

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 154-22-23 by Alderpersons Felde and Filicky-Peneski vacating the east-west alley between S. 10th Street and the former S. Commerce Street, located in Block 243 of the Original Plat.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: March 24, 2023

MEETING DATE: March 28, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

General Capital is proposing to construct the Berkshire Sheboygan Riverfront apartments and townhomes at the northeast corner of the S. 10th Street and Indiana Avenue intersection. The Berkshire Sheboygan Riverfront project is a \$30.2 million redevelopment of City of Sheboygan Redevelopment Authority (RDA) owned property consisting of an 83-unit independent senior building with “podium-style” underground parking and 18 townhomes in a separate building facing Indiana Avenue.

In addition to these living units, the project will incorporate an extension of the future pedestrian path following the east-west vacated alley and an open green space to be deeded to the City as public open space on the river.

Together, the project will redevelop approximately 2.5 acres of former brownfield and underutilized property on the Sheboygan River.

The property is owned by the City of Sheboygan Redevelopment Authority and it will be sold for the Berkshire Sheboygan Riverfront apartments and townhomes as described above. In order to develop the property as proposed, there is the need to vacate the unimproved alley that currently exists between S. 9th and 10th Streets. Vacation of the unimproved alley permits General Capital the ability to purchase and develop the property as proposed.

STAFF COMMENTS:

Staff recommends approval of the proposed vacation.

ACTION REQUESTED:

Motion to approve.

ATTACHMENTS:

Vacation Petition and required attachments

