

**\*\*\*ATTACHMENTS\*\*\***

## CITY OF SHEBOYGAN

### REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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**ITEM DESCRIPTION:** Construction of new mixed use apartment complex at the northeast corner of N. 7<sup>th</sup> Street and Pennsylvania Avenue (Parcel #'s 59281110750, 59281110810, 59281110820, 59281110840 and 59281110850).

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

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**REPORT DATE:** October 19, 2018

**MEETING DATE:** October 22, 2018

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#### FISCAL SUMMARY:

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

#### STATUTORY REFERENCE:

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

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#### BACKGROUND / ANALYSIS:

2724 Sheboygan, LLC is proposing to construct the new apartments at 2724 Kohler Memorial Drive (former Nino's Restaurant). The applicant states the following about the project:

2 CCM-Sheboygan 7Penn, LLC is proposing to construct the new apartments on the former Sheboygan County parking lot property located at the northeast intersection of N. 7<sup>th</sup> Street and Center Avenue (Parcel #'s 59281110750, 59281110810, 59281110820, 59281110840 and 59281110850). The applicant states the following about the project:

- In line with the City of Sheboygan's comprehensive vision and plan, the proposed development will create a 5-story mixed use apartment and commercial building in the heart of the Sheboygan's City Center. Total building/site construction costs are estimated to be in the \$13 million range.
- There will be 66 unit market-rate multifamily apartments, approximately 8,000sf of 1<sup>st</sup> floor commercial space, at grade and underground parking on one (1) acre of land located at the northeast intersection of N. 7<sup>th</sup> Street and Center Avenue.
- The first floor (at grade) will contain approximately 8,000 S.F. of commercial space, adding employment downtown, in addition to two apartment units and common area for the residential tenants. Floors two (2) through five (5) will be exclusively for market apartments to capitalize on the views of Lake Michigan and provide further market rate urban housing options.

- The site has been previously used by Sheboygan County as a parking lot and there are several lots that were previously used as residential lots. These single-family and duplex building has been previously demolished. There is a County storage building that remains on the site but will be demolished.
- We are placing the building in the southwest corner of the site, in order to hold the street edge and provide a buffer between our site and the neighboring businesses/residences to the east and north. Landscaping will be provided within this buffer yard area.

The applicant states the following about the proposed apartment building:

- The applicant has not provided a detailed written description of the project other than to state that the proposed exterior design is comprised of thin brick veneer, smart siding panels and architectural metal panels. The materials are used in various yet consistent locations to highlight both the commercial and residential portions of the facility. The structures corners are also highlighted with architectural metal panels and wrap around balconies.
- The building height is generally 52'-0" above grade. There are portions of the structure that reach 62'-0". These areas are mostly at the corners of the building structure.

#### **STAFF COMMENTS:**

Staff has several comments with regards to the project:

- The building appears to have a lot going on yet still feels very large.
- The "front" seems to be to the north parking-lot, but the public perception of "front" will be to the south, so the south façade should be given a less utilitarian feel. Without the entry element of the north elevation, the south feels very long/repetitive.
- The applicant should explain the use of the metal louvers – what is their purpose?

#### **ACTION REQUESTED:**

Motion to approve with possible amendments as determined by the Board.

#### **ATTACHMENTS:**

Architectural Review Board Application and required attachments.

PARCEL NO.: 59281110070 59281110750, 110810,  
MAP NO.: 110820, 110840, 110850  
ZONING CLASSIFICATION: CC- CENTRAL COMMERCIAL

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: \_\_\_\_\_

**CITY OF SHEBOYGAN**  
**ARCHITECTURAL REVIEW APPLICATION**  
Revised November 2009

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted.

**1. APPLICANT INFORMATION**

APPLICANT: CCM-Sheboygan 7Penn, LLC  
ADDRESS: 901 S. 70<sup>th</sup> St., West Allis, WI 53214 E-MAIL: dkroetz@cardinalcapital.us  
PHONE: 608-663-2076 FAX NO. 414-727-9731

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: 7Penn Apartments  
ADDRESS OF PROPERTY AFFECTED: 698/700 Pennsylvania Ave, Sheboygan, WI 53081  
NEW BUILDING:  X  ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT:

**A 66 Unit multifamily apartment complex with approximately 8,048sf of commercial space on the first floor. The building would consist of 5 stories with underground and surface parking.**

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: **NA**

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:

**The proposed exterior design is comprised of brick veneer, long board veneer and architectural metal panel veneer. Per the attached renderings the materials are used in various yet consistent locations to highlight both the commercial and residential portions of the facility. The structures corners are also highlighted with architectural metal panels and wrap around balconies.**

**The buildings materials are consistent with other developments in the downtown area.**

10-16-18

## Conditional Use – Project Narrative

7Penn Apartments  
Sheboygan, WI

Project No. 2016--106

The following is a detailed summary of the proposed project.

### PROJECT NAME AND ADDRESS:

7Penn Apartments  
698/ 700 Pennsylvania Avenue  
Sheboygan, Wisconsin 53081

### PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- CSM is included as part of submittal
- Tax parcels are defined as 59281110750, 59281110810, 59281110850, 59281110820, 59281110840. ORIGINAL PLAT LOTS 7,8 & THE W 16' OF LOT 9 BLK 310

### ZONING CLASSIFICATION/ZONING:

- CC-Central Commercial

### EXISTING SITE CONDITIONS/LAND USE:

- Some of the previous above grade components (two residences) have been demolished and removed offsite by the County. There is currently a County Garage – yet to be demolished on site. Site also contains some parking – yet to be demolished.

### PROPOSED LAND USE/LOT COVERAGE SITE DATA

- In line with the City of Sheboygan's comprehensive vision and plan, the proposed development would create a 5 story mixed use apartment and commercial building in the heart of the Sheboygan's City Center. The first floor (at grade) will contain approx. 8,000 S.F. of commercial space, adding employment downtown, in addition to two apartment units and common area for the residential tenants. Floors two through five will be exclusively for market apartments to capitalize on the views of Lake Michigan and provide further market rate urban housing options. The development is also served by underground parking serving 57 parking spaces.
- The building height is generally 52'-0" above grade. There are portions of the structure that reach 62'-0". These areas are mostly at the corners of the building structure.
- The apartment counts are as follows: 16(2) bedroom, 4 studio, and 46(1) bedroom apartments.
- There will be two access drives from the alley on the north side of the property.
- The entire site will be graded such that developed storm water runoff will be directed away from the building. Roof drainage will be collected and directed to the city storm sewer using an existing lateral.
- Existing water service will be utilized, which connects to the public water main in Pennsylvania Ave.
- Building sanitary will connect into the public sanitary sewer, which exists in both North 7th. Street and Pennsylvania Ave.

### Site Information

- |                          |  |
|--------------------------|--|
| • Proposed pavement area | 10,656 square feet (24-percent of total lot) |
| • Proposed concrete walk | 4,997 square feet (11-percent of total lot)  |
| • Proposed green space   | 12,354 square feet (27-percent of total lot) |
| • Proposed (1) apartment | 17,264 square feet (38-percent of total lot) |

NOTE: Based upon the current proposed site plan, we have provided (35) surface parking spaces, (57) underground parking spaces, and (10) offsite parking spaces for a total of (102) spaces. See Variance Request section of this narrative for more detail.

