

CITY OF SHEBOYGAN

ARCHITECTURAL REVIEW BOARD

NOVEMBER 26, 2018

1. OPENING OF MEETINGMEMBERS PRESENT: Ray Haen, Richard Linde, Joe Clarke, Pam Langan, and Alderperson Markus SavaglioMEMBERS EXCUSED: Jerry JonesMEMBERS ABSENT: Scott MatulaSTAFF/OFFICIALS: Planning & Zoning Manager 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 has a conflict of interest with any item on this agenda.

2. MINUTES

2.1 Approval of minutes from the October 28, 2018 meeting.

Motion by Ray Haen, seconded by Pam Langan to approve.

Motion carried.

3. ITEMS FOR DISCUSSION AND POSSIBLE ACTION

3.1 New building additions at Azura Memory Care located at 2611 and 2629 Indiana Avenue

Matt Lyons was present from Azura.

Azura Memory Care of Sheboygan is located at 2611 and 2629 Indiana Avenue.

These buildings were constructed in 1995 and 1999, respectively and have been operating as a Community Based Residential Facility (CBRF) within Sheboygan since their construction.

These two (2) CBRF buildings have 28 licensed beds and provide 24 / 7 care.

Azura acquired these buildings in 2010. Since that time, Azura has become known as the local leader in care for those with Alzheimer's and Dementia. However, the buildings are now 20 + years old and are in need of improvement. In addition, industry knowledge of how to design buildings to best serve the residents with Alzheimer's and dementia has improved markedly since the construction of these buildings.

Azura proposed site plan includes expanding one of the two CBRF buildings to allow for the addition of ensuite restrooms and modified parking and landscape plans to accommodate the building expansion.

The building expansion will not increase the number of licensed beds.

The additions will provide a high quality and warm residential prairie style architecture.

Both buildings will have high quality fiber cement siding.

Aldersperson Savaglio joined at 4: 10 p.m.

The committee inquired about the number of entrances, the existing square footage, the sprinkler system, and the existing firewall.

Matt explained that there are multiple entrances, the wet and dry sprinkler system will be reviewed and upgraded as necessary, the existing square footage on the small building is 3,400 and the larger building is 6,400 square feet. The existing firewall will be removed during the construction.

Matt Lyons believes that the firewall was originally constructed in the middle of the larger building because it appears this may have been two separate CBRF's in the same building.

Motion by Aldersperson Savaglio, seconded by Ray Haen to approve as presented.

Motion carried.

#### 4. ADJOURN

##### 4.1 Motion to Adjourn

Motion by Richard Linde, seconded by Alderperson Savaglio to adjourn.

Motion carried.

Being no further business the meeting was adjourned at 4: 17 p.m.