



| **Summit Credit Union – Branch Office**
1288 S. 1st Street
Fresh Water Plaza

| **Zoning, Neighborhoods, &
Development Committee**



Project: Summit Credit Union Branch Office
1288 S. 1st Street
Milwaukee, Wisconsin

Owner: Summit Credit Union
4800 American Parkway
Madison, Wisconsin 53718
Attn: Greg Polacheck
608-243-5000, ext. 7974

Civil
Engineer:

The Sigma Group, Inc.
1300 West Canal Street
Milwaukee, WI 53233
Attn: Christopher Carr
414-643-4200

Architect: Strang, Inc.
811 E. Washington Ave, Suite 200
Madison, Wisconsin 53703
Attn: Peter Tan and Austen Conrad
608-276-9200

Landscape
Architect:

The Sigma Group, Inc.
1300 West Canal Street
Milwaukee, WI 53233
Attn: Christopher Carr
414-643-4200

Freshwater Plaza was rezoned from GPD to a Detailed Planned Development (DPD) on December 16, 2014. This permitted the first phase of the development which consisted of the Cermak grocery store and a mixed-use building. The DPD was further amended to permit the development of the Phase 2 Lot 2 north outlot for a standalone Sherwin Williams Paint Store.

The applicant is seeking approval for a Freshwater Plaza Detailed Planned Development (DPD) amendment for the property located at 1288 S. 1st Street to permit the Phase 2 development of the Lot 2 south outlot for a standalone Summit Credit Union branch office with drive-thru.

