



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: How was the Uptown Social Community Center Funded?

A. In order to finance this project, the City of Sheboygan requested loan guarantee assistance under Section 108 of the Housing and Community Development Act of 1974. The Section 108 Program is an important public investment tool providing communities with federally-guaranteed loans enabling them to utilize a small portion of their CDBG funds for larger projects with a significant impact. The request was approved in the principal amount of \$3,200,000 plus interest for the Senior Community Center project at 1817 North 8th Street in Sheboygan's Historic Grant Neighborhood. Of the \$3,200,000 approved, \$500,000 will be used to reimburse the City for the purchase price of the land acquisition and \$2,700,000 will be used for renovations of the building. The flexibility of this program does not affect the City's borrowing capacity and will be re-paid over the next 20 years from the year entitlement funds were received from the U.S. Department of Housing and Urban Development (HUD). The interest rate on the loan will be 0.43%. City staff worked with HUD for over a year to finalize the funding, hence the delay in starting the project.

The City also dedicated \$782,510 of the City's allocated \$22.8 million American Rescue Plan Act funding towards the remaining portion of the project. Once Uptown Social is open, the center will work with the Health and Human Services Department to host vaccination and other health related workshops for the senior population. The total project budget was \$3,846,961.

Courtyard Hotel by Marriott

ShebPro II, LLC is proposing to construct and operate a new Courtyard Hotel by Marriott south of the Fairfield Inn located on South Taylor Drive. The hotel will be a 4-story, 21,680sf hotel consisting of 117 guest rooms. There will be an indoor swimming pool and fenced outdoor patio on the rear side of the building and an entrance canopy on the front side of the building. Construction is set to begin around June 1, 2022 and be completed by May 21, 2023 with an estimated project cost of approximately \$12 million.



Tommy's Express Car Wash

Peter Schwabe, Inc. is proposing to construct a new Tommy's Express Car Wash at 3627 Washington Avenue Frontage Road. The proposed car wash building will include a 130-foot-long tunnel design with a total building gross square footage around 5,243 square feet. Every location employs an advanced water reclaim system which not only uses up to 60% less fresh water than washing at home, it also keeps 100% of used water out of the storm system. Tommy's Express is part of a national franchise brand and is locally owned and operated.



Nature's Best Market

Skyline Health, LLC is proposing to operate Nature's Best Market at 604 N. 8th Street. The project will revitalize this presently vacant, former Wisconsin Bank and Trust building, into a downtown full-service grocery and health food store with an emphasis on organic and locally sourced produce. Nature's Best carries a variety of items including vitamins and supplements, organic and natural foods, and natural body care. Deli items will also be offered, along with a juice/smoothie bar.



Four Seasons Comfort

Martha and Mike Pelzel are proposing to operate Four Seasons Comfort, a residential and light commercial heating and air conditioning company, at 1444 Pershing Avenue. Their doors opened in 2005 and the business has grown over the years necessitating a building with more space to relocate the business. This location will not only double the current space but will ensure that all work can be confined to the interior space.



