

City of Sheboygan Development Site Atlas

2025



WELCOME TO

On behalf of the City of Sheboygan, we welcome your interest in our community and we pledge our support in helping you and your team with investing in development and ensure your success. Your success is our success and we will all enjoy the benefits of improving the quality of life within the City of Sheboygan. The City of Sheboygan is a full-service community, with full-time professional staff to help you navigate and support the development process by providing pre-development information to help save costs and speed the process. The team at the City of Sheboygan has a great track-record of all types of development projects and looks forward to collaborating with you. The City of Sheboygan provides a unique blend of historical districts, modern amenities, world class companies, and protected parks. Sheboygan is dedicated to providing its citizens with a high quality of life, safe neighborhoods, economic opportunity, and first-rate education.

The beauty and splendor of Sheboygan's lakeside location and midwest climate offer something for everyone. Splash in the water, slide in the snow, or trek on one of the walking trails – it's always playtime on Sheboygan's shores. Today, Sheboygan is rich in opportunities to enjoy the good life. With the lake's scenic and recreational resources, a mix of housing and retail attractions, a broad-spectrum of cultural groups and established health care facilities, generally found only in much larger communities, residents proudly call Sheboygan home. Here you will enjoy the lifestyle of small-town America and the convenience of living a short drive from large metropolitan areas. A family-oriented community with a strong work ethic, Sheboygan is the ideal location for both industries and families. Our low cost of living and moderately priced homes make Sheboygan an appealing choice. Thank you for your time and interest in meeting with us. We look forward to meeting with you

and learning more, in detail, your plans and opportunities. The City of Sheboygan is prepared to assist your project team in obtaining the financial assistance you need to build or expand your development here. A full array of incentive programs are available to provide a variety of funding options. Our qualified team will make sure you get the friendly, courteous, and timely assistance you need.

Sincerely,

Mayor Ryan Sorenson
City of Sheboygan

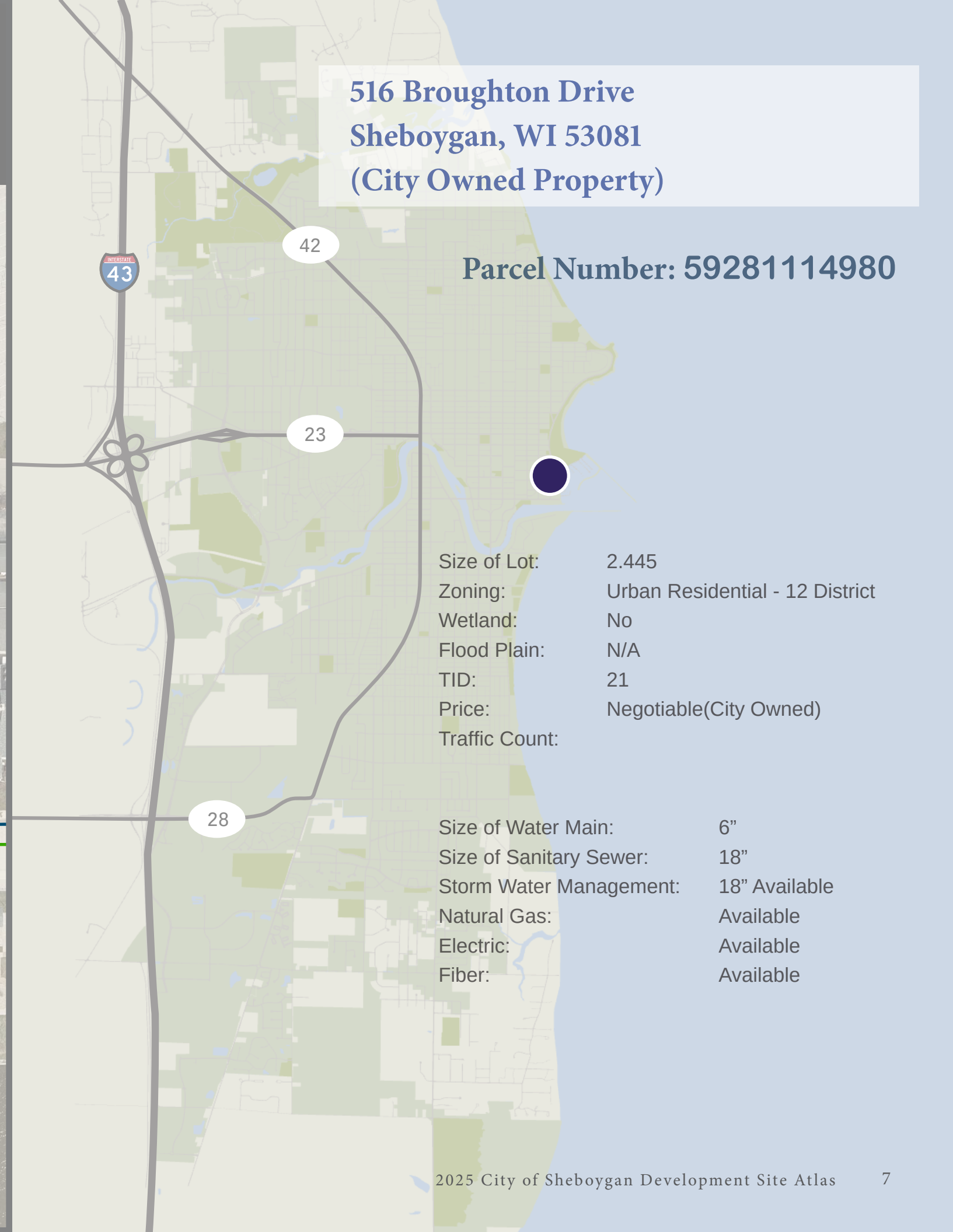
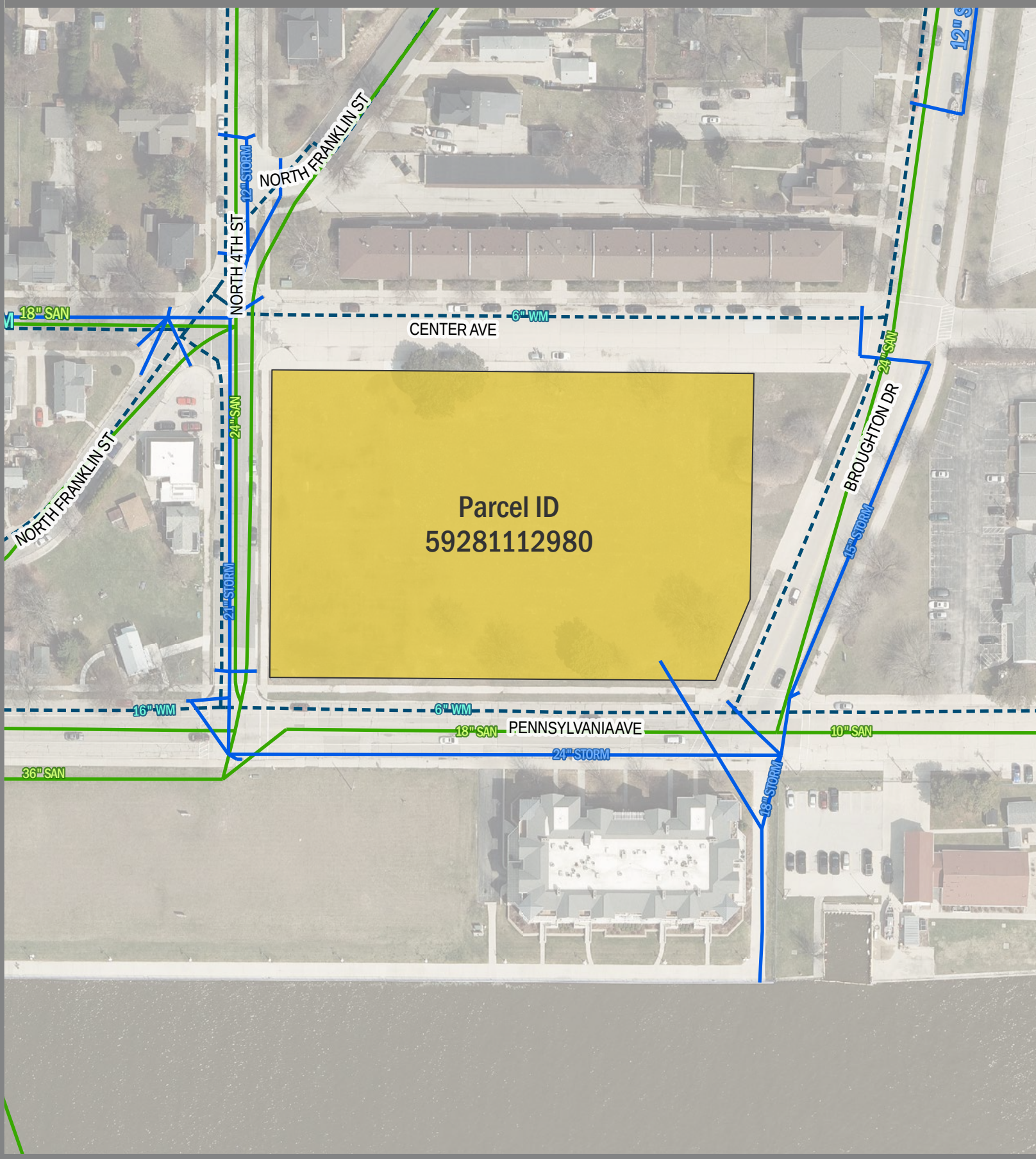
Casey Bradley
City Administrator
City of Sheboygan

Taylor Zeinert
Director of Planning and Development
City of Sheboygan

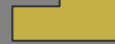
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- ◆ City/RDA Owned Sites
- ◆ Approved by Owner Sites

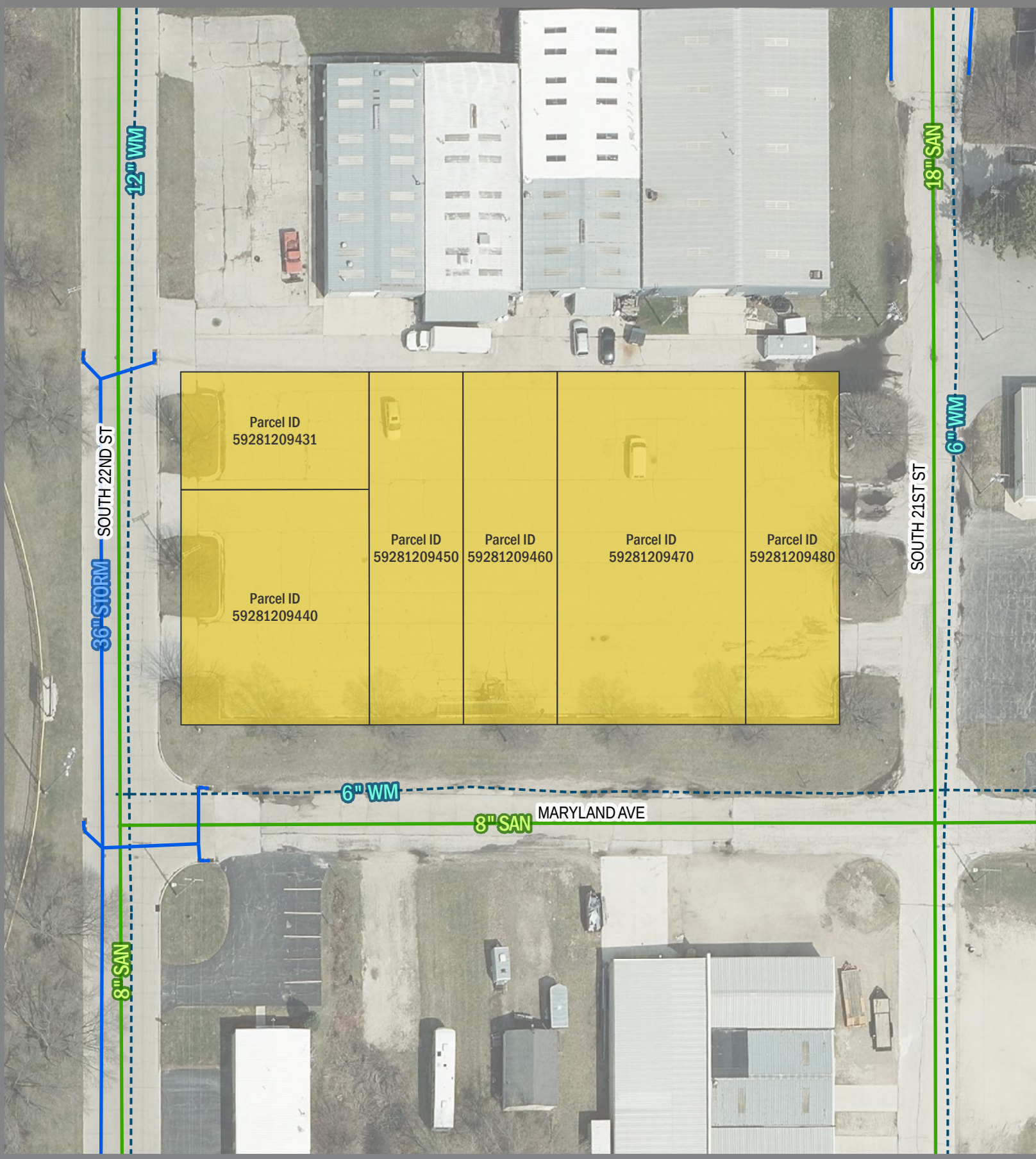


 Sanitary Sewer Pipes
  Water Main

 Storm Sewer Pipes
  Tax Parcel




0 0.01 0.01 0.03 Miles

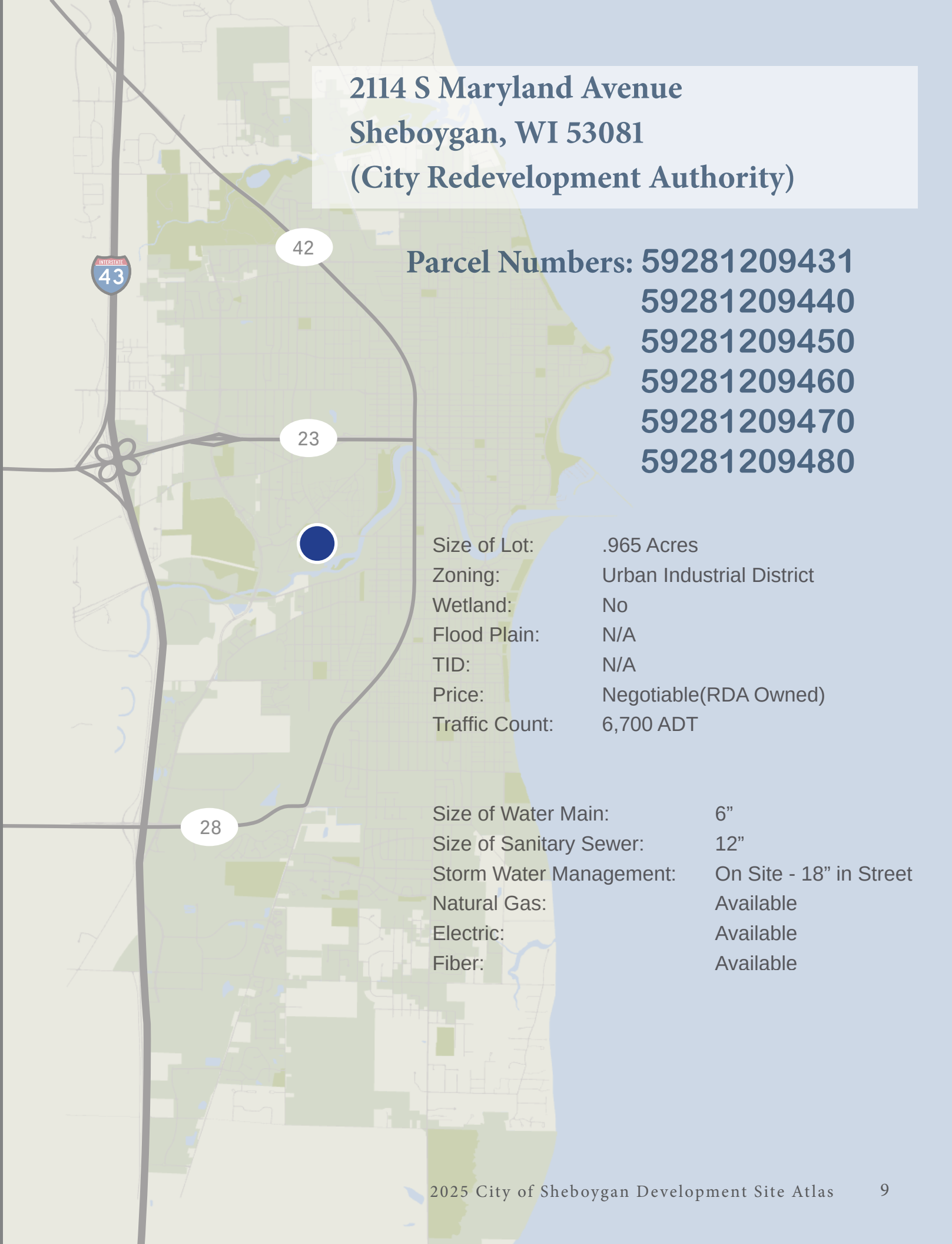


2114 S Maryland Avenue
 Sheboygan, WI 53081
 (City Redevelopment Authority)

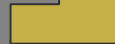
Parcel Numbers: 59281209431
 59281209440
 59281209450
 59281209460
 59281209470
 59281209480

