

*****ATTACHMENTS*****



August 11, 2020

City of Sheboygan
Architectural Review Committee
828 Center Avenue
Suite 104
Sheboygan, WI 53081

Ladies and Gentlemen:

Attached please find information pertaining to the proposed building addition to the Rightway Club, Inc. located at 4627 S. 12th Street in the City of Sheboygan, Wisconsin. There is no zoning change or change in use as a result of the proposed expansion. As discussed in the predevelopment meeting, there is a conditional use approval required for this project. We do also request a variance for a side yard setback distance. Under the assumption that the use is classified as Indoor Institutional per zoning code section 15.105, part 2, subpart c it is our interpretation that the existing off-street parking meets zoning requirements for the use. Please see Attachment A for additional information about the Rightway Club, their mission, and their service and community impact.

It is our request as agent of the Rightway Club, Inc. for Architectural Review approval of the enclosed plans and information to construct a 2,080 square foot addition to the south and west sides of the existing facility. The expansion is designed to blend in with the existing structural framework, but it as well as the existing exterior finishes will be a departure from the existing conditions. The ridge of the existing roof will extend south and meet up with the new ridge of the gable roof design of the expansion to create an "L" shaped structure. Both the expansion and existing building will receive new 4" reveal vinyl siding, most likely from the CertainTeed Restoration Classics collection. Both the expansion and existing building will also receive new dimensional asphalt shingles. A total of (3) false dormers will be incorporated into the design, with two being positioned on the existing structure roof and one on the expansion to break up long runs and create visual interest. The windows of the existing building were recently replaced and will be retained with the project. New windows on adjacent or adjoining walls will be of similar dimension and appearance to blend with existing conditions. Exterior doors will be either steel or fiberglass with a wood grain appearance or solid color. A new facility entrance is incorporated into the expansion and will feature a 10' overhang supported by two building columns which will clearly identify the entrance to the building. New landscape areas will be added around the west and south building faces and will include plantings native or common to the area. Landscaping will comply with City of Sheboygan Landscape design requirements. There is a proposed exterior concrete patio area for sitting and small outdoor meetings to replace the demolished deck and offer a longer lasting, lower maintenance space. Exterior lighting will consist of recessed soffit and/or surface mounted directional LED lighting. Lighting will be designed as to not create a nuisance to neighboring properties or motorists on S. 12th street.

3510 S. 26th Street | Manitowoc, WI 54220

Manitowoc: 920.682.6105 | Sheboygan: 920.457.4960 | Fax: 920.682.7700 | www.acebuildingservice.com



The project will include a stormwater treatment area per city stormwater regulations. This information will be submitted separately. We are aware of wetlands adjacent to the project area. The wetlands will not be encroached upon by the project and erosion control measures will be installed and maintained to ensure that there are no illicit discharges that could impact this area.

There will be no fencing, screening, or dumpster enclosures included as part of this project. A concrete patio will be constructed on the west and south sides of the expansion to offer outdoor seating space to provide outdoor seating areas for small groups as an option to meet outside in lieu of indoors. The concrete patio will not have a perimeter railing. The expansion is set back well away from the adjacent streets and will not create a vision barrier to public traffic nor off-street parking traffic. Any proposed signage will be handled under a separate submittal by the Rightway Club.

The Rightway Club is in the process of acquiring a 10' piece of land from the property adjacent to the north. The existing property line is approximately 8' off of the existing north building wall. The additional 10' of property will allow the existing structure and expansion to be constructed without the need for fire rated exterior wall construction. We will however still not meet the side yard setback for Suburban Residential-3 zoning. We request a side yard setback variance of 17 feet due to the fact that while the survey is complete and materials delivered to the existing property owner for draft and filing, the process is not yet complete. After completion, it should be noted that the side yard setback will be 18 feet, not 8 feet as the request would suggest.

Currently the club may have an infrequent occurrence where guests or club members choose to park on 12th Street in lieu of the off-street parking lot. The club's intent is to arrange meeting times such that the parking lot is not beyond capacity. The proposed use schedule is 20 occupants in the large meeting room and 10 occupants in the small meeting room at one time with one meeting per month on a Saturday evening of approximately 50 people. Per section 15.206, part 3, subpart (c), item 4 (Parking regulations) require one space per three expected patrons at maximum capacity. Additional specific requirements in item 4 call for (if considered a community or recreation center) one space per 250 square feet of gross floor area. [1,600 existing + 2,080 proposed = 3,680 sf] [3,680 sf / 250 square feet = 14.72 spaces. There will be (20) standard and (3) accessible parking spaces as a result of the expansion, able to support an occupancy of (60) ambulatory occupants. Proposed parking exceeds requirements established in 15.206. Special events, which are held less than a few times per year for fundraising activities will be the only time where there would be notable on-street parking.

Please feel free to contact me with any questions regarding this project. Thank you in advance for your consideration.

Respectfully Submitted,

Christopher Herzog – VP Business Development
A.C.E. Building Service, Inc.

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

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: _____

CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW APPLICATION

Revised November 2019

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: A.C.E. Building Service, Inc. – Contact: Chris Herzog

ADDRESS: 3510 S. 26th Street, Manitowoc WI

E-MAIL ADDRESS: cherzog@acebuildingservice.com

PHONE: (920) 682-6105 FAX NO.: N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: The Rightway Club

ADDRESS OF PROPERTY AFFECTED: 4627 S. 12th Street, Sheboygan WI

NEW BUILDING: _____ ADDITION: X REMODELING: X

DESCRIPTION OF PROPOSED PROJECT:

The Rightway Club proposes a facility expansion and renovation project. Their existing facility is 1,600 square feet single story wood framed structure with a 900 square foot detached garage and detached wood deck structure. The proposed project will entail a 2,080 square foot single story wood framed building expansion and renovation of the existing 1,600 square foot structure. The detached garage and deck will be demolished to allow space for the expansion and proposed exterior concrete patio area.

DESCRIPTION OF EXISTING EXTERIOR DESIGN AND MATERIALS:

The existing structure is a single story wood framed building with four sided hip roof similar to many residential structures from the era in which it was originally built.

Attachment A

CONDITIONAL USE PERMIT PROCESS documentation specifically explaining/detailing the proposed use:

- An explanation of existing use of property and what the Rightway Club is/does?

The Rightway Club is a nonprofit organization whose main objective is to provide meeting rooms for 12-step recovery groups and to facilitate a social atmosphere that is safe, healthy and interactive in the aid of the recovery process which involves family, friends and community. We currently have 18 weekly 12-step meetings held at Rightway Club. These include Alcoholics Anonymous, Alanon, Crystal Meth Anonymous, Overeaters Anonymous and Heroin Anonymous.

