

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: New building additions at Azura Memory Care located at 2611 and 2629 Indiana Avenue.

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

REPORT DATE: November 21, 2018

MEETING DATE: November 26, 2018

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:

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 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 is proposing to invest in the Sheboygan community to improve the quality of our real estate so that the quality of the buildings matches Azura's quality of care. This will allow Azura to continue providing best in class care to those in Sheboygan with Alzheimer's and dementia long into the future.

The proposed use of the site is substantially the same as the current use. There 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.

Azura plans to alter the institutional architecture of Building A (2629 Indiana Avenue) to a high quality and warm residential prairie style architecture. Additionally, both buildings will have vinyl siding replaced with high quality fiber cement siding. The applicant states the following about the project:

2629 Indiana Avenue:

- The 2629 Indiana Avenue facility is a 19 bed CBRF that is 6,410sf and was constructed in 1995. This facility has nine (9) parking stalls.
- Azura proposes to expand this building by 1,936sf. This expansion will include 1,325sf expansion to each of the resident room wings (approximately 660sf per wing) as well as a 636sf sunroom expansion off of the building's living area.
- The expansion will allow Azura to update the floor plan and improve the quality of environment for our residents. The entire resident room wings will be demolished and reconstructed with 18 new resident rooms that will each have an ensuite bathroom. Azura will remodel and upgrade the living areas of the building, including the kitchen, living rooms, and resident spa room. Azura will also be upgrading lighting and finishes throughout the building.

2611 Indiana Avenue:

- The 2611 Indiana Avenue facility is a nine (9) bed CBRF that is 3,443sf and was constructed in 1999. This facility has nine (9) parking stalls.
- Azura will remodel and upgrade the living areas of the building, including the kitchen, living rooms, and resident spa room. Azura will also be upgrading lighting and finishes throughout the building.

STAFF COMMENTS:

None.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: 513640
MAP NO.: _____
ZONING CLASSIFICATION: UR

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 11/26/18

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: Azura, LLC
ADDRESS: 1233 N Mayfair Road, Suite 301, Milwaukee, WI 53226
E-MAIL ADDRESS: matt@azuraliving.com
PHONE: (720) 291-4838 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Azura Memory Care of Sheboygan

ADDRESS OF PROPERTY AFFECTED: 2611 & 2629 Indiana Ave

NEW BUILDING: _____ ADDITION: X REMODELING: X

DESCRIPTION OF PROPOSED PROJECT: Please reference enclosed submission materials

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: _____
Please reference enclosed submission materials

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: _____
Please reference enclosed submission materials

The logo for Azura Memory Care features the word "AZURA" in a large, blue, sans-serif font. A blue arc is positioned above the letters "Z" and "U". Below "AZURA" is the phrase "MEMORY CARE" in a smaller, blue, sans-serif font. A registered trademark symbol (®) is located to the right of the word "AZURA".

AZURA[®]
MEMORY CARE

OF

Sheboygan

Submittal for Conditional Use Permit

Sheboygan, Wisconsin

November 9, 2018

Azura Sheboygan

Azura, headquartered in Milwaukee, currently operates 13 communities throughout the state of Wisconsin. All of Azura's communities are focused specifically on serving those with Alzheimer's and dementia (Memory Care).

Azura Memory Care of Sheboygan is located at 2629 and 2611 Indiana Avenue. These buildings were constructed in 1995 and 1999, respectively and have been operating as a Community Based Residential Facility within Sheboygan since their construction.

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.

Below is detailed information regarding the existing buildings:

Address: 2629 Indiana Avenue
Licensure: 19 CBRF beds
Size: 6,410 square feet
Year Built: 1995
Parking: 9 stalls
Operation: Azura provides 24/7 care to residents in a residential setting.



Address: 2611 Indiana Avenue
Licensure: 9 CBRF beds
Size: 3,443 square feet
Year Built: 1999
Parking: 6 stalls
Operation: Azura provides 24/7 care to residents in a residential setting.



Existing Site Plan

The current use of the site includes two CBRF buildings consisting of 28 licensed beds. These buildings were constructed in 1995/1999, respectively. Below are the site metrics:

Land:	4.814 Acres or 209,714 Square Feet
Buildings:	6,410 square feet and 3,443 square feet
FAR:	4.7%
Impervious Area:	40,475 square feet
Site Coverage Ratio:	19.3%
Access:	Private drive via Indiana Avenue
Site Lighting:	Provided by existing residential pole lights



Proposed Redevelopment

Azura proposes to invest in the Sheboygan community to improve the quality of our real estate so that the quality of the buildings matches Azura's quality of care. This will allow Azura to continue providing best in class care to those in Sheboygan with Alzheimer's and dementia long into the future.

