

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of A Million Dreamz at 1423 N. 29th Street.

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

REPORT DATE: October 11, 2019

MEETING DATE: October 14, 2019

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:

A Million Dreamz, Inc. is proposing to operate a family enrichment and child care center at 1423 N. 29th Street. A Million Dreamz is proposing a phased use of the facility that will include the following planned programs and projected timeline in which they will be executed starting with phase one and the establishment of the organization:

Phase 1:

- o Childcare: all inclusive, 24 hours a day, 7 days a week
- o Young child clothing and need exchange

Phase 2:

- o Parent Support Groups: multiple groups for different types of families: working through nationally accredited Parents Anonymous organization model.
- o Respite care for youth and young adults with disabilities to allow permanent caregivers time to focus on their own needs and promote healthy family dynamics.
- o Big Helpers for Little Needs
- o Advocacy and preparation for critical parenting situations
- o Parental mentoring / classes

Phase 3:

- o Therapy location and access through outside contractors (perhaps leading to employees of AMO)
- o STUFF: Supplying Tangibles to Underfunded Families

Phase 4:

- o First responders emergency foster placement

- Life **skills** training, employment referral and possible on site employment for youth and young adults with disabilities

The applicant states the following about the proposed building improvements:

- The existing building is metal siding is both green and yellow with exposed unpainted concrete block. The office portion of the building along Superior Avenue is exposed and unpainted fluted concrete block and regular concrete block.
- The areas that are metal siding will be replaced with horizontal metal panels.
- The block above the fluted block at the north office section will be covered by steel horizontal metal wall panel.
- The exposed concrete block will be cleaned.
- Many windows will be added with white shutters.
- Existing shingle roofing will be replaced with new metal roofing.
- Upgrades to existing buildings will include new horizontal Pad-Clad precision series HWP metal siding in Berkshire Blue. This will be both aesthetically fitting with the neighborhood and environmentally responsible as steel has a longer service life than many other materials. It is recyclable and made from recycled materials, shows less wear, is more resistant to weathering, fire and damage and will require less maintenance. We have chosen blue to be calming and inviting as well as being unobtrusive visually.
- Additional upgrades will include a new Pad-Clad metal roof in the snap-clad style in Interstate Blue on the fourth building section to the south as well as above the main entrance and the posterior entrances.
- We will be adding new energy efficient heating and cooling systems as well as taking care to insulate the building as to be more energy efficient.
- New commercial doors and double paned windows with a high insulated rating will be trimmed in clean white edges with shutters alongside the windows to complete the look while keeping in line with our energy efficient efforts.
- Privacy glass will be installed in all windows facing outside the privacy fence allowing for the bright sunshine to light the children's space while maintaining privacy and safety. Second story windows will not require privacy glass.
- Repair and resealing of original brickwork and cinder block will be done and we will be removing all current overgrown and unkempt shrubs and trees and replacing with neatly kempt flower beds and small shrubbery.
- An addition of an ADA compliant elevator to the back portion of section two of the building will be installed facing inward.

- The interior will receive a complete remodel into a childcare and family center compliant to the Wisconsin Department of Family Services requirements and all ADA standards.
- New additions will include an operational kitchen, laundry room, nursery, four (4) bedrooms, a large gross motor skills sensory room, library and multipurpose room, art room, storage and five (5) bathrooms, three of which will be ADA compliant and one of those will be a full bath.
- The entire building will be converted to be ADA accessible including the addition of the aforementioned elevator. We are creating a warm and child friendly environment that is accessible to all within this commercial setting and the construction will be considering that in all decisions. Though this is a commercial business and building, we hope to give the families that come here a feeling of being in our home and consequently a feeling of a second unconditional home to them.

STAFF COMMENTS:

The Board may want the applicant to explain what they were thinking with regards to the different sizing and spacing of the 1st and 2nd floor windows on the east and west elevations.

On the north elevation, is the eastern most structure the proposed shed structure for the play yard (as shown on the site plan)?

There are a couple of shed roofs above some of the doors on the east elevation. What was the thought process behind this? Is this acceptable or should the roofs all be the same and have more of a gable design?

Should there be another window or should the windows be more evenly spaced in the middle section of building that lies between the main block building and the garage on the west elevation?

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: 213242
MAP NO.: _____
ZONING CLASSIFICATION: SC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 10/14/18

**CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION**

Revised May 2018

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: ANGEL BERRY & NENA BEMIS (A MILLION DREAMZ)

ADDRESS: 639 N 25TH ST. SHEBOYGAN WI 53081

E-MAIL ADDRESS: AMILLIONDREAMZ2@GMAIL.COM

PHONE: (262) 573-3181 OR FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: A MILLION DREAMZ

ADDRESS OF PROPERTY AFFECTED: 1423 N 29TH ST SHEBOYGAN WI 53081

NEW BUILDING: _____ ADDITION: REMODELING:

DESCRIPTION OF PROPOSED PROJECT: THE ENTIRE 12,500 SF BUILDING WILL BE REMODELED FOR USE AS A DAYCARE. THERE WILL BE 3 SMALL CANOPY ADDITIONS TO PROVIDE COVER AT DOORS ENTERING THE BUILDING. THE EXTERIOR WILL BE SIGNIFICANTLY UPGRADED TO HAVE AN INVITING & MORE HOMELIKE FEEL. THE DAYCARE WILL OPERATE 7 DAYS PER WEEK 24 HOURS PER DAY. THE SITE WILL USE EXISTING DRIVEWAY APRONS & OMIT THE APRON ON SUPERIOR CLOSEST TO 29TH ST. TRAFFIC ON SITE WILL BE SAFE & ONE WAY AT BOTH DROP OFF

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: THE PARKING LOT THE EXISTING BUILDING IS METAL SIDING BOTH GREEN & YELLOW WITH EXPOSED UNPAINTED CONCRETE BLOCK. THE OFFICE PORTION ON SUPERIOR AVE HAS EXPOSED UNPAINTED FLUTED CONCRETE BLOCK & REGULAR CONCRETE BLOCK.





DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: THE AREAS THAT ARE METAL SIDING WILL BE REPLACED HORIZONTAL METAL PANEL. THE BLOCK ABOVE THE FLUTED BLOCK AT THE NORTH OFFICE SECTION WILL BE COVERED BY STEEL HORIZONTAL METAL WALL PANEL. THE EXPOSED CONCRETE BLOCK WILL BE CLEANED. MANY WINDOWS WILL BE ADDED WITH WHITE SHUTTERS. EXISTING SHINGLE ROOFING WILL BE REPLACED WITH NEW METAL ROOFING.



SITE INFORMATION

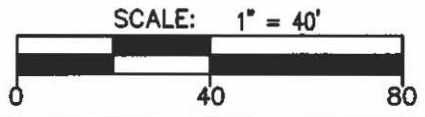
TOTAL AREA	1.35 AC.
EXISTING SITE:	
IMPERVIOUS	0.52 AC.
PERVIOUS	0.83 AC.
PROPOSED SITE:	
IMPERVIOUS	0.65 AC.
PERVIOUS	0.70 AC.
PROPERTY ZONED:	SUBURBAN COMMERCIAL
CONDITIONAL USE:	GROUP DAY CARE CENTER
BUILDING SETBACKS:	
STREET YARD -	25 FEET
SIDE YARD -	10 FEET
REAR YARD -	10 FEET
PAVING SETBACKS -	
STREET YARD -	10 FEET
SIDE/REAR YARD -	10 FEET
PARKING COUNTS	
STANDARD PARKING STALLS	23 SPACES
ADA PARKING STALL	1 SPACE
TOTAL	24 SPACES

HATCH LEGEND

	EXISTING BUILDING
	BUILDING ADDITION
	PROPOSED ASPHALT HATCH
	PROPOSED GREEN SPACE HATCH

OVERALL SITE PLAN

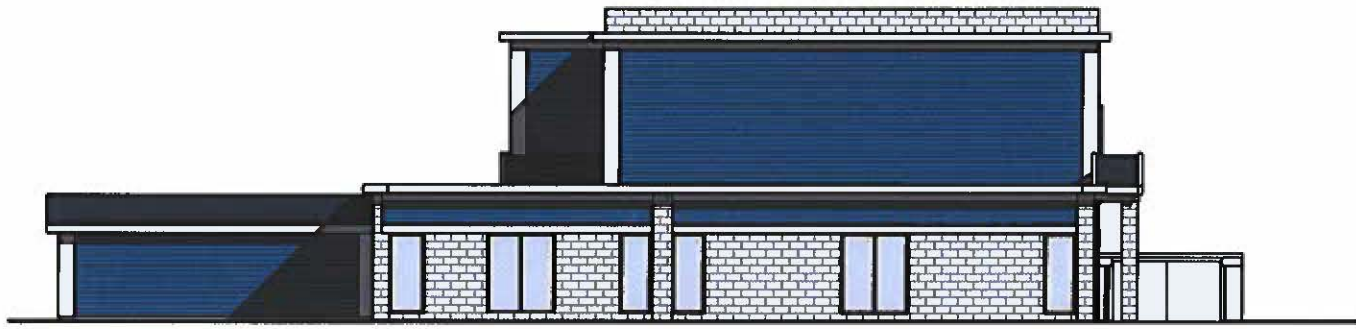
SCALE: 1"=40'



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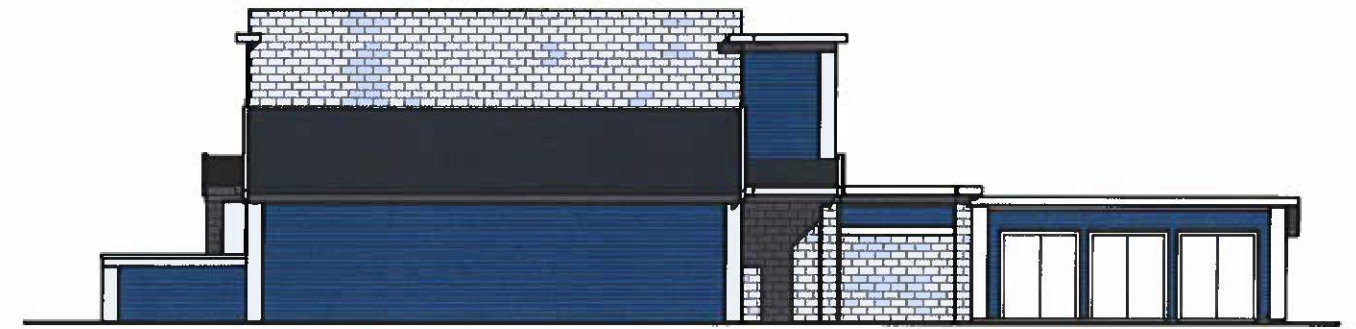


