

DIVISION PROFILE: PLANNING AND DEVELOPMENT

The P.E.A.R.L.

Mission Statement

Actively promote a diverse, safe, and dynamic community and enhance the living, working, and recreational choices for all Sheboygan citizens and visitors.

Vision Statement

The vision of Planning and Development is to take a leadership role in creating opportunities for our City to continue to grow and sustain our diverse communities that define and give Sheboygan its unique character.



The Planning and Development Division provides:

Planning and Development Division Boards, Commissions, and Committees

Planning and Development staff coordinates meetings and provides these committees with professional reports and recommendations.

- Architectural Review Board
- City Plan Commission
- Redevelopment Authority
- Housing Rehabilitation Loan Commission
- Historic Preservation Commission
- Sustainable Sheboygan Task Force
- Common Council
- Board of Zoning Appeals
- Joint Review Board

- Conditional use permits
- Site plan approval
- Zoning information and letters
- Home occupation approval
- Landscape plan review and approval
- Neighborhood association support
- GIS mapping services
- CDBG grant management
- Business loans
- Housing rehabilitation loans
- Grant writing services
- Grant disbursement and management
- Website management
- Social media coordination
- Plan/report writing and document design
- Sustainability initiative coordination
- Sign Permits
- Economic development services
- Business Improvement District support
- Green Tier Legacy Community representation
- Neighborhood planning services
- Landlord Training administration
- Visit Sheboygan Support

Planning and Development Division Permits and Applications	2018	2019
Conditional Use Permit/Site Plan/ Rezone	136	79
Architectural Review	30	36
Sign Permits	107	116
Home Occupation	4	2

PLANNING AND DEVELOPMENT MASTER PLANNING

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.

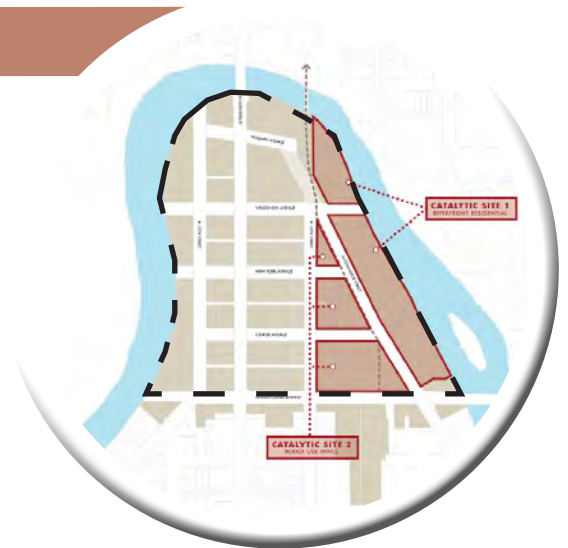


Good master plans are flexible, and have involved the community and other stakeholders from the outset, giving the plan a legitimate base, and a better chance to come to fruition. While circumstances vary from place to place, the decision to develop a master plan is often determined by the need to understand 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.

2019 MASTER PLANS

River Bend Master Plan

Consultant group, GRAEF, completed the master plan for a neighborhood in Sheboygan called River Bend. Public input sessions were held, and public comments have been incorporated into the final plan. The Plan compiles 11 recommended actions related to the future growth and stability of the mixed use neighborhood as the land use of several key sites transitions from industrial uses to commercial and residential. Key recommendations include streetscaping, pedestrian amenities, public access to the Sheboygan River, street reconstruction, property rehabilitation, support for riverfront activities, and catalytic site redevelopment. The planning area is bounded by the Sheboygan River, and Pennsylvania Avenue.



Downtown Districts Activation Plan

The City of Sheboygan engaged GRAEF, a Milwaukee consulting group, 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 throughout the city. The districts covered in this plan include Downtown, Uptown, Michigan Avenue, and Indiana Avenue.



PLANNING AND DEVELOPMENT

ECONOMIC DEVELOPMENT

2019 Developer Summit

In October 2019, City Development collaborated with the Sheboygan County Economic Development Corporation (SCEDC) to host the 5th annual Developer Summit. During this day-long event, representatives from the City of Sheboygan and the SCEDC provided information for interested developers from across the state by means of presentations, tours, and demonstrations.

The 2019 Summit involved 22 developers, who began their day with a presentation at the acclaimed Stefanie H. Weill Center for the Performing Arts, followed by a tour of the city highlighting potential development opportunities. The tour included two impressive stops - the Acuity Insurance facility, including a meeting with their Human Resources department explaining the needs of their workforce, and a behind-the-scenes tour of the much anticipated new John Michael Kohler Art Preserve.

