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**Jake Buswell**

Luedke Apartments, LLC  
1525 Torrey View Drive  
Sparta, WI 54656  
June 19<sup>th</sup>, 2025

**Ellise Rose, Associate Planner****Taylor Zeinert, Director of Planning and Zoning**

City of Sheboygan  
828 Center Avenue  
Sheboygan, WI 53081

Dear City of Sheboygan,

Please accept this narrative cover letter and the accompanying documents as our formal submittal for the Amended Site Improvement Plan (SIP) for the Luedke Apartments project, located on N 15th Street in the City of Sheboygan.

As outlined in our plans, we have carefully considered the potential of this site to both maximize land use and contribute to addressing the housing needs within the city. This 2-story residential development is designed to appeal to a wide range of demographics in Sheboygan County. We believe that Luedke Apartments will be an ideal option for workforce housing, senior residents, and small families alike. Additionally, the proximity to Urban Middle School, North High School, and numerous employers enhances the appeal for teachers, administrators, and employees in the area.

This project not only optimizes the use of an underdeveloped urban core site but also contributes to the aesthetic improvement of the area. The buildings are designed with large windows, high-quality masonry, board and batten, and lap siding accents that will complement the surrounding neighborhood.

The updated unit mix and parking stalls are outlined below. These design changes are necessary for this project to move forward.

**Building 1**

- 12 One-bedroom units
- 8 Two-bedroom units
- 20 total units

**Building 2**

- 4 One-bedroom units
- 8 Two-bedroom
- 12 total units

**Surface Parking Stalls:** 50

**Total Units:** 32

**Parking Ratio:** 1.56 stalls per unit

Attached are the following documents for your review: architectural site plan, floor plans, building elevations, colored renderings, landscape plans, and conceptual grading and drainage plans.

We appreciate your consideration of this submittal packet to amend the SIP for Luedke Apartments. We are excited about the opportunity to redevelop this property and contribute to Sheboygan's growth and revitalization efforts.

Thank you for your time and attention to this matter. We look forward to your feedback and to continuing this process.

Sincerely,

**Jake Buswell**  
Partner  
Luedke Apartments, LLC