- An explanation of the proposed Building Expansion activities/use – events, programs, etc.

The proposed Building Expansion would increase number of meeting rooms and gathering area for the recovery community and their families.

Improvements include increased ADA compliant bathrooms, Handicap entrances on ground elevation with more facilities for family activities.

- A description as to why the proposed Building Expansion/use is being proposed from this location and why the plan commission should consider approving the proposal (Why was this site selected, who will use it, when will you begin construction, etc.)

Our property is on a large lot and in a pleasant setting. We would like to utilize this asset with the Building Expansion as a centerpiece for our indoor activities with large gathering area and lounge area to enjoy the serene views of the nature around us.

The Building Expansion at the Rightway Club is in support of the recovery community, with increases in addictions from many areas, the ability to hold more meetings at the same time is preferred. The support for rehab facilities such as Rogers Behavioral Health and Aurora Health is in demand to help individuals stay in recovery.

- What is the square footage of the building?

36 x 61 = 2,196 sq. feet

- When would construction begin?

August or September 2020

- Description of proposed building and all new site improvements (square footage of proposed building, slab, paving, landscaping, lighting, parking, ingress/egress access, dumpster enclosure, etc.).

Refer to drawings and pictures attached. The removal of maintenance of existing garage and outdoor deck will open view of property and a beautiful architecturally design building with entrance and patio.

- Architectural description and orientation of all proposed buildings - A written description of the proposed general design, arrangement, texture, material and color of the building or structure. An explanation of the proposed architectural style and materials and how it blends in with the existing Rightway Club facility and how it is compatible with the development in and around the area.

Refer to drawings and pictures attached

- Provide a little explanation of the Rightway Club – purpose, what it does to help members in our community.

The Rightway Club is a nonprofit organization whose main objective is to provide meeting rooms for 12-step recovery groups and to facilitate a social atmosphere that is safe, healthy and interactive in the aid of the recovery process which involves family, friends and community.

- How will you insure that the proposal will not become a nuisance to adjoining property owners (i.e. outdoor storage of materials, vehicles, equipment, lighting, noise, smells, architectural style, etc.)?

Architectural style to be conventional and attractive, within normal limits. The facility and grounds are well kept, and we feel that the Building Expansion will be an attractive addition to the property. The property itself is large and tree-lined so that it is secluded and there is a noise buffer from all adjoining property owners. We have held several other events in the history of the Right Way Club and there has never been any noise complaint (or other type of complaint). The use of alcohol and any non-prescription drugs is prohibited on Rightway property so we rarely, if ever, have any issues with individuals getting loud or out-of-control at our activities.

- Any other information that will be useful for the Plan Commission to understand your development proposal.

The Rightway Club is a needed asset in our community. With the increase in addiction and the near-crises level of opiate addiction in Sheboygan County, we provide a needed resource to aid in the recovery of addicted individuals. Alcoholics Anonymous is proven to be effective in the treatment of alcoholism and many courts and treatment programs require identified individuals to attend meetings. All of the services that we provide are at no cost to the individual in need of assistance. We strongly encourage responsibility to community and giving back in the form of service from our members. It is one of the tenets of recovery. The Building Expansion provides space for activities focused around recovery from addiction and enhances our ability to service that sector of our community. With social distancing as new normal the requirement of larger areas and more rooms is a must have.



