



CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW
APPLICATION

Fee: _____

Review Date: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Name (Ind., Org. or Entity) Inspired Holdings LLC	Authorized Representative Joel Pipkorn	Title Owner/Developer	
Mailing Address N132W17558 Rockfield Road	City Richfield	State WI	ZIP Code 53076
Email Address jpipkorn04@gmail.com	Phone Number (incl. area code) (262) 617-5940		

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than Applicant)

Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address	Phone Number (incl. area code)		

SECTION 3: Architect Information

Name Roger Schregardus, Morph Designs, LLC			
Mailing Address W10953 Dead End Road	City Waupun	State WI	Zip 53963
Email Address cadmanroger@sbcglobal.net	Phone Number (incl. area code) 920-948-7975		


SECTION 4: Contractor Information

Name Gary Gartman, Quasius Construction Co			
Mailing Address 1202 A North 8th Street	City Sheboygan	State WI	Zip 53082-0727
Email Address ggartman@quasius.com	Phone Number (incl. area code) 920-287-0396		

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) Joel Pipkorn	Title Owner	Phone Number 262-617-5940
Signature of Applicant 		Date Signed 08/09/2024

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the Architectural Review Board, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description 3605 South Business Drive		Parcel No. 59281430782
Name of Proposed/Existing Business:	Pipkorn Development	
Address of Property Affected:	3605 South Business Drive	
Zoning Classification:	Urban Residential-12 District	
New Building: <input type="checkbox"/>	Addition: <input type="checkbox"/>	Remodeling: <input type="checkbox"/>

SECTION 7: Description of Proposed Project

We are proposing to construct a single, 5-unit, 2-story wood stud condo building on this site. There will be a single car garage for each unit, with access on the front side of the building. Engineered wood siding, grey vertical board-n-batten, would be the main building material on the facade, with white on the front wall indents. We are using 3 1/2" white trim boards around the white windows and white doors. The shingles will be a dark grey asphalt architectural style. As there is a garage, there will be a front door next to it, and patios in the rear.

SECTION 8: Description of EXISTING Exterior Design and Materials

n/a

SECTION 9: Description of the PROPOSED Exterior Design and Materials

Engineered wood siding, grey vertical board-n-batten, would be the main building material on the facade, with white on the front wall indents. We are using 3 1/2" white trim boards around the white windows and white doors. The shingles will be a dark grey asphalt architectural style

Summary of general operation and proposed use of property:

September 3, 2024

PROJECT NAME AND PROJECT LOCATION:

Pipkorn Residential Condo Development
3605 South Business Drive, Sheboygan, WI

DESCRIPTION OF PROPOSED USE, WHY WAS THIS SITE SELECTED:

Site is to be used for a single building, that will house a 5-unit, 2-story condo. Site was selected because it was a good and attractive location for new condo's, plus there are residential area surrounding the site.

PROJECT NUMBER OF RESIDENTS:

This will be a single building development. This building will have 5 livable units, which is a 2-story style. Kitchen, dining, living, and garage is on grade level. Master bedroom plus 2 other bedrooms are on 2nd story. Each unit is 996 sqft on first floor (including garage) and 996 sqft on second floor.

DESCRIPTION OF PROPOSED BUILDINGS AND ALL NEW SITE IMPROVEMENTS, ETC:

The parcel this land is about 2.217 acres. The total development is planned to have 4 buildings on this parcel, using the same ingress/egress for connection to South Business Drive. Building #1 front, faces the north There is a 24' wide drive connecting this building to the main driveway entrance

The building will have a dark grey asphalt roof shingles. The siding will be a medium gray LP Smartboard panel with board-n-batten verticals, and the front wall indents will be a white LP Smartboard panel. The windows and trim will be white. The front/north side indents will be white siding.

PROPOSED SIGNAGE:

There will be no new signage.

IS ACCESS APPROPRIATE AND SUFFICIENT RESIDENT OFF-STREET PARKING:

Yes, the access is adequate, and the parking is equal to or over the required amount as required per the ordinances. There will be a single car garage for each unit, with a space in front of the overhead doors. Overflow parking will be accessed across the driveway to the north.

PROJECT TIMELINE & ESTIMATED VALUE OF PROJECT:

Project value is \$1.5m.

Timeline of construction is Oct. 2024 – May 2025

GARBAGE:

Each unit will have its own garbage container.

EXTERIOR MECHANICAL EQUIPMENT:

Only A/C condensers will be located outside. These units will be screened with landscaping.