



# Planning and Development Department

## Development Newsletter

November/December 2018

### Visit Sheboygan

The Plan Commission approved a Conditional Use and Variance request by Leslie Kohler to construct a new multi-tenant facility on the former Alliant property located at the northwest corner of South 8th Street and Riverfront Drive. The multi-tenant facility will be the new home of Visit Sheboygan and Windway Capital. The Architectural Review Board has also approved.

### 7th and Pennsylvania Apartments

Both the Planning Commission and Architectural Review Board have reviewed and approved the plans for a new apartment complex with approximately 8,000 square feet of commercial space on the first floor to be located on the northeast corner of Pennsylvania Avenue and North 7th Street. The apartment complex will have 66 market-rate apartments (studios, one bedrooms, and two bedrooms) along with at-grade and underground parking. The apartments will range in size from a studio at 530 square feet to two bedroom at 1,170 square feet. Construction is scheduled to begin in early 2019.

### Alex's Corner Store

A Conditional Use Permit requested by Aneek, Inc. to operate Alex's Corner Store in the Econo Lodge hotel located at 723 Center Avenue was approved. Alex's Corner Store will be approximately 2,200 square feet and will offer snacks, candies, groceries, beverages, beer, wine, and spirits. Hours of operation will be from 6:00 a.m. to 10:00 p.m.

### Wild Chiropractic

The Plan Commission has approved the Conditional Use and Variance request by M&K 3411 Lakeshore LLC to create a new tenant space, to install new signage, and to construct a parking lot addition at 3411 Lakeshore Road. The new tenant space is being created for Wild Chiropractic who will be relocating from their current location at 729 Pennsylvania Avenue. Wild Chiropractic offers Chiropractic, Nutritional, and Massage Therapy services. Their office Hours are Monday –Thursday 8 a.m. to 6 p.m., Friday 8 a.m. to 12 p.m., and Saturday by appointment only.

### Azura Memory Care

The Plan Commission and Architectural Review Board have both reviewed and approved a request to construct building additions and to reconstruct a parking lot at Azura Memory Care of Sheboygan located at 2611 and 2629 Indiana Avenue. Azura has become known as the local leader in care for those with Alzheimer's and Dementia. The additions to the larger building will allow for resident rooms to have ensuite restrooms along with upgrades to common living areas.

## Elegant Ink Tattoo Studio

The Plan Commission approved a Conditional Use Permit request by Adam Mendez to operate Elegant Ink Tattoo Studio at 511 North 8th Street. Elegant Ink Tattoo Studio provides tattoos and piercing services. Elegant Ink Tattoo Studio's mission is to create a professional, clean space inviting to all who enjoy the creativity of body art.

## Sheboygan Area School District

The Sheboygan Area School District requested a Conditional Use permit to occupy/operate Tower and Forward Special Education program from 832 Niagara Avenue (former Maritime Insurance Building). Tower and Forward are district-wide self-contained special education programs for students with emotional behavioral disabilities. The goal of the Tower/Forward programs is to provide a structured, safe, learning environment for students that exhibit ongoing emotional, social, and behavioral needs. The Forward program serves grades 6-8 while the Tower program serves grades 9-12.