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City Development 2022 Annual Report

The Department of City Development Annual Report outlines current trends, explores department initiatives and highlights development-related accomplishments.



Division Profile:

Planning and Development

Mission Statement

Actively promote a diverse, safe, and dynamic community and enhance the living, working, and recreational choices for all Sheboygan citizens and visitors.

Vision Statement

The vision of Planning and Development is to take a leadership role in creating opportunities for our City to continue to grow and sustain our diverse communities that define and give Sheboygan its unique character.

The Planning and Development Division Provides:

- Conditional use permits
- Site plan approval
- Zoning information and letters
- Home occupation approval
- Neighborhood association support
- GIS mapping services
- CDBG grant management
- Business loans
- Housing rehabilitation loans
- Grant writing
- Grant disbursement and management
- Plan/report writing and document design
- Sustainability initiative coordination
- Sign application approval
- Economic development services
- Business Improvement District support
- Green Tier Legacy Community representation
- Neighborhood planning services
- Landlord Training administration
- Visit Sheboygan support

Planning and Development Division Boards, Commissions, and Committees

- Architectural Review Board
- City Plan Commission
- Redevelopment Authority
- Housing Rehabilitation Loan Commission
- Historic Preservation Commission
- Sustainable Sheboygan Task Force
- Common Council
- Board of Zoning Appeals
- Joint Review Board

Planning and Development staff coordinates meetings and provides these committees with professional reports and recommendations.



Planning and Development

COVID-19

American Rescue Plan Act

Small Business Emergency Assistance Program

The Small Business Emergency Assistance Program was rolled out in 2020 as a way to help small businesses during the pandemic. Using funding awarded by the US Department of Housing and Urban Development through the American Rescue Plan Act, the City has given out a total of \$780,612 over the past three years to help small businesses with payroll, marketing, rent, inventory, and utility bills. In 2022, the City provided aid to 39 small businesses, bringing the total to 69 businesses assisted through the program. Both of these federally funded programs were administered by Planning and Development staff.

ARPA Semi-Annual Report

The American Rescue Plan Act (ARPA) is a \$1.9 trillion federal aid package passed by Congress in March, 2021 to provide financial aid to families, governments, businesses, schools, nonprofits and others impacted by the pandemic. Of that \$1.9 trillion, \$350 billion is going to state and local governments as part of the Fiscal Recovery Fund.

ARPA provides a substantial infusion of resources to eligible state, local, territorial, and tribal governments to help reverse the negative impacts of the pandemic, address its economic fallout, and lay the foundation for a strong and equitable recovery. ARPA funding builds a bridge toward economic improvement and provides vital support to communities in crisis.

The City of Sheboygan was awarded \$22,006,206 in Coronavirus State Local Fiscal Recovery Funds (SLFRF) from the American Rescue Plan. These funds represent a lifeline for thousands of families in our city who have been pushed to the brink by the pandemic and resulting economic crisis.

In 2022 the City obligated funds to:

- Small Business Emergency Assistance Program
- Affordable Housing – Jakum Hall
- Raw Water Intake Project
- Uptown Social Renovation of the Former Save-A-Lot building
- Aid to Tourism, Travel, Hospitality, Room Tax Revenue Loss
- Administration and Reporting
- Lakeshore Sanitary Sewer Interceptor
- Broadway Avenue Infrastructure Project
- Fiber Optic installation to Uptown Social
- Affordable Housing - Multi-Family Construction
- City of Sheboygan Police and Crises Co-Response Pilot
- City of Sheboygan Cybersecurity Upgrades



Jakum Hall Purchase and Demolition

On December 6, 2021, the Common Council approved the purchase of the former Jakum Hall property located at 2601 N 15th St for future use by the City. The funding for this purchase came from the American Rescue Plan Act dollars the City received from the U.S. Treasury. The Act allows the use of these funds for affordable housing in qualified census tracts or areas adjacent to, or serving qualified census tracts. After the purchase of this property, the City demolished the buildings to market the site for new affordable housing. The housing will serve businesses in the adjacent neighborhood as well as provide affordable housing for employees in the qualified census tract 5.

Planning and Development

Economic Development

Focus on Housing Options

Stonebrook Crossing

Robert and Ross Werner of Werner Homes have begun building homes in the new Stonebrook Crossing Subdivision south of Fox Meadows Subdivision. Stonebrook Subdivision is a 64-acre, 132 lot subdivision that will be completed in phases. The average lot size will range from 9,000 square feet to 17,000 square feet. The development is planned for 134 residential lots with up to 39 twin house lots and 95 single family detached dwelling lots. Servicing the subdivision is a planned neighborhood park and two stormwater ponds. Phase one will include 46 lots, the park, and both ponds.