Site Context



PRIVATE ROAD



S. 1ST STREET

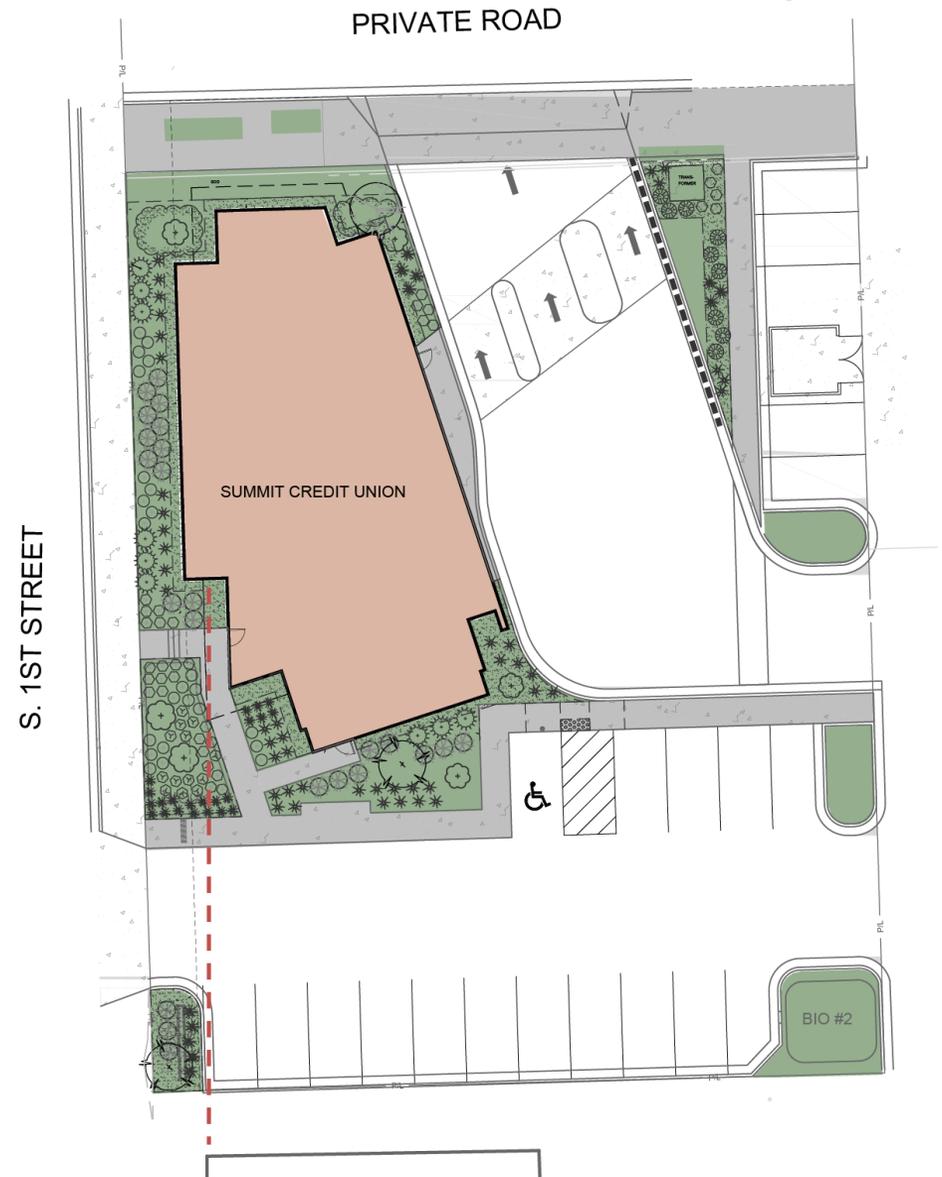


Building setback: The GPD states that a building setback should be within 5' of the property line. The proposed building is 8' from the property line along S 1st Street and 3' from the sidewalk running along the development's access drive. The intent with the additional setback along S. 1st Street is to average the setbacks of the adjacent buildings.

Minimum street frontage: The proposed building's footprint has an irregular shape. The building frontage within 10' of the property line constitutes a 32% street frontage percentage along S. 1st Street which complies with the minimum 30% street frontage required. That said, when all building frontage along S 1st Street is taken into consideration, the street frontage increases to 54%.

Entrance Location: *"Every new building shall have a primary entrance door on the front façade. A primary door shall not be required on the front façade if there is a primary entrance door on a side façade and that door is within 20 feet of the front façade."*

The proposed building's main entry is located on the front façade along S. 1st Street.