2629 Indiana Avenue

Azura proposes to expand this building by 1,936 square feet. This expansion will include expansion to each of the resident room wings (~660 sf per wing) as well as a sunroom expansion (636 sf) off of the building's living area.

The expansion will allow Azura to create update the floor plan and improve the quality of environment for our residents. The entire resident room wings will be demolished and reconstructed with 18 new resident rooms that will each have an ensuite bathroom. In addition, Azura will remodel and upgrade the living areas of the building, including the kitchen, living rooms, and resident spa room, in addition to upgrading lighting and finishes throughout the building.

2611 Indiana Ave

Azura will remodel and upgrade the living areas of the building, including the kitchen, living rooms, and resident spa room, in addition to upgrading lighting and finishes throughout the building.

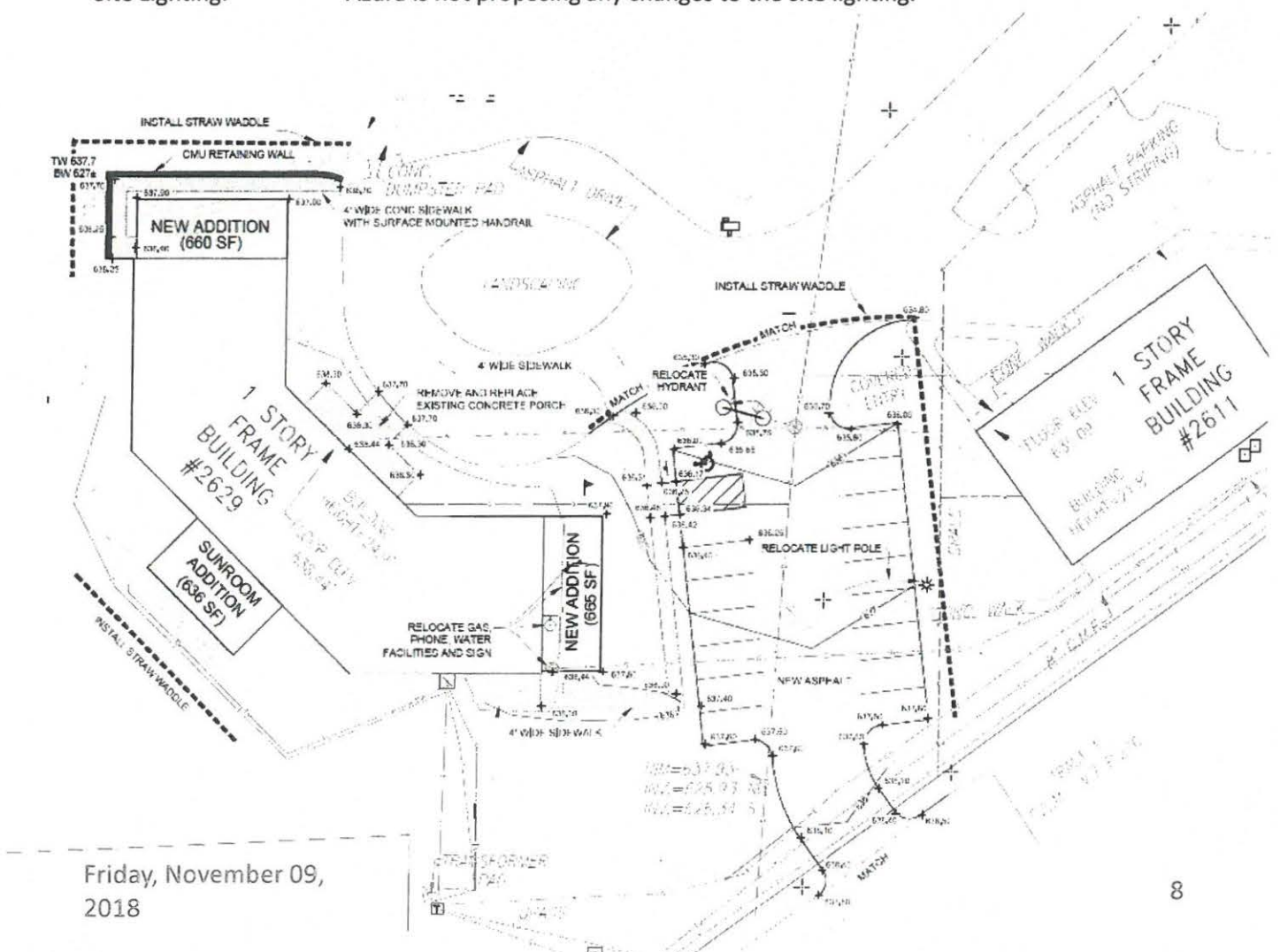
Below are before and after photos of Azura Memory Care of Kenosha where a similar redevelopment was completed in 2017. These images show the current condition of the living room and the condition of the living room after the remodel.