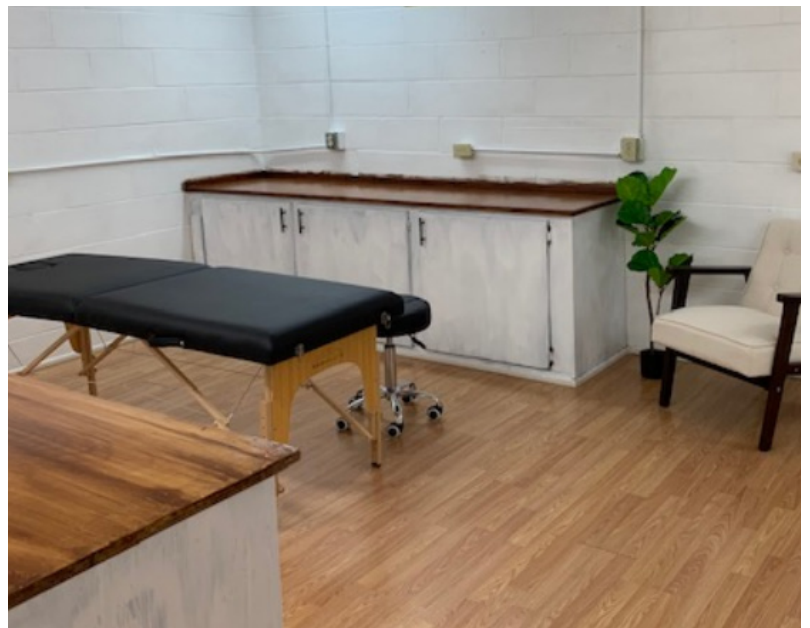
Sheboygan County Detention Center

Sheboygan County is proposing to construct an approximately 3,516sf single story addition to the Sheboygan County Detention Center located at 2923 S. 31st Street. The addition will be located adjacent to the existing Detention Center Multi-Purpose Room with entry primarily through a new secure entry from the existing west parking lot. The addition will house the offices of the Sheriff's department personnel in support of the Alternative to Incarceration (ATI) program. The use of the Alternative to Incarceration program is relieving the occupancy needs of the detention center by allowing more inmates to be monitored in lieu of incarcerated. The primary use of the facility is to process the mandated weekly urinalysis tests for inmates that are not incarcerated. The addition will also support booking/processing efforts of inmates including the assignment of ankle bracelets. The addition will house the offices and support spaces for these efforts and will not be occupied by the inmates for habitation.



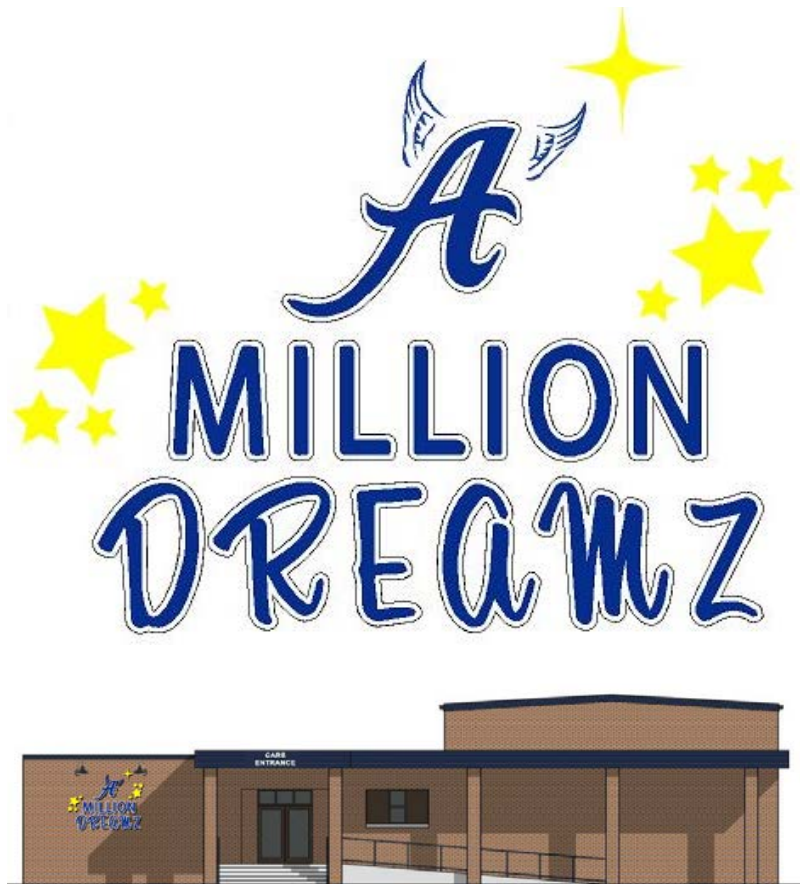
Hmodern Made

Mercy Yang is proposing to operate Hmodern Made, a startup professional microshading home occupation business from her residence. Microshading, a popular beauty trend that is just being introduced to consumers in the U.S, is a form of semi-permanent makeup that involves shading eyebrows by making fine, minute dots and lines along the brow area using a single, sterile needle attached to an electronic tattoo device. The business intends to open in March of 2022 with the future goal of opening a brick-and-mortar location to host clientele with a menu of professional beauty services.