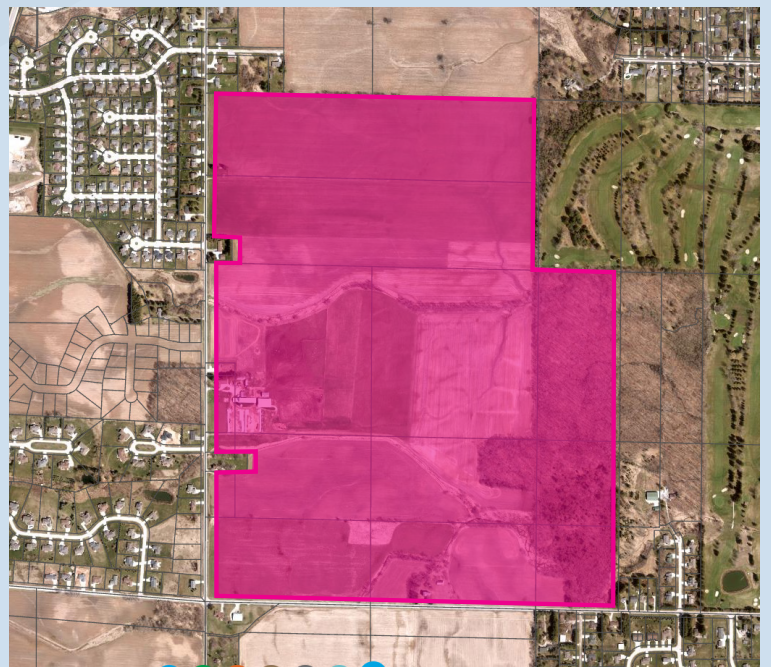
Indian Meadows Mobile Home Park

The City has been making efforts to add additional housing to the City of Sheboygan for several years. Since 2015, over 950 new housing units have been built. While additional housing units are greatly needed, there is also a need for affordable housing as well. An opportunity for just that came to the City Plan Commission meeting on July 26th.

The Indian Meadows Mobile Home Park previously had housing for 292 families. With the implementation of Phase 5, 24 new residential sites were added for a total of 316 housing units. With a projected need of 73-174 housing units needed per year in the City of Sheboygan, these new sites will help to bridge that gap.

Gartman Farm Acquisition

A 2021 affordable housing study discovered that Sheboygan is severely lacking in single-family affordable housing units. In order to address this issue, the City has purchased 197 acres of farmland for the construction of single-family homes. Given the current construction costs for single-family housing, and the costs related to acquiring land, the City purchased the land in an effort to keep the prices down and encourage more entry-level homes. Although the focus will be on creating affordable single-family homes, a mix of housing options, including starter homes for younger families, single-family condos, duplexes and even some larger homes, are a possibility. The City sees the Gartman Farm acquisition as an investment in housing for the next decade. The City will work with developers to transform various sections of the parcel, and an adjacent 73 acre property, into available land that can be used for residential development.

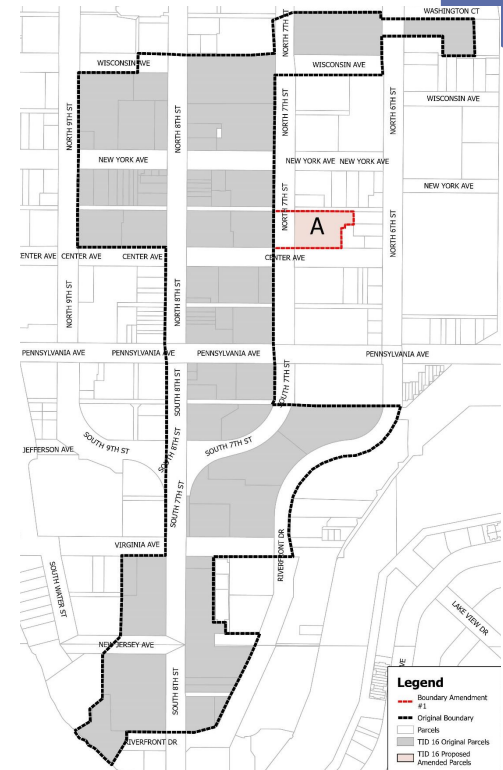


Planning and Development Economic Development

Tax Incremental District (TID) Update

TID 16 Project Plan Amendment

TID 16 is considered the downtown district. The TID was created to encourage and attract mixed-use development and redevelopment opportunities in the downtown. Creating the TID has also allowed for ways to pay for public improvements as well as development incentives necessary to develop and redevelop properties in the downtown area in conformance with the City's planning and development policies. The TID 16 project plan was amended in order to bring the parcel of land the former Sheboygan Press building is on into the district to provide developer incentives to redevelop the building into 27 workforce housing units. Per the development agreement, the City would provide \$500,000 in development incentives for historic preservation of the former Sheboygan Press building.