Proposed Site Plan

The proposed use of the site is substantially the same as the current use. The 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. Below are the site metrics:

- Land: 4.814 Acres or 209,714 Square Feet
- Buildings: 8,371 square feet and 3,443 square feet
- FAR: 5.6%
- Impervious Area: 41,150 square feet
- Site Coverage Ratio: 19.6%
- Parking: Section 15.206(f) requires 1 parking space per 6 beds plus 1 per employee on peak shift. This equates to 5 spaces for 28 resident beds and 13 spaces for employees on peak shift or 18 total required spaces. The proposed site plan has 23 total stalls.
- Site Lighting: Azura is not proposing any changes to the site lighting.



Friday, November 09,
2018

Building Architecture

The proposed redevelopment of the property will alter the building architecture from a cold institutional style to a warm residential prairie style architecture. In addition, the buildings vinyl siding will be removed and replaced with fiber cement siding.



AFTER

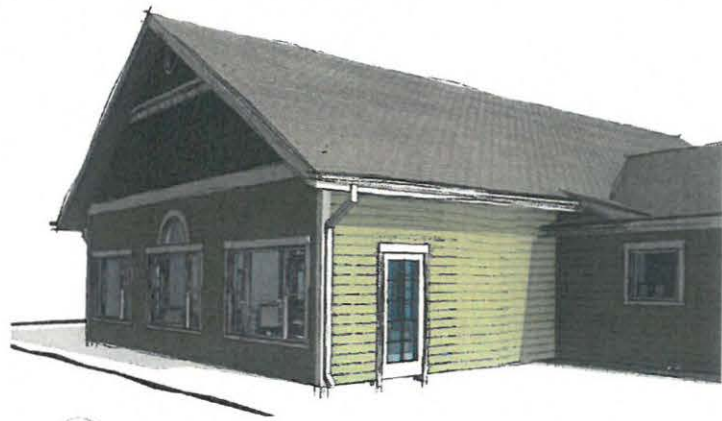


2 Front
3

Exterior Renderings



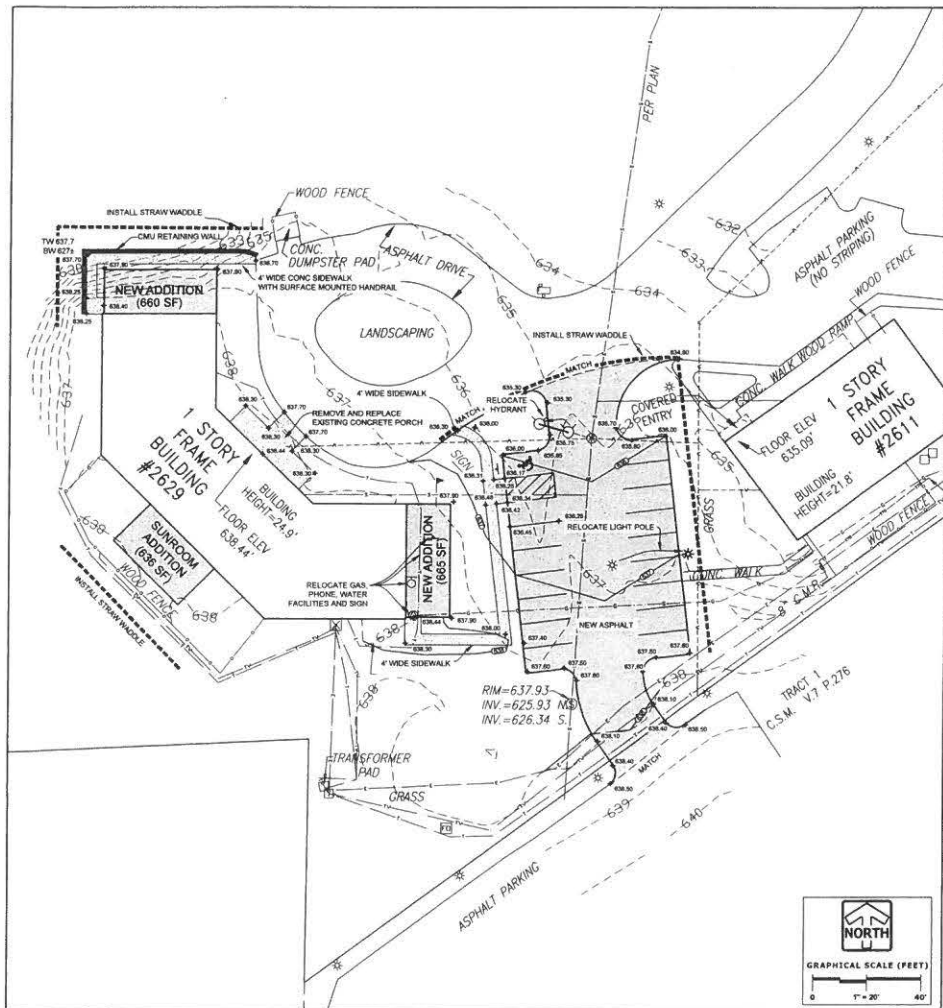
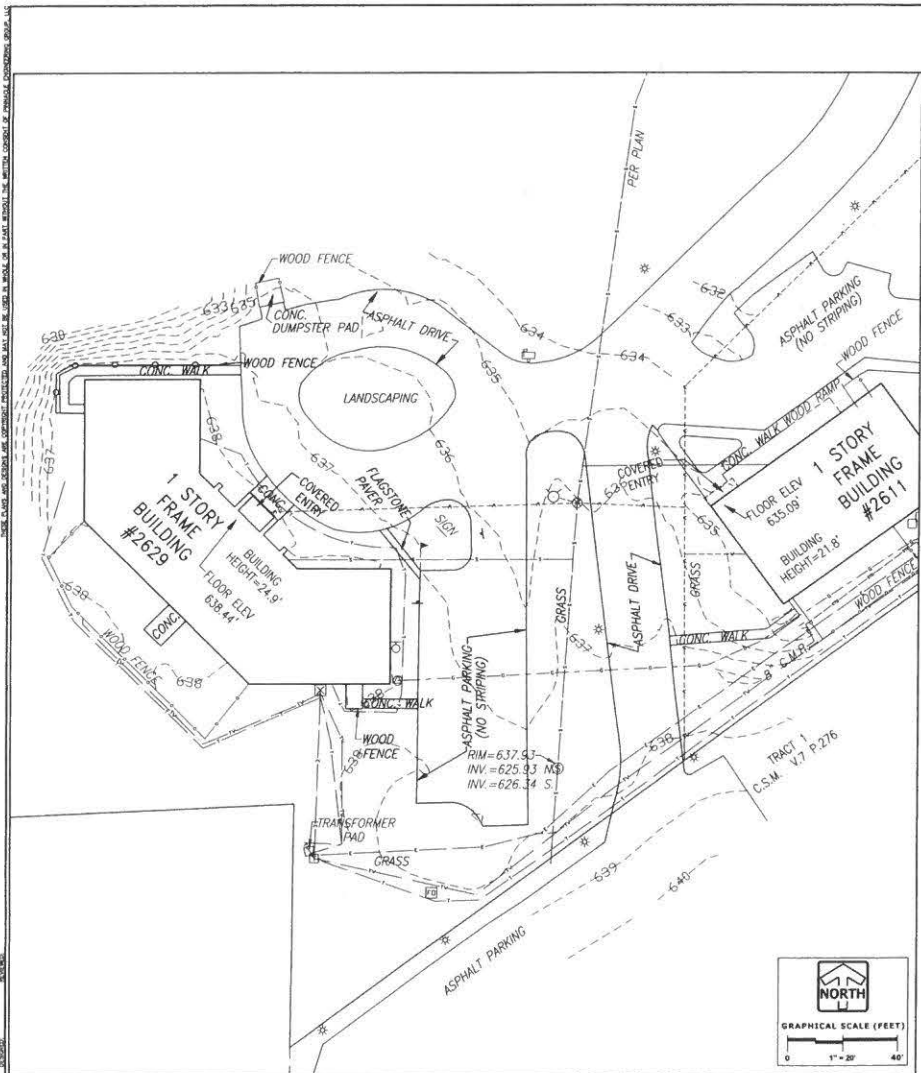
2 Front
3



1 Sunroom
3



3 East Addition
3



PLAN | DESIGN | DELIVER

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PROCESSED OFFICE
1800 W. BUSINESS ROAD
SHEBOYGAN, WI 53085
(920) 754-8888

AZURA SHEBOYGAN
SHEBOYGAN, WI

PARKING LOT PLAN

REVISIONS	

PROJECT NO. 20181416-00-WI-CAD-SHEETS-1 GRADING & PAVING.DWG	DATE: 11-2-2018	SHEET
DESIGNED BY: LESLIE	DRAWN BY: JACOB	C-1
CHECKED BY: JACOB	DATE: 11-2-2018	C-2



action pact
design group

433 METROPOLITAN ROAD
KANSAS CITY, MO 64111
816-355-3888

PROGRESS DOCUMENTS NOT FOR CONSTRUCTION
REVISED 2.13.2019

Azura - Sheboygan
Building A Renovation
2611 Indiana Ave
Sheboygan, WI 53081

JOB NO: 18-190
DATE: 8-28-2018
ISSUE RECORD:
REVISIONS:

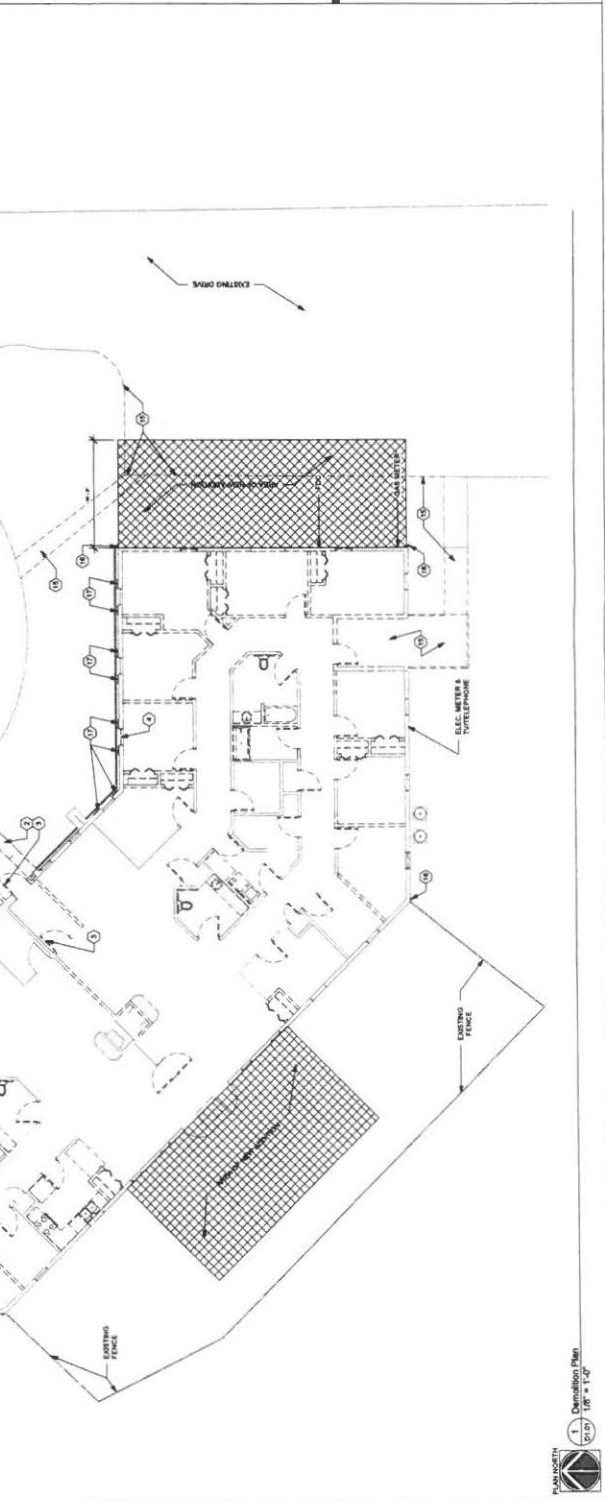
Demolition Floor Plan

DI.01

NUMBER	DESCRIPTION
1	REMOVE EXISTING WALLS AS REQUIRED FOR NEW CONSTRUCTION.
2	REMOVE EXISTING WALLS AS REQUIRED FOR NEW CONSTRUCTION.
3	REMOVE EXISTING WALLS AS REQUIRED FOR NEW CONSTRUCTION.
4	REMOVE EXISTING WALLS AS REQUIRED FOR NEW CONSTRUCTION.
5	REMOVE EXISTING WALLS AS REQUIRED FOR NEW CONSTRUCTION.
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15	REMOVE EXISTING WALLS AS REQUIRED FOR NEW CONSTRUCTION.
16	REMOVE EXISTING WALLS AS REQUIRED FOR NEW CONSTRUCTION.
17	REMOVE EXISTING WALLS AS REQUIRED FOR NEW CONSTRUCTION.