Sheboygan has seen successes resulting from past Developer Summit events, and plans to continue hosting summits in the future.



CONTINUED FOCUS ON HOUSING OPTIONS



In the recent past, Sheboygan has not 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. Since 2015, developers have constructed a significant number of apartment and condominium units. As a new projects open for occupancy they are filling up quickly. While these new apartments are starting to address the housing market 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, the community does not 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 will create wages and jobs for others. The spending will also be a boost to our local businesses, resulting in totals of over \$1 million of commercial activity.

PLANNING AND DEVELOPMENT ECONOMIC DEVELOPMENT

2019 HOUSING DEVELOPMENTS

Project	Approximate Value	Units	Type	
Badger State Lofts*	\$30,500,000	118	Affordable - Section 42	A
The Oscar**	\$47,000,000	248	Market Rate	B
Kingsbury Village*	\$6,000,000	33	Market Rate	C
7Penn Apartments*	\$13,000,000	66	Market Rate	D
South Pier Riverfront Condominiums*	\$6,000,000	21	Condominium	E
The Luxe Apartments	\$8,000,000	48	Market Rate	F
Water's Edge Condominium Complex	\$7,000,000	32	Condominium	G

As of December 2019: *Under construction **Approved but not started

**566 UNITS
COMPLETED OR
APPROVED**

**\$117,500,000
TOTAL INVESTMENT**

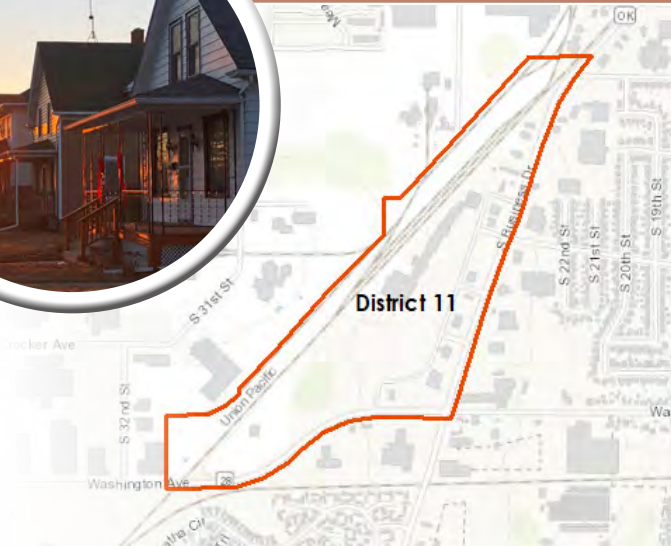
**118 UNITS
AFFORDABLE HOUSING**



PLANNING AND DEVELOPMENT ECONOMIC DEVELOPMENT

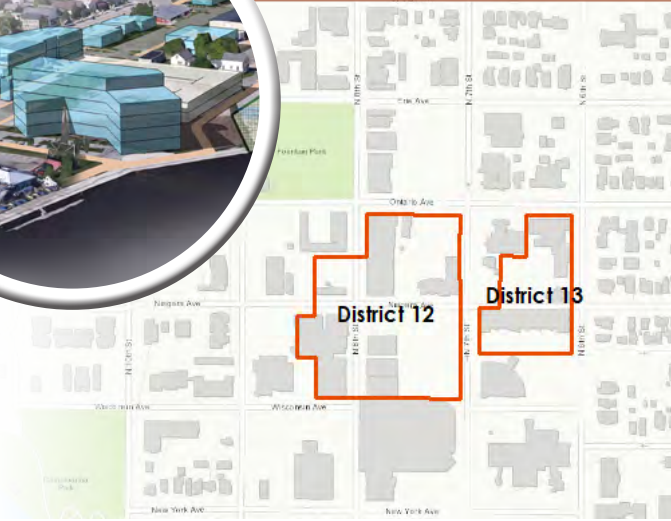
TAX INCREMENTAL DISTRICTS (TID) UPDATE

Extending Life of TID 11

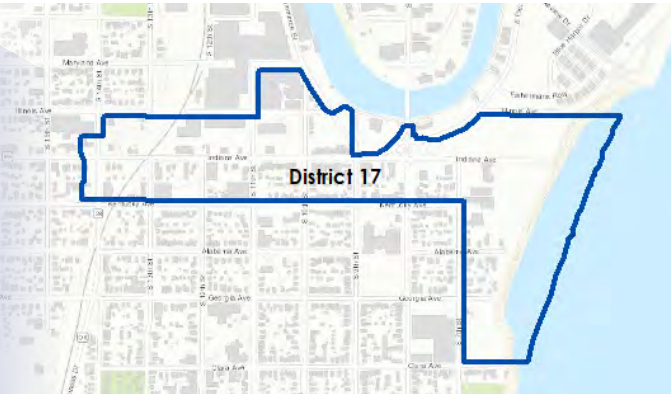


In September 2019, the Common Council voted to approve extending the life of TID 11, Washington Square, and using the revenue to improve the city's housing stock. The extension should capture approximately \$712,964 of excess increment, of which 75 percent must be utilized for affordable housing for low and moderate income households, and the remainder can be used to improve neighborhood conditions. The funds will be used to provide funding for the rehabilitation of upper floors in the central business districts into affordable housing, as well as facade and landscaping improvements in targeted neighborhoods.

Sharing Revenue from TIDs 12 and 13 with TID 17



TID 12 was established for the office building at the corner of N. 8th Street and Niagara Avenue and the GrandStay as a blight district. TID 13 was established for the Landmark Square development and the Sheboygan Senior Community (now Founders Club) as a blight district. Under state statutes, excess increment in a TID may be shared with a recipient district of like kind. Under the project plan amendment, TID 13 would share excess increment with TID 17 for about \$387,000 per year, and TID 12 would share excess increment with TID 17 for approximately \$174,000 per year. At this time, there is no expansion of TID 12 or 13 planned and no outstanding debt payments to cover.