Size of Lot:	.965 Acres
Zoning:	Urban Industrial District
Wetland:	No
Flood Plain:	N/A
TID:	N/A
Price:	Negotiable(RDA Owned)
Traffic Count:	6,700 ADT

Size of Water Main:	6"
Size of Sanitary Sewer:	12"
Storm Water Management:	On Site - 18" in Street
Natural Gas:	Available
Electric:	Available
Fiber:	Available

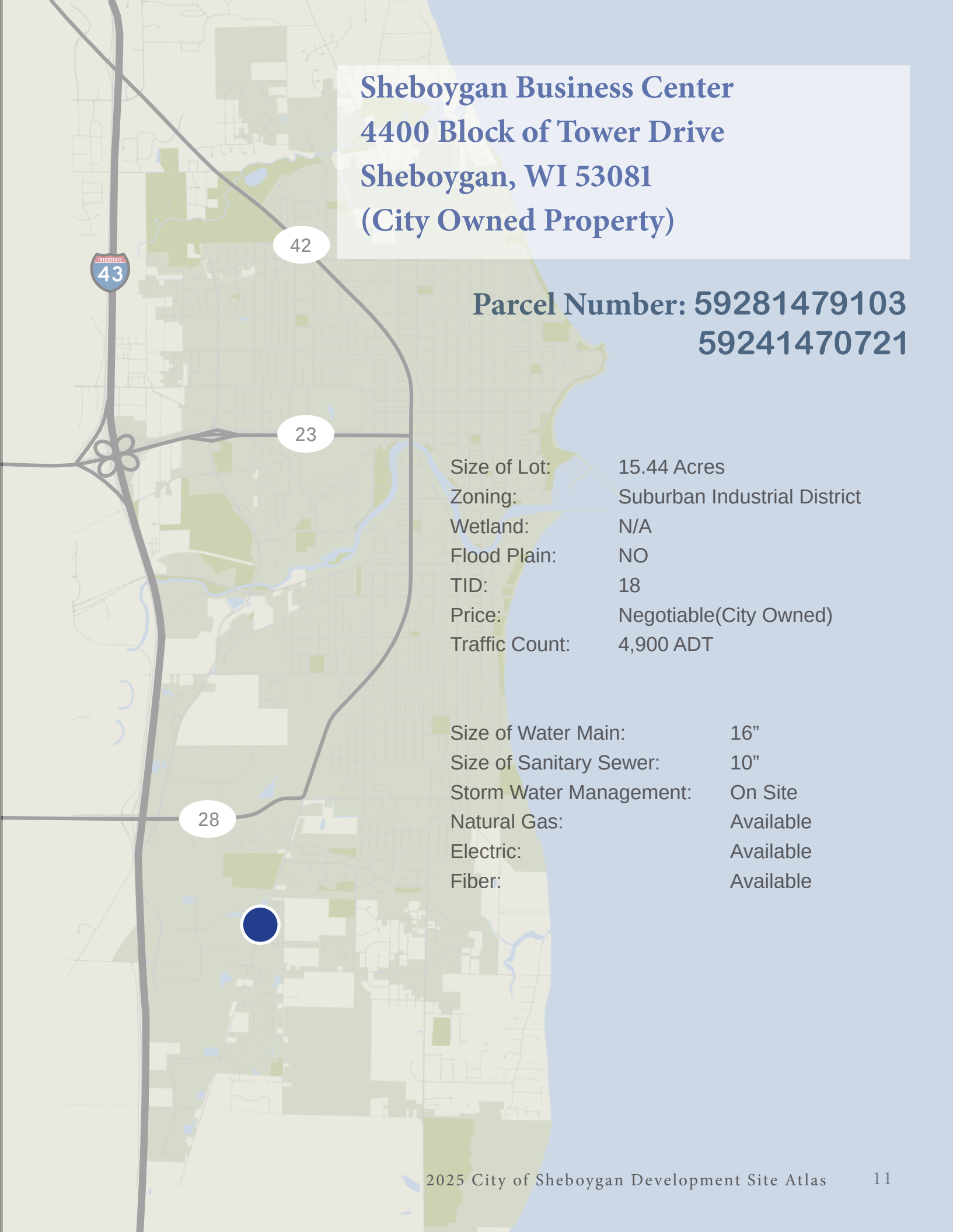
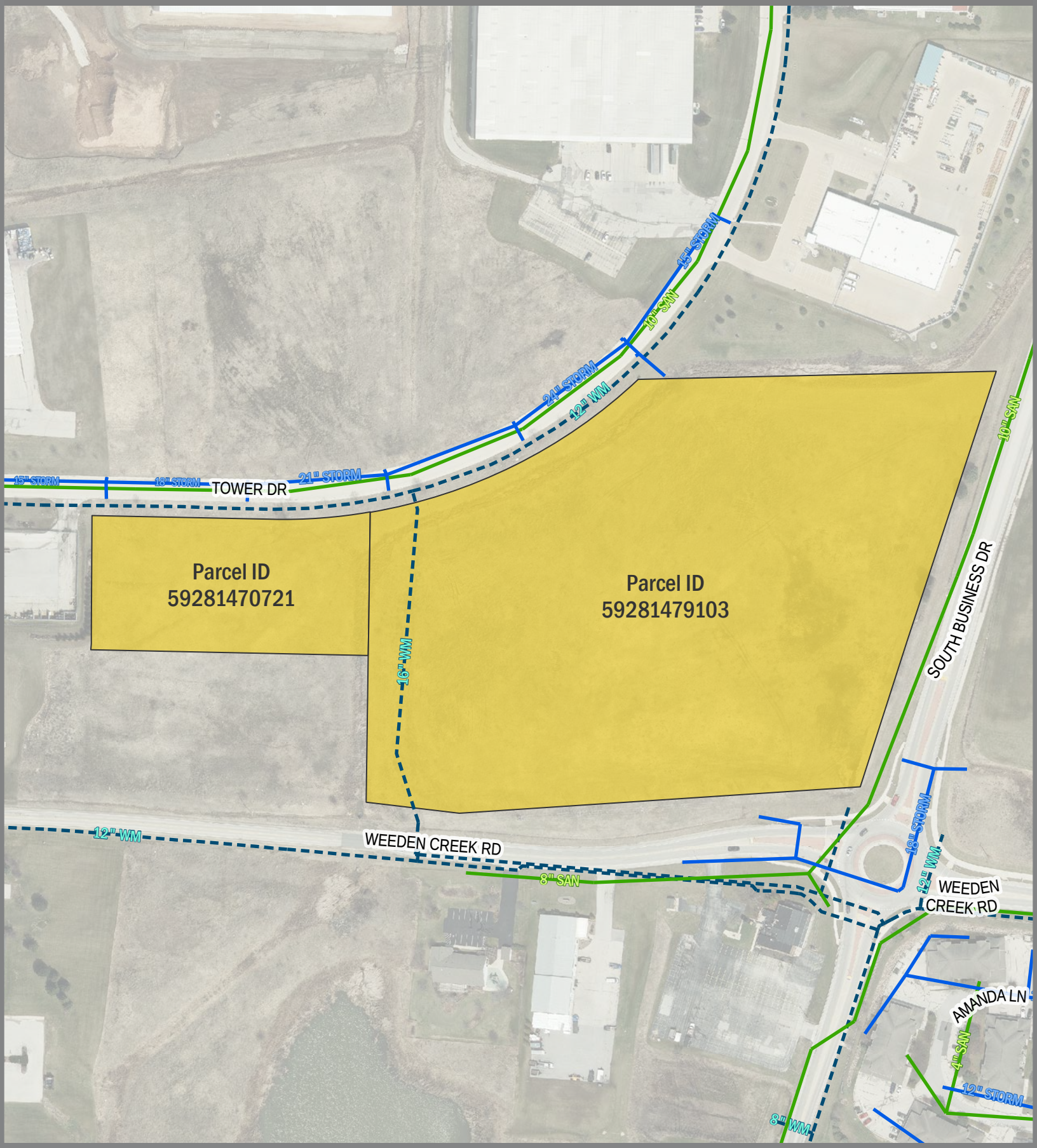


 Sanitary Sewer Pipes
  Water Main

 Storm Sewer Pipes
  Tax Parcel




00.040.070.14 Miles



Sheboygan Business Center
4400 Block of Tower Drive
Sheboygan, WI 53081
(City Owned Property)

Parcel Number: 59281479103
59241470721

Size of Lot:	15.44 Acres
Zoning:	Suburban Industrial District
Wetland:	N/A
Flood Plain:	NO
TID:	18
Price:	Negotiable(City Owned)
Traffic Count:	4,900 ADT

Size of Water Main:	16"
Size of Sanitary Sewer:	10"
Storm Water Management:	On Site
Natural Gas:	Available
Electric:	Available
Fiber:	Available

 Sanitary Sewer Pipes
 Storm Sewer Pipes

 Water Main
 Tax Parcel

0 0.02 0.04 0.07 Miles

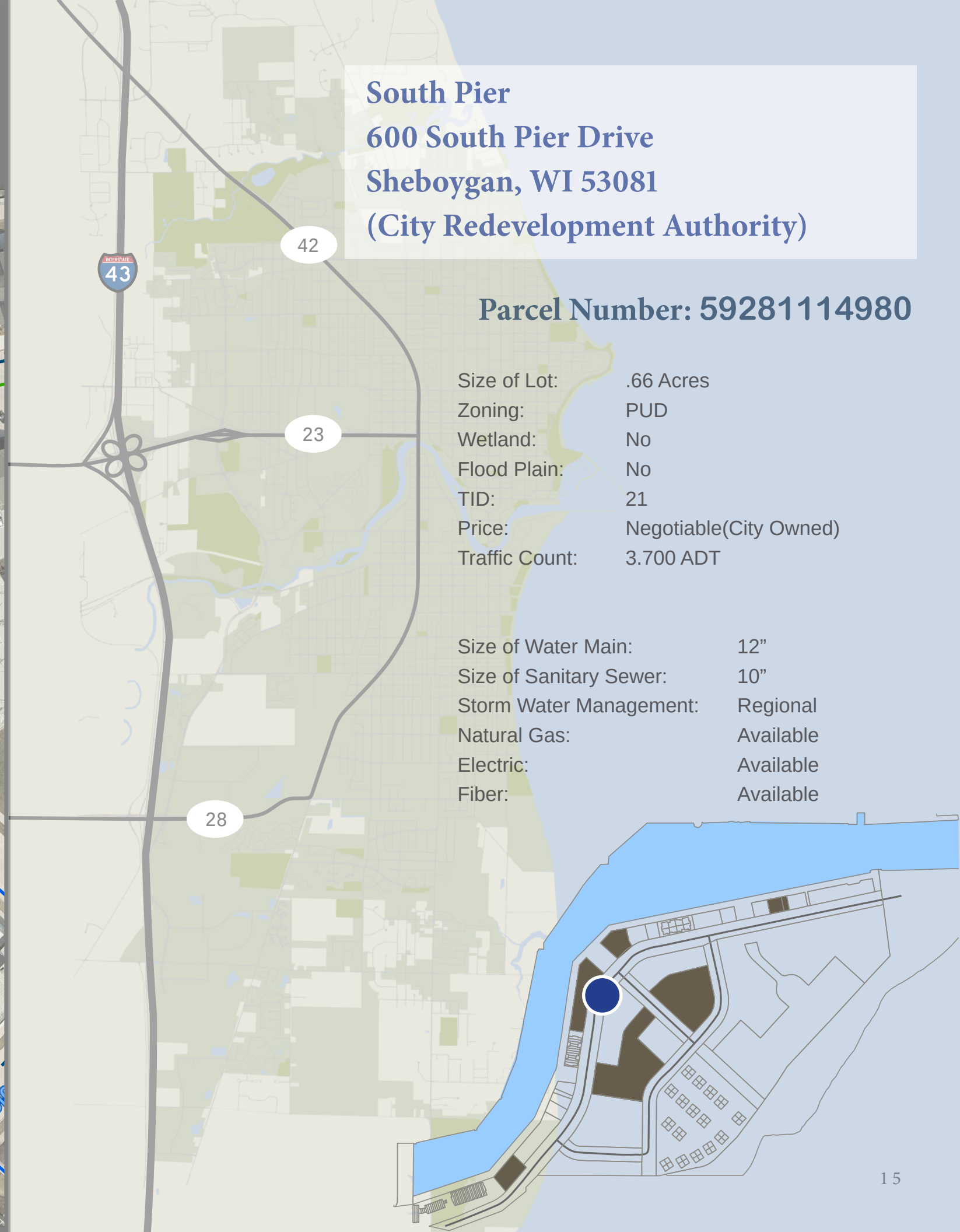


South Pier
600 South Pier Drive
Sheboygan, WI 53081
(City Redevelopment Authority)

Parcel Number: 59281114980

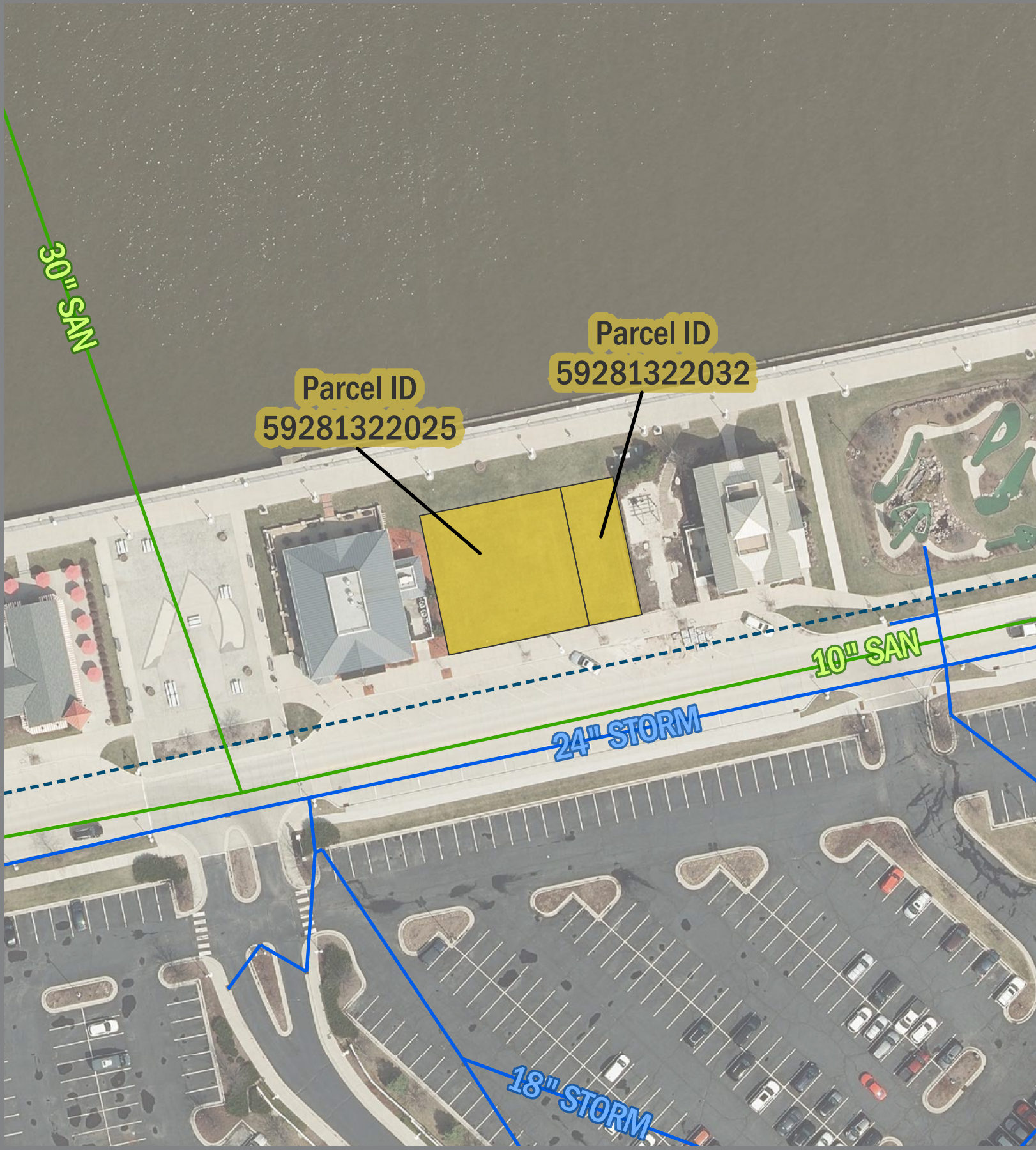
Size of Lot:	.66 Acres
Zoning:	PUD
Wetland:	No
Flood Plain:	No
TID:	21
Price:	Negotiable(City Owned)
Traffic Count:	3.700 ADT

Size of Water Main:	12"
Size of Sanitary Sewer:	10"
Storm Water Management:	Regional
Natural Gas:	Available
Electric:	Available
Fiber:	Available