OPTION A

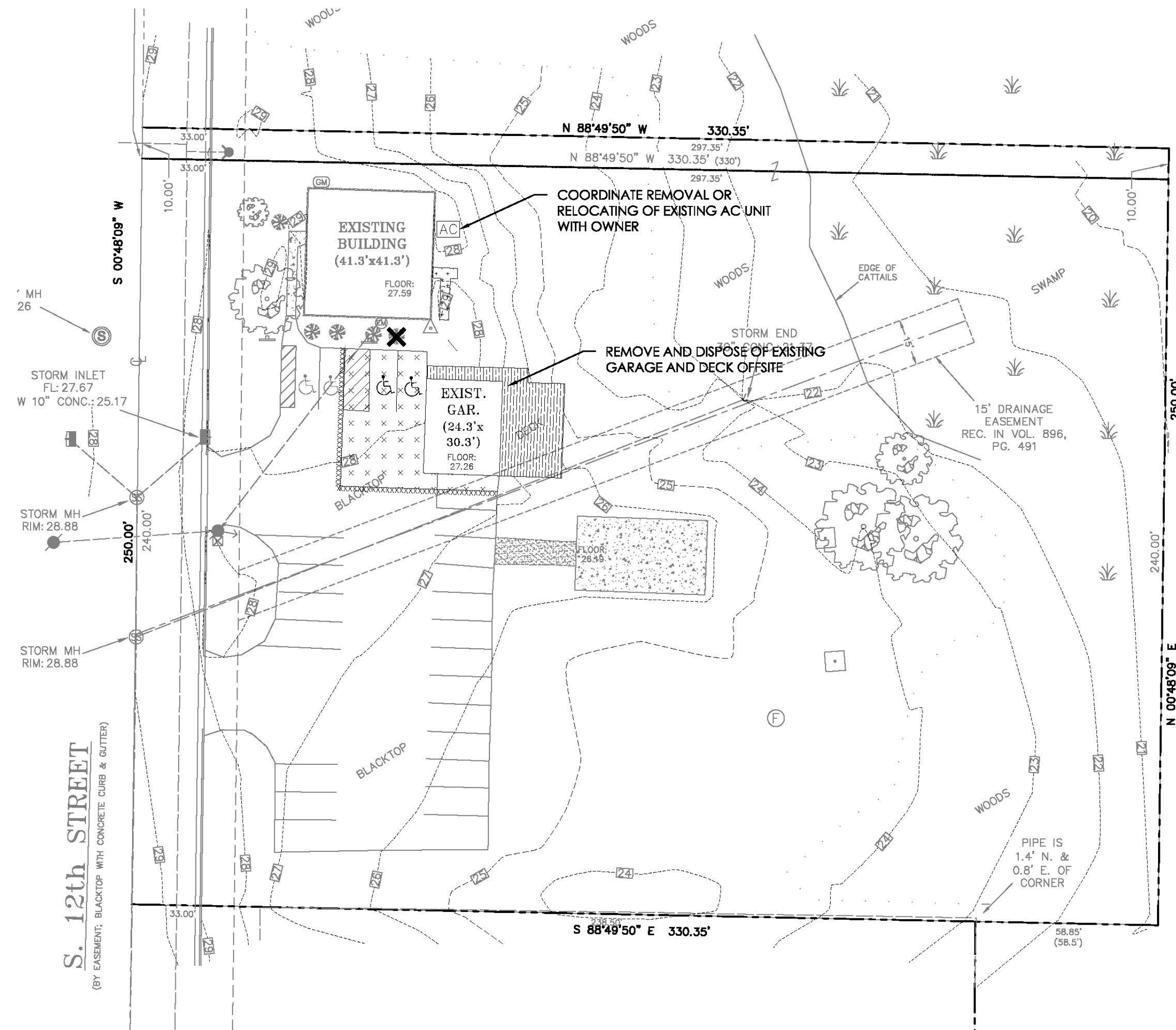


CLUB EXPANSION
PRELIMINARY RENDERING - v3

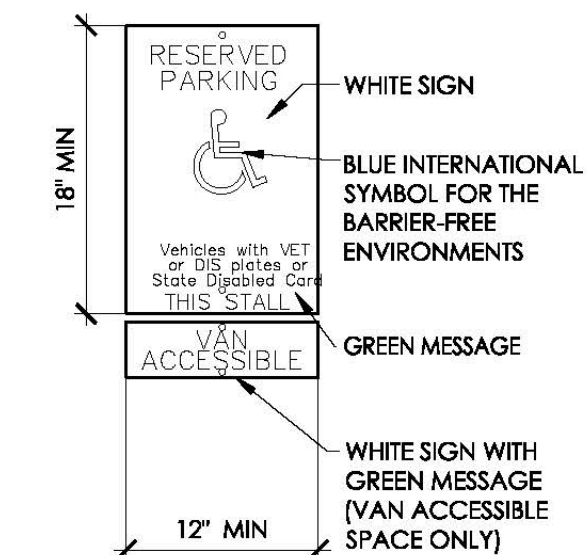
OPTION B

August 10, 2020

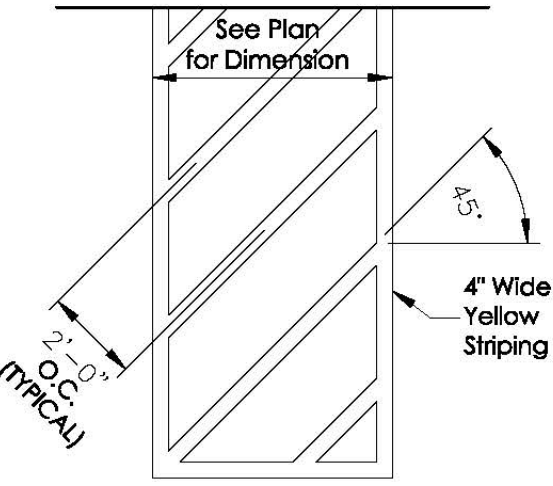
P:\2020-CONTRACTS\2020-68 ACE - Right Way Club Phase - 2\Construction Documents\3.3 Site\SiteMP 2020-68.dwg



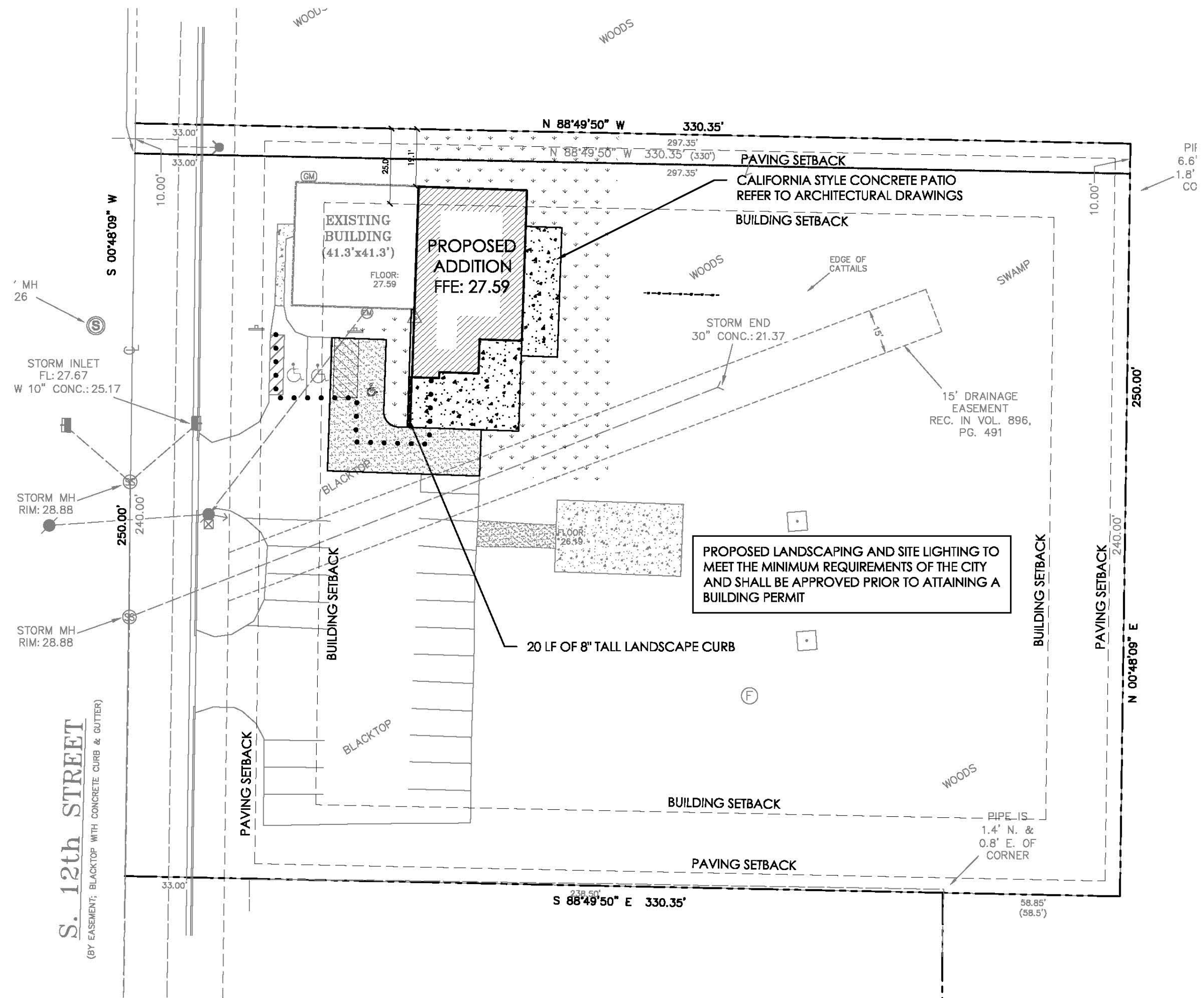
SITE DEMOLITION PLAN SCALE: 1"=30'



