geoffrey Roehll
Principal
Site Analysis
Sheboygan Business Center Expansion
Sheboygan, Wisconsin
Preferred Concept Plan
Sheboygan Business Center Expansion
Sheboygan, Wisconsin
Alternative Concept Plan
Sheboygan Business Center Expansion
Sheboygan, Wisconsin
Proposed Roadway Section
Sheboygan Business Center
Sheboygan, Wisconsin

NORTH
SCALE 1"=8'

All drawings are preliminary and subject to change.
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R.O.W.

Bidirectional Turn Lane

Bidirectional Turn Lane

R.O.W.

R.O.W.
The Gateway Elements are large architectural signage components that are located in highly visible areas and identify the Sheboygan Business Center. These territory markers anchor prominent locations on the property.
The Secondary Gateways are smaller signs within the same family as the Gateway Elements and are located at all roadway entrances into the Sheboygan Business Center.
Recreational Amenities are destination nodes throughout the business park that provide gathering spaces and allow for passive recreation.
Stormwater Management Areas serve as on site stormwater detention while providing wildlife habitat and water quality enhancement. These areas are connected to open space, creating a naturalized park environment.

The Traffic Circles are located at the main roadway intersections in the business center.
The Green Infrastructure symbols shown are a combination of natural systems that capture, cleanse, and reduce stormwater runoff.
The Multi-Use Trail provides bike and pedestrian access to Recreational Amenities and open space areas.