

City of Sheboygan

Development Opportunities

2022



The logo for the City of Sheboygan, featuring a stylized blue bird or wing shape above the text.

City of
Sheboygan
spirit on the lake.

SHEBOYGAN'S ADVANTAGE

Skilled Workforce

Median age of Sheboygan residents: 39.5

Of Sheboygan residents age 25+ years:

- 88.4%: High school graduate or higher
- 19.5%: Bachelor's degree or higher
- 68.5%: In civilian labor force (62.6% US average)

Lakeland University, UW-Sheboygan, and Lakeshore Technical College offer employee training programs and continuing education for the city's workforce.



Local Economy

Sheboygan boasts a strong consumer base with more than 3,500 people per square mile. According to the most recent economic census, retail sales in the City of Sheboygan totaled over \$756 million annually; and \$1.4 billion annually for the greater Sheboygan area. Sheboygan is home to 2,600+ businesses.

Track Record of Success

Sheboygan understands what is important and how to get the best from the real estate. The city's principle focus is working with developers and business owners to facilitate a successful project from planning to construction. Sheboygan will work with you to realize your vision and achieve the very best result.

Healthcare Systems

Sheboygan is serviced by two hospital systems; Advocate Aurora and HSHS St. Nicholas/Prevea. Advocate Aurora is currently constructing a new \$324 million Hospital. Sheboygan is also served by urgent care and walk-in care clinics.

Public Transportation

Excellent access to public transportation is available throughout the City. Shoreline Metro provides public transportation in the area, including the SouthPointe Enterprise Campus.

WASTEWATER

Facilities Design Data

Average Design Flow	18.4 mgd
Organic (BOD) Load	27,940 lbs/day
Suspended Solids Load	25,040 lbs/day
Phosphorus Load	1,130lbs/day
Design Population	86,500
Maximum Design Flow	56.8 mgd

2019 Average Daily Loading

Average Daily Flow	12.86 mgd
Average CBOD Load	12,035 lbs, 116ppm
Average Suspended Solids	21,383 lbs, 205 ppm
Average Phosphorus	381 lbs, 3.7 ppm
Average Ammonia	1,746 lbs, 16.5 ppm
Average Mercury	0.026 lbs, 0.0002 ppt

➤ The pH range which can be discharged to the Wastewater Treatment Plant is 5-12 units

Pretreatment Local Limits (mg/L)

Cadmium (T)	0.69	Zinc (T)	4.0
Chromium (T)	10.0	Cyanide (T)	5.0
Copper (T)	4.3	-	-
Lead (T)	0.69	Oil & Grease	200
Mercury (T)	0.02	pH	5-12 su
Nickel (T)	4.1		
Silver (T)	5.0		

Sewer Surcharge

2021 Sewer Surcharge concentrations per pound:

- Volume Charge, \$1.95 per 100 cubic feet (\$2.61 per 1,000 gal.)
- BOD greater than 171 mg/L, \$0.2955
- Total Suspended Solids greater than 435 mg/L, \$0.2069
- Total Phosphorus greater than 7.05 mg/L, \$5.3988

UTILITIES

Natural Gas - Wisconsin Public Service

Gas facilities will be installed per project, in order to allow for the appropriate size main to be installed, depending on the capacity needs of the business.

- Existing gas line servicing park is 6 in.
- The business park is served by a gas main operating at 60 psig.

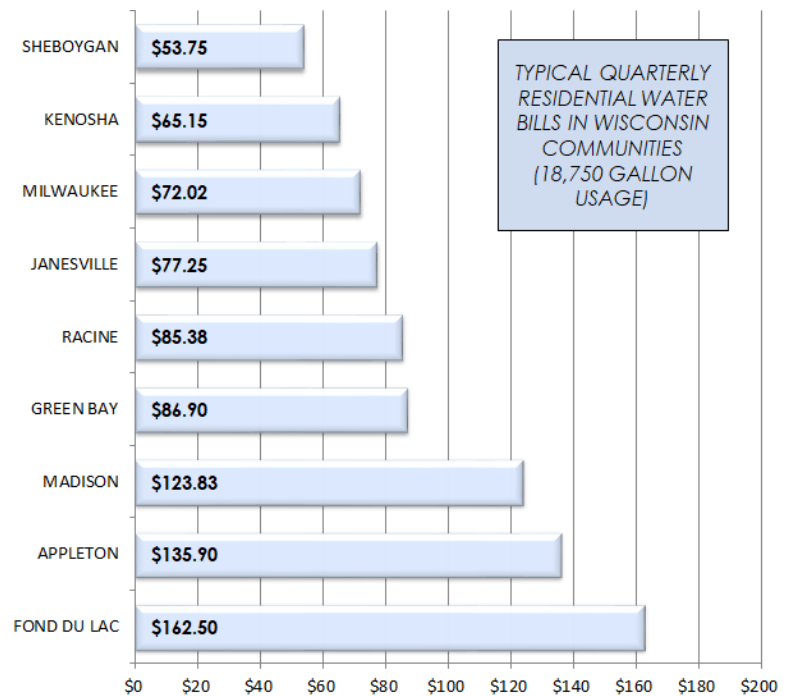
Electricity - Alliant Energy

Electrical generation is provided thru a variety of generating sources which include, but are not limited to, wind, solar, natural gas, coal and hydroelectric. Alliant Energy's commitment to our customers to "Act for Tomorrow" includes the reduction of fossil fuel use, an increase in clean, renewable energy sources and net zero carbon emissions by 2050. Within two miles of the industrial park there is a main transmission corridor that could also provide an additional power source for the future.

COMPETITIVE WATER RATES

➤ Most affordable rates in Wisconsin

- Water comes from Lake Michigan
- Maximum Capacity: 34 Million Gal./Day
- Current Use: 14 Million Gal./Day
- Water system has been designed to accomodate large industrial users
- New 150,000 gallon elevated storage tower in park to provide service and water pressure for future industrial customers



First	5,000 cubic feet/month (15,000/quarter)	\$1.56/CCF
Next	161,600 cubic feet/month (485,000/quarter)	\$1.49/CCF
Over	166,600 cubic feet/month (500,000/quarter)	\$1.23/CCF
1 CCF equals ~748 gallons		

City of Sheboygan Amenities

Sheboygan municipal planners have been executing strong placemaking initiatives for over a decade, assets high on the “punchlist” for millennials. By ensuring public access to waterfront whenever possible, both the riverfront and lakefront are tremendous assets.

The City of Sheboygan is committed to providing accessible transportation options, resulting in an urban environment where reliance on a car isn't necessary. Paths have crisscrossed the city as a result of Sheboygan County's non-motorized pilot program, increasing the area's bikability and walkability. Shoreline Metro also offers an efficient bus system, and an inexpensive seasonal trolley serving the urban core.

Sheboygan's neighborhoods offer housing options including charming historic homes, top-rated local schools, as well as essential “third-spaces” such as local pubs and coffeeshops. From some of Wisconsin's top rated Italian eateries to our world-famous bratwurst, Sheboygan offers a myriad of local dining options.



Cities are often home to many artistic and cultural amenities, and Sheboygan is no exception. Along with world-class art and restaurants within Sheboygan's Downtown lies the newly constructed greenspace, City Green, most notably home to Sheboygan's outdoor Levitt AMP Music Series. Sheboygan has been the recipient of a Levitt AMP grant to help bring musical talent to perform for the community in 10 outdoor concerts a season. These concerts are free to attend, and are growing each season with attendance nearing 2,500 people per event. These outdoor concerts have transformed City Green into a vibrant draw throughout the summer.

