



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: Why is it important for a City to have a Strategic Plan?

A: Strategic planning is the process by which leaders

of an organization, such as a local government, determine what it needs to be in the future and how it will get there. It involves developing a vision for the organization's future and determining the necessary goals, priorities, and action strategies to achieve that vision.

A strategic plan serves as a community's roadmap and is used to prioritize initiatives, resources, goals, and department operations and projects. The strategic plan is a big-picture document directing efforts and resources toward a clearly defined vision.

Sheboygan's first strategic plan was completed in 2016 for years 2017 through 2022. The city is currently working with consulting firm Baker Tilly to update the City's strategic plan. A successful plan involves community engagement. In January/February 2022, Baker Tilly will be reaching out to residents to take part in a community survey and external focus groups to gather input for the direction the City should be going in the next five years. All residents are encouraged to participate in the outreach efforts. Watch for more details on www.sheboyganwi.gov in the coming weeks to let your voice be heard to determine what Sheboygan needs to be in the future.

HTT Building Addition

HTT, Inc., a full-service metal progressive stamping company, is proposing to construct a new addition at their facility located at 1828 Oakland Avenue. The addition would be approximately 4,000 sf on the north side of the building over an existing impervious fenced-in area used for outdoor storage. The addition will be used for manufacturing of metal components and the existing outdoor storage will be eliminated with no additional storage being added.



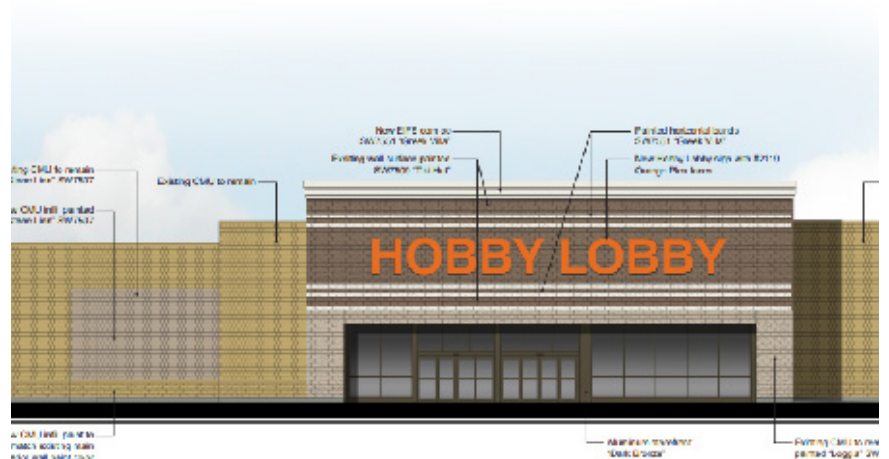
Tidy Store Addition

CR Structures, on behalf of Basudev Adhikari, is proposing to construct an addition to the existing Tidy Store facility and service station located at 810 N. 14th Street. The existing business is operating as a convenience store, a liquor store, and a service station. The goal of this project is to add additional space for storage, more product options, and a small restaurant. The proposed addition would add approximately 3,120 sf of storage room space, walk-in cooler space, and restaurant to the existing 3,600 sf building. The restaurant, which is approximately 900 sf and located at the southwest corner of the building, would include a kitchen, two restrooms, an order counter, and seating for 12 or less. It is anticipated that most of the restaurant orders will be grab and go with most of them coming from fuel customers. The menu will emphasize grab and go items such as pizza, sandwiches, chicken tenders, fish fry, and appetizers.



Hobby Lobby

Corta Development is proposing to redevelop the vacant Shopko building into a multi-tenant retail facility to include a Hobby Lobby. Hobby Lobby will utilize approximately 61,000 sf of the 98,000 sf former Shopko facility that has been vacant since May 2019. Hobby Lobby is primarily an arts-and-crafts store but also includes hobbies, picture framing, jewelry making, fabrics, floral and wedding supplies, cards and party ware, baskets, wearable art, home decor, and holiday merchandise. The days of operations will be similar to the previous retail use. Typical national retail hours are expected.



Ross Dress For Less

Part of Corta Development's proposal to redevelop the vacant Shopko building will include a Ross Dress for Less. Ross Dress for Less will occupy approximately 25,200 sf of the 61,000 sf facility. The size of retail stores continues to decrease based on customer demands and the proliferation of online shopping. Splitting the space afforded the retailers closer to their prototypical sizes that meets their customer demands most efficiently possible. Since 1982, Ross Dress for Less focus has been on bringing customers a constant stream of high-quality department and specialty store brands at extraordinary savings while providing an easy, fun, and organized shopping experience.



Convenience Store and Service Station N. 26th St & Superior Ave.

CR Structures is proposing to construct a new convenience store and service station at the southeast corner of N. 26th Street and Superior Avenue. The proposed construction will be a 3,200 sf convenience store with an attached dumpster enclosure and separate fueling canopy for gas. The building will include typical convenience store products of snacks and beverages. There will also be a small restaurant space on the north side of the building. The convenience store will provide an opportunity for the neighborhood to fill up with gas as well shop and eat. The service station will be open 24 hours a day and the proposed method of operation for this development will be consistent with that of their other existing convenience stores in the area.



Reinbold-Novak Funeral Home Cremation Retort

Michael Reinbold is proposing to construct a new cremation retort addition to Reinbold-Novak Funeral Home located at 1535 S. 12th Street. The current use of the building has been used as a funeral home since 1929. The proposed addition was identified as a means to provide the public's need in death with burial versus cremation. The proposed construction is an approximately 1,400 sf (36' x 38') building addition to the northeast corner of the funeral home. The retort will be of high quality and maintained by factory technicians, thus not becoming a nuisance to the surrounding area of the funeral home. The cremation retort will be operated by staff who will be factory trained by the cremation retort manufacturer.



Sheboygan Water Utility Raw Water Intake and Pump Station

The Sheboygan Water Utility is proposing to construct a new raw water intake and pump station at 72 Park Avenue. The Sheboygan Raw Water Improvements Project includes a new raw water intake, pump station and associated yard piping, and shoreline protection improvements. This new facility will ensure reliability of clean drinking water serving the City of Sheboygan for decades into the future by replacing an existing shorewell built in 1887 and providing redundancy for water intake and electrical infrastructure on site. The intake will originate on the coast of Lake Michigan and terminate 5,500 to 7,000 linear feet into the lake. The shoreline protection improvements will span approximately 250 linear feet along the coast.