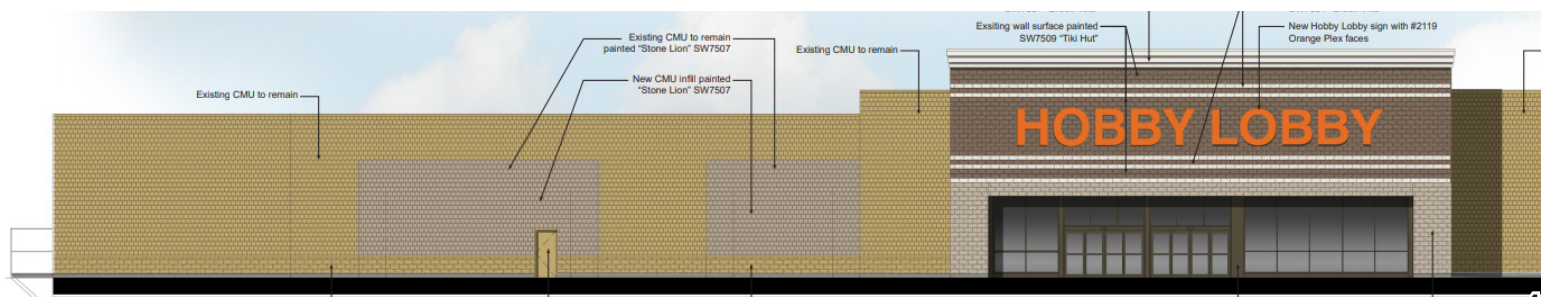


Shopko Redevelopment TIF

The City of Sheboygan has been awarded a Community Development Block Grant, a portion of which has the purpose of creating additional employment opportunities in the City through the expansion of business development. NS Retail Holdings, LLC, the owner of the old Shopko building, has been awarded a \$375,000 loan for working capital and soft costs to develop the old Shopko building into two new retail spaces. As



part of this loan agreement 15 new permanent full-time equivalent positions must be created, 51% of which are filled by persons from low to moderate income households. The developer, Corta Development, has redeveloped the building into a Ross Dress for Less and a Hobby Lobby. Hobby Lobby will utilize approximately 61,000sf of the 98,000sf former Shopko facility that has been vacant since May 2019. Ross Dress for Less is occupying approximately 25,200sf of the 98,000sf 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 as possible.



Planning and Development

Economic Development

Commercial Developments

Scooter's Coffee Drive Thru

A new Scooter's Coffee Drive Thru opened on South Business Drive. The first Scooter's Coffee location opened in Bellevue, Nebraska, with a simple formula in mind: find a great location and stay committed to high-quality drinks, speed of service and a BIG smile. Since the first Scooter's was opened, the company has grown to an almost 400 location franchise. Scooter's Coffee serves a variety of hot and cold drinks such as coffee, smoothies, and teas. Food is also offered, focusing on breakfast items and baked goods. Revival along South Business Drive made the location more desirable for reinvestment.



Ashley HomeStore

The former Pick 'N Save store at 2625 S. Business Drive has a new tenant. Boston, Inc. has opened an Ashley HomeStore in the previously vacant building. The facility is used for the retail display and sale of residential furniture. Product categories include bedroom, dining room, upholstery, leather, occasional tables, home office, youth bedroom, recliners, mattresses and accessories. Ashley HomeStore's latest Sleep Shop experience provides an educational way for customers to find a fit from a selection of more than 45 mattresses. Ashley offers an easy shopping experience where you can grab, go and assemble with ease.

Nature's Best

Nature's Best is now operating out of the former Wisconsin Bank and Trust building located at 604 N. 8th St. The project has revitalized this formerly vacant building into a thriving downtown full-service grocery and health food store with an emphasis on organic and locally sourced produce. Nature's Best is a full line health food store, carrying high quality vitamins and supplements, organic and natural foods, organic and grass-fed meats, gluten free foods, bulk herbs and spices, natural body care, and one of the largest boxed tea sections in Sheboygan. Deli items such as salads and sandwiches are offered, along with a juice/smoothie bar. Nature's Best Market is family-owned and operated and proud to be Sheboygan's place for organic and natural goods since 1994.



Planning and Development

Economic Development

Commercial Developments

Old World Creamery Addition

Old World Creamery is part of a 4th generation family-owned cheese, butter, and dairy manufacturing company that got its start in 1912. The company purchased the old Verifine Dairy Products building in Sheboygan in 2016 and began to manufacture butter from cream at this location. Old World Creamery is constructing a new addition and off-site parking lot at 1606 Erie Avenue and parcel #59281205060. There are five building additions proposed for this project, one new off-site parking lot and the relocation of an existing truck scale. The five building additions are a wastewater building, intake building, production building, silo building, and infill building addition. This addition is possible with a business development loan that Old World Creamery received from the Redevelopment Authority of the City of Sheboygan in the amount of \$500,000. This loan and expansion will help to create 20 new permanent full-time equivalent positions over the course of three years.



McGoey Dermatology

McGoey Dermatology is renovating and creating an addition to the previously vacant building at 832 Michigan Avenue for their new dermatology clinic. McGoey Dermatology will be an outpatient clinic that 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, cosmetic services, etc. The site was selected due to its location on Michigan Avenue and its proximity to other shops, businesses, and residential locations within walking distance, and ease of access from the downtown area. The aim is to continue to develop the central commercial zone and contribute to redevelopment of this area by creating a successful, professional, well run business of appropriate aesthetic to this area. This project will leverage existing infrastructure in order to strengthen the existing business district and surrounding residential neighborhoods while also creating new employment opportunities.