TID 17 is known as Indiana Avenue. Due to the amount of infrastructure needed in this area as well redevelopment of the large parcels of land, city staff recommends sharing increment from TID 12 and 13 to cover upcoming debt payments that may be necessary.

PLANNING AND DEVELOPMENT ECONOMIC DEVELOPMENT

COMMERCIAL DEVELOPMENTS



FAIRFIELD INN

Project	Approximate Value
Meijer	\$14,000,000
Panera Bread	\$1,000,000
Dulmes Decor	\$5,000,000
Sheboygan Visitor Center	\$1,500,000
Central Tool (LTC)	\$5,000,000
Prevea	\$17,500,000
JMKAC Art Preserve	\$20,000,000
Vista Care	\$2,000,000
Fairfield Inn	\$6,500,000
Acuity Insurance Interior Build-Out	\$2,600,000

Meijer Development

Developed on the site of the derelict Memorial Mall, Meijer opened their doors in Sheboygan in 2019. The Meijer store includes a pharmacy, bakery, and deli, home goods, apparel, sporting goods, and electronics. Meijer is open 24 hours a day, 365 days a year. Froedert Medical College of Wisconsin has a FastCare clinic in the Meijer complex. Insured and uninsured patients can be seen for a variety of services at the walk-in clinic.

Panera Bread has opened a location in an outlot at the Meijer development, and the entire Sheboygan community is excited to see this addition to its dining options.



SouthPointe Enterprise Campus

Construction of the SouthPointe Enterprise Campus is complete. Final work in 2019 consisted of landscaping, street lighting, tree planting and signage. The Common Council approved hiring CBRE to assist with marketing and real estate services for the campus. This new business park offers shovel-ready sites, both commercial and industrial, from 2-100 acres, and boasts ample frontage on Interstate 43.



PLANNING AND DEVELOPMENT ECONOMIC DEVELOPMENT

INNOVATION DISTRICT UPDATE

FreshTech is Wisconsin's only Innovation Community. It is a half-mile master-planned area designed for collaboration and co-working, stimulating events, research labs, makerspace and urban housing. FreshTech's goal is to provide employees and entrepreneurs with a refreshing experience by encouraging collaboration with other thought leaders within a rich innovative environment.

District Planning

The City of Sheboygan commissioned an initial concept plan for the Fresh Tech Innovation District in 2016, and found the need to update the plan in 2019.

The city engaged The Kubala Washatko Architects, Inc., Milwaukee, to create a master plan for the area. The plan will take into account the development of a multi-tenant class A office building that will act as the central hub of the district, as well as open public spaces, programming, and parking needs for the area. Initial concepts for the master plan will be reviewed in early 2020.

