

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review and consideration of architectural plans for the new Portscape Apartments located in the S. Pier District along S. Pier Drive, Blue Harbor Drive, Illinois Avenue and Fisherman’s Road.

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

REPORT DATE: July 1, 2016

MEETING DATE: July 11, 2016

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

The South Pier Apartment development will include 88 luxury row house style apartments on 4.73 acres of land located in the beautiful and popular South Pier District. Our development concept is "Residential Row" design.

The South Pier Luxury Apartments project will occupy 4 parcels that are located along S. Pier Drive from Illinois Avenue to the south to Blue Harbor Drive to the north. The development will be done in two (2) phases starting with parcels “C” and “D” to the south totaling 52 units and finishing with parcels “A” and “B” to the north totaling 36 units.

The buildings in phase one will range in size from 4,856sf to 24,196sf.

Development C has 28 units and 79 parking spaces (Phase 2).

Development D has 24 units and 48 parking spaces (Phase 2).

STAFF COMMENTS:

The Portscape Apartments are proposed to be located in the Live/Work Character Zone of the S. Pier District Design Guidelines and Regulating Plans. The Live/Work Zone is looking for residential “rows”, individual attached town house type structures or walk-up corridor multi-family buildings. It appears that the Portscape Apartment are meeting the intent of the guidelines.

ACTION REQUESTED:

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

ATTACHMENTS:

- I. Architectural Review Board Application and required attachments.

PARCEL NO.: _____
 MAP NO.: _____
 ZONING CLASSIFICATION: _____

Office Use Only

DATE SUBMITTED: _____
 REVIEW DATE: 7/14/16

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: HCI Properties, LLC
 ADDRESS: 10060 W. Loomis Road Franklin, WI 53132
 E-MAIL ADDRESS: jgrasch@hcipropertieswi.com
 PHONE: (414) 406-2001 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Portscape Apartments
 ADDRESS OF PROPERTY AFFECTED: TBD
 NEW BUILDING: ADDITION: _____ REMODELING: _____
 DESCRIPTION OF PROPOSED PROJECT: See Attached - Exhibit "A"

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: _____

NA

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: _____

See Page 1 of Project Plans - Cover Sheet



PORTSCAPE

APARTMENTS



City of Sheboygan Architectural Review

Exhibit A

Portscape Apartments offer a vacation-like experience every day of the year. Stroll the boardwalk to charming shops and restaurants, relax at the beach, take a bike ride along the lakefront trails or sit on your patio and take in the beautiful scenery. These unmatched luxury apartment villas feature all the modern conveniences for a care-free active lifestyle.

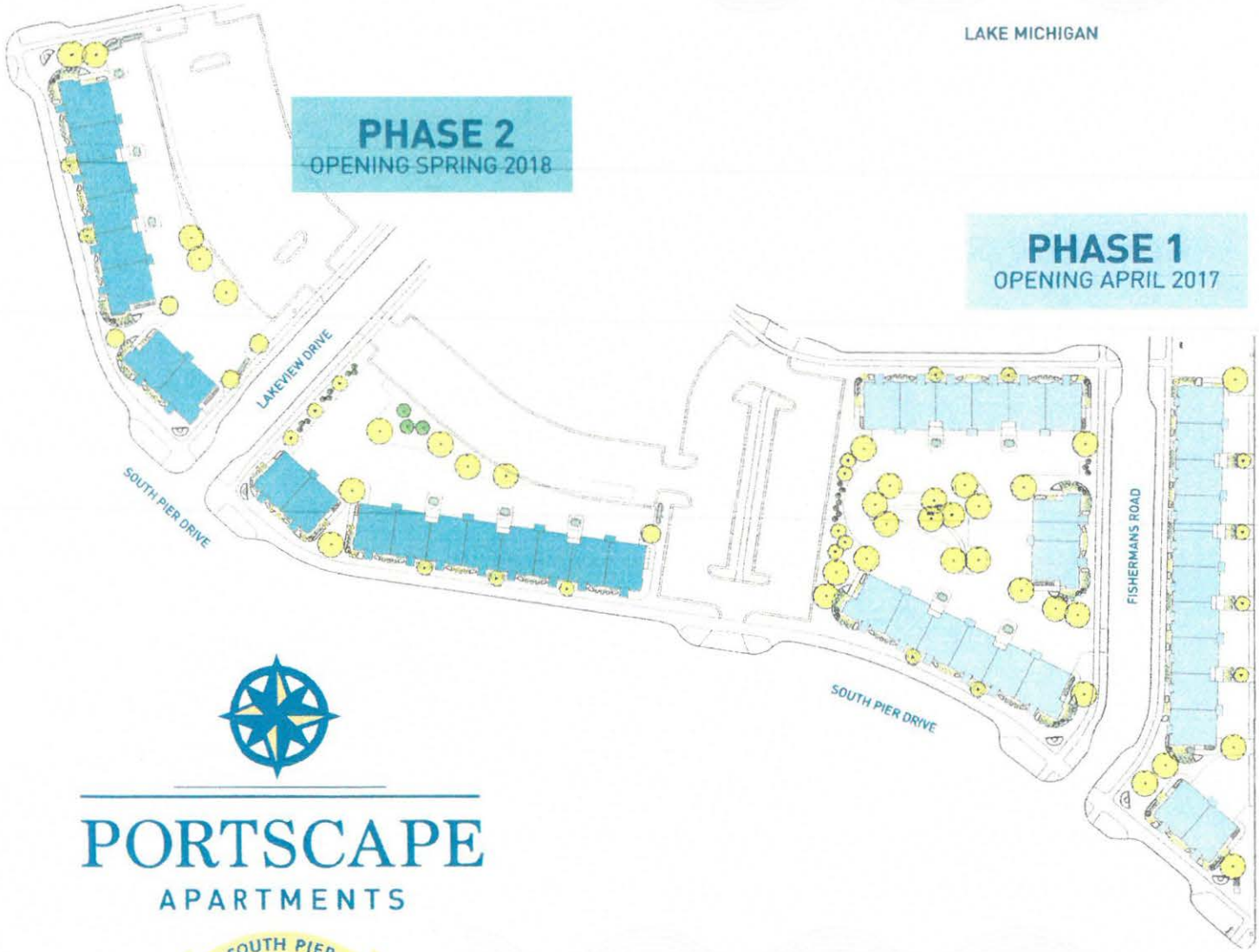
Its more than an apartment at Portscape...its your home. Luxurious one and two bedroom apartments all with dens, feature private entrances, attached garages, designer kitchens and large patios / decks to create the perfect relaxing environment. All floor plans offer contemporary, modern open concept living spaces with upscale designer-planned features and amenities.

Totaling 88 units on four development sites and nine total buildings, Portscape Apartments will be Wisconsin's premier apartment location and will be a catalyst to additional growth of the South Pier district.

LAKE MICHIGAN

PHASE 2
OPENING SPRING 2018

PHASE 1
OPENING APRIL 2017



PORTSCAPE
APARTMENTS

SOUTH PIER

SHEBOYGAN RIVER

SOUTH PIER DISTRICT



Waterfront Bike Walking Paths



Boardwalk Shops And Restaurants



Marina



Pier



Beach

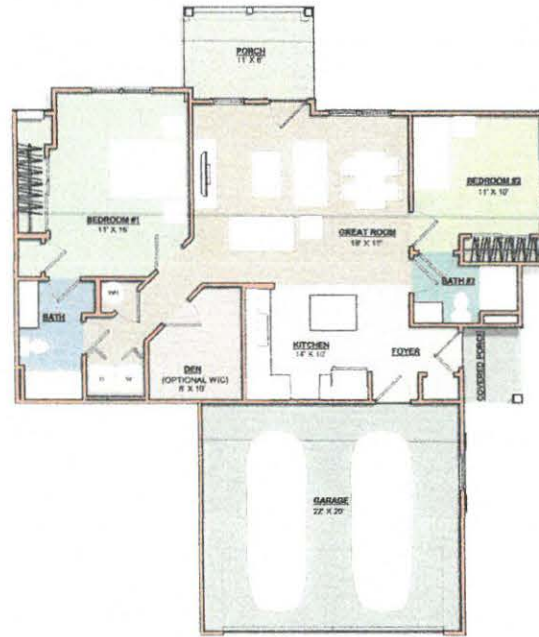


Blue Harbor Resort

1 BEDROOM + DEN
1 BATH



2 BEDROOM + DEN
2 BATH



2 BEDROOM + DEN
2 BATH



IT'S MORE THAN AN APARTMENT. IT'S YOUR HOME. Luxurious one and two bedroom apartments all with dens, feature private entrances, attached garages, designer kitchens and large private patios / decks to create the perfect relaxing environment. All floor plans offer contemporary, modern open concept living spaces with upscale designer-planned features and amenities.