Planning and Development

Economic Development

Commercial Developments

MVP Storage

MVP Storage is operating a multi-tenant facility at 1029 Michigan Avenue. The building, as previously laid out, was too large of a space for one business. The front 3,600 square feet of retail space and 3,600 square feet of warehouse space is being leased to Good as Gold Appliances, an MVP Storage tenant whose previous warehouse space at a different location was too small and did not include a retail shop. The back warehouse will be shared with Good as Gold Appliances for appliance inventory, and MVP for storage. Good as Gold Appliances sells a variety of appliances including refrigerators, washers, and dryers.



Tidy Store

An addition to the existing Tidy Store facility and service station located at 810 N. 14th Street will be constructed to add additional space for storage, more product options, and a small café restaurant. The addition will be constructed on the west/rear and south sides of the existing building. The café restaurant, which will be located at the southwest corner of the building, includes a kitchen, two restrooms, an order counter and limited seating. The menu will emphasize grab and go items such as pizza, sandwiches, chicken tenders, fish fry and appetizers. The restaurant will provide another quality food options as well as other additional convenience store items to pick from.



Third Coast Vascular

Third Coast Vascular is a one of a kind hybrid surgery center that provides access to superior medical care, along with easing the burden of outpatient procedures on the hospitals in the Sheboygan area. The surgery center is located on the second floor of the BMO Harris Bank building. This floor of the building, previously occupied by the bank, was converted into a state of the art ambulatory surgery center with two surgical suites, six consultation rooms, and five patient recovery bays.

Planning and Development

Economic Development

Commercial Developments

Sheboygan County Detention Center

Sheboygan County is constructing an approximately 3,516 square foot 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.



Consolidated Construction Company

A new multi-tenant industrial warehouse at the southwest corner of Horizon Drive and S. Business Drive in the SouthPointe Enterprise Campus is under construction by Consolidated Construction Company. The site was chosen for its visibility and ease of access to major roads and geographic location within the state. The development will consist of a multi-tenant warehouse that will be constructed in two 100,000 square foot phases. Phase I will consist of three units that are planned to be rented to warehousing and/or manufacturing businesses.



Planning and Development

Interagency Cooperation



Brat and Cheese Piano

Make Music Day

Sheboygan participated in Make Music Day for the first time in 2022. Make Music Day is a free celebration of music around the world on June 21. Launched in 1982 in France as the Fête de la Musique, it is now held on the same day in more than 1,000 cities in 120 countries. Completely different from a typical music festival, Make Music is open to anyone who wants to take part. Every kind of musician – young and old, amateur and professional, of every musical persuasion – pours onto streets, parks, plazas, and porches to share their music with friends, neighbors, and strangers. Promoting the natural music maker in everyone, regardless of ability or prior experience, music of all kinds were found in parks, plazas, pubs, porches, and other Sheboygan locales.

Sheboygan Housing Coalition Town Halls

The Sheboygan County Housing Coalition presented its first Town Hall series relating to affordable housing concerns in

our community. The goal of this 4 part series call “Building a Foundation of Knowledge”, was to educate community members on housing basics, types of housing, and what contributes to housing insecurity. This series helped to build a basic foundation of knowledge in an effort to engage the entire community in developing housing solutions.

All Abilities Purple Octopus Playground

Above and Beyond Children’s Museum has installed a fully ADA-accessible, public, outdoor playground called the Purple Octopus Playground in their outdoor green space. Prior to this park, the downtown area did not have a public outdoor play space that is specifically ADA-accessible. The playground was designed with ADA-accessible components including a wheelchair transfer platform in the head of the octopus and ground-level accessible equipment and swing set. It’s part of an outdoor exhibit that children of all backgrounds and abilities will have the opportunity to interact with. This project was funded in part by a \$40,000 contribution from the City’s Community Development Block Grant dollars.



Rock the Block 2022

Habitat for Humanity Lakeside invited community members to join in its annual neighborhood revitalization program, Rock the Block, in September 2022. This event brought together several community partners

including the City of Sheboygan, the Sheboygan Fire Department, the Sheboygan Police Department and the IBEW Local 494, along with local businesses, neighbors, and friends in a concentrated effort to improve quality of life in a designated neighborhood. Through Rock the Block, Habitat provides affordable financing for exterior home repairs and community projects by engaging donors and mobilizing volunteers to have a positive impact in a focused area. This year’s efforts were focused on the Gateway Neighborhood.