 Sanitary Sewer Pipes  Water Main
 Storm Sewer Pipes  Tax Parcel

0 0.01 0.02 0.04 Miles

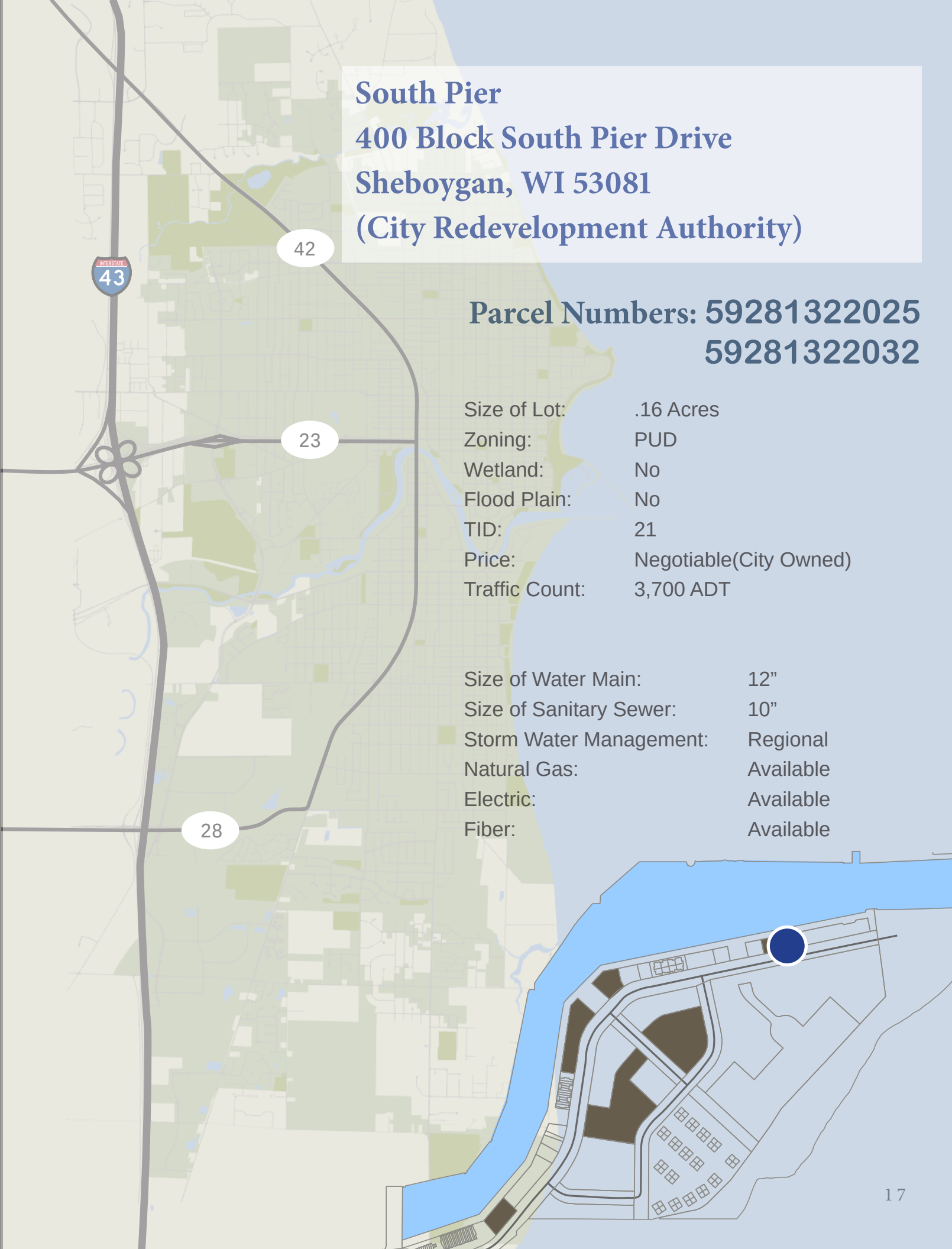


South Pier
400 Block South Pier Drive
Sheboygan, WI 53081
(City Redevelopment Authority)

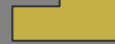
Parcel Numbers: 59281322025
59281322032

Size of Lot:	.16 Acres
Zoning:	PUD
Wetland:	No
Flood Plain:	No
TID:	21
Price:	Negotiable(City Owned)
Traffic Count:	3,700 ADT

Size of Water Main:	12"
Size of Sanitary Sewer:	10"
Storm Water Management:	Regional
Natural Gas:	Available
Electric:	Available
Fiber:	Available

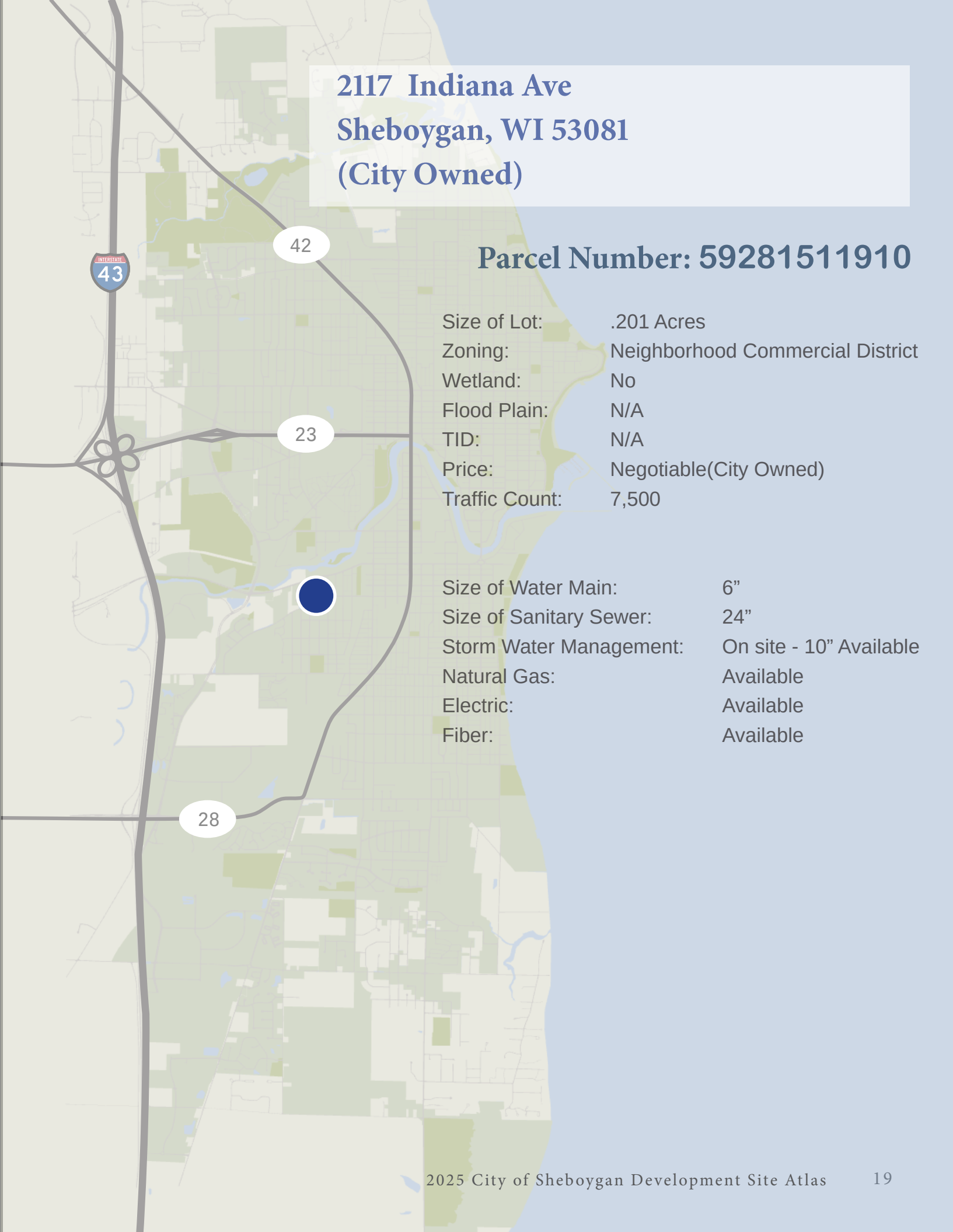


 Sanitary Sewer Pipes
  Water Main

 Storm Sewer Pipes
  Tax Parcel




0 0.01 0.01 0.02 Miles



2117 Indiana Ave
Sheboygan, WI 53081
(City Owned)

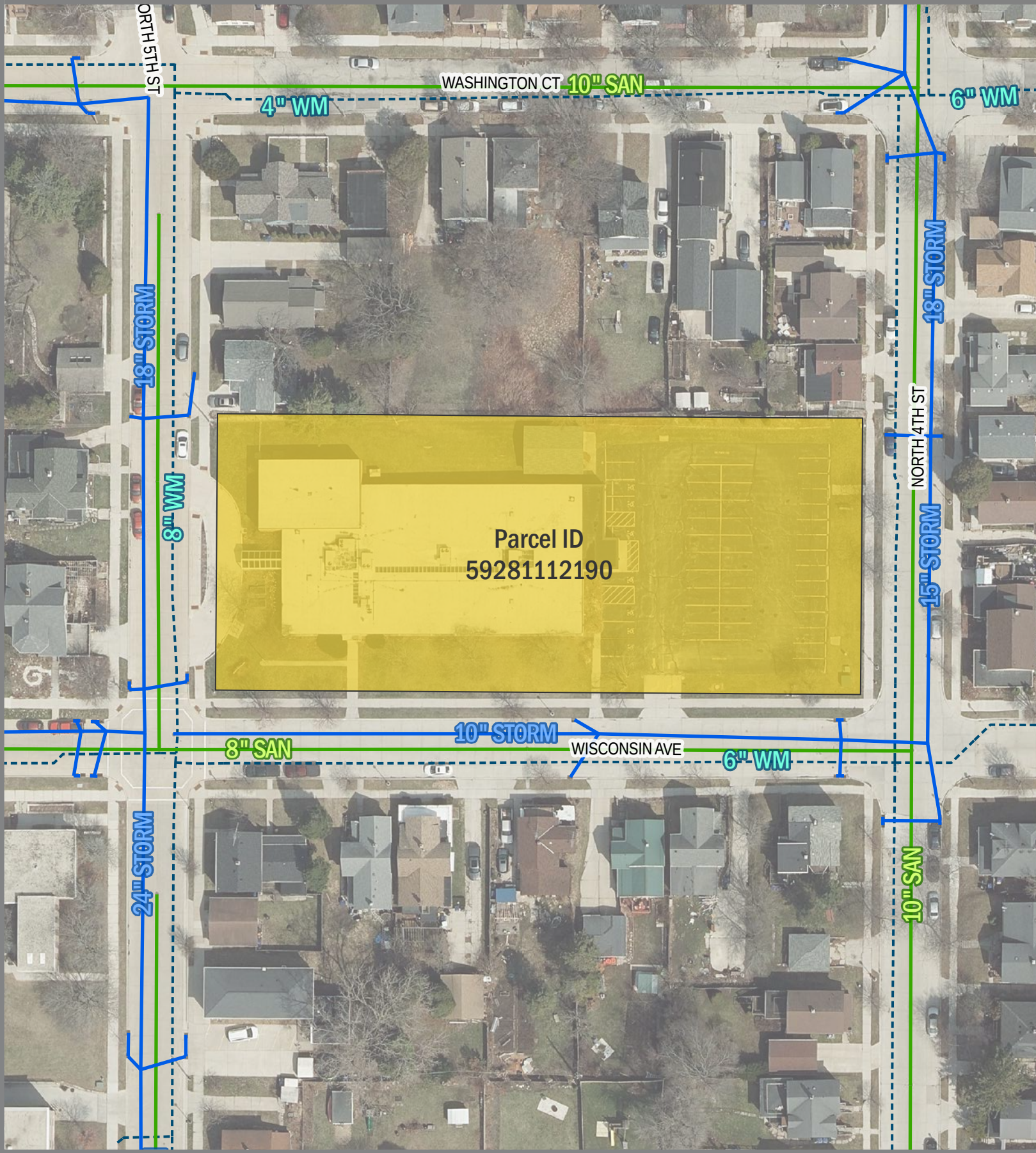
Parcel Number: 59281511910

Size of Lot:	.201 Acres
Zoning:	Neighborhood Commercial District
Wetland:	No
Flood Plain:	N/A
TID:	N/A
Price:	Negotiable(City Owned)
Traffic Count:	7,500

Size of Water Main:	6"
Size of Sanitary Sewer:	24"
Storm Water Management:	On site - 10" Available
Natural Gas:	Available
Electric:	Available
Fiber:	Available

 Sanitary Sewer Pipes
 Water Main
 Storm Sewer Pipes
 Tax Parcel

0 0.01 0.02 0.04 Miles



428 Wisconsin Ave
Sheboygan, WI 53081
(City Owned)

Parcel Number: 59281511910

Size of Lot: 1.2 Acres
Zoning: Neighborhood Residential - 6
Wetland: No
Flood Plain: N/A
TID: 21
Price: Negotiable(City Owned)
Traffic Count: 7,500

Size of Water Main: 6"
Size of Sanitary Sewer: 24"
Storm Water Management: On Site - 10" Available
Natural Gas: Available
Electric: Available
Fiber: Available

SAN

Sanitary Sewer Pipes

WM

Water Main

STORM

Storm Sewer Pipes

Tax Parcel

0

0.01

0.01

0.03 Miles

City of

Sheboygan

N

931 Pennsylvania Avenue

Sheboygan, WI 53081

(City Redevelopment Authority)

Parcel Numbers: 59281108790

Size of Lot:

.138 Acres

Zoning:

Urban Residential - 12

Wetland:

No

Flood Plain:

Yes - Portion

TID:

N/A

Price:

Negotiable

Traffic Count:

N/A

Size of Water Main:

16"

Size of Sanitary Sewer:

48"

Storm Water Management:

On Site

Natural Gas:

Available

Electric:

Available

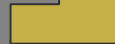
Fiber:

Available

2025 City of Sheboygan Development Site Atlas

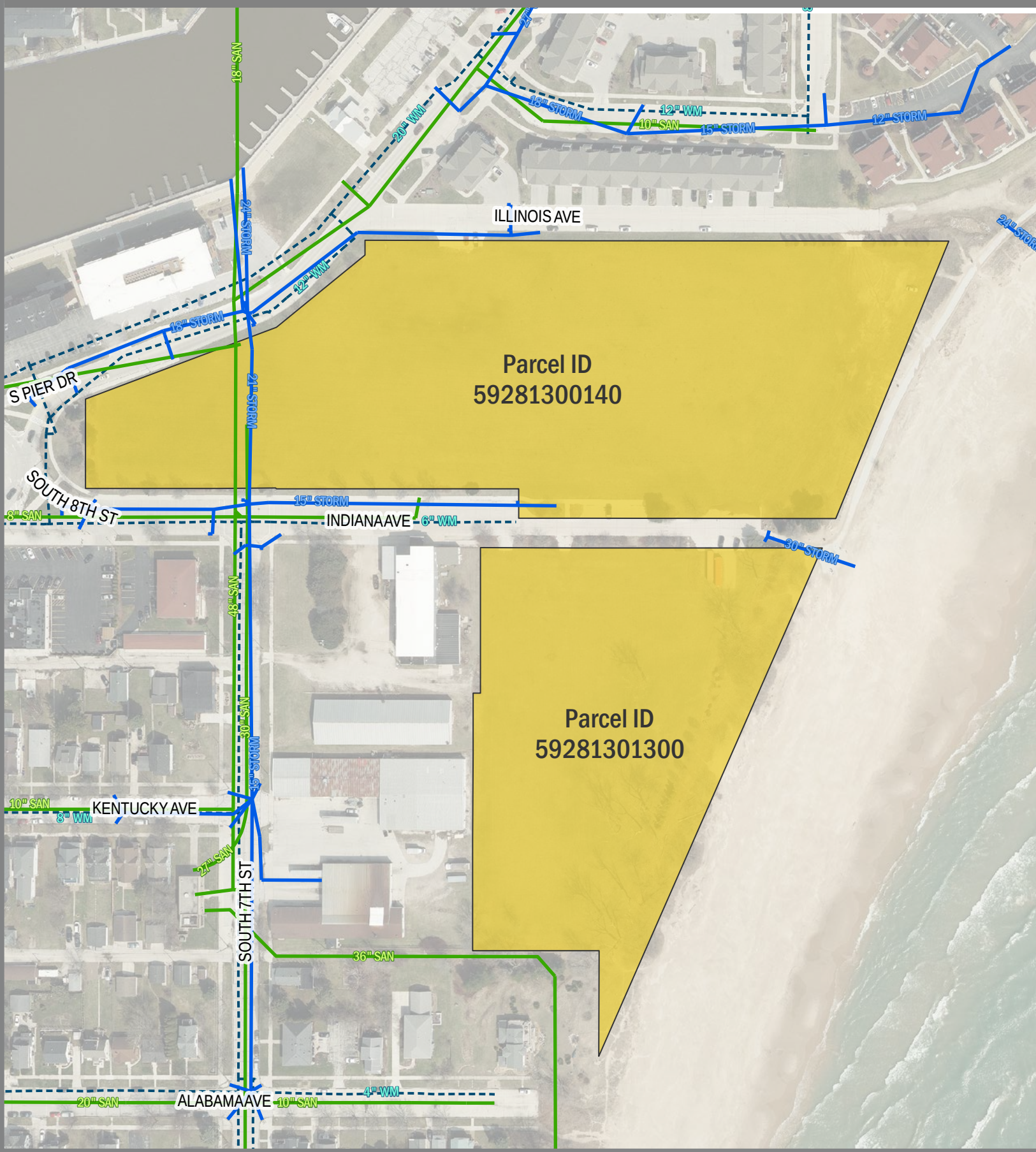
23

 Sanitary Sewer Pipes
 Storm Sewer Pipes

 Water Main
 Tax Parcel




0 0.03 0.06 0.12 Miles



600 Block Indiana Avenue
Sheboygan, WI 53081
(New Midwest Properties LLC)

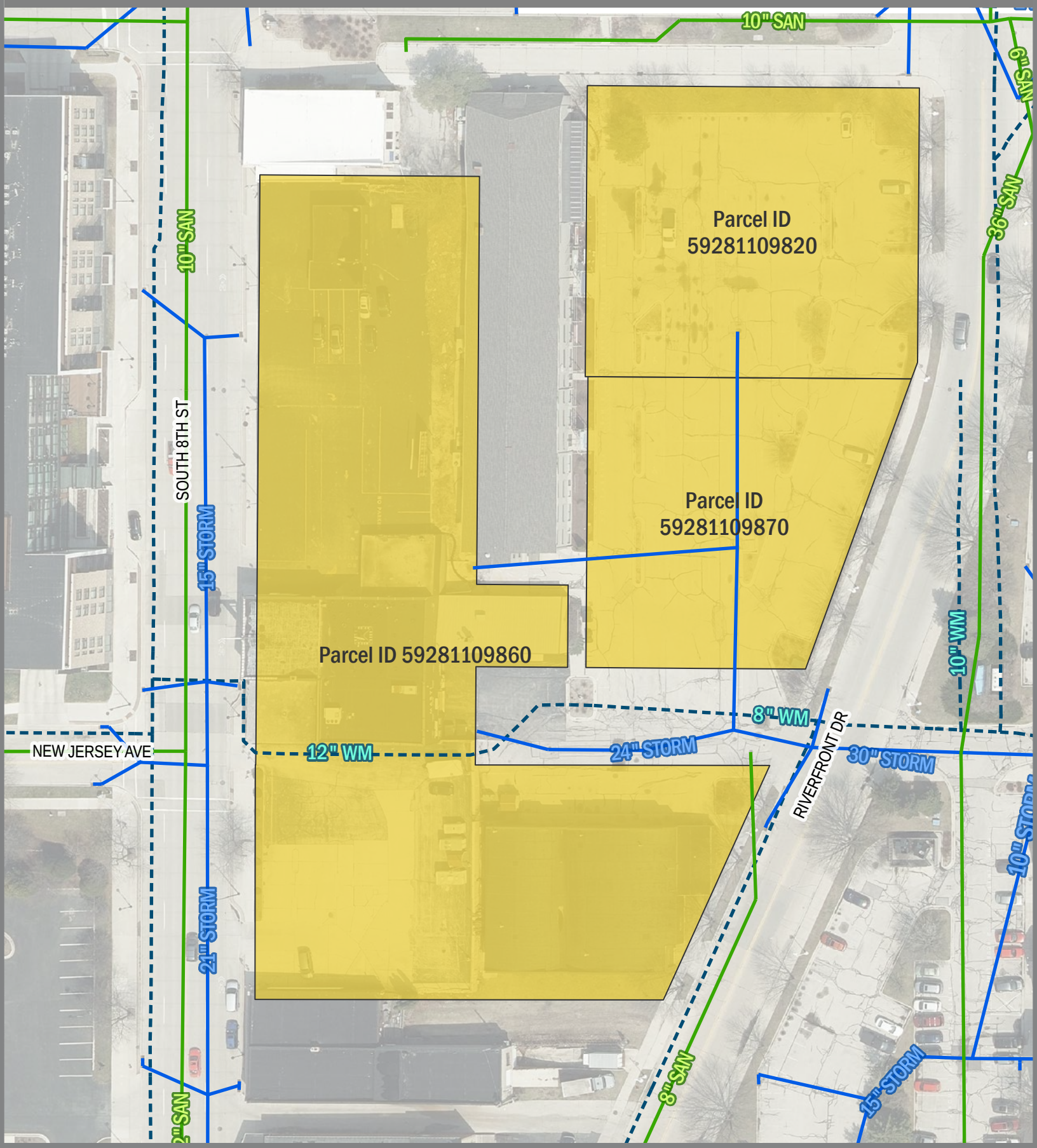
Parcel Numbers: 59281300140
59281301300

Size of Lot: 12.33 Acres
Zoning: Urban Industrial District
Wetland: No
Flood Plain: No
TID: 21
Price:
Traffic Count: 3,700 ADT

Size of Water Main: 12"
Size of Sanitary Sewer: 30"
Storm Water Management: On Site
Natural Gas: Available
Electric: Available
Fiber: Available

 Sanitary Sewer Pipes
 Water Main
 Storm Sewer Pipes
 Tax Parcel

0 0.01 0.02 0.04 Miles



729 S 8th Street
Sheboygan, WI 53081
(Martin Automotive Inc)

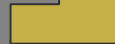
Parcel Numbers: 59281109860
59281109820
59281109870

Size of Lot: 2.87 Acres
Zoning: Central Commercial District
Wetland: No
Flood Plain: No
TID: 21
Price:
Traffic Count: 1,800 ADT

Size of Water Main: 12"
Size of Sanitary Sewer: 10"
Storm Water Management: On Site
Natural Gas: Available
Electric: Available
Fiber: Available



 Sanitary Sewer Pipes
 Storm Sewer Pipes

 Water Main
 Tax Parcel








5030 Business Drive
Sheboygan, WI 53081
(Boerke Company Inc)

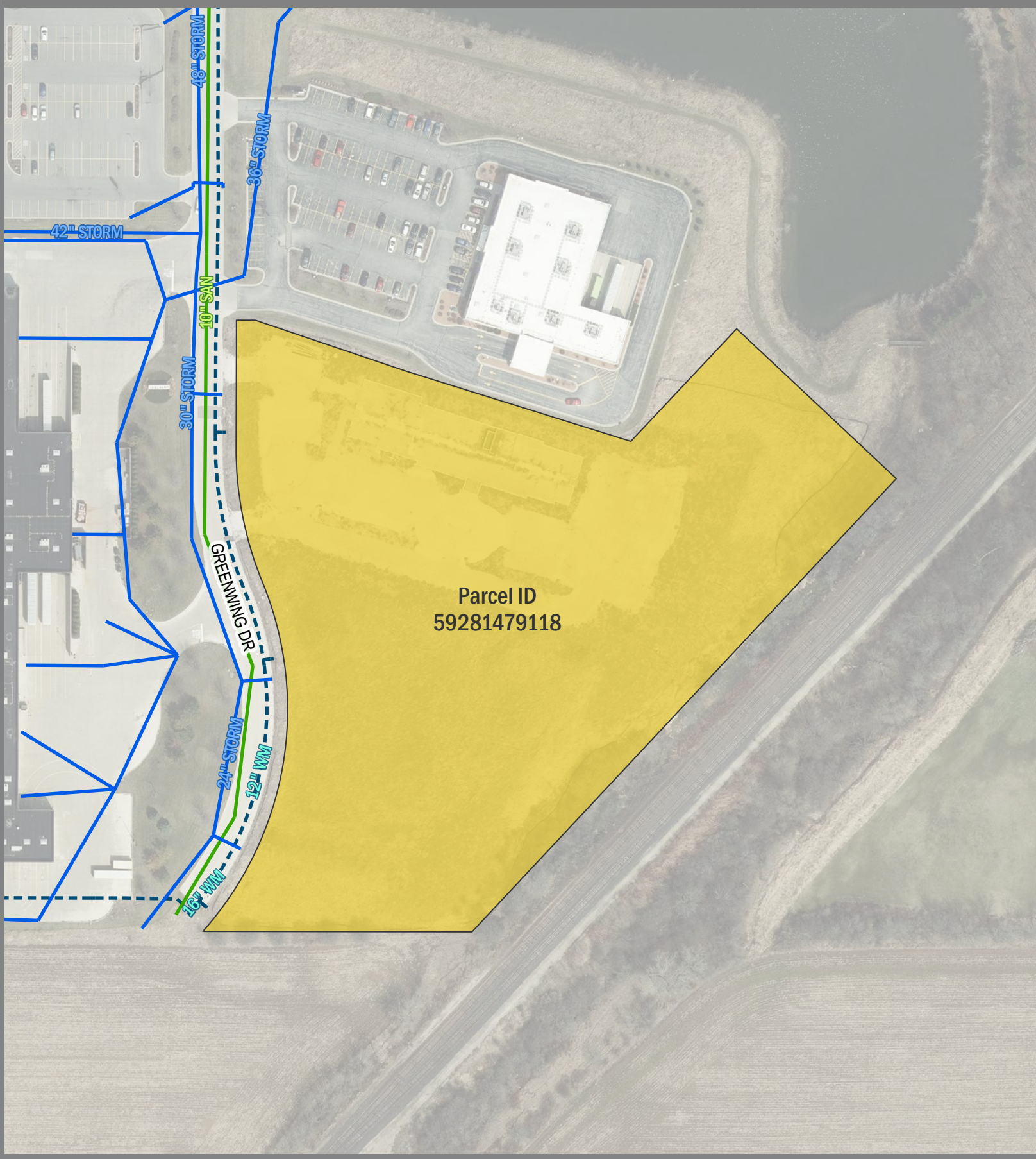
Parcel Numbers: 59281470951
59281470950

Size of Lot: 124.13 Acres
Zoning: Agricultural
Wetland: Delineation Completed
Flood Plain: No
TID: 18
Price:
Traffic Count: 4,900 ADT

Size of Water Main: 20"
Size of Sanitary Sewer: 16"
Storm Water Management: On Site
Natural Gas: 4" and 6"
Electric: Available
Fiber: Available

 Sanitary Sewer Pipes
 Storm Sewer Pipes
 Water Main
 Tax Parcel

0 0.02 0.04 0.09 Miles



**3711 Greenwing Drive
Sheboygan, WI 53081
(AAMAY Sheboygan LLC)**

Parcel Number: 59281479118

Size of Lot: 6.23 Acres
Zoning: Suburban Commercial District
Wetland: No
Flood Plain: No
TID: N/A
Price:
Traffic Count:

Size of Water Main: 12"
Size of Sanitary Sewer: 10"
Storm Water Management: Regional
Natural Gas: At Site
Electric: At Site
Fiber: Available



 Sanitary Sewer Pipes
 Storm Sewer Pipes
 Water Main
 Tax Parcel Segment

0 0.02 0.04 0.09 Miles



**2213 Calumet Drive
Sheboygan, WI 53081
(RCS Empowers Inc)**

Parcel Number: 59281601981

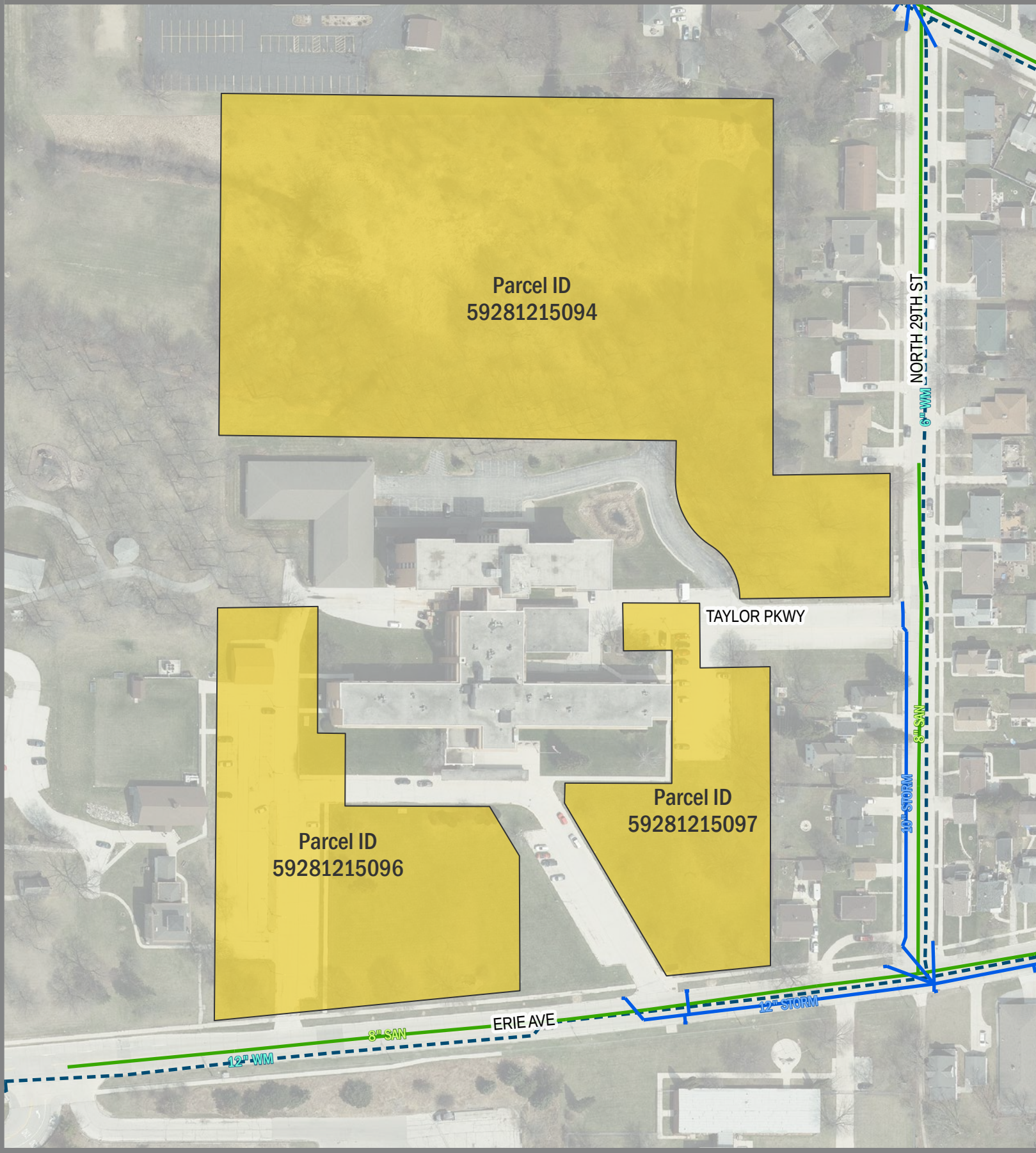
Size of Lot:	3.24 Acres
Zoning:	Suburban Commercial District
Wetland:	No
Flood Plain:	No
TID:	N/A
Price:	
Traffic Count:	4,300 ADT

Size of Water Main:	12"
Size of Sanitary Sewer:	10"
Storm Water Management:	On Site
Natural Gas:	Available
Electric:	Available
Fiber:	Available