#### SITE SELECTION

- The project supports the downtown Sheboygan plan to add more multi-family housing units and brings a pre-leased new commercial tenant to support downtown job growth and businesses.
- The proposed development fits in aesthetically with downtown Sheboygan and the continued growth in the City and County.

#### LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement). See attached Landscape Plan.

#### PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.

#### SITE LIGHTING:

- This will be submitted separately by Quasius Construction.

#### ARCHITECTURE:

- The proposed exterior design is comprised of thin brick veneer, smart siding panels and architectural metal panels. Per the attached renderings the materials are used in various yet consistent locations to highlight both the commercial and residential portions of the facility. The structures corners are also highlighted with architectural metal panels and wrap around balconies.
- The buildings materials are consistent with other developments in the downtown area.

VARIANCE REQUEST/VARIANCE DESCRIPTION:

Building Height

The maximum building height in the Central Commercial District is 35 feet. IN order to capitalize on the views of Lake Michigan, the developer is requesting a variance to construct the structure at a maximum of 62'-0" at the peak of the sloped roofs. The primary roof elevation will be approximately 52'-0" above finished grade.

Parking Requirements

As presently proposed, the development consists of commercial/retail space on the first floor and 66 residential units on floors 1-5. Applicable ordinance requires that the amount of space devoted to commercial/retail tenancy have at least one on-site parking space for every 300 ft.<sup>2</sup> of commercial/retail space. The square footage presently intended for commercial/retail space is 8000 ft.<sup>2</sup>, which would require 27 on-site parking spaces. There is no applicable ordinance requiring a minimum number of on-site parking spaces for the 66 residential units. However, a reasonable expectation is at least one parking space (on or off site) per residential unit. Thus, the mix of required/desirable parking spaces for the development would be approximately 93 parking stalls (required 27 on-site stalls for the commercial/residential tenant and 66 stalls for the residential tenants).

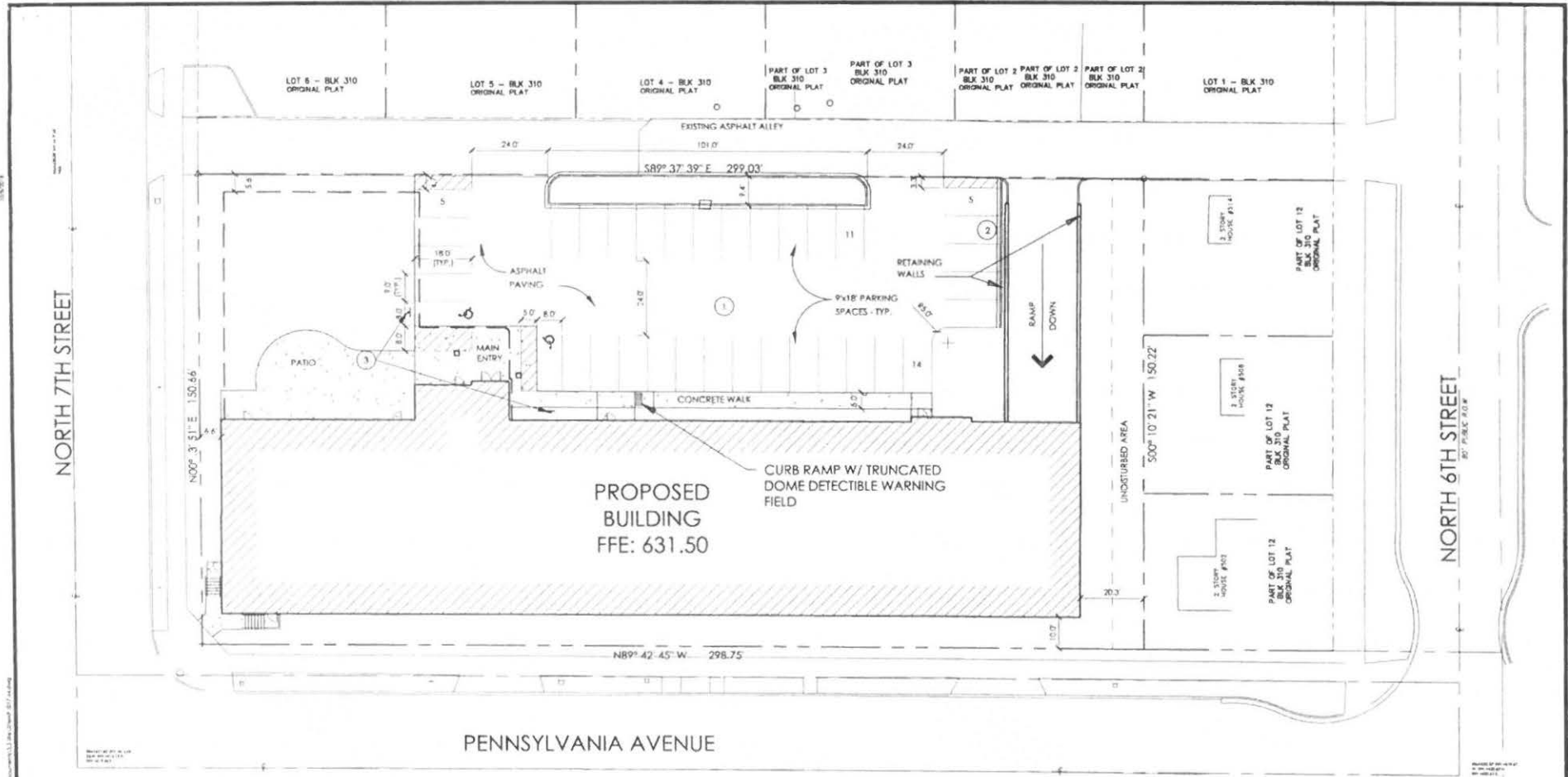
The proposed development includes 57 on-site parking stalls in the basement level of the development and 35 on-site parking stalls on the first floor level of the development, for a total of 92 on-site parking spaces, which is one short of the 93 minimum target for parking spaces (on and off site). At the outset the Developer will rent 10 parking stalls from the City of Sheboygan Transit and Parking Department in Lot 9. By doing such, the Developer will secure the one stall to reach the 93 parking space minimum goal, and have an additional 9 parking stalls at the outset as the level of demand for parking is better understood as residential and commercial tenants are secured. As the extent of parking demand is best understood from actual tenant use, the Developer can adjust the number of rented stalls as it determines. The Developer also will be looking to secure parking from adjoining parcels.

As the developer of a municipal project, especially a project without municipal incentives, the Developer fully understands the need for adequate parking, both on and off site, in order to secure the residential and commercial/retail tenants it requires to achieve its goals and objectives for this development.

Density Requirements

The existing site is 1.03 acres

The current Residential Density for apartments is listed at only 40 units per acre. In the passionate effort to promote the Sheboygan downtown growth and image, the developer is requesting up to 66 units per acre.



10/08/2018  
**SHEBOYGAN APARTMENTS**  
 Sheboygan, WI 2016-106

**OVERALL SITE PLAN**  
 SCALE: 1"=30'



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REVISIONS:

NOTES:  
1. REFER TO ALL OTHER DRAWINGS AND SPECIFICATIONS FOR MATERIALS AND FINISHES.  
2. REFER TO ALL OTHER DRAWINGS FOR DIMENSIONS AND NOTES.