Planning and Development

Quality of Life Initiatives

Evergreen Bridge

The City applied for a Natural Resource Damage Assessment (NRDA) grant in the Summer of 2019. A grant in the amount of \$196,000 was awarded and \$176,000 was allocated for replacement of the deteriorating bridge between Evergreen Park Area #5 and the main area of Evergreen Park with a new bridge in a new, nearby location. The new bridge provides accessible fishing areas at the edge of the river and accessible fishing bump-outs on the bridge that allows an angler easier access to the Pigeon River. The old wooden bridge and concrete abutments were removed and new pathways now connect the bridge to the existing main road in Evergreen Park as well as the restroom facility in Area 5.



Alliant Solar Field

The City of Sheboygan Solar Field is one of Alliant Energy's first customer-hosted solar projects to become operational in Wisconsin. The partnership between the City of Sheboygan, SunPeak and Alliant Energy will provide safe, reliable clean energy for decades to come. The Sheboygan Solar Field is part of Alliant's Clean Energy Blueprint, a strategic roadmap to cost-effectively accelerate renewable energy and reduce carbon emissions. The solar field is 1 megawatt in size, contains 3,042 panels, and powers 177 homes.

Language Line

The City of Sheboygan is home to people of diverse backgrounds, including significant Hispanic and Hmong populations, and operates its programs and services without regard to race, color, national origin, sex, disability, or age in accordance with Title VI of the Civil Rights Act of 1964 and other state and federal laws. Language barriers can impact the services the City is able to provide to its residents. The City of Sheboygan now offers an over-the-phone interpreter service called Language Line Solutions to help communicate with any resident who may be Limited English Proficient.

The City of Sheboygan's Title VI Program requires the city's customer service windows to provide translation services to better serve the public seeking assistance in-person. Language Line can help ensure effective communication and equal access to City programs and services. Staff members can call an 800 number, choose from over 200 languages and get connected with an interpreter to assist with communicating.

Planning and Development

Placemaking Initiatives

Pianos for Placemaking

The City of Sheboygan, with area partners, has been implementing placemaking strategies throughout the City for years. From public art to sidewalk living rooms, these placemaking strategies help to create connections between the City and those that interact with it. This time that connection comes in the form of music.

Dr. Toby Watson approached the City with the idea to donate and install four painted pianos in popular public places with the interest in bringing music to the streets. The pianos have been provided free of charge and include winter covers so that they may remain on the street year-round. Dr. Watson will be tuning the pianos twice a year for five years to help keep the pianos in playable condition. The pianos may be found by the Fountain Park Monument, Deland Park, between 501 and 509 N 8th Street, and by the concrete living room at the corner of N 8th St and Wisconsin Ave.



Alley Improvements

Our community is working together to enhance accessibility and connectivity through alley improvements. There is now a new link from Parking Lot 9 to businesses along the 500 block of South 8th Street.

The purpose of the update is to convert the alley from a vehicular/pedestrian alley to a pedestrian only alley. With more demands for parking in this area of the City and underutilized Public Parking Lot 9, converting the alley into a pedestrian only alley allows customers in this area of the City to access public parking and feel safer.

The improvements include repaving the alley, adding curb and gutter at the street, adding bollards restricting vehicle access on the west side, adding signage, planters, benches, bike racks and overhead lighting.

Dog Park

The City of Sheboygan has been working hard to make the community a better place for pets and their owners. Although it boasts dozens of parks, trails, and, beaches, the City of Sheboygan lacks outdoor recreation options for people and their pets. In an effort to create more spaces where pets can run and play, the City created a .21 acre dog park located downtown on the former Social Security Building property. Thanks to the Better Cities for Pets grant from Mars Petcare that the City received, signage for all 36 Sheboygan parks will be created informing visitors whether or not pets are welcome. By creating this space dedicated to pets and their owners, we can build a city that works for all who call Sheboygan home.



Planning and Development

Neighborhood Revitalization

Utility Box Revamp

Public art adds enormous value to the cultural, aesthetic and economic vitality of a community. It is now a well-accepted principle of urban design that public art contributes to a community's identity, fosters community pride and a sense of belonging, and enhances the quality of life for its residents and visitors. Cities gain real value through public art, and Sheboygan is no exception.

To enhance the urban environment and further the tourism and economic potential of our community, the City sought out local artists to design artwork to wrap utility boxes at 12 locations within our community. Eleven artists were selected with work ranging from scenic views of Lake Michigan to cow abductions.

In addition to all the benefits of public art, everyone has access to it. It's directly in the public sphere and not confined to galleries or museums.



Photo Credit: Sheboygan County Historical Research Center

The Sheboygan Armory: A Part of the Community

The Sheboygan Armory was listed in the State Register of Historic Places on August 17, 2018, and the National Register of Historical Places on January 31, 2019, before its demolition in 2021. When it was determined that the Armory was beyond repair, and prior attempts to repurpose or redevelop the armory failed, demolition was deemed the best course of action.