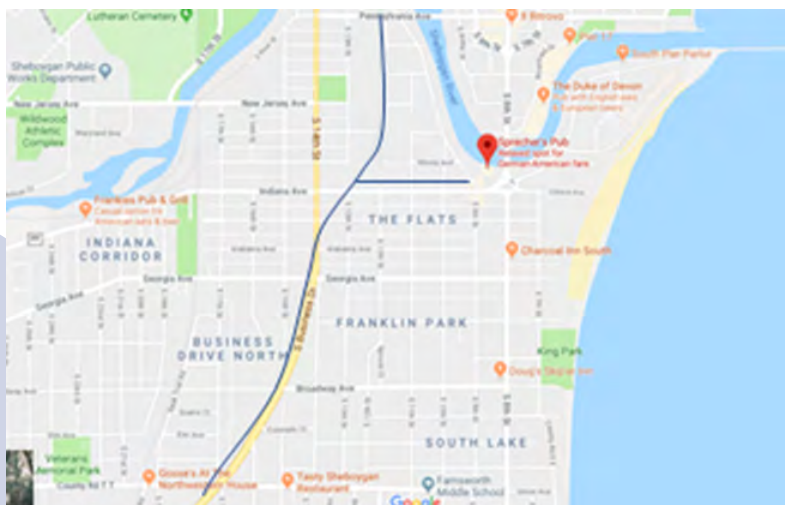


Programming

The Sheboygan County Economic Development Corporation (SCEDC) has created and filled a new position, Director of Innovation and Engagement, whose mission is to develop and execute programming ideas for the innovation ecosystem in Sheboygan County. A task force made up of representatives from non-profits, governments, and private business has been assembled to help guide the programming that ultimately takes place. Initial programs will be held in 2020.

Makerspace

The Etude Group, who run a charter elementary, middle, and high school in Sheboygan, have been contracted to complete a makerspace study for the community. The group was tasked with identifying the type and use of the makerspace, as well as identify a group of potential leaders in the effort. Preliminary results of the study were communicated in fall of 2019, and the group has begun refining their recommendation.



Multi-Use Trail Extension

The purchase and sale agreement has been approved and signed to purchase approximately 21 acres of abandoned railroad from Union Pacific to extend the Shoreland 400 Trail south. The extension will connect to the existing Shoreland 400 Trail, which runs from Pennsylvania Avenue to North Avenue. When the extension is complete, the Shoreland 400 Trail will extend all the way from North Avenue on the North to Union Avenue on the South. The majority of the trail is off-street and paved, making it ideal for non-motorized transportation and recreation.

PLANNING AND DEVELOPMENT ECONOMIC DEVELOPMENT

DOWNTOWN IMPROVEMENTS



Pop-Up Shops

The program ran from October through December 2019, with three successful shops which were selected from a pool of applicants. The winners received free rent in a downtown storefront to test the market and see if a brick and mortar store would work for them. The ultimate goal of the program is to have the selected pop-ups eventually become permanent shops. The pop-up shop program adds vibrancy, interest, and variety to downtown Sheboygan.

Above and Beyond Mural

Local North High School Junior Maddie Green set to ignite happiness with a whale of a project! An inspired mural painted by local artist Jessica Russel graces the exterior wall of Above & Beyond Children's Museum in downtown Sheboygan.

Living Room Project

Active8, 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.



City Green Programming

Night Market

The Night Market was an open-air market at City Green offering a wide variety of experiences for all backgrounds and ages, featuring local makers and entrepreneurs. The market held mix of art, craft and food vendors, live music, games, a kid zone, and beer garden that was all coordinated by SCIO, Harbor Centre Business Improvement District, and the City of Sheboygan.

Levitt AMP

The John Michael Kohler Arts Center and City of Sheboygan received a three year grant (2019-2021) from the Levitt Amp Foundation to continue to bring world-class music to Sheboygan, for a free weekly concert for 10 weeks each summer.

Mead Public Library Partnership

Mead Public Library utilizes City Green on a weekly basis for their well-attended family fun nights, but also for special occasions including their Mini-Maker Faire that was held in June 2019.



PLANNING AND DEVELOPMENT

CDBG PROGRAM

Community Development Block Grant

Community Development Block Grant funding distribution	Amount
Public Service Agencies (Non-profits & Government Agencies)	\$158,000
Park Facilities - Library Plaza	\$247,311
Public Facilities - Downtown Playground	\$30,000
Public Facilities - Painting Railings	\$129,000
Historic Preservation	\$100,000
Street Improvements - Streetscaping	\$49,620
Administration	\$178,483

Each year the Department of City Development receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). 15 percent of the city's total CDBG allocation can be granted to public service agencies, to help support their programs and administration costs, and 20 percent can be used for departmental administration of the entire CDBG program. In 2019, CDBG funds were also used for public facilities, historic preservation, and street improvements. The public facilities funds were used to paint the railings along the riverfront, reconstruction of the Library Plaza, and a downtown playground at the Above and Beyond Children's Museum on North 8th Street.



Library Plaza Renovation Project

The project, which began in spring 2019, included repairs to the Lawrence Halprin-designed water feature outside the library along with improvements to the walkways and seating areas surrounding the building.