PRELIMINARY - NOT FOR CONSTRUCTION

11334 AMERICAN AVE. SHEBOYGAN, WI 53081 (920) 452-4444 / 232 EAST ST. FULL AVE. MILWAUKEE, WI 53232 (414) 837-4450

SHEBOYGAN APARTMENTS  
MIXED USE BUILDING

7/29/2018

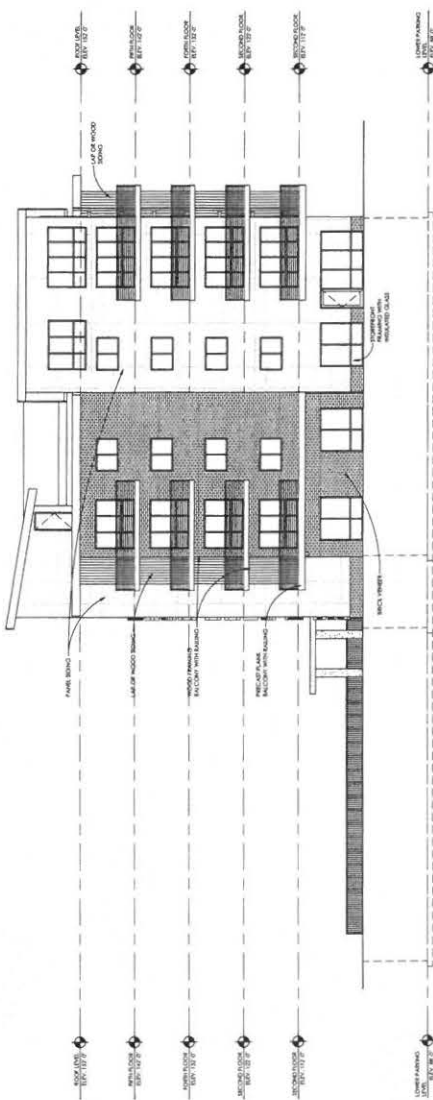
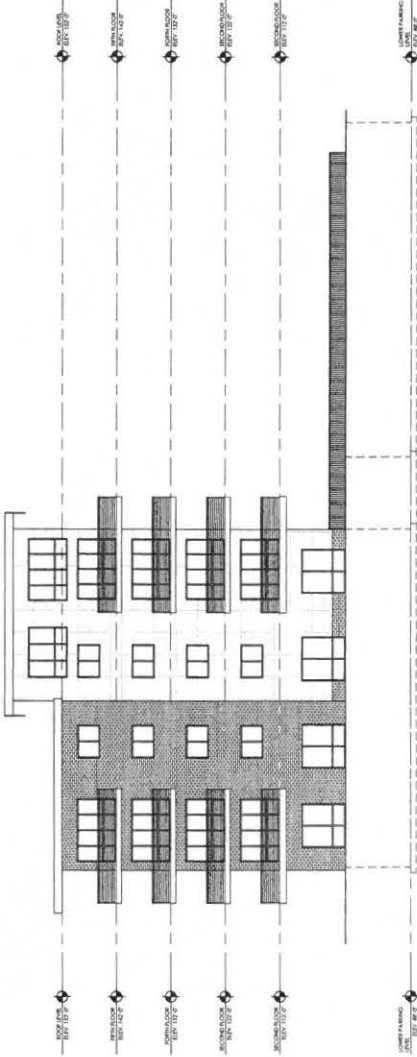
DRAWN BY: JAM

CHECKED BY: CHOMP

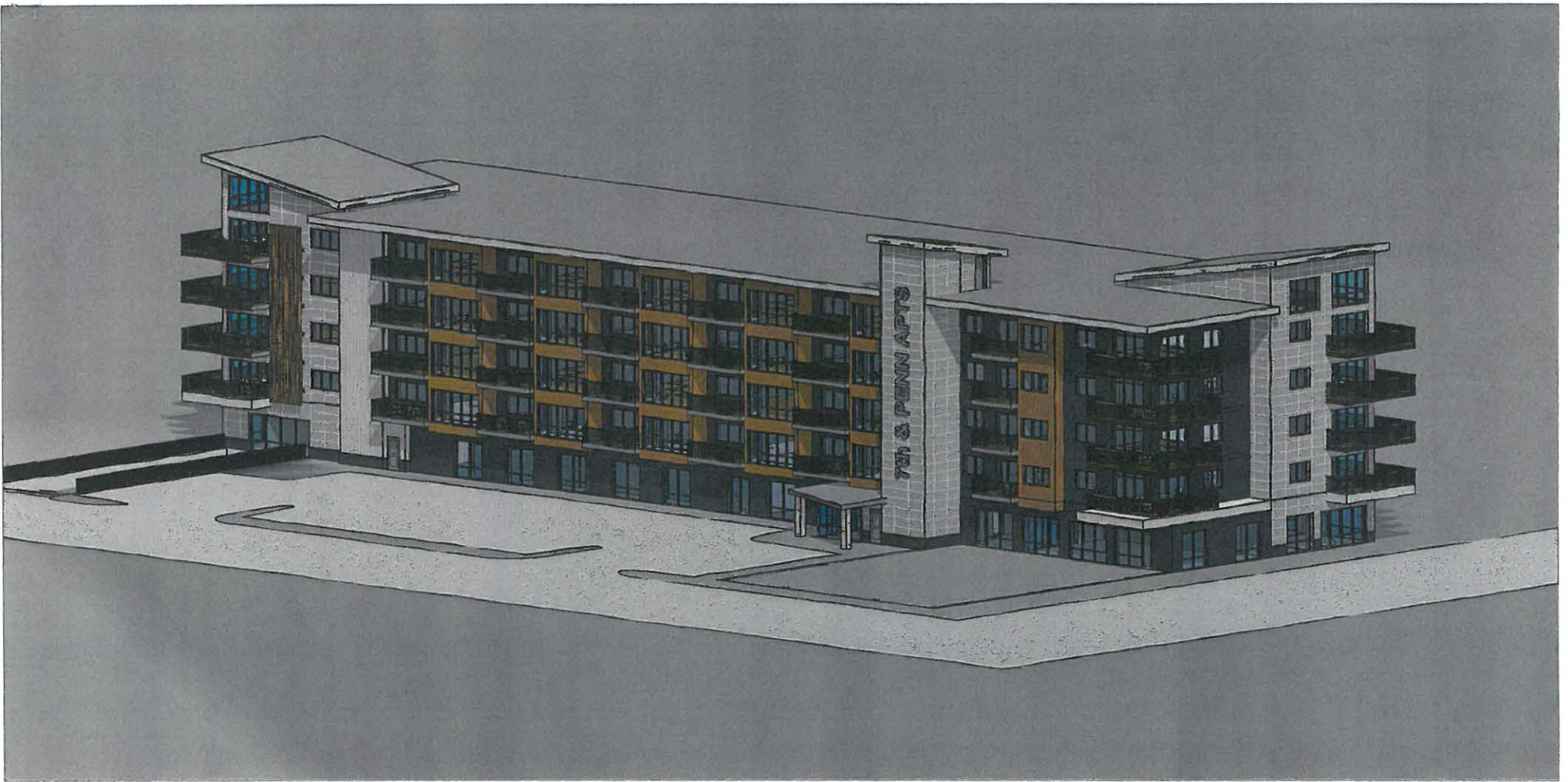
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502

