



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:** A livable community is one that is safe and secure, has affordable and appropriate housing and transportation options, and offers supportive community features and services.

**Q:** What's with all the hype about being a livable community?

Communities can be designed to promote physical independence, dignity, and opportunities for community engagement and choice as the population ages. But proper planning is needed. People of varying physical abilities can live more independent and meaningful lives through innovative design and modifications. Technological advances also have a significant impact. Accessibility features, types of activities, facilities, housing, road design, walkability, transportation, and supportive services all affect whether and for how long people can remain in their community as they age.

Through Sheboygan's 5-year Strategic Plan, the plan identifies action plans that address livability. City staff strive each and every day implement projects and services that address the core of livability. Through the Age-Friendly network, "Livable Sheboygan" continues to work towards making Sheboygan a more livable community and address the eight domains of livability that were developed by the World Health Organization and adopted by AARP. Watch for more exciting news and creative ways to engage residents and tourists through our apps in the coming months.



## Panera Bread Update

Panera Bread has started construction at their new location, 936 North Taylor Drive, where the former Firestone was located. The building will consist of approximately 4,300 square feet and an outdoor patio. Creative Construction, LLC, out of Menomonee Falls, WI, will be the general contractor. Panera is slated to open in the Fall/Winter of 2019.



## Lutheran High School

Lutheran High will be constructing a 30,000 square foot addition which will include a 600-seat auditorium and a science wing. The auditorium addition will allow Sheboygan Lutheran High School to locate their performances within the school instead of off-site at the Stefanie H. Weill Center where they are currently being held. The new science wing will offer updated lab areas and classroom technology which will allow for a broaden science curriculum.



## Dulmes Decor Carpet One

Dulmes Decor Carpet One will be relocating to the former Richardson Lumber Building located at 822 North 14th Street. The 16,570 square foot building will house their showroom as well as their warehouse. The exterior facade renovation will modernize the building without taking away from the historic look of the original building.

This family owned and operated business since 1960 will celebrate their 60 years in business in 2020.



## Central Tool House

The former Boat Doctors facility and Harmony Bar located on the northeast corner of Niagara Avenue and North 14th Street will soon be the Central Tool House. The Central Tool House will be a multi-tenant facility that will house Lakeshore Technical College (LTC) and other potential tenants. LTC will occupy the majority of the current building space and will be open for the Fall semester. Tenant space facing the river will be available for future tenants.





# Kingsbury Village

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 at an estimated cost of the \$4,000,000.

The developer is proposing to begin construction around late summer 2019.



## Updates on Ongoing Projects

### Current Housing Developments

**Waters Edge Condominiums** – Phase one consists of fifteen 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 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

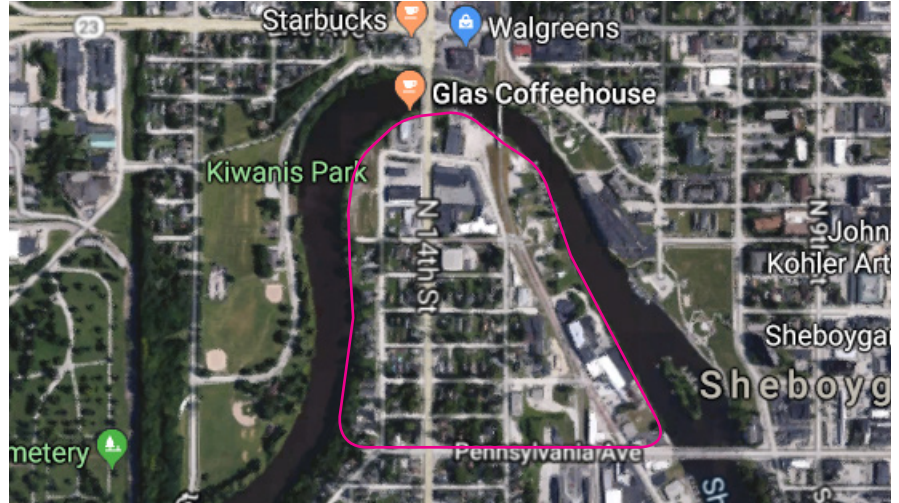
**Luxe Apartments** – Luxe is a 48-unit luxury apartment complex, located at the former Nino's site on Kohler Memorial Drive. Construction has begun on the third floor of the complex, which is expected to be completed in Fall 2019.



Luxe

## Riverbend Neighborhood Master Plan

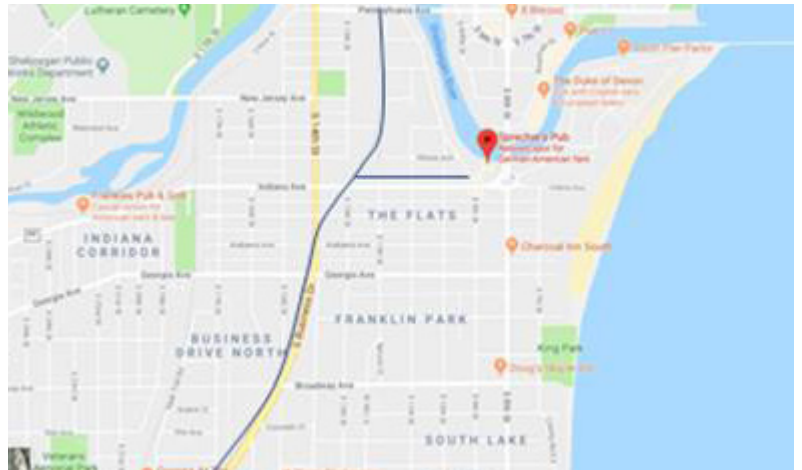
The City of Sheboygan has retained GRAEF to complete a Master Plan of the Riverbend Neighborhood (vicinity of Center Avenue and N. 14th Street). A public open house was held on Thursday, June 20, 2019, which approximately 50 residents attended. With the planning process in the early stages, planners are still looking to obtain public input. If you are interested in contributing public input, please send an email to: [development@sheboyganwi.gov](mailto:development@sheboyganwi.gov). The plan will be made public in Fall 2019.



## Purchase of Union Pacific Railroad

The Common Council approved the purchase and sale agreement with Union Pacific Railroad to purchase the abandoned right-of-way from Pennsylvania Avenue to Union Avenue. Once the due diligence work is completed, the City is looking to close on the real estate in early 2020.

The purchasing of the right-of-way will allow for future construction of the Shoreland 400 trail to extend south to Union Avenue from Pennsylvania Avenue. The trail will also serve the FreshTech Innovation District.



## FreshTech Innovation District

In late May 2019, the Redevelopment Authority (RDA) purchased the existing Craft 30 building for future demolition. The RDA also plans to purchase the two remaining homes along South 10th Street just north of Craft 30 for future demolition.

Currently, city staff is working with a developer on new buildings in the district along with an updated master plan which is being developed. Also, the Badger State Lofts reconstruction project is underway in the district.