DEMOLITION NOTES

CONSTRUCTION TO BE REMOVED
EXISTING CONSTRUCTION TO REMAIN





**action pact
design group**
413 WESTPORT ROAD
KANASAS CITY, MO 64111
816.232.9378

**PROGRESS
DOCS FOR
CONSTRUCTION**
DATE: 11.25.10

**Azura - Sheboygan
Building A Renovation**
2611 Indiana Ave
Sheboygan, WI 53081

JOB NO: 18-160
DATE: 6-28-2010
ISSUE RECORD:
REVISIONS:

Floor Plan
A1.01

- GENERAL NOTES:**
1. DEMOLISH ALL EXISTING CONCRETE AND MASONRY.
 2. PROVIDE 2" MIN. CONTROL JOINTS IN ANY WALL OR CEILING.
 3. CENTER ALL CLOSET DOORS ON WALL UNLESS OTHERWISE NOTED SHOWN.
 4. PROVIDE 2" MIN. CLEARANCE AT ALL DOORS AND WINDOWS.
 5. FIELD VERIFY ALL DIMENSIONS PRIOR TO ORDERING DIMENSIONALLY SENSITIVE MATERIALS.
 6. VERIFY ALL DOOR AND WINDOW SIZES TO NEAREST 1/8" BEFORE ORDERING.
 7. ROOM NUMBERS ARE FOR THE CONFORMANCE OF THE CONTRACTOR DURING CONSTRUCTION. NOT TO BE USED FOR ANY OTHER PURPOSES.
 8. VERIFY AND REPLACE ALL CONCRETE SURFACES AS SHOWN.
 9. VERIFY ALL EXISTING CONDITIONS AND TAKE EXTERIOR ELEVATIONS FOR TYPE AND LOCATION.

