

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new John Michael Kohler Art Center Art Preserve on parcels 216522 and 216517 (formerly 3530 Lower Falls Road).

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

REPORT DATE: February 9, 2018

MEETING DATE: February 12, 2018

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:

The applicant states the following about the JMKAC Art Preserve project:

- The Art Preserve is being constructed to house the John Michael Kohler Arts Center’s collection of art-environment builders. There are roughly 35 artists in the current collection and new work is acquired every year.
- The new building’s mission statement is: “The Art Preserve exists to preserve and make accessible a dynamic collection of artist-built environments to promote scholarship and the exploration of the human capacity for self-expression.”
- The John Michael Kohler Arts Center website states that art-environment builders “*significantly transform their personal surroundings, for example—their home or yard—into exceptional, multifaceted works of art. Often these art environments embody the maker’s life experience and express the locale in which the builder lives and works. Materials often include local supplies such as concrete, wood, or found materials. Every art environment is different in intent, meaning, scale, or material; however, they share a role as a unique, visual record of personal histories.*”
- With any art-environment builder site, the ideal situation is for the artist’s work to stay in its original location. However, this is not always possible. In the case of Loy Bowlin for example, his entire house was preserved and will be displayed within the Art Preserve. Other examples of work to be shown include Wisconsin artists such as Mary Nohl, Fred Smith and Eugene Von Bruenchenhein as well as international artists such as Nek Chand.

- With its mix of exhibition and dense display of artwork, this facility will be open to the public, scholars, and curiosity seekers of all ages. The current plan is that the building will be open 6 days a week from 10-6.
- Aside from its internal use, it is intended that the Art Preserve shall serve as a hub for outdoor activities including outdoor movies/concerts, walking trails for the surrounding site with potential connections to a future nature preserve to the north and east of the building.

Exterior Design of the JMKAC Art Preserve Facility:

- Ms. Kohler has described the environmental design builder's collection as art made by humble people working with humble materials achieving extraordinary results. It is our goal that the building echoes this approach. It has a humble palette of concrete, wood, and glass (similar to art) used in an unconventional fashion.
- The John Michael Kohler Arts Center Art Preserve is the perfect fit for the natural environs of the Lower Falls Road site, the Schuchardt Farm). With its mix of farmland, wooded hillside and natural meadow, this site evokes much of the natural spaces that originally were home to the art collection. The concept of the building itself is intended to approximate a "walk in the woods." Visitors enter the building at grade and engage the art on three floors of the structure as it meanders up the wooded hillside to end at the upper meadow. It is the hope that the visitor will be able to experience both art and natural environment of the site through strategically placed windows within the structure.
- Much like the art this museum will display, the building itself seeks to engage and complement the existing landscape. The building will be sited approximately 350' north of Lower Falls road and recessed into the hillside. The hillside is the most heavily wooded area on the site. Placing the building here and recessing it into the hillside allows for a design that compliments the natural landscape rather than overpowering it.
- Material choice is key for a design that integrates into the landscape. The primary building materials will be concrete and wood. Most of the façade will consist of custom precast concrete panels. These panels will be formed with a natural wood grain imprint and sand blasted to reveal locally sourced aggregates.
- The main entry will be surrounded by a collection of vertical wooden louvers. These louvers, in addition to being functional sunshades, will be rotated slightly off axis similar to the cadence of the trees found in the surrounding forest.

Site improvements include:

- This will be a three story building with a 19,600sf footprint (approximately 180 x 100).
- The building is 53,000sf with 38,000sf devoted to collection space and 15,000sf devoted to classroom/archives and back of house uses.

- From the lowest grade, the structure will be 60 feet tall. Because the building is set into the hillside, the building's height is roughly 20 feet tall above the upper portion of the hill. Given it sits among the trees on the hillside, the building appears to nestle into the site.
- Site work shall consist of the creation of a looped drive, a service drive and parking for public and private access to the site.
- A number of trails will be developed that will be available to the public - these will be unpaved and it is assumed they will be mown paths.
- Landscaping work will consist of supplementing the existing site with additional trees and shrubs around the building and a focus will be on removing invasive species.

STAFF COMMENTS:

None.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: _____
MAP NO.: _____
ZONING CLASSIFICATION: JMKAC PUD

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 2/12/18

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2009

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted.