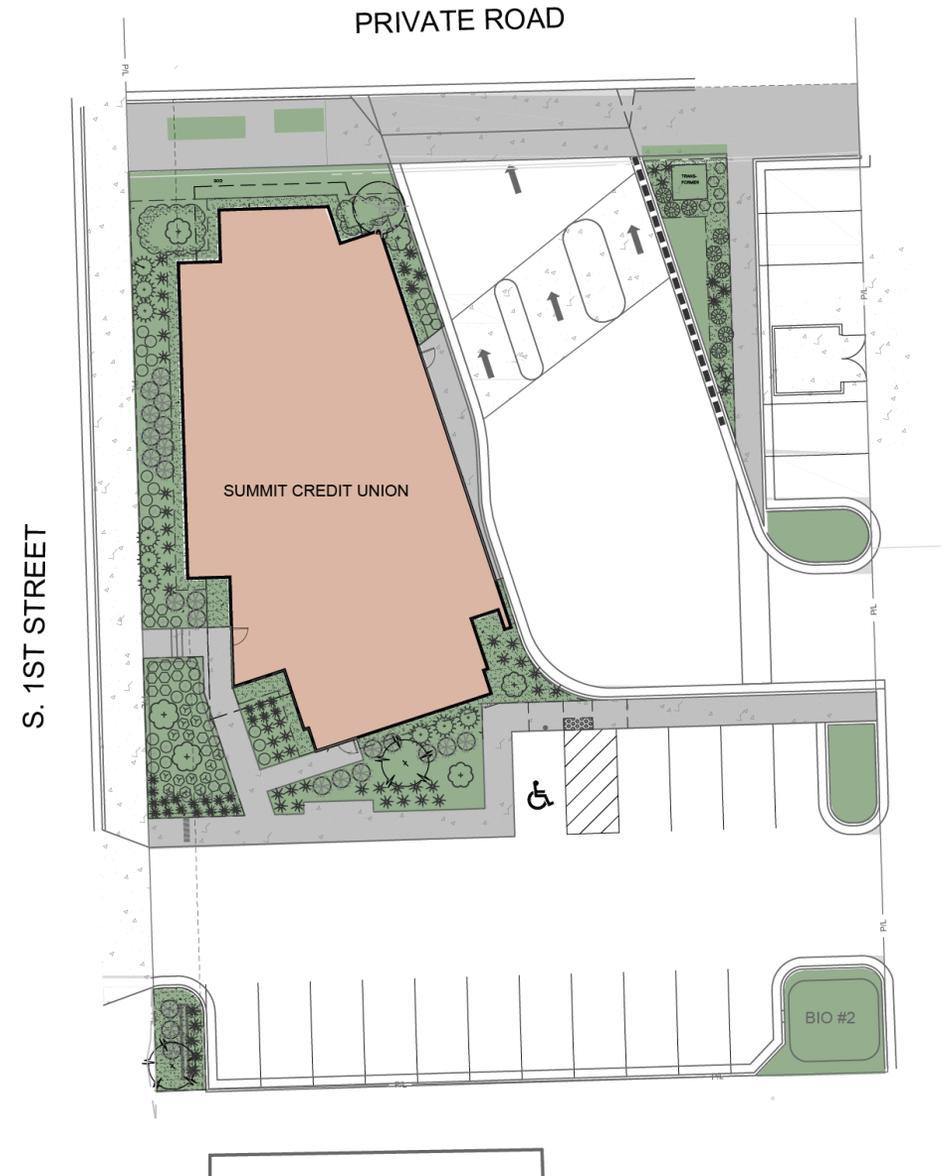


Building Height: “Minimum building height is 22 feet, measured to the top of parapet. This does not include taller limited special features.”

Proposed building complies with a 24’ height to top of highest coping.

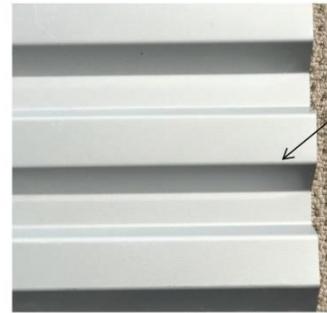
Building Orientation: “Buildings shall face the public streets and access drive, having main entrances and windows along the front building façade. Blank walls and lack of, or locked doors, are not permitted”

Proposed building is designed to be pleasing from all four side. The main entry is along S. 1st Street.

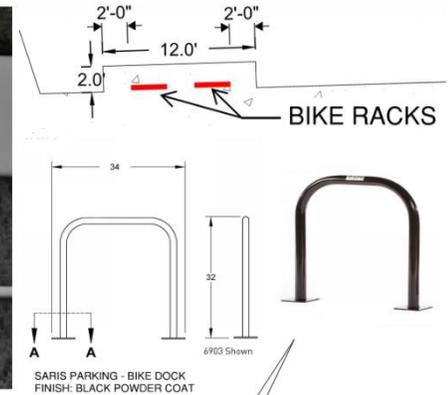
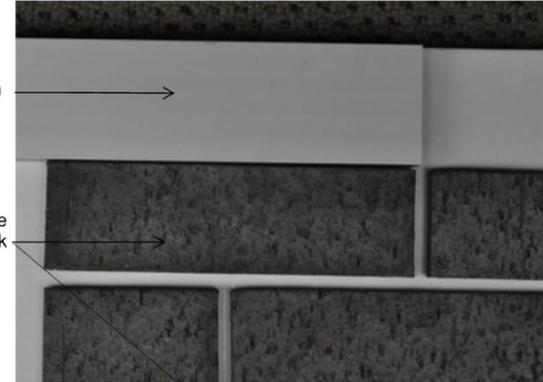


Façade Materials: “High quality building materials, such as masonry, metal, glass, and stone should be utilized. Exterior finish systems such as EIFS shall not exceed 30% of the exterior wall area and shall not be used on the base of the building (from the ground to the first 6ft). Vinyl siding is prohibited”

MA001 - Exterior Building Materials



Clear Anodized Aluminum
Silver Metallic Ribbed Metal Panel
Endicott Manganese Ironspot Brick



