



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

Community Question of the Quarter

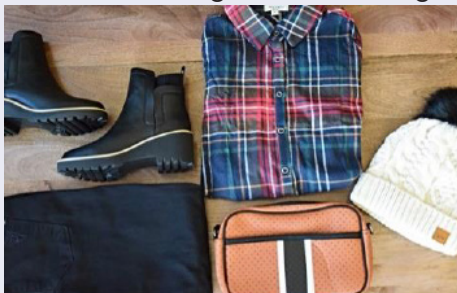
Q: Who is the winner of the 2021 Pop-Up Shop?

A: Six Turtles Boutique, a women's boutique, will be opening at 833 Pennsylvania Ave, Suite #102, in downtown Sheboygan, on October 15th. Six Turtles Boutique will be an extension of Shop Lauren and Mike, an online boutique, owned by Sheboygan residents, Lauren & Mike Ries. They'll be carrying women's clothing in all sizes S-3X, as well as accessories, home goods, gourmet food, and other small gifts.

six turtles boutique
By: LAUREN&MIKE

"We have truly enjoyed the last 5 ½ years offering fashionable, affordable, comfortable clothing, that is size inclusive, to our online community. We're looking forward to bringing the same options here to Sheboygan," said owner, Lauren Ries. "We want Six Turtles Boutique to be a place where you can go to find the perfect item for any occasion or any season of life that you're in. From the mom who's looking to spruce up her look at the pickup line, to the young professional who wants more wear to work options, or the retiree who's going on a well-deserved night out, we've got options for each of you!"

Six Turtles Boutique is looking forward to giving back to the community that has helped them launch their brick and mortar location. Monthly community nights will launch in November, with the opportunity to support local individuals and organizations in need. "Through our online community we've been able to raise funds for organizations and individuals in need. We're looking forward to doing the same thing here in Sheboygan, said Lauren.



The City of Sheboygan received eight applications for the 2021 Pop-Up Shop Initiative. Three finalists were selected by a review committee. One of the finalists withdrew his application. Six Turtles Boutique was one of the last two finalists along with a vintage/retro boutique shop. The vintage/retro shop was unable to move forward due to a lack of available space in the downtown to meet the needs of the business.

The Pop-Up Shop initiative is a collaboration of the City of Sheboygan, the Sheboygan County Economic Development Corporation, and the Harbor Centre Business Improvement District. More details on Six Turtles Boutique's opening can be found on their Facebook Page - www.facebook.com/shoplaurenandmike or on their website www.shoplaurenandmike.com.

Habitat For Humanity Rock The Block 2021

Habitat for Humanity-Lakeside in partnership with the City of Sheboygan, the Sheboygan Police Department, the Sheboygan Fire Department, IBEW, and many other local partners held a three-day "Rock the Block" event in the Franklin Park Neighborhood on September 16, 18, and 19, 2021. Over 151 volunteers worked a total of 786.75 volunteer hours completing 12 projects. Eight homeowner projects impacting 15 individuals and four community projects impacting the entire neighborhood were completed. Additional volunteer service hours were provided to Longfellow Elementary School, Sharpie's on Broadway, 12th Street boulevard and alleyway cleanups.



Bookworm Gardens Nature School Yurt

Bookworm Gardens, a botanical garden based on children's literature, is proposing to construct a new nature school yurt and restroom facility at their facility located at 1415 Campus Drive. The proposed improvements are to be located in the vacant, sloping greenspace of the Bookworm Garden's site. Improvements will include a new preschool use ("Nature School") based within an authentic yurt structure, a new restroom building, extended pathways and gardens, outdoor children's activity/learning areas, a pedestrian bridge, and a drop off at the site entrance point for Nature School. The Bookworm Gardens Nature School is a program of Bookworm Gardens and shares the Bookworm mission to "inspire the love of books and nature in the young and young at heart." Using nature as a catalyst for learning, they aim to foster a sense of wonder through play and inquiry-based exploration.



Watershed Hotel

Watershed Development, LLC is proposing to construct/operate the Watershed Hotel at the northwest intersection of Niagara Avenue and N. 15th Street along the Sheboygan River. It is anticipated that the hotel development will produce an investment value of approximately \$3.6 million. The Watershed Hotel will be a two-story, 9,600 sf hotel consisting of 25 guest rooms, a small event space, and an outdoor pavilion that can accommodate 150 guests. The location was selected due to its proximity to the Sheboygan River, the views of Kiwanis Park, and the close proximity to downtown Sheboygan.



Alliant Energy Solar Field

SunPeak is proposing to install a new Alliant Energy ground mounted solar field on Parcel #59281479030 in the City of Sheboygan Business Park. Parcel #59281479030 is undeveloped and does not have an existing use on it. The parcel is located in the northwest corner of the business park, west of the Nemark parking lot and a City storm water detention facility. No buildings are planned for this project. The project site will include a transformer(s) and outdoor rated electrical cabinets. Alliant Energy plans to install a 1MWac solar field on land leased from the City of Sheboygan with 3,042 ground-mounted solar panels to be installed.



Redevelopment of the Former Shopko Location

A business development loan has been approved for the redevelopment of the former Shopko operated retail store into a two tenant retail box with two national retailers which are not currently in the Sheboygan market. There will also be an addition of an outparcel to develop another nationally branded food, auto, or service use.



Kwik Trip

Kwik Trip is proposing to construct a new building addition and to remodel the interior of their convenience store located at 1618 Calumet Drive. Kwik Trip is also proposing to alter the existing exterior building façade to provide a uniform upscale appearance very similar to the standard Kwik Trip new store prototype facilities. In order to construct the addition and site improvements as proposed, Kwik Trip is proposing to purchase the Menzer Glass Property to the north at 1628 Calumet Drive. The retail sales floor will be increased to allow wider aisles for safer customer flow and better product visibility. The toilet rooms will be increased in size to provide better access and a fresh appearance. The kitchen will be increased to allow for additional equipment and safer work environment for the employees. The back of house will be increased to allow for additional storage and better organization within the facility.



