

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of Phase 2 SP Riverfront Condominiums located in the S. Pier District along S. Pier Drive (between Phase 1 Condos and the fish cleaning station).

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

REPORT DATE: May 18, 2022

MEETING DATE: May 23, 2022

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:

In October of 2021, the Architectural Review Board approved a proposal from South Pier Family Investments, LLC, to construct the 2nd Phase of SP Riverfront Condominiums located in the S. Pier District along S. Pier Drive (between Phase 1 condos and the fish cleaning station). However, the applicant indicates that the costs involved in the project and the timeframe required to obtain materials has required the owner to reconsider the previously approved design and submit a new design.

The applicant states the following about the SP Riverfront Condominiums development project:

- SP Riverfront Condominiums previously received approval for a two phase condominium project on a previously vacant city owned parcel of land along the north side of South Pier Drive. This City owned site is approximately one (1) acre in size and is located between S. Pier Drive, the Sheboygan River, The Reiss River Condominiums and the public Fish Shanty. The parcel is bisected by a 35 feet wide public utility easement and the placement of the two (2) buildings has taken this easement into consideration.
- South Pier Riverfront Condominiums is a two-phase development. Phase 1 has already been completed, but is included in this precise implementation plan. Phase 1 included a new 4-story building, featuring 21 dwelling units with an enclosed on-grade parking structure. This building was constructed on the western portion of the site, whereas Phase 2 will occur on the eastern portion of the site.
- Phase 2 previously was going to be a complimentary 4-story building, featuring 15 dwelling units with an enclosed on-grade parking structure.

- Phase 2 is now a 3-story building featuring six (6) townhouse units with first floor garage parking for each individual unit. The proposed townhouse building will have similar design characteristics and materials to the Phase 1 apartments.
- The materials on this building will be similar in color to the existing Phase 1 building. The exterior will consist of thin brick masonry on the lower level and smartside lap siding above, the colors matching the Phase 1 apartments. The main entrances to the units are located next to the garage in each individual unit. In conjunction with the individual unit entry, a parking lot and driveway will be included on the south side of the building.

The applicant states the following about the architecture:

- The second building for South Pier Apartments (Phase 2) will be different in design but similar materials and colors to the first building.
- Phase 1 was 11,200sf and 7 units per floor (total floor area of approximately 45,552sf).
- Phase 2 will be a total of 6,350sf per floor- 6 townhouse units with 3 stories (total floor area of approximately 22,180sf).
- Each unit has a main entry and a two-car garage, with a shared parking lot and driveway area, as well as patio space on each floor.
- The building will be Construction Type VA (five-a) - constructed with wood stud walls, bottom chord bearing trusses, zip sheathing, slab on grade and a geofoam base.
- The masonry base will match the existing masonry but will be a thin brick veneer.
- The siding will be the same color and LP Smartside system as Phase 1.
- The windows will be dark bronze sliding windows like the existing building.
- The new building will have decks similar in color and materials to the existing building but configured differently.
- The building will be located and fit in the footprint that was previously approved as part of Phase 1.
- Site plan will include new parking locations and a driveway entry to each unit garage. The drives and landscaping will be adjusted to fit the new plans.
- Targeted unit sale prices will range from \$499,000. The estimated approximate value of the Phase 2 building and site improvements will be approximately \$3,000,000.

STAFF COMMENTS:

This is a fairly significant change in terms of design and total number of units. The Board will want to make sure the new building design continues to fit in well with the rest of the S. Pier Development.

The Board may want to have the applicant address:

- The use of the thin brick masonry.
- Is there away of setting back the garages so they are inset a bit from the rest of the building.
- Appears on the elevations there is a roof deck with a doorway on the roof but on the perspectives the applicant does not show this. Is this applicant moving forward with the roof deck?
- If there is going to be a rooftop deck, the small stairway building should be painted a color that matches the greys of the building (appears that the light grey/white rooftop structure on the building to the west really catches your eye).
- What color and material are proposed for the underside of the decks on the riverside of the building?
- Are these apartments or condos (letter states apartments)?
- Expected timeframes for construction? Any issues with regards to getting materials for this project?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.