

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of the new View 14 Apartments at the southeast corner of the S. 14th Street and Illinois Avenue intersection.

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

REPORT DATE: December 9, 2022

MEETING DATE: December 12, 2022

FISCAL SUMMARY:

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| 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:

Vue 14, LLC is proposing to construct the View 14 Apartments at the southeast corner of the S. 14th Street and Illinois Avenue intersection. The applicant states the following:

- The subject site is a vacant, undeveloped property located at the southeast corner of the S. 14th Street and Illinois Avenue intersection. The site was formerly a service station and convenience store located at 1003 S. 14th Street and is made up of parcel #'s 59281506230, 59281506240, 59281506260 and 59281506350.
- The proposed View 14 development will consist of 48 apartment units, with 40 units deemed affordable and set aside for individuals making up 30 to 60 percent of the Area Median Income (AMI) for Sheboygan County. The remaining eight (8) units will serve as market rate units. Bedroom sizes shall vary from one, two and three-bedroom units. The project will also integrate ten (10) units of supportive housing targeting individuals and families who may require access to supportive services along with five (5) units targeting veterans.
- With this proposed unit mix, varying income requirements, and supportive set-asides, the intent is to serve individuals from all walks of life promoting a diverse tenant population. Commonwealth Development Corp. has been working with the City of Sheboygan staff since the summer of 2020 in efforts of bringing a new affordable housing development to fruition.
- The development will consist of 48 apartment units in a 3 story building and each floor is 20,308SF for a total of 60,924SF.

- There will be a total of 48 units:

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|-------------------------------|-----------------|--------------|
| ○ 14 units – 1 bedroom/1 bath | 673 - 684sf | 29% of units |
| ○ 14 units – 2 bedroom/1 bath | 884sf | 29% of units |
| ○ 20 units – 3 bedroom/2 bath | 1,153 – 1,368sf | 42% of units |
- The in-unit amenities include features that you would see in a typical market rate apartment building such as energy star appliances, washer and dryer, spacious closets, open floor with kitchen and living areas, and energy efficient furnaces.
- The development will include many amenities to serve residents such as a community room, computer area, fitness center, tenant storage units, and an on-site management office. Family Service Association of Sheboygan, Inc., a local nonprofit, will have a presence onsite offering supportive services to residents and the surrounding neighborhood.
- Development will feature on-site professional management and maintenance, community room, guest suite for visitors, and a courtyard.

The applicant states the following about the architecture:

- With the existing overhead power lines running east to west in the lower third of the site, we were forced to locate the majority of the building along Illinois Avenue. With Illinois Avenue being all residential houses, we used individual entries as a way to lower the overall height of the building and create the same residential feel that a single family house has. We also chose to match the surrounding area with a shingled roof rather than a flat membrane roof that has a more commercial feel.
- The three (3) story building is orientated as a 'L' shape that anchors the corner of 14th St. and Illinois Ave.
- The current design has all corners of the building with a cream panel board and trim. There is then a blue base color of horizontal siding that wraps around the entire building and occasionally jumps up to break up the fenestration.
- At multiple locations a brown accent color is used comprised of horizontal siding and shakes to bring an alternate material palette.
- The main grey body color then surrounds the building on the second and third floors.
- Glazing is a series of single and double mulled windows with grilles.
- The roof is pitched with a dark architectural shingle along with individual entry canopies and columns on the north side of the building located on Illinois Ave.
- There are three (3) main entry points for residence to access on the parking lot portion of the building with canopies and columns as well at each location.
- Commonwealth strives to be as energy and eco efficient as possible. The features will align with the Wisconsin Green Built Home Program, a nationally recognized green

building initiative that reviews and certifies multi-family units that meet sustainable building and energy standards.

- There will be a detached maintenance shed that is 207sf and a 480sf trash enclosure that have trash and recycling containers to meet the needs of the tenants/staff.

Given this site's location we believe the View 14 Apartments present a great opportunity for a new infill development as it is one of the main entrances to the downtown corridor. The proposed development will provide revitalization to an area of the city that has been underutilized the past several years in a manner that compliments the surrounding single-family houses.

STAFF COMMENTS:

The Board may want to have the applicant address:

- How does the developer believe the designs compliments the mixed use neighborhood (surrounding single/two family houses and commercial/industrial businesses)?
- Significant amount of vinyl siding to be used compared to the LP Smartside.
- Different uses of shed and gable roofs at the individual unit entrances along Illinois Avenue.
- Do the gables on the north and south elevations do enough to break up the large shed roof of the complex?
- Are there rooftop mechanicals?
- Discussion of design and location of maintenance shed and dumpster enclosure?

The City would like to see the overall look and feel of the Indiana Avenue and S. 14th Street intersection improve. The View 14 project positively impacts the look and feel of the neighborhood and provides needed housing opportunities for individuals and families with varying income requirements and supportive service needs.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.