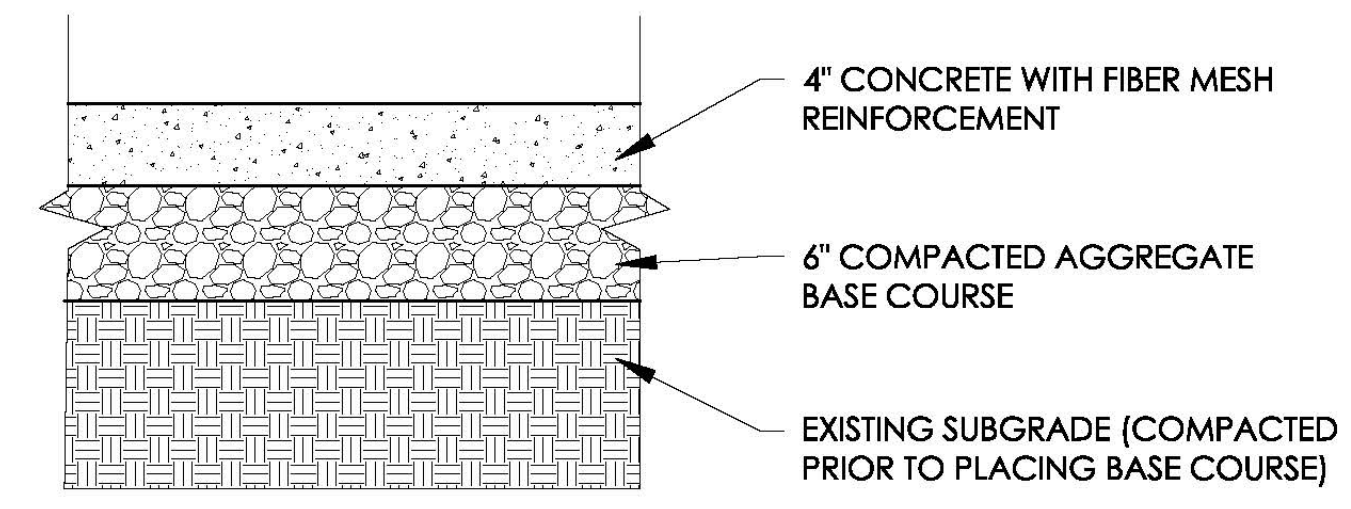
HANDICAP SIGNAGE



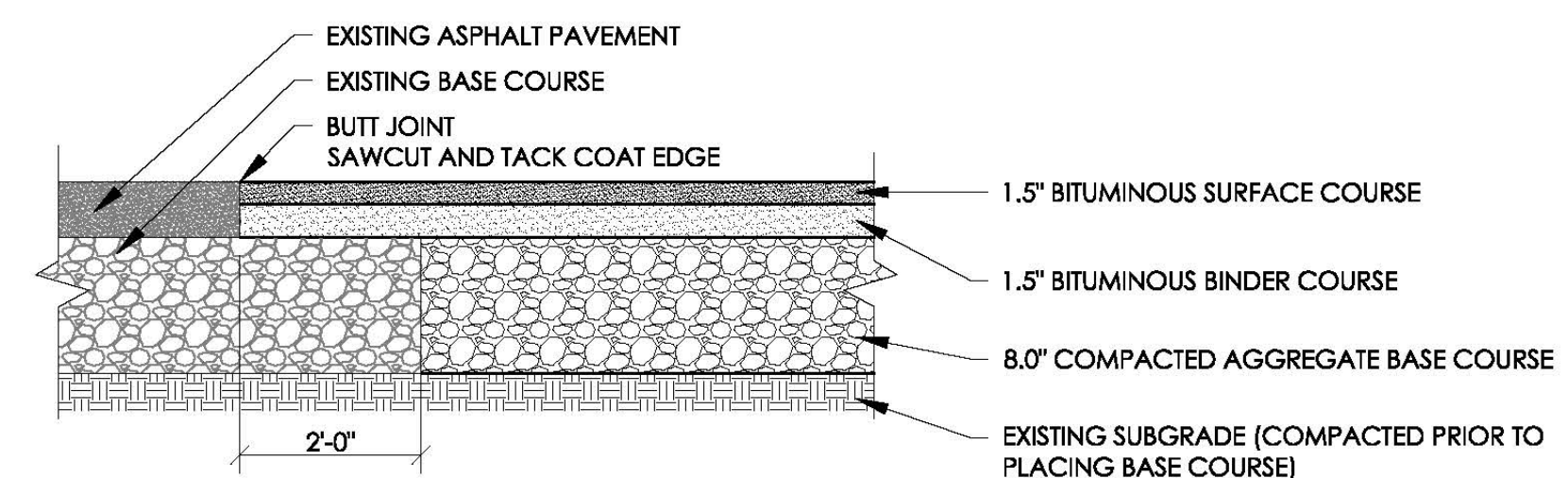
ACCESS AISLE STRIPING



SITE LAYOUT AND UTILITY PLAN SCALE: 1"=30'



