



Planning and Development Department  
**Development Newsletter**  
*February 2017*

**KW, SBM, LLC**

The City Plan Commission approved a conditional use permit for the development of a cross dock distribution center in the Sheboygan Business Center on an estimated 14.3 acres. This new facility will serve as the distribution facility for an unnamed logistics firm and provide up to 42 new full-time employees working three shifts, 24 hours a day, 7 days a week. The facility is 27,839 square feet with an estimated value of \$10,500,000 with a total build out value of \$19,200,000. The proposed development will be completed in 2017 and the future expansion may occur in eight years. There will be 44 dock doors to serve the distribution needs.

**JCS Auto Repair**

The City Plan Commission approved a conditional use permit for the operation of a 1,300 square foot repair shop out of the existing car wash space located in the gas station at 905 Indiana Avenue. Two of the former car wash bays will be used to repair cars.

**Nyhuis Enterprises, LLC**

The City Plan Commission approved a conditional use permit for the construction of a new 1,380 square foot multi-tenant facility at 2224 Indiana Avenue (property west of the Frankie's Pub). This building will house two tenants. The front portion will be a rental office with 550 square feet and the rear portion will be a retail/workshop unit with 830 square feet. One of the spaces will be occupied by a business currently operated out of the home called The Color Wheel. The Color Wheel designs, creates, customizes and sells various pieces of furniture, cabinetry, and works of art using wood, metal, glass, ceramic, stone tile, etc.

**Nemak**

Nemak is proposing a new 11,780 square foot expansion to their existing facility at 3101 S. Taylor Drive. The building addition will be constructed on the east side of the building facing Wigwam. The addition is needed to house a new CNC milling line concurrent with the existing manufacturing use of the existing building.

**The Lost Yarn Shop**

City staff approved a sign permit for The Lost Yarn Shop to operate from 808 Pennsylvania Avenue. The Lost Yarn Shop offers a friendly, warm, attractive, and organized store where knitters, beginners to experts, can come and enjoy the opportunity to pursue their projects with support from staff.

**The Berkshire**

City staff approved a sign permit for The Berkshire, (above the Black Pig, 821 N. 8<sup>th</sup> Street) for industrial urban loft wedding and event space.

### **Former Koepsell Property**

The Redevelopment Authority approved the purchase of the former Koepsell property located west of the Sprecher along the Sheboygan River. The purchase price is \$342,348. The Redevelopment Authority plans to work to redevelop the property. Closing on the property to occur by March 31, 2017.

### **Reach Forward, LLC**

The City Plan Commission approved a conditional use permit for Reach Forward, LLC to provide services for adults who are developmentally delayed and have special needs in the former Police Benevolent Society/Union Hall located at 3611 South Business Drive. The program will provide activities such as reading stories, craft projects, movies, games, puzzles, etc.

### **Sheboygan Liquor Depot**

City staff approved a sign permit for Sheboygan Liquor Depot located at 810 North 14<sup>th</sup> Street.

### **JAI Marketing**

The City Plan Commission approved a conditional use permit for JAI Marketing to create a new dining area of 700 square feet on the Clark gas station located at 1710 Indiana Avenue. This additional dining space will be used to serve meals that provided in the gas station.

### **S.E.A.S.**

The City Plan Commission approved a conditional use permit for S.E.A.S. (Sailing Education Association of Sheboygan) to construct a new sailboat fleet storage, general maintenance, and educational building of 26,250 square feet on a lot to be created on the Vollrath property off Superior Avenue and North 18<sup>th</sup> Street. The facility will house up to 40 sailboats/trailers, 20 power boats/trailers, inventory of spare parts, three trucks, and other equipment. The facility will also provide classroom space for the Sea Scouts programs and SEAS adaptive and blind sailing programs.

### **Parker Johns**

City staff approved a sign permit for Parker Johns at 705 Riverfront Drive. Parker Johns is a full-service BBQ restaurant. Parker Johns plans to open in April 2017.

### **Anytime Fitness**

City staff approved a sign permit for Anytime Fitness to occupy space at 2701 South Business Drive. Anytime Fitness has opened a new location in the multi-tenant facility located south of the Pick N' Save on South Business Drive.

### **Book World**

City staff approved a sign permit for Book World at 539 South Taylor Drive. With the proposed redevelopment of Memorial Mall, Book World moved to the multi-tenant facility known as Taylor Heights Shopping Center.

### **The Founder's Club**

The Finance Committee approved a developer's agreement with The Founder's Club, LLC to provide development incentives to allow the developer to complete Phase 2 of the redevelopment of the former Sheboygan Senior Community building located at 903 North 6<sup>th</sup> Street. Phase 1 of the project is complete and occupied with up to 149 guests and Phase 2 will provide opportunity for similar amounts of people.

**Harvest Café**

City staff approved a sign permit for Harvest Café to operate from 502 South 8<sup>th</sup> Street. Harvest Café recently opened to the public providing grab and go items as well as full-service restaurant items.