PROJ. NO. 2016-106







9/20/2018

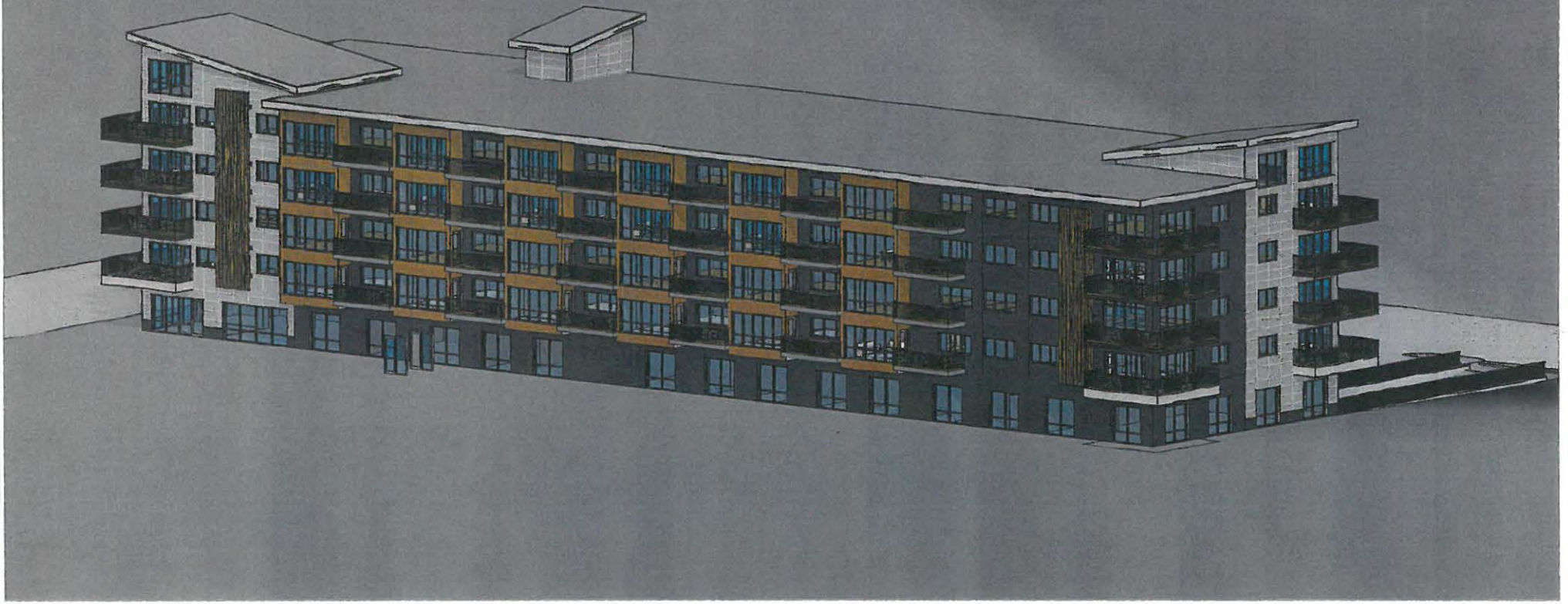
# SHEBOYGAN APARTMENTS

SHEBOYGAN, WI  
PROJ. NO. 2016-106

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9/20/2018

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9/20/2018

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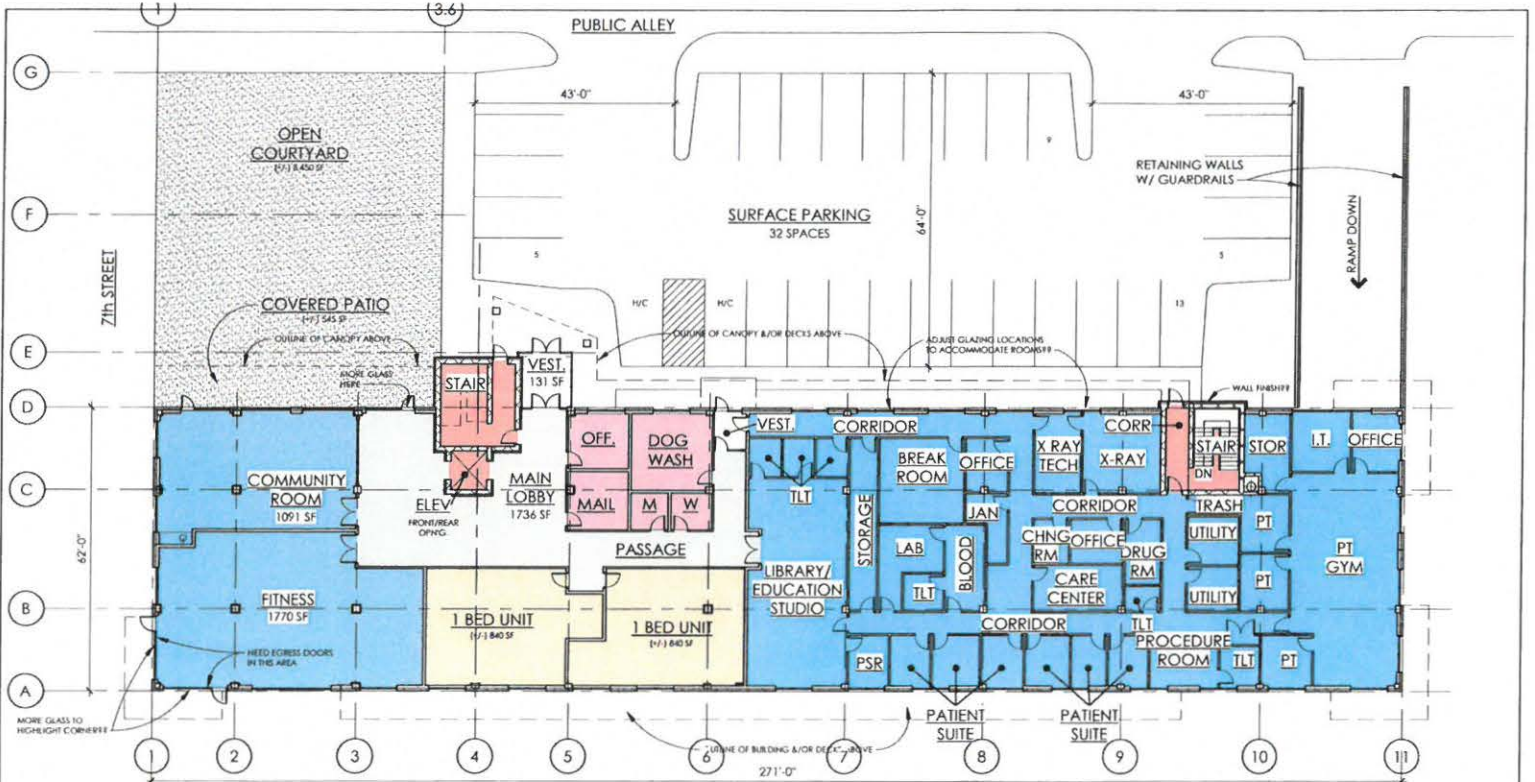
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PROJ. NO. 2016-106

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**AREA SUMMARY**

OVERALL BLD'G FOOTPRINT:	17,175 SF
OVERALL INTERIOR:	16,295 SF
RESIDENTIAL UNITS:	6,895 SF
COMMON/CIRCULATION:	9,400 SF
OVERALL COURTYARD:	4,300 SF

