

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

June 8, 2020. OPENING OF MEETING MEMBERS PRESENT:

Alderman Markus Savaglio, Robert Heimerl and Charles Wigg
MEMBERS PRESENT BY PHONE: Joe Clark and Jerry Jones
MEMBERS EXCUSED: Richard Linde and Pam Langan
STAFF/OFFICIALS PRESENT: Manager of Planning and Zoning Steve Sokolowski

1.1 Call to Order

Chair Joe Clarke called the meeting to order.

1.2 Pledge of Allegiance

The Pledge of Allegiance was recited.

1.3 Identify potential conflict of interest.

Robert Heimerl stated he would abstain from voting on the Sheboygan Christian School project because his firm, Abacus Architects, is presenting the project to the board.

2. MINUTES

2.1 Approval of minutes from April 13, 2020 meeting.

Motion by Alderman Savaglio, second by Jerry Jones to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Addition and Exterior Remodel of Sheboygan Christian School at 929 Greenfield Avenue.

Ann Steenwyk of Sheboygan Christian School

and Paul Mentink of Abacus Architects were present.

The current Christian. High School located on the south side of Greenfield Avenue has had numerous additions over the years. The original facility was built as a pre-engineered metal building in 1971. The facility has been added on three (3) times over the past 49 years. Each addition has been a pre-engineered metal building with different metal panel profiles and colors.

The new 40,000 sf addition will again be a pre-engineered metal building. The new addition will wrap much of the existing facility on the north and east side of the building. This gives us the opportunity to completely change the feel of the existing facility from the public side. It is our intent to bring the scale of the building down and break up the façade using different types of materials. We do not want this to feel or look like a large metal building when we are complete.

The proposed facade uses a mix of horizontal and vertical metal siding, longboard siding and cultured stone. It is also the school's intent to refinish the facade of the existing "north wing" to better match what is happening on the new elementary school addition. The rest of the existing building that is not being covered by this new addition is to remain as is. It is the school's hope that this will be addressed down the road as part of a future project. The plan is to use a bluish gray horizontal metal siding, a warm gray vertical siding, wood look longboard siding and a warm gray/brown cultured stone.

Applicant believes what they are presenting is cost effective and a huge improvement over the existing building.

Chairman Clarke asked what the school was proposing for materials at the top of the stone towers on the front elevation and window trim colors and materials.

Mr. Mentink explained that the back of the towers will be a membrane type material but the front and sides of the top of the tower elements will be stone.

Mr. Mentink also stated the windows will have a typical window trim with J-Channel and the trim will be the same color as the siding.

There was also discussion regarding annexation of property that is required for the addition.

Steve Sokolowski explained that Sheboygan Christian School is proposing the addition on property that is presently in the Town of Wilson. Before the Plan Commission can review the proposed conditional use permit for the addition and site plan, these properties will need to be annexed to the City of Sheboygan. The annexation process has not begun but the applicant wanted to proceed with the proposed building elevations at this time.

The applicant should be aware that the architectural review board approval is good for one (1) year. Thus, if a building permit is not issued within that timeframe and/or if the building elevations are amended, the applicant will be required to resubmit a new architectural review application.

Motion by Jerry Jones, second by Alderperson Savaglio to approve as presented. Motion carried (4 - 0 - 1: abstaining Heimerl).

4. NEXT MEETING

June 22, 2020.

5. ADJOURN

5.1 Motion to Adjourn

Motion by Jerry Jones and second by Alderperson Savaglio to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 25 p.m.