CONCRETE PAVEMENT CROSS SECTION



ASPHALT PAVEMENT CROSS SECTION

DEMOLITION LEGEND

- X: APPROXIMATE LOCATION OF A TREE TO BE REMOVED AND DISPOSED OFFSITE. COORDINATE POSSIBLE RELOCATING OF TREE WITH OWNER
- XXXXXX: HATCH TYPE INDICATES ASPHALT TO BE REMOVED AND DISPOSED OF OFFSITE
-: HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
- CAUTION: SYMBOL INDICATES LOCATIONS WHERE ADDITIONAL CAUTION IS ADVISED AS A RESULT OF POTENTIAL UTILITY CONFLICTS
- : LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED
- ~~~~~: LINE TYPE INDICATES UTILITIES TO BE ABANDONED OR RELOCATED. REFER TO NOTES ON PLANS FOR ADDITIONAL INFORMATION

SITE LEGEND

- [Hatched Box]: EXTENTS OF PROPOSED BUILDING, REFER TO ARCHITECTURAL DRAWINGS
- [Dotted Box]: PROPOSED CONCRETE HATCH, SEE DETAIL
- [Green Hatched Box]: PROPOSED GREENSPACE HATCH
- [Grey Hatched Box]: PROPOSED PAVEMENT HATCH, SEE DETAIL
- [Dashed Line]: ADA ACCESSIBLE ROUTE

REV. BY	DATE	REVISION DESCRIPTION

A.C.E. BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION

3510 SOUTH 26TH STREET • MANTOWOC, WISCONSIN • 54221 • 626
PHONE: 920.6651.03 • WWW.ACEBUILDINGSERVICE.COM

SUPERVISING PROFESSIONAL:

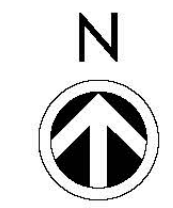
RIGHTWAY CLUB
4627 S. 12TH STREET
SHEBOYGAN, WI 53081

PROJECT INFORMATION:

THIS PLAN AND IDEAS EXPRESSED HEREIN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

SHEET INFORMATION

A.C.E. JOB NO.	2020-68
DATE	08/11/2020
DRAWN BY:	MDW
SCALE:	1" = 30'
SHEET	C1



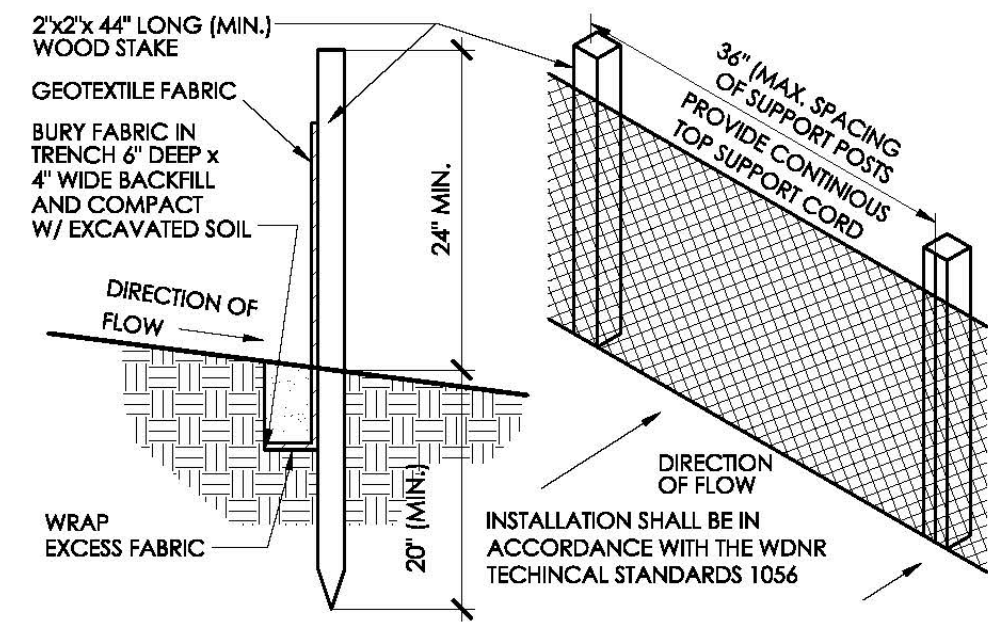
August 10, 2020

PA:2020-CONTRACTS\2020-68 ACE - Right Way Club Phase - 2\Construction Documents\3.3 Site\SiteWP 2020-68.dwg

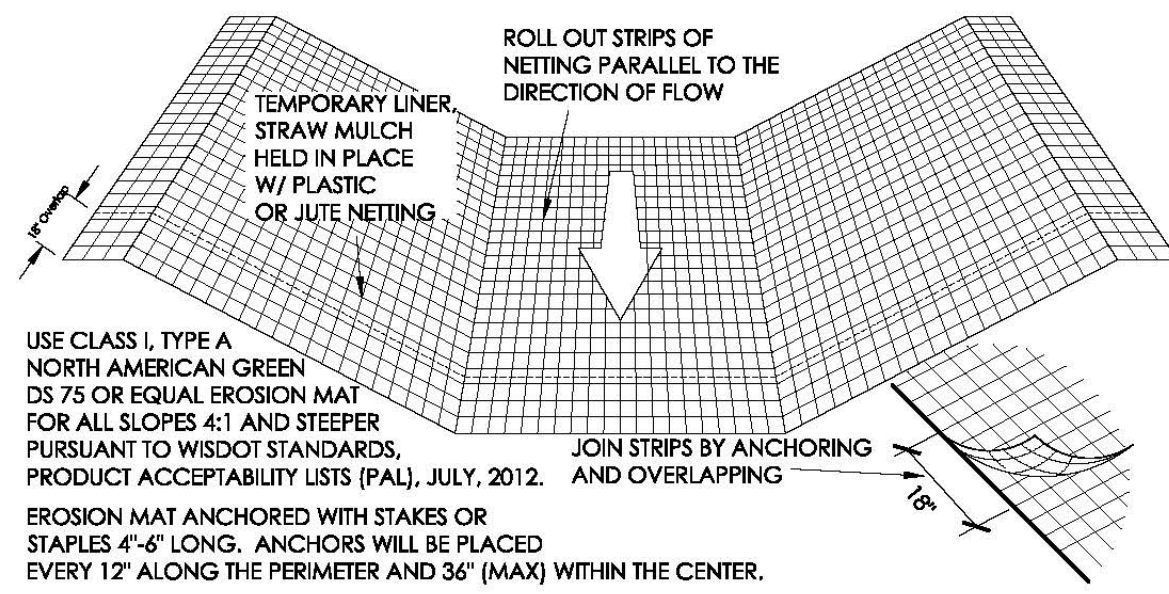
EROSION CONTROL NOTES

- KEEP A COPY OF THE CURRENT EROSION CONTROL PLAN ON SITE THROUGHOUT THE DURATION OF THE PROJECT.
- INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
- WHEN POSSIBLE: PRESERVE EXISTING VEGETATION (ESPECIALLY ADJACENT TO SURFACE WATERS), MINIMIZE LAND-DISTURBING CONSTRUCTION ACTIVITY ON SLOPES OF 20% OR MORE, MINIMIZE SOIL COMPACTION, AND PRESERVE SOIL.
- REFER TO THE WDNR STORMWATER CONSTRUCTION TECHNICAL STANDARDS AT http://dnr.wi.gov/topic/stormwater/standards/const_standards.html
- INSTALL PERIMETER EROSION CONTROLS AND ROCK TRACKING PAD CONSTRUCTION ENTRANCE(S) PRIOR TO ANY LAND-DISTURBING ACTIVITIES, INCLUDING CLEARING AND GRUBBING. USE WDNR TECHNICAL STANDARD STONE TRACKING PAD AND TIRE WASHING #1057 FOR ROCK CONSTRUCTION ENTRANCE(S)
