



This newsletter is designed to keep you up to date on the active developments within the City of Sheboygan. If you have specific questions that are not addressed here, please feel free to contact the Department of City Development at: [development@sheboyganwi.gov](mailto:development@sheboyganwi.gov)

## Community Question of the Quarter

**Q: What's with all the new apartments being built in Sheboygan?**

A: Sheboygan needs more housing inventory. In our recent past, Sheboygan hasn't developed new multi-family housing, so new employees coming to the area have had to live further away to find the type of home that they want. As new projects open for occupancy, they are filling up quickly. While these new apartments are starting to address the housing need in Sheboygan, the demand for new housing inventory continues to grow. If a new worker comes to Sheboygan to take a job and they live outside of the city or county, we as a community don't reap the full benefit of their employment at a local business.

What is the per year impact on our local economy? If 100 additional workers with an average salary of \$48,133 (a total of \$4.8 million) were to find housing in Sheboygan, then the spending of these residents creates wages and jobs for others. The spending also boosts our local businesses, resulting in totals of more than \$1 million of commercial activity.

People see some of the new housing projects as meeting the need for housing, but actually we are just scratching the surface. Local businesses will continue to hire staff that we hope will live in Sheboygan so that our community can continue to grow our local economy.

## Development at N. 7th St. and Pennsylvania Ave.

Cardinal Capital Management is starting construction on a five-story mixed use development project. The first floor of the development will be commercial and occupied by Prevea as a downtown clinic, and the upper four floors will be up to 66 market rate apartments. The general contractor for the project is Quasius Construction. During construction the contractor will be erecting a large crane that when in the idle mode may swing over public streets. This crane should not be a concern to city residents.



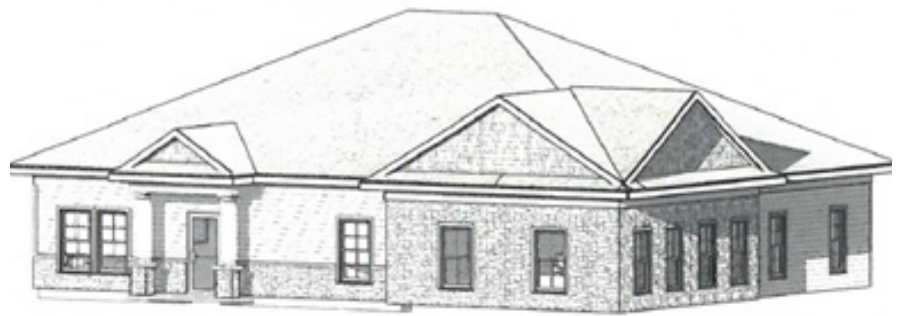
## ATI Physical Therapy

ATI Physical Therapy is nearing completion on a new therapy clinic on Superior Avenue. This development consists of 3,000 square foot one-story building. Construction is slated to be completed in March 2019.



## Shoreline Skin Specialists

Dr. Tauscheck is constructing a new clinic, Shoreline Skin Specialists on vacant land on Superior Avenue. The one-story building will consist of 3,045 square feet and is of craftsman architectural style. Construction is underway and anticipated to be completed in mid-2019.



## Panera Bread

Construction will begin in January on a new Panera Bread to be located near the new Meijer store development, where the former Firestone was located. The building will consist of approximately 4,300 square feet. Northcentral Construction will be the general contractor. Panera is slated to open in the spring-2019.





