

Jake Buswell
Malibu Apartments, LLC
1525 Torrey View Drive
Sparta, WI 54656

June 18, 2024

Ellise Rose, Associate Planner
Diane McGinnis, Director of Planning and Development
Elke Daugherty, Planning and Zoning Administrator
City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

Dear City Staff,

Please accept this narrative cover letter and the included documents as our official submittal for the PUD, GDP, and SIP (phase 1) packages for our Malibu Apartments project that connects with “Kite Beach” on parcels: 59281318390 and 59281303390.

As you’ll see within our plans an enormous amount of forethought and planning went into creating a development that not only cleans up and receives closure on an old brownfield DNR site but also works to achieve city goals outlined in the Comprehensive Master plan and also addresses housing shortages outlined within the new city housing study. Malibu Apartments is a very complex project due to many factors including the contamination and inadequate subsoils. For this project to be financially viable we need to achieve approval for the submitted density, parking, setbacks and height for this project to move forward.

As mentioned above this site is connected to what is known as “Kite Beach”. The name “Malibu Apartments” is being used to forever memorialize this area as “The Malibu of the Midwest”. This project will help bring hundreds of people, who otherwise might not ever have this opportunity, to live right on Sheboygan’s most plentiful natural resource—Lake Michigan. Enhancing the beach community by bringing more people to the shores of Lake Michigan to live at a property that purposely focuses on holistic wellness is a goal and overall “Theme” of our project. The property will bring many new amenities to Sheboygan such as a lake front pool and common area, state of the art work out facility with lake views, pet wash stations, we will have surf boards, paddle boards, kayaks, lawn games and other outdoor recreational equipment available for our residents to utilize as a way to connect with nature. Malibu Apartments provides opportunities for a high quality of life in relaxed luxury apartments with breathtaking water views and seamless connectivity to Kite Beach, South Pier, King Park, and South Sheboygan areas. Malibu Apartments is also a pet friendly community for those residents with furry family members.

Malibu Apartments is a nautical looking building fitting the larger community appeal with an interior parking structure that is wrapped with apartments, lobby spaces, and community areas along South 7th street and brick veneer around the north and south walls of the structure. The project also includes the potential for waterfront commercial restaurant space at the end of Clara Avenue. A new lake front restaurant with spectacular views would be a new social gathering place for the larger community and serve as an excellent amenity for the residents as well.

Below are unit mix and parking details for Malibu Apartments:

Phase 1

22 Studios

58 One-bedroom units

64 Two-bedroom units

8 Three-bedroom units

152 total units

3,758 sf of Commercial restaurant space

207 parking stalls (135 interior stalls, 72 surface stalls, + street parking)

Phase 2

7 Studios

24 One-bedroom units

23 Two-bedroom units

4 Three-bedroom units

58 total units

75 parking stalls (+street parking)

*Typically for an urban setting like this with high walkability and located on a bus route, parking ratios tend to be close to 1 stall per unit.

The building areas for Phase 1 are as follows: (to be used for Floor Area Ratio calculations):

Main Level (garage level) = 67,659 sf

Second Floor = 43,383 sf

Third Floor = 42,590 sf

Fourth Floor = 42,590 sf

Fifth Floor = 42,590 sf

Total area = 238,812 sf.

Please see the attached for the location map, site map, site plan, floor plan (phase 1 SIP only), elevations, renderings, landscape plans, and conceptual grading and drainage plans. As we get closer to site plan approval, we will also provide a lumen intensity site plan and make sure to limit any over property line light wash.

Thank you for your consideration of this as the submittal packet for our PUD, GDP, and phase 1 SIP. We appreciate this opportunity and are excited to continue the redevelopment of this brownfield site.

Sincerely,

Jake Buswell
Partner
Malibu Apartments, LLC