The parking lot entrance and book return were also re-worked to improve access for patrons using disability parking. In addition, the four brass sculptured panels by local artist Sharron Quasius were reframed and relocated to the Eighth Street side of the plaza.

Game On Business Loan

Game On, Wisconsin's only modern-day gaming and ESports entertainment venue is located in Sheboygan and received a \$50,000 Business Loan, funded by CDBG, to help with working capital and the purchase of equipment.

Craft30 Relocation



Craft30, a pub previously located on S. 10th street, renovated and moved into the former Club Michigan building on Michigan Avenue. The move represents an expansion from the bar's previous space, increasing from 3,000 to 9,000 square feet. This move allowed the parcel the bar previously occupied to come under city control, as a part of the FreshTech Innovation District. The new building underwent some rehabilitation work, and to assist with those costs Craft30 received a \$50,000 historic preservation construction grant. Craft30 also received a \$75,000 business loan, funded by CDBG to aid in their business expansion efforts.

PLANNING AND DEVELOPMENT INTERAGENCY COOPERATION

Visit Sheboygan

Planning and Development Division staff are actively involved in the Visit Sheboygan, Inc. The Director of Planning and Development holds the chairperson role on the Board of Directors and actively works to increase visitor spending and room tax collections over the course of the year, and coordinates the 4th of July Celebration and overseeing the activities of Visit Sheboygan. Visit Sheboygan will move into a new Visitor Center in 2020.

Sheboygan County Economic Development Corporation (SCEDC)

Planning and Development Division staff maintain a fruitful working relationship with the SCEDC, holding weekly check-in meetings, communicating about development opportunities, planning for the FreshTech Innovation District, and hosting the annual Developer Summit.

John Michael Kohler Arts Center

The collaboration with the John Michael Kohler Arts Center has been a key to downtown revitalization efforts. The continuation and success of the Levitt AMP concert series has been a huge draw for the downtown. The connection of the Arts Center to the National Endowment for the Arts has provided funds to complete a number of downtown placemaking and revitalization projects that would have not been possible without them.

Sheboygan County Interfaith Organization (SCIO)

SCIO is the organization that has operated the Sheboygan Farmers Markets, both winter and summer, for 30 years. In 2019, the City of Sheboygan had two partnership opportunities with SCIO - the Night Market, and downtown planter decoration. The Night Market was a success - being a fun-filled family event held in downtown Sheboygan. The downtown planter decoration included colorful carrot charms fabricated and painted by Lakeshore Technical College. The charms celebrated SCIO's 30th anniversary with the Sheboygan Farmers Market.



PLANNING AND DEVELOPMENT QUALITY OF LIFE

SolSmart - Bronze Designation

SolSmart is a designation program developed by The Solar Foundation (TSF) to assist and recognize communities that act to cut red tape and improve local solar market conditions by making it faster, easier, and more affordable to go solar in their jurisdictions. In 2019, the City of Sheboygan achieved Bronze SolSmart designation.



StriveOn App Historic Tour

The City of Sheboygan recently created a historical walking tour through the use of the StriveOn App. The creation of this tour was funded by an \$8,000 grant from AARP. The Downtown Historic Tour looks at 15 historical sites in Sheboygan ranging from Sheboygan City Hall to the Islander Tug at Harbor Pointe Miniature Golf. This educational excursion helps to showcase some of Sheboygan's historical hidden gems that are often overlooked. With this tour and the StriveOn App, visitors and residents can engage with Sheboygan's history, learning the origins of some of Sheboygan's oldest places. The Planning and Development Division is committed to adding additional tours to the StriveOn App.

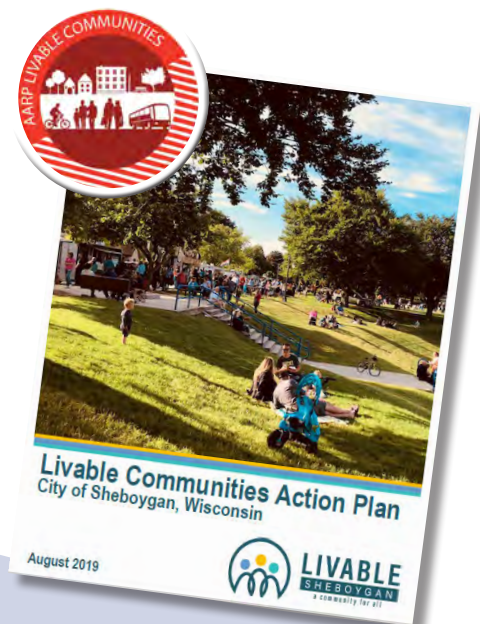


Rock the Block

For the third year in a row, the Planning and Development Division partnered with Habitat for Humanity Lakeside to hold a Rock the Block event. The North Railway and End Park neighborhoods were the chosen for the event, with 14 total projects, over three days, with over 85 volunteers! Homeowner projects included porch rebuilds, garage and fence repairs, lighting and siding installation. Community project locations included RCS empowers and alley and street clean-ups.

