
Jake Buswell

Jakum Hall Apartments, LLC
1525 Torrey View Drive
Sparta, WI 54656
January 20, 2025

Ellise Rose, Associate Planner**Casey Bradley, City Administrator**

City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

Dear Ms. Rose and Mr. Bradley,

Please accept this narrative cover letter and the accompanying documents as our formal submittal for the Planned Unit Development (PUD), General Development Plan (GDP), and Site Improvement Plan (SIP) for the Jakum Hall 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 three-story residential development offers a diverse mix of unit types, designed to appeal to a wide range of demographics in Sheboygan County. We believe that Jakum Hall 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.

Below is a summary of the unit mix and parking for each building:

Building 1

- 6 One-bedroom units (650 sq. ft.)
- 6 Two-bedroom Townhomes (1,474 – 1,500 sq. ft.)
- 6 Three-bedroom Townhomes (1,686 – 1,713 sq. ft.)
- 18 total units
- 12 garages

Building 2

- 5 One-bedroom units (650 sq. ft.)
- 5 Two-bedroom Townhomes (1,474 – 1,500 sq. ft.)
- 5 Three-bedroom Townhomes (1,686 – 1,713 sq. ft.)
- 15 total units
- 10 garages

Surface Parking Stalls: 42

Garage Parking stalls: 22

Total Parking Stalls: 64 stalls
Parking Ratio: 1.94 stalls per unit

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

We appreciate your consideration of this submittal packet for the PUD, GDP, and SIP for Jakum Hall 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
Jakum Hall Apartments, LLC