WALKABLE

“Top 10 walkable neighborhoods in the Midwest”

– Redfin, 2017

BIKEABLE

“Only 1 of 17 bicycle friendly communities in Wisconsin”

– League of American Bicyclists

LIVABLE

“Second most livable small city in the USA”

– AARP, 2018

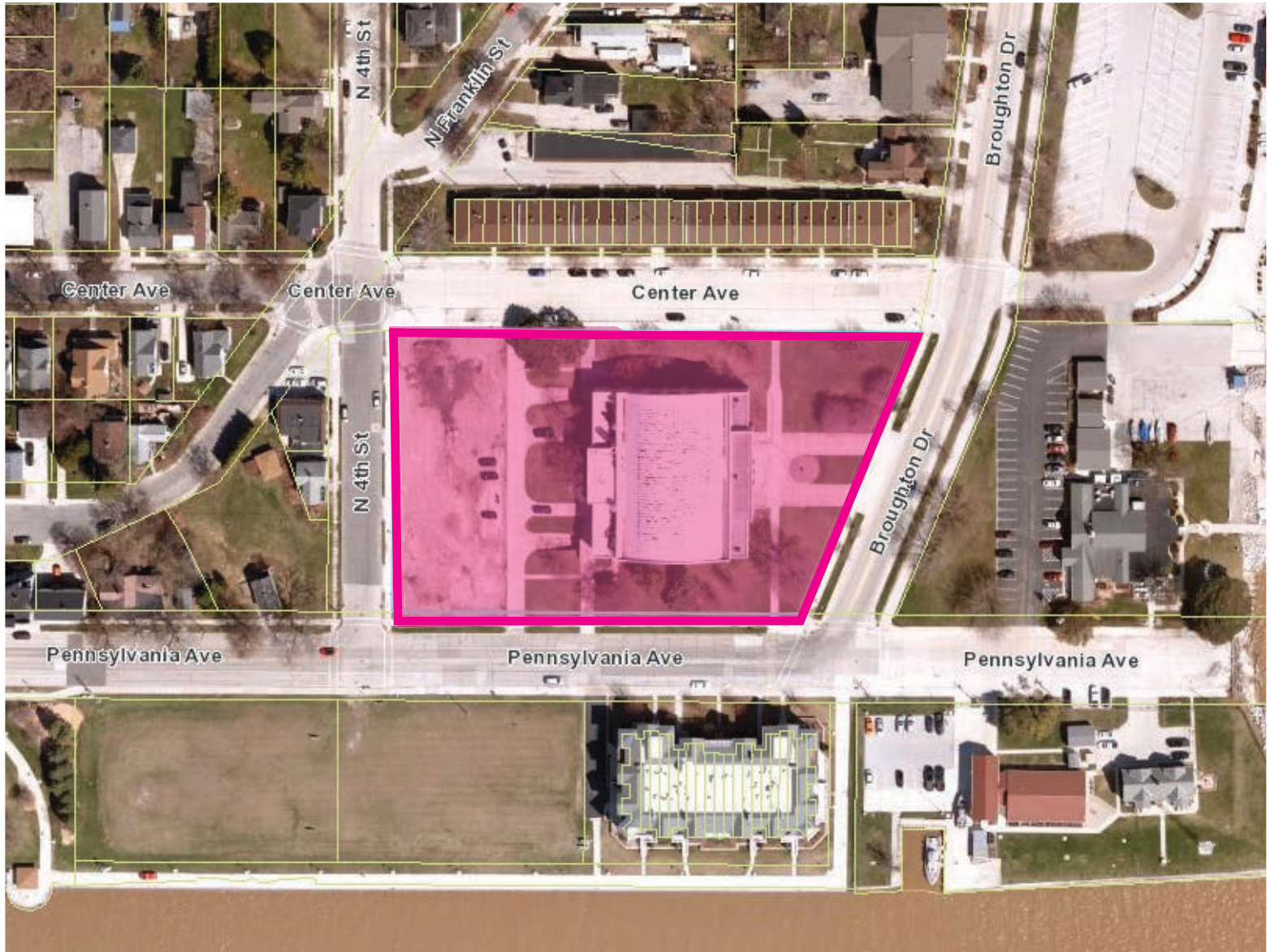


For Information Contact:

City of Sheboygan
Chad Pelishek
Director of Planning & Development
920.459.3383
chad.pelishek@sheboyganwi.gov

- Zoned Planned Unit Development
- Redevelopment Authority is willing to work with interested parties on development ideas
- Business Improvement and New Market Tax Credit Districts
- Development anchored by Blue Harbor Resort and Portscape Apartments
- Municipal-owned infill lots available
- Portscape Apartments recently opened - 88 units completely leased

Former Armory (Broughton Dr.)

