

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of Aurora Behavioral Health Center at 1221 N. 26th Street.

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

REPORT DATE: July 19, 2019

MEETING DATE: July 22, 2019

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:

Aurora is seeking to expand services offered within the building located at 1221 N. 26th Street which was established as the Aurora Behavioral Health Center in 2016. In 2016, the Plan Commission approved a conditional use application by Aurora to create new behavioral health space in their warehouse facility at 1221 N. 26th Street. The approved conditional use permitted Aurora to convert half of the warehouse facility into behavioral health clinic that offers outpatient-based, intensive mental health and substance abuse programming to residents of the City of Sheboygan and the surrounding communities.

This building, known as the Ameritech building, is currently used as warehouse space on the south side and behavioral health space on the north side and is located directly across from the Aurora Sheboygan Clinic located at 2414 Kohler Memorial Drive.

The building is approximately 16,200 square feet in size. Aurora previously remodeled 6,300sf the North side of the building for this clinic. Aurora will now be converting the remaining 9,900sf space from warehouse to clinic so the entire building will now be a behavioral health clinic facility.

The design and materials of the renovated portion of the building, including wood and stone accents, are intended to respond to the residential character of the street bordering the West side of the property as well as the mix of commercial retail, and municipal buildings bordering the other sides of the property. In addition, improvements to the parking area, the green space surrounding the facility, a covered entrance, and minimal lighting at the entrance, are all part of the plan.

The applicant states:

- We are proposing to renovate the remaining area of the painted concrete block storage building, for the expansion of services for the Aurora Behavioral Health Wellness Center.
- Included in the scope of the project is re-cladding of the southern half of the building to match the northern half. The design and materials for the building are intended to replicate the 2017 remodel of the north half of the existing building, which was intended to respond to the residential character of the street bordering the west side of the property as well as the mix of commercial, retail, and municipal buildings to the north, south and east.
- The end goal is to provide a distinctive, welcoming and professional appearance appropriate for its new use as a behavioral health clinic. The northern half of the current painted concrete block storage building had been re-clad in cementitious panel system in 2017 with a light neutral finish and dark stained pre-finished horizontal wood -look panel.
- A cultured stacked stone wall at the entry reintroduces the material utilized on the recent remodel and is meant to be of a residential quality and scale.
- Bronze window frames and trim, gutters and downspouts are proposed to match the finish found in the northern remodel.

STAFF COMMENTS:

The doomed roof of the facility appears tired and weathered with chipped paint. The Architectural Review Board should have the applicant address what their plan is for the roof – paint? The board may want to include a condition that includes painting of the roof by.....?

The applicant may need to install additional mechanicals for the building. For the previous clinic improvement project, the mechanicals were installed at the rear of the building along N. 26th Street. The applicant has not indicated if new mechanicals will be required but if mechanicals these mechanicals shall be screened whether on the ground or on the roof.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required 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: Jos. Schmitt Construction
ADDRESS: 2104 Union Avenue, Sheboygan, WI 53082
E-MAIL ADDRESS: kisken@jschmitt.cc
PHONE: 920.457.4426 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Aurora Sheboygan Behavioral Health Wellness Center

ADDRESS OF PROPERTY AFFECTED: 1221 North 26th Street

NEW BUILDING: _____ ADDITION: _____ REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: See attachment

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: See attachment

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: See attachment

3. NAMES AND ADDRESSES

OWNER OF SITE: RMR Real Estate Services
ADDRESS: 5440 Cumberland Ave, Suite 303, Chicago, IL 60656
PHONE: 708.831.4058 FAX NO.: ()

ARCHITECT: Zimmerman Architectural Studios, Inc.

Aurora Behavioral Health Wellness Center
1221 N 26th Street, Sheboygan WI

We are proposing to renovate the remaining area of the painted concrete block storage building, for the expansion of services for the Aurora Behavioral Health Wellness Center. Included in the scope of the project is re-cladding of the southern half of the building to match the northern half. The design and materials for the building are intended to replicate the 2017 remodel of the north half of the existing building, which was intended to respond to the residential character of the street bordering the west side of the property as well as the mix of commercial, retail, and municipal buildings to the north, south and east. The end goal is to provide a distinctive, welcoming and professional appearance appropriate for its new use as a behavioral health clinic. The northern half of the current painted concrete block storage building had been re-clad in cementitious panel system in 2017 with a light neutral finish and dark stained pre-finished horizontal wood-look panel. A cultured stacked stone wall at the entry reintroduces the material utilized on the recent remodel and is meant to be of a residential quality and scale. Bronze window frames and trim, gutters and downspouts are proposed to match the finish found in the northern remodel.