1. APPLICANT INFORMATION

APPLICANT: Shawn Mather for the John Michael Kohler Arts Center
ADDRESS: tres birds workshop, 3821 Steele St. Unit B, Denver, CO 80205
E-MAIL ADDRESS: sm@tresbirds.com
PHONE: (720) 635 6468 FAX NO.: (303) 444 1983

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: JMKAC Art Preserve
ADDRESS OF PROPERTY AFFECTED: 3530 Lower Falls Road
NEW BUILDING: x ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT:

The site will become the JMKAC Art Preserve which shall be a dense repository of the JMKAC's Environment Builders Collection. The building shall be open to the public. The 55,000 SF, 3 story structure, shall house the collection and occasionally serve as a hub for outdoor activities.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS:

The 3530 Lower Falls Road site is the perfect fit for the John Michael Kohler Arts Center Art Preserve. With its mix of farmland, wooded hillside and natural meadow, this site evokes much of the natural spaces that originally were home to many of the art- environment collections. Currently, there are no structures on the property. There are 2 homes near the property. One is behind an elevated railroad track and the other is shielded by trees near the common property line.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:

The Design Intent:

The concept of the building itself is intended to approximate a “walk in the woods.” The visitors enter the building at grade and engage the art on three floors of the structure as it meanders up the wooded hillside to end at the upper meadow. It is the goal that the visitor will be able to experience both art and natural environment of the site through strategically placed windows within the structure.

The structure itself will be serve as a publicly accessible repository for a collection of vernacular built art environments. The collection will be exhibited in a fashion that is more dense than a traditional art museum.

The facility will be open for scholarly research as well as curiosity seekers of all ages. It will showcase work from a number of artists that are local, regional, national, and international.

Exterior Design Narrative

Ms. Kohler has described the environmental design builders collection as art made by humble people working with humble materials achieving extraordinary results. It is our goal that the building echo this approach. It has a humble palette of concrete, wood, and glass (similar to the art) used in an unconventional fashion.

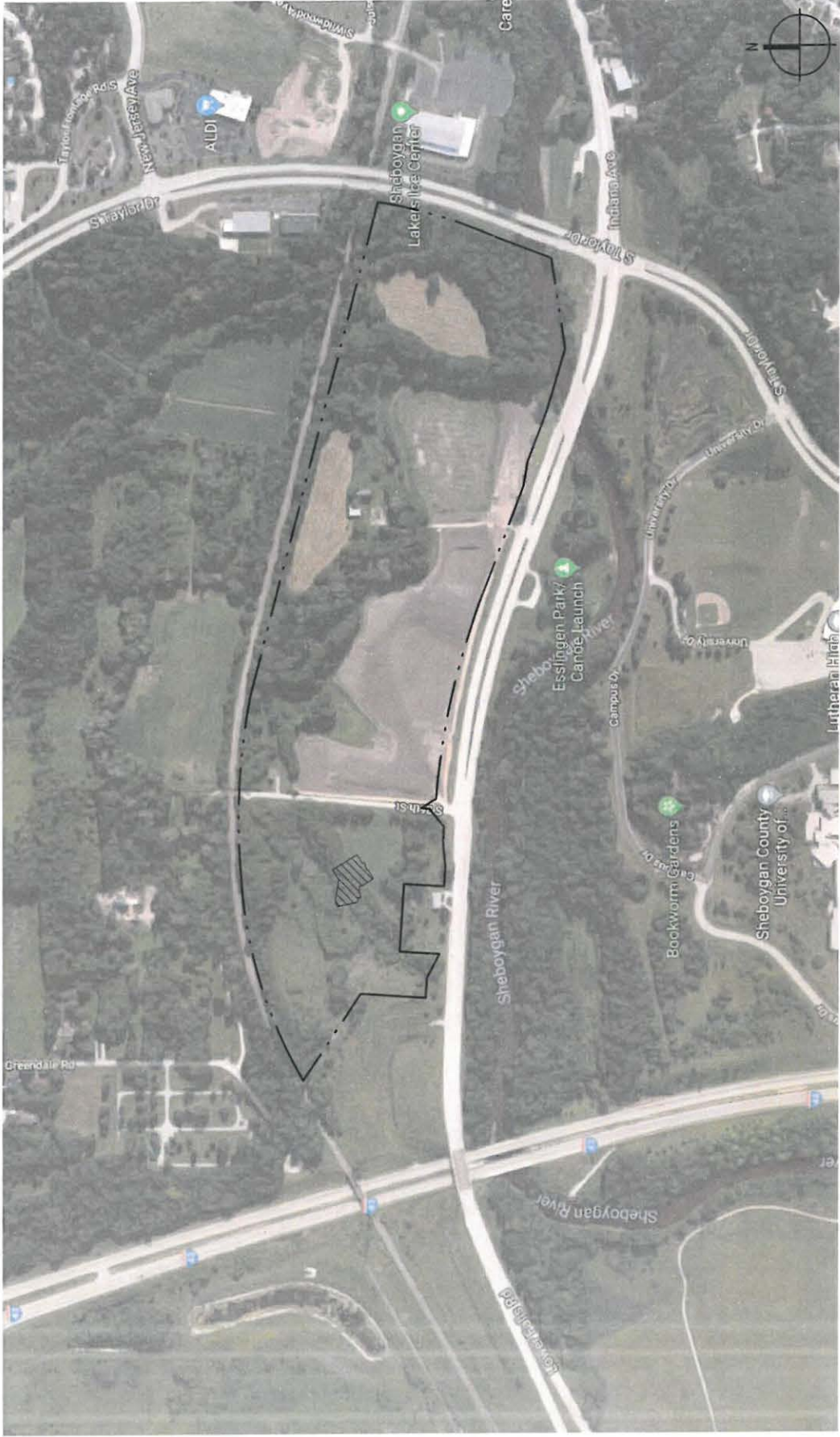
Siting of the building:

Much like the art this museum will display, the building itself seeks to engage and complement the existing landscape. The building will be sited approximately 350' north of Lower Falls road and recessed into the hillside. The hillside is the most heavily wooded area on the site. Siting the building here and recessing it into the hillside allows for a design that compliments the natural landscape rather than overpowering it.

Materiality of the building:

Material choice is key for a design that integrates into the landscape. The primary building materials will be concrete and wood. Most of the façade will consist of custom precast concrete panels. These panels will be formed with a natural wood grain imprint. At certain areas, the concrete will be sand blasted to reveal locally sourced aggregates.

The main entry will be surrounded by a collection of vertical wooden louvers. These louvers, in addition to being functional sunshades, will be rotated slightly off axis similar to the cadence of the trees found in the surrounding forest.

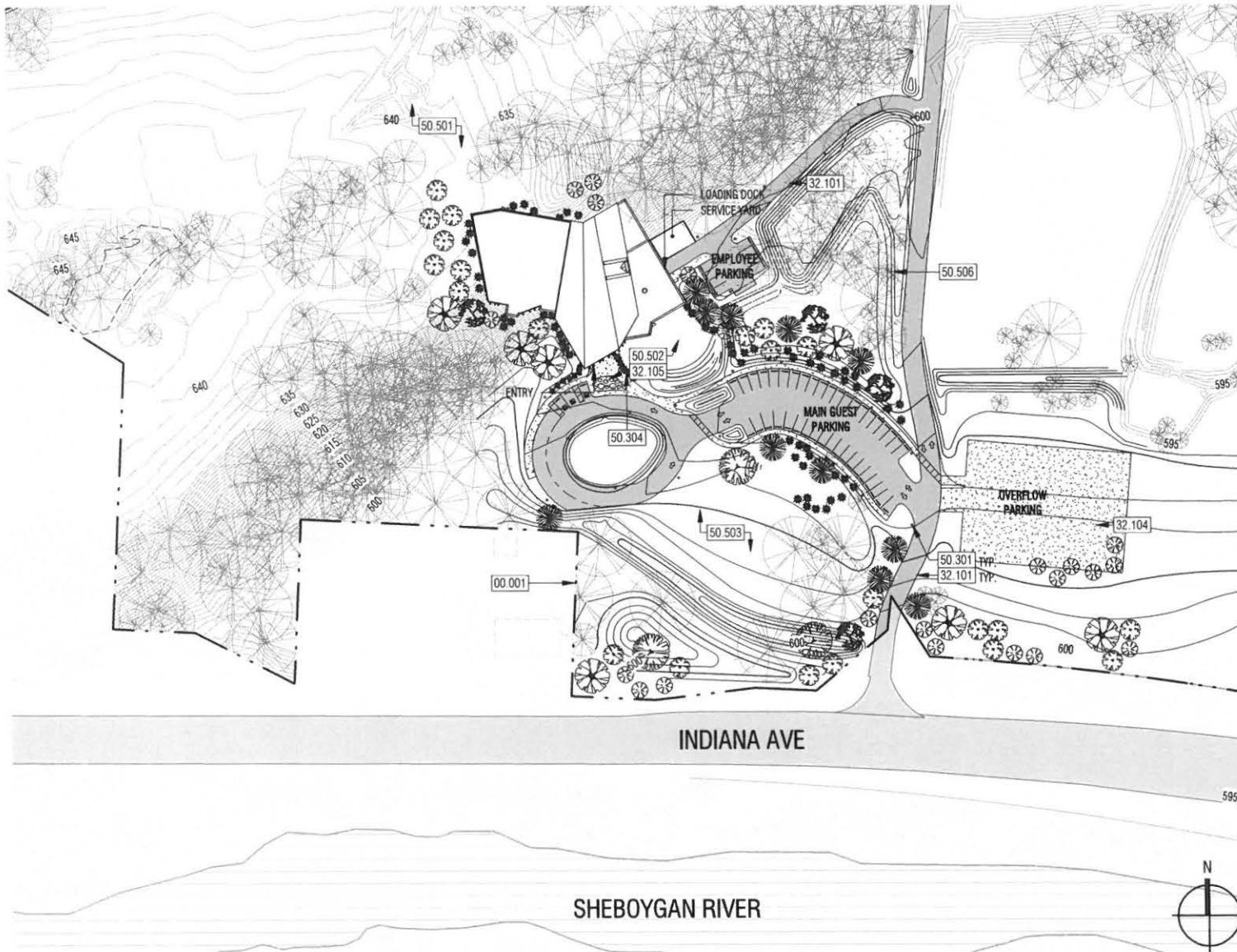


1" = 400'-0"

AERIAL IMAGE

PIP-12

tres birds workshop 01.10.2018



PROJECT INFORMATION

OWNER:	John Michael Kohler Arts Center 608 New York Avenue, Sheboygan WI 53081 920 458 6144
DESIGN TEAM:	tres birds workshop 3821 Steele St. Unit B, Denver CO 80205 contact: Shawn Mather 720 635 6468

PARKING SCHEDULE

TYPE	#	COMMENTS
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EMPLOYEE LOT

Typical Parking Stall	8	SPACES RESERVED FOR ART PRESERVE STAFF
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MAIN GUEST LOT

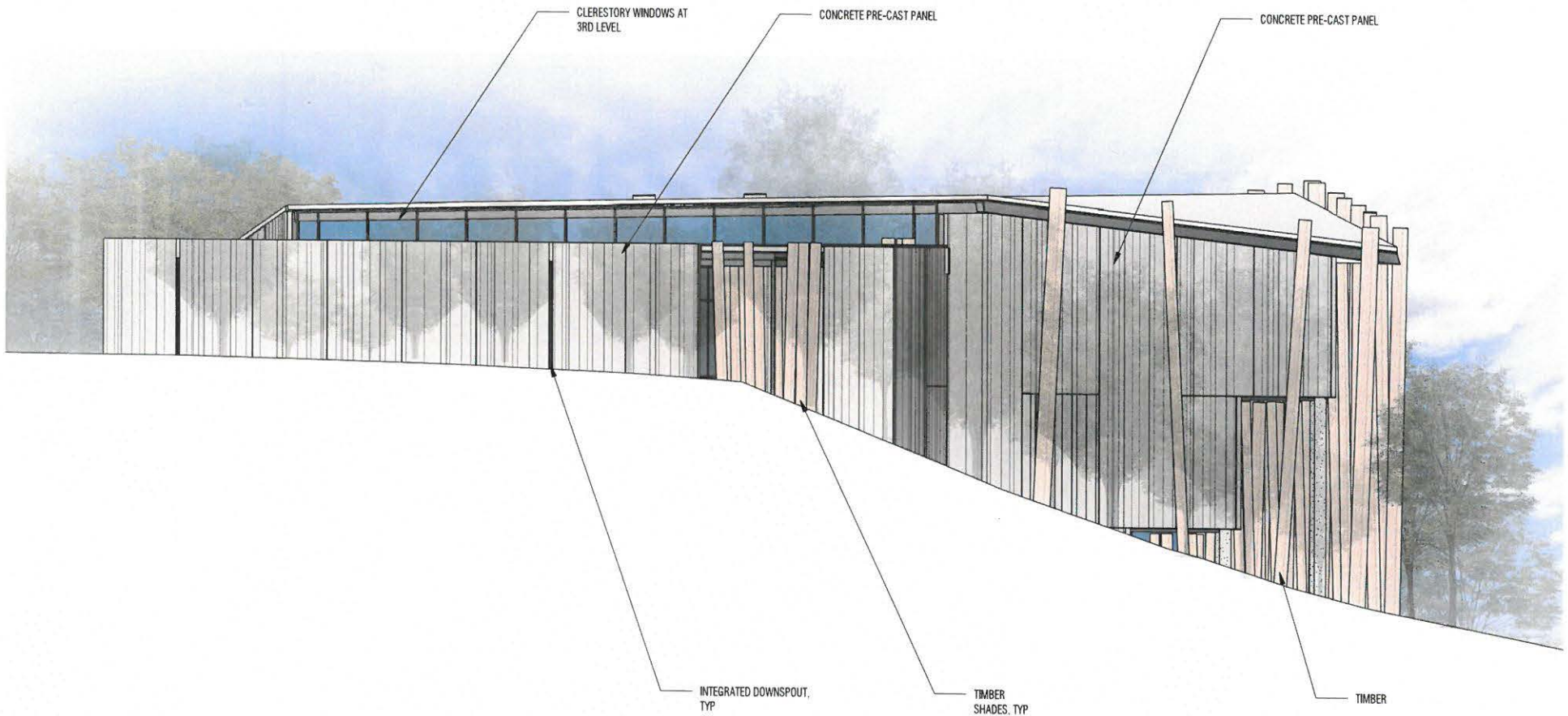
ADA Stall	3	ADJACENT TO MAIN ENTRANCE
Typical Parking Stall	40	