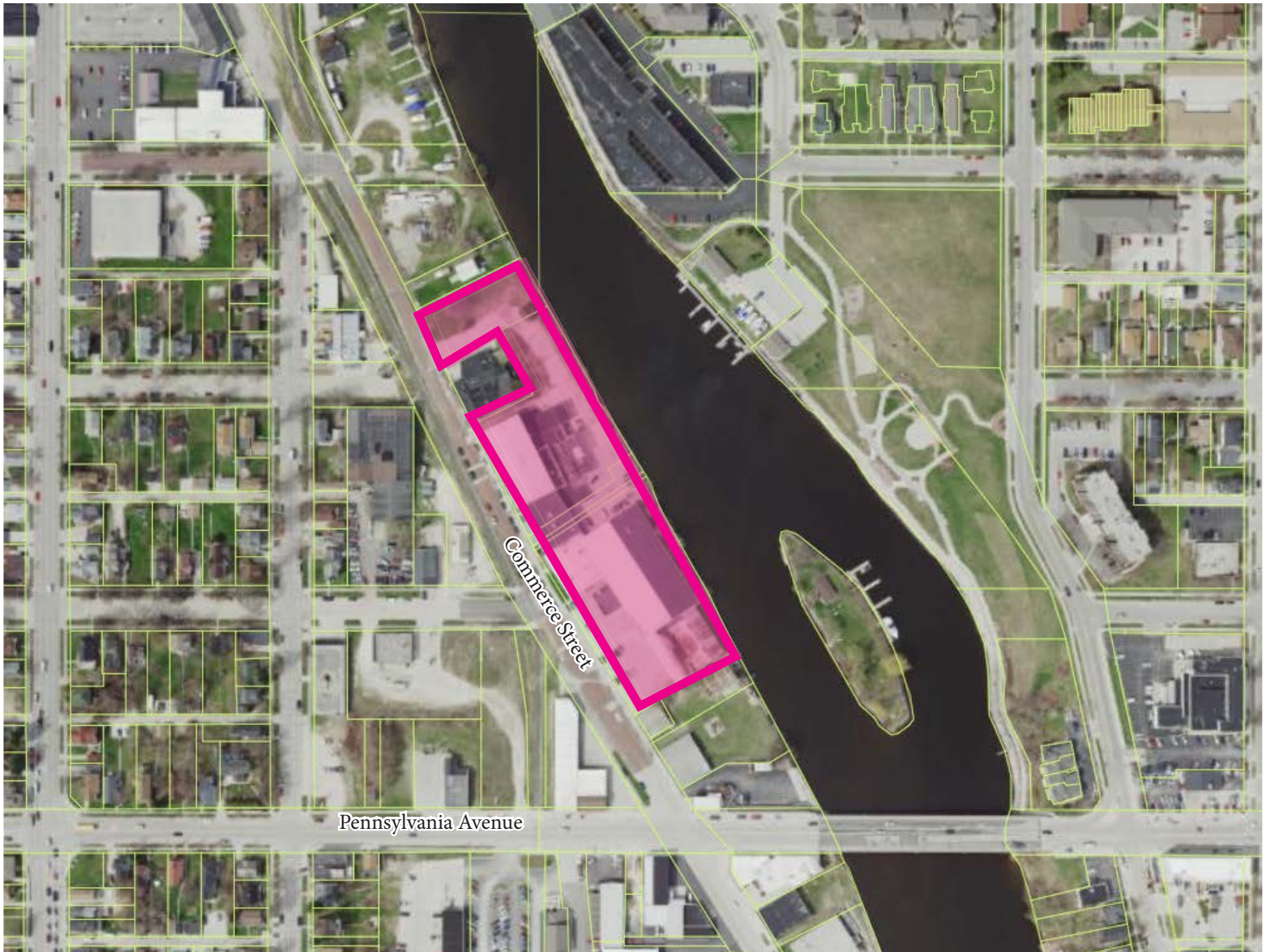


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- Owned by the City of Sheboygan
- 2.49 acres
- Prominent lakeside location
- In an Opportunity Zone

Former Mayline (N. Commerce St.)



For Information Contact:

Patrick Dederig
VP Acquisition & Leasing
Phoenix Investors
Patrick@phoenixinvestors.com
414-376-6933
phoenixinvestors.com

- 605 N Commerce Street
- Zoned Urban Industrial
- Frontage along the Sheboygan River
- Recently completed Master Plan for the district
- TIF district being expanded
- In an Opportunity Zone

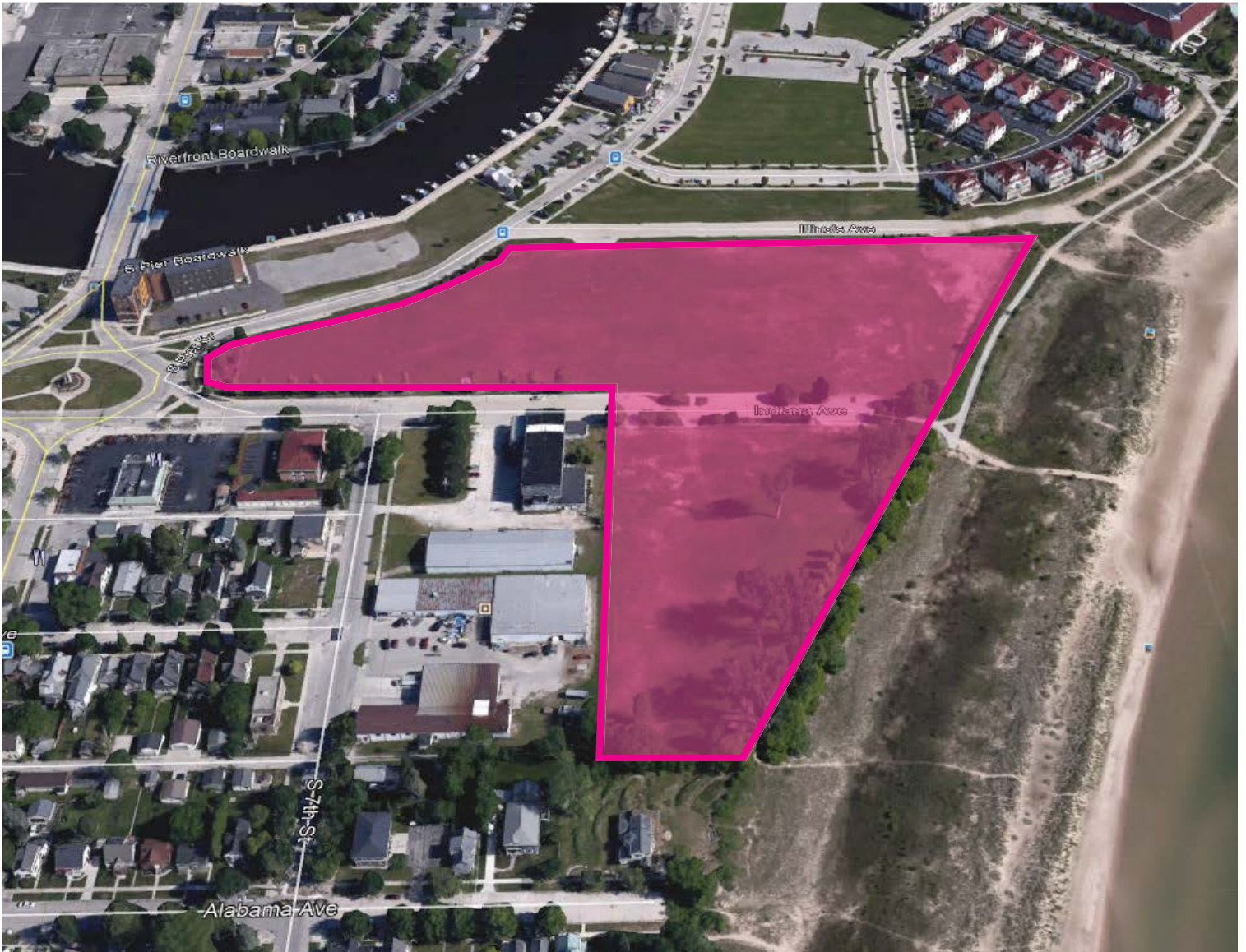
Former JP Marine Site (N. Commerce St.)



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- 511-517 N Commerce Street
- Zoned Urban Industrial/Urban Commercial
- Frontage along the Sheboygan River
- Recently completed Master Plan for the district
- TIF district being expanded
- In an Opportunity Zone