9/24/2019
 P:\2019\A Million Dreamz\151019-42 Angles Floor Plan\Phase - 2\Construction Documents\3.3 Site\SiteMAP 2019-42 Scenario 4.dwg



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"

09/24/2019

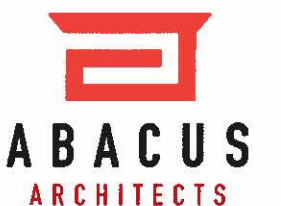
PROJECT DESCRIPTION

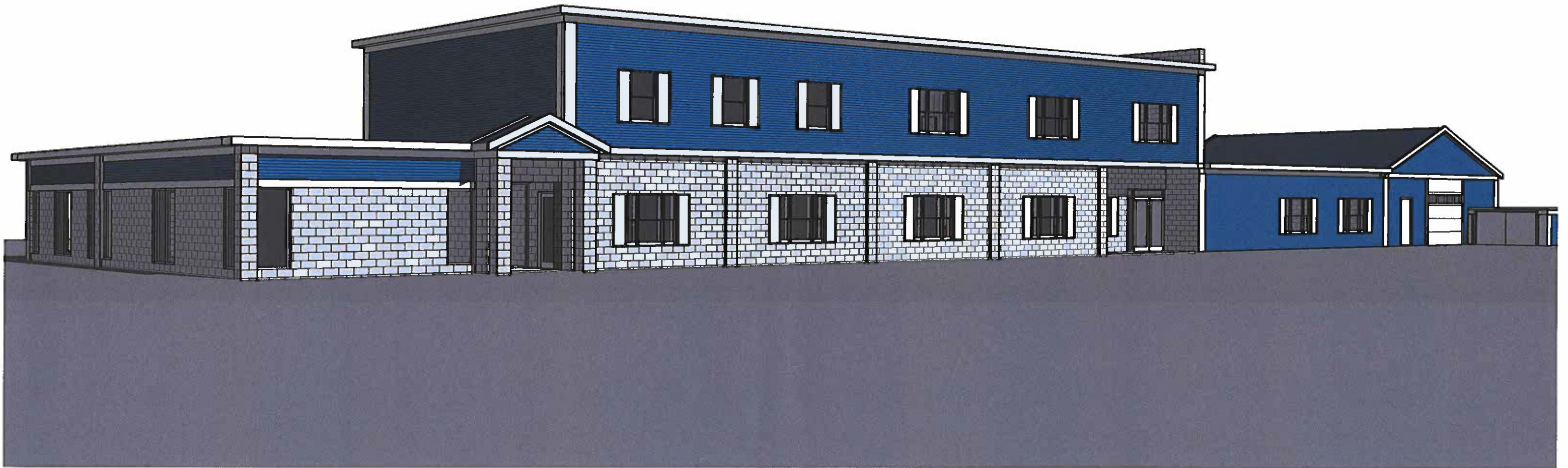
A MILLION DREAMZ

SHEBOYGAN, WI, 53081

PROJ. NO. 2019-62

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3D View SE

