



## Planning and Development Department Development Newsletter *September 2016*

### **Duke of Devon**

The City Plan Commission approved a conditional use permit for Maltscop Corporation (Duke of Devon) at 739 Riverfront Drive to construct a new addition totaling 170 square feet to provide additional kitchen workspace and storage. Duke of Devon is an English Pub that has been operating from this site for 11 years.

### **Meals on Wheels**

The City Plan Commission approved a conditional use and variance application for Meals on Wheels located at 1004 South Taylor Drive to construct a greenhouse, accessory building and parking lot addition. Meals on Wheels grows vegetables and produce which is utilized in meals made from scratch daily in their onsite certified kitchen. In 2012, Meals on Wheels opened the doors to one of the country's first fresh meal delivery kitchens.

Meals on Wheels proposes to construct two 960 square feet greenhouses, a 240 square foot garden shed and construct a parking lot addition adjacent to the new greenhouses. The variance approved is for the locational landscaping requirements.

### **Washington School**

Gorman and Company is proposing to repurpose the former Washington School into a 42 unit apartment complex. The project will renovate the historic Washington Elementary School into 42 apartments. There will be seven one-bedroom units, 26 two-bedroom units and nine three-bedroom units. The building has been confirmed to meet eligibility requirements and an application will be filed to place the building on the National Register of Historic Places. Historic tax credits and WHEDA housing credits along with conventional debt will finance the renovation of the school.

The exterior of the building will essentially remain as it exists today which is the great thing about historic renovation. Interior classrooms will be converted to apartments. Corridors, including lockers, will remain to maintain the buildings feel as a school. There will be a property manager and a maintenance/landscape person for the property.

## **Cargill, Inc.**

The City Plan Commission approved a site plan application from Cargill, Inc. to construct a new warehouse building addition at 704 South River Street. Cargill is proposing a building addition that will connect two existing warehouse facilities located on the west side of the site close to the Sheboygan River. The warehouses are used to store finished product until the product is ready to be shipped.

The proposed addition is 1,255 square feet and will connect the 14,250 square feet and 6,048 square feet existing warehouse facilities. The warehouse addition will provide cover for the forklifts that move product from building to building. The building addition will remove issues with inclement weather because now all loading/unloading will now take place inside the building. The proposed addition will be a prefabricated metal building and will match the building eave heights. The building will have a standing seam metal roof and will have green metal siding to match existing buildings.

Sheboygan Cargill is a distribution warehouse for malted grain products. Sheboygan Cargill has approximately 20 employees and their standard business hours are 5am to 5pm Monday thru Friday. Cargill Malt provides food, agriculture, financial and industrial products and services to various companies and businesses around the world. They have 150,000 employees in 70 countries worldwide.

## **Acceptance of 1106, 1110, and 1114 North 10<sup>th</sup> Street**

The resolution is to authorize acceptance of 1106, 1110 and 1114 N. 10<sup>th</sup> Street for the purpose of razing the property for new private investment as part of the Neighborhood Revitalization Strategy activities.

1106 and 1110 N. 10<sup>th</sup> Street are vacant and condemned. 1114 N. 10th Street will be vacant at the time of transfer. One of the goals of the Gateway Neighborhood Revitalization efforts is to bring new private investment to the neighborhood. These properties will be razed for new private investment through Habitat for Humanity Lakeside.

## **Pizza Hut Remodeling**

The Architectural Review Board has approved a remodel for the Pizza Hut located at 2727 South Business Drive. Pizza Hut will be updating the exterior of the building to meet the most recent updated corporate standards. Approved changes include replacing the metal roof with shingles, replacing the wood siding and painting the brick.

## **Time To Eat Organic**

The Redevelopment Authority approved a business development loan with Time to Eat Organic to operate at 502 South 8<sup>th</sup> Street. Time to Eat Organic will provide affordable organic, local foods to the community for breakfast and lunch. In addition, Time to Eat Organic will hold seminars on how to live organically on a budget, how to cook for the Type II diabetic, and how to cook gluten free. The Redevelopment Authority approved a loan in the amount of \$70,000 for 10 years at an interest rate of

2.48 percent from the City's Revolving Loan Fund and will create up to three new positions. The business plans to open in three months pending bank financing.

### **Sheboygan Brewing Haus (formerly 8<sup>th</sup> Street Ale Haus)**

The Redevelopment Authority approved a \$75,000 business development loan with Sheboygan Brewing Haus to expand their brewing operations and rebranding the establishment. Currently, 8<sup>th</sup> Street Ale Haus brews about 160 barrels of beer a year and under the proposed expansion plans, they will be brewing over 1,000 barrels a year by the end of year three. In addition to producing more of their own beer, they plan to renovate the front part of the building next door to the south into a taproom and bottle shop. Tours of the brewery, samplings and take-out sales will be offered. The \$75,000 loan for 10 years at 2.5 percent interest will create three new jobs as part of the requirements of the loan.

### **Packer Fastener**

Packer Fastener is a new business to be located at 4728 South Taylor Drive in the Sheboygan Business Center. Packer Fastener is Wisconsin's threaded fasteners specialist. The Architectural Review Board approved a new LED illuminated channel letter signage at the front and back doors of the business space.

### **Dairy Queen**

The Architectural Review Board and City Plan Commission approved an expansion and renovation of the Dairy Queen located at 2263 Calumet Drive. The building will be remodeled to incorporate Dairy Queen and Grill & Chill restaurant design standards and will include additional food offerings. Dairy Queen also plans to add 435 square feet of dining room space to the west of the existing building.

### **Redwing Shoes**

The City of Sheboygan approved a sign permit and occupancy for Redwing Shoes to occupy space at 2920 South Business Drive (outlot of Washington Square). Redwing Shoes carries a full line of work boots for all industries and work sites.

### **Harbor Freight Tools**

Harbor Freight received approval to construct a 15,333 square foot building addition to the Memorial Plaza. The building addition will be constructed in the parking lot on the south side of the existing Dunham's. Harbor Freight Tools provides hand tools and generators, to air and power tools, shop equipment to automotive tools offering more than 7,000 tools and accessories. The City Plan Commission and Architectural Review Board approved the project at their June 13, 2016 meetings.

### **Quaker State**

Quaker State has purchased the three Mobil Lube Express stores in Sheboygan and plans to re-brand them into Quaker State. City staff approved sign permits for the rebranding of these properties.

### **Marine Credit Union**

Marine Credit Union will be opening their first location in Sheboygan at 3542 Washington Ave South Frontage Road in the former Cartridge World space. Marine Credit Union has sixteen branches in Wisconsin and provide full service credit union services.

### **Groundbreaking Celebration for Portscape Apartments on South Pier**

On September 27, 2016, City officials, the Developer and Community Leaders participated in a ground breaking ceremony for the new Portscape Apartments in the South Pier District. Phase 1 of the project consists of 53 units slated to be completed in April 2017. Second phase of the project will commence in August 2017. Total cost of the buildout is approximately \$11.7 million. Portscape Apartments are the second downtown housing project to break ground this summer. Oakbrook Corporation broke ground in June on 81 market rate apartments on the former Boston Store property.