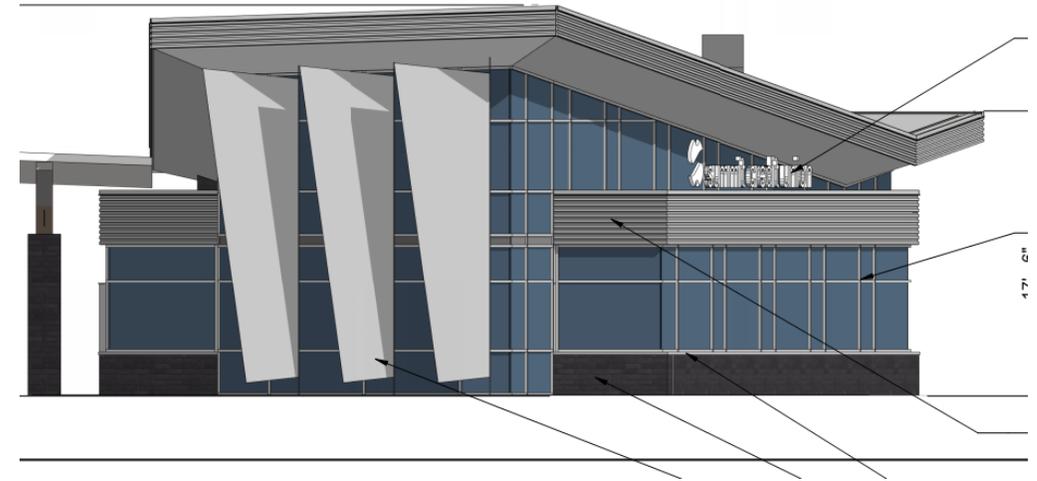
Similar Branch Office Located in Monona, WI

SUMMIT CREDIT UNION - 5TH WARD BRANCH OFFICE

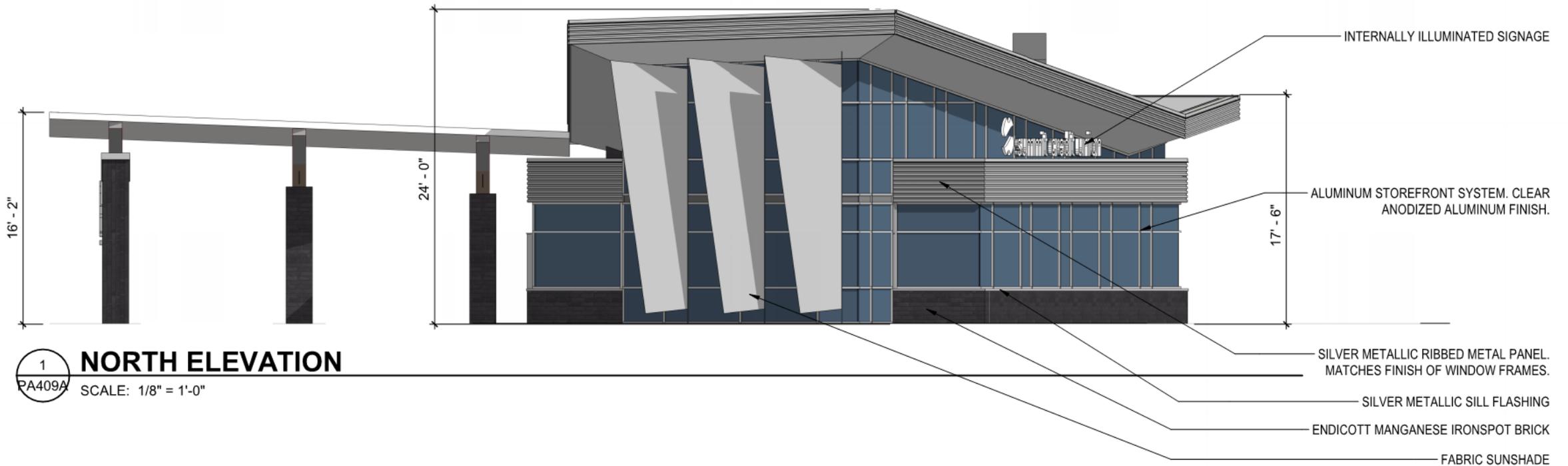
The proposed building uses high quality materials: Endicott Mangeses Ironspot brick, silver metallic ribbed metal panel, and aluminum storefront systems in a clear anodized aluminum finish. The only EIFS on the building is the underside of the eaves. There is no vinyl siding.

