

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

MONDAY, JULY 12, 2021

1. OPENING OF MEETING MEMBERS PRESENT: Joe Clarke,

Pam Langan, Jerry Jones,

Richard Linde, and Robert Heimerl MEMBERS EXCUSED: Alderperson Markus
Savaglio, STAFF/OFFICIALS PRESENT: Manager of Planning & 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 has a conflict of interest with item

3.

3.

2. MINUTES

2.1 Approval of minutes from June 28, 2021 meeting.

Motion by Jerry Jones, second by Richard Linde

to approve. Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior remodel of Green Bicycle Company located at 1117 N. 8 th Street.

Motion by Dick Linde, second by Jerry Jones to approve as presented. Motion carried.

3.2 Construction of new Watershed Hotel at the northwest intersection of Niagara Avenue and N. 15 th Street along the Sheboygan River (Parcel 550023).

Motion by Jerry Jones, second by Pam Langan

to approve as presented. Motion carried.

3.3 Addition and exterior remodel of Sheboygan Christian School at 929 Greenfield Avenue - Rooftop Mechanical Discussion

Paul Mentink from Abacus Architects reached out to staff when the mechanicals were recently installed. Staff did a site inspection and the site inspection revealed the mechanicals were very visible. Based on that site inspection, staff informed the applicant that the rooftop mechanicals needed to be screened. Recently a SCS representative reached out to staff to further discuss the issue. Staff informed the representative that this matter was discussed at the architectural review board meeting and the architect indicated the HVAC plan had not been completed and they did not know the size or location of the mechanicals to be installed. At that meeting, the board informed the architect and the SCS representative about rooftop mechanical concerns and the applicant s acknowledged this concern.

The SCS representative asked what else they might be able to do. Staff informed the representative that SCS could submit a letter and information to the board explaining why these mechanicals should not be screened and that is why we are discussing this matter today.

Representatives of Sheboygan Christian School explained what happened, made comments about the visibility of the rooftop mechanicals, suggested painting and removing of stickers on the units, talked about other mechanicals in the area, etc.

The board stated that the rooftop units were a concern at the initial meeting and again reiterated their concern with the rooftop units. Discussion took place regarding potentially screening the units on the most visible sides and possibly painting some of the other units that were not as visible.

Motion was made by Jerry Jones and second by Pam Langan

to screen and paint the rooftop mechanical units as follows: Applicant shall physically screen the four (4) rooftop units on the new additions facing north on Greenfield Avenue. These mechanicals shall be completely screened on the north, east and west sides, the south may be open. Applicant shall resubmit drawings and specifications on the materials that are to be used to screen these rooftop units. If staff has any concerns with the proposed screening, this matter may be brought back to the board for review. The four (4) remaining rooftop mechanicals shall be painted completely white in order to blend in with the rest of the building. Applicant shall inform staff when all of the rooftop mechanicals are screened and painted to do a site inspection to verify the mechanicals have been addressed. Motion carried. Robert Heimerl abstained from vote.

4. NEXT MEETING

July 26, 2021

5. ADJOURN

5.1 Motion to Adjourn Motion by Jerry Jones, second by Pam Langan

to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 42 p.m.