



This newsletter is designed to keep you up to date on active developments within the City of Sheboygan. If you have specific questions that were 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

A: It's true! City staff have been researching bike share options since 2017, and are looking forward to implementing a bike share program through BCycle, which staff found to be the best fit for Sheboygan. BCycle uses Trek bikes, a high quality product, and is operated out of Waterloo, Wisconsin. BCycle systems are used in Milwaukee and Madison, which will allow users of Sheboygan's system to utilize systems in those cities as well.

Bike sharing is an innovative transportation system, ideal for short distance point-to-point trips. Bicycles are available to pick up at a self-serve station, and returned to any other station within the system. Sheboygan's bike share program will be operated and maintained by the Sheboygan Parking Utility in partnership with the Department of City Development. The twenty bikes will be located in the downtown, on South Pier and near the waterfront (around the Harbor Centre Marina area), with a station in each district. Bikes will be available during the spring, summer and fall months and stored in winter. BCycle estimates a six month setup timeframe so staff is hopeful this program will be operational by mid-summer 2019.

**Q: I heard Sheboygan will be getting a Bikeshare, what's up with that?**



## Meijer Opening with Froedert Medical College of Wisconsin

Meijer in Sheboygan, located at 924 North Taylor Drive will open its doors on April 25, 2019 at 7:00 am. The Meijer store includes a pharmacy, bakery, and deli, home goods, apparel, sporting goods, and electronics. Meijer will be open 24 hours a day, 365 days a year.

Froedert Medical College of Wisconsin plans to open a FastCare clinic in the Meijer complex. Insured and uninsured patients can be seen for a variety of services at the walk-in clinic.



## Signage for SouthPointe Enterprise Campus

As part of the development of the SouthPointe Enterprise Campus, proper signage along the I-43 corridor and County Highway OK was included in the original development plan. Given the I-43 signage will be located on the southern most section the city, staff felt it was important to include an electronic reader board sign that would allow the city to advertise other community events along the I-43 corridor.



## Pop-Up Shops

Selected businesses will receive a heavily discounted or rent-free storefront in Downtown Sheboygan to try out a business from October to December of 2019. Selected applicants must be ready to open their business between October 1 and October 15, and remain open until December 31, 2019.

Ideal applicants are individuals with a current business run out of their home, businesses looking to open a second location, or business concepts with minimal start-up inventory.



## Riverbend Master Plan

The nature of the project is to create a neighborhood plan for the Riverbend area, studying current neighborhood characteristics with a focus on potential future land uses, density and intensity of uses, and catalytic site redevelopment opportunities. The study area is generally described as south of the Sheboygan River to Pennsylvania Avenue along N. 14th Street.



## Kingsbury Development Agreement

Van Horn Development, LLC is interested in acquiring the former Kingsbury property located at the intersection of the North 10th Street and Wisconsin Avenue. The Developer would construct at least 30 units of townhome market rate condominiums at an estimated cost of the \$4,000,000.

The Developer is proposing to begin construction in April 2019.



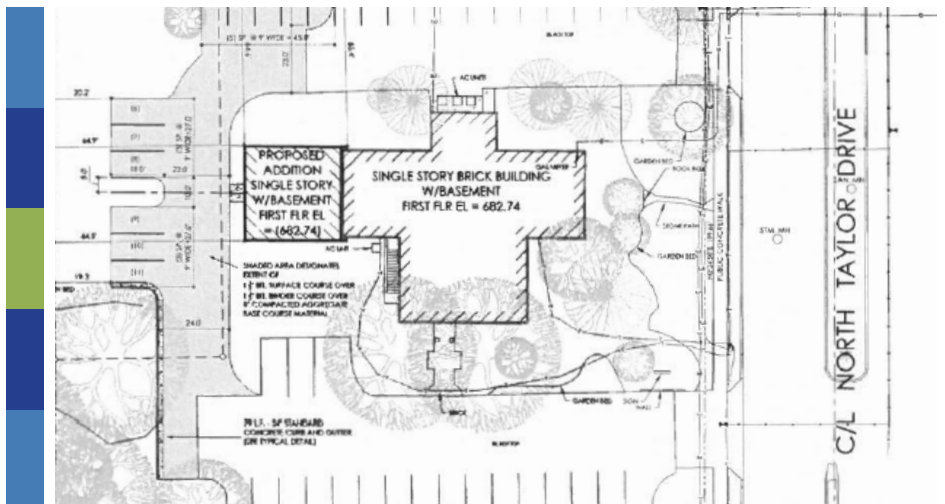
## Biergarten

Power Pubs, LLC is proposing to operate the Sheboygan Biergarten from Area 8 of Kiwanis Park. This area was selected because of its beautiful setting along the Sheboygan River – reminiscent of the atmosphere of Biergartens in Germany. Beverages offered will include German beer, cider, root beer, and water. Food will be available, but patrons are also encouraged to bring their own food. Operation is expected to begin in May 2019.



## Signature Dental Expansion

Signature Dental, located at 1630 N. Taylor Drive, plans to remodel and enhance their current facilities to make it more handicapped accessible, remodel the east wing for patients' visits with hygienists, create five new rooms on the west end of the building for doctors to treat patients with the newest technology. Additional parking spaces and a fire lane will also be created along the west side of the building.



# Updates on Ongoing Projects

## Current Housing Developments

**Waters Edge Condominiums** – Phase one consists of 15 townhome units located on vacant property previously owned by Richardson Lumber on the Sheboygan River across from Kiwanis Park. Condos will be ready for move-in early summer 2019.



Waters Edge

**7Penn Apartments** – Located at the corner of 7th Street and Pennsylvania Avenue, this development is slated to open in Fall of 2019, and will offer market-rate studio, one-bedroom, and two-bedroom apartments. 7Penn will have a total of 66 units and five stories when complete.



7Penn

**Badger State Lofts** – Demolition has begun at this conversion of a former tannery into a mixed use development with 118 “loft style” apartments targeting local workforce, and 8,000 square feet of commercial space. Completion is expected in Spring of 2020.



Badger State Lofts

**Luxe Apartments** – Luxe is a 48-unit luxury apartment complex, located at the former Nino's site on Kohler Memorial Drive. Construction has begun on the third floor of the complex, which is expected to be completed in Fall of 2019.



Luxe

## Downtown Master Plan Update

GRAEF consultants from Green Bay were chosen to assist the City with the Harbor Centre Master Plan update. 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. Recently, GRAEF representatives visited Sheboygan and spent the afternoon with Development staff touring the districts to be included in the plan, which are: Downtown, Uptown, Michigan Avenue, and Indiana Avenue. A SWOT (strengths, weaknesses, opportunities, threats) analysis of these districts is being prepared by the consultants.

## JMKAC Art Preserve

Located on 38 acres along Indiana Avenue on Sheboygan's west side, the Art Preserve will include a new 54,000-square-foot, three-level building designed by tres birds workshop of Denver, CO. Mortenson Construction, headquartered in Minneapolis, has been tapped to build the facility. Construction on the \$40 million project is slated for completion in late 2019, with the public opening scheduled for summer of 2020. The Art Preserve will provide a safe home for the 20,000 works of art in the Arts Center's world-renowned collection of art environments. The current facilities for the collection at the Arts Center's New York Avenue location have reached capacity, making it difficult to both care for and grow their holdings. The Art Preserve will remedy these problems with spaces designed specifically to house this special collection.