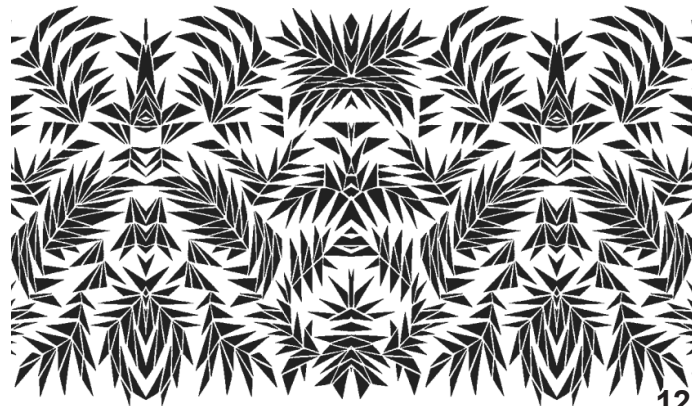
The Sheboygan Armory was a large part of the community since its construction in 1941. The Armory was the site of many community events including basketball games, graduation ceremonies, concerts, and festivals. To help preserve the many memories that the Armory provided, the City of Sheboygan has produced a documentary, "The Sheboygan Armory: A Part of the Community".

AARP Van Wrap Grant

The City is creating a sort of City Hall on wheels, which will offer mobile, accessible services such as the possibility of issuing building permits and pet licenses, assisting with housing rehab applications, facilitating voter registration, and much more – all as part of the City's Driving Change Initiative. The \$1,000 grant will be used to install dry-erase wrapping on the vehicle as part of this innovative method for the collection of feedback and input from residents.

Flooring Studio Mural

Artist Zak Worth has installed a new 300sf mural on the east wall of the Flooring Studio located at 1526 Indiana Avenue. Worth noticed an abundance of forgotten walls and spaces that, if tended to, could be brought back to life. Public Art has been a focus of the City of Sheboygan for several years, as evidenced by the JMKAC's "Sheboygan Project" and other recent public art installations in Downtown Sheboygan. Worth hopes this mural will contribute beauty, curiosity, and peace to the community and visitors, drawing folks to all areas of the city.



Planning and Development Community Development Block Grant

Community Development Block Grant Funding Distribution	Amount	Source
Partners for Community Development	\$32,500.00	CDBG 2022
Habitat for Humanity Lakeside	\$25,000.00	CDBG 2022
A Million Dreamz	\$18,000.00	CDBG 2022
Shoreline Metro	\$42,493.00	CDBG 2022
Family Service Association	\$17,000.00	CDBG 2022
Family Connections	\$4,800.00	CDBG 2022
Lakeshore CAP	\$21,000.00	CDBG 2022
Big Brothers Big Sisters Wisconsin Shoreline	\$19,500.00	CDBG 2022
Flawless Hoops	\$6,995.00	CDBG 2022
St. Clair Avenue Resurfacing	\$250,000.00	CDBG 2022
Program Administration	\$173,051.00	CDBG 2022
Section 108 Payment for Uptown Social	\$160,000.00	CDBG 2022
Historic Preservation	\$69,920.00	CDBG 2022
Neighborhood Enhancements - Signage and Grants	\$25,000.00	CDBG 2022
Kiwanis Park Trail Completion	\$216,149.89	CDBG - CV3

Each year, the Department of City Development receives Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The City can grant up to 15% of its total allocation to public service agencies to support programming and offset administrative expenses. The department can also utilize up to 20% to reduce the cost of administering this complex federal program. In 2022, remaining CDBG funds were used for housing services and public facility improvements, including the resurfacing of St. Clair Avenue.



Public Service Agency Spotlight

Flawless Hoops

Flawless Hoops is a nonprofit basketball organization offering mentoring, diverse levels of training, and athletic development for all ages. They provide a place for all ages and genders to get involved, connect, and grow within the community, while promoting healthy development. The director, Cedric Foster, is immensely involved in every program offered including youth training, leagues & open gyms, giving guidance to the youth to stay focused and remove them from temptations. There is a need in the Sheboygan community for a fully designated basketball program that offers mentoring, affordable training, open gyms, and leagues. Flawless Hoops is filling this gap for the youth of Sheboygan.

Planning and Development

Targeted Rehab & Redevelopment

Upper Floor Residential Rehabilitation Program

The Upper Floor Residential Rehabilitation program is designed to assist building owners whose mixed-use properties consist of commercial space on the first story and vacant space above, the program offers funding to renovate underutilized spaces into quality rental housing.

Milwaukee PC Building

The old Milwaukee PC building will soon be adding some much-needed housing stock to the Sheboygan market. The second floor, which has been vacant for over 20 years, is being converted from office space to two new apartments. Creating new apartments will increase the property tax base, bring additional residents to support the downtown businesses, and allow for the necessary improvements to a very old and outdated building. The 2nd floors original purpose when built in the 1800s was residential. At some point it was converted to offices for the business that ran the pharmacy on the first floor. Now the building can be restored to its original purpose.