NOW TAKING RESERVATIONS
920.547.0346
portscapeapartments.com



SOUTH PIER PORTSCAPE APARTMENTS

HCI PROPERTIES

252 HIGHLAND AVE.

MILWAUKEE, WI 53202

SHEET LIST

#	Sheet Name	DESCRIPTION
G000	COVER	
G001	MATERIAL	SELECTED MATERIALS AND FINISHES
G002	EXTERIOR RENDERING	EXTERIOR 12 UNIT RENDERINGS
G003	EXTERIOR RENDERING	EXTERIOR 12 UNIT RENDERINGS
G004	TYPICAL ELEVATION	12 UNIT ELEVATIONS WITH TYPICAL MATERIALS FOR ALL UNITS (SHOWING 1 AND 2 CAR GARAGE END OPTIONS)
G005	TYPICAL ELEVATION	12 UNIT ELEVATIONS WITH TYPICAL MATERIALS FOR ALL UNITS (SHOWING 1 AND 2 CAR GARAGE END OPTIONS)
G006	TYPICAL ELEVATION	12 UNIT ELEVATIONS WITH TYPICAL MATERIALS FOR ALL UNITS (SHOWING 1 AND 2 CAR GARAGE END OPTIONS)
A004	4 UNIT	4 UNIT ELEVATIONS
A004.2	4 UNIT	4 UNIT ELEVATIONS
A004.3	4 UNIT WITH 2 CAR GARAGE	4 UNIT ELEVATIONS WITH 2 CAR GARAGE
A004.4	4 UNIT WITH 2 CAR GARAGE	4 UNIT ELEVATIONS WITH 2 CAR GARAGE
A012	12 UNIT	12 UNIT ELEVATIONS
A012.1	12 UNIT	12 UNIT ELEVATIONS
A012.2	12 UNIT WITH 2 CAR GARAGE	12 UNIT ELEVATIONS WITH 2 CAR GARAGE
A012.3	12 UNIT WITH 2 CAR GARAGE	12 UNIT ELEVATIONS WITH 2 CAR GARAGE
A020	20 UNIT ELEVATION	20 UNIT ELEVATIONS

PROJECT DESCRIPTION:

HCI PROPERTIES PROPOSED PORTSCAPE COMMUNITY WILL CONSIST OF A MIX OF 4, 12, AND 20 UNIT BUILDINGS. THE OVERALL ARCHITECTURE, MATERIALS, SCALE AND PROPORTION ARE A BLEND OF THE EXISTING SHANTIES ALONG THE RIVER AND A TRADITIONAL ROW HOUSE. EACH BLOCK OF UNITS HAS REPEATING CHARACTERISTICS BY INCORPORATING STONE AND PAINTED SIDING WITH A VARIEGATED FINISH AND METAL ROOFS. THE COMBINATION CREATES A NATURAL BLEND OF MATERIALS THAT COMPLEMENT THE SURROUNDING STRUCTURES.

THE PROPOSED EXTERIOR MATERIALS CONSIST OF SMART SIDING IN CONTRASTING COLORS, SMART SIDE SHAKES WITH A VARIEGATED WOOD FINISH, SMART SIDE STUCCO PANEL, CULTURED STONE AND DIMENSIONAL ASPHALT SHINGLES. ALSO INCORPORATED ARE OTHER ARCHITECTURAL DETAILS SUCH AS GABLE ROOFS, LOUVERED VENTS, STEPPED GABLE ENDS WITH CORBELS, DECORATIVE COLUMNS AND METAL ROOFS. EXTERIOR MATERIALS ARE CONSISTENT WITH SHANTIES ALONG THE RIVER, AND THE COLORS ARE COMPLIMENTARY TO THE CURRENT BUILDINGS SURROUNDING THE SITE, WHICH MAKE THESE UNITS AN IDEAL FIT FOR THE OVERALL ARCHITECTURE OF SOUTH PIER.

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.



PORTSCAPE APARTMENTS



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH
REVIEW

COVER

ISSUE DATE: 06/27/16

RENDER BY: BURANT

CHECKED BY: PESKIE

G000

SCALE:

DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKIE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKIE.



**SMARTSIDE W/ DIAMOND
KOTE - LIGHT GRAY**



**SMARTSIDE W/ DIAMOND
KOTE - MOUNTAIN LAKE**



**SMARTSIDE W/ DIAMOND
KOTE - BEDROCK**



**SMARTSIDE W/ DIAMOND
KOTE - PELICAN**



**SMARTSIDE W/ DIAMOND
KOTE - WHITE**



ELDORADO STONE - NANTUCKET



**BRONZE METAL
ROOF & RAILINGS**



CERTAINTeed - WEATHERED WOOD



PORTSCAPE APARTMENTS



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

**ARCH
REVIEW**

MATERIAL

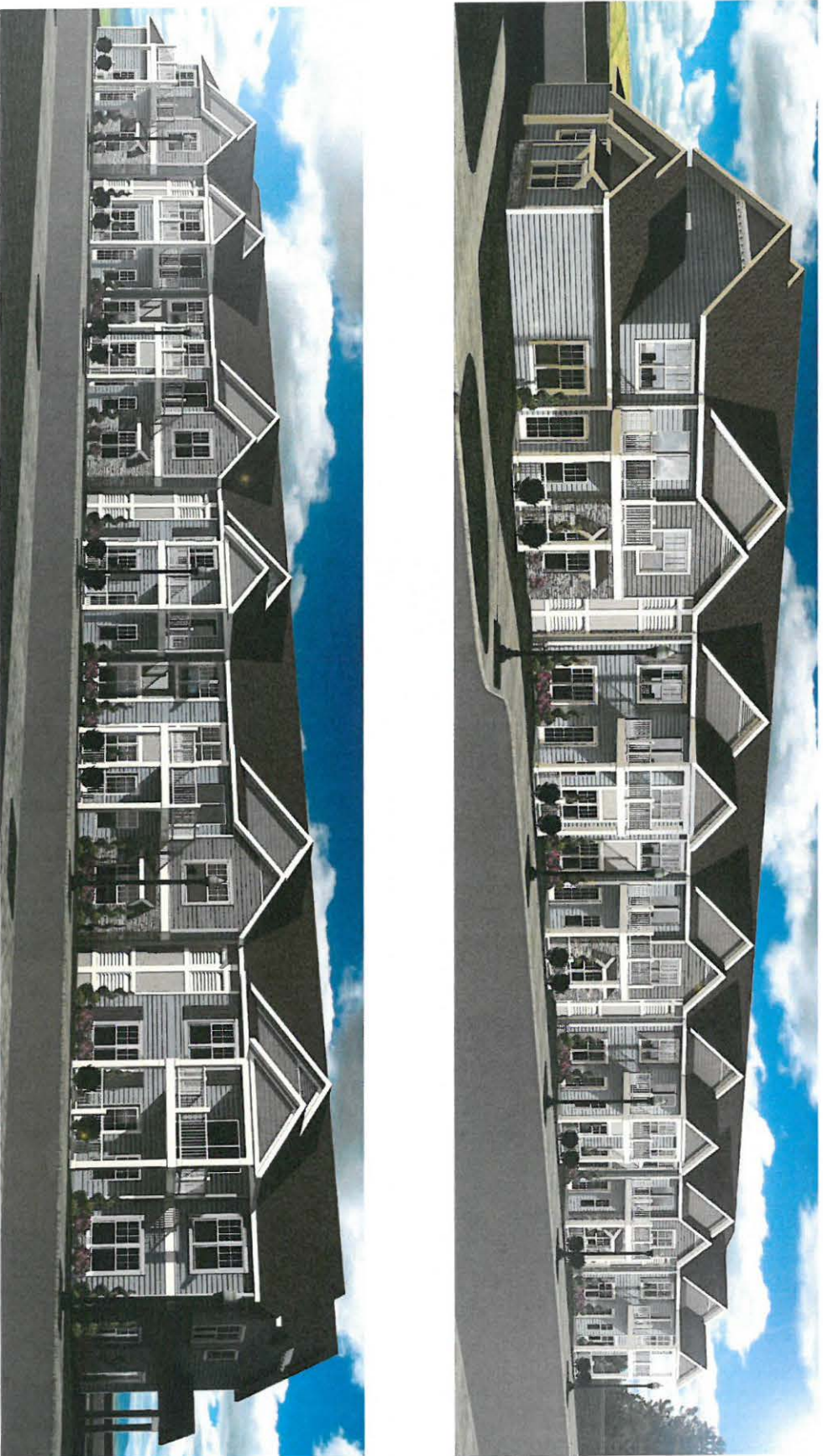
ISSUE DATE: 06/27/16

DRAWN BY: BURANT

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G001

SCALE:



WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

PORTSCAPE APARTMENTS



**DISTINCTIVE
DESIGN
STUDIO**

DD
Architects

REVISIONS

Date	Description
06/28/16	ARCH REVIEW

**ARCH
REVIEW**

**EXTERIOR
RENDERING**

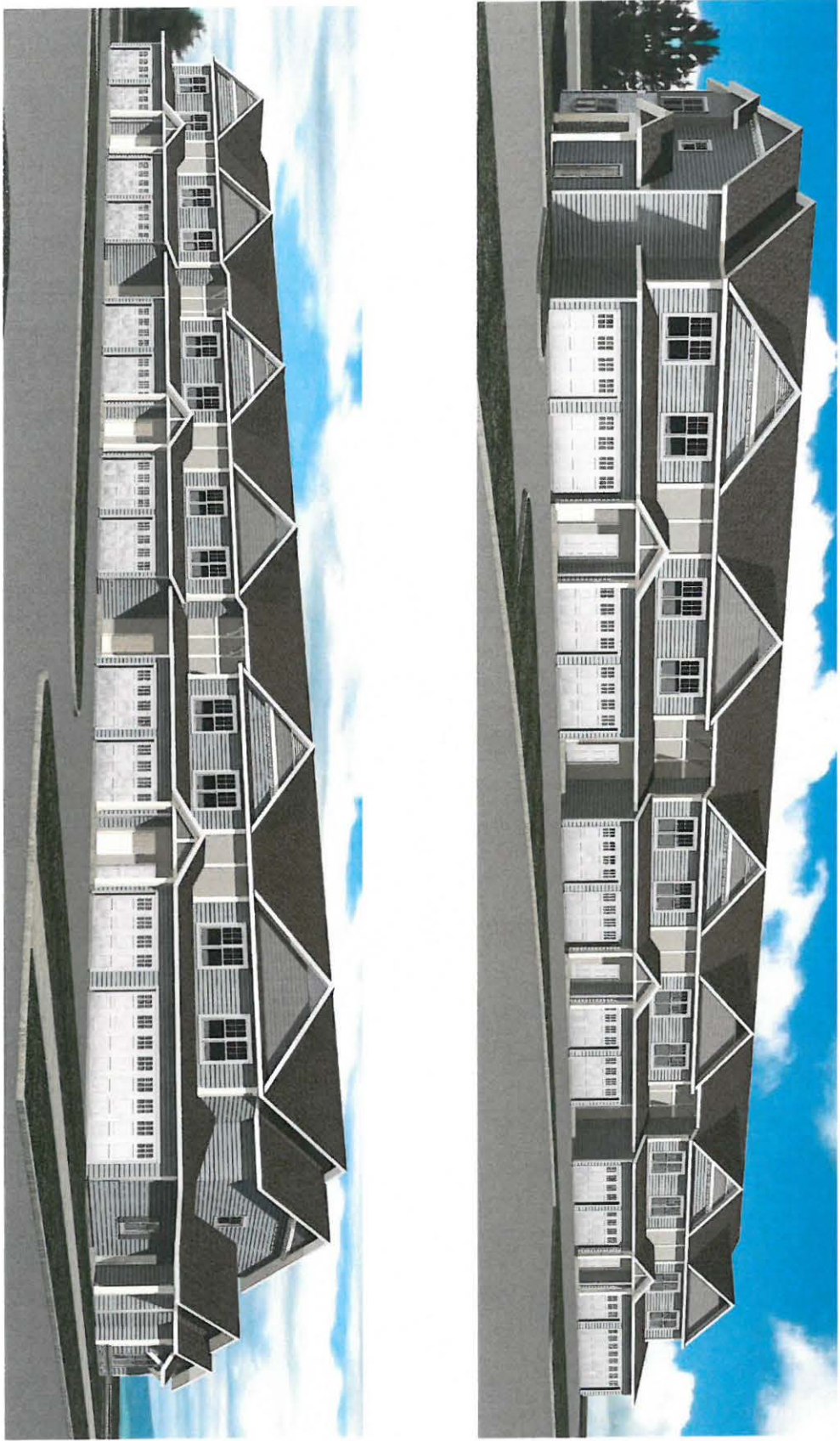
ISSUE DATE: 06/27/16

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G002

SCALE:



WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.

PORTSCAPE APARTMENTS



**DISTINCTIVE
DESIGN
STUDIO**

DD
Architects

REVISIONS

Date	Description
06/28/16	ARCH REVIEW

**ARCH
REVIEW**

**EXTERIOR
RENDERING**

ISSUE DATE: 06/27/16

RENDER BY: BURANT

CHECKED BY: PESKIE

G003

SCALE:

NOTE:
MATERIALS DEPICTED ARE CONSISTENT
ON ALL SIZED UNITS.

KEYNOTE LEGEND

- 1 DIMENSIONAL ASPHALT SHINGLES
- 2 SMARTSIDE SHINGLE STRAIGHT BUTT EDGE
- 3 SMARTSIDE 6" EXPOSED LAP SIDING TEXTURE
- 4 ROOF EDGES, DOOR, WINDOW, AND MISC TRIM CASINGS- SMOOTH
- 5 COMPOSITE RAILING
- 6 SMARTSIDE TRIM WRAPPED POST
- 7 METAL ROOF

KEYNOTE LEGEND

- 8 SMARTSIDE STUCCO TEXTURE FRAMED PANELS WITH 3/4" X 6" SMART TRIM SMOOTH FRAMES
- 9 THIN STONE VENEER CLADDING
- 10 CORNER BOARDS; SMOOTH AND TEXTURED TO MATCH RESPECTED SIDING.
- 11 VINYL LOUVER
- 12 VINYL SHUTTER



DEPICTING 2 CAR UNIT OPTION

① REAR ELEVATION PART A
1/8" = 1'-0"



② REAR ELEVATION PART B
1/8" = 1'-0"



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

**ARCH
REVIEW**

**TYPICAL
ELEVATION**

ISSUE DATE: 06/27/16

DRAWN BY: BURANT

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G004

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

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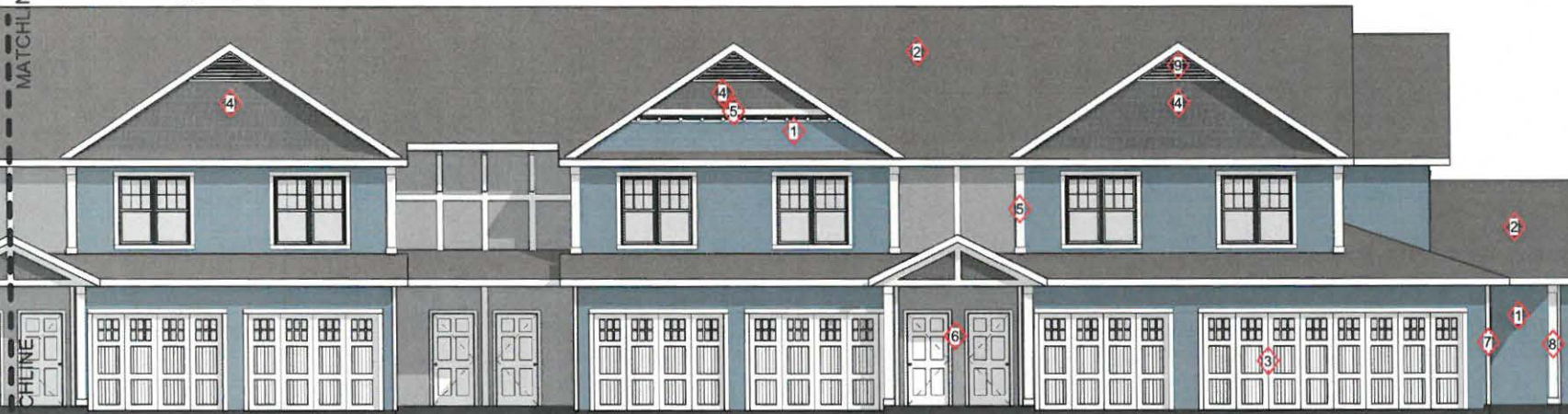
NOTE:
MATERIALS DEPICTED ARE CONSISTENT
ON ALL SIZED UNITS.

KEYNOTE LEGEND

- 1 SMARTSIDE 6" EXPOSED LAP SIDING TEXTURE
- 2 DIMENSIONAL ASPHALT SHINGLES
- 3 GARAGE DOOR
- 4 SMARTSIDE SHINGLE STRAIGHT BUTT EDGE
- 5 ROOF EDGES, DOOR, WINDOW, AND MISC TRIM CASINGS- SMOOTH
- 6 SMARTSIDE STUCCO TEXTURE FRAMED PANELS WITH 3/4" X 6" SMART TRIM SMOOTH FRAMES
- 7 CORNER BOARDS, SMOOTH AND TEXTURED TO MATCH RESPECTED SIDING.
- 8 SMARTSIDE TRIM WRAPPED POST
- 9 VINYL LOUVER



① GARAGE ELEVATION PART A
1/8" = 1'-0"



② GARAGE ELEVATION PART B
1/8" = 1'-0"

DEPICTING 2 CAR GARAGE OPTION

WRITTEN DIMENSIONS ON THESE DOCUMENTS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB.