PROPOSED VIEW FROM SOUTHEAST

AURORA - BEHAVIORAL HEALTH CENTER

Sheboygan, WI

zimmerman
ARCHITECTURAL STUDIOS, INC.

2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zstudios.com



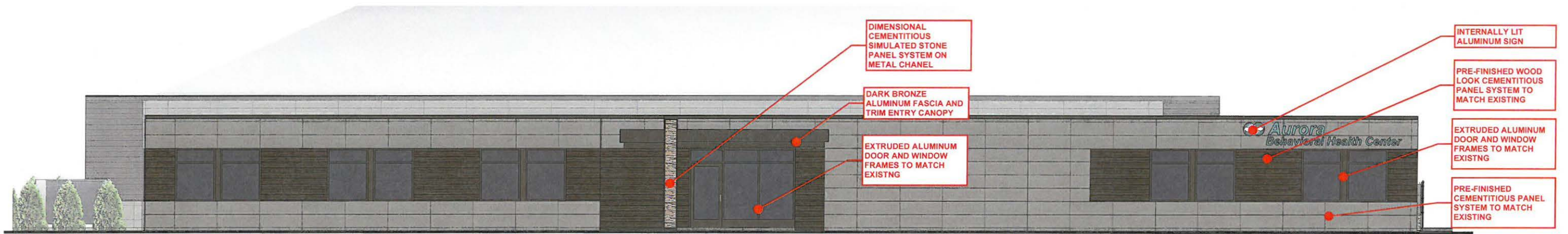
PROPOSED VIEW FROM SOUTHWEST

AURORA - BEHAVIORAL HEALTH CENTER

Sheboygan, WI

zimmerman
ARCHITECTURAL STUDIOS, INC.

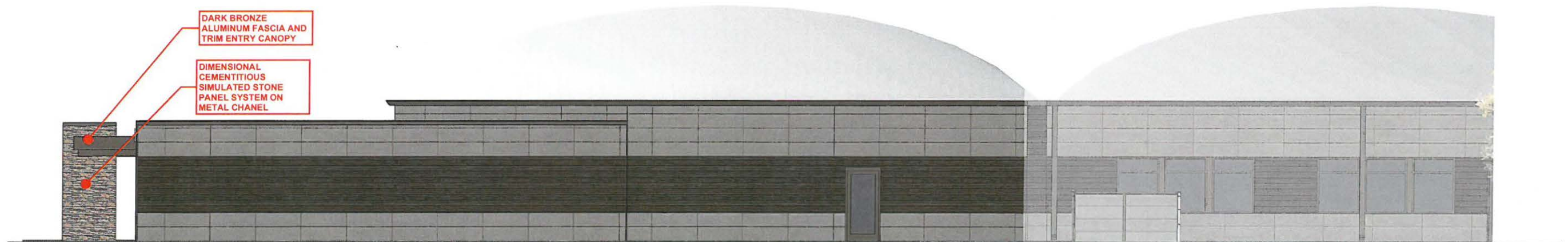
2122 W. Mount Vernon Avenue | Milwaukee, WI 53233 | zststudios.com



SOUTH ELEVATION
3/32" = 1'-0"



WEST ELEVATION
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"

AURORA - BEHAVIORAL HEALTH CENTER

Sheboygan, WI

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: Watson's Elite Catering

ADDRESS: 2335 Union Avenue

E-MAIL ADDRESS: _____

PHONE: (920) 457-7579 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Watson's Elite Catering

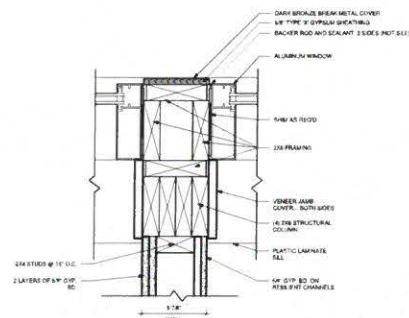
ADDRESS OF PROPERTY AFFECTED: 2335 Union Avenue

