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# Development in the City of Sheboygan



# Sheboygan and Sheboygan County

## Sheboygan Population

City: 50,000

County: 115,000

## Unemployment Rate (March 2019)

Sheboygan County - 2.6% (2nd lowest county)

Wisconsin - 3.3%

United States - 3.9%

<b>Growth in Wages (3-Year)</b>	
<b>County</b>	<b>Wage Increase</b>
Rock County	17.0%
<b>Sheboygan County</b>	<b>16.7%</b>
Kenosha County	15.3%
Dane County	14.3%
Eau Claire County	14.0%
Brown County	12.8%
Fond du Lac County	12.3%
Marathon County	11.9%
La Crosse County	11.8%
Washington County	11.5%
Waukesha County	10.7%
Outagamie County	10.1%
Winnebago County	8.9%
Racine County	8.8%
Milwaukee County	7.1%
<i>Source: 3Q (2015-2018)</i>	

# Multi-Family Developments- Under Construction



The Lux: 48 units on Kohler Memorial Drive, \$8M, Market Rate



7<sup>th</sup> Penn Apartments: 66 units and first floor commercial, \$13M, Market Rate



Badger State Lofts (former Coakley): 118 affordable units and 8,700 square feet of commercial: \$30M



Water's Edge Condominium Project: 33 units, \$7M

# Multi-Family Units... by the numbers

- Market Rate Units completed from 2016-2018: **260**
  - Market Rate Units under construction 2018-2019: **114**
  - Affordable Units under construction 2019-2020: **118**
  - Condominium Units under construction: 2019: **33**
  - Condominium Units Planned in late 2019-2020: **61**
  - Affordable units planned in late 2019-2020: **250**
- 836**
- **NEED NEW SINGLE FAMILY HOMES**

# Arts and Culture Scene in Sheboygan

- Development of City Green connecting the John Michael Kohler Arts Center with the Mead Public Library



# City Green Entertainment Venue



# City Green



# Mead Library Plaza Updates

- Construction underway on the last piece of the Arts/Culture District. Upgrades to the Halprin Fountain and plaza area around the library.



# Mead Library Plaza Updates



# Other Downtown Revitalization Efforts

- City is consulting with GRAEF to complete a multiple district placemaking plan to continue to build on recent placemaking efforts.
- In Fall, early Spring 2020, City will be rolling out a Bcycle Bike Sharing Program to connect Blue Harbor and the Harbor Centre Marina with the downtown.



Bcycle Bikes Example



Placemaking Master Plan

# Sheboygan River Dredging

- In 2013, EPA, DNR, the City and County all invested about \$80 million to cleanup the Sheboygan River and improve habitat along the river to get to delisting as Area of Concern.