PORTSCAPE APARTMENTS



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH
REVIEW

TYPICAL
ELEVATION

ISSUE DATE: 06/27/16

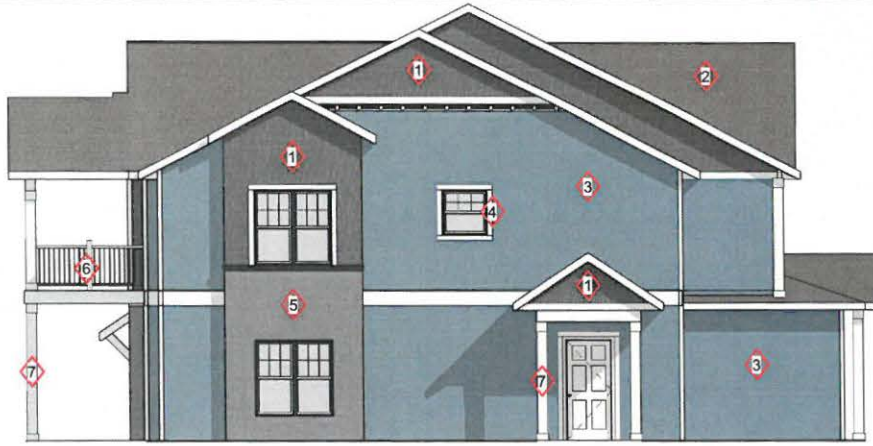
DRAWN BY: BURANT

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G005

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

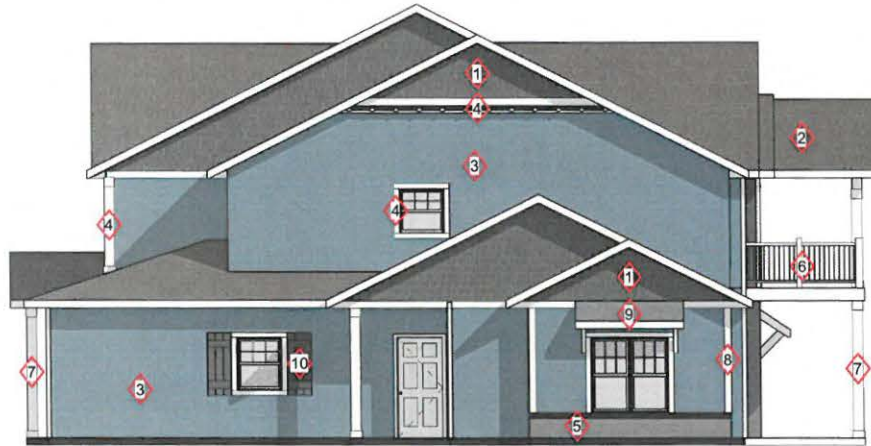
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② SIDE ELEVATION A
1/8" = 1'-0"

KEYNOTE LEGEND

- 1 SMARTSIDE SHINGLE STRAIGHT BUTT EDGE
- 2 DIMENSIONAL ASPHALT SHINGLES
- 3 SMARTSIDE 6" EXPOSED LAP SIDING TEXTURE
- 4 ROOF EDGES, DOOR, WINDOW, AND MISC TRIM CASINGS- SMOOTH
- 5 THIN STONE VENEER CLADDING
- 6 COMPOSITE RAILING
- 7 SMARTSIDE TRIM WRAPPED POST
- 8 CORNER BOARDS; SMOOTH AND TEXTURED TO MATCH RESPECTED SIDING.
- 9 METAL ROOF
- 10 VINYL SHUTTER



DEPICTING 2 CAR GARAGE OPTION

① SIDE ELEVATION B
1/8" = 1'-0"

NOTE:
MATERIALS DEPICTED ARE CONSISTENT
ON ALL SIZED UNITS.



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH
REVIEW

TYPICAL
ELEVATION

ISSUE DATE: 06/27/16

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CHECKED BY: PESKIE

G006

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



① 4 UNIT GARAGE ELEVATION
1/8" = 1'-0"



② 4 UNIT REAR ELEVATION
1/8" = 1'-0"

FOR TYPICAL MATERIAL LAYOUT, SEE SHEETS G004, G005, & G006



PORTSCAPE APARTMENTS



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

4 UNIT

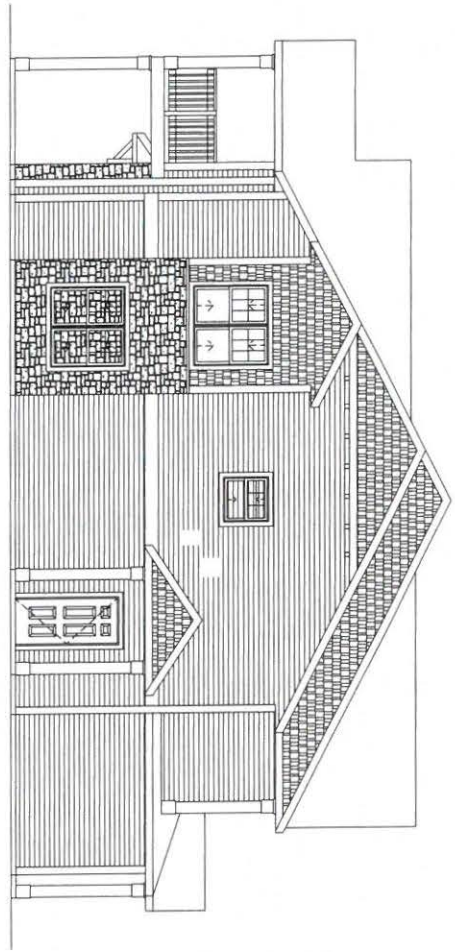
ISSUE DATE: 06/27/16

RENDER ~~BY~~: BURANT

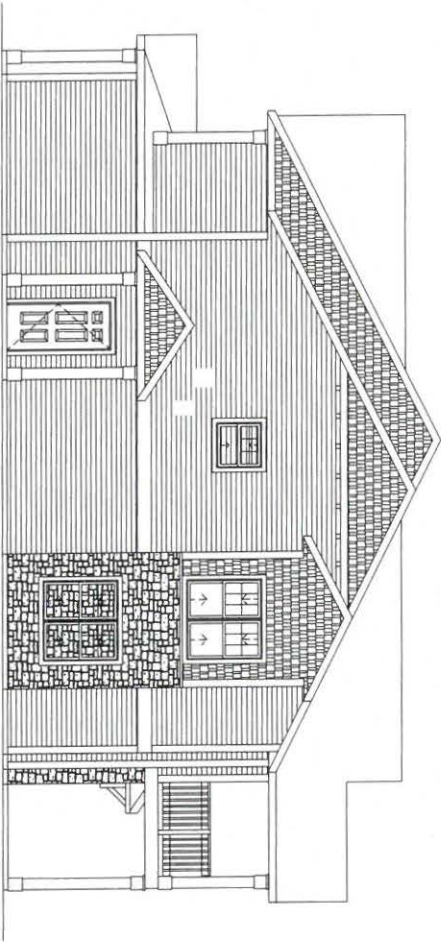
CHECKED ~~BY~~: PESKIE

A004

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



① 4 UNIT SIDE ELEVATION A
1/8" = 1'-0"



② 4 UNIT SIDE ELEVATION B
1/8" = 1'-0"

FOR TYPICAL MATERIAL LAYOUT, SEE SHEETS G004, G005, & G006

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PORTSCAPE APARTMENTS



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH
REVIEW

4 UNIT

ISSUE DATE: 06/27/16
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 CHECKED BY: PESKIE
A004.2
 SCALE: 1/8" = 1'-0"



① 4 UNIT - 2 CAR GARAGE
1/8" = 1'-0"



PORTSCAPE APARTMENTS



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

4 UNIT WITH
2 CAR
GARAGE

ISSUE DATE: 06/27/16

DRAWN BY: BURANT

CHECKED BY: PESKIE

A004.3

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



① 4 UNIT - 2CAR GARAGE SIDE
ELEVATIONS
1/8" = 1'-0"



PORTSCAPE APARTMENTS



REVISIONS	
Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

4 UNIT WITH
2 CAR
GARAGE

ISSUE DATE: 06/27/16
DRAWN BY: BURANT
CHECKED BY: PESKIE

A004.4
SCALE: 1/8" = 1'-0"

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DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKIE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKIE.