Sheboygan Livability

Planning and Development Division staff have been highly involved in advancing Sheboygan's livability and age friendly goals through their participation and leadership in the Sheboygan For All Task Force. This group, headed by the Director of Senior Services, completed a plan to advance livability work within city departments, as well as in the community. The plan was accepted by AARP, advancing Sheboygan as an AARP Age Friendly Livable Community.



PLANNING AND DEVELOPMENT

NEIGHBORHOOD REVITALIZATION

Association Achievements

Neighborhood associations engage in a number of activities, but some notable projects from 2019 include: Memorial Neighborhood held their first historic walk, with the assistance of the Sheboygan County Historical Society, and Vollrath/North Point adopted Cole Park as well as completed the installation of a brochure holder in Vollrath Park for their historic walk guides.



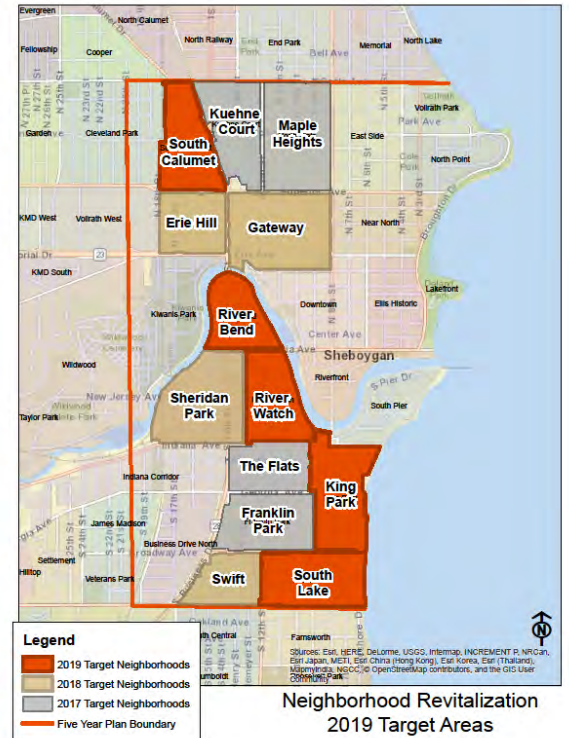
Neighborhood Associations

End Park became the city's 10th official neighborhood association. A special Mayor's Neighborhood Leadership Cabinet meeting was held in September to celebrate all our associations, and to allow members to meet one another, and meet other city resources. A resource binder was developed and distributed to neighborhoods outlining programs, providing applications, and pertinent contact information for city staff, leadership and elected officials. Neighborhood Associations continue to work closely with city staff and the Police Department to ensure issues are dealt with in a timely manner, and projects have the necessary resources to be completed.



Core Neighborhoods Chosen

Each year, core focus neighborhoods are chosen, within the five-year plan boundary, where baseline surveys are taken to better understand the current conditions in the city's central neighborhoods. In 2019, South Calumet and River Bend were chosen on the north side, and River Watch, King Park and South Lake were chosen on the south side,



Large Item Disposal Program

Spearheaded by the Streets and Sanitation Division of the Department of Public Works (DPW), the City Development Department aided in organizing the first Large Item Disposal Program, a benefit for the neighborhood associations to participate in. Participating associations were allowed to choose a Saturday in spring to hold their event, where DPW sponsored a dumpster and crusher truck stationed in the neighborhoods where residents can bring approved large items not usually picked up during the weekly garbage routes. The program was a huge success and will continue in 2020.



DIVISION PROFILE: BUILDING INSPECTION

The Building Inspection Division is dedicated to public safety in the construction environment throughout the city through development and promotion of uniform codes and standards, code administration, and in education and instruction of safe and secure homes and businesses.



Permitting

The Building Inspection Division provides a public service window, open during City Hall business hours, at which the public can obtain permits. The Building Inspection Division is customer focused and strives to address permitting issues as swiftly as possible.

Coordination

The Building Inspection Division also works closely with Planning and Zoning, Engineering, Utilities, Streets, Police, and Fire/Rescue during final inspections phase of the project and during criminal and fire investigations.