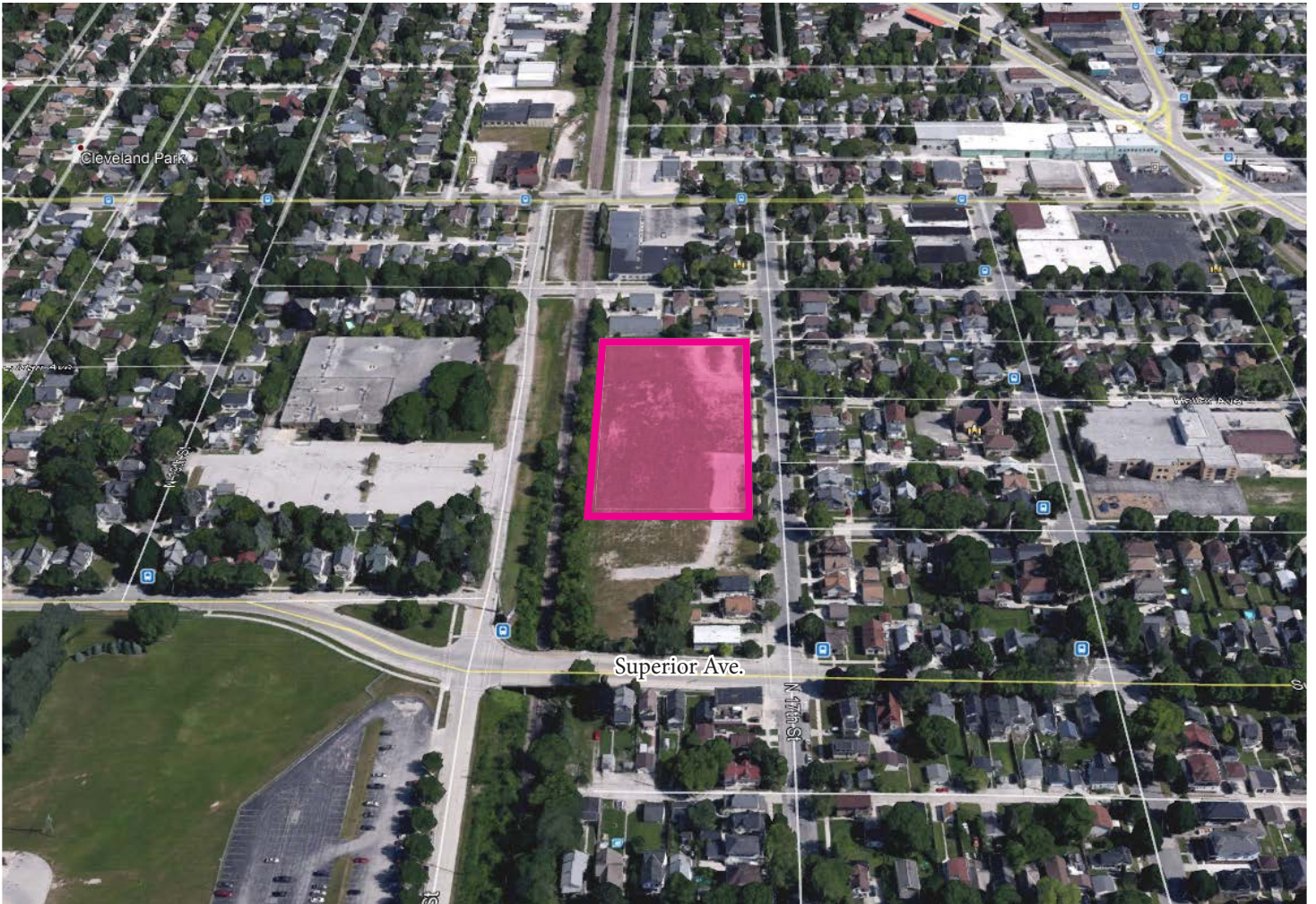


For Information Contact:

Susan Engler
Blue Harbor Resort
920-457-9807

- Property owned by Blue Harbor Resort
- 1400 feet of lake frontage
- Close proximity to Innovation Hub
- Included in TIF District
- In an Opportunity Zone

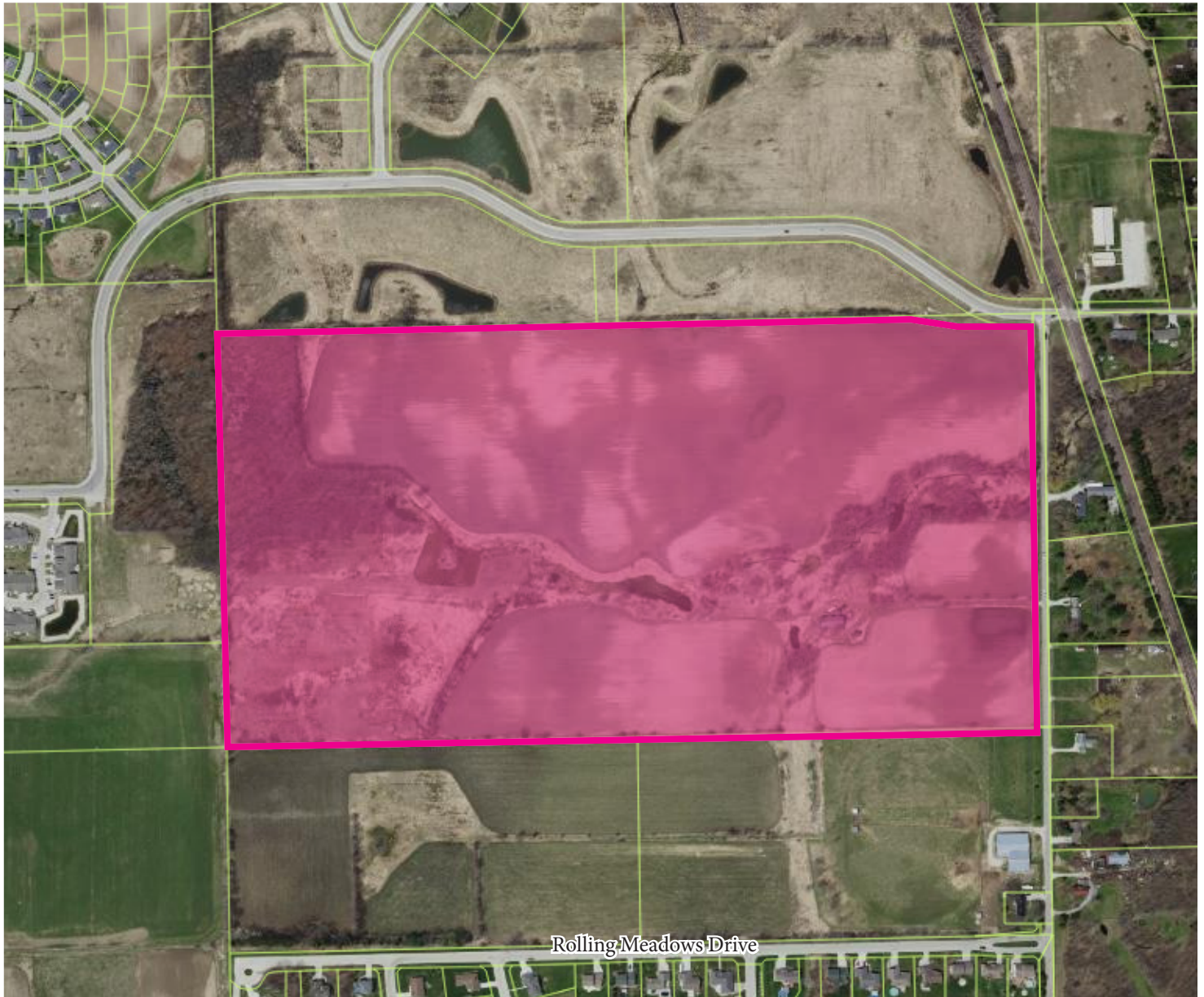
AO Property (North 17th Street)



For Information Contact:

Gottsacker Commercial LLC
Paul Gottsacker
Real Estate Agent
920.453.9600
Paul@gottsackercommercial.com

