

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Architectural review of a Watershed Harbor Hotel located at parcel # 59281505750.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: October 9, 2025

MEETING DATE: October 14, 2025

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Paul Weaver is proposing to construct a Watershed Harbor Hotel located at parcel # 59281505750. The applicant states the following:

- The proposed project is to be located on the existing Pacifico Restaurant site, between the existing restaurant building and south 8th street along the existing river walk.
- The proposed structure is two levels with an entry/lobby/lounge area on the main level and thirty-two (32) hotel room/suites.
- Parking will be on grade and shared with the existing restaurant.
- The concept was a neo-eclectic interpretation of a harbor/residential style.
- All exposed misc. exterior steel shall be painted with paint finish E-1.
- Exterior lighting shown for fixture style and design intent only – coordinate all other exterior lighting and fixture selections with design/build electrical contractor.
- Install LP Smartside 8” “Quarry Gray” lap siding at all patio and balcony privacy screens unless otherwise noted.

STAFF COMMENTS:

The proposed building is located in a very prominent location on the south side of the 8th St bridge, just as residents and visitors are entering the downtown area. The design and architecture are of utmost importance in this high-profile area.

To the east of the proposed building across 8th street is the brick Reiss Coal building and to the west is a restaurant with a “shanty” type architecture. It may be beneficial for the proposed building to blend the two architectural styles to unite this area.

The commission may want to have the applicant address how the architecture relates to the surrounding buildings.

ACTION REQUESTED:

No recommendation.

ATTACHMENTS:

Architectural Review Application and required attachments.