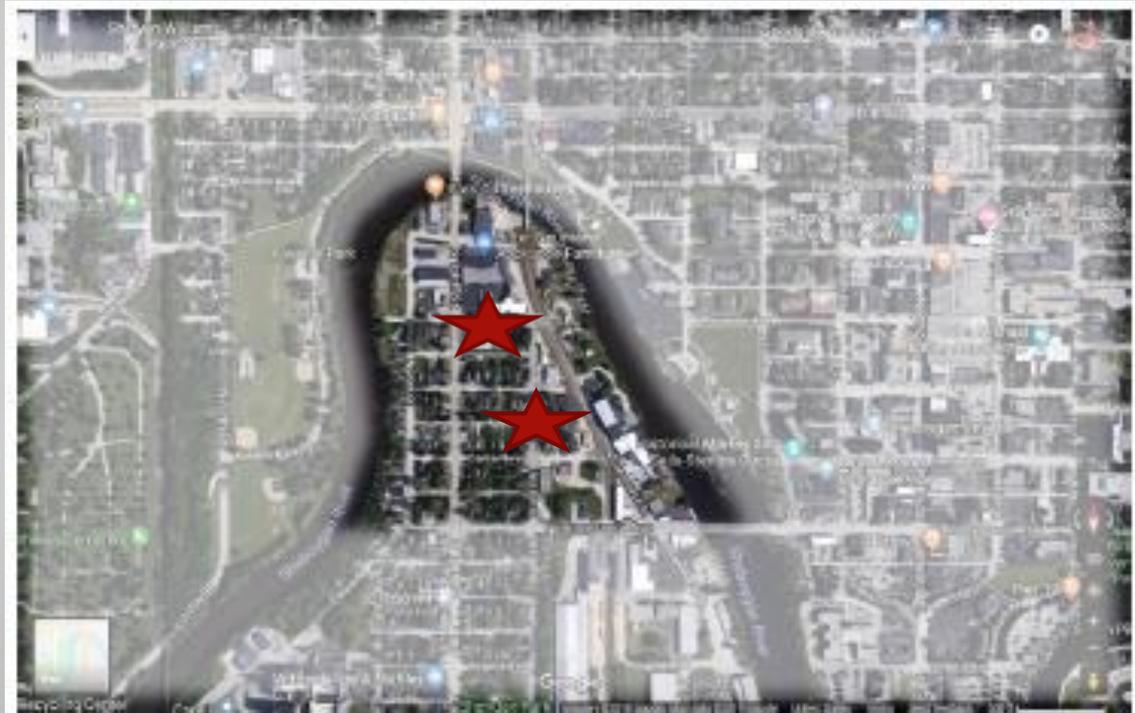
# New development as a result of the Sheboygan River Dredging Project



# Upcoming Revitalization Target Area

- City is consulting with GRAEF to complete a Master Plan for the Riverbend Neighborhood which includes the former Mayline Corporation property adjacent to the Sheboygan River.

Area bordered by Pennsylvania Avenue on the south, the Sheboygan River on the west, north and east.



# New Visitor Center

- Visit Sheboygan and Windway Capital are partnering on a new visitor center that is currently under construction on South 8<sup>th</sup> Street at 8<sup>th</sup> Street Bridge and planned to open in 2020.



# Fresh Tech

## Innovation District

Our mission is to provide the core programming and coordination necessary to catalyze, support and invigorate the local innovation ecosystem.



### Updates on FreshTech Innovation District:

- Development of the FreshTech Innovation Programming Task Force: 30 Sheboygan County company's and higher education represented with key employees meeting to develop programming.
- Makerspace Study: Etude Group, SASD charter school is completing a study to develop the framework to develop a makerspace.
- New development: City is working with a developer to construct the first building in the district.
- City is acquiring 21 acres of the Union Pacific Railroad ROW connect the Innovation District and South Pier to the City's north/south bicycle trail.



# Other Key Developments

- Acuity to hire 160 new employees in 2019, continues a yearly track of the 150 new employees for the past three years.
- Advocate Aurora is in final stretch of the acquiring the necessary agreements to start construction on a new hospital and medical office building on the corner of Union Avenue and South Taylor Drive.
- Meijer recently opened its 159,000 square foot store at the site of the former Memorial Mall.
- Fairfield Inn and Suites is under construction on a 108 room hotel adjacent to I-43. A second Courtyard hotel is planned next to Fairfield in 2020 with 100 rooms.