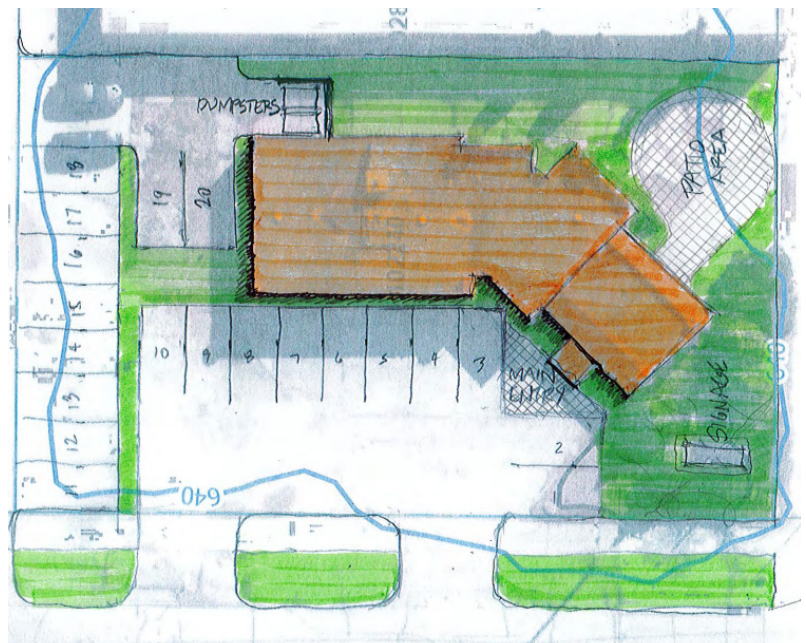
A Million Dreamz Childhood Education and Care Center

A new childhood education and care center is being proposed by A Million Dreamz, Inc. at the former Sheboygan Christian Elementary School at 415 Euclid Avenue. Early childhood education and care for infants and children up to age 17 will be provided. The building will have 12 classrooms with varied capacities. In addition to the care center, other programs will be offered over time including educational classes and support groups for parents and continuing education for staff. Indoor activities will include early childhood education, play, meals and snacks, naps and sleeping during nighttime. Outdoor learning and play will be within the fenced areas currently designated for play on the east side of the building. Activity will include free play time, organized activities and games and will be during the daytime only. Access to quality, affordable childcare is a struggle in the area and this will assist families in the struggle to find gainful employment, raise their wages and skill sets, and gain a leg up from financial difficulties.



Dermatology Office

Martin Lambert is proposing to operate a dermatology medical clinic at 832 Michigan Avenue. The site is currently unoccupied and has been since January 2020. Dermatology is an outpatient physician run practice which specializes in skin treatment for patients of all ages. Various conditions treated by a Dermatologist include skin checks to look for abnormal moles, eczema, warts, acne, psoriasis, and cosmetic services to name a few. As an outpatient medical practice, services are offered during normal business operating hours, Monday through Friday and will create new jobs for 4-6 employees.



7Penn Apartments

Cardinal Capital Management is proposing to construct ten additional market rate apartments within the existing, mixed-use 7Penn apartment building. The first floor consists of 8,000sf of commercial space that has remained vacant since the construction of the building. The additional apartment counts are 6 studios, 2 one-bedroom + den apartments, and 2 two-bedroom apartments with the total apartment count for the building to be at 76 apartments.



Scooters

Mau and Associates is proposing to construct and operate Scooter's Coffee Drive Thru on a vacant lot on South Business Drive. Scooters is looking to construct a 664sf building to house operations for a drive-through coffee shop operation. Scooter's Coffee serves a variety of hot and cold drinks such as coffee, smoothies, and teas. Food will also be offered, focusing on breakfast items and baked goods. The projected hours of operation are opening around 5-6 am and a closing time near 7pm, seven days a week.



Former Sheboygan Press Building

Cardinal Capital Management is proposing to repurpose the former Sheboygan Press building into a 29-unit Apartment complex. There will be one studio apartment, 14 one-bedroom units and 14 two-bedroom units. The historic Sheboygan Press building is an asset to the downtown, and close to amenities. Adding more workforce housing within walking distance of the 8th Street corridor will be an economic benefit to the local businesses.