Enforcement

The Building Inspection Division has adopted all the Department of Professional and Safety, State of Wisconsin Building, Mechanical, National Electric Code (NEC) and Plumbing Codes. Through the adoption of these codes, the city ensures that all construction in the city is compliant with all codes and requirements of the State. The city also adopts the International Property Maintenance Code as it relates to enforcement of property maintenance.

Building Inspection Permits	2019 Issued	Total Fees Collected
Building	1965	\$578,249
Electrical	444	\$169,970
HVAC	551	\$227,500
Plumbing	328	\$89,680
Wrecking/Razing	22	\$4,062
Signs	69	\$9,308
Commercial Occupancy	44	\$11,000
Other Revenues	NA	\$210,064
Totals	3,423	\$1,299,833

Building Inspection Licensing	2019 Issued	Total Fees Collected
Weights and Measures	76	\$29,583
Contractor Licensing	509	\$78,415
Totals	585	\$107,998

Total Permits and Licensing	\$1,407,833.03
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DIVISION PROFILE: BUILDING INSPECTION

Building Inspection Division Commissions, and Committees

The Building Inspection Division staffs the Board of Zoning Appeals and Board of License Examiners. Building Inspection staff coordinates meetings and provides these committees with professional reports and recommendations.



Residential Housing Construction 2015-2019



The Building Inspection Division provides:

- Building inspection services
- Electrical inspection services
- Heating inspection services
- Plumbing inspections services
- Clearwater inspections
- Weights and measures
- Residential and commercial plan review
- Code enforcement
- Landlord/tenant concerns
- Contractor licensing
- Occupancy inspections

Year	Housing Type	Number of Units	Percentage	Number of Buildings
2015	Single	7	9%	7
	Duplex	2	2%	1
	Multi - Apartment	72	89%	5
	Multi - Condominium	0	0%	0
		<u>81</u>	<u>100%</u>	<u>13</u>
2016	Single	7	5%	7
	Duplex	26	20%	13
	Multi - Apartment	98	75%	2
	Multi - Condominium	0	0%	0
		<u>131</u>	<u>100%</u>	<u>22</u>
2017	Single	10	5%	10
	Duplex	36	20%	18
	Multi - Apartment	91	75%	1
	Multi - Condominium	0	0%	0
		<u>137</u>	<u>100%</u>	<u>29</u>
2018	Single	6	56%	10
	Duplex	2	44%	4
	Multi - Apartment	0	0%	0
	Multi - Condominium	10	0%	0
		<u>18</u>	<u>100%</u>	<u>14</u>
2019	Single	5	2%	5
	Duplex	2	1%	1
	Multi - Apartment	232	89%	3
	Multi - Condominium	21	8%	1
		<u>260</u>	<u>100%</u>	<u>14</u>

BUILDING INSPECTION CODE ENFORCEMENT

2019 Code and Nuisance Orders

The Department of City Development employs two part-time code enforcement officers whose work is vital for the revitalization of Sheboygan's neighborhoods. The Code Enforcement Officers are responsible for issuing and following up on code and nuisance orders in the city, improving the conditions of our neighborhoods and protecting the integrity of our housing stock. Orders are issued based on complaints received, as well as our code enforcement officer's own observations.

