

- A. Apartments on 8<sup>th</sup> & Michigan
- B. I would like to add 1-6 (1-2) bedroom apartments on the top of an existing building located at 1226 N. 8<sup>th</sup>. This would include the vacant existing portion of the building and building out over the top of the existing building lower level, essentially building on top of the lower levels roof. I am bringing this before the board before I spend a lot of time and money on Architects, engineers, contractors to ensure that the city is on board with my idea and believe in my idea. If the board approves I will meet with architects and come up with a plan that will be within the 1-6 units desired, and present that to the architectural review board for their approval.
- C. Existing use: The lower level contains retail and beauty shops.
- D. This site was selected because I believe housing is needed in Sheboygan and the upper level of this building is vacant at the time.
- E. I purpose 1-6 dwelling units, that will be based upon the architect and engineers, as plumbing, electrical and loading will have to be considered.
- F. I would like large windows and a balcony for all units if possible. Units will be middle to higher end units. Existing exterior will be removed in favor of a more modern look, again a lot of this hinges on approval and the architect.
- G. There is ample parking spaces for at least 2 spots per unit.
- H. Signage will likely be on the exterior upper units again determined by the architect.
- I. Projected time line would likely be 6-12 months and looking at a budget of \$400,000-\$500,000 again based upon number of units.
- J. I choose residential units over commercial units because I believe there is an actual need within the city, and not so much for commercial units.
- K. I believe these units will serve the community well as it will bring more people living downtown and lead to higher traffic to restaurants and retail shops around the property.