

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

April 13, 2020. OPENING OF MEETING MEMBERS PRESENT: Richard Linde, Robert Heimerl and Charles Wigg MEMBERS PRESENT BY PHONE: Joe Clark, Alderperson Markus Savaglio, Jerry Jones and Pam Langan MEMBERS EXCUSED: STAFF/OFFICIALS PRESENT: Director of Planning and Development Chad Pelishek and 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.

No committee member had a conflict of interest.

2. MINUTES

2.1 Approval of minutes from March 23, 2020 meeting.

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

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 Exterior Remodel of Sheboygan Area Credit Union at 1707 Indiana Avenue. Bob Walleser (SACU), Mike Muller and Tom Lawrence (Haag Muller Architects) and Jon Hoffman (Quasius Construction) representing the Sheboygan Area Credit Union were present.

The original Sheboygan Area Credit Union building was remodeled in the mid- 70 s. Since then it s had three (3) additions, the last of which was in 1992. The original façade design developed in the mid- 70 s has been reused over the

last 40 -years, resulting in a very dated appearance. The proposed alterations will transform a tired building into a cleaner and modern-looking showpiece for the credit union and city.

The proposed work includes redesigning of main entry to be more prominent and visible, altering of building façade to update appearance and altering of select site elements to improve functionality and appearance.

The existing main entry is very subdued, and is somewhat hidden from view. To correct this, the existing entrance will be altered and expanded slightly, creating an entrance facing Indiana Avenue utilizing a tower element with a double door entrance, high glass, entry canopy, and new signage. The tower will maintain a flat roof consistent with the existing building, but a flying cornice with support brackets will enhance the upper termination of the entry tower.

All sides of the building façade will be re-clad. Old, faded (and some rotted) horizontal and diagonal wood siding and trim boards will be removed and replaced with a combination of stone veneer and prefinished panels. Stone and metal material and color options were presented.

These materials will update the appearance of the exterior as well as provide a low maintenance exterior which will hold up well in the coming years. All existing windows are to remain. To further improve the building appearance from the street views, the existing rooftop HVAC unit (visible from the street) will be removed and replaced with an interior furnace.

The existing canopy columns will also be improved with the stone veneer and prefinished panels.

Site alterations will include some parking reconfiguration adjacent to and across from the new entrance, including placement of accessible parking to provide safer access for patrons utilizing those spaces. One (1) front parking space closest to the existing monument sign will be abandoned, allowing an increase in street side landscaping.

The existing alley on south side of the building is the credit union s drive thru exit point and is currently in disrepair. The credit union will be having the alley repaired to city specifications.

A new landscape strip will be added adjacent to the building s south face and existing gravel on same side will be replaced with paving, both improving the alley side appearance of the credit union.

Lastly, to improve an existing drainage issue, a catch basin will be added to the southeast corner of east parking area and tied to the storm system in 17 th Street, improving storm runoff and collection on that side of the property.

One minor adjustment was proposed. Currently all the new coping is shown to be a green color matching or complimentary to the SACU logo/signage. Upon further thought we think the coping along top of reclad wide fascia band should be a bronze color, similar to existing window frames. The green coping would be provided on the entry tower cornice and canopy, which is where the signage will be located. We re hoping the ARB see this adjustment as an improvement.

The board agreed with the applicant regarding this change.

Several members of the board and city staff complimented the architect and SACU for this proposed remodel.

The City is trying to improve the overall look and feel of the Indiana Avenue corridor and the Sheboygan Area Credit Union remodel project is a significant improvement to this building/property and positively impacts the look and feel of this Indiana Avenue neighborhood at the intersection of S. 17 th and Indiana Avenue.

Motion by Alderperson Savaglio, second by Richard Linde to approve as presented subject to the following conditions:

1. The coping at the new main entry tower cornice may be green.

The coping everywhere else on the building shall be the dark bronze as proposed by the applicant (similar to that of the existing window frames).

- 2.

Updated plans to be submitted to staff for review. Staff may bring plans back to Board.

Motion carried.

4. NEXT MEETING

Wednesday, April 29, 2020.

5. ADJOURN

5.1 Motion to Adjourn

Motion by Alderperson Savaglio and second by Pam Langan to adjourn. Motion carried.

Being no further business the meeting was adjourned at 4: 30 p.m.