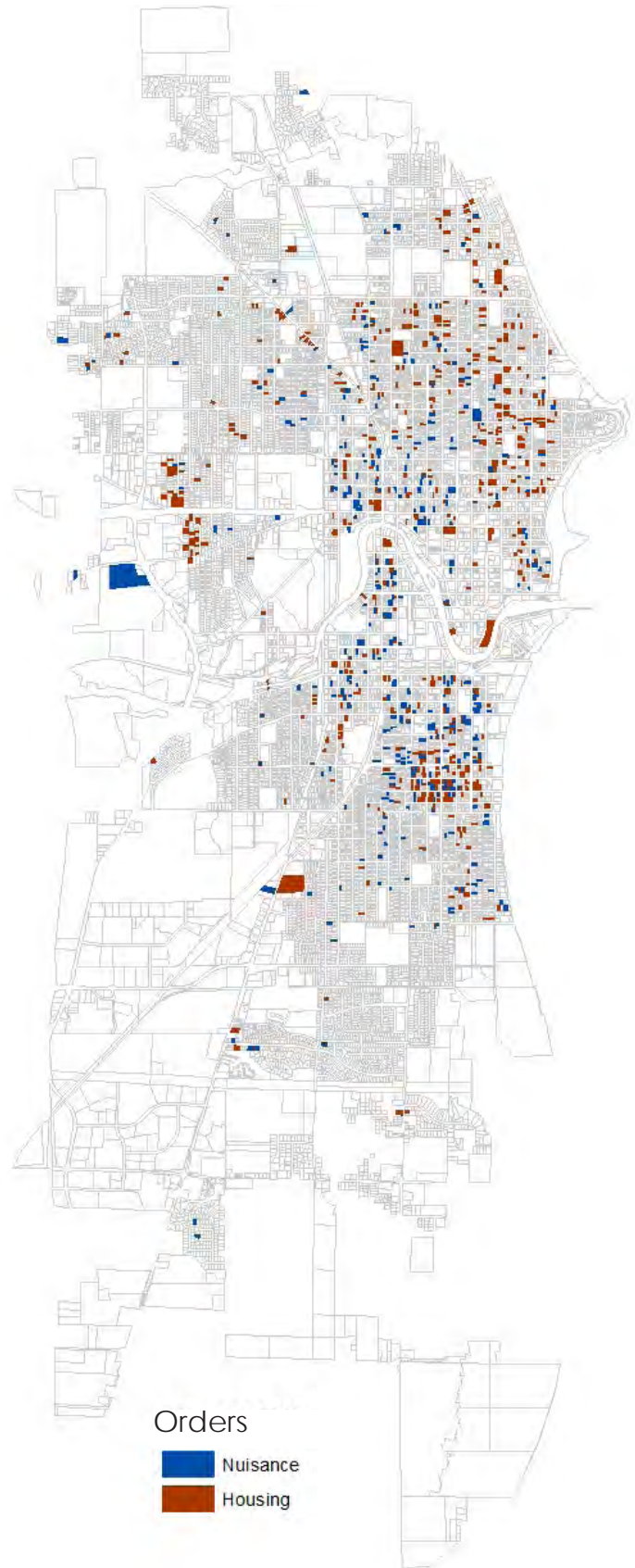
The map pictured here illustrates code and nuisance orders that were issued in 2019. The Code Enforcement Officers have issued orders throughout the city, and spend time observing conditions in every neighborhood in Sheboygan. While many orders are rectified and complied with upon the first issuance of a letter, many cases require diligent follow-up which is a large part of our code enforcement officers' job, which cannot be accurately reflected in a map.

Nuisance Complaint Statistics

Total Number of Complaints: 683
Violations: Sanitation – 505, Storage – 32,
and Off Street Parking – 128
Number of Violations Fixed: 533 (80%)
Number of Citations issued: 101

Housing Inspection Activity

Total Number of Violations: 1,047
Number of Inspections: 670
Average Violation per Inspection: 1.57
Number of Violations Fixed: 951 (90%)
Number of Citations issued: 318



Reducing Neighborhood Blight

Keeping our neighborhood safe, clean, and protecting quality of life all lie at the heart of Sheboygan's neighborhood revitalization program. At times, structures are not sound, or are beyond repair, and have become detractors to the overall aesthetic and quality of the neighborhood they belong to. These structures go through the process of citation which attempts to get the owners to remediate the problem, but there are times where remediation does not occur and the city takes steps to raze the buildings. Often, these buildings are called "neighborhood killers" because of the detrimental effect they can have on the area surrounding them. Removing the building can have a dramatic and positive effect on the neighborhood.



Demolition of Gas Station Indiana Corridor Neighborhood

The Indiana Avenue Neighborhood Association has been petitioning for the removal of an abandoned gas station in their neighborhood for years. The station, at the corner of 21st Street and Indiana Avenue, stood vacant and decaying, and the neighbors were tired of the eye sore at the entrance to their neighborhood - it conveyed a message that this neighborhood was not clean, safe, or friendly. The city worked with Sheboygan County to obtain control of the site after the property was taken under tax foreclosure. Demolition has been completed, but soil testing and site evaluation is underway to understand the level and types of contamination present. The City Development Department will continue to work with the neighbors to develop a plan for the property moving forward.

Interdepartmental Focus on Neighborhood Issues

The Code Enforcement Officers work closely with police officers, city attorneys, and the Department of Public Works employees to follow up on issues observed in our neighborhoods that require more coordination and enforcement than what their position or the Building Inspection Division can offer. Through this interdepartmental cooperation Sheboygan has made strides in cleaning up our neighborhoods and setting a new higher standard for maintenance of property throughout the city.

City of Sheboygan Landlord Training Program

The City of Sheboygan runs an annual Landlord Training Program for area landlords to become more familiar with current landlord/tenant laws, police procedures, tenant screening, and property maintenance. Over the past five years, over 150 landlords have attended the training.



City Development

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Sheboygan, WI 53081
(920) 459-3377