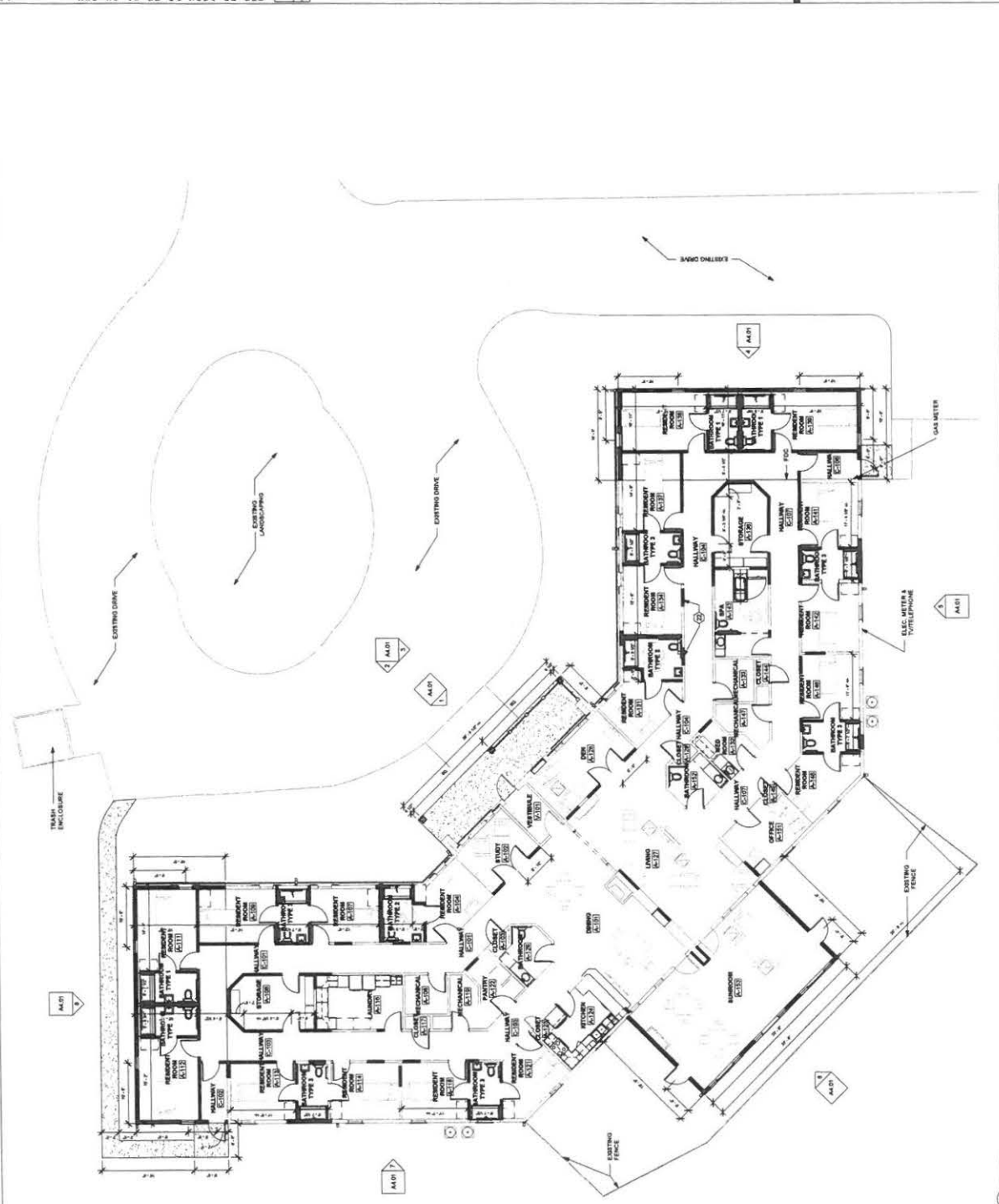
FLOOR PLAN NOTES

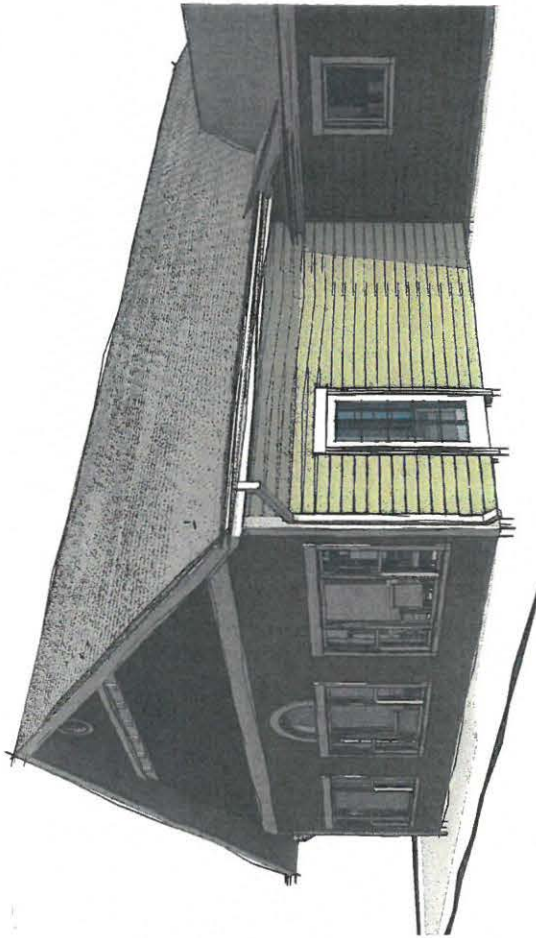
NUMBER	DESCRIPTION
01	PERMIT (IN) AT LIVE CONSTRUCTION