 Sanitary Sewer Pipes
 Water Main
 Storm Sewer Pipes
 Tax Parcel

0 0.04 0.07 0.14 Miles

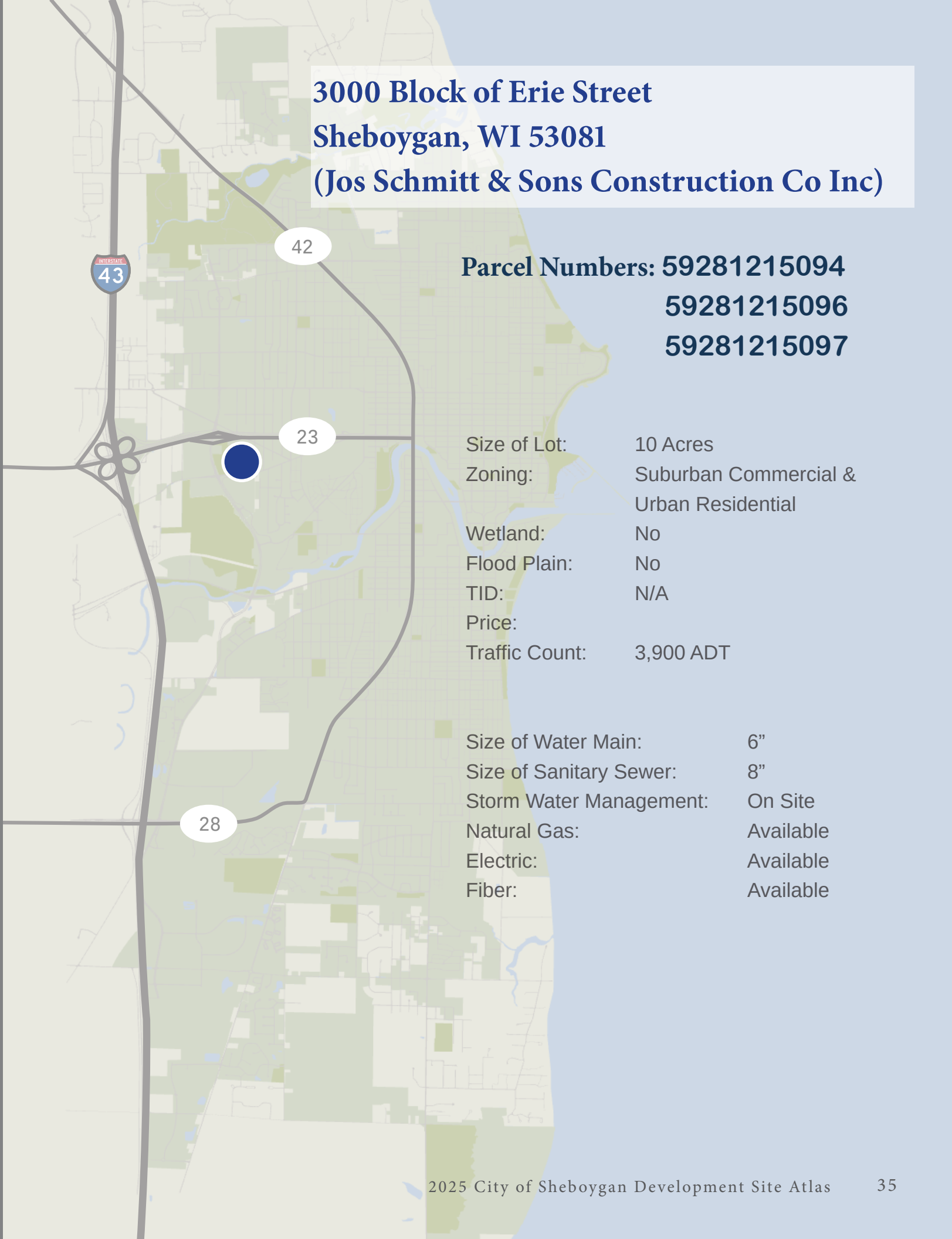


3000 Block of Erie Street Sheboygan, WI 53081 (Jos Schmitt & Sons Construction Co Inc)

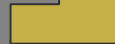
**Parcel Numbers: 59281215094
59281215096
59281215097**

Size of Lot: 10 Acres
Zoning: Suburban Commercial &
Urban Residential
Wetland: No
Flood Plain: No
TID: N/A
Price:
Traffic Count: 3,900 ADT

Size of Water Main: 6"
Size of Sanitary Sewer: 8"
Storm Water Management: On Site
Natural Gas: Available
Electric: Available
Fiber: Available



 Sanitary Sewer Pipes
  Water Main

 Storm Sewer Pipes
  Tax Parcel




00.040.070.14 Miles



3200 Bock of S. Business Drive
 Sheboygan, WI 53081
 (3036 LLC)

Parcel Number: 59281431757

Size of Lot:	13.81 Acres
Zoning:	Suburban Commercial District
Wetland:	No
Flood Plain:	No
TID:	N/A
Price:	
Traffic Count:	13,600 ADT

Size of Water Main:	12"
Size of Sanitary Sewer:	30"
Storm Water Management:	Regional
Natural Gas:	Available
Electric:	Available
Fiber:	Available


Sanitary Sewer Pipes


Storm Sewer Pipes

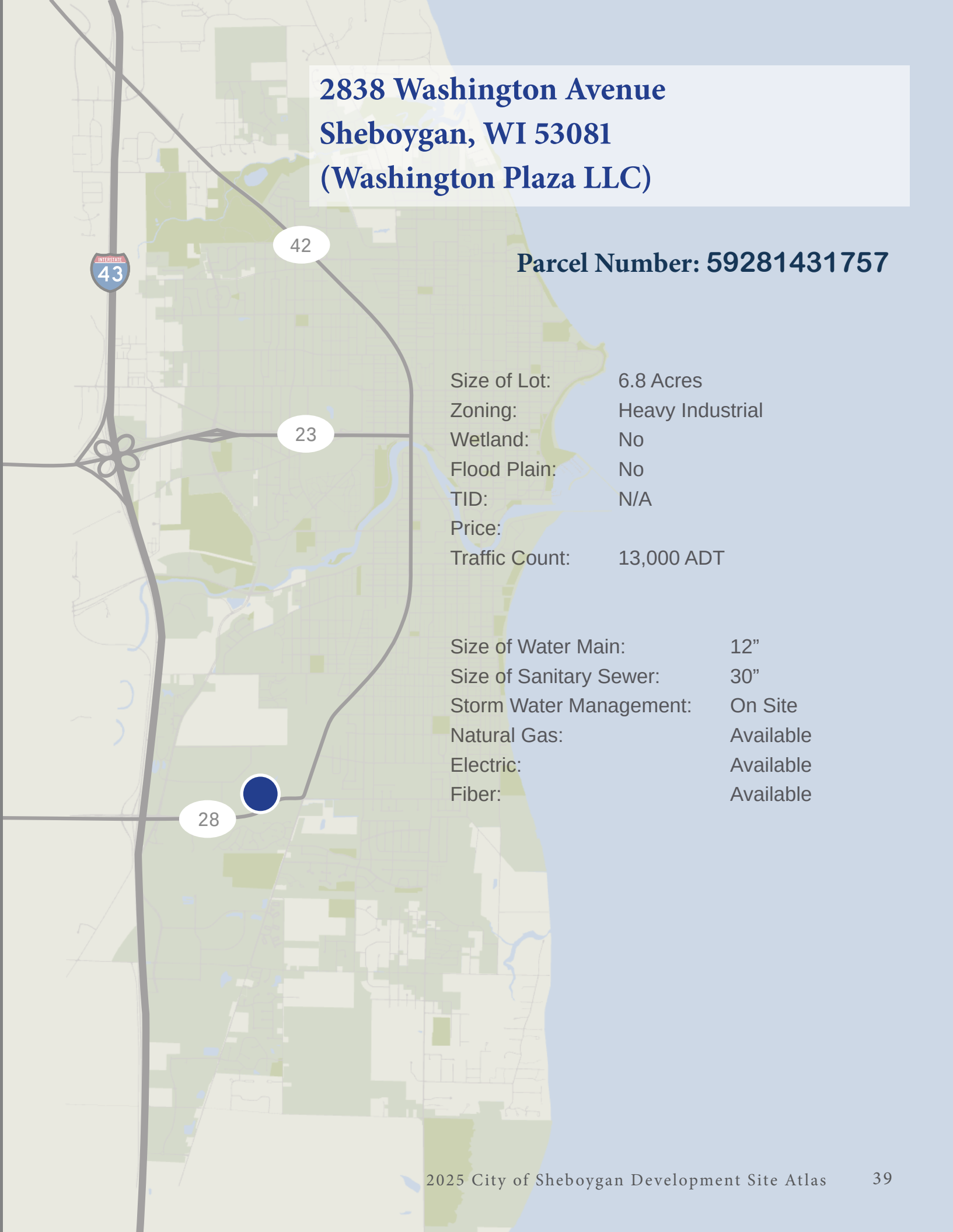

Water Main


Tax Parcel





0 0.04 0.07 0.14 Miles



2838 Washington Avenue
Sheboygan, WI 53081
(Washington Plaza LLC)

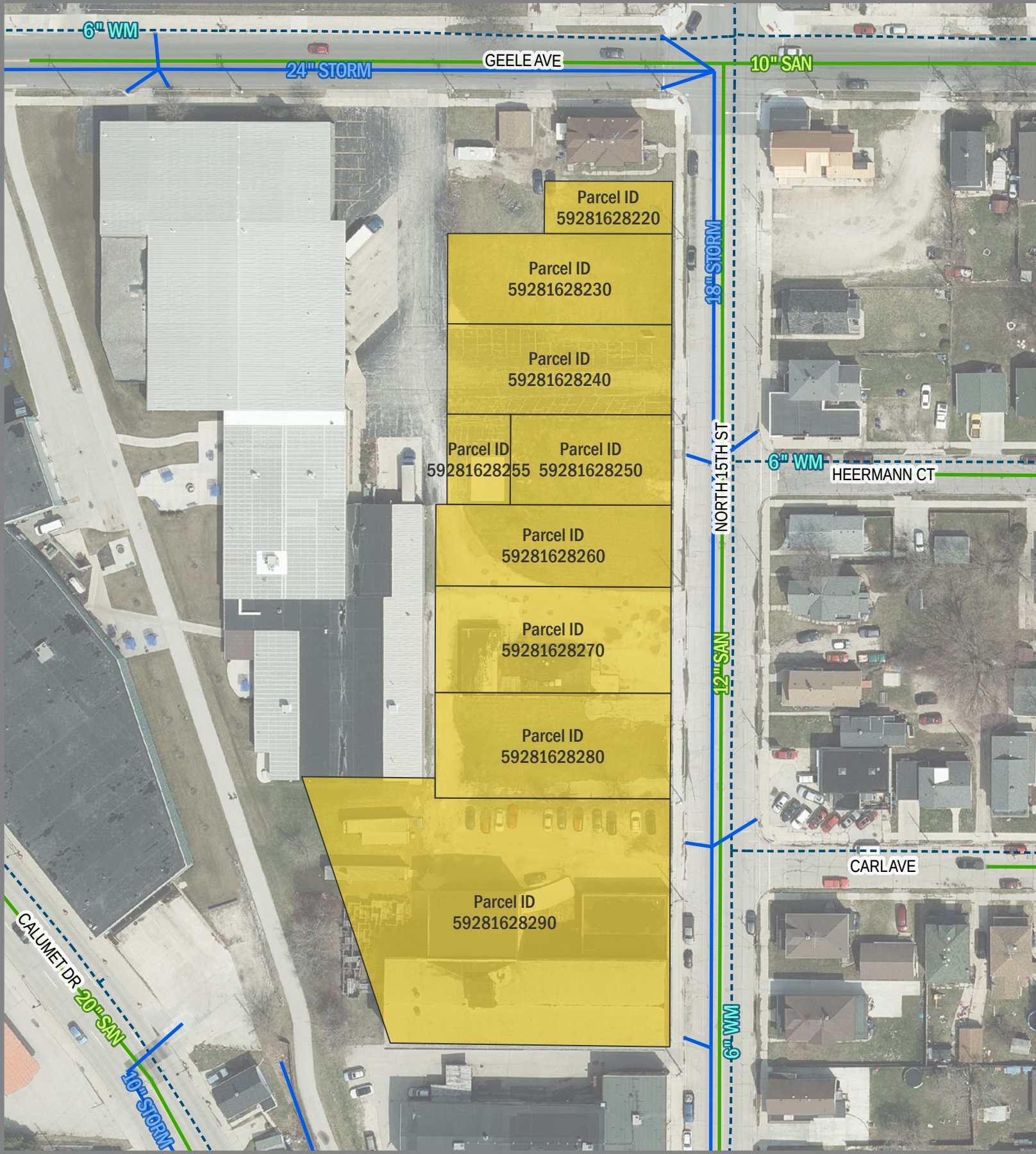
Parcel Number: 59281431757

Size of Lot: 6.8 Acres
Zoning: Heavy Industrial
Wetland: No
Flood Plain: No
TID: N/A
Price:
Traffic Count: 13,000 ADT

Size of Water Main: 12"
Size of Sanitary Sewer: 30"
Storm Water Management: On Site
Natural Gas: Available
Electric: Available
Fiber: Available

 Sanitary Sewer Pipes
 Water Main
 Storm Sewer Pipes
 Tax Parcel

0 0.01 0.03 0.06 Miles



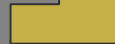
2024 N 15th Street Sheboygan, WI 53081 (Rehabilitation Center of Sheboygan Inc.)

Parcel Numbers: 59281628220
 59281628230
 59281628240
 59281628255
 59281628250
 59281628260
 59281628270
 59281628280
 59281628290

Size of Lots:	2.214
Zoning:	Urban Commercial District
Wetland:	No
Flood Plain:	No
TID:	N/A
Price:	
Traffic Count:	5,400 ADT

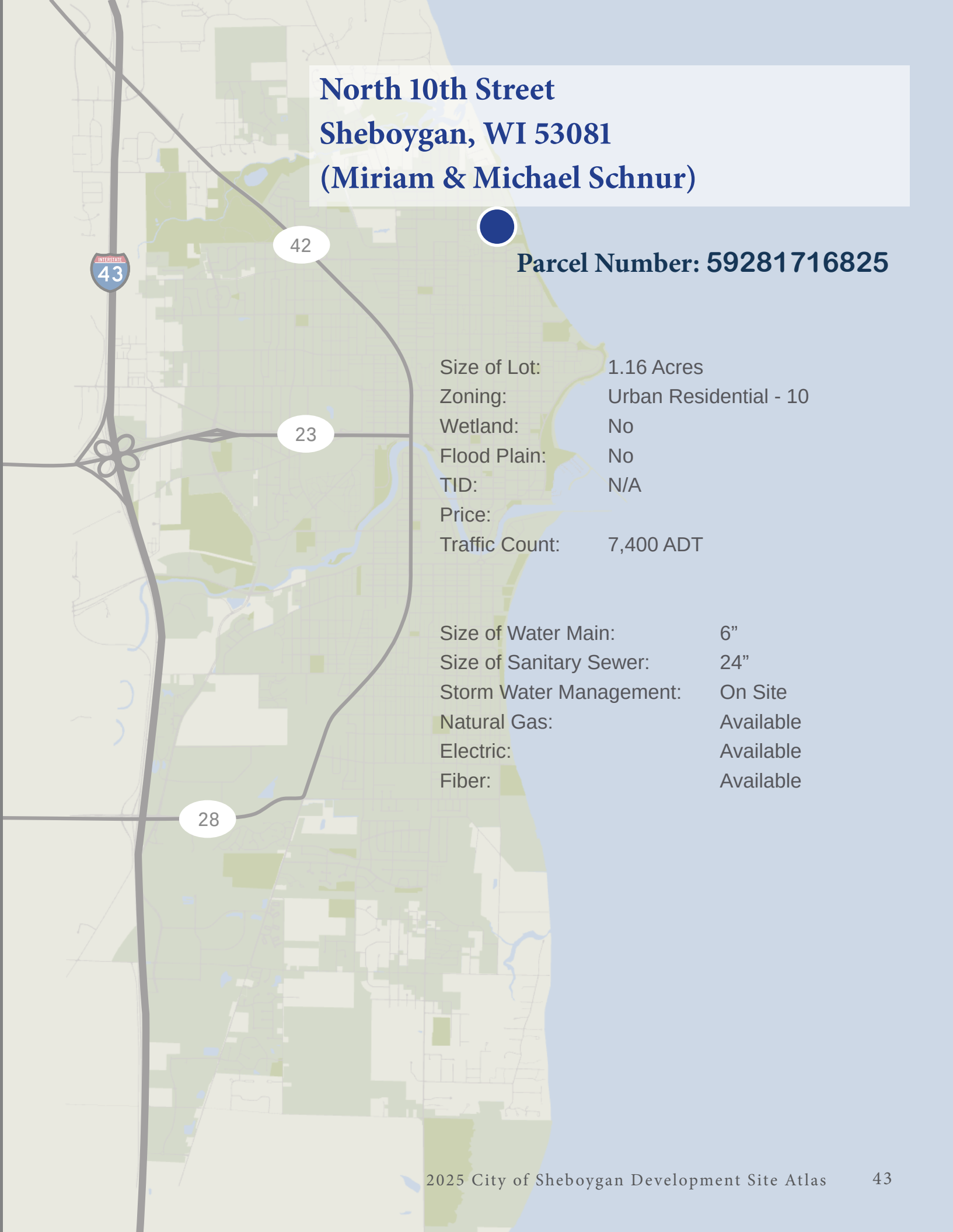
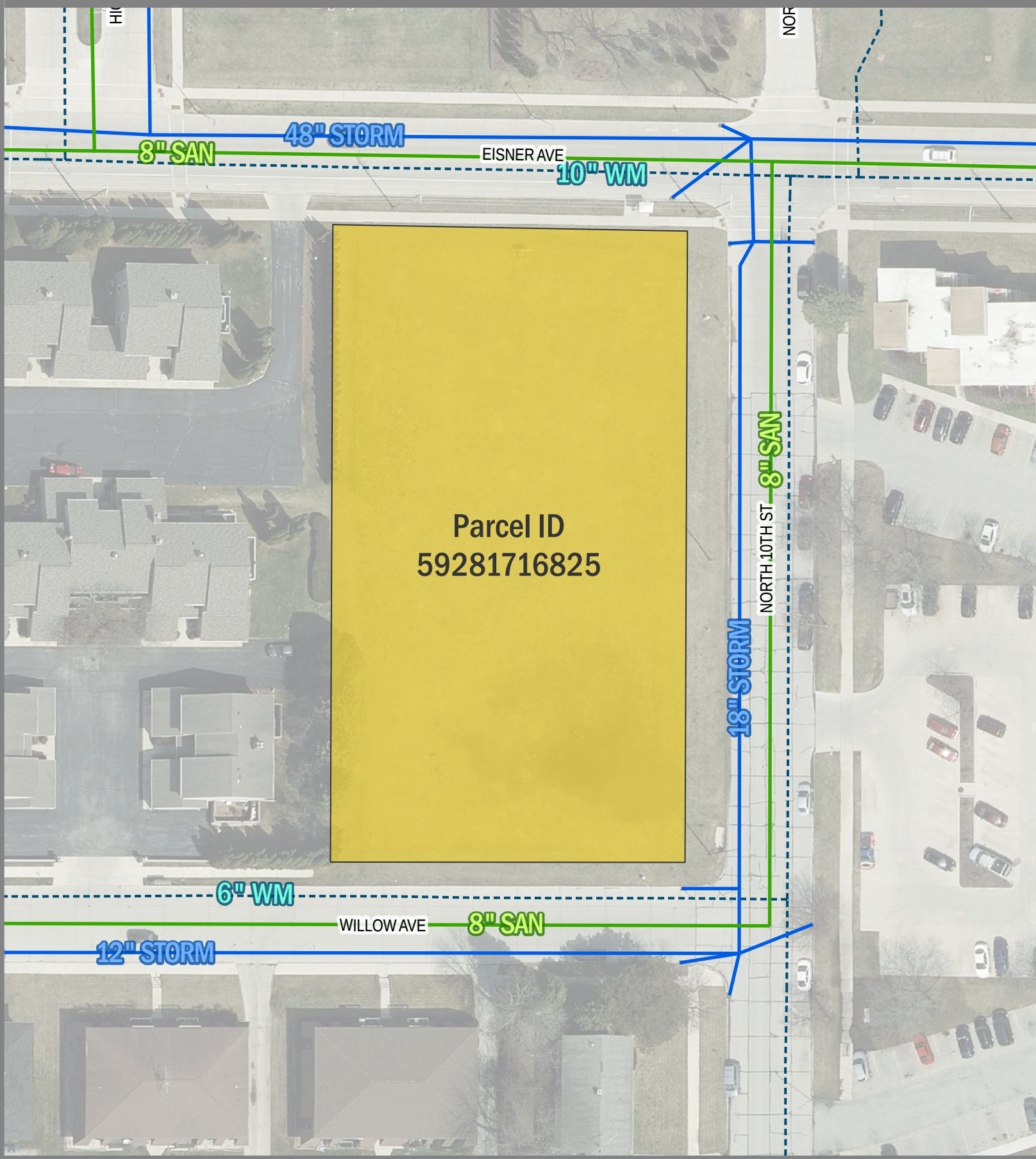
Size of Water Main:	6"
Size of Sanitary Sewer:	12"
Storm Water Management:	On Site 18" in Street
Natural Gas:	Available
Electric:	Available
Fiber:	Available