09/24/2019

PROJECT DESCRIPTION

A MILLION DREAMZ

SHEBOYGAN, WI, 53081

PROJ. NO. 2019-62

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3D View SW

09/24/2019

PROJECT DESCRIPTION

A MILLION DREAMZ

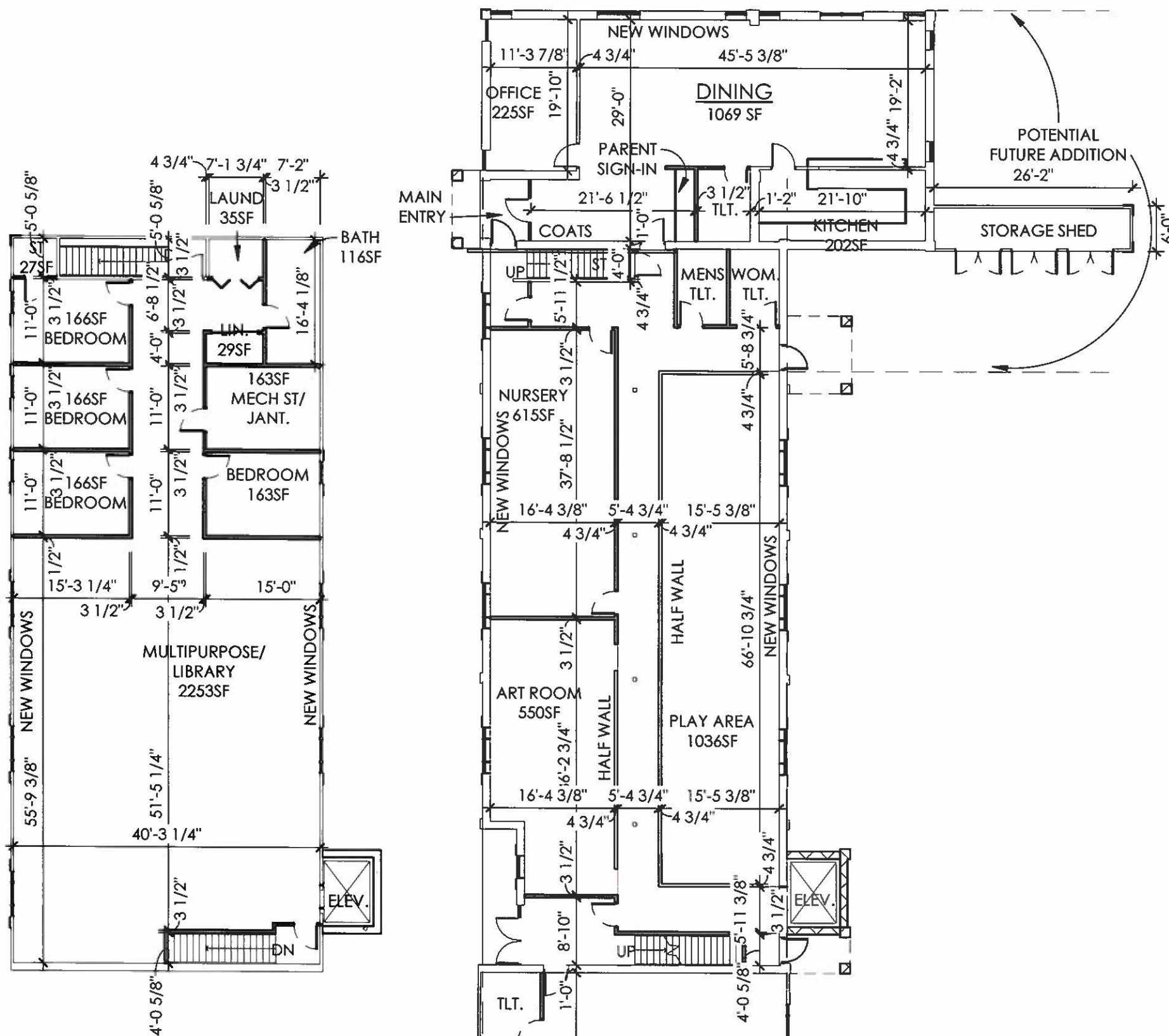
SHEBOYGAN, WI, 53081

PROJ. NO. 2019-62

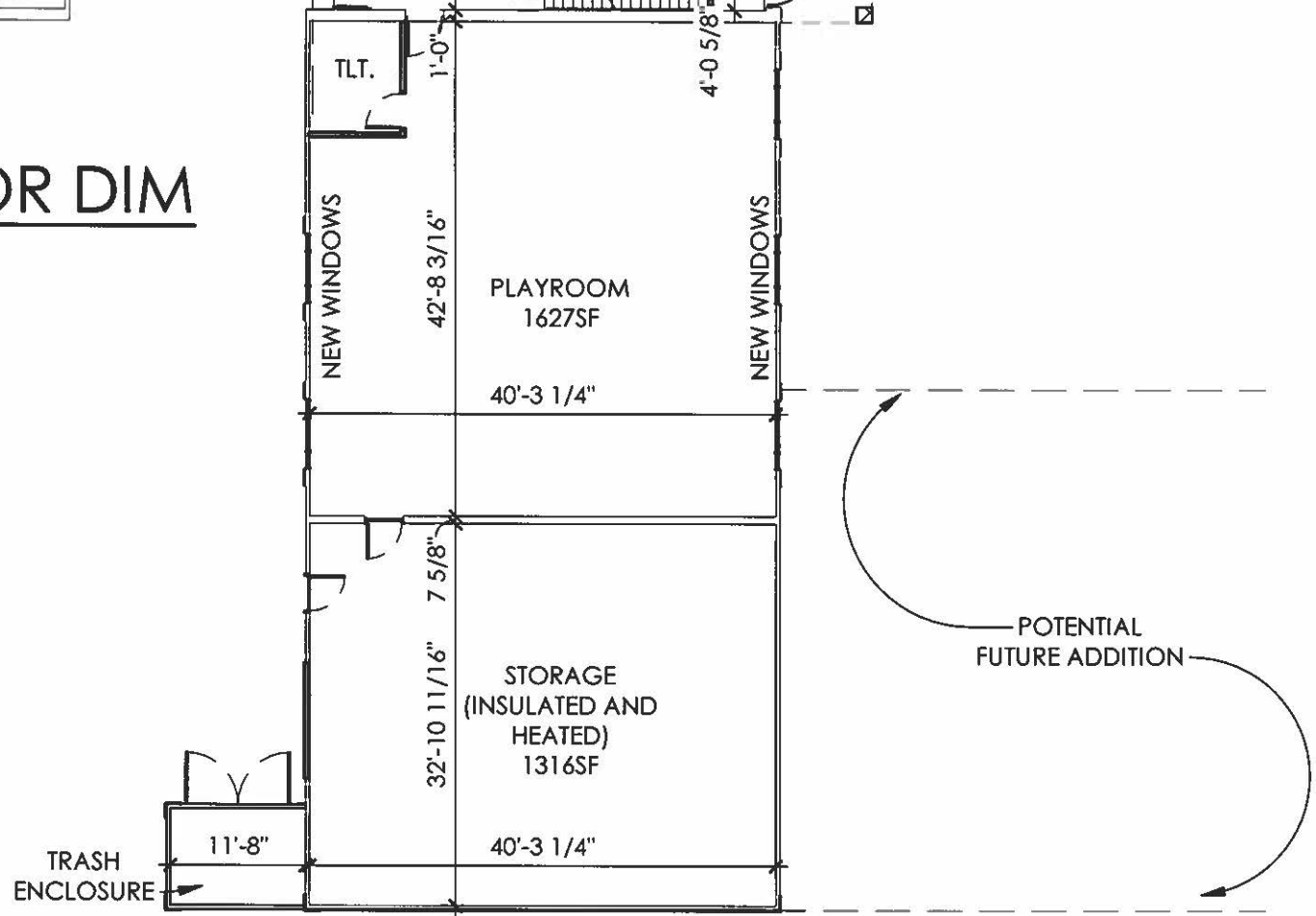
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SECOND FLOOR DIM
SCALE: 1/16" = 1'-0"