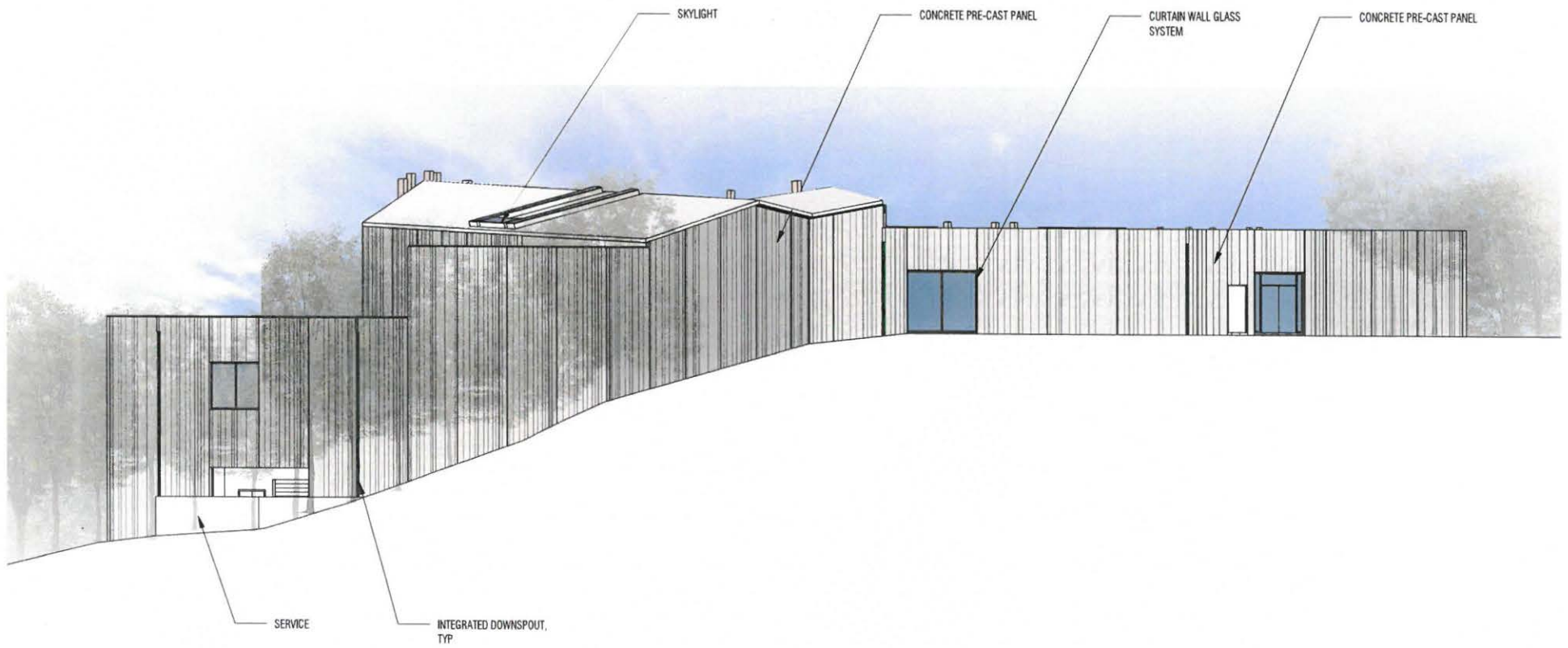
OVERFLOW LOT

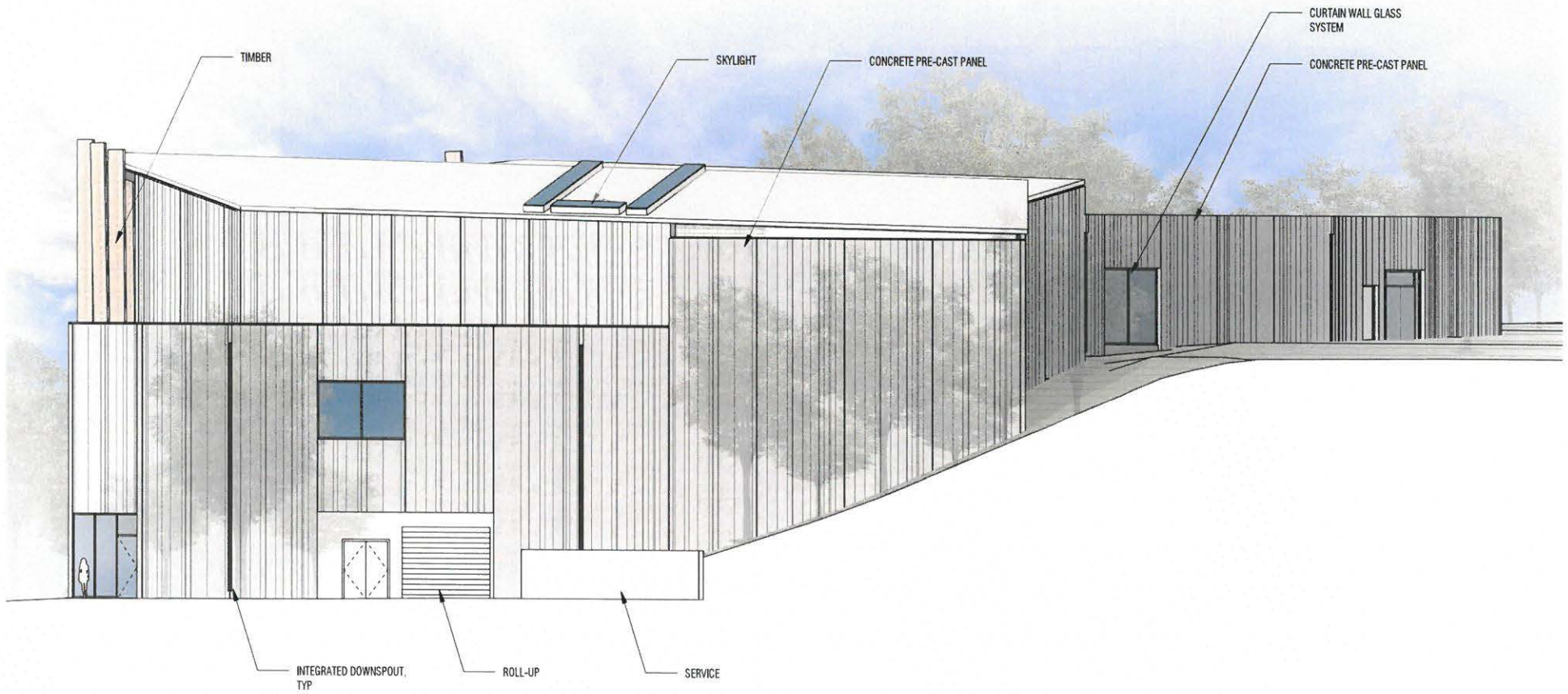
Overflow Lot Parking Space	58	GRAVEL PARKING LOT
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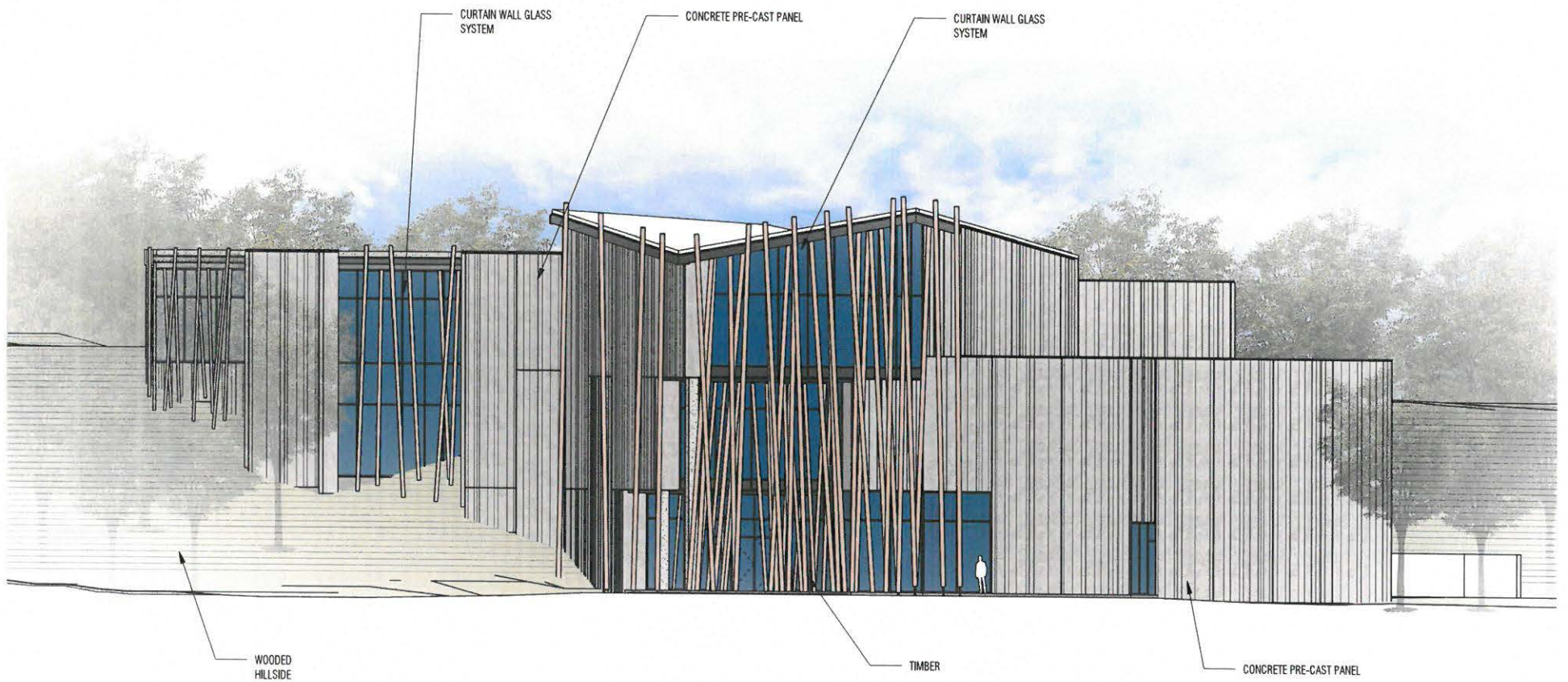
KEYNOTES

00.001	PROPERTY LINE
32.101	PAVED ASPHALT
32.104	GRAVEL PARKING LOT
32.105	PATHWAY
50.301	STREET LIGHT
50.304	LED BOLLARDS TO LIGHT PATHWAY
50.501	UPPER MEADOW
50.502	OUTDOOR GATHERING SPACE
50.503	MEADOW
50.506	EXISTING TREE TO REMAIN











PRE-CAST CONCRETE SAMPLE MOCKUP



RENDERING OF CONCRETE AND TIMBER SHADES LOOKING EAST ▲

CLOSE-UP OF CONCRETE/TIMBER SHADES ▼



Appendix:

Examples of Art-Environment Builders to be shown at the Art Preserve

Fred Smith



Mary Nohl



Loy Bowlin:

