



Planning and Development Department

# Development Newsletter

January/February 2018

## Escape Sheboygan

The Plan Commission approved a Conditional Use Permit request from Jeremiah and Nicole Reynolds to operate Escape Sheboygan at 1130 Geele Avenue. Escape Sheboygan is a physical adventure game where players solve a series of puzzles and riddles using clues, hints and strategy to complete the objectives at hand. Escape Sheboygan will be open Thursday through Sunday with varying hours each day.

## James Madison Elementary School

The Plan Commission approved a Conditional Use and Variance request from the Sheboygan Area School District for a new building addition at James Madison Elementary School located at 2302 David Drive. The 3,200 square foot building addition to the northeast corner of the school will provide an additional special education room and an additional classroom. The Architectural Review Board also approved this request.

## Sheridan Elementary School

Sheboygan Area School District requested a Conditional Use and Variance for a new building addition to Sheridan Elementary School located at 1412 Maryland Avenue. The new 5,280 square foot building addition to the north side of the school will include two fifth grade classrooms and a new art room. This request was approved by both the Plan Commission and Architectural Review Board.

## John Michael Kohler Arts Center

The Plan Commission review and approved a Precise Implementation Plan request by the John Michael Kohler Arts Center (JMKAC) to construct the new JMKAC Art Preserve facility on parcels 216522 and 216517 (formerly 3530 Lower Falls Road). The Art Preserve will house the John Michael Kohler Arts Center's collection of art-environment builders along with its mix of exhibition and dense display of artwork. This facility will be open to the public, scholars, and curiosity seekers of all ages.

## Sheboygan Chrysler Center Service Facility

The Plan Commission and Architectural Review Board have both reviewed and approved a request to construct a new addition to their facility located at 2701 Washington Avenue. The 60 foot by 75 foot addition to the east side of the existing service bay will add additional vehicle service bays. With the new addition Sheboygan Chrysler Center anticipates hiring 4 –6 new employees.

## Prevea Medical Office Building

The Plan Commission and Architectural Review Board have both reviewed and approved a request to construct a new Prevea Medical Office Building on the St. Nicholas Hospital Campus located at 3100 Superior Avenue. The proposed 61,000 square foot building will be a stand alone building located on the north side of the existing hospital building and east of the existing surgery center within the existing parking lot area. The medical office building will provide a variety of services related to outpatient treatment. The project will create approximately 20 new employees.

## City Hall

The Plan Commission has approved the requested by the City of Sheboygan to construct a new building addition and to renovate City Hall located at 828 Center Avenue. The addition and renovation are needed to address all of the required improvements that are needed for a well-functioning and efficient City Hall. Architectural Review Board still needs to approve the design.

## Downtown Housing Projects

High Pointe Apartments on South 8<sup>th</sup> Street continue construction. This 91 unit luxury market rate apartment complex estimates the first occupancies of the units to occur in July 2018. The project is slated to be completed in Fall 2018.

Portscape Apartment: Work continues on the remaining 33 units known as Phase 2. Interest in these units have been good. Phase 1 consisting of 53 units is fully occupied.

Former Tannery (Coakley Storage Facility). The City has been working with a State of Indiana based developer to repurpose this building into workforce housing as well as commercial space. With the recent announcements of the continuation of the historical tax credits, this project is back on track for final design to occur over the next few months. Should this project proceed forward, it will provide the affordable housing units in the downtown that people have been inquiring about.

## Southpointe Enterprise Campus

Southpointe Enterprise Campus is the new name of the City's expanded business park on CTH OK. The city continue to finalize design and plan to start bidding the project in mid-February. Provided construction bids are favorable, construction will start on infrastructure in May and hope to be completed with most of the construction by December 1, 2018. There are interested parties that are considering expansion in this new park. Should you have an interest in exploring a site in the new park, please contact the Department of City Development, at 920-459-3377.