REVISIONS

Date	Description
06/28/16	ARCH REVIEW

**ARCH
REVIEW**

12 UNIT

ISSUE DATE: 06/27/16

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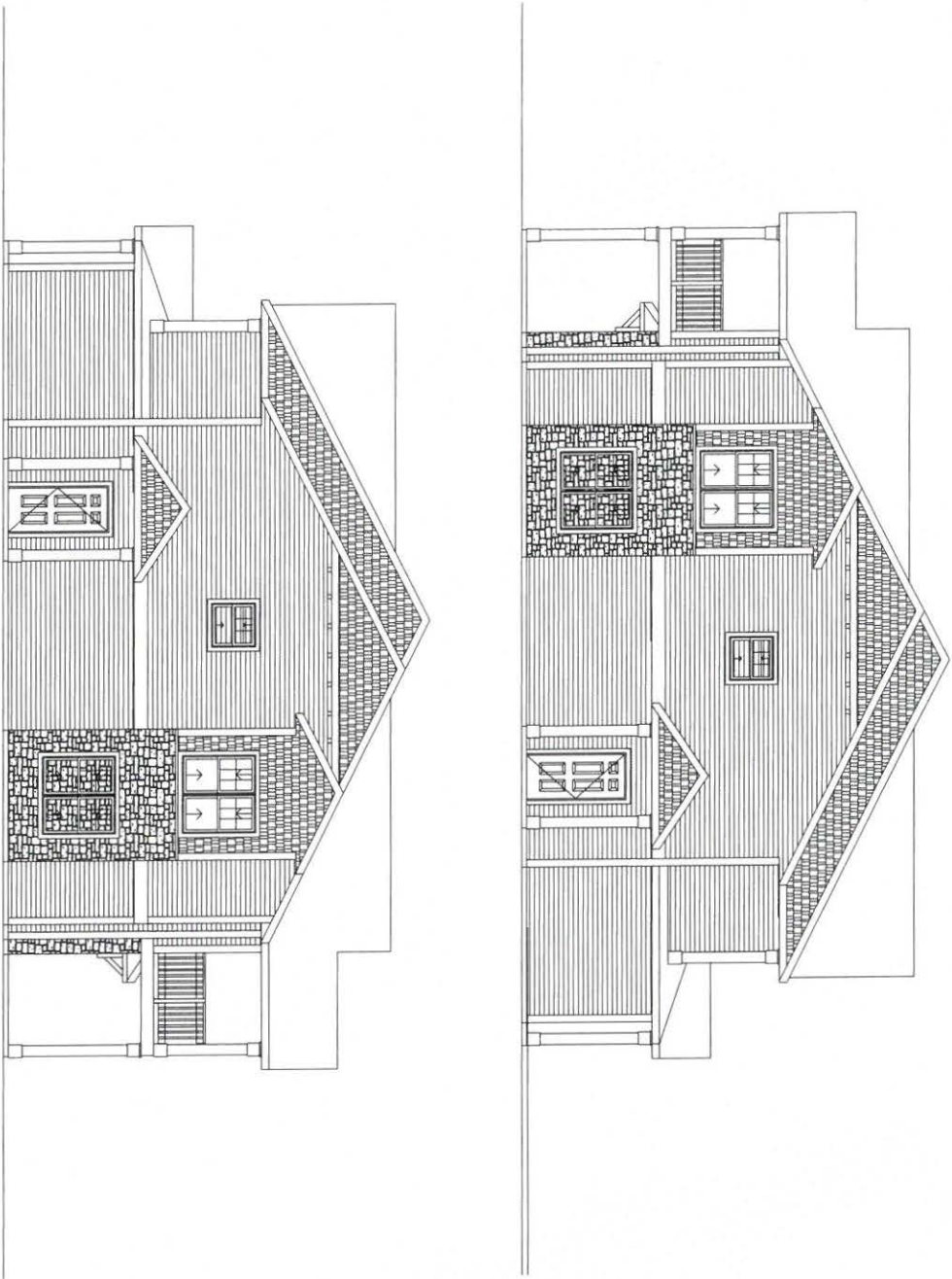
A012

SCALE: 1/16" = 1'-0"

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① 12 UNIT FRONT/ BACK
1/16" = 1'-0"



① 12 UNIT SIDES
1/8" = 1'-0"

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PORTSCAPE APARTMENTS



REVISIONS	
Date	Description
06/28/16	ARCH REVIEW

ARCH
REVIEW

12 UNIT

ISSUE DATE: 06/27/16
 DRAWN BY: BURANT
 CHECKED BY: PESKIE
A012.1
 SCALE: 1/8" = 1'-0"



① 12 UNIT - 2 CAR FRONT / BACK
 1/16" = 1'-0"



PORTSCAPE APARTMENTS



REVISIONS	
Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

12 UNIT WITH 2 CAR GARAGE

ISSUE DATE: 06/27/16
 DRAWN BY: BURANT
 CHECKED BY: PESKIE

A012.2

SCALE: 1/16" = 1'-0"

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① 12 UNIT - 2 CAR SIDES
1/8" = 1'-0"



PORTSCAPE APARTMENTS



REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

12 UNIT WITH 2 CAR GARAGE

ISSUE DATE: 06/27/16

DRAWN BY: BURANT

CHECKED BY: PESKIE

A012.3

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

DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKIE EXPRESSLY RESERVES THEIR COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DOCUMENTS. THESE DOCUMENTS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF DISTINCTIVE DESIGN STUDIO / STEVEN M. PESKIE.



① 20 UNIT GARAGE ELEVATION PART A
1/16" = 1'-0"



③ 20 UNIT ELEVATION SIDE A
1/16" = 1'-0"



② 20 UNIT GARAGE ELEVATION PART B
1/16" = 1'-0"



④ 20 UNIT REAR ELEVATION PART A
1/16" = 1'-0"



⑥ 20 UNIT REAR ELEVATION
1/16" = 1'-0"



⑤ 20 UNIT REAR ELEVATION PART B
1/16" = 1'-0"

FOR TYPICAL MATERIAL LAYOUT, SEE SHEETS G004, G005, & G006

REVISIONS

Date	Description
06/28/16	ARCH REVIEW

ARCH REVIEW

20 UNIT ELEVATION

ISSUE DATE: 06/27/16

RENDER BY: BURANT

CHECKED BY: PESKIE

A020

SCALE: 1/16" = 1'-0"

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PARCEL NO.: _____
MAP NO.: _____
ZONING CLASSIFICATION: _____

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 7/11/16

**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: Erik Jensen, LJM Architects
ADDRESS: 823 Riverfront Drive, Sheboygan, WI 53081
E-MAIL ADDRESS: ejensen@ljmarchitects.com
PHONE: (920) 458-4800 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Partners for Comm. Development.
ADDRESS OF PROPERTY AFFECTED: BEHRENS PARKWAY, LOT #2
NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT: The project will be a new headquarters building for the Partners for Community Development. It will include and office space portion and a garage for storage of vehicles and other equipment.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: N/A

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: The office portion of the new building will have a 7'-4" high splitface concrete masonry unit wainscot with horizontal brown metal siding above on the south and east sides of the building. The north side of the building will be brown horizontal metal siding with no wainscot. The garage portion of the building will have tan vertical metal siding. Both portions of the building will have a standing seam metal roof.



Partners for Community Development
Behrens Parkway, Lot #2
Sheboygan, WI 53081

Architectural Review – Written Description

The proposed building for Partners for Community Development will be their new headquarters building. The structure will include an office building that is small in scale and a garage building where they will store vehicles and other equipment.

The office portion of the building will have a 7'-4" high light gray splitface concrete masonry unit wainscot with dark brown horizontal metal siding above on the south and part of the east portions of the building. The north façade of the office building will have dark brown horizontal siding. The garage portion of the building will have light brown vertical metal siding on all sides. Both portions of the building will have standing seam metal roofs and dark brown trim.

The proposed building will be located in the industrial park on the south side of the city. We feel that the scale, proportions, and materials of the proposed building are appropriate for the location as it matches materials found on other buildings within that industrial park.



