

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use application by Adam Mendez to operate Elegant Ink Tattoo Studio at N. 511 8th Street. CC Zone

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

REPORT DATE: November 21, 2018

MEETING DATE: November 27, 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:

Adam Mendez is proposing to operate Elegant Ink Tattoo Studio at N. 511 8th Street. The applicant states:

- Elegant Ink Studio is proposing to provide tattoo and piercing services from 511 N. 8th Street (vacant tenant space formerly occupied by Olivu). I chose this downtown location because I see the potential in my offering to be well received by tourists and I want to be accessible to the community. I enjoy the community experience 8th street provides and want to contribute to the effort. My customers are loyal, active young people who have the money to spend on luxuries such as tattoos. Keeping this demographic in downtown 8th street will continue to expose the demographic to the surrounding businesses and the community events hosted downtown.
- The square footage of the space is roughly 1000sf and will require little to no construction on the interior or exterior. Expected improvements consist of painting and deep cleaning.
- Elegant Ink will have 3-4 staff members who will perform tattoo and piercing services. Patrons will access the establishment via the front 8th street entrance and staff will enter via the back door located behind the off street parking lot.
- Elegant Inks vision is to be the premier tattoo studio of Sheboygan. Our mission is to create a professional, clean space inviting to all who enjoy the creativity of body art. We plan to carry out our vision and mission thru continued art education, cultivating a professional environment with high standards for both customer experience and artist

reputation. We plan to break away from the old taboo idea of "Tattoo Shop" and move into a reputation of quality, professionalism and excellent work; which would be expected from a premier studio.

STAFF COMMENTS:

Applicant has not provided a sign package but any new signage will need to meet the 8th Street design guidelines and will need to be individual letters.

ACTION REQUESTED:

Staff recommends approval of the conditional use subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using a dumpster, the dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs.
7. Signs shall meet the 8th Street design guidelines. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
8. Applicant shall not be able to have banners, pennants, inflatables, or other various types of temporary signage.
9. If applicant leases space to additional tenants, the tenants shall obtain all necessary land use and building approvals/permits prior to occupancy.
10. If there are any exterior alterations, those alterations will be reviewed by the City of Sheboygan Architectural Review Board.
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new site plan and/or conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

PARCEL NO. 108270
MAP NO.
ZONING CLASSIFICATION: CC

Office Use Only
APPLICATION/FILE NO.
REVIEW DATE: 11/27/18

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised May 2012

id

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Adam Mendez

ADDRESS: 934 Superior Ave E-MAIL: Dezmens883@hotmail.com

PHONE: (920) 287-2400 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

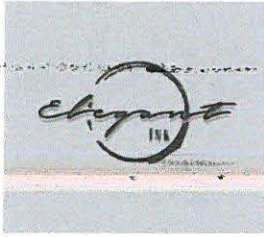
NAME OF PROPOSED/EXISTING BUSINESS: Elegant Ink Tattoo Studio
ADDRESS OF PROPERTY AFFECTED: 511 N 8th Street, Sheboygan WI 53081

LEGAL DESCRIPTION: Tattoo/

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: The property has been vacant since July 2017.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The operation proposed is a tattoo/piercing establishment. Our objective is to provide tattoo/piercing services in a professional, safe, sanitary, customer driven establishment. We will maintain business hours of 11-7pm Tuesday thru Saturday.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____



511 8th Street
Sheboygan, WI 53081
www.ElegantInkStudio.com

Request for Conditional Use Permit

Elegant Ink Studio will provide tattoo/piercing services in accordance to the Wisconsin Department of Safety and Professional Services. A tattoo/piercing establishment means the premises where a tattooist applies a tattoo to another person and where a body piercer performs body piercing.

I chose the downtown location because I see the potential in my offering to be well received by tourists and I want to be accessible to the community. I enjoy the community experience 8th street provides and want to contribute to the effort. My customers are loyal, active young people who have the money to spend on luxuries such as tattoos. Keeping this demographic in downtown 8th street will continue to expose the demographic to the surrounding businesses and the community events hosted downtown.

The square footage of the space is roughly 1000 sq ft and will require little to no construction on the interior or exterior. Expected improvements consist of painting and deep cleaning.

Elegant Ink will have 3-4 staff members who will perform one or both tattoo services and piercing services. Patrons will access the establishment via the front 8th street entrance and staff will enter via the back door located behind the off street parking lot.