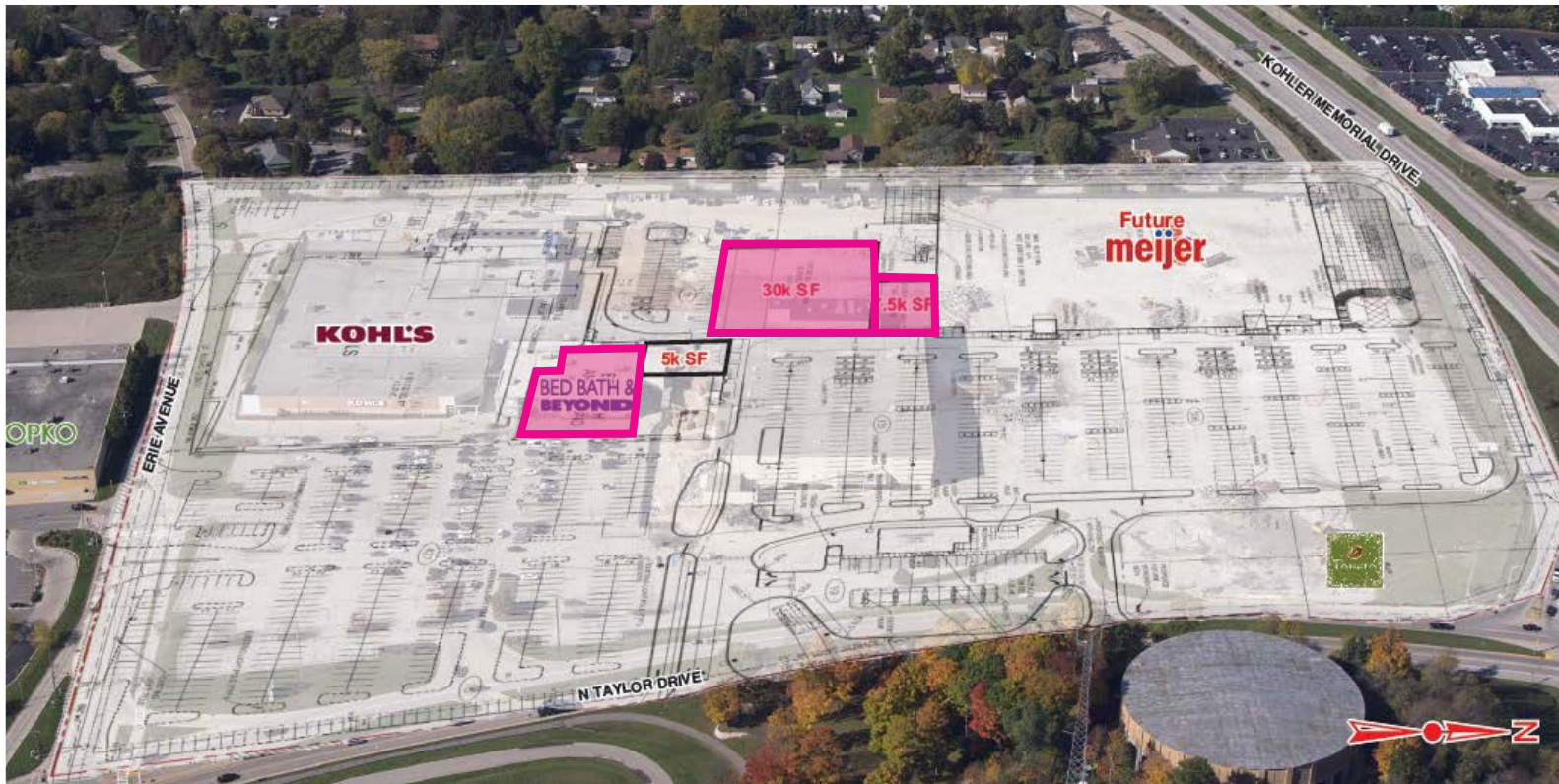
- Parcel ID: 59281624220
- Lot size 4.03 Acres
- Tax credits available
- Privately-owned
- Ideal for Urban Residential
- In a residential neighborhood



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- Privately-owned
- Approx. 110 acres
- Suitable for single-family development
- Currently within city limits
- City water & sewer available to the south



For Information Contact:

Dan Rosenfeld
Principal
Mid-America Real Estate
414-390-1402 (p)
414-617-8682 (m)
drosenfeld@midamericagr.com

- 3347 Kohler Memorial Dr.
- Outlot Opportunities Available
- 30 K Inline Tenant Space
- 7,500 Inline Tenant Space

Washington Square (Washington Ave.)

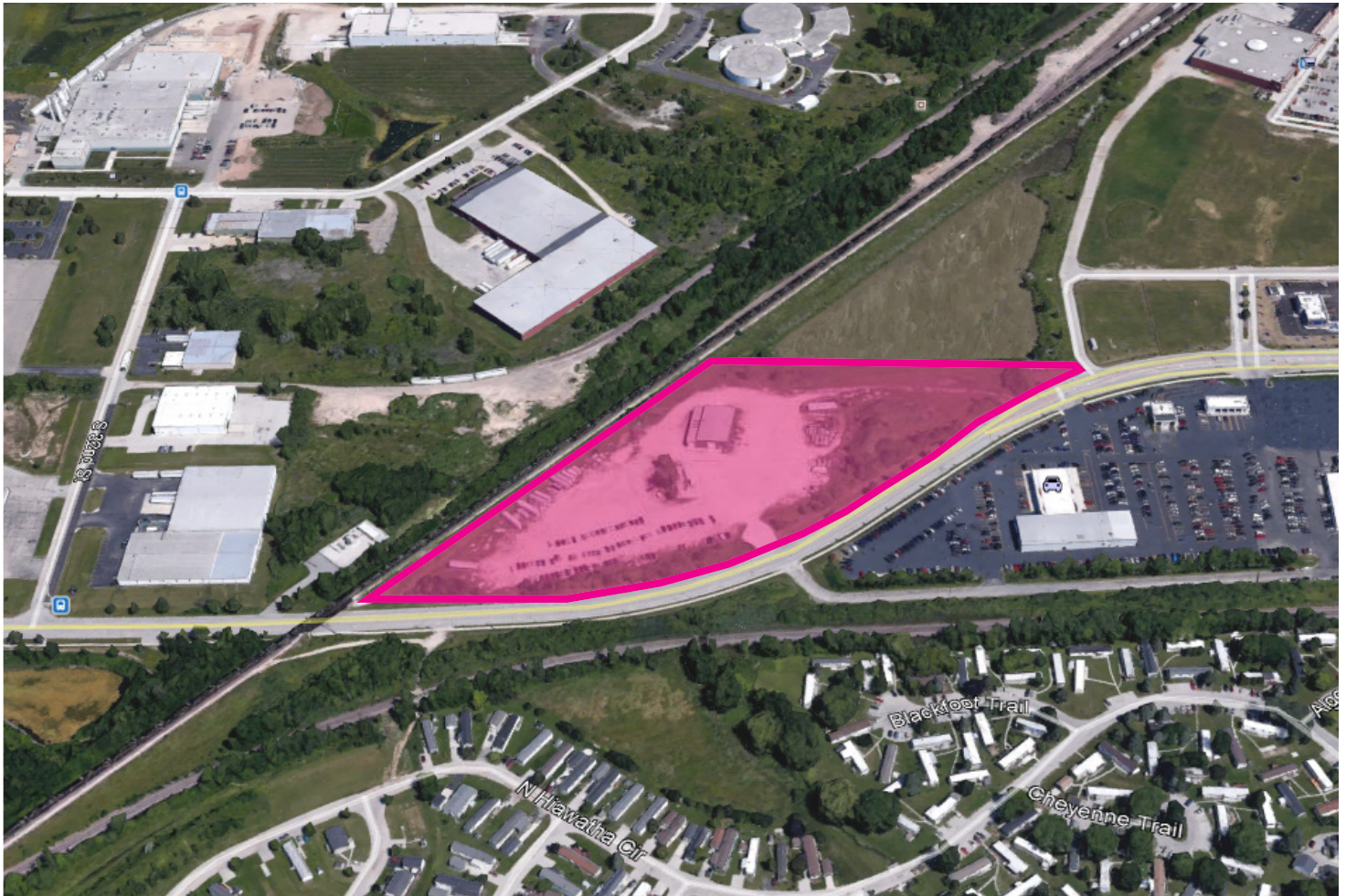


For Information Contact:

Gottsacker Commercial LLC
Paul Gottsacker
Real Estate Agent
920.453.9600
Paul@gottsackercommercial.com

- Privately-owned
- 13.8 Acres
- Retail opportunity/Potentially Residential
- Zoned Suburban Commercial
- Regional stormwater pond

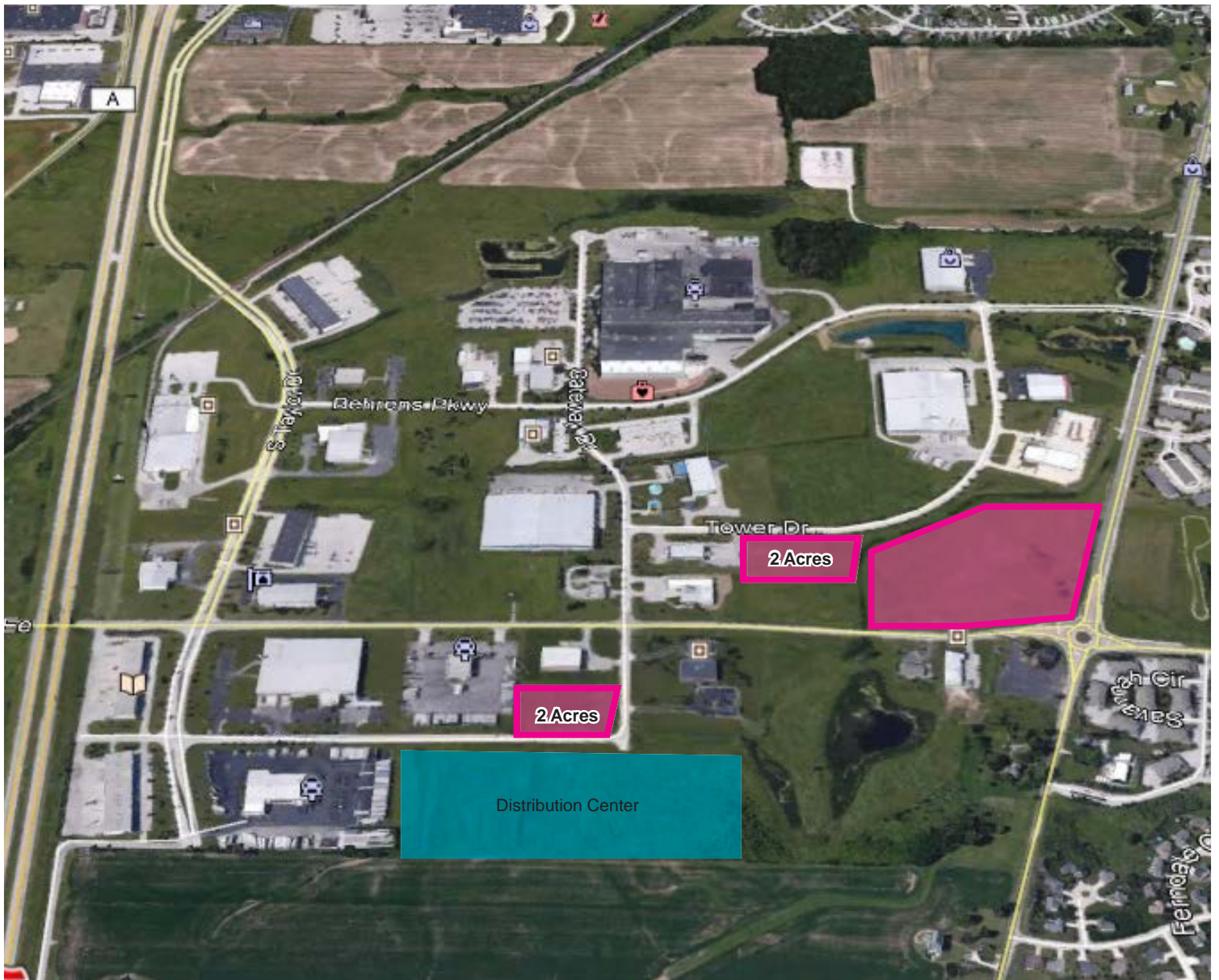
Werner Site (Washington Ave.)



For Information Contact:

Werner Homes
Bob Werner
Owner
920.458.4104
bwerner@wernerhomes.com

- Nine acres
- Perfect for commercial or mixed-use
- Privately-owned



For Information Contact:

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- Adjacent to I-43
- 2-2, 5, and 8.7 acre sites left
- Zoned Suburban Industrial
- Commission available
- Fully developed
- Low water rates
- Loan and incentive programs available