 Sanitary Sewer Pipes
 Storm Sewer Pipes

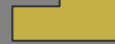
 Water Main
 Tax Parcel




0 0.01 0.02 0.04 Miles

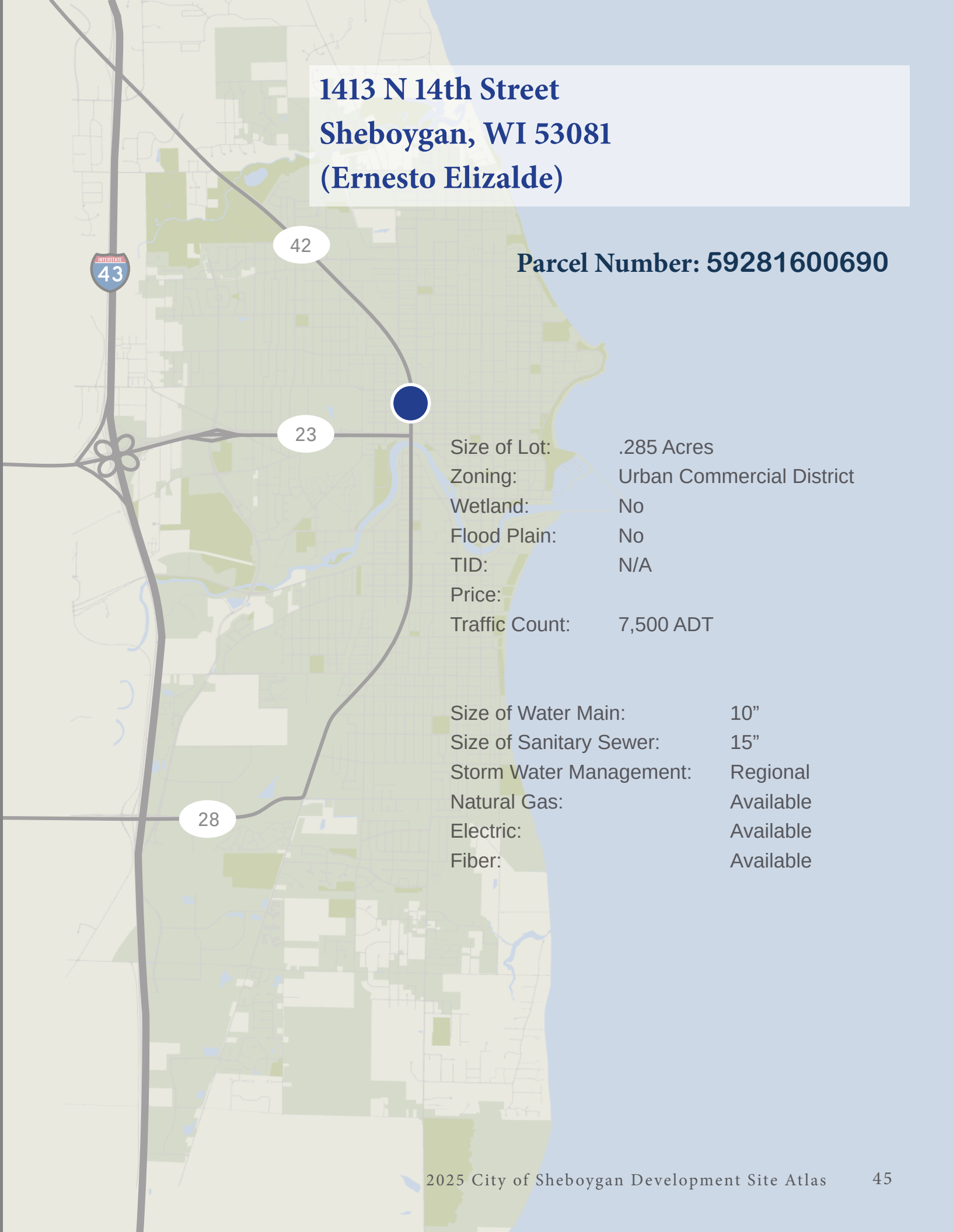
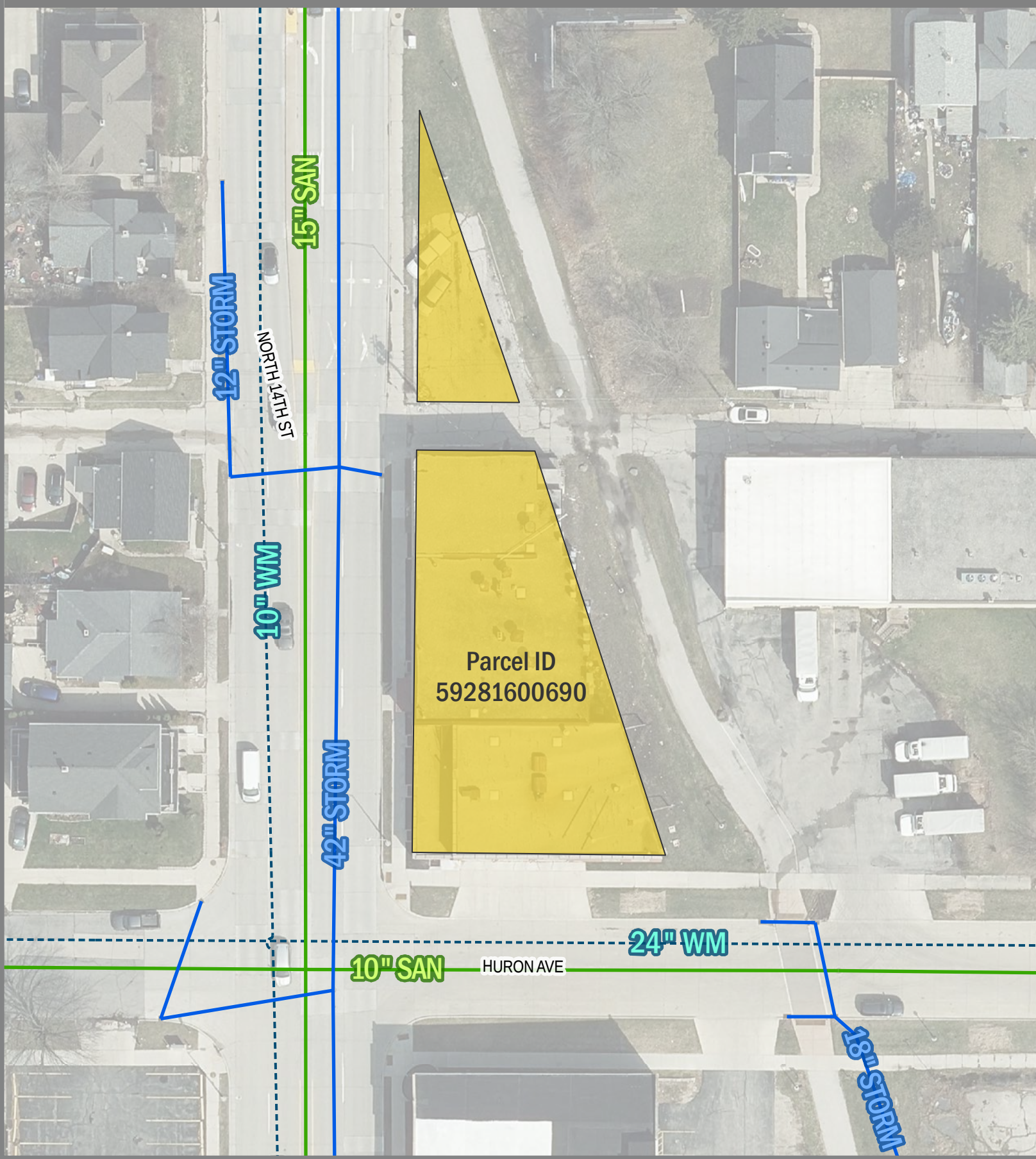


 Sanitary Sewer Pipes
  Water Main

 Storm Sewer Pipes
  Tax Parcel

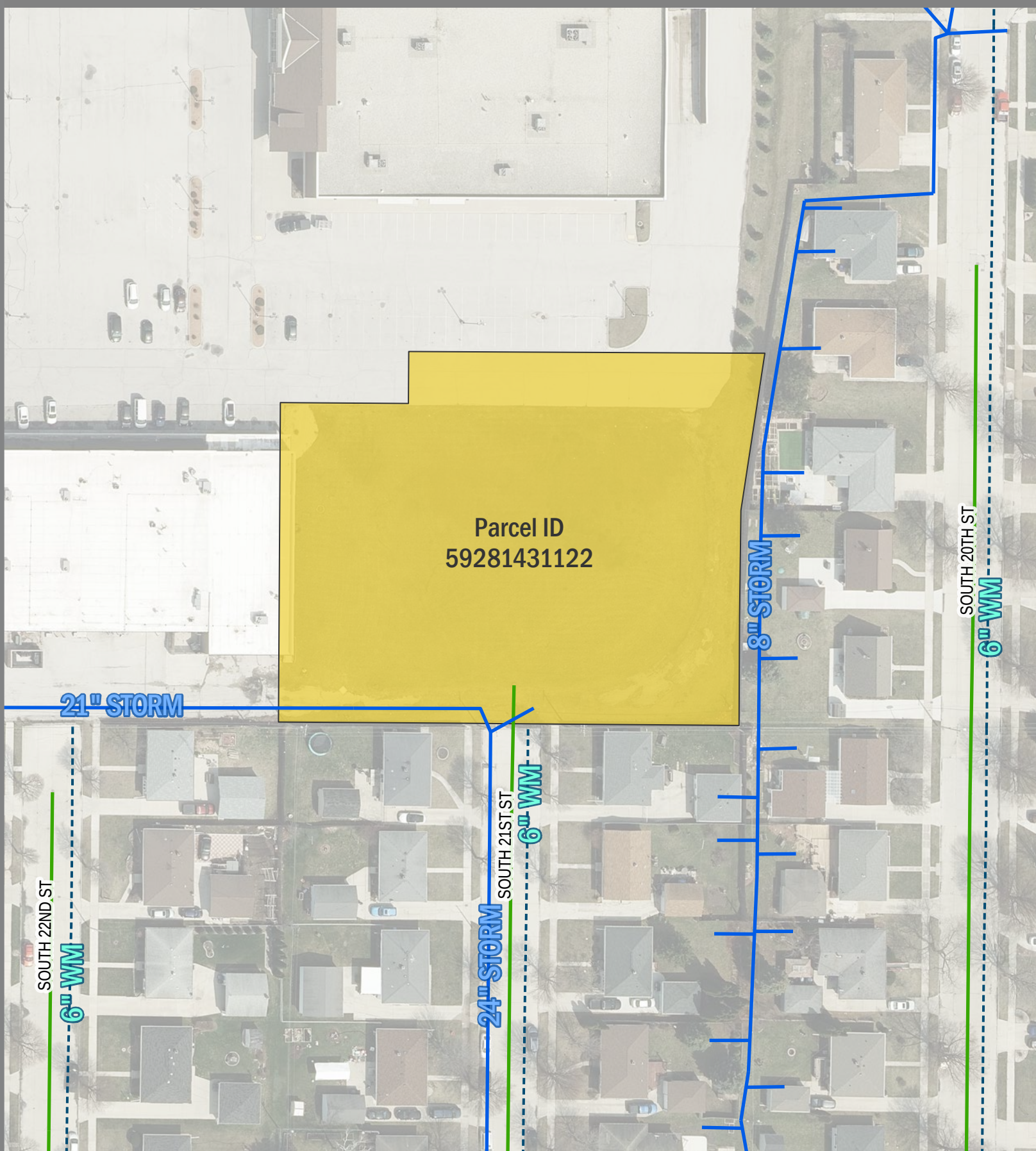
00.010.010.03 Miles



 Sanitary Sewer Pipes
 Storm Sewer Pipes
 Water Main
 Tax Parcel

0 0.01 0.03 0.05 Miles

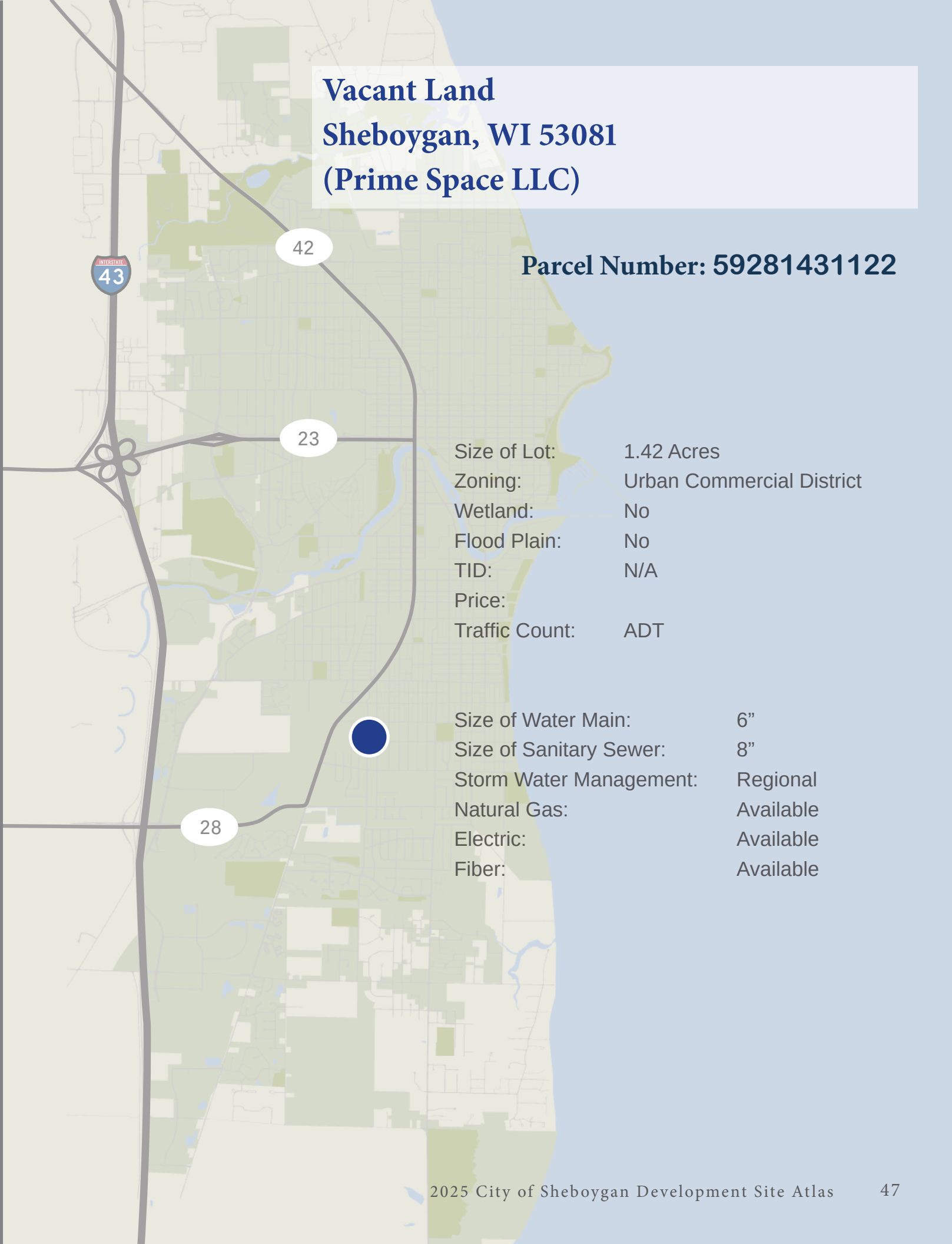


Vacant Land
Sheboygan, WI 53081
(Prime Space LLC)