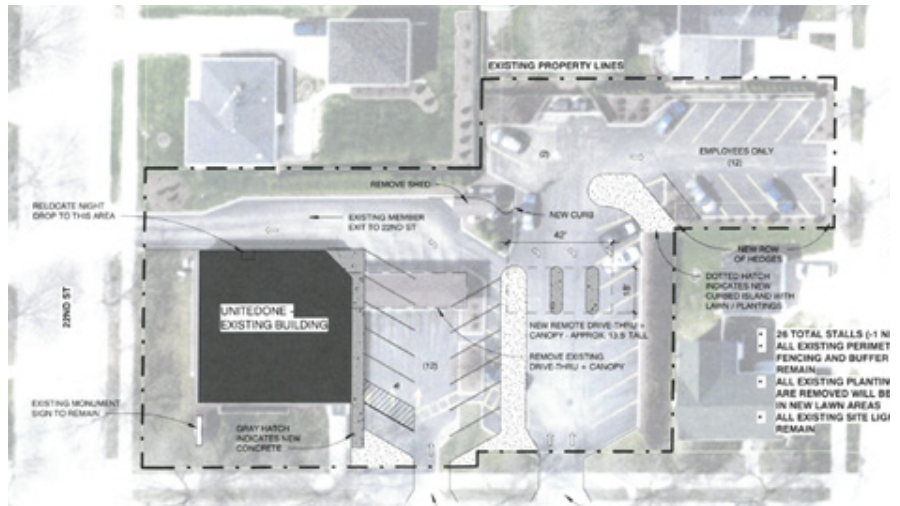
## The Lux

Construction for a new market rate housing development on Kohler Memorial Drive, at the site of the former Nino's. The Lux will consist of the 47 new apartments with underground parking.



## UnitedOne Credit Union

UnitedOne Credit Union is reconstructing their existing parking lot, drive thru and access drive at 2122 Superior Avenue. The project will relocate the drive thru lanes where the current parking lot is located and create a new parking lot where the drive thru lanes to increase member safety. The change will result in the use of remote automated teller machines similar to the technology United One has at their downtown location.



## Badger State Lofts

KCG Development from Indianapolis will begin to convert the former Badger State Tannery (Coakley) at 1031 Maryland Avenue, into 118 affordable housing units and 8,700 square feet of commercial space in the first quarter of 2019. This \$30M project will be the first project in the Innovation District along Indiana Avenue. Under the development agreement, the City will be purchasing riverfront property and a small parcel of land south of the existing facility for future redevelopment.



## Fairfield Inn and Suites

Construction has begun on a 108-room Fairfield and Suites hotel on South Taylor Drive near the railroad tracks. This project will bring the Marriott Hotel to the Sheboygan market. NorthCentral Construction is the contractor. Construction should be completed in late 2019.



## Water's Edge Condominiums

Construction has begun on the first phase of the Water's Edge Condominium project. Phase one consists of fifteen townhome units located on vacant property previously owned by Richardson Lumber on the Sheboygan River across from Kiwanis Park. Catalyst Construction is the general contractor on the project. Phase one is estimated to be completed in mid-2019.



## Visit Sheboygan Visitor Center

Construction will begin in late January on a new multi-tenant building at the former Wisconsin Power and Light (Alliant Energy site) for new visitor center and offices for Windway Capital. The project consists of a 10,300 square foot office and conference space for Visit Sheboygan. The new visitor center will provide tourist information as well as provide a location for Great Lakes education, group tours, and events. Construction is anticipated to be complete in fall 2019.





# Updates on Ongoing Projects

## SouthPointe Enterprise Campus



**Shovel Ready Development Sites**

- City of Sheboygan's newest business campus
- Interstate 43 and County Highway OK frontage available
- Sites from 2 to 20 acres
- Recreational trails and amenities

**SouthPointe**  
ENTERPRISE CAMPUS

email: [Development@Sheboyganwi.gov](mailto:Development@Sheboyganwi.gov)

visit: [www.BizSheboygan.com](http://www.BizSheboygan.com)

Construction of the SouthPointe Enterprise Campus is about 90 percent complete. Final work in the spring consists of landscaping, street lighting, tree planting, and signage. Recently, the Common Council approved hiring CBRE to assist with marketing and real estate services for the campus. Interested business owners may contact CBRE or City Development staff for development inquiries.

## Downtown Master Plan Update

City staff recently held interviews with planning consultants to assist with the update of the downtown master plan. GRAEF consultants from Green Bay were chosen to assist the City with the plan updates. City staff and downtown merchants are interested in a plan that continues to build on the great placemaking that has occurred with public art and other amenities. More information will be released in the future. Also, as part of the plan, City staff will be holding sessions to obtain input on the redevelopment of the area surrounding the Mayline office complex on the north side of Pennsylvania Avenue.