- STAGE CONSTRUCTION GRADING ACTIVITIES TO MINIMIZE THE CUMULATIVE EXPOSED AREA. CONDUCT TEMPORARY GRADING FOR EROSION CONTROL PER WDNR TECHNICAL STANDARD TEMPORARY GRADING PRACTICES FOR EROSION CONTROL #1067.
- INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
- IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
- STABILIZE AREAS OF FINAL GRADING WITHIN 7 DAYS OF REACHING FINAL GRADE.
- SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY OR AS DIRECTED BY THE MUNICIPALITY. SEPARATE SWEEPED MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
- PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS (INCLUDING GARBAGE, DEBRIS, CLEANING WASTES, OR OTHER CONSTRUCTION MATERIALS) AND DO NOT ALLOW THESE MATERIALS TO BE CARRIED BY RUNOFF INTO THE RECEIVING CHANNEL.
- MAKE PROVISIONS FOR WATERING DURING THE FIRST 8 WEEKS FOLLOWING SEEDING OR PLANTING OF DISTURBED AREAS WHENEVER MORE THAN 7 CONSECUTIVE DAYS OF DRY WEATHER OCCUR.

EROSION CONTROL NOTES PROVIDED BY WDNR BUREAU OF WATERSHED MANAGEMENT PROGRAM GUIDANCE #3800-2015-03



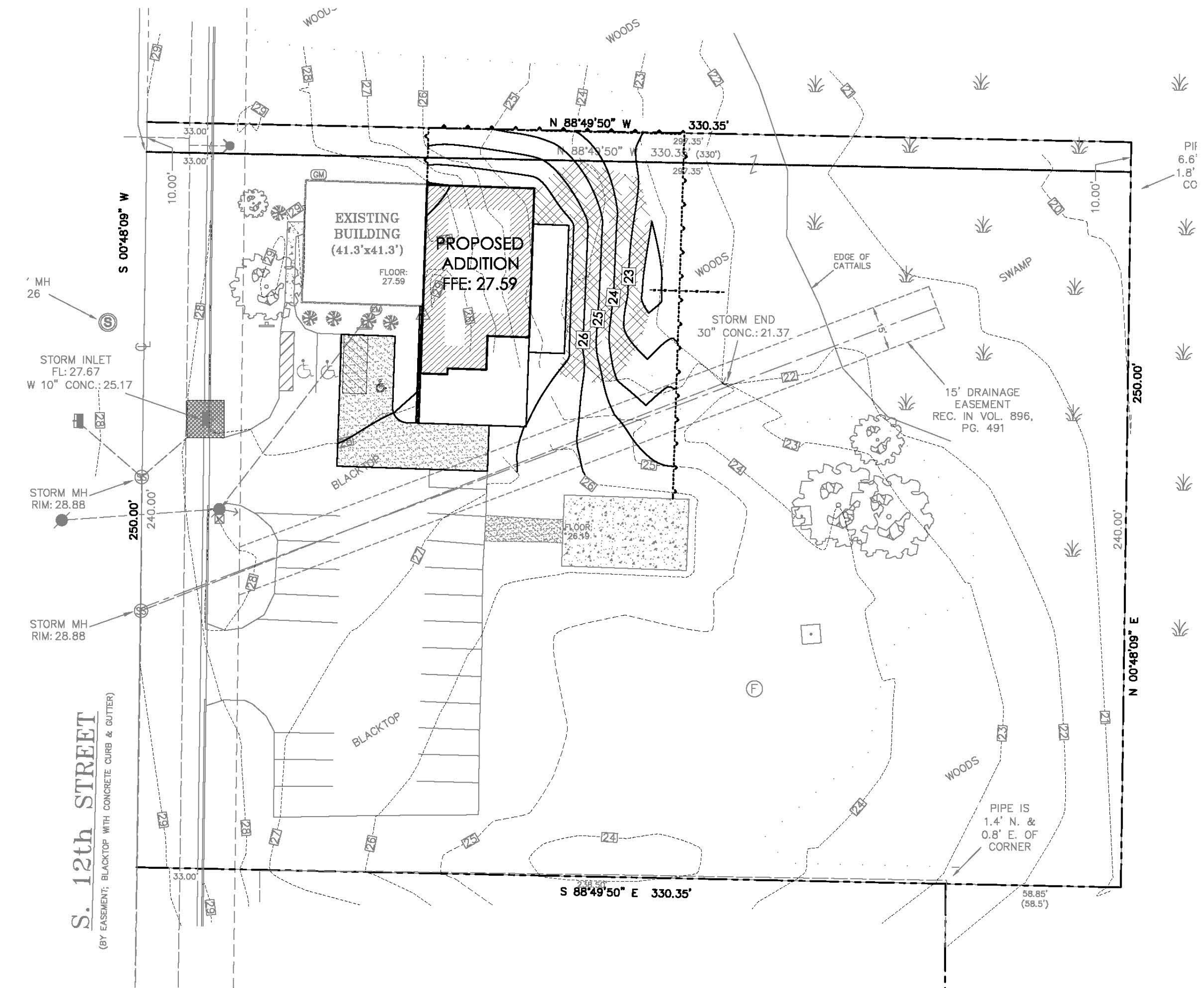
SILT FENCE SECTION & DETAIL



EROSION MATTING DETAIL
(FOR SIDE SLOPES ONLY - NOT FOR CHANNELIZED FLOW)

CONSTRUCTION SEQUENCE

- INSTALL INLET PROTECTION AS INDICATED ON PLANS.
- INSTALL STONE TRACKING PAD AS INDICATED ON PLANS.
- CLEAR AND STRIP AREAS NECESSARY TO INSTALL SILT FENCE AS INDICATED ON PLANS.
- INSTALL SILT FENCE AS INDICATED ON PLANS.
- STRIP TOPSOIL AND GRADE SITE IN INCREMENTS APPROPRIATE TO WORK WHILE MAINTAINING EROSION CONTROL IN CONFORMANCE WITH LOCAL AND STATE GUIDELINES.
- CONTINUE SITE, BUILDING CONSTRUCTION, UTILITY INSTALLATION, AND PAVING.
- WHEN THE ENTIRE SITE HAS ESTABLISHED VEGETATION AND IS NO LONGER SUSCEPTIBLE TO EROSION: REMOVE SILT FENCE, AND ALL OTHER TEMPORARY EROSION CONTROL BMPs.
- IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS, OR ANNUAL RYE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX. APPROPRIATE FOR REGION AND SOIL TYPE.



GRADING AND EROSION CONTROL PLAN

SCALE: 1"=30'

GRADING AND EROSION CONTROL LEGEND

- EXTENTS OF EROSION MAT AS SPECIFIED. INSTALL ON DISTURBED AREAS WITH SLOPE GREATER THAN 4H:1V. SEE DETAIL
- PROPOSED SILT FENCING TO BE PLACED AROUND THE PERIMETER OF THE PROPOSED GRADING LIMITS. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED IN EXISTING STORM SEWER INLETS PRIOR TO ANY CONSTRUCTION ACTIVITIES BEING PERFORMED. SEE DETAIL
- INLET PROTECTION TO BE INSTALLED AFTER INSTALLATION OF PROPOSED STORM SEWER INLETS. SEE DETAIL
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SPOT ELEVATION