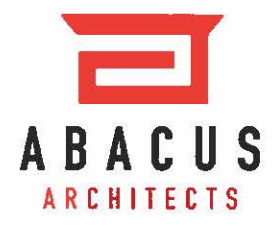
FIRST FLOOR DIM
SCALE: 1/16" = 1'-0"

09/24/2019

A MILLION DREAMZ

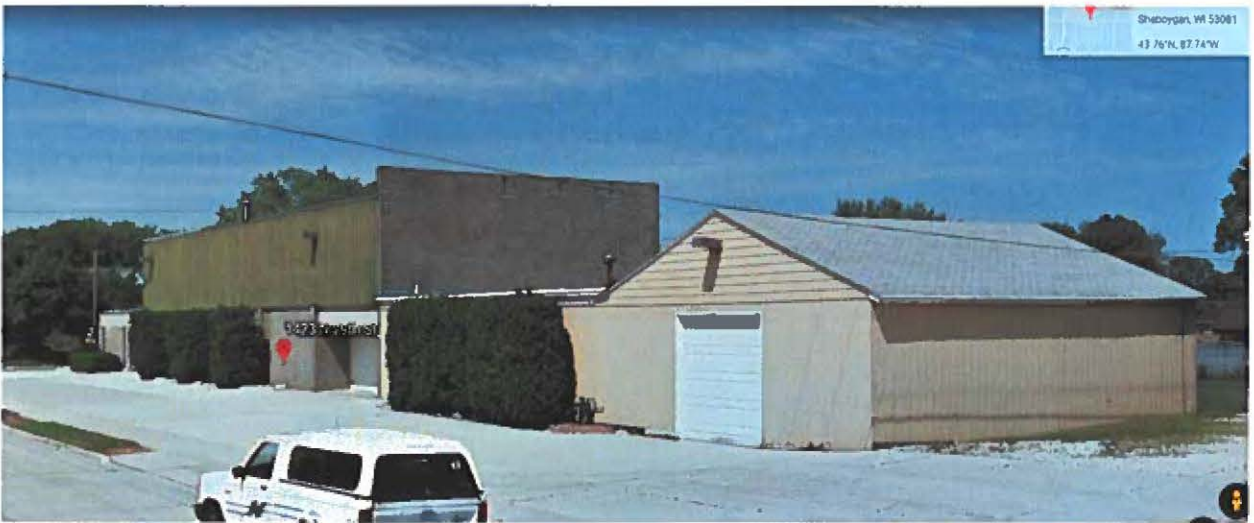
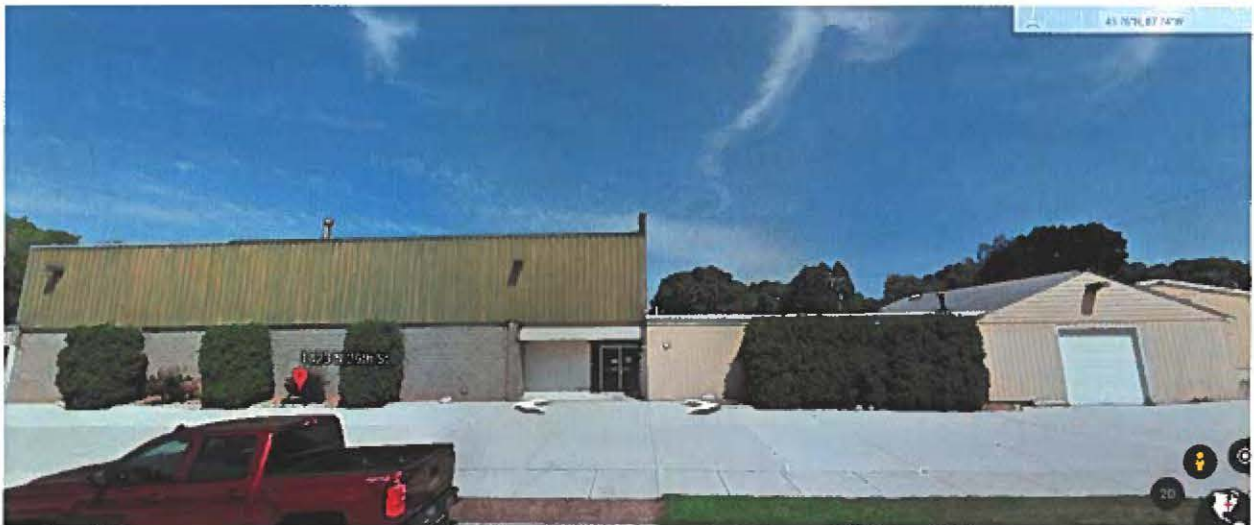
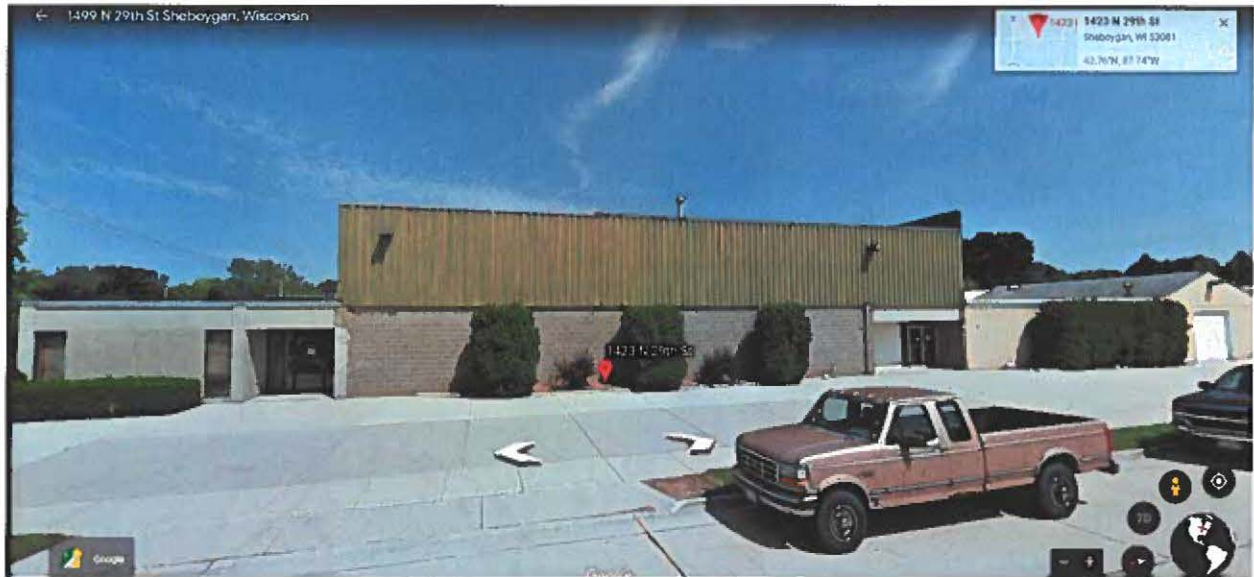
SHEBOYGAN, WI, 53081
PROJ. NO. 2019-62