9/20/2018  
**SHEBOYGAN APARTMENTS**  
 SHEBOYGAN, WI  
 PROJ. NO. 2016-106

**FIRST FLOOR PLAN**  
 SCALE: 1" = 20'-0"



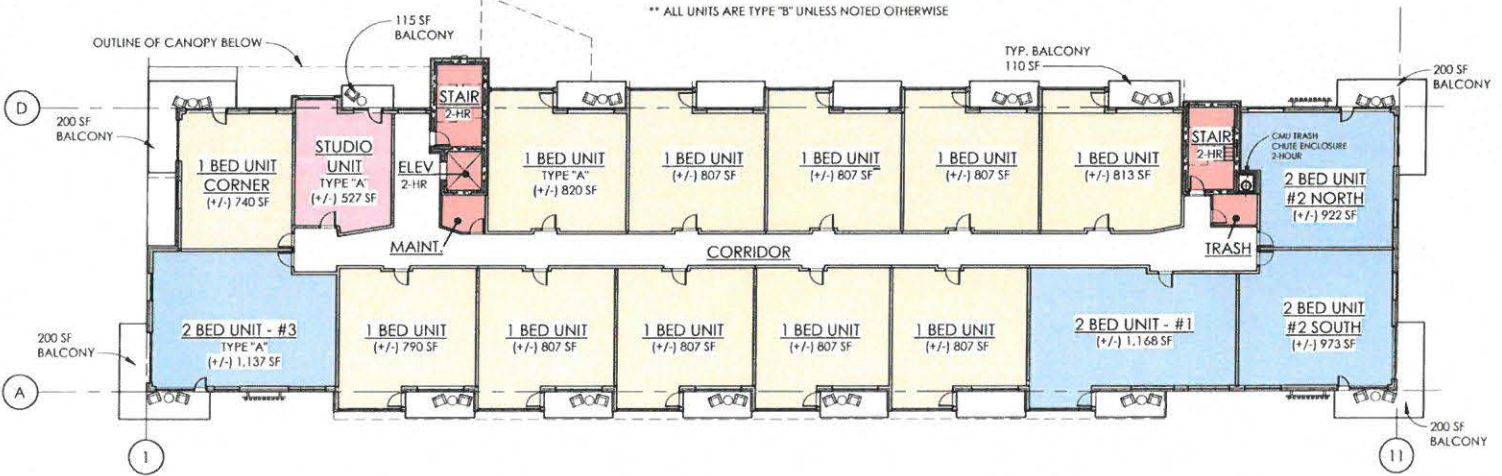
PENNSYLVANIA AVE.

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UNIT SUMMARY	
1 BED UNITS:	11
2 BED UNITS:	4
STUDIO UNIT:	1
TOTAL PER FLOOR:	16

\*\* ALL UNITS ARE TYPE "B" UNLESS NOTED OTHERWISE



AREA SUMMARY	
OVERALL FLOOR FOOTPRINT:	17,275 SF
OVERALL FLOOR INTERIOR:	16,595 SF
RESIDENTIAL UNITS:	13,540 SF
COMMON/CIRCULATION:	3,055 SF
OVERALL BALCONY AREA:	2,125 SF

## 2ND FLOOR PLAN

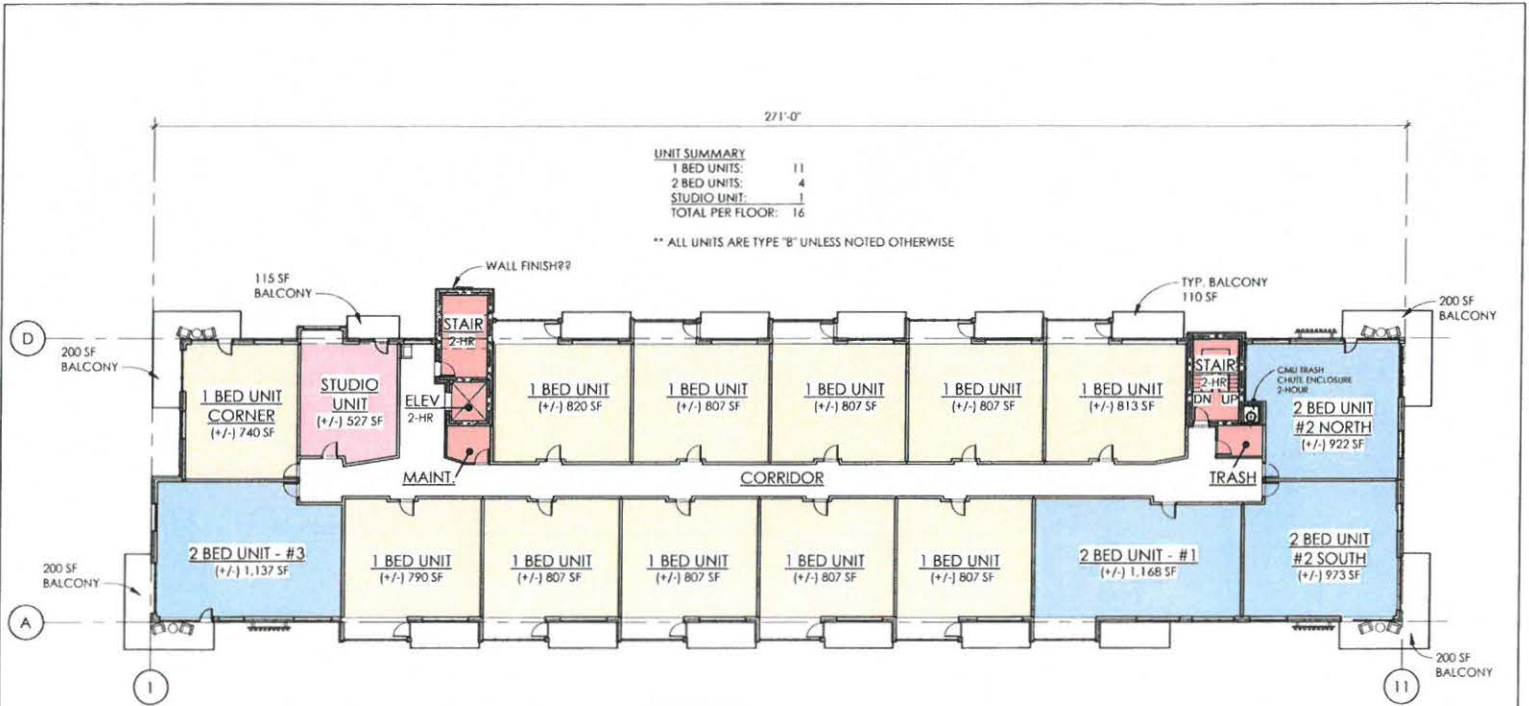
SCALE: 1" = 20'-0"

9/20/2018  
**SHEBOYGAN APARTMENTS**  
 SHEBOYGAN, WI  
 PROJ. NO. 2016-106



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**UNIT SUMMARY**

1 BED UNITS:	11
2 BED UNITS:	4
STUDIO UNIT:	1
TOTAL PER FLOOR:	16

\*\* ALL UNITS ARE TYPE "B" UNLESS NOTED OTHERWISE

**AREA SUMMARY**

OVERALL FLOOR FOOTPRINT:	17,275 SF
OVERALL FLOOR INTERIOR:	16,595 SF
RESIDENTIAL UNITS:	13,540 SF
COMMON/CIRCULATION:	3,055 SF
OVERALL BALCONY AREA:	2,125 SF

**3rd, 4th, & 5th FLOORS**

SCALE: 1" = 20'-0"