- MATCH EXISTING ELEVATION

REV. BY	DATE	REVISION DESCRIPTION

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RIGHTWAY CLUB
4627 S. 12TH STREET
SHEBOYGAN, WI 53081

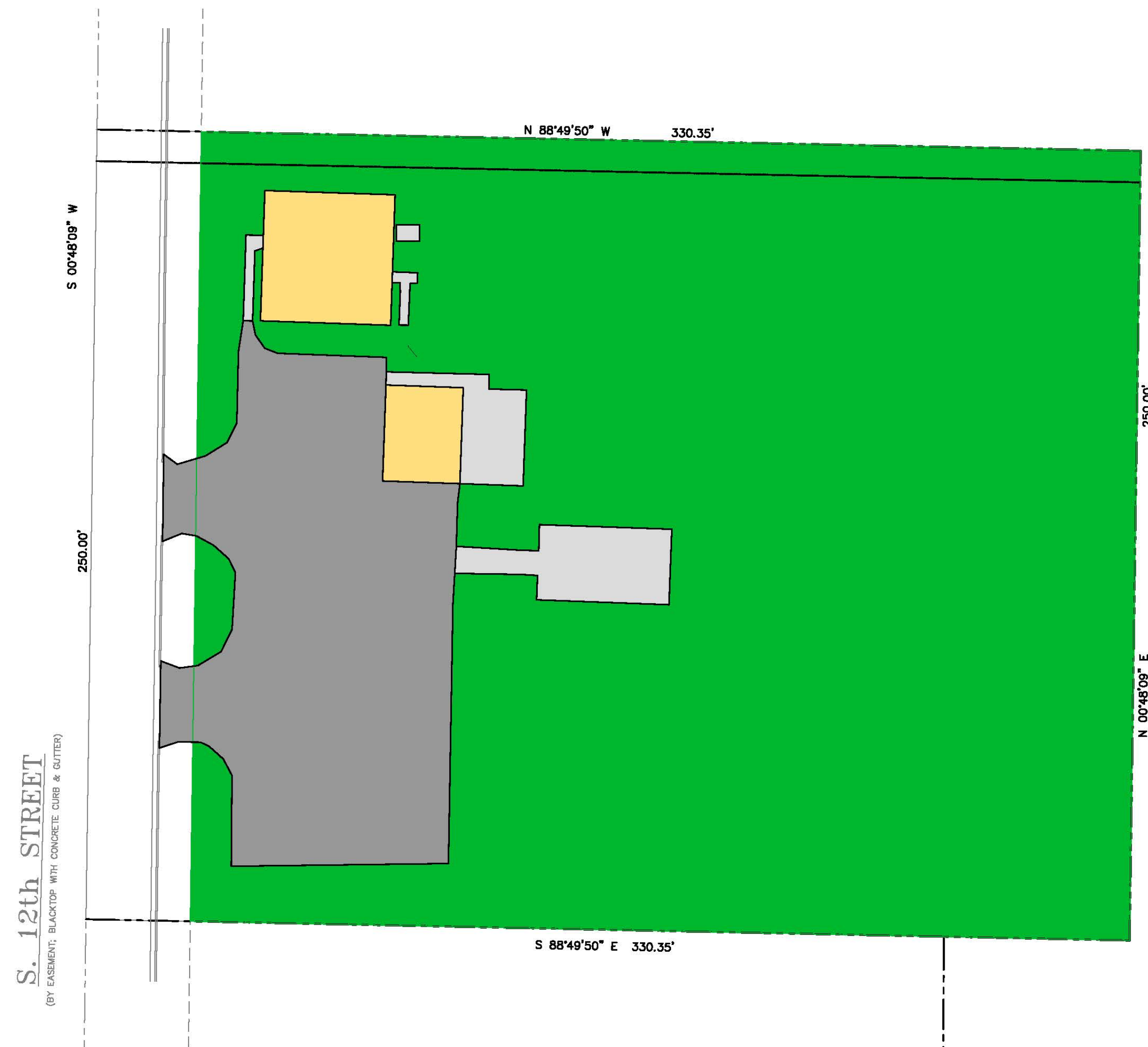
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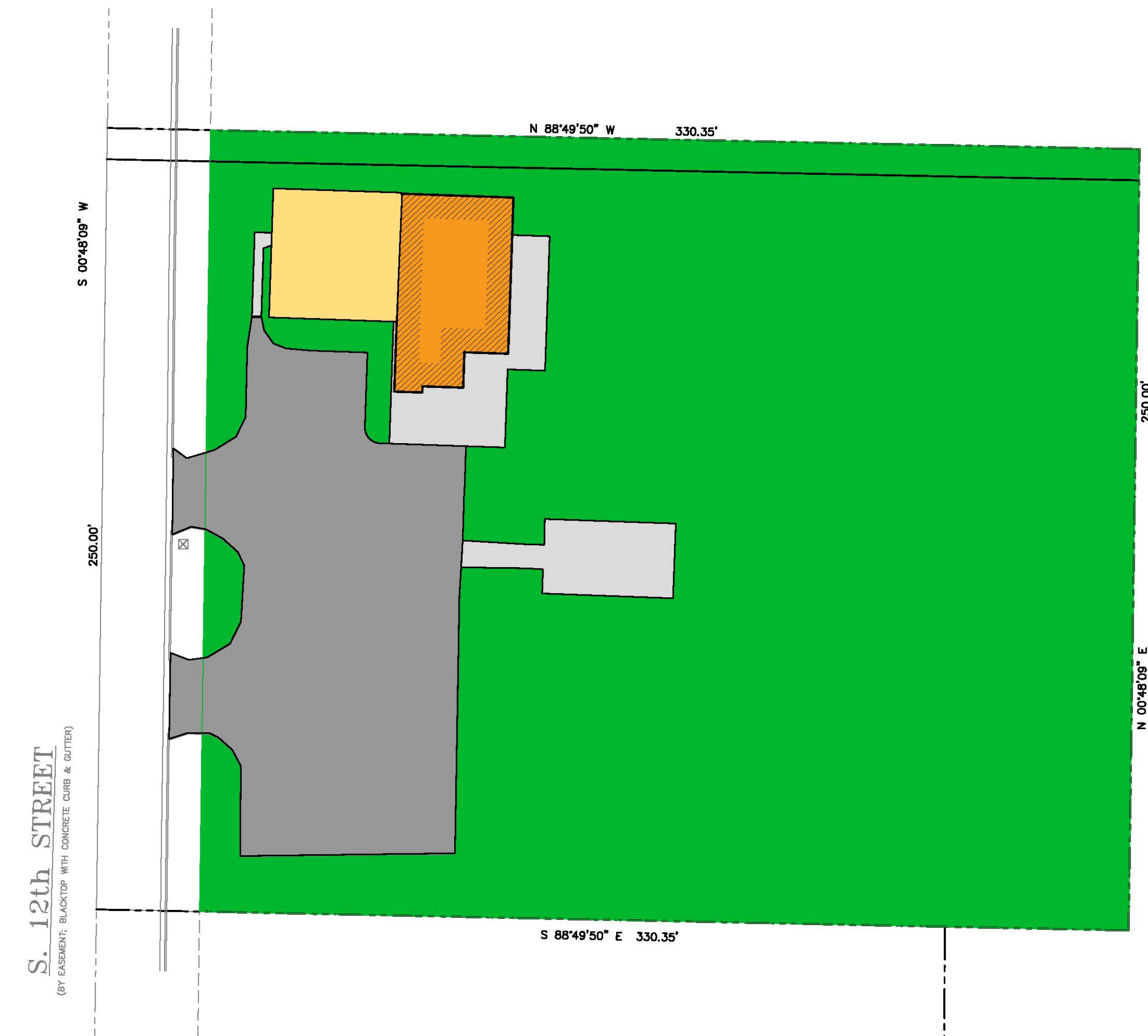
SHEET INFORMATION
A.C.E. JOB NO. 2020-68
DATE: 08/11/2020
DRAWN BY: MDW
SCALE: 1" = 30'
SHEET

C2





EXISTING LAND USE
SCALE: 1"=30'



PROPOSED LAND USE
SCALE: 1"=30'

SITE INFORMATION

TOTAL AREA	1.70 AC.
EXISTING SITE:	
IMPERVIOUS	0.37 AC.
PERVIOUS	1.33 AC.
LANDSCAPING RATIO (LSR)	0.78
PROPOSED SITE:	
IMPERVIOUS	0.41 AC.
PERVIOUS	1.29 AC.
LANDSCAPING RATIO (LSR)	0.76

PROPERTY ZONED:	SUBURBAN RESIDENTIAL-3 DISTRICT
CONDITIONAL USE:	INDOOR INSTITUTIONAL
BUILDING SETBACKS:	
STREET YARD -	30 FEET
SIDE YARD -	25 FEET
REAR YARD -	25 FEET
PAVING SETBACKS	
STREET YARD -	10 FEET
SIDE/REAR YARD -	5 FEET

PARKING COUNT REQUIREMENTS
PER SECTION 15.206-3(c)4:
1 PARKING SPACE REQUIRED PER 3 EXPECTED PATRONS AT MAXIMUM CAPACITY.
50/3 = 16.67 PARKING STALLS REQUIRED
OR
IF CONSIDERED AS A COMMUNITY OR RECREATION CENTER:
1 SPACE PER 250 SQ.FT. OF GROSS FLOOR AREA
1,600 SF EXISTING + 2,080 SF PROPOSED = 3,680 SQ.FT.
3,680 SF / 250 = 14.72 PARKING STALLS REQUIRED
PROPOSED PARKING COUNTS:
19 STANDARD PARKING STALLS
3 ACCESSIBLE PARKING STALLS (1 REQUIRED)
PROPOSED PARKING AREA TO SUPPORT:
19 x 3 = 57 AMBULATORY OCCUPANTS

HATCH LEGEND	
	EXISTING BUILDING
	BUILDING ADDITION
	ASPHALT
	CONCRETE
	GREEN SPACE



REVISION DESCRIPTION	DATE	REV. BY

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PHONE: 920.656.1133 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL

PROJECT INFORMATION:
RIGHTWAY CLUB
4627 S. 12TH STREET
SHEBOYGAN, WI 53081

SHEET INFORMATION
A.C.E. JOB NO. 2020-68
DATE: 08/11/2020
DRAWN BY: MDW
SCALE: 1" = 30'
SHEET

33

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: New building addition and exterior remodel at the Rightway Club located at 4627 S. 12th Street.

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

REPORT DATE: August 21, 2020

MEETING DATE: August 24, 2020

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:

The Rightway Club is a nonprofit organization whose main objective is to provide meeting rooms for 12-step recovery groups and to facilitate a social atmosphere that is safe, healthy and interactive in the aid of the recovery process which involves family, friends and community. We currently have 18 weekly 12-step meetings held at the Rightway Club. These include Alcoholics Anonymous, Alanon, Crystal Meth Anonymous, Overeaters Anonymous and Heroin Anonymous.