NEW BUILDING: _____ ADDITION: _____ REMODELING: X

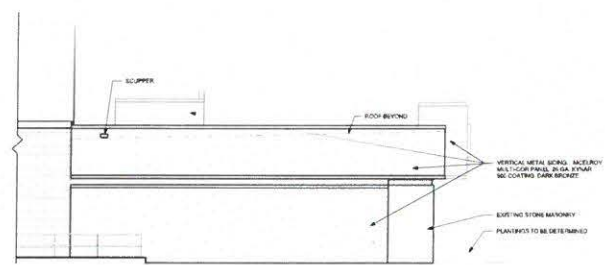
DESCRIPTION OF PROPOSED PROJECT: Reconstruction and remodeling of existing office portion of the facility. This portion of the building was damaged by an automobile crashing through the north wall and by the fire that ensued.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS: The existing building was constructed in 1987. It was clad with dark grey vertical cedar siding with fieldstone masonry corner piers and wainscot. Windows and doors were dark bronze aluminum, including sloped roof glazing at the front entrance.

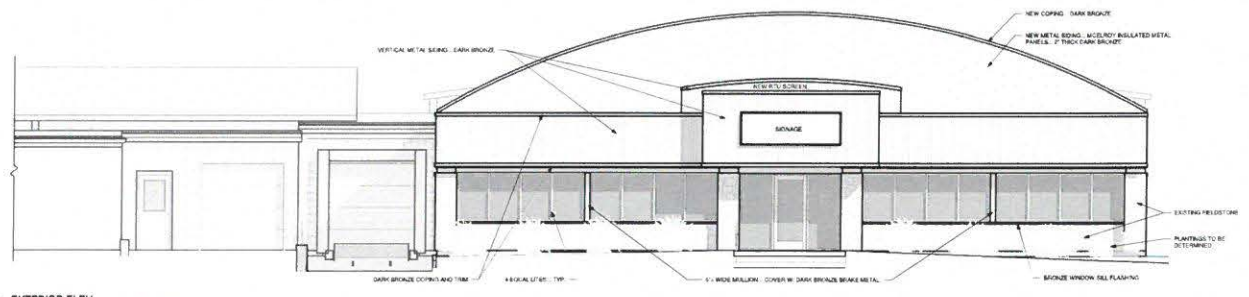
DESCRIPTION OF THE PROPOSED EXTERIOR DESIGN AND MATERIALS: The new design will incorporate the same window and door locations as the original. The stone corners and wainscot will remain unchanged, but the roof overhang at the north wall of the building will be extended slightly at the entrance to provide improved cover for the doors. All wood siding will be removed and replaced with vertical metal siding, dark bronze in color to match new windows and doors. The sloped roof glazing will be omitted in favor of a raised canopy face which will serve as a building signboard (an existing ground mounted sign will be removed).