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CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of Key Insurance located at 1019 Michigan Avenue.

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

REPORT DATE: October 11, 2019

MEETING DATE: October 14, 2019

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:

Key Insurance is proposing to remodel their existing facility located at 1019 Michigan Avenue. The applicant states the following about the proposed project:

- The existing Key Insurance building will be renovated to better serve the business, their clients, and to achieve a historic look that is cohesive with the nature of the other buildings located along Michigan Avenue.
- The exterior of the building currently consists of light blue/gray lap siding on the north and west elevations, gray cement board panels on the south and west elevations with white trim, minimal windows and a recessed entry.
- The renovated north elevation along Michigan Avenue will consist of a new centrally located front entrance and 24 inch high stone wainscot with storefront windows above.
- The storefront windows will be separated by double pilasters, with single pilasters at the east and west end of the building.
- A 30 inch high signboard element with trim and moulding will be installed above the pilasters.
- The pilaster and signboard elements will wrap the west corner of the building and extend approximately 24 inches.
- The remainder of the building will have new engineered wood lap siding and trim.
- New decorative crown moulding will complete the historic look
- A new accessible entrance will be located at the back of the building with an exterior accessible ramp to reach the main floor.

- The first floor of the building, which will contain the Key Insurance business, will contain a waiting room, offices, conference room, reception, toilet rooms, including a new accessible restroom, break room, and IT closet. The second floor of the building will consist of storage space for the business located on the first floor.

STAFF COMMENTS:

Staff is encouraged by the Key Insurance historic remodel which vastly improves the look of this building and this section of Michigan Avenue.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: 203810
MAP NO.: _____
ZONING CLASSIFICATION: CC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 10/14/19

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: Key Insurance Services, Inc.
ADDRESS: 1019 Michigan Avenue
E-MAIL ADDRESS: david@keyinsurance.com
PHONE: (920)458-8400 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Key Insurance Services, Inc.
ADDRESS OF PROPERTY AFFECTED: 1019 Michigan Avenue
NEW BUILDING: ADDITION: REMODELING:

DESCRIPTION OF PROPOSED PROJECT: _____
This project consists of remodeling the interior and exterior of the building. The exterior of the building will be renovated to a more historic look to fit in better with the other buildings located along Michigan Avenue.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: _____
The exterior of the building currently consists of light blue/ gray lap siding on the north and west elevations, and gray cement board panels on the south and west elevations with white trim, minimal windows, and a recessed entry.

DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: _____
The north elevation will have a new 24" h. stone wainscot with storefront windows separated by pilasters with a new signboard/ trim element installed on top of the pilasters. New lap siding and trim will be installed throughout as well as windows and trim. New cornice moulding will complete the historic look.



WRITTEN DESCRIPTION – ARCHITECTURAL REVIEW APPLICATION

9-23-19

Remodel Project for:
Key Insurance Services, Inc.
1019 Michigan Avenue
Sheboygan, WI 53081

Architectural Narrative

The existing Key Insurance building will be renovated to better serve the business, their clients, and to achieve a historic look that is cohesive with the nature of the other buildings located along Michigan Avenue.

The renovated north elevation along Michigan Avenue will consist of a 24" high stone wainscot with storefront windows above. The storefront windows will be separated by double pilasters, with single pilasters at the east and west end of the building. A 30" h. signboard element with trim and moulding will be installed above the pilasters. The pilaster and signboard elements will wrap the west corner of the building and extend approximately 24". The remainder of the building will have new engineered wood lap siding and trim. New windows will be installed as well as and a new main entrance that is more centrally located. A new accessible entrance will be located at the back of the building with an exterior accessible ramp to reach the main floor. A new decorative crown moulding will complete the historic look.

The first floor of the building, which will contain the Key Insurance business will contain a waiting room, offices, conference room, reception, toilet rooms, including a new accessible restroom, break room, and IT closet. The second floor of the building will consist of storage space for the business located on the first floor.



SCALE 1/4" = 1'-0"

NOTE: THIS PLAN IS SUBMITTED FOR REVIEW AND APPROVAL BY THE LOCAL AUTHORITY. THE CLIENT ACCEPTS RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED.

DATE: 10/15/2018
 REVIEWER: J. [Name]
 DESCRIPTION: [Project Name]

215 Pine Street
 Sheboygan Falls, WI 53085
 PH: 920.355.1290
 WWW.DISTINCTIVEDESIGN.COM

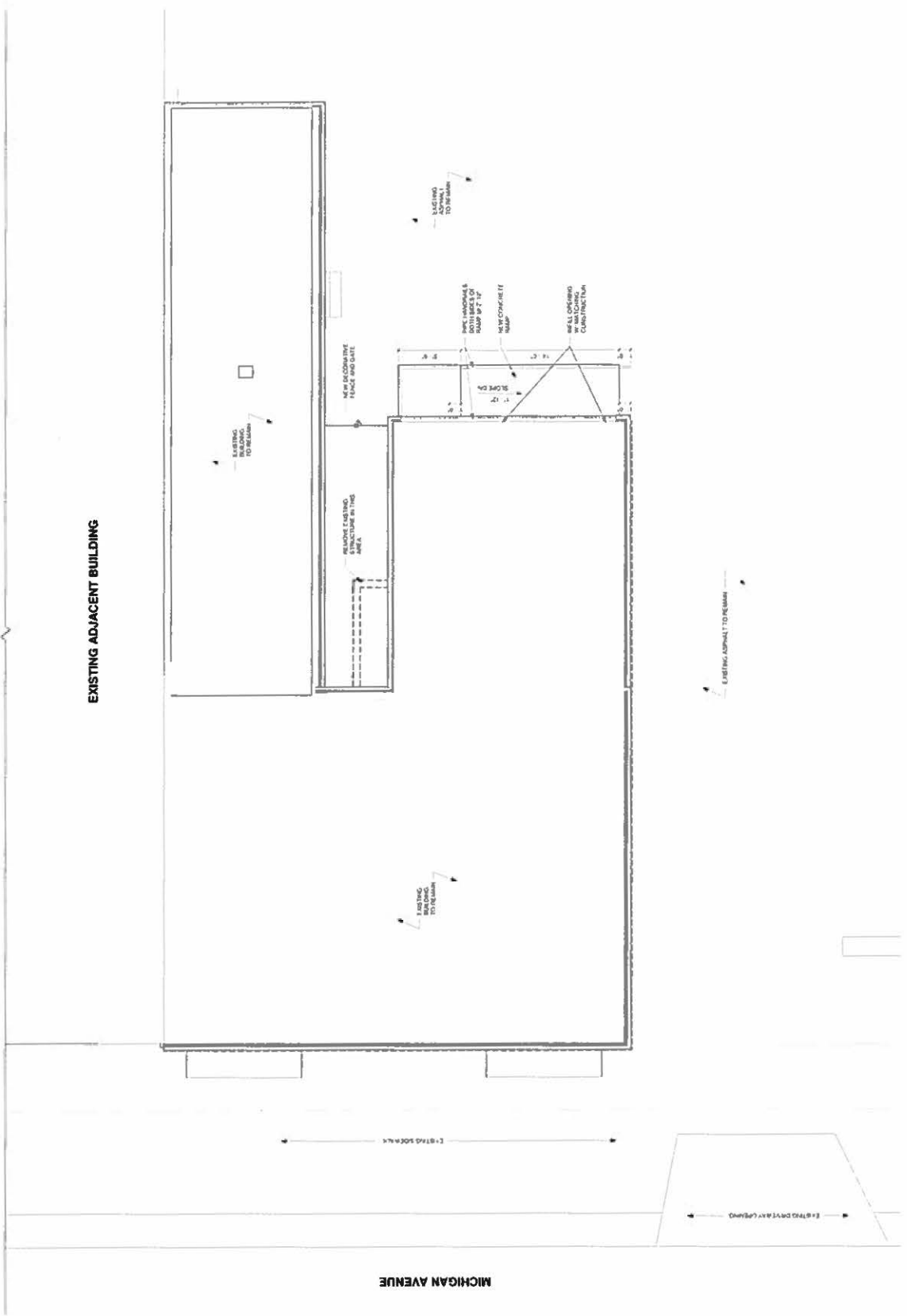
KEY INSURANCE RENOVATIONS
 1019 MICHIGAN AVENUE
 SHEBOYGAN, WI 53081

