



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

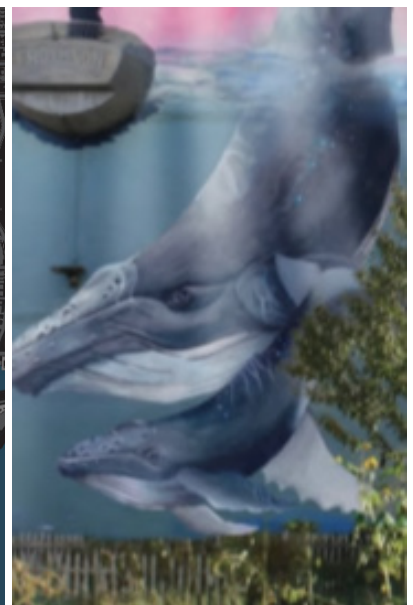
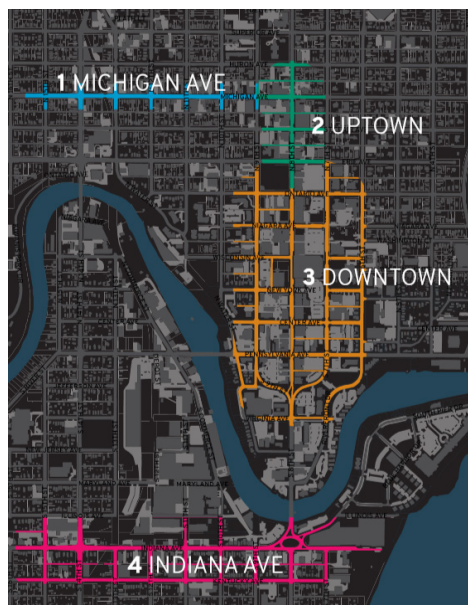
### Q: Why does a community create a master plan?

A: Master plans are tangible and often visible statements of where the redevelopment area or park is now, what it should be in the future and what is required to get there. While processes for developing them vary, master plans are most successful when they represent a vision that brings together the concerns of different interest groups, and their recommendations create a ground swell of community and political support. Furthermore, some master plans are less detailed than others, and in some cases, a vision or concept may be adequate, or more desirable.

Good master plans are flexible, and have involved the community and other stakeholders from the outset, giving the plan a legitimate base, and a better chance to come to fruition. While circumstances vary from place to place, the decision to develop a master plan is often determined by the need to understand the current conditions of the area, to generate and build community interest and participation, to create a new and common vision for the area's future, and/or to develop a clear and solid set of recommendations and implementation strategy.

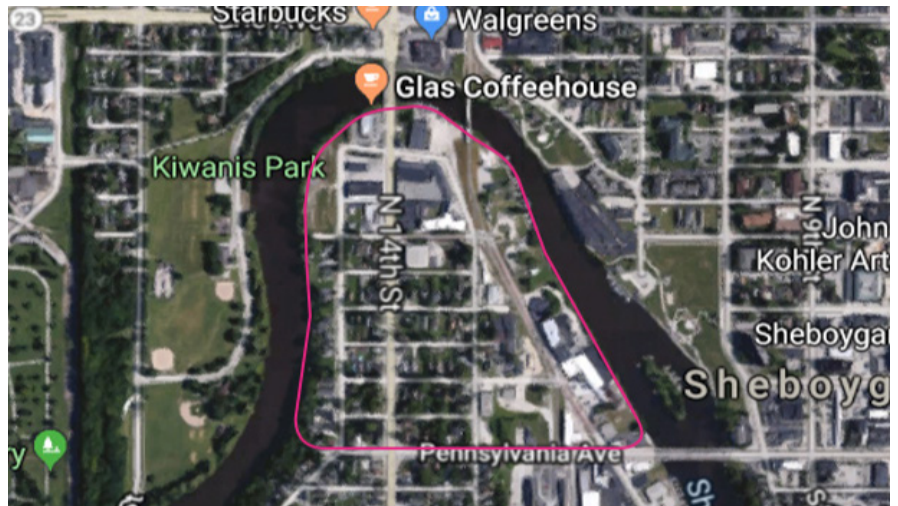
## Master Plan for Urban Design and Activation

The City of Sheboygan engaged GRAEF, a consulting group out of Milwaukee, to create a Master Plan for Urban Design and Activation for Sheboygan's Downtown Districts. This plan is meant to be a compliment to the 2014 Harbor Centre Master Plan, which is still in use today. This plan will help direct and inspire the city's placemaking efforts in Sheboygan's core, and lays the groundwork for expanding placemaking efforts into districts the city hasn't created projects in before. The districts covered in this plan include Downtown, Uptown, Michigan Avenue, and Indiana Avenue.



## River Bend Master Plan

Work continues on the City's River Bend Master Plan. The planning area is bounded by the Sheboygan River, and Pennsylvania Avenue. Consultant group, GRAEF has been retained to complete the master plan by Fall of 2019. Public input sessions were held, and public comments have been incorporated into the final plan draft. The Master Plan will include recommendations for redevelopment of catalytic sites, infrastructure improvements, traffic calming, and neighborhood revitalization within River Bend.



## Living Room Project

Active8 Sheboygan, a local not-for-profit group, undertook the creation of the "Living Room Project" on an otherwise unused bump-out along N. 8th Street. The living Room project is a place for people to gather downtown, rather than just passing through. The Living Room project was envisioned by Active8, but it was constructed through the generosity and creative talents of Quasius Construction, Artist Timon Tupper, Sherwin Williams Paint Store, and through the support of the City of Sheboygan Planning and Development Dept.



## Historic Walking Tour Application

As the winner of AARP's Community Challenge Grant for the second year in a row, the City of Sheboygan has worked to create historic walking tours, beginning with sites located in Downtown Sheboygan. Historic sites will have a sign with a description and historic photo. The entire tour is available through the app, StriveOn. Additional tours and sites will be added to the app in the coming months and will include more historic sites, but other types of tours can be added as well. Download StriveOn to your mobile devices to begin!



## Vista Care

Vista Care is constructing three new community based residential facilities (CBRF) on the property located west of the North 17th Street, between Superior Avenue and Cambridge Avenue. The buildings will be 5,300 square feet and 3,850 square feet, single story, with a home-like atmosphere. Each building will serve eight residents, one focusing on behavioral health, while the other two focus on substance abuse. The project is estimated to be completed in March 2020 at an approximate value of \$1,750,000.



## Hampton Inn

Construction of a new Hampton Inn located on the east side of Greenwing Drive, south of Goodwill and east of Walmart. The new hotel will be a four story hotel with 95 guest rooms. The project has an estimated construction cost of the \$5,600,000 and should be completed in time for the Ryder Cup in 2020.



## Biggby Coffee

Biggby Coffee will begin reconstruction of the building located at 2523 S. Business Drive. This is the first location of Biggby Coffee in Sheboygan County. Biggby Coffee is a privately owned franchise business based in East Lansing Michigan. There are roughly 230 locations in eight states, each locally-owned and operated.

