CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Architectural review of proposed multi-family housing located at parcels #59281110440 and 59281111451

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: October 29, 2026 **MEETING DATE:** November 10, 2026

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

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

BACKGROUND / ANALYSIS:

Harbor View Lofts, LLC is proposing to construct multi-family housing located at parcels #59281110440 and 59281111451 The applicant states the following:

- The proposed project includes a new 126 unit Multi-family building and a 10-unit townhome building on the smaller lot.
- The property is a vacant lot with no structures, as they have been recently removed.
- The proposed buildings are of a contemporary style, featuring an elevated outdoor plaza and private patios or elevated decks for all units.
- Masonry around the base includes a natural stone veneer and a finished cast stone in a warm light gray tone, while the upper floors alternate between a rich deep ocean blue horizontal siding, a softer blue cedar shake, and white symmetrical paneling.
- The sloped roof is finished with pewter (charcoal gray) colored shingles and silver metal roofing along with white trim to compliment the white accenting throughout the design.

STAFF COMMENTS:

None

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Application and required attachments.