

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a five-unit townhome building on S Business Drive (parcel #59281430782).

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: September 6, 2024

MEETING DATE: September 23, 2024

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:

Joel Pipkorn is proposing to construct a five-unit townhome building on South Business Drive. The applicant states the following:

- We are proposing to construct a single, 5-unit, 2-story wood stud condo building on this site.
- The site was selected because it was a good and attractive location for new condo’s, plus there are residential area surrounding the site.
- Kitchen, dining, living, and garage in on grade level. Primary bedroom plus 2 other bedrooms are on the 2nd story.
- Each unit is 996 sqft on the first floor (including garage) and 996 sqft on second floor
- There will be a single car garage for each unit, with access on the front side of the building.
- As there is a garage, there will be a front door next to it, and patios in the rear.
- This parcel of 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 estimated project value is \$1.5m.
- The estimated timeline of construction is Oct. 2024 – May 2025.

The townhome materials include:

- Engineered wood siding, grey vertical board-n-batten, would be the main building material on the façade, 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.

STAFF COMMENTS:

The subject site is a vacant, undeveloped property located at the east side of Business Drive south of Washington Avenue.

The townhomes provide revitalization to an area of the city that has been underutilized in a manner that compliments the surrounding mixed-use neighborhoods.

The Board may want to have the applicant address:

- Are there any other accessory buildings?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.