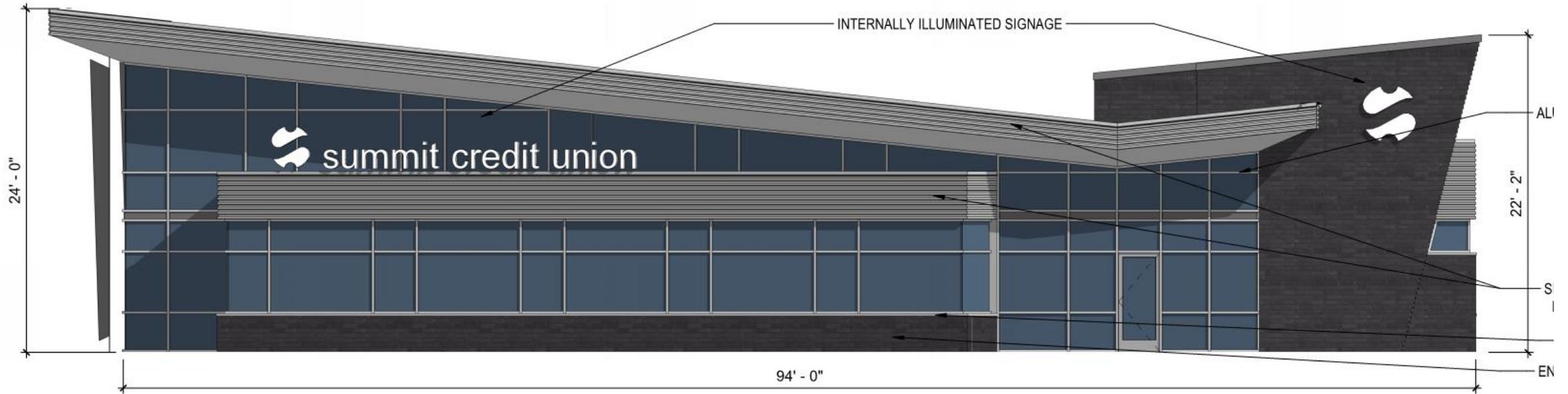
Special Features at S. 1st Street and Access Drive: “Buildings located at the intersection to the development area shall have the most significant corner treatments, articulate the corner or visual termination on a building at the identified special corner or street end visual termination through use of elements such as larger windows, extruded elements, or additional pre-cast stone lines”

The proposed building thoughtfully addresses the S. 1st Street and access drive intersection. The roof line of the building slopes up to the intersection to visually open up towards the intersection and to reinforce the edge of the intersection. This corner of the building is detailed using floor to ceiling glazing with three fabric decorative exterior shades to add visual interest. The intent is to have either images of happy people or geometric shapes printed on the fabric.