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There will be no changes to the operation/use of the other than to enhance the organizations reach into the community by offering updated amenities, barrier free entry and facilities, and the ability to offer a more flexible meeting schedule within the same designated club hours.

The applicant states the following about the project:

- The Rightway Club, Inc. is proposing to construct a 2,080sf addition to the south and west sides of the existing facility. The expansion is designed to blend in with the existing structural framework, but the addition as well as the existing exterior finishes, will be a departure from the existing conditions.
- The ridge of the existing roof will extend south and meet up with the new ridge of the gable roof design of the expansion to create an “L” shaped structure. Both the expansion and existing building will receive new dimensional asphalt shingles.
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- The windows of the existing building were recently replaced and will be retained with the project. New windows on adjacent or adjoining walls will be of similar dimension and appearance to blend with existing conditions.
- Exterior doors will be either steel or fiberglass with a wood grain appearance or solid color. A new facility entrance is incorporated into the expansion and will feature a 10 foot overhang supported by two (2) building columns which will clearly identify the entrance to the building.
- New landscape areas will be added around the west and south building faces and will include plantings native or common to the area. Landscaping will comply with City of Sheboygan Landscape design requirements.
- There is a proposed exterior concrete patio area for sitting and small outdoor meetings to replace the demolished deck and offer a longer lasting, lower maintenance space.
- Exterior lighting will consist of recessed soffit and/or surface mounted directional LED lighting. Lighting will be designed as to not create a nuisance to neighboring properties or motorists on S. 12th street.

STAFF COMMENTS:

The Board may want to ask if the applicant considered a 4th false dormer on the existing west elevation of the building to match the other three that are to be constructed.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.