Elegant Inks vision is to be the premier tattoo studio of Sheboygan. Our mission is to create a professional, clean space inviting to all who enjoy the creativity of body art. We plan to carry out our vision and mission thru continued art education, cultivating a professional environment with high standards for both customer experience and artist reputation. We plan to break away from the old taboo idea of "Tattoo Shop" and move into a reputation of quality, professionalism and excellent work; which would be expected from a premier studio.

Please visit www.elegantinkstudio.com to gain perspective on our brand presence and view my artwork.



Front
View when
walking in.

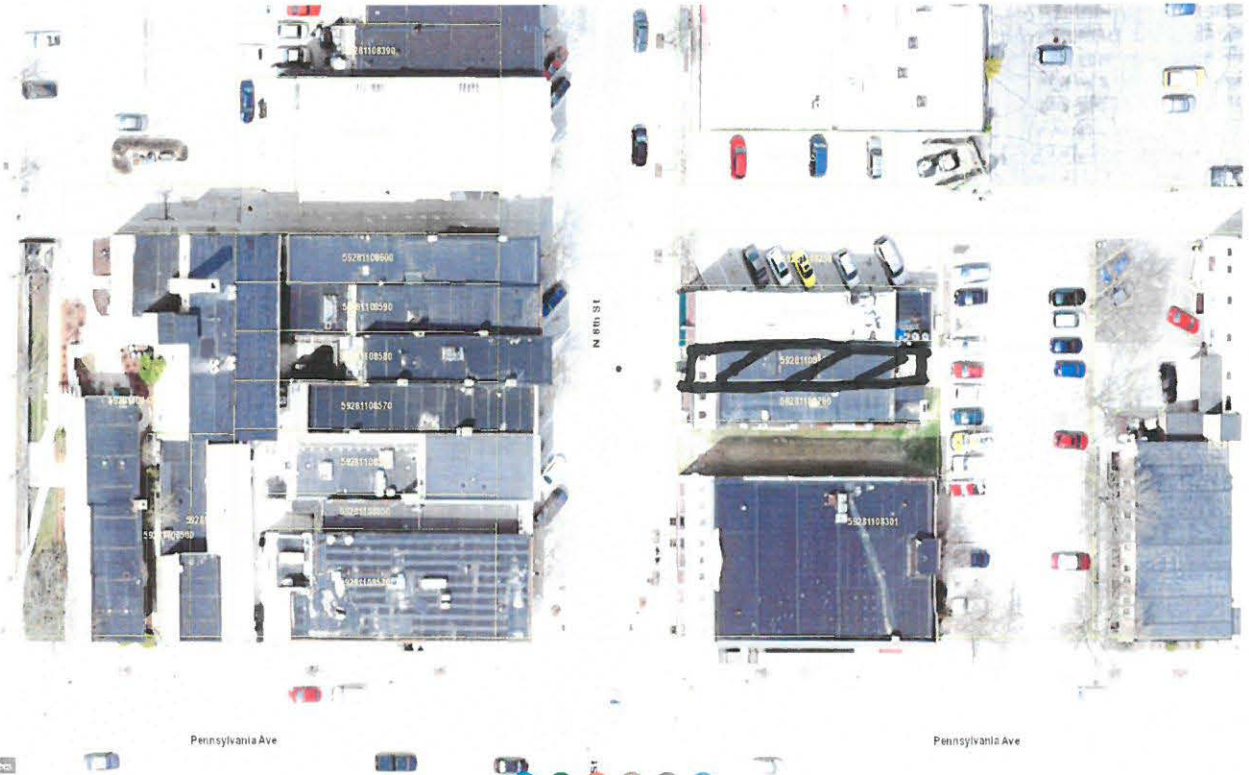


3 work stations



Front lobby area





CITY OF SHEBOYGAN

REQUEST FOR PLANNING COMMISSION CONSIDERATION

ITEM DESCRIPTION: Conditional Use and variance application by Azura, LLC to construct building additions and to reconstruct a parking lot at Azura Memory Care of Sheboygan located at 2611 and 2629 Indiana Avenue. UR Zone

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

REPORT DATE: November 21, 2018

MEETING DATE: November 27, 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, 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. 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. 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. 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.