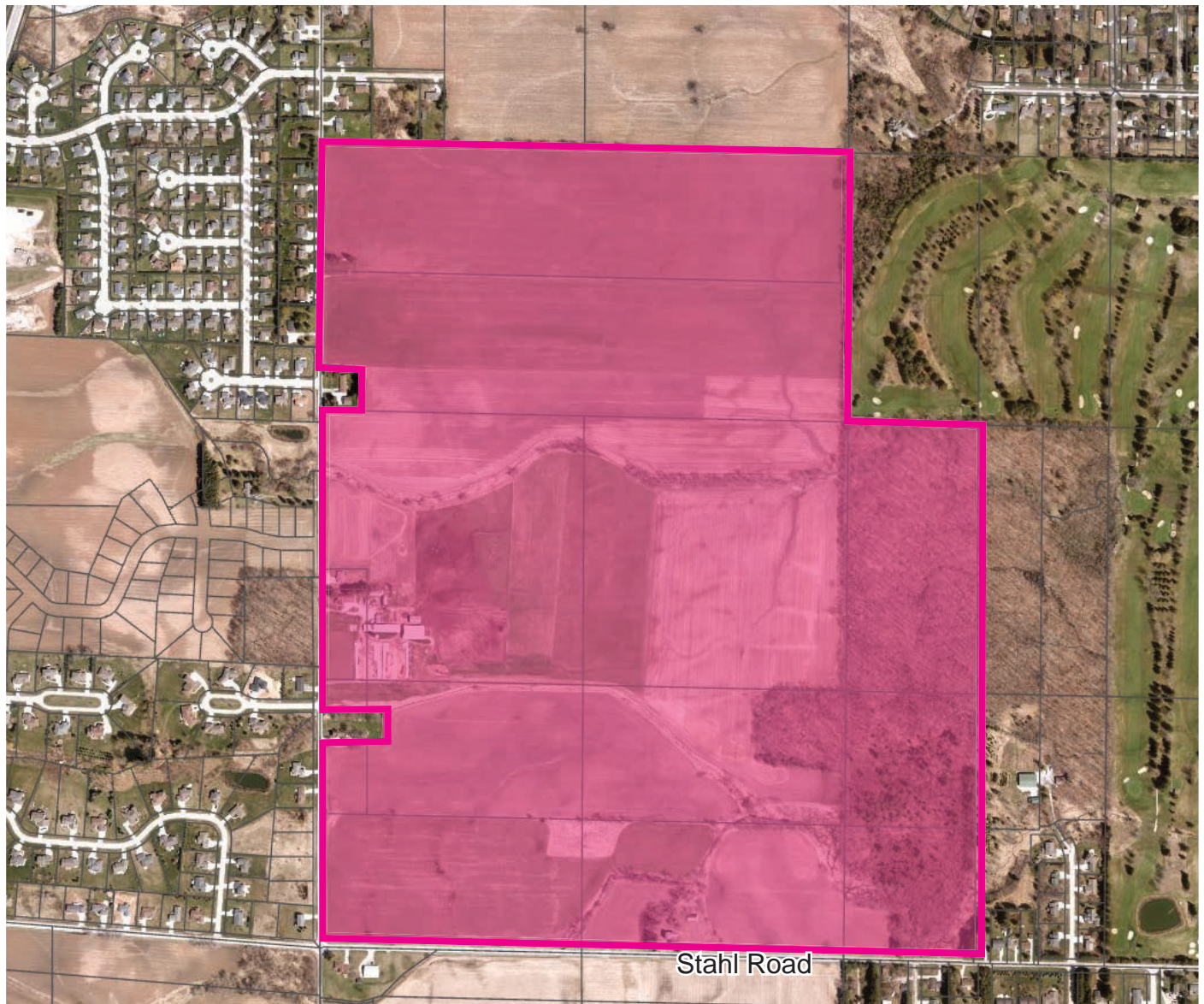
SouthPointe Enterprise Campus



SouthPointe ENTERPRISE CAMPUS

For Information Contact:

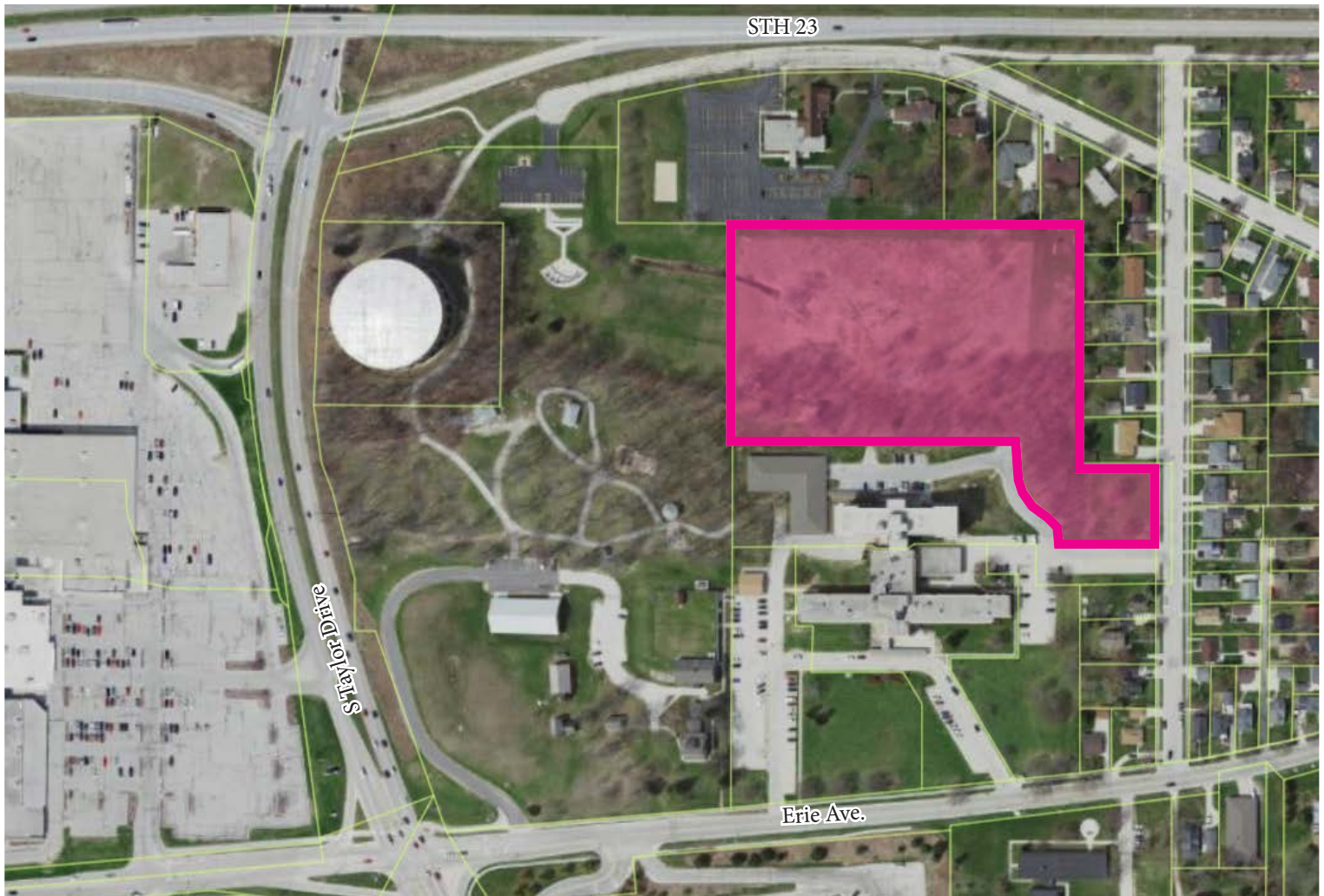
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- City-owned
- Approx. 270 acres
- City working on annexing property
- Suitable for single-family development



For Information Contact:

Steve Schmitt
President
Jos. Schmitt & Sons Construction
920-946-0991
sschmitt@jschmitt.cc

- 826 Taylor Parkway
- Parcel number 592812150914
- Near new Meijer store development
- Visible from Kohler Memorial Drive
- Adjacent to established neighborhood and County Park w/ trails

Indiana Ave. & S 7th St.