CONSTRUCTION DOCUMENTS

SITE PLAN

C100

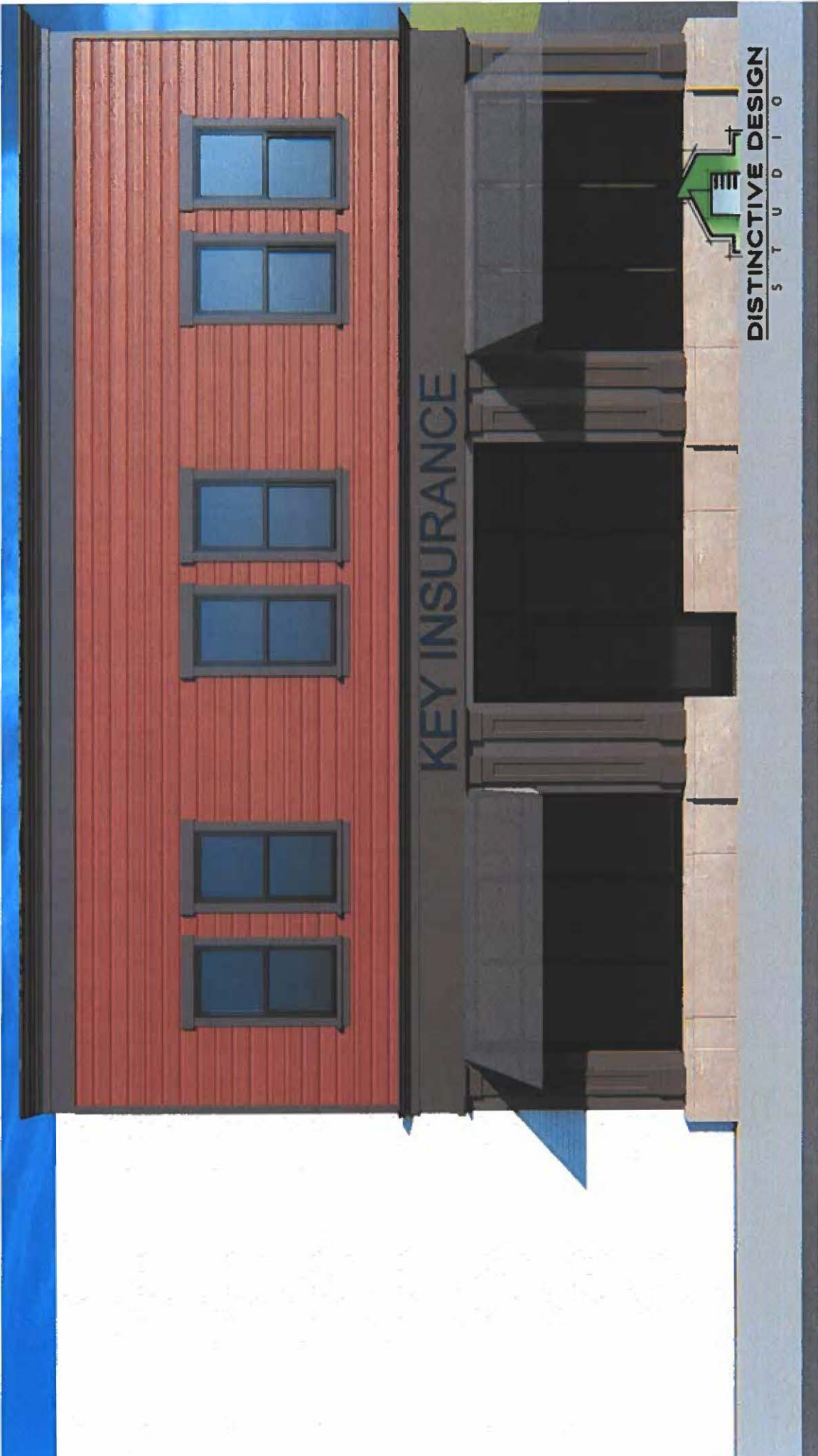
1 SITE PLAN - SITE PLAN
 1/4" = 1'-0"





DISTINCTIVE
S T U

KEY INSURANCE



KEY INSURANCE

DISTINCTIVE DESIGN
S T U D I O