Parcel Number: 59281431122

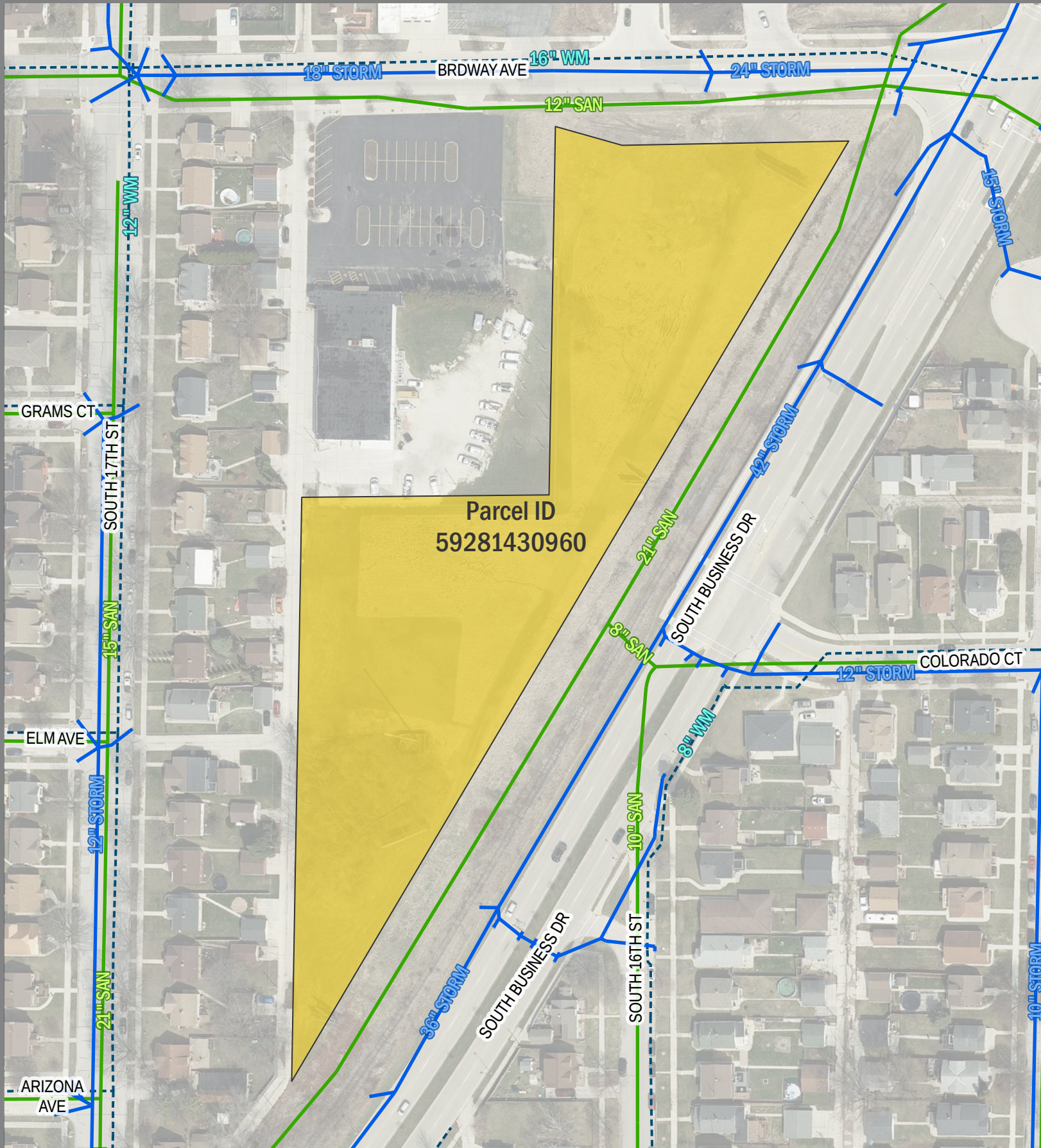
Size of Lot: 1.42 Acres
Zoning: Urban Commercial District
Wetland: No
Flood Plain: No
TID: N/A
Price:
Traffic Count: ADT

Size of Water Main: 6"
Size of Sanitary Sewer: 8"
Storm Water Management: Regional
Natural Gas: Available
Electric: Available
Fiber: Available



 Sanitary Sewer Pipes
 Water Main
 Storm Sewer Pipes
 Tax Parcel

0 0.02 0.04 0.08 Miles



1829 S 17th Street
Sheboygan, WI 53081
(Cramer Holdings LLC)

Parcel Number: 59281430960

Size of Lot: 3.43 Acres
Zoning: Urban Commercial
Wetland: No
Flood Plain: No
TID: N/A
Price:
Traffic Count: ADT

Size of Water Main: 8"
Size of Sanitary Sewer: 21"
Storm Water Management: Regional
Natural Gas: Available
Electric: Available
Fiber: Available


Sanitary Sewer Pipes


Water Main


Storm Sewer Pipes


Tax Parcel



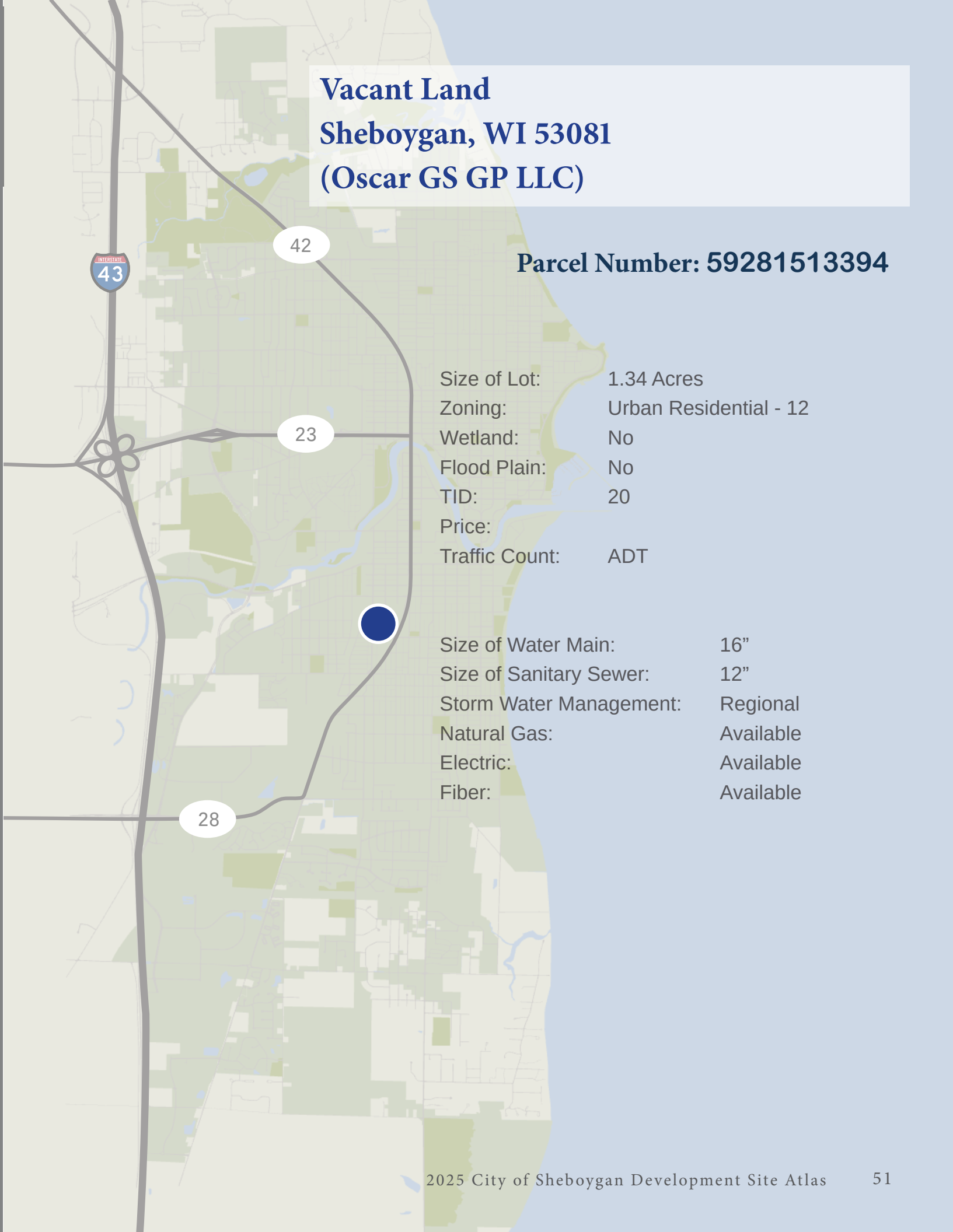
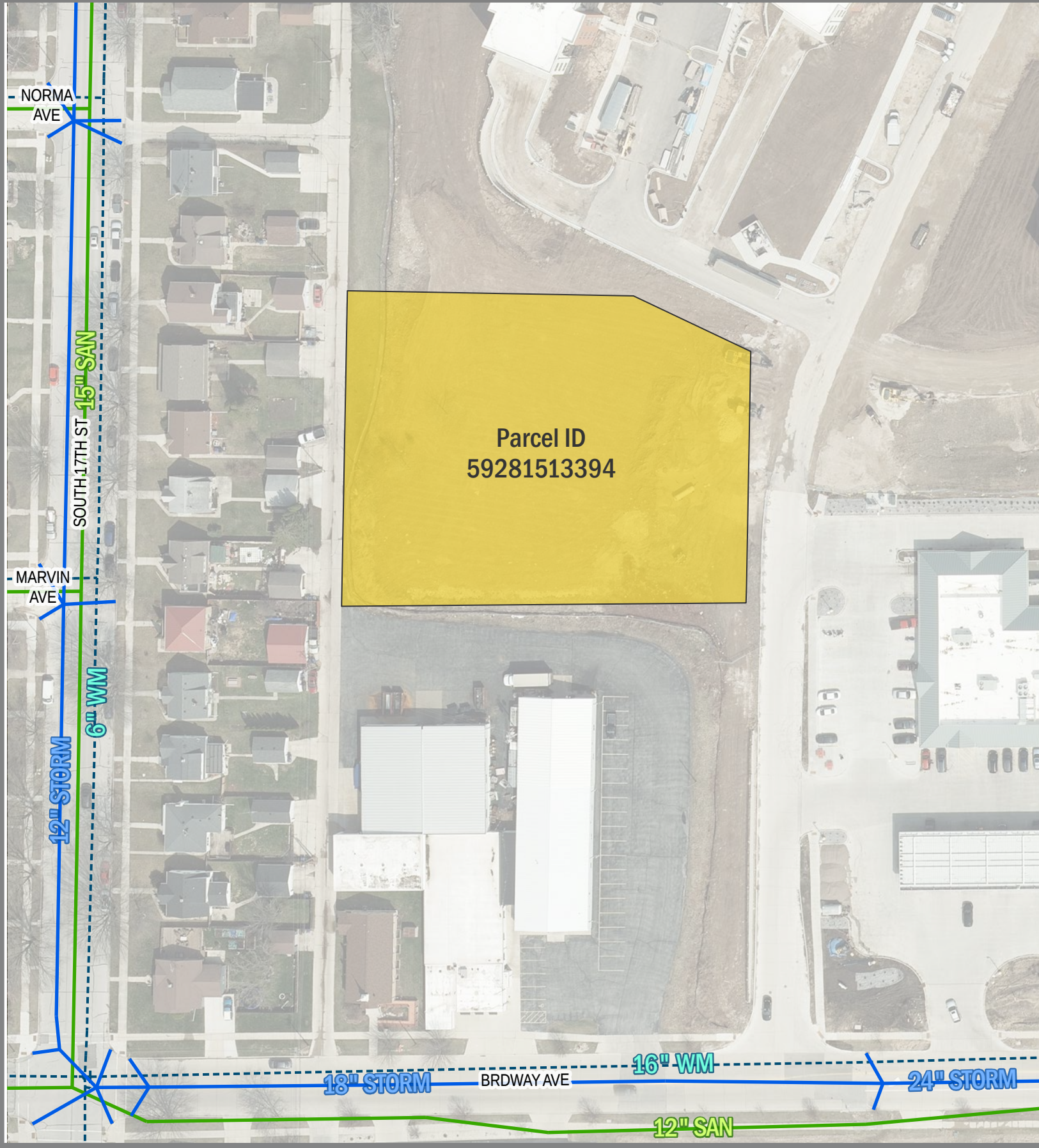


0

0.01

0.03

0.06 Miles



 Sanitary Sewer Pipes
 Storm Sewer Pipes
 Tax Parcel

0 0.01 0.02 0.04 Miles

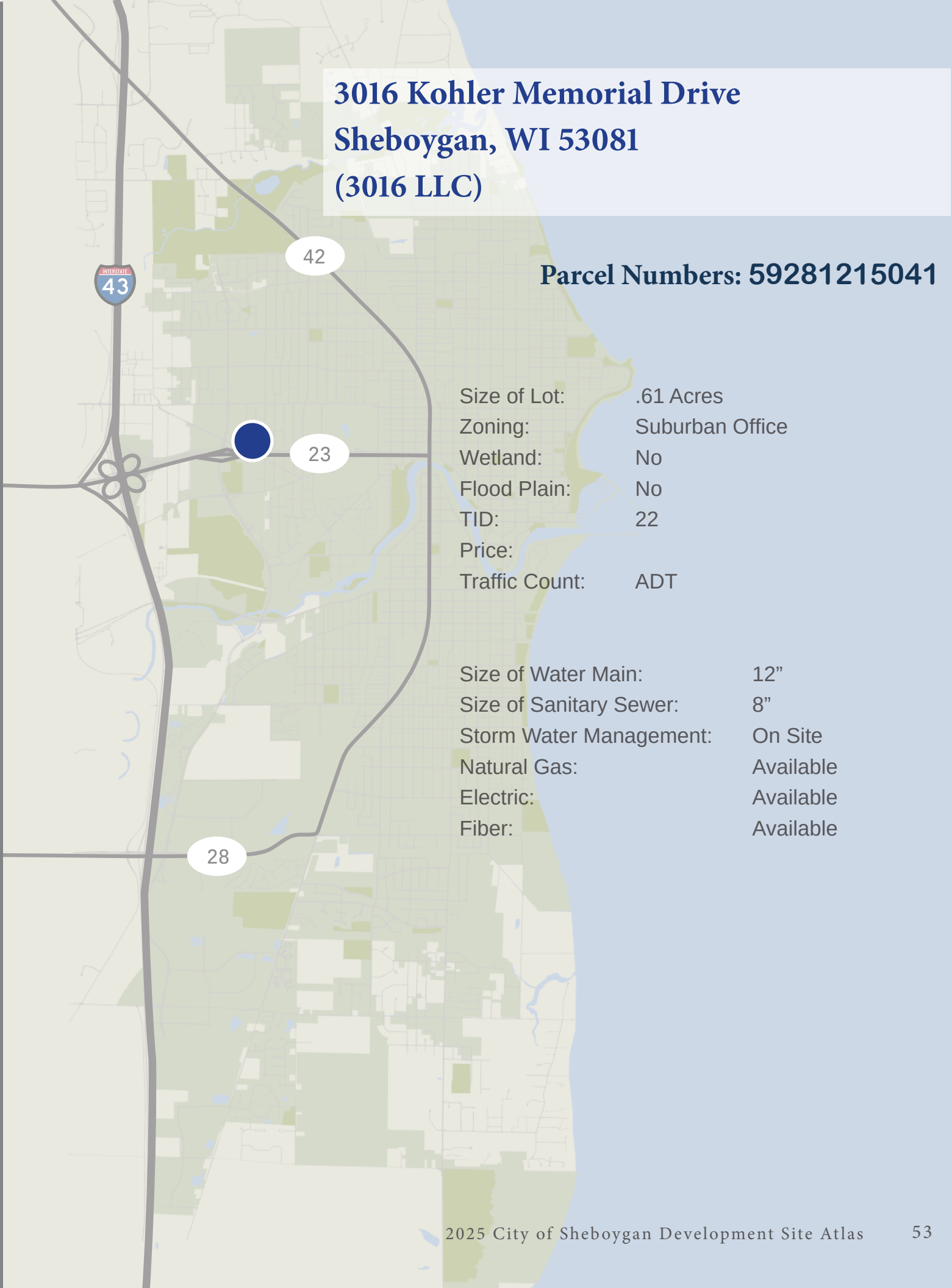


3016 Kohler Memorial Drive Sheboygan, WI 53081 (3016 LLC)

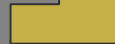
Parcel Numbers: 59281215041

Size of Lot: .61 Acres
Zoning: Suburban Office
Wetland: No
Flood Plain: No
TID: 22
Price:
Traffic Count: ADT