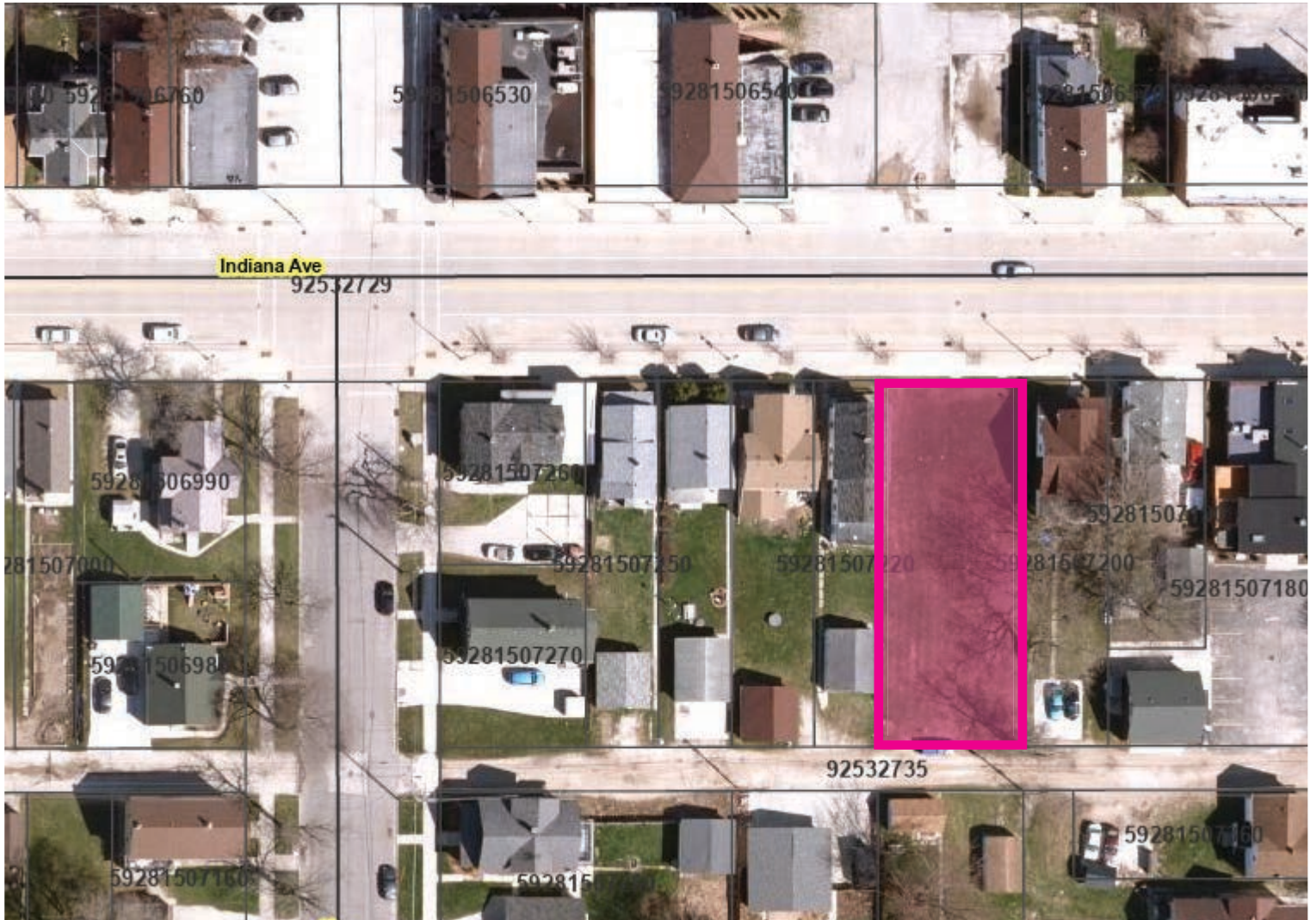
- Privately owned, vacant - could be redeveloped

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- 627 Indiana Ave & 1127 S 7th St
- Parcel number 59281301290 & 59281301306
- Ideal for multi-family housing

Indiana Ave.

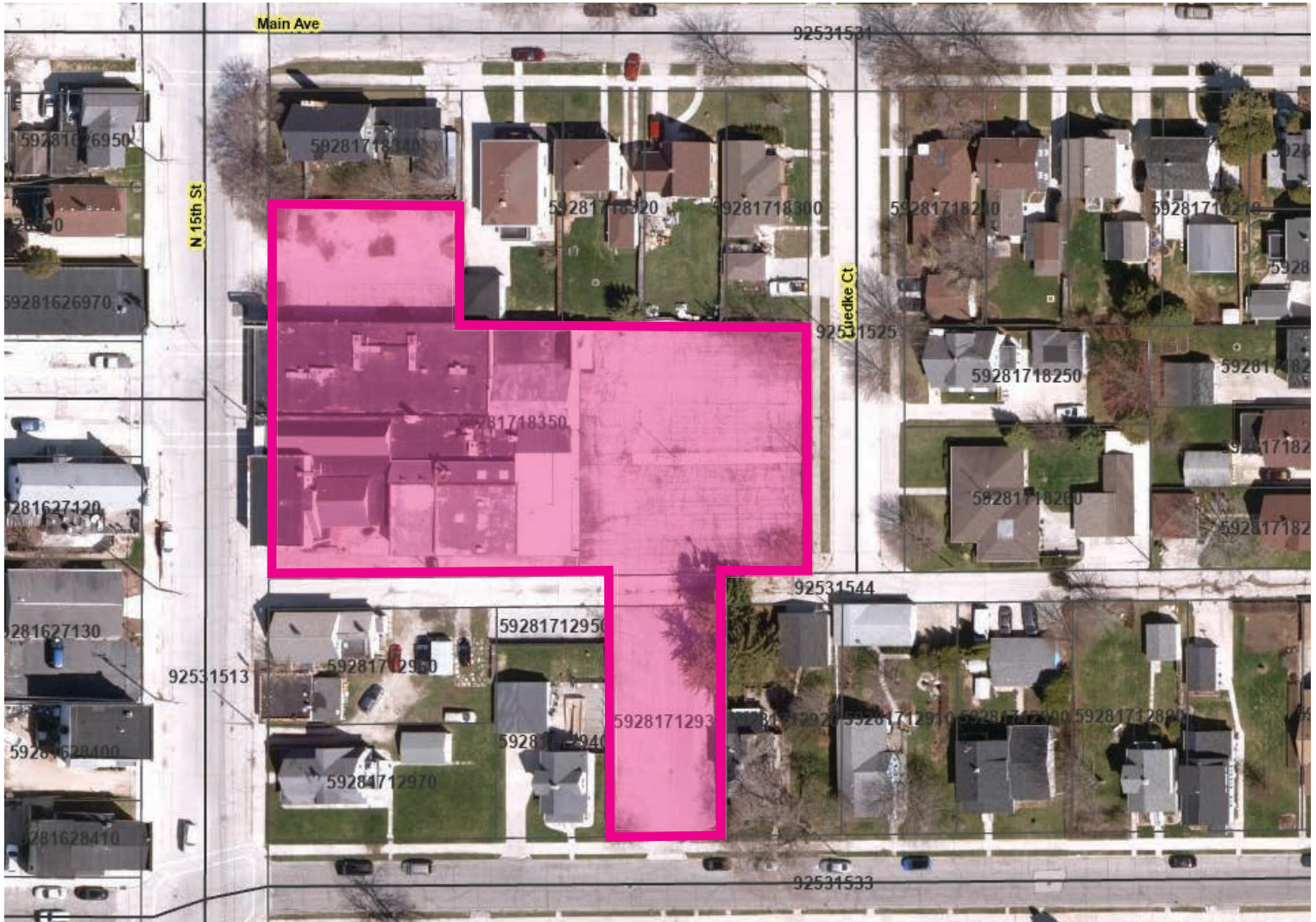


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- Indiana Avenue
- Parcel number 59281507210
- Infill Development - commercial or residential

Former Jakum Property (N 15th St.)



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- Approximately 1.21 acres
- 2601 N 15th St
- Parcel number 59281718350 & 59281712930
- Affordable housing - Pocket Neighborhood or multi-family

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Department of City Development
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