9/20/2018  
**SHEBOYGAN APARTMENTS**  
 SHEBOYGAN, WI  
 PROJ. NO. 2016-106

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DESIGNED AS A TYPE "B" UNIT  
CAN BE MODIFIED TO BE A TYPE "A" UNIT

### 1 BED UNIT - ALTERNATE

SCALE: 1/8" = 1'-0"

UNIT: (+/-) 807 SF  
BALCONY: 95 SF  
ALTERNATE DESIGN ALLOWS FOR A  
BETTER BEDROOM DESIGN

9/20/2018

## SHEBOYGAN APARTMENTS

SHEBOYGAN, WI  
PROJ. NO. 2016-106

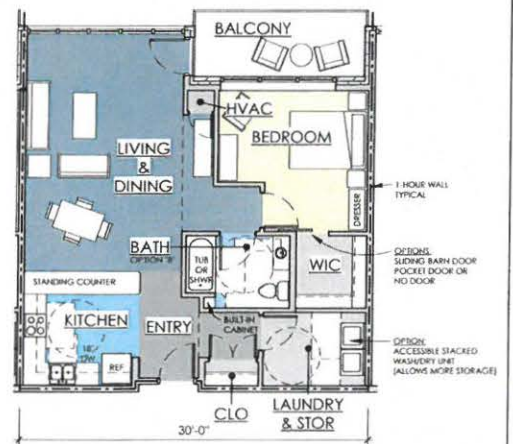


DESIGNED AS A TYPE "A" UNIT

### 1 BED UNIT - TYPE "A"

SCALE: 1/8" = 1'-0"

UNIT: (+/-) 820 SF  
BALCONY: 95 SF  
SECOND FLOOR ONLY  
TOTAL OF 1 UNIT



DESIGNED AS A TYPE "B" UNIT

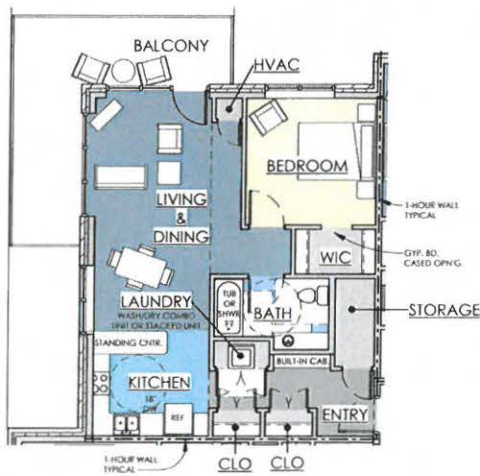
### 1 BED UNIT - TYPE "B"

SCALE: 1/8" = 1'-0"

UNIT: (+/-) 807 SF  
BALCONY: 95 SF  
9 UNITS ON SECOND FLOOR  
10 UNITS ON 3rd, 4th, & 5th FLOORS  
TOTAL OF 39 UNITS

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DESIGNED AS A TYPE "B" UNIT

### 1 BED UNIT - CORNER

SCALE: 1/8" = 1'-0"

UNIT: (+/-) 740 SF  
BALCONY: 200 SF  
1 UNIT PER FLOOR - TOTAL OF 4 UNITS



DESIGNED AS A TYPE "A" UNIT  
CAN BE MODIFIED TO BE A TYPE "B" UNIT

### STUDIO UNIT

SCALE: 1/8" = 1'-0"

UNIT: (+/-) 527 SF  
BALCONY: 115 SF  
1 TYPE "A" UNIT ON SECOND FLOOR  
1 TYPE "B" UNIT ON 3rd, 4th, & 5th FLOORS  
TOTAL OF 4 UNITS

9/20/2018

## SHEBOYGAN APARTMENTS

SHEBOYGAN, WI  
PROJ. NO. 2016-106

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DESIGNED AS A TYPE "A" UNIT  
CAN BE MODIFIED TO BE A TYPE "B" UNIT

### 2 BED UNIT - #3

SCALE: 1/8" = 1'-0"

UNIT: (+/-) 1,137 SF  
BALCONY: 200 SF  
1 TYPE "A" UNIT ON SECOND FLOOR  
1 TYPE "B" UNIT ON 3rd, 4th, & 5th FLOORS  
TOTAL OF 4 UNITS



DESIGNED AS A TYPE "B" UNIT W/ OPTION "B" BATHROOM

### 2 BED UNIT - #2 NORTH

SCALE: 1/8" = 1'-0"

