

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of the Berkshire Sheboygan Riverfront apartments and townhomes at the northeast corner of the S. 10th Street and Indiana Avenue intersection.

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

REPORT DATE: March 10, 2023

MEETING DATE: March 27, 2023

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:

General Capital is proposing to construct the Berkshire Sheboygan Riverfront apartments and townhomes at the northeast corner of the S. 10th Street and Indiana Avenue intersection. The applicant states the following:

- The Berkshire Sheboygan Riverfront project is a \$30.2 million redevelopment of City of Sheboygan Redevelopment Authority (RDA) owned property consisting of an 83-unit independent senior building with “podium-style” underground parking and 18 townhomes in a separate building facing Indiana Avenue.
- The townhomes will not be age restricted. Nine (9) of the townhomes facing Indiana will be designed and marketed as “live/work” units with the ability for residents to take advantage of a ground floor extra bedroom as a creative home occupation work space.
- In addition to these living units, the project will incorporate an extension of the future pedestrian path following the east-west vacated alley and an open green space to be deeded to the City as public open space on the river.
- Together, the project will redevelop approximately 2.5 acres of former brownfield and underutilized property on the Sheboygan River.
- The Berkshire Sheboygan Riverfront project was designed with the site-specific context as a guide to architectural massing, form and materials. The site, located at the northeast corner of Indiana Avenue and S. 10th Street, is a key gateway into Sheboygan’s Downtown Business District and also a large, vacant development opportunity on the Sheboygan River. The intent of our layout and overall building design is to blend into the existing neighborhood, while enhancing the Sheboygan Riverfront as a focal point and destination for our residents and the larger community.

The applicant states the following about the Live/Work Townhomes architecture:

- The townhome-style units along Indiana Avenue are sited to take advantage of this key gateway and high visibility corridor. The units facing Indiana Avenue are designed as live/work units that include a space on the first floor that can be used as either a space/showcase for a small business, or a first floor additional bedroom.
- The building profile is modeled after many of the other structures across and along the next couple of blocks of Indiana Avenue. This area is a mix of single-family homes and small retail storefronts at the street level, often with a living unit above. Most of the existing retail/living buildings either have a flat roof, or a false front mimicking a two-story flat roof profile.
- This building design is intended to be a modern adaptation of this traditional use, massing and appearance. While helping to define the street edge at the first floor, like the existing adjacent structures, there will be nine (9) second floor decks providing visual interest and overlooking the streetscape. These inset decks will break up the massing of the street elevation and create a human-scale proportion and rhythm to each individual townhome.
- Materials for the townhome building will be a mix of traditional lapped clapboard-style siding and more modern flat-panel siding in a “board-and-baton” style. Both will be low-maintenance and highly durable fiber cement composition. Much of the siding will have a smooth finish, while the lapped accent areas will have a wood-grain finish and be stained to look like cedar siding.
- As a final detail of the townhome structure, the far west end of the building will include a lighted, branded “Berkshire” sign set in a field of siding. This will accentuate the importance of this corner and provide a gateway feature for the project.

The townhome materials include:

- Fiber Cement:
 - James Hardie Rustic Series Lap Siding: “Coastal Gray” color everywhere. “White Granite” color at balcony accent locations.
 - James Hardie Rustic Series Board & Batten: “Sand Castle” at front “picture frame” wall accent locations.
 - James Hardie Smooth Vertical Panel: “Cobble Stone” color w/ matching aluminum reveals at entry door locations

The applicant states the following about the Independent Senior Building architecture:

- The 83-unit senior building will include a base level of parking under a pre-cast podium and the residential portion will be four (4) stories of stick-frame construction above.
- The ground floor will include our leasing office, mailroom and primary residential entry. In addition, a small commercial storefront will be included in the base of the building facing

Indiana Avenue, that will house our “Community Serving Facility,” a local non-profit who will serve residents and the larger community with financial planning and literacy services. We have signed a Letter of Intent with Family Service Association of Sheboygan to use this space as a satellite facility to their larger operation in Sheboygan.

- The larger senior building is set back from the street, behind the townhome building, separated by a landscaped parking lot serving both the townhomes and senior building.
- The scale and massing of the building is a “U” shape courtyard-style building, with units having either city, lake or river views in every direction.
- The building is sited within the constraints of two utility corridors: underground public utilities running along the former Commerce Street ROW and the high-tension ATC wires running within the vacated ROW.
- Our approach to our Berkshire independent senior projects is different from much of our competition. Our properties are designed with a contemporary flair and promote community with stimulating community spaces, fitness center, Wi-Fi café and other spaces that encourage our residents to stay active and engaged in their surroundings. As a highlight for this community, we have placed our largest gathering space on the top floor, providing residents with river and Lake Michigan views and a space to share, rather than giving the best space to a private living unit.
- The building itself will have a deep-colored brick masonry base, with two-tone mix of brick that will provide a strong sense of “base” to the building.
- The upper floors will be a combination of lighter, complimentary colored brick panels and cement-board siding as the field material. The colors will work together to create a warm “earth tone” pallet.
- The elevations are organized with a strong vertical orientation, with bays being created by the brick panels. The brick elements will span three floors, bringing down and breaking up the scale of each elevation. This also reinforces the “base-middle-top” composition of the building. Additional architectural interest and articulation is added with inset and hung balconies in key locations.
- Windows will have a vertical orientation as well, with a differentiation of bedrooms and living rooms based on window size and style. Corner units are special conditions that include larger windows in corner living room to fully take advantage of building corners.
- Overall, the design is intended to be fresh and contemporary, but with traditional proportion and use of materials. We intend for our designs to withstand the test of time and trends. The proposed design meets our goal of a high-quality, well-designed building that fits into the context and will look good over time.

The Independent Senior Apartment Building materials include:

- Masonry:
 - 1st Level and Stair Shafts - Interstate Brick: “Coal” color with random pattern of “Obsidian” color in a stack bond. 4x8x16 Face Brick (Super Emperor) size for all.
 - 2nd Level and Levels Above - Interstate Brick: “Platinum” color in a running bond. 4x4x12 Utility size brick.
- Fiber Cement:
 - James Hardie Smooth Vertical Panel: “Timber Bark” color w/ matching aluminum reveals. Note: Reveal locations to be further coordinated in elevations with windows, etc.
 - James Hardie Rustic Series Lap Siding : “White Granite” color at main entry vestibule and lobby

STAFF COMMENTS:

The subject site is a vacant, undeveloped property located at the northeast corner of the S. 10th Street and Indiana Avenue intersection (made up of several parcels). Part of the property was formerly JJ Koepsell Company who for many years sold wholesale plumbing supplies to the Sheboygan area. The Koepsell building was demolished in 2013. In addition, several properties along Indiana Avenue were acquired, demolished and set aside for future development purposes.

The Berkshire Sheboygan Riverfront apartments and townhomes project:

- Positively impacts the look and feel of this mixed use neighborhood and provides needed housing opportunities for individuals and families with varying income requirements and supportive service needs.
- Presents a great opportunity for a new infill development as it is one of the main riverfront entrances to the downtown corridor.
- Provide revitalization to an area of the city that has been underutilized the past several years in a manner that compliments the surrounding mixed use neighborhoods.

The Board may want to have the applicant address:

- Are there ground and/or rooftop mechanicals or any other accessory buildings?
- Discussion of design and location of dumpster enclosure or any other structures.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.