Reach Forward Upper Floor Rehab

The former Dulmes Decor Building was purchased by Reach Forward Capital in 2020. The entire building was vacant with the bottom floor dedicated to commercial use and the upper floor for residential. Although the upper floor was already dedicated as an apartment, it needed some improvements before it could be rented out. Renovations included updating the bathroom and adding an additional bathroom making it a 4 bed 2 bath apartment. The HVAC and the electrical were also separated out from the rest of the building. The flooring and wall coverings throughout the apartment received an updated as well. "The Upper Floor Rehab program was instrumental in our decision to invest in repairing the sorely neglected second floor. We're happy to bring a safe, attractive and much-needed apartment to the Sheboygan rental market. This program is truly a win-win", said BJ and Vicky Blahnik.

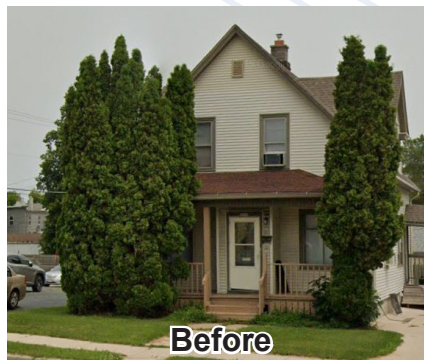


Façade and Landscaping Program

The Façade and Landscaping Grant Program addresses property decline within targeted areas of the City of Sheboygan by providing property owners with funding for exterior and landscaping improvements. This program leverages City funding to offer grants of up to \$5,000 for projects that serve to enhance or beautify the structure and/or property where visible from the public right-of-way.

N 14th Street Rental Property

A rental property on N. 14th Street was a little worse for wear when the owners applied for the Façade and Landscape grant. The property received new windows, a new front door, a new roof for the front porch, porch repairs, and landscape work.



Planning and Development Commercial Rehab

804-814 N 8th St. Exterior Remodel

Fifth Generation Properties gave a much needed exterior refresh to a highly visible building within the central commercial district of downtown Sheboygan. This new and vibrant design gives a nod to the building's historic façade of the past, compliments the architecture of the surrounding area, and creates a visual statement with the incorporation of modern architectural design elements. The use of brick and EIFS on the center portion of this project helps maintain the historic look and feel of the downtown architecture of the area. There have been improvements to the buildings along 8th Street the past several years. The exterior remodel of this building will continue the revitalization of the very visual 8th Street corridor of the downtown area into a shopping and recreation destination.



Key Insurance Historic Remodel

Key Insurance has remodeled their existing facility located at 1019 Michigan Avenue. The existing Key Insurance building was renovated to better serve the business and their clients, and to achieve a historic look that is cohesive with the nature of the other buildings located along Michigan Avenue. The Key Insurance historic remodel vastly improves the look of this building and this section of Michigan Avenue.

Division Profile: Building Inspection

The Building Inspection Division is dedicated to maintaining public safety in the construction environments throughout the City. To achieve this goal, the division develops and promotes uniform building codes, provides oversight through contractor licensing and building permits, and instructs contractors and homeowners on best practices.

Permitting

The Building Inspection Division's service window is open weekdays from 7:30am to 5pm. In addition to granting building permits and contractor licenses, the Division's knowledgeable staff is available to answer questions regarding the permit application, zoning, building codes, required licensing and other construction-related concerns.

Coordination

The Building Inspection Division works closely with Planning and Zoning, Engineering, Utilities, Streets, Police, and Fire/Rescue during the final phase of a project, including final inspection and throughout criminal and fire investigations.

Enforcement

In order to ensure all construction within the City is code-compliant and meets State requirements, the Building Inspection Division has adopted all Wisconsin Department of Professional and Safety Services codes and standards including Building; Mechanical; Plumbing; and National Electric Code (NEC). In addition to the above, the International Property Maintenance Code provides the City's framework for property maintenance code enforcement.



Building Inspection Permits	2022 Issued	Total Fees Collected	2021	2020	2019	2018
Building	1935	\$430,503.50	2188 - \$416,160	2164 - \$505,307	1965 - \$578,249	1987 - \$402,912
Electrical	631	\$230,935.00	552 - \$132,030	531 - \$195,350	444 - \$169,970	318 - \$243,815
HVAC	524	\$95,405.00	562 - \$151,485	499 - \$125,000	551 - \$227,500	526 - \$129,260
Plumbing	451	\$62,960.00	459 - \$80,480	336 - \$70,580	328 - \$89,680	436 - \$83,220
Wrecking/Razing	19	\$2,652.24	20 - \$3,028	22 - \$2,798	22 - \$4,062	21 - \$2,950
Signs	83	\$12,275.00	73 - \$8,519	69 - \$6,470	69 - \$9,308	74 - \$10,149
Commercial Occupancy	34	\$8,500.00	32 - \$8,250	24 - \$6,000	44 - \$11,000	32 - \$8,000
Park Impact Fees	3	\$1,728.00	\$1,728	\$111,908	\$144,224	\$9,846
Other Revenues	88	\$20,824.68	\$18,944	\$143,961	\$65,840	\$14,032
Totals	3768	\$865,783.42	3886 - \$866,704	3,645 - \$1,167,374	3,423 - \$1,299,833	3,394 - \$904,184