UNIT: (+/-) 922 SF  
BALCONY: 200 SF  
1 UNIT ON 2nd, 3rd, 4th, & 5th FLOORS  
TOTAL OF 4 UNITS

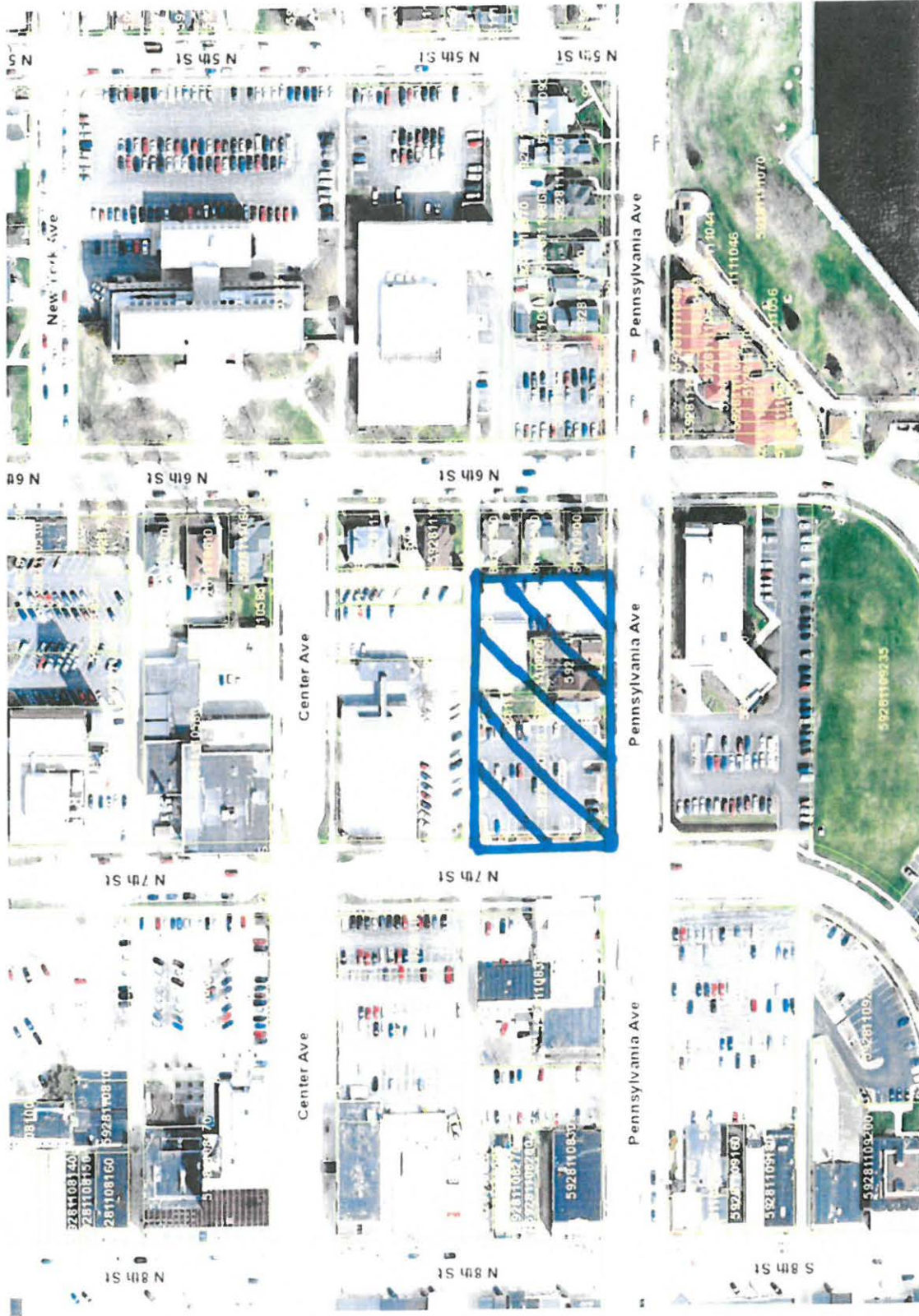
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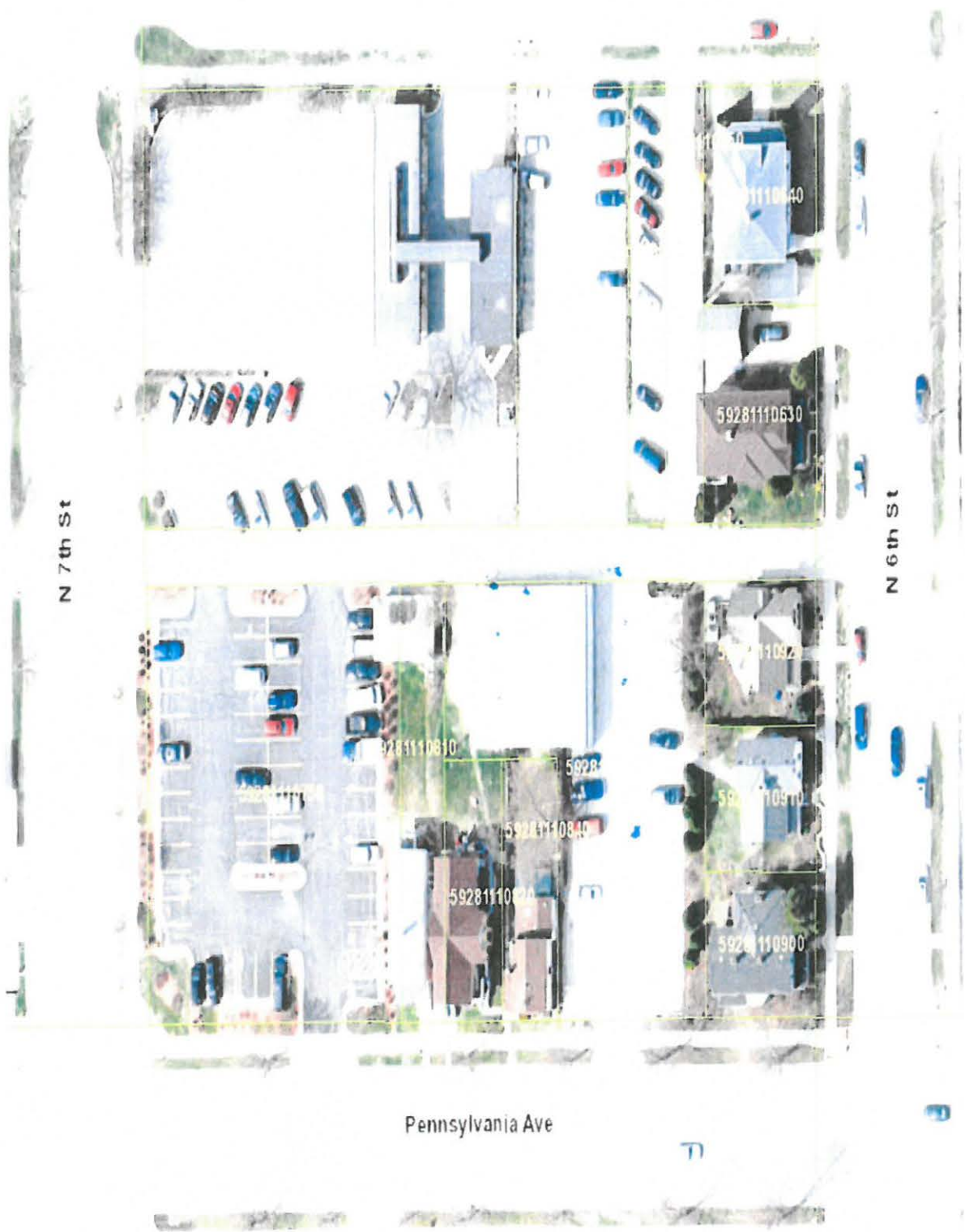
## SHEBOYGAN APARTMENTS

SHEBOYGAN, WI  
PROJ. NO. 2016-106

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N 7th St

N 6th St

Pennsylvania Ave

5928110640

5928110630

5928110810

5928110840

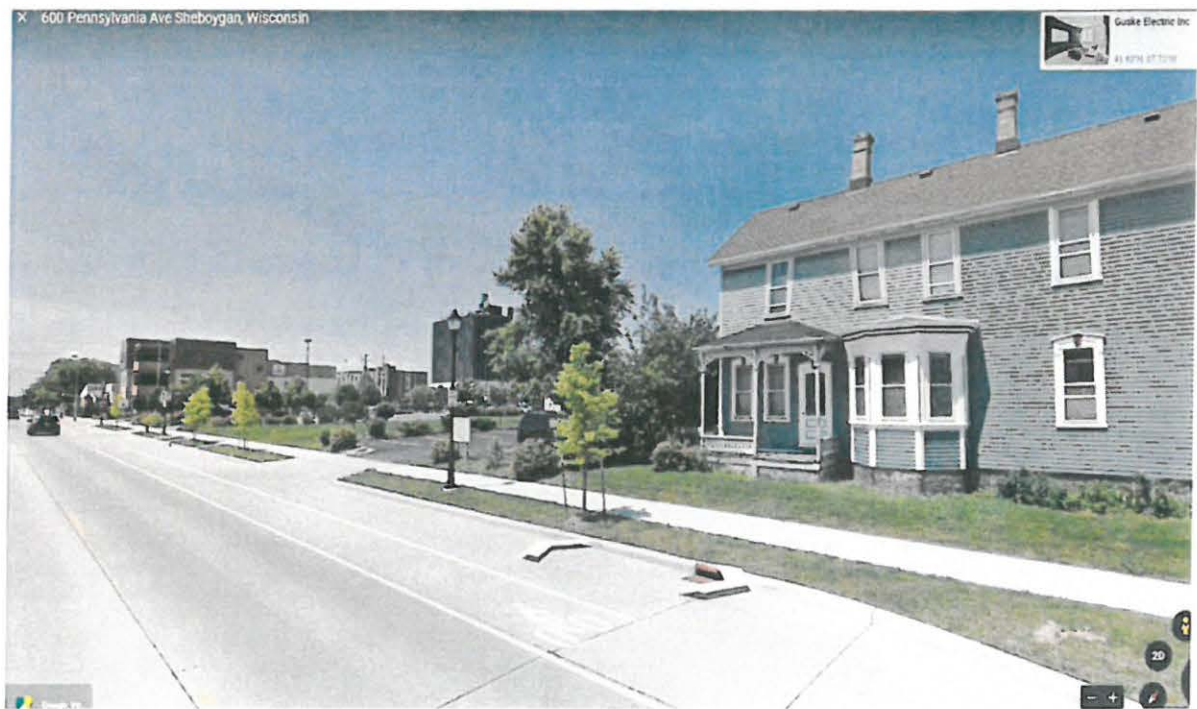
5928110900

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PARCEL NO.: 102580  
MAP NO.: \_\_\_\_\_  
ZONING CLASSIFICATION: CC

Office Use Only  
DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: 10/22/18

**CITY OF SHEBOYGAN**  
**ARCHITECTURAL REVIEW APPLICATION**  
Revised January 2014

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application **must be filed two weeks prior** to date of meeting. Applications that are not complete or that are not legible will not be accepted.