3. DETAIL - MULLION DETAIL
3/4" = 1'-0"



2. EXTERIOR ELEV. - EAST WEST ELEVATION SIMILAR
1/4" = 1'-0"



1. EXTERIOR ELEV. - NORTH ELEVATION
1/4" = 1'-0"

WATSON'S ELITE CATERING

BUILDING RENOVATIONS
2335 UNION AVE
SHEBOYGAN, WI 53081

DESIGN DEVELOPMENT

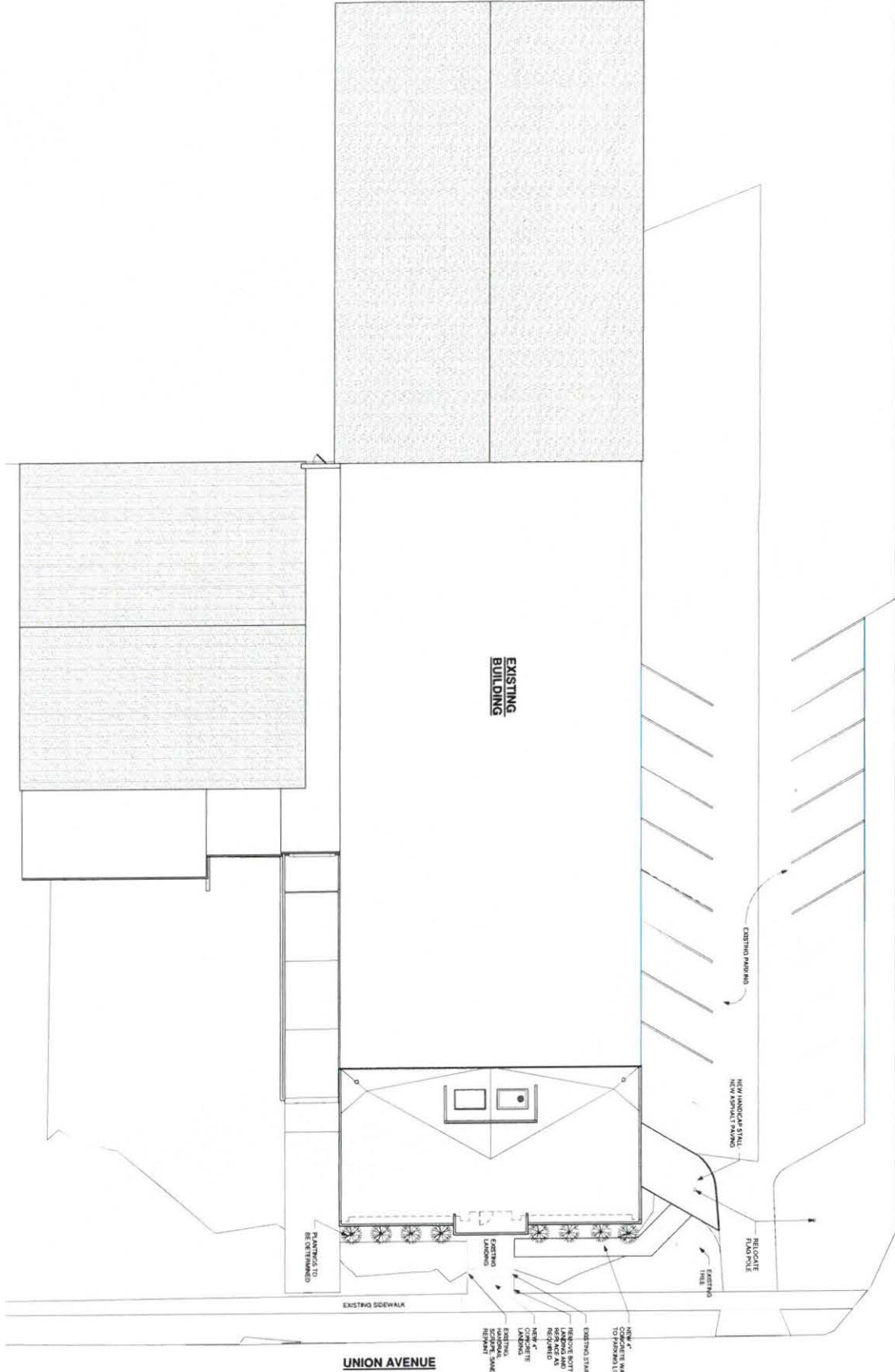
EXTERIOR ELEVATIONS AND DETAILS

DATE: 06.05.19
 DRAWN BY: ACE/JRA
 CHECKED BY: EAJ
 PROJECT #: 19-015

A201
As indicated

SCALE:
 SITE: AS SHOWN
 EXTERIOR ELEVATIONS: AS SHOWN
 INTERIOR ELEVATIONS: AS SHOWN
 SECTION: AS SHOWN

① SITE PLAN - SITE PLAN
1" = 10'-0"



UNION AVENUE

DESIGN DEVELOPMENT
SITE PLAN

DATE: 06.05.19
DRAWN BY: ACS/JM
CHECKED BY: GJM
PROJECT #: 19-018

SCALE: 1" = 10'-0"
NOTES: SEE SHEET C100 FOR ALL DIMENSIONS AND CONDITIONS.

WATSON'S ELITE CATERING

BUILDING RENOVATIONS
2335 UNION AVE
SHEBOYGAN, WI 53081

DISTINCTIVE DESIGN
STUDIO

215 Pine Street
Sheboygan Falls, WI 53085
Ph: 920-355-1036
www.distinctivedesignstudio.com

REVISIONS		
#	DATE	DESCRIPTION
1	06.18.19	DD DMS
2	07.08.19	ARCHITECTURAL REVIEW DOCUMENTS

THIS DOCUMENT IS THE PROPERTY OF DISTINCTIVE DESIGN STUDIO. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DISTINCTIVE DESIGN STUDIO. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THIS DOCUMENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



Watson's
SERVICES & EQUIPMENT

DISTINCTIVE
S T U



DISTINCTIVE