Harbor Café

Jason LaBouve is proposing to operate Harbor Café at 340 S. Pier Drive. Harbor Café will be an earthy sophisticated, family-friendly, French café style hangout. The proposed plan includes the construction of a new interior buildout that converts the existing retail space into a new coffee/cold sandwich shop. The vision is to combine the menu concepts of Starbucks and Panera Bread, but with a welcoming atmosphere that gives patrons a place to congregate for endless periods of time, without any pressure to consume or leave. Whether you're a family visiting from out of town, meeting with a group of old friends, having a casual business meeting, doing a group project with fellow students, independently writing a blog, or just want to pop in and grab a quick snack to go, the mission for Harbor Café is to give residents and visitors access to the environment and views of arguably one of the most emblematic pieces of real estate in the City of Sheboygan.



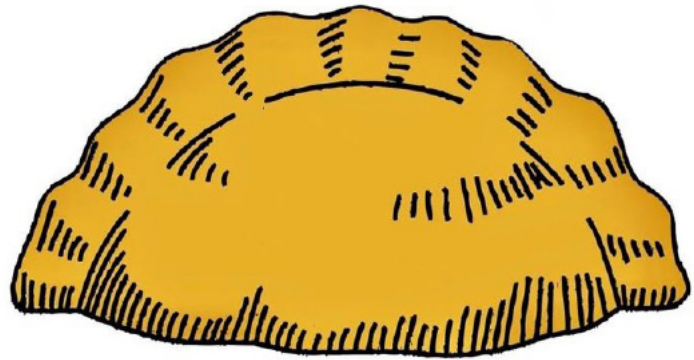
Starbucks

Logic Design and Architecture is proposing to construct/operate a Starbucks Coffee Shop with Drive Thru at 2120 North Avenue. The proposed redevelopment will include a new 2,230 sf Starbucks with a full service drive-thru and a 250 sf seasonal outdoor patio. Typical operating hours are 5:00 am to 9:00 pm daily and may vary on the weekends. Starbucks anticipates construction start in late Fall 2021 with completion in late Spring 2022.



Sheboygan Pasty Company

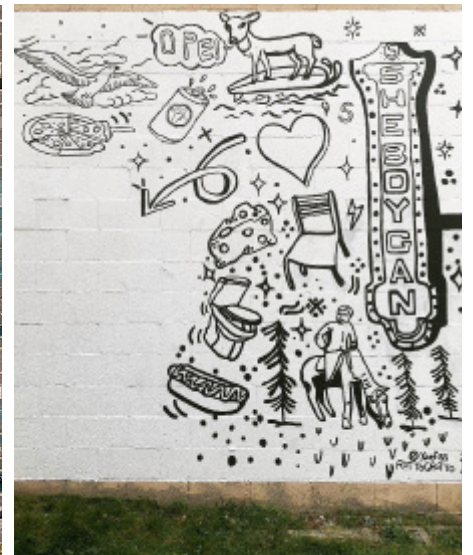
Ranieri, LLC is proposing to operate Sheboygan Pasty Company from the detached garage located at 811 Indiana Avenue. They are currently operating as Ranieri's Four of a Kind Bar and Grill and Sheboygan Pasty Company. The property has a restaurant/tavern, a rental apartment above the bar, a rental house, and a storage garage. The proposed use of the site consists of converting the detached garage along the alley into a production facility to make pasties for wholesale to grocery stores and the Sheboygan Pasty Company. No retail sales will be done at this facility, only the production for retail.



SHEBOYGAN PASTY CO.

Murals – Nikki's Nex 2 New

Priority One Investments, LLC has had two new murals installed on the north and south walls of Nikki's Nex 2 New located at 1019 N. 8th Street. On the south wall design created by artist Danielle Dyksterhouse, an individual can stand in front and put their hand on the wall making it look like they are pushing the door open to another world. On the north wall design created by artists Xoe Fiss and Becca Kacanda, an individual can stand in the bottom left corner and be surrounded by fun cartoon images that represent the City of Sheboygan.



Mural – Peabody’s Pizza

Marvin Goetsch has had a new mural installed on the south wall of Peabody's Pizza located at 1123 N. 8th Street. In this design created by artist Christina Thomas, an individual can stand at the end of the conga line and put their hands on the hips of the person at the end of the line. When someone takes a picture, it will look like they are joining in on the dance.



Mural – DuBois Formalwear

Jim DuBois has had a new mural installed on the north wall of DuBois Formalwear and Tuxedo Rental located at 832 N. 8th Street. In the design created by artist Dale Knaak, an individual can stand within the light ray coming from the spaceship and they can act like they are being abducted. When someone takes a picture, it looks as if they are being taken up into the spaceship.



Affordable Housing Project

The Commonwealth Companies is proposing to amend the comprehensive plan map as follows: Parcel #s 59281506260, 59281506240, and 59281506230 from Neighborhood Preservation to Multi-family Residential and Parcel #s 59281506350 from Central Mixed Use to Multi-Family Residential. Commonwealth is requesting to amend the map for the aforementioned parcels to Urban Residential to accommodate the development of 48 units of workforce housing. The proposed development will provide revitalization to an area of the city that has been stagnant in a manner that compliments the surrounding houses. Evidence across comparable municipalities demonstrate that multi-family buildings get more people out of their cars, and into public transit, while also boosting commuting by bicycle and walking.