**1. APPLICANT INFORMATION**

APPLICANT: Trina Wick  
ADDRESS: 923 Michigan Ave.  
E-MAIL ADDRESS: koehlerkonrad@gmail.com  
PHONE: (920) 334-1085 FAX NO.: ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: Amor Zipper Studio  
ADDRESS OF PROPERTY AFFECTED: 923 Michigan  
NEW BUILDING: \_\_\_\_\_ ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: Addin Awnings over windows on North, South, and east sides of building 2nd floor only

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: \_\_\_\_\_

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: Awnings built out of pressure treated lumber and Brown steel to match existing trim. From Street only Brown steel will be visible, framing not exposed.

**3. NAMES AND ADDRESSES**

OWNER OF SITE: Tina Wick

ADDRESS: 923 Michigan Ave.

PHONE: (920) 334-1085 FAX NO.: ( )

ARCHITECT: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

PHONE: ( ) FAX NO.: ( )

CONTRACTOR: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: ( ) FAX NO.: ( )

**4. APPLICATION SUBMITTAL REQUIREMENTS**

A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.

B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.


**C. A .pdf file of all drawings either by email or CD**

D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

**5. CERTIFICATE**

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

  
APPLICANT'S SIGNATURE

11-17-18  
DATE

TINA WICK  
PRINT ABOVE NAME

OFFICE USE ONLY

**ACTION BY ARCHITECTURAL REVIEW BOARD**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_      CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

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**SIGNATURE:** \_\_\_\_\_  
Chairperson, Architectural Review Board OR  
Manager of Planning & Zoning

**DATE:** \_\_\_\_\_

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

---

**ITEM DESCRIPTION:** Exterior remodel of Arnst Zipper Studio at 923 Michigan Avenue.

---

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

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**REPORT DATE:** October 19, 2018

**MEETING DATE:** October 22, 2018

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**BACKGROUND / ANALYSIS:**

The applicant states:

- The owner of the property is proposing to install awnings above the 2<sup>nd</sup> floor windows on the north (Michigan Avenue), east and south building elevations of the residential apartment.
- The applicant states that the awnings will be framed with pressure treated wood and the awnings will be pro rib steel panels. The steel awning will be dark brown on the outside and white on the inside.
- The width of the awnings are to be four inches wider than the windows (2 inches on each side of the window). The awnings will vary in size from 24 x 48 (side), 24 x 60 (front/8<sup>th</sup> Street) and 105 x 24 (rear door and window).
- Applicant indicates the owner wants to install the windows awning in order to keep rain from blowing into the apartment.

**STAFF COMMENTS:**

Previously the architectural review board approved remodeling the 1<sup>st</sup> floor of this building with cedar shingles. The previous design was approved partially based on the fact that the applicant was leaving the upstairs as is and not drawing attention to it. The proposed awning installation certainly begins to draw more attention to the look of the 2<sup>nd</sup> floor.

**ACTION REQUESTED:**

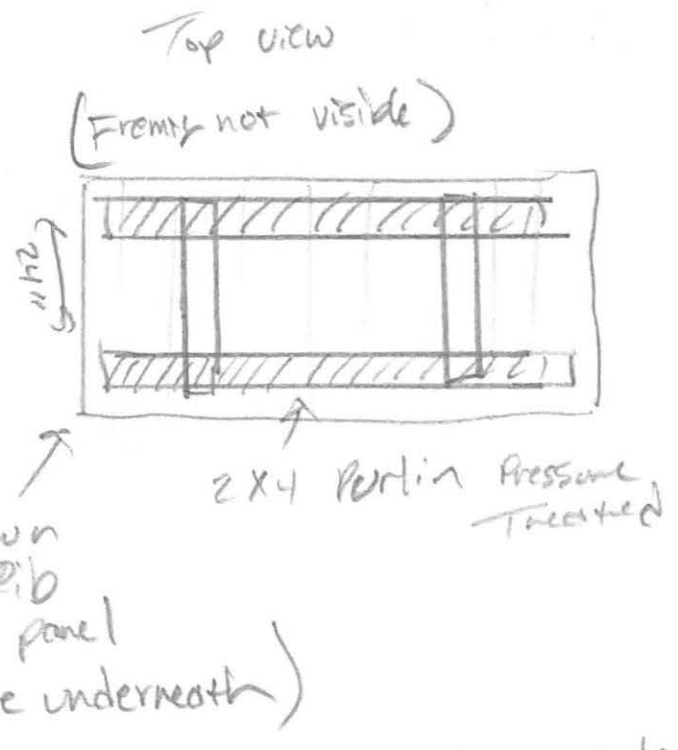
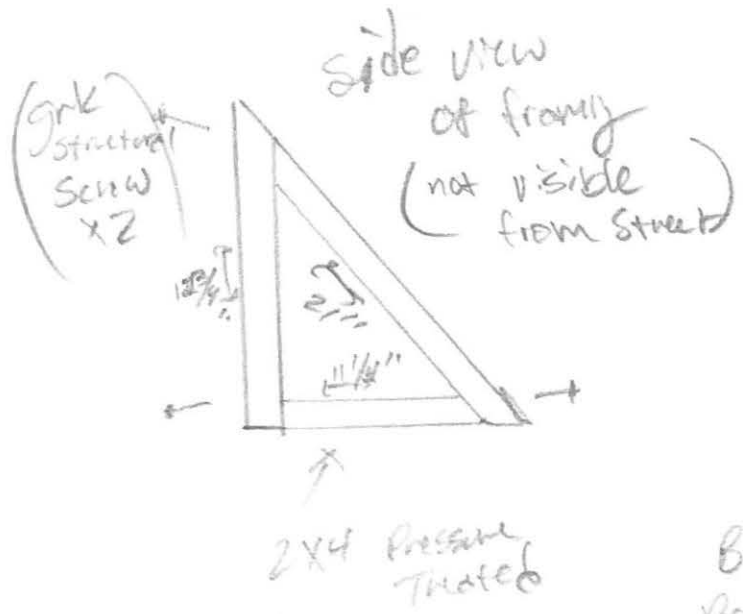
Staff is recommending this matter be held and that the applicant be directed to propose an awning design that is more compatible to the existing building in terms of materials and colors.

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.

Proposed A.Z.S. Awning

923 Michigan Ave.



width of Awning appr 4" wider than window (2 inches each side)

Awning at 923 Michigan Ave. one intended to allow residents to keep windows open without fear of rain blowing in.

# FRONT VIEW



# REAR VIEW





Awning A 48" X 24"  
Awning B 48" X 24"  
" C 48" X 24"  
" D 60" X 24"  
" E 60" X 24"

Rear Door and window  
Awning 105" X 24"

