



Planning and Development Department Development Newsletter

December 2017

Highland Fight Systems

The Plan Commission approved a Conditional Use Permit request for Jason Mills to operate Highland Fight Systems located at 3341 South Business Drive which is located in Southtown Mall. Highland Fight Systems is a martial arts academy that will offer classes for kids and adults in conditioning, Brazilian Jiu Jitsu, Kick Boxing, MMA, Sparring to name a few. Highland Fight Systems will be open Monday through Saturday.

Bethel Baptist Church

Bethel Baptist Church has requested a Conditional Use Permit to install a new electronic readerboard in their existing sign located at 2411 Weeden Creek Road. The new electronic readerboard will fit into the space of the existing manual readerboard; therefore, not changing the size or height of the existing sign. The request was approved by the Plan Commission.

Glory Midwest Fastpitch Academy

Darren Weimann has requested a Conditional Use Permit to operate Glory Midwest Fastpitch Academy from 3321 South Business Drive which is located in Southtown Mall. Glory Midwest Fastpitch Academy will provide a professionally designed indoor training facility and instruction for teams or individuals. In addition, adult fitness classes will be offered from certified instructors. This Conditional Use Permit was approved by the Plan Commission.

Farnsworth Middle School

Sheboygan Area School District requested a Conditional Use Permit to install a new electronic readerboard in the existing monument sign at Farnsworth Middle School located at 1017 Union Avenue. The new electronic readerboard will fit into the space of the existing manual readerboard; therefore, not changing the size or height of the existing sign. The Conditional Use Permit was approved by the Plan Commission.

MinitMart

The Plan Commission has approved a Conditional Use Permit request by MinitMart to install new Godfather's Pizza signage located at 1006 Geele Avenue. The 72" x 24" internally illuminated wall sign will be located on the south side of the building. Godfather's Pizza will now be available at MinitMart by the piece or whole pizza.

Pentecostals of Sheboygan County

The Plan Commission review and approved a Conditional Use Permit request by Pentecostals of Sheboygan County to operate a church from the Southtown Mall located at 3319 S. Business Drive (former Goodwill location). They host three services on Sunday, a prayer service on Tuesday and a mid-week service on Wednesday. They also provide Bible study classes and a CIP (Chemical Interdiction Program) for the community.

Samaritan's Hand

Samaritan's Hand has requested a Conditional Use Permit to operate Samaritan's Hand Sober Living House from 1406 North 11th Street. Samaritan's Hand Sober Living House would mentor up to 16 men for a period of six months. This program will help men learn how to maintain a drug/alcohol abuse free lifestyle. The Plan Commission approved this request.

Sheboygan Water Utility

Sheboygan Water Utility has requested a Conditional Use Permit to construct a new water tank on parcel #470975 located off of South Business Drive. The water tower will be approximately 120 feet in height and is designed to hold 500,000 gallons enough to maintain adequate water supply/pressure in the Southwest pressure zone. The Plan Commission has approved this request.

Kentucky Fried Chicken (KFC)

The Architectural Review Board approved a façade renovation to Kentucky Fried Chicken located at 2333 S. Business Drive.

Annexations

The Plan Commission has recommended approval to the Common Council for Direct Annexation for three parcels owned by Brian J. Bruggink and Julie K. Bruggink Living Trust and for approximately 88 acres off of County Road OK owned by Wilson Land Holdings, LLC.

Update on Sheboygan Business Center Expansion

The Common Council recently approved the purchase of a 3.990 acre parcel of land north of Stahl Road from Wisconsin Power and Light. This parcel of land will be used as a street connection for the new street layout for the park. Annexations of Wilson Land Holdings (approximately 88 acres) and Brian J. Bruggink and Julie K. Bruggink Living Trust (approximately 9.9 acres) were approved by the Plan Commission. Creation of Tax Incremental District 18 were approved by the Joint Review Board and the Plan Commission. Final design with Ruckert Mielke is underway of the infrastructure improvements. Estimating bidding for the construction of Phase I of the new park is slated for February 2017 with construction to commence in April 2018. City staff is currently working with a number of interested parties to expand into the new park.