Partners for Community Development
Behrens Parkway Lot #2
Sheboygan, WI 53081

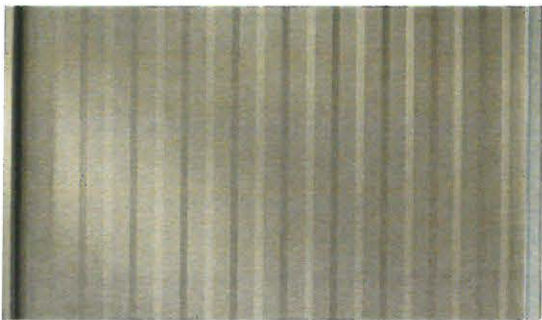
Materials



Splitface CMU – Wainscot



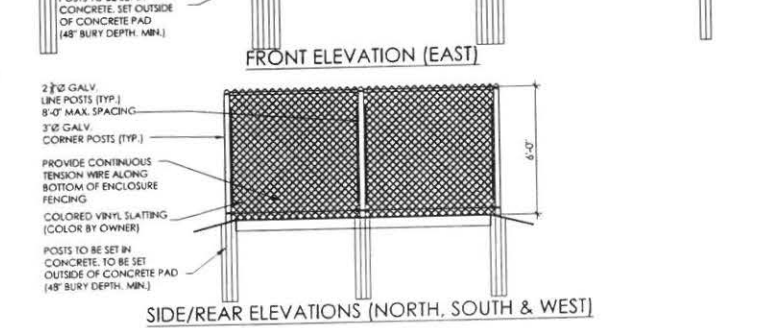
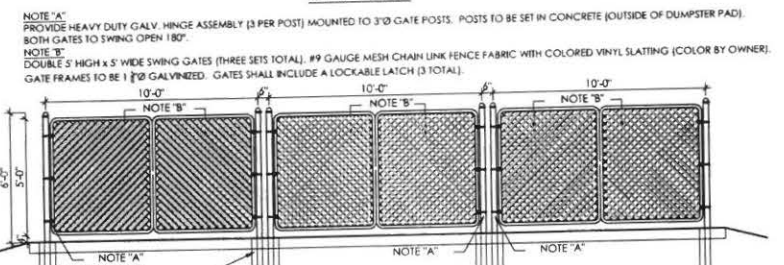
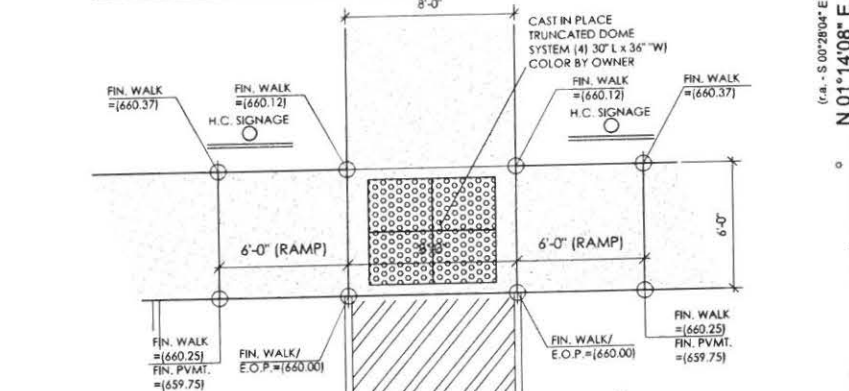
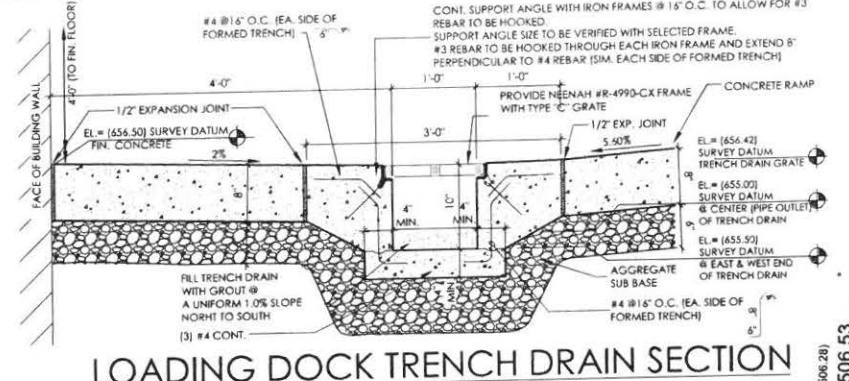
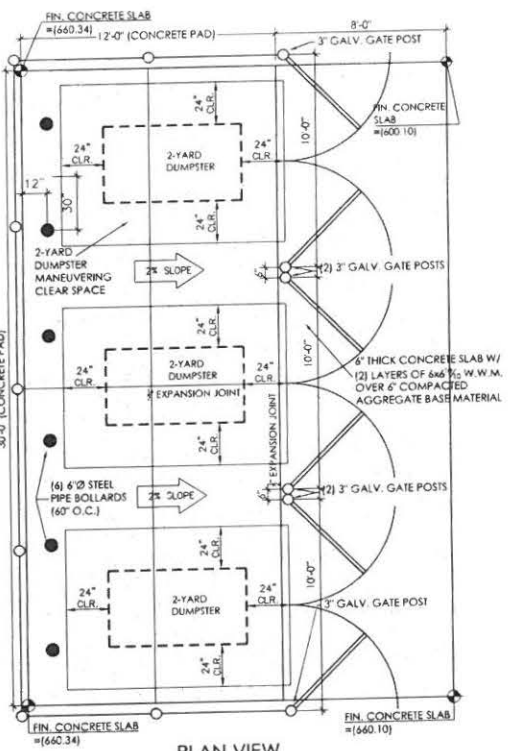
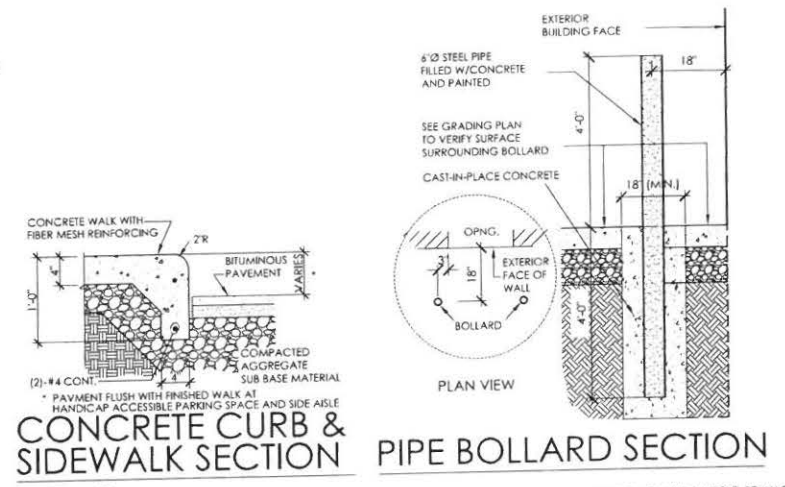
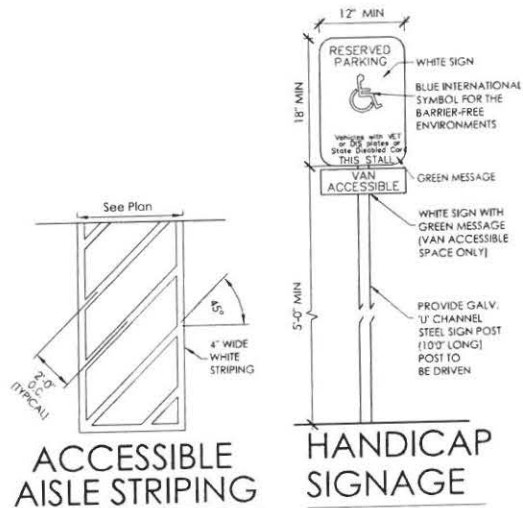
Horizontal Metal Siding and Trim –
Koko Brown - Office Area