Other building and site improvements include:

- 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.
- Azura's proposed landscape plan will add additional screening to increase the privacy of Azura's property and to further minimize the view of our property from neighbors.
- There will be no significant traffic impact to neighboring properties from the proposed changes to Azura Memory Care of Sheboygan. If anything, there would be a net reduction in traffic due to the reduction of beds from 28 to 27.
- The proposed site plan has 23 total stalls.

- Azura is not proposing any changes to its existing site lighting.
- Azura does not currently anticipate modifying its signage on Indiana Avenue.

STAFF COMMENTS:

It appears the Parkview Terrace Apartments located at 2618 Georgia Avenue is permitted access through the Azura property. Azura is reconstructing the parking lot in such a way that maintains access for the Parkview Terrace Apartments.

The Plan Commission may want to have the applicant explain when the applicant will start construction on these building, parking and site improvements.

The applicant is requesting the following land use variances:

- Requesting a variance to have a zero (0) foot paving setback along the south common property line - The minimum paving setback is five (5) feet.
- Requesting a variance from the locational and bufferyard landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

Staff recommends approval of the conditional use and variances subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, storm drainage, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Submittal and approval of a landscape plan prior to building permit issuance. Landscaping shall be installed prior to occupancy.
4. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Dumpster enclosure shall be completed prior to issuance of an occupancy permit.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
7. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
8. If fencing is to be installed, fence shall be installed per Section 15.720(3)(c) of the City of Sheboygan Zoning Ordinance. Applicant is required to submit specific fence details to

- staff. If staff has any concerns with the fence design, the matter may be brought back to the Plan Commission for their consideration (fencing would need a decorative design).
9. Applicant shall obtain the necessary sign permits prior to installation.
 10. Applicant shall be permitted to install individual letter signs – no cabinet or flat panel signs. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
 11. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet. Sign shall be located outside of the 15 foot vision triangle.
 12. All areas used for parking/maneuvering of vehicles shall be paved prior to issuance of an occupancy permit.
 13. Applicant is responsible for maintaining access for the property owner to the south per the ingress/egress easement between the properties.
 14. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
 15. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
 16. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
 17. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
 18. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.).
 19. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
 20. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
 21. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.

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

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 4/27/18

FILING FEE: \$250.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT *pd*
Requirements Per Section 15.905
Revised May 2012

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Azura, LLC
ADDRESS: 1233 N Mayfair Road, Ste 301, Milwaukee, WI
E-MAIL: 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 Avenue
LEGAL DESCRIPTION: SEC 28 T15N R23E PRT SE1/4 NE1/4 AND NE1/4 SE1/4 TRACT 2 CSM REC IN VOL 7 P 276 AS DOC #1131917ROD

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
The existing use at this property includes 2 community based residential facilities with a capacity of 28 beds.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: See enclosed submission

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: See enclosed submission

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

About Azura

Azura Memory Care was founded in 2009 with the mission to “transform the culture of care”. Since then, Azura has become a trusted provider of innovative memory care services and programs. From homelike settings to transformational programming, our memory care communities provide a safe and nurturing place for those with Alzheimer’s disease and dementia. Azura Memory Care has a team of quality of life specialists who have developed a holistic programming plan for each community. We call our programming MOSAIC, which is an acronym for Memory care professionals Offering Support through Advances and Innovation in Care. MOSAIC provides insight into the disease process, while teaching advanced dementia communication, approach and engagement techniques to stimulate and elevate the quality of life.

MISSION

TO TRANSFORM THE CULTURE OF CARE

CORE VALUES

We treat our guests and coworkers with the utmost **RESPECT**.
We help people to **RECOVER** physically, mentally and spiritually.
We encourage **INNOVATION** and creativity.
We hire and **RETAIN** the finest people.
We aim to be **EXCEPTIONAL** every day.

MOSAIC

Memory care professionals Offering Support through Advances and Innovation in Care. MOSAIC is training and programming which ensures that our team provides not just high quality care, but exceptional personalized engagements that result in magical MOSAIC Moments and radiant smiles.

MOSAIC DREAMS

What would be your best day be? It’s a simple question that we ask our residents at Azura Memory Care as part of our MOSAIC Dreams initiative. MOSAIC Dreams by Azura is a program that seeks to make the dreams and special personalized moments of joy for our residents come true.