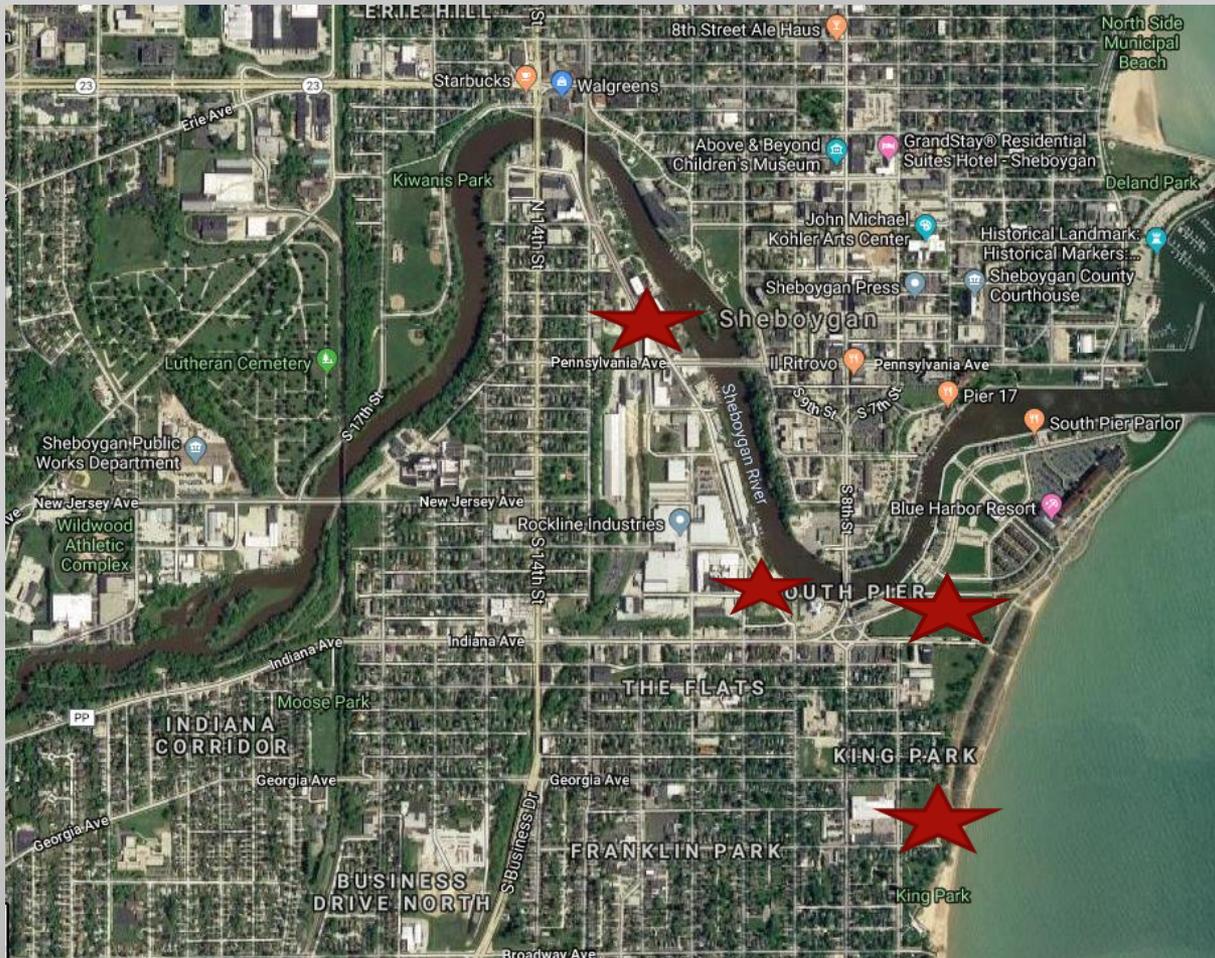


# Status of Blue Harbor Resort and Conference Center

- In 2014, Blue Harbor new ownership and management company took over.
- Over the past three to four years, Blue Harbor's occupancy has exceeded their projections, and conferences and meetings has been substantially higher.



# Key Developable Sites surrounding the Downtown and Lakefront



# Recent Awards and Accolades



Became Bronze Level Bicycle Friendly Community.

Became one of five WI communities designated as Age Friendly.

Top ten most livable U.S. community by population size: Sheboygan ranked #2 in the category for small communities.



Best Cities for Older Americans in Retirement: Sheboygan ranked #9 (24/7 Wall Street, April 2019)

Best Place for Millennials to Move: Sheboygan ranked #5 (reviews.org, March 2019)

Best Small Cities for Business: Sheboygan tied for #18 (chamberofcommerce.org, March 2019)

# QUESTIONS

