



Planning and Development Department Development Newsletter *June 2017*

Indiana Corridor Update

The Redevelopment Authority has accepted an offer to purchase on 916, 918, 920, 926, and 932 Indiana Avenue for redevelopment purposes. The next step in the Redevelopment Authority's plan is to demolish the existing structures to assemble a redevelopment site. The city is currently working with a consultant to develop a redevelopment plan.

Tidy Store Gas Station/ Liquor Store

The Plan Commission approved the conditional use and variance request for two additions to the west side of the existing store. The addition to the southwest corner is 20' x 32' for a new walk in cooler in the convenient store space and the northwest addition is 20' x 42' for additional storage. The project's design was approved by Architectural Review Board in April.

Depot Auto Service and Towing

Depot Auto Service and Towing has requested a conditional use and variance for a new freestanding sign with electronic message center to replace their existing sign. The new sign will be 12 feet in height with a 4' x 8' cabinet sign and a 2' x 8' electronic message center. The proposed sign is to be located in the same place as the existing sign. The request was approved by the Plan Commission.

Transpo

Transpo Mini Storage Inc. has requested a conditional use and variance to construct and operate a Transpo Mini-Storage facility at 1331 Wisconsin Avenue (former North Woods Chemical). The existing building will be remodeled to include 76 indoor mini-storage units ranging from 75 square feet to 200 square feet in size and a new indoor mini-storage facility on the east side of the property will have 34 storage units ranging from 100 square feet to 200 square feet. Both the Architectural Review Board and Plan Commission approved this request.

Memorial Mall Demolition

The Architectural Review Board approved the demolition and exterior remodeling of Memorial Mall located at 3347 Kohler Memorial Drive. The existing Kohl's, Goodyear, Bed Bath & Beyond and various small retail tenants that are located in the mall atrium

area will remain. A new retail tenant space west of Bed Bath and Beyond will be created with the addition of the new exterior wall that will close off the remaining stores from the demolished area. The proposed new exterior wall will match the existing Bed Bath & Beyond exterior building materials. The new Meijer Store will seek a separate approval from Architectural Review Board at a future date.

Pigeon River School and Elementary School for the Arts and Academics

The Sheboygan Area School District is requesting to construct building additions on the east and west ends of Pigeon River School and Elementary School for the Arts and Academics. The east addition (5,340 square feet) includes a cafeteria, kitchen and support spaces. The west addition is approximately 2,900 square foot which includes an office for the Elementary School for the Arts and Academics, art/music room and support spaces. Along with the east and west additions the Sheboygan Area School District reconfiguring the existing parking and adding a new access off of Pershing Avenue for bus traffic only. Both the Plan Commission and Architectural Review Board have approved this project.

Torginol

Torginol, a company that manufactures and distributes polymers flakes, quartz granules, mica flakes, metallic pigments, and polyester glitters, requested to replace its existing monument sign with a new 5' x 8.5' monument sign at the northwest corner of their property facing the South Taylor Drive and Weeden Creek intersection. The proposed sign is a double sided aluminum back lit LED monument sign with raised letters. The Architectural Review Board approved this request.

Crossfit Sheboygan

A sign permit was issued for the relocation of Crossfit Sheboygan to 1205 Superior Avenue.

Dollar Mart

A sign permit was issued for the relocation of Dollar Mart to 3325 S. Business Drive.

Development Project Updates

Encore Apartments

The Encore Apartments at the former Boston Store are scheduled to move the first tenants into the 3rd floor of the building starting around July 1. United One Credit Union is the first tenant in the space on 8th Street. They are occupying approximately 1,000 square feet of the total 4,000 square feet. Construction is slated to be completed in August.

City Green

City Green is the name chosen for the greenspace surrounding the Encore Apartments. The improvements are currently under construction. The goal was to have the space completed by mid- June, however, challenges obtaining the steel roofing for the stage has caused delays in the project. On June 22, the Sheboygan Levitt AMP Concert Series kicks off. Concerts this year are scheduled to be at the same location as last year at the NW corner of the Arts Center property. In 2018, the concerts would move to the City Green.

Portscape Apartments

Portscape Apartments located on South Pier has started moving renters into their units. According to the developer, approximately 65% of the 55 units are pre-leased. Phase 1 of the project is slated to be completed in early July. Phase 2 of the project is slated to start in mid-August and will construct an additional 35 units. Phase 2 will begin after Lakeshore Weekend for Kids is held in late July.

S. 8th Street Apartments

All state permits are in order and local building permit process has begun. Transfer of the property is scheduled for June 14, 2017. Construction on the 91 units and underground parking will begin shortly thereafter. Please note: S. 8th Street maybe down to one southbound lane during construction. More information to follow.

Condominium Market Study

The Sheboygan County Economic Development Corporation and City of Sheboygan partnered on a condominium market study for downtown Sheboygan. The local market shows per the study has improved as it relates to new condominium projects with a price point around \$250,000. To view the study, please visit the Planning and Development website; <http://www.sheboyganwi.gov/wp-content/uploads/2017/06/2017.05-Strategy-Planning-Analysis-Sheboygan-WI.pdf>

Downtown Parking Study

The city and Sheboygan Squared has engaged Carl Walker consultants to assist with a downtown parking study. The focus of the study is to look at future parking needs with the recent developments and determine whether a parking structure is needed in the future or if surface lots will be sufficient. A downtown merchant survey will begin on Monday, June 5. The study is scheduled to be completed in July.

Business Center Expansion Project

The city has contracted with Ruekert Mielke, a Milwaukee area consulting firm to assist with analyzing and developing concept plans for the expansion of the Sheboygan Business Center. The current business center is approximately 85 percent at capacity. Future expansion of the park may occur to the south. To be competitive in the market, Sheboygan needs to offer additional opportunities for new and expanding businesses. The study will be completed in June. Presentations of the plan will occur in late June to the Common Council.