

## CITY OF SHEBOYGAN

### REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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**ITEM DESCRIPTION:** Construction of the Gateway Apartments at the northeast corner of the N. 13<sup>th</sup> Street and Erie Avenue intersection.

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**REPORT PREPARED BY:** Ellise Rose, Program Assistance

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**REPORT DATE:** October 11, 2023

**MEETING DATE:** October 23, 2023

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#### FISCAL SUMMARY:

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

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#### STATUTORY REFERENCE:

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

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#### BACKGROUND / ANALYSIS:

Partners for Community Development is proposing to construct the Gateway Apartments at the northeast corner of the N. 13<sup>th</sup> Street and Erie Avenue intersection. The applicant states the following:

- The proposed project is to be located on the northeast corner of north 13th street and Erie avenue.
- The proposed structure is four levels with the lowest level for tenant parking and the upper three levels contain a total of forty-four (44) apartment units.
- The construction of the parking level is poured concrete walls with a precast concrete plank cap.
- The three apartment levels are to be wood construction and the building is to be completely sprinklered.
- The concept design was discussed with the City and the project moved forward based on those discussions.
- The following materials will be used on the exterior elevations (See renderings and elevations):
  - Black toned brick: Kansas Brick & Tile Co. color: Manganese
  - Grey toned siding and dark trim: LP Smartsiding Diamond Kote color: Clay (siding) & Coffee (trim)
  - Warm color siding: Metal clad panel siding Lux color: Knotty Redwood
  - Coping: Prefinished aluminum Schlage color: 716

#### STAFF COMMENTS:

The subject site is a vacant, undeveloped property located at the northeast corner of the N. 13<sup>th</sup> Street and Erie Avenue intersection (made up of several parcels). The property was previously four single family homes that became dilapidated and then demolished.

The Gateway Apartments 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 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? How will these be screened?
- Where will the dumpster be located?

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.