Size of Water Main: 12"
Size of Sanitary Sewer: 8"
Storm Water Management: On Site
Natural Gas: Available
Electric: Available
Fiber: Available

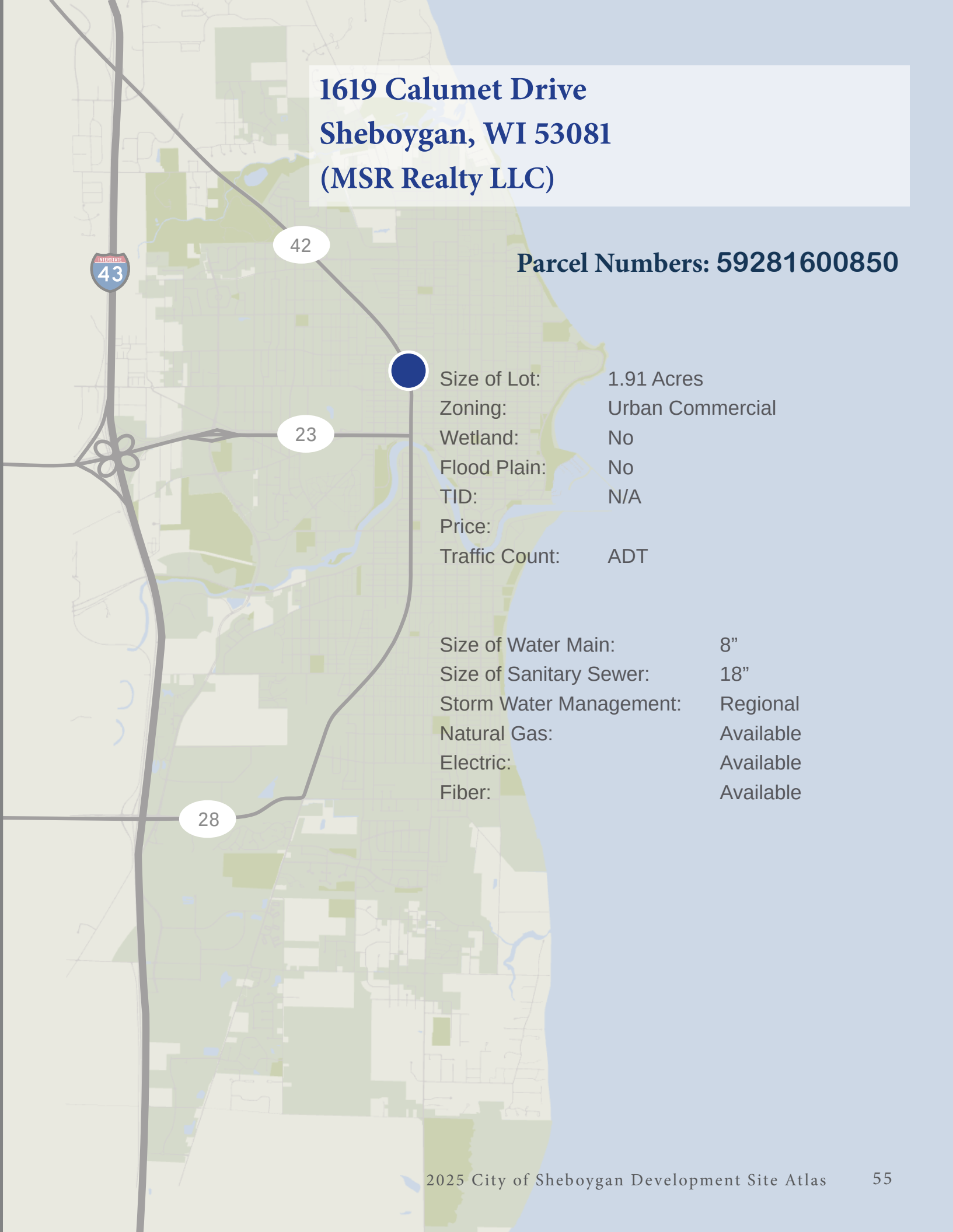
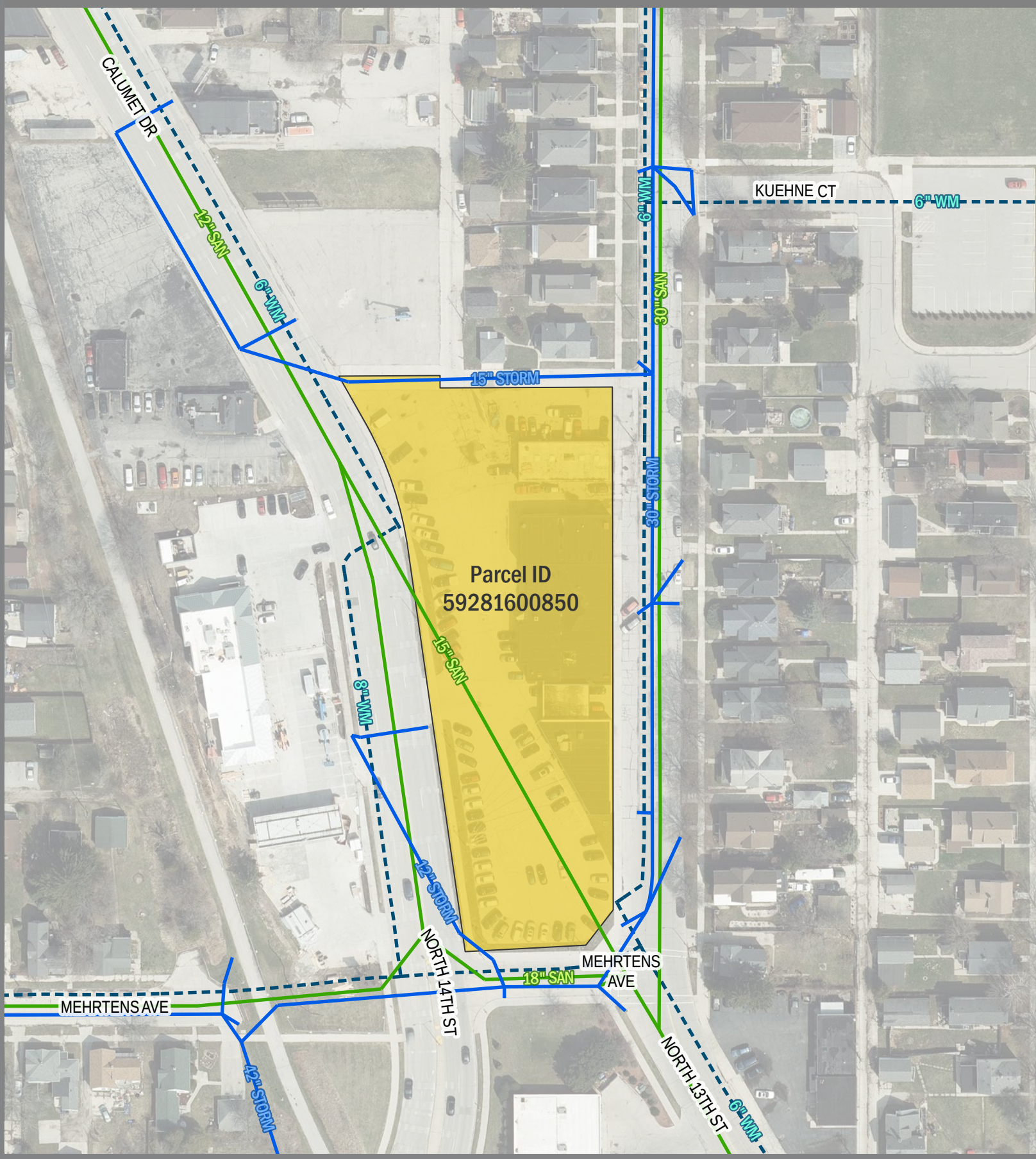


 Sanitary Sewer Pipes
  Water Main

 Storm Sewer Pipes
  Tax Parcel




0 0.02 0.04 0.07 Miles



1619 Calumet Drive
Sheboygan, WI 53081
(MSR Realty LLC)

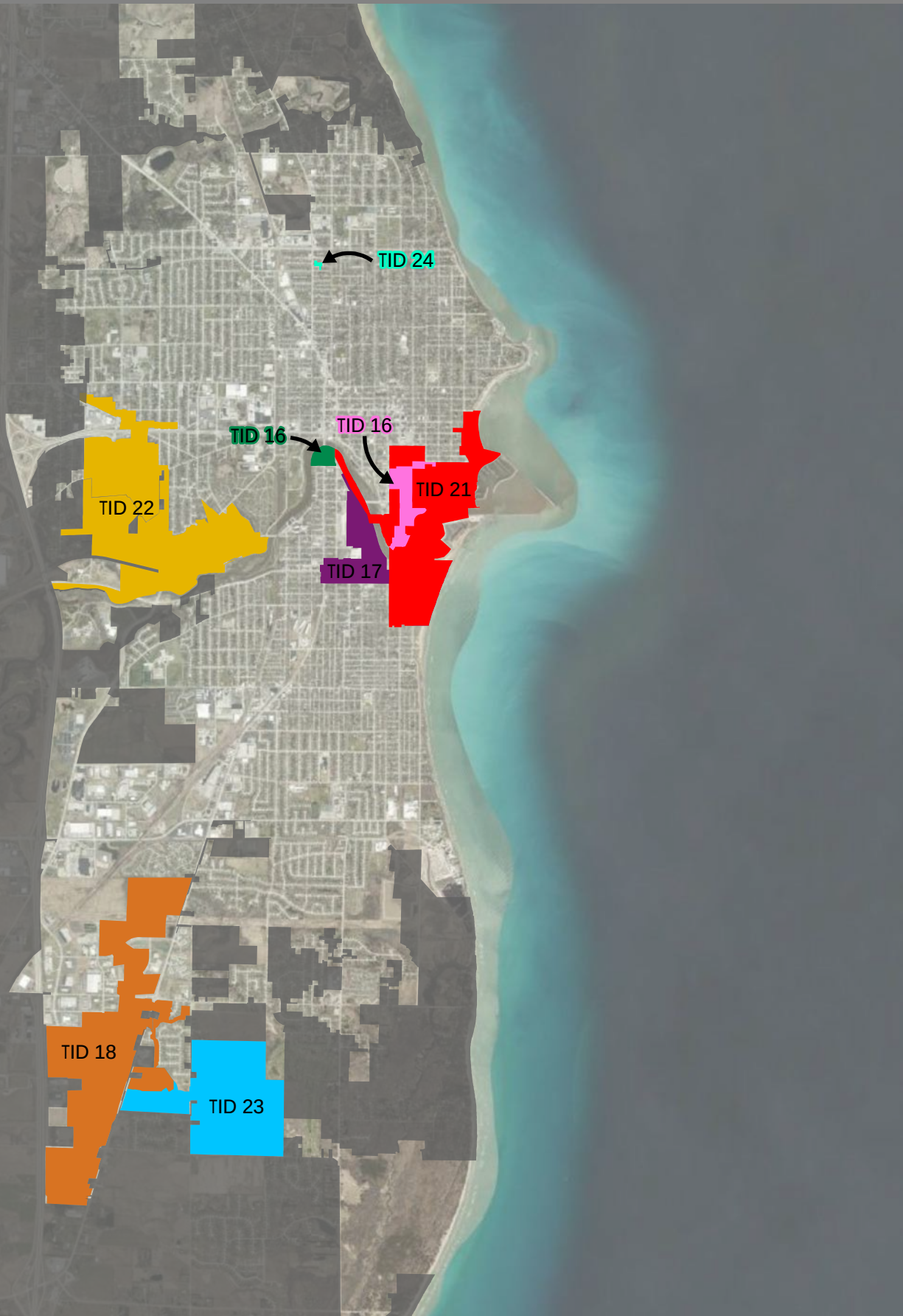
Parcel Numbers: 59281600850

Size of Lot:	1.91 Acres
Zoning:	Urban Commercial
Wetland:	No
Flood Plain:	No
TID:	N/A
Price:	
Traffic Count:	ADT
Size of Water Main:	8"
Size of Sanitary Sewer:	18"
Storm Water Management:	Regional
Natural Gas:	Available
Electric:	Available
Fiber:	Available

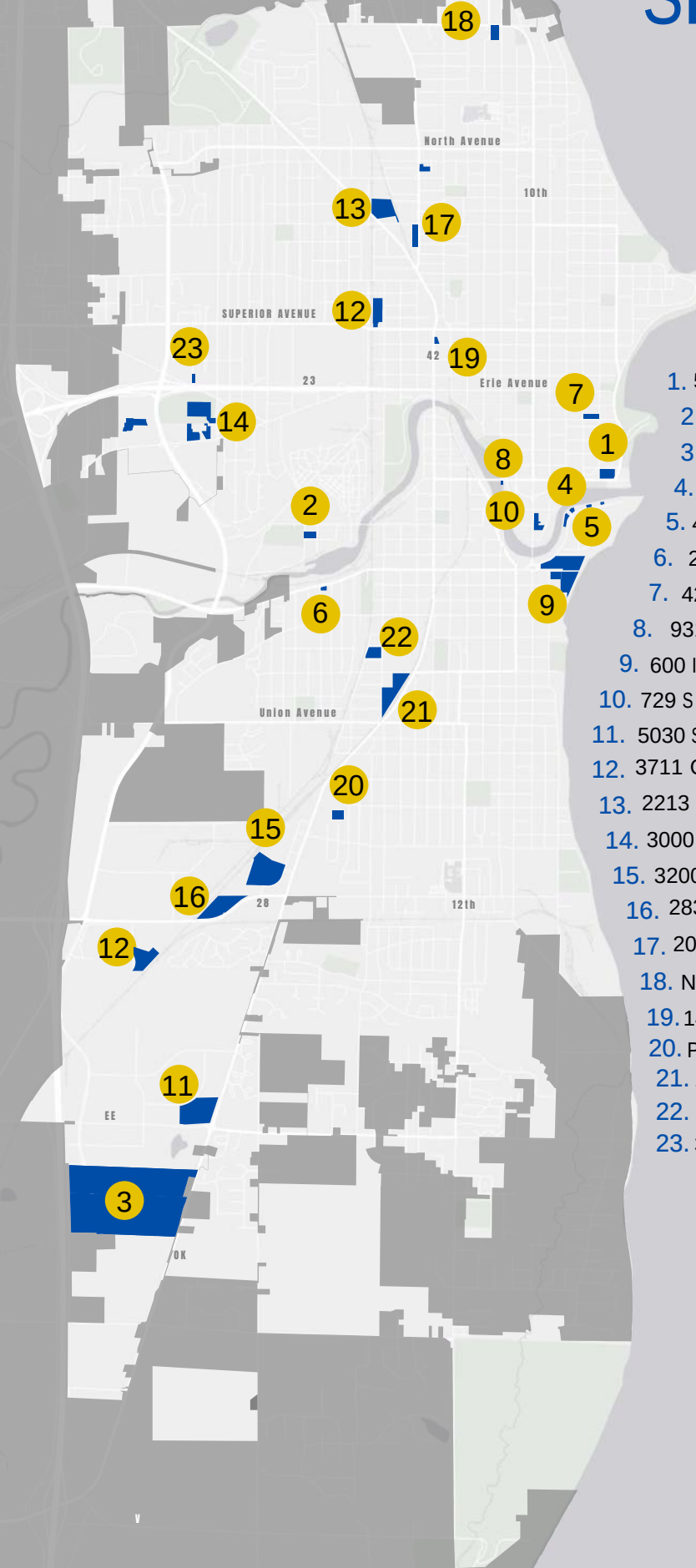
Tax Increment Districts

- | | | | |
|---|---|---|---|
|  District 16 |  District 18 |  District 21 |  District 23 |
|  District 17 |  District 19 |  District 22 |  District 24 |

0 0.75 1.5 3 Miles



Development Site Map



1. 516 Broughton Drive (City Owned)
2. 2114 S Maryland Avenue (RDA)
3. SBC - 4400 Tower Drive (City Owned)
4. 800 Blue Harbor Drive (RDA)
5. 400-600 South Pier Drive (RDA)
6. 2117 Indiana Ave (City Owned)
7. 428 Wisconsin Ave (City Owned)
8. 931 Pennsylvania Avenue (RDA)
9. 600 Indiana Ave (NEW Midwest Properties)
10. 729 S 8th Street (Martin Automotive)
11. 5030 S Business Drive
12. 3711 Greenwing Drive
13. 2213 Calumet Drive
14. 3000 Block Erie Ave
15. 3200 S Business Drive
16. 2838 Washington Ave
17. 2024 N 15th Street
18. N 10th Street
19. 1413 N 14th Street
20. Prime Space llc
21. 1829 S 17th Street
22. Oscar GP GP llc
23. 3016 Kohler Memorial Drive





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