PERMIT (IN) AT LIVE CONSTRUCTION

PERMIT (IN) AT LIVE CONSTRUCTION

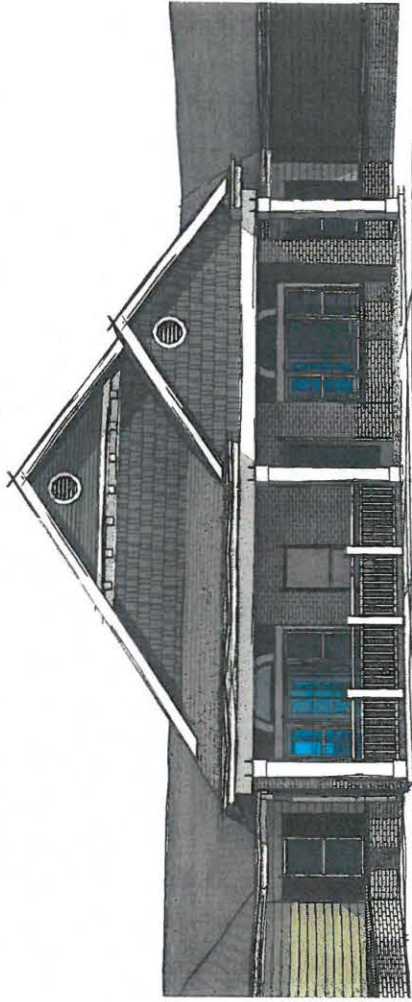
PERMIT (IN) AT LIVE CONSTRUCTION





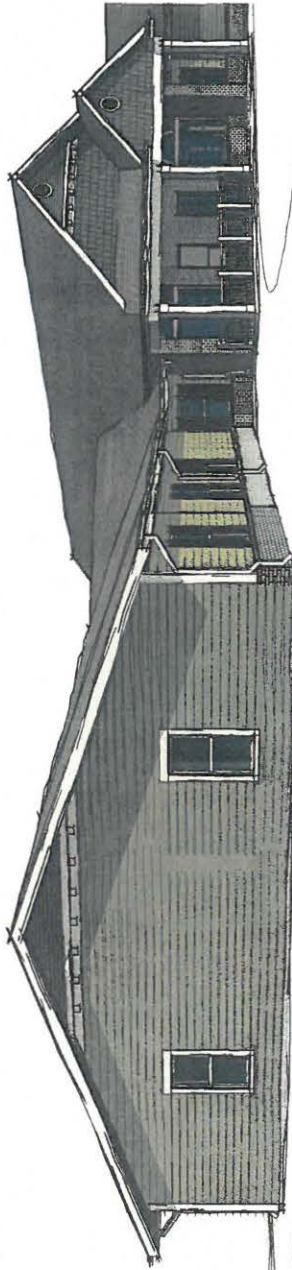
1 Sunroom

3



2 Front

3



3 East Addition

3

Azura - Sheboygan Building A Renovation

Perspectives



6-28-2018

action pact
design



433 WESTPORT ROAD
KANSAAS CITY, MO 64111
816-335-8898

Azura - Sheboygan
Building B Renovation
2611 Indiana Ave
Sheboygan, WI 53081

JOB NO. 18-169
DATE: 8-28-2018

ISSUE RECORD:

REVISIONS:

Demolition Floor Plan

D1.01

NUMBER	DESCRIPTION
1	REMOVE WALLS AS NOTED FOR NEW CONSTRUCTION
2	REMOVE WALLS AS NOTED FOR NEW CONSTRUCTION - SAVE MASONRY (BRICK)
3	REMOVE EXISTING PARTITION WALLS AND ALL NEW CONSTRUCTION - PREPARE FOR NEW CONSTRUCTION
4	REMOVE EXISTING TRIM, SWITCHES AND DIMMER SWITCHES
5	REMOVE EXISTING FLOORING AND ALL NEW CONSTRUCTION
6	REMOVE EXISTING FLOORING AND ALL NEW CONSTRUCTION
7	REMOVE EXISTING FLOORING AND ALL NEW CONSTRUCTION
8	REMOVE EXISTING FLOORING AND ALL NEW CONSTRUCTION
9	REMOVE EXISTING FLOORING AND ALL NEW CONSTRUCTION
10	REMOVE EXISTING FLOORING AND ALL NEW CONSTRUCTION
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12	REMOVE EXISTING FLOORING AND ALL NEW CONSTRUCTION
13	REMOVE EXISTING FLOORING AND ALL NEW CONSTRUCTION

DEMOLITION NOTES:
 1. REMOVE WALLS AS NOTED FOR NEW CONSTRUCTION
 2. REMOVE WALLS AS NOTED FOR NEW CONSTRUCTION - SAVE MASONRY (BRICK)
 3. REMOVE EXISTING PARTITION WALLS AND ALL NEW CONSTRUCTION - PREPARE FOR NEW CONSTRUCTION
 4. REMOVE EXISTING TRIM, SWITCHES AND DIMMER SWITCHES
 5. REMOVE EXISTING FLOORING AND ALL NEW CONSTRUCTION
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 13. REMOVE EXISTING FLOORING AND ALL NEW CONSTRUCTION

CONSTRUCTION TO BE REMOVED
 CONSTRUCTION TO REMAIN