Vertical Siding – Saddle Tan - Garage



Standing Seam Metal Roof



DUMPSTER ENCLOSURE

PARKING COUNTS
(14) STANDARD PARKING SPACES (9'W x 18'L) +
(2) HANDICAP ACCESSIBLE PARKING SPACE

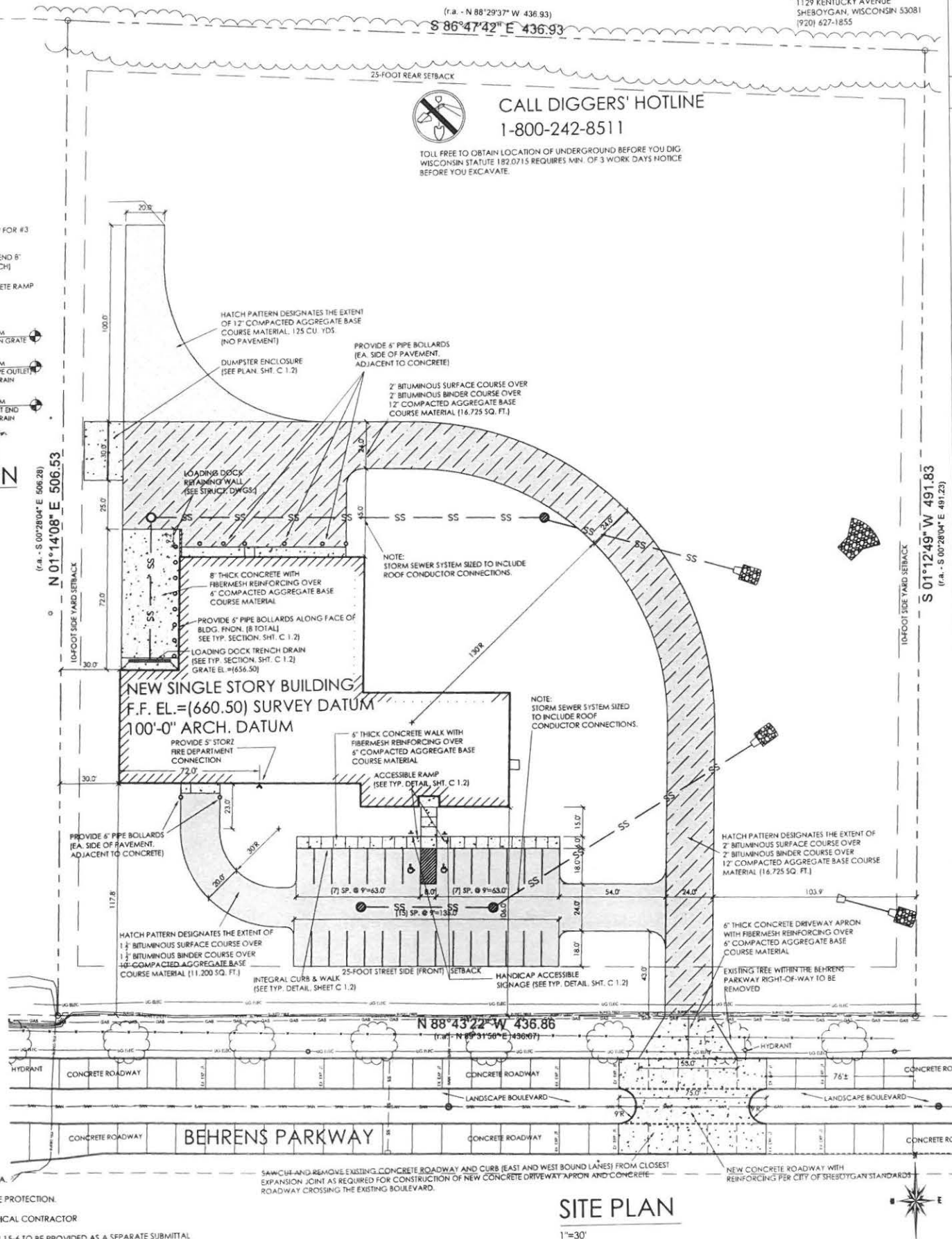
SITE DATA
TOTAL SITE AREA (PER CERTIFIED SURVEY MAP) 218,025 SQ. FT. (5.0 AC.)

BUILDING FOOTPRINT 17,050 SQ. FT.
PAVEMENT AREA 27,925 SQ. FT.
CONC. WALK, CONCRETE DUMPSTER, LOADING DOCK 4,100 SQ. FT.
TOTAL IMPERVIOUS AREA (WITHIN THE PARCEL) 49,165 SQ. FT. = 77%
% OF GREEN SPACE REMAINING = 23%

PROPERTY ZONED - SUBURBAN INDUSTRIAL - MIN. LANDSCAPE RATIO (LSR) = 25%

BUILDING DATA
SINGLE STORY MASONRY, SPRINKLERED (NFPA 13)
TYPE IIB CONSTRUCTION
COMMERCIAL

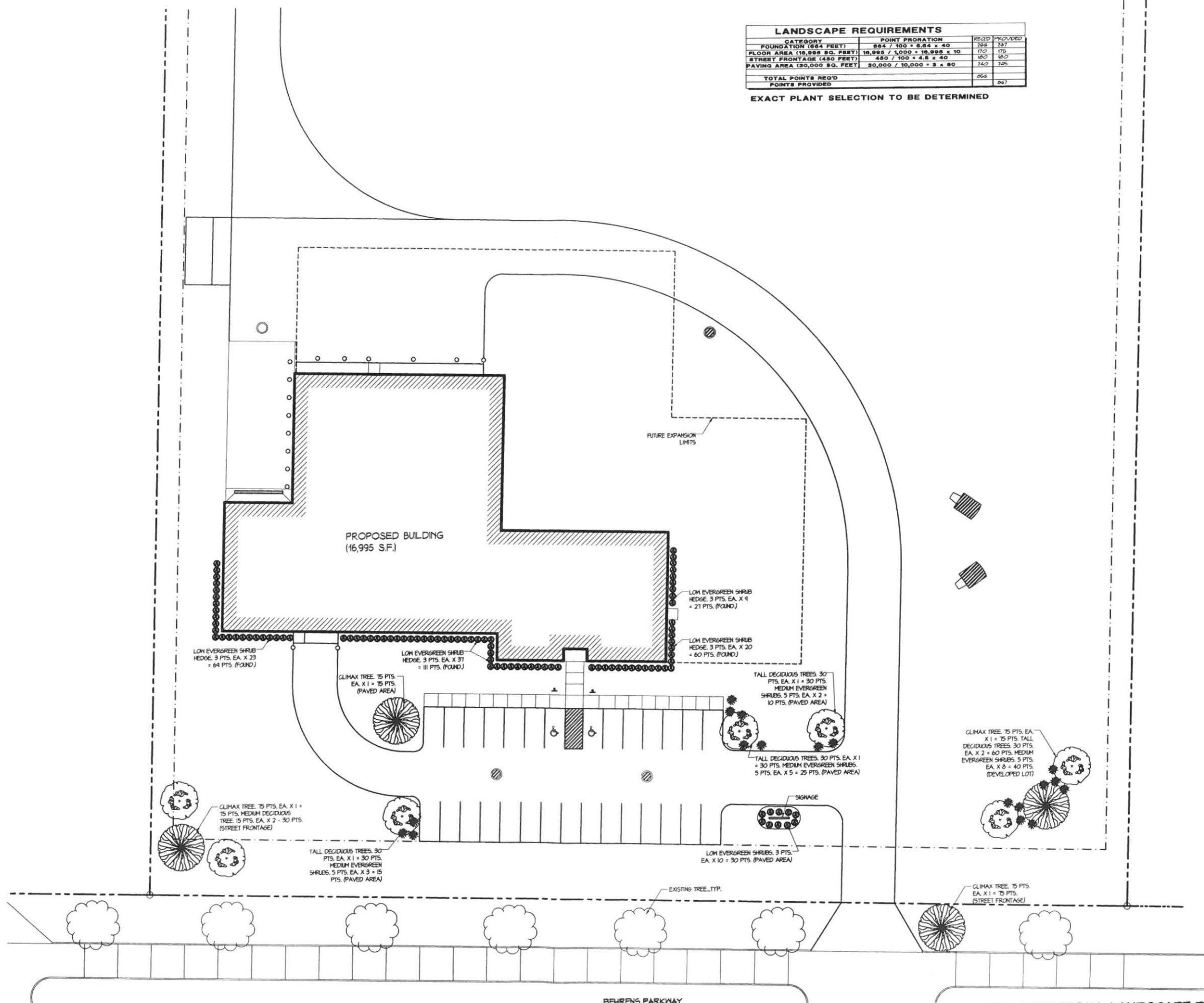
- OUTDOOR REFUSE ENCLOSURE WILL BE LOCATED NORTH OF THE PROPOSED LOADING DOCK AREA.
- NEW WATER SERVICE PIPING WILL BE PROVIDED TO ADDRESS DOMESTIC WATER SERVICE AND FIRE PROTECTION.
- SITE LIGHTING WILL BE PROVIDED AS PART OF A SEPARATE SUBMITTAL BY THE DESIGN-BUILD ELECTRICAL CONTRACTOR
- LANDSCAPING PLAN MEETING THE REQUIREMENTS OF CITY OF SHEBOYGAN ORDINANCE SECTION 15-6 TO BE PROVIDED AS A SEPARATE SUBMITTAL.