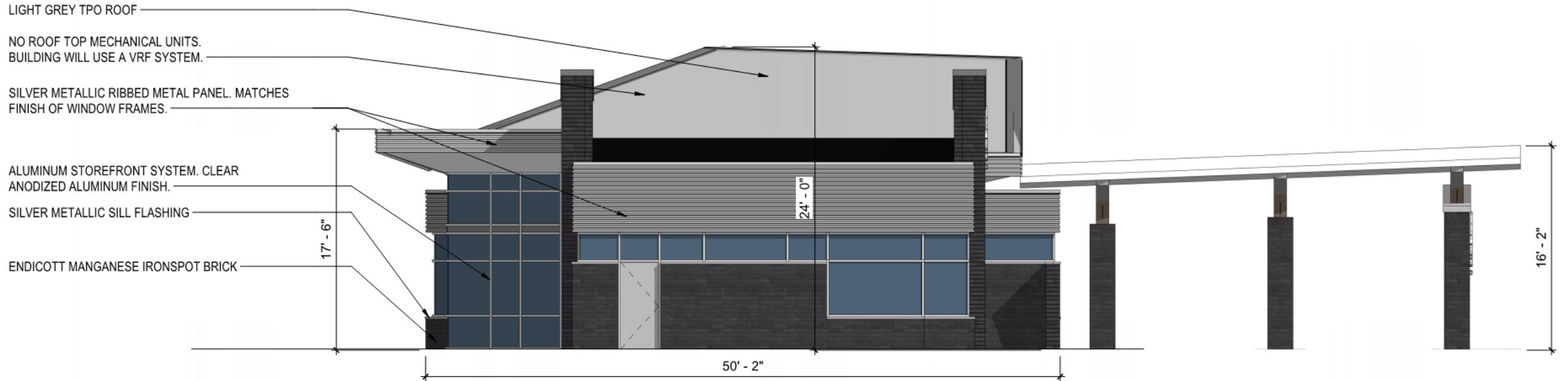
Branch Office Located in Monona, WI



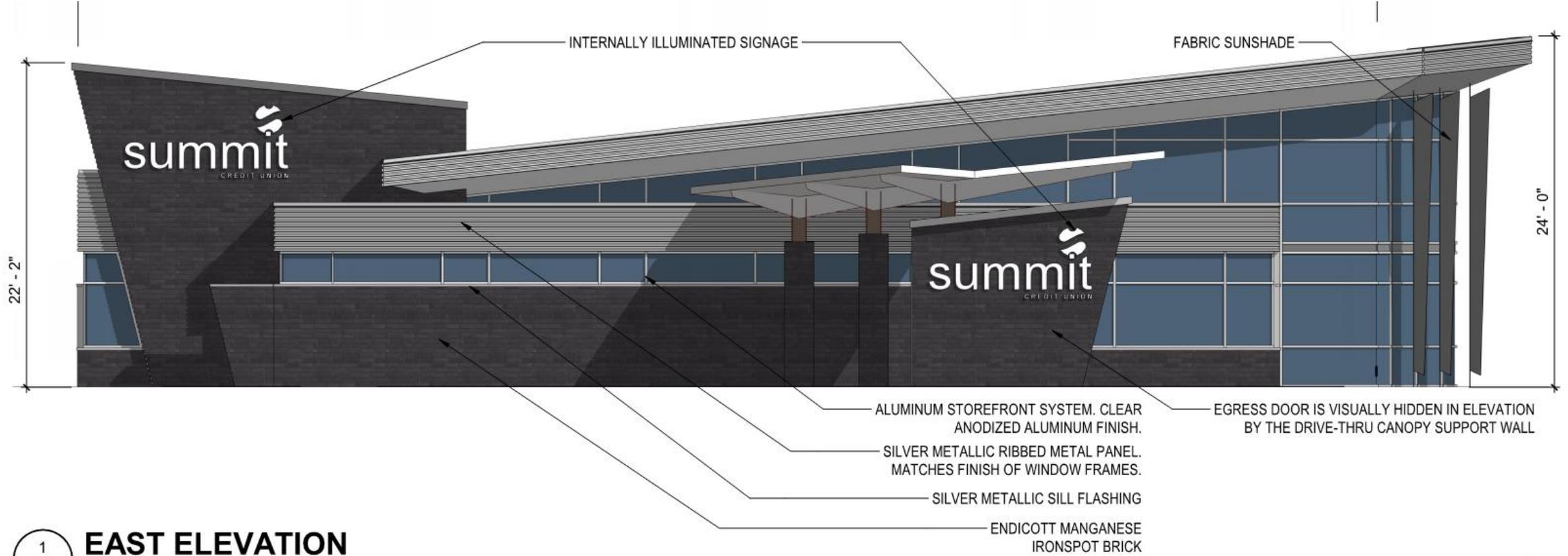


2 WEST ELEVATION
PA409B SCALE: 1/8" = 1'-0"

Parking Lot (south) Elevation



2 SOUTH ELEVATION
PA409A SCALE: 1/8" = 1'-0"



1 EAST ELEVATION
PA409B SCALE: 1/8" = 1'-0"

