

*****ATTACHMENTS*****

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

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: _____

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: SHEBOYGAN AREA CREDIT UNION, Attn: Bob Walleser, Pres.

ADDRESS: 1707 Indiana Avenue, Sheboygan, WI 53081

E-MAIL ADDRESS: bobw@shebareacu.com

PHONE: (920) 459-5151 FAX NO.: (920) 459-5158

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Sheboygan Area Credit Union

ADDRESS OF PROPERTY AFFECTED: 1707 Indiana Ave, Sheboygan, WI 53081

NEW BUILDING: _____ ADDITION: X REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: Project includes a main entry alteration and (small) addition, a complete building façade alteration, and limited site alterations. Please refer to attached Project Narrative.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: Existing exterior building materials include horizontal and diagonal wood siding, in various conditions of aging and disrepair. Window openings are clear glass set in aluminum frames.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: All existing wood siding is to be replaced with a mixture of stone veneer and prefinished panels. All existing windows are to remain. Please refer to attached drawings for placement of new materials and a general illustration of colors and blends.



haag müller, inc.

Architecture • Engineering • Interiors

101 East Grand Avenue, Suite 1
Port Washington, Wisconsin 53074
262.268.1200 www.haagmuller.com

March 16, 2020

Project Narrative for:

Sheboygan Area Credit Union
Entry Addition & Façade/Site Alterations
1707 Indiana Avenue
Sheboygan, WI 53081

HMI Project #2002105



The original Sheboygan Area Credit Union building on this site was originally remodeled in the mid-70's. Since then it's had three 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.

Proposed work includes the following key items: (a) redesign of main entry to be more prominent and visible, (b) alteration of building façade to update appearance, and (c) alteration of select site elements to improve functionality as well as 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. 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.

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 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 17th Street, improving storm runoff and collection on that side of the property.

Thank you for reviewing this project. We look forward to your input and feedback!

Respectfully Submitted,

haag müller, inc.

Architecture • Engineering • Interiors

mike müller, president

registered architect | ncarb | ala



EXISTING FROM NORTH WEST



EXISTING FROM NORTH



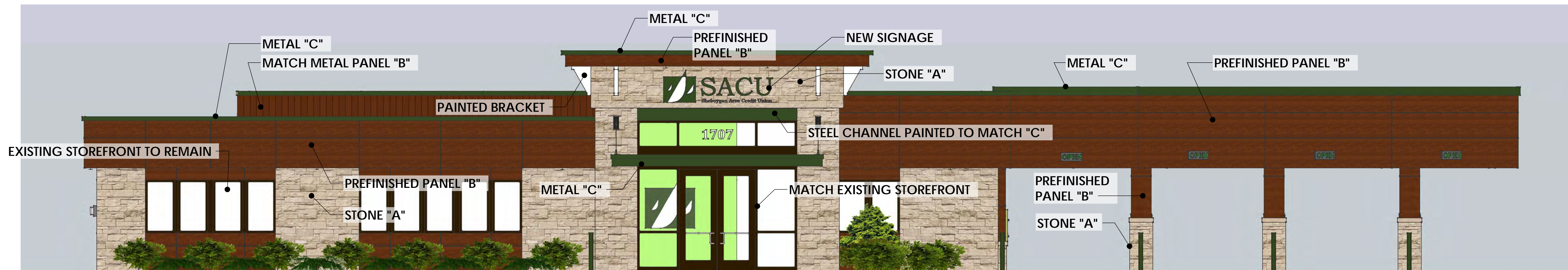
EXISTING FROM NORTH EAST



PROPOSED RENOVATION FROM NORTH WEST



PROPOSED RENOVATION FROM NORTH EAST



PROPOSED NORTH ELEVATION (INDIANA AVENUE) SCALE: 1/4" = 1'-0"



haag müller, inc
 Architecture • Engineering • Interiors
 101 East Grand Avenue, Suite 1
 Port Washington, WI 53074
 262.268.1200 | haagmuller.com

copyright 2020

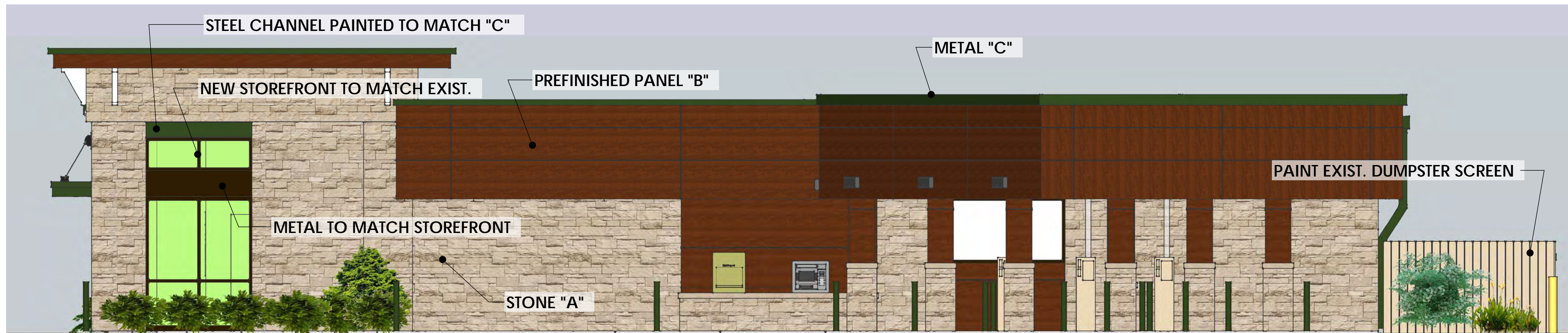


SHEBOYGAN AREA CREDIT UNION
 Proposed Exterior Renovations and Entry Addition
 1701 INDIANA AVENUE
 SHEBOYGAN, WISCONSIN

MARCH 19, 2020
 SHEET NUMBER

1

OF 2



WEST ELEVATION (DRIVE UP) SCALE: 1/4" = 1'-0"



EAST ELEVATION (SOUTH 17TH STREET) SCALE: 1/4" = 1'-0"



SOUTH ELEVATION (ALLEY) SCALE: 1/4" = 1'-0"



STONE "A"



PREFINISHED PANEL "B"



METAL "C"



haag müller, inc
 Architecture • Engineering • Interiors
 101 East Grand Avenue, Suite 1
 Port Washington, WI 53074
 262.268.1200 | haagmuller.com

copyright 2020



SHEBOYGAN AREA CREDIT UNION
 Proposed Exterior Renovations and Entry Addition
 1701 INDIANA AVENUE
 SHEBOYGAN, WISCONSIN

MARCH 19, 2020
 SHEET NUMBER

2

OF 2

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of Sheboygan Area Credit Union at 1707 Indiana Avenue.

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

REPORT DATE: April 9, 2020

MEETING DATE: April 13, 2020

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes: N/A
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Haag Mueller, Inc. is proposing exterior renovations and site improvements at Sheboygan Area Credit Union located at 1707 Indiana Avenue. The applicant states the following:

- 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.
- Proposed work includes the following key items:
 - (a) Redesign of main entry to be more prominent and visible.
 - (b) Alteration of building façade to update appearance.
 - (c) Alteration 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. 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.

- 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 17th Street, improving storm runoff and collection on that side of the property.

STAFF COMMENTS:

The City would like to see the overall look and feel of the Indiana Avenue corridor improve (Taylor Drive to Lake Michigan). 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. 17th and Indiana Avenue.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

Natural
stone
veneer
INSTALLATION
GUIDE