DATE	
NO. REVISIONS	
Issue Dates	Revision Date
<p>PROPOSED BUILDING PARTNERS FOR COMMUNITY DEVELOPMENT, INC. LOT 2 - SHEBOYGAN BUSINESS CENTER SHEBOYGAN, WISCONSIN</p>	
SHEET TITLE	SITE PLAN
DRAWN BY	
CHECKED BY	
DATE	06/27/2016
PROJECT NO.	
SHEET NO.	C1.2

LANDSCAPE REQUIREMENTS			
CATEGORY	POINT PRORATION	REQ'D	PROVIDED
FOUNDATION (684 FEET)	684 / 100 = 6.84 x 40	274	267
FLOOR AREA (16,995 SQ. FEET)	16,995 / 1,000 = 16.995 x 10	170	175
STREET FRONTAGE (450 FEET)	450 / 100 = 4.5 x 40	180	160
PAVING AREA (30,000 SQ. FEET)	30,000 / 10,000 = 3 x 80	240	245
TOTAL POINTS REQ'D		664	647
POINTS PROVIDED			647

EXACT PLANT SELECTION TO BE DETERMINED

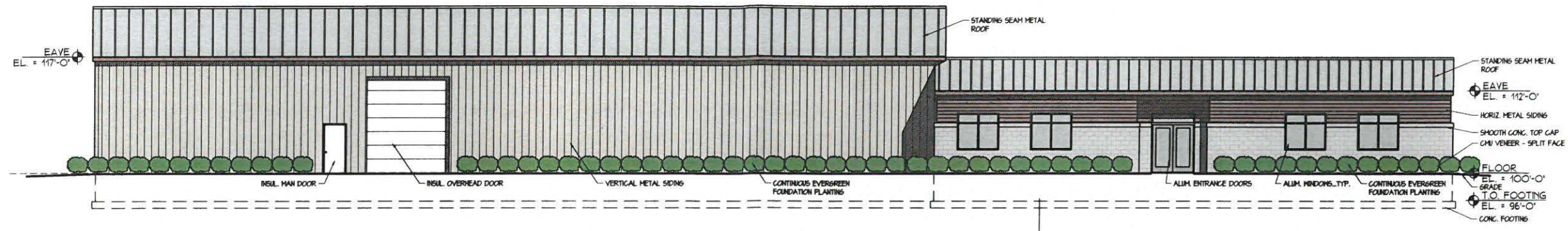


NO.	REVISIONS	DATE

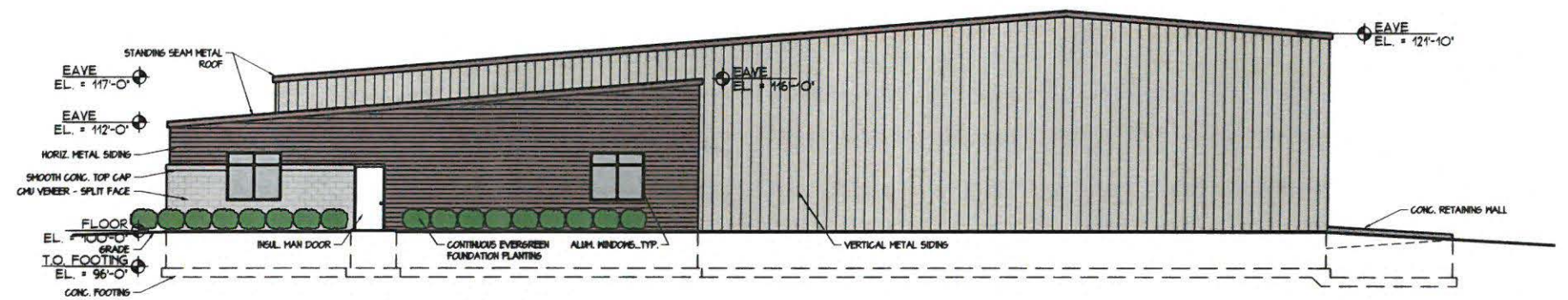
LJM Architects
 813 Riverfront Drive
 Sheboygan, WI 53081
 Phone (920) 458-4800
 Fax (920) 458-1455

NEW BUILDING FOR:
PARTNERS FOR COMMUNITY DEVELOPMENT
BEHRENS PARKWAY
SHEBOYGAN, WI 53081

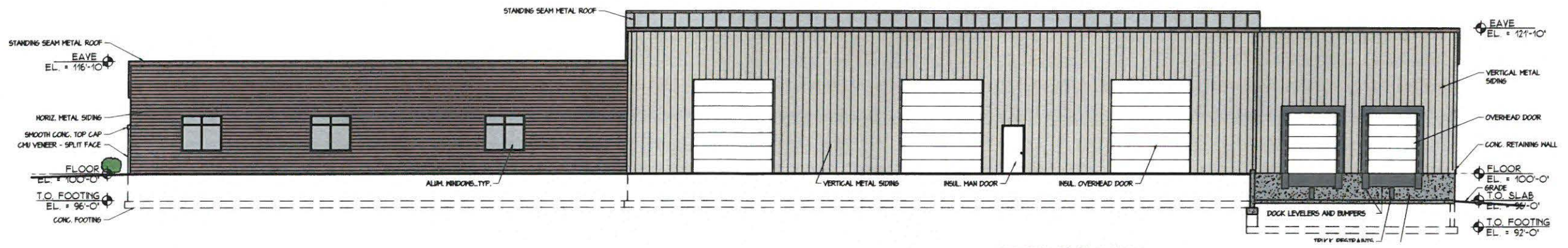
SHEET TITLE
DRAWN BY JA
CHECKED BY EJ
DATE 06-27-16
PROJECT NO. 1629
SHEET NO. C2



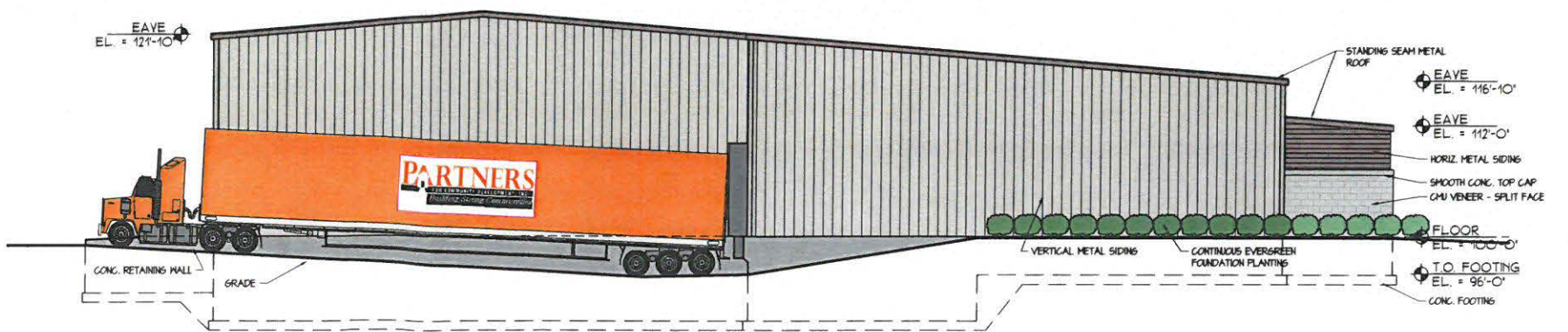
SOUTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



WEST ELEVATION
SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

LJM Architects
Sheboygan, WI 53081
Phone (920) 468-4800
Fax (920) 468-1495

**NEW BUILDING FOR:
PARTNERS FOR COMMUNITY DEVELOPMENT
BEHRENS PARKWAY
SHEBOYGAN, WI 53081**

SHEET TITLE

DRAWN BY
JA

CHECKED BY
EJ

DATE
06-27-16

PROJECT NO.
1629

SHEET NO.
A2

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Review and consideration of architectural plans for the new Partners for Community Development facility in the Sheboygan Business Center off of Behrens Parkway (Parcel # 479004).

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

REPORT DATE: July 1, 2016

MEETING DATE: July 11, 2016

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

BACKGROUND / ANALYSIS:

Partners for Community Development are proposing to construct a new 17,000sf facility in the Sheboygan Business Center off of Behrens Parkway (parcel # 479004). This will be located on a vacant, undeveloped parcel on the north side of Behrens Parkway located at the northeast corner of the business center between with the pond to the east and Screenco (former Alumaroll) to the west.

Applicant states that the scale, proportions, and materials of the proposed building are appropriate for the location as it matches materials found on other buildings within that industrial park. The office portion of the building will have a 7'-4" high light gray splitface concrete masonry unit wainscot with dark brown horizontal metal siding above on the south and part of the east portions of the building.

The north facade of the office building will have dark brown horizontal siding. The garage portion of the building will have light brown vertical metal siding on all sides. Both portions of the building will have standing seam metal roofs and dark brown trim.

STAFF COMMENTS:

Staff believes that the present design of the building is very basic with a majority of the building being vertical metal siding. It would appear that the applicant could add additional design elements that would really enhance the look of this building. The reasons why the applicant should enhance the design of the building include:

- This is a very visible property in a prominent Sheboygan Business Center location.
- You will see this building when traveling on S. Business Drive and this building will be one of the 1st buildings you see as you enter the business center from S. Business Drive.
- You see both East and West elevations when you drive on Behrens Parkway in the business center.
- Eventually this building will face the future Soccer Complex/Park that will be constructed on the Behrens farm property to the North.
- We want well-designed structures utilizing quality materials to be constructed in the business center.

ACTION REQUESTED:

Motion to deny with possible re-submittal related to changes determined by the Board.

ATTACHMENTS:

- I. Architectural Review Board Application and required attachments.