Building Inspection Licensing	2022 Issued	Total Fees Collected	2021	2020	2019	2018
Weights and Measures	86	\$29,853	547 - \$41,365	73 - \$30,946	76 - \$29,583	88 - \$29,435
Contractor Licensing	365	\$51,950	803 - \$88,323	291 - \$50,250	509 - \$78,415	79 - \$66,430
Totals	451	\$81,803	1,350 - \$129,688	364 - \$81,196	585 - \$107,998	167 - \$95,865

Total Permits and Licensing	4,219	\$947,586.42	5,236 - \$996,392	4,009 - \$1,248,570	4,008 - \$1,407,833	3,561 - \$1,000,049
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Building Inspection Permitting

Building Inspection Division Commissions and Committees

The Building Inspection Division staffs the Board of Zoning Appeals and the Board of License Examiners. Building Inspection staff coordinates meetings and provides these committees with professional reports and recommendations.



Habitat for Humanity Built Home



Multi Tenant Warehouse location in the
SouthPointe Enterprise Campus

The Building Inspection Division provides:

- Building inspection services
- Electrical inspection services
- Heating inspection services
- Plumbing inspection services
- Clearwater inspections
- Weights and Measures
- Residential and Commercial plan review
- Code enforcement
- Landlord/tenant concerns
- Contractor Licensing
- Occupancy inspections

Residential Housing Construction 2017-2021

Year	Housing Type	Number of Units	Percentage	Number of Buildings
2018	Single	6	33%	10
	Duplex	2	11%	4
	Multi - Apartment	0	0%	0
	Multi - Condominium	10	56%	0
	Total	18	100%	14
2019	Single	5	2%	5
	Duplex	2	1%	1
	Multi - Apartment	232	89%	3
	Multi - Condominium	21	8%	1
	Total	260	100%	10
2020	Single	3	2%	3
	Duplex	32	16%	16
	Multi - Apartment	160	82%	2
	Multi - Condominium	0	0%	0
	Total	195	100%	21
2021	Single	7	8%	7
	Duplex	4	4%	2
	Multi - Apartment	80	88%	1
	Multi - Condominium	0	0%	0
	Total	91	100%	10
2022	Single	9	82%	9
	Duplex	2	18%	1
	Multi - Apartment	0	0%	0
	Multi - Condominium	0	0%	0
	Total	11	100%	10

Building Inspection Code Enforcement

2022 Code and Nuisance Orders

A vital component of the City's neighborhood revitalization efforts, the Department of City Development employs two part-time Code Enforcement Officers. Responsible for issuing code violations and nuisance orders, and then working diligently to obtain compliance, the Code Enforcement Officers improve the condition of Sheboygan's neighborhoods and protect the integrity of housing stock within the City. Orders can stem from neighbor complaints or from the Officer's own observations.

In 2022, the Code Enforcement Officers spent time in every Sheboygan neighborhood and issued orders throughout the City. While many orders are rectified and complied with upon the first issuance of a letter, many cases require diligent follow-up, a significant portion of our Code Enforcement Officer's work.

Interdepartmental Focus on Neighborhood Issues

The Code Enforcement Officers work closely with police officers, City attorneys, and the Department of Public Works employees to follow up on issues observed in our neighborhoods which require coordination and enforcement efforts beyond the capacity of the Building Inspection Division. Through this interdepartmental cooperation, Sheboygan has made significant strides in cleaning up our neighborhoods and setting a higher standard for property maintenance throughout the City.

Nuisance Complaint Statistics

Total Number of Orders: 1,014
Sanitation Orders: 757
Zoning Orders: 48
Off Street Parking Orders: 209
Nuisance Citations Issued: 67

Housing Complaint Statistics

Inspections w/ Violations: 833
Violations Corrected: 422
Housing Citations Issued: 178



Landlord Training

The City of Sheboygan runs an annual Landlord Training Program for area landlords to become more familiar with current landlord/tenant laws, police procedures, tenant screening, and property maintenance. In 2022 the Department of City Development held two landlord training sessions, one in the spring and one in the fall. The fall session was offered during the day in the hopes of reaching the landlords that work second or third shift. Both sessions were a success with a total of 30 existing and potential landlords attending. Due to its success in 2021 and 2022, the Department of City Development will continue to offer two sessions a year in 2023.

City Development



From left to right: Chad Pelishek - Director of Planning and Development, Janet Duellman - Community Development Planner, Dave Anderson - Code Enforcement Officer, Abby Block - Grant Coordinator, Bill Borzyskowski - Code Enforcement Officer, Ellise Rose - Program Assistant, Gary Van Auken - Licensing Clerk, Linnae Wierus - Building Inspection Specialist - Savanna Olson - Permit Clerk, Steve Sokolowski - Manager of Planning & Zoning, Joe Folger - Electrical Inspector, Scott Winter - Plumbing Inspector, Jeff Lutzke - Building Inspector (North Side), Pat Eirich - Building Inspector (South Side)

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