“Just play Golf again”



“Graduate from College”

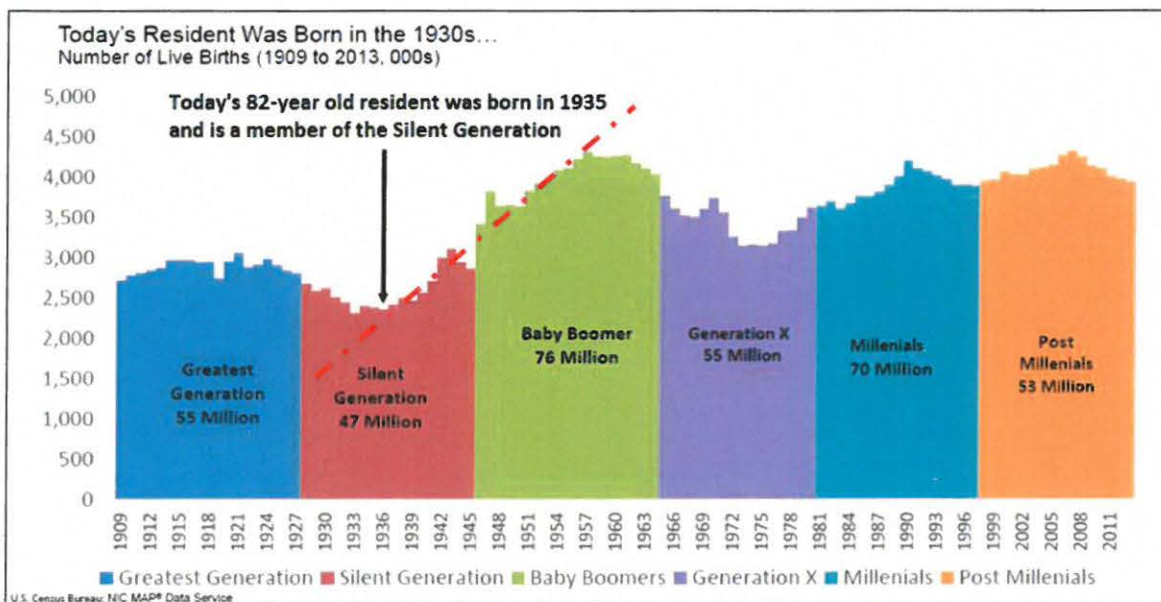
“Meet Vince Gill”



Demand for Memory Care

Within Sheboygan County the population over the age of 65 is 19,822 (17% of the total population) and over the age of 75 is 12,692 (10.9% of the total population). Based on the statistical prevalence of Alzheimer's and other forms of dementia, it is likely that more than 2,500 people within this area are affected by some form of Alzheimer's or dementia.

Based on demographic trends, these populations are expected to grow dramatically. The average age of residents in memory care and assisted living is 82 years. The chart below shows the number of live births per year since 1909 along with an arrow indicating the birth year of current residents aged 82. The dashed red-line on this chart shows the trajectory of growth that is expected in this population over the next 20 years.



There are an estimated 5.7 million Americans living with Alzheimer's dementia in 2018, and more than 1 in 10 people over the age of 65 has Alzheimer's. As the number of older Americans grows rapidly, so too will the numbers of new and existing cases of Alzheimer's. Today, someone in the United States develops Alzheimer's every 65 seconds. (*Alzheimer's Association*)

115,000
Wisconsinites are living with Alzheimer's.
By 2025 the number is expected to increase by
18%.

MORE THAN 5 MILLION AMERICANS ARE LIVING WITH ALZHEIMER'S.

BY 2050, THIS NUMBER COULD RISE AS HIGH AS 16 MILLION.

Zoning – Comprehensive Plan

Current Zoning: UR-12 Urban Residential

Conditional Use: Land uses permitted as a Conditional Use within a UR-12 District includes Institutional Residential uses. *Per Section 15.105-2(f)(2)(c)*

Institutional Residential includes group homes, convents, monasteries, nursing homes, convalescent homes, limited care facilities, rehabilitation centers, and similar land uses not considered to be community living arrangements.

The proposed redevelopment of Azura Memory Care of Sheboygan is an opportunity for an existing member of the community to improve the existing housing stock, spur job growth, and improve the housing and quality of life of seniors with Alzheimer's and dementia in Sheboygan.

Comprehensive Plan Key Initiatives

- Promoting infill development and redevelopment to grow efficiently, strengthen existing business districts and neighborhoods, and leverage existing infrastructure and connectivity.
- Spur economic development and job creation.
- Strengthening older neighborhoods.
- Diversifying the City's housing stock by supporting market-rate infill and redevelopment housing aimed at empty nesters, seniors, and young professionals.

Sheboygan, Wisconsin

City of Sheboygan Comprehensive Plan

Adopted December 5, 2011



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.

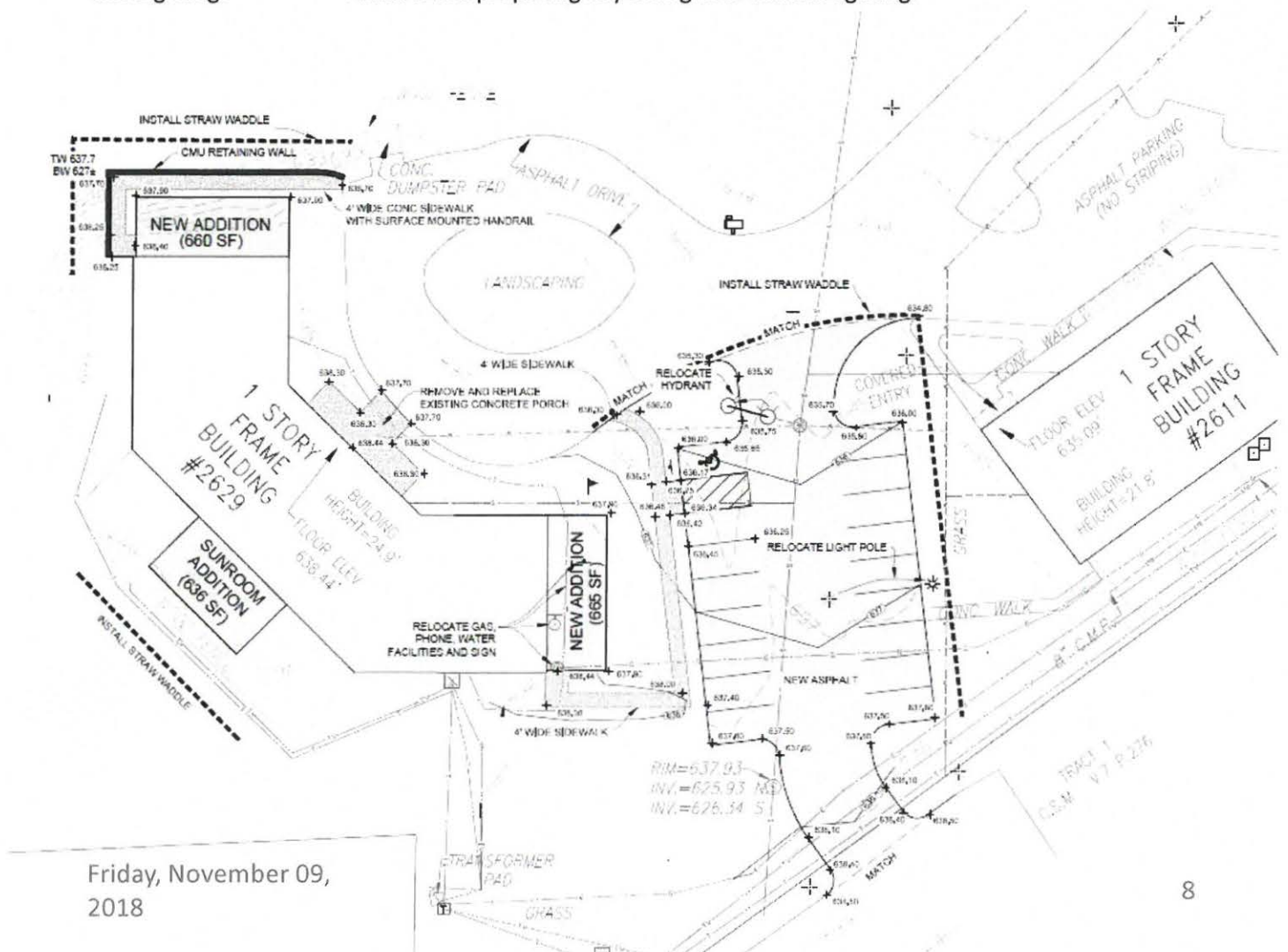
Below are before and after photos of Azura Memory Care of Kenosha where a similar redevelopment was completed in 2017. These images show the current condition of the living room and the condition of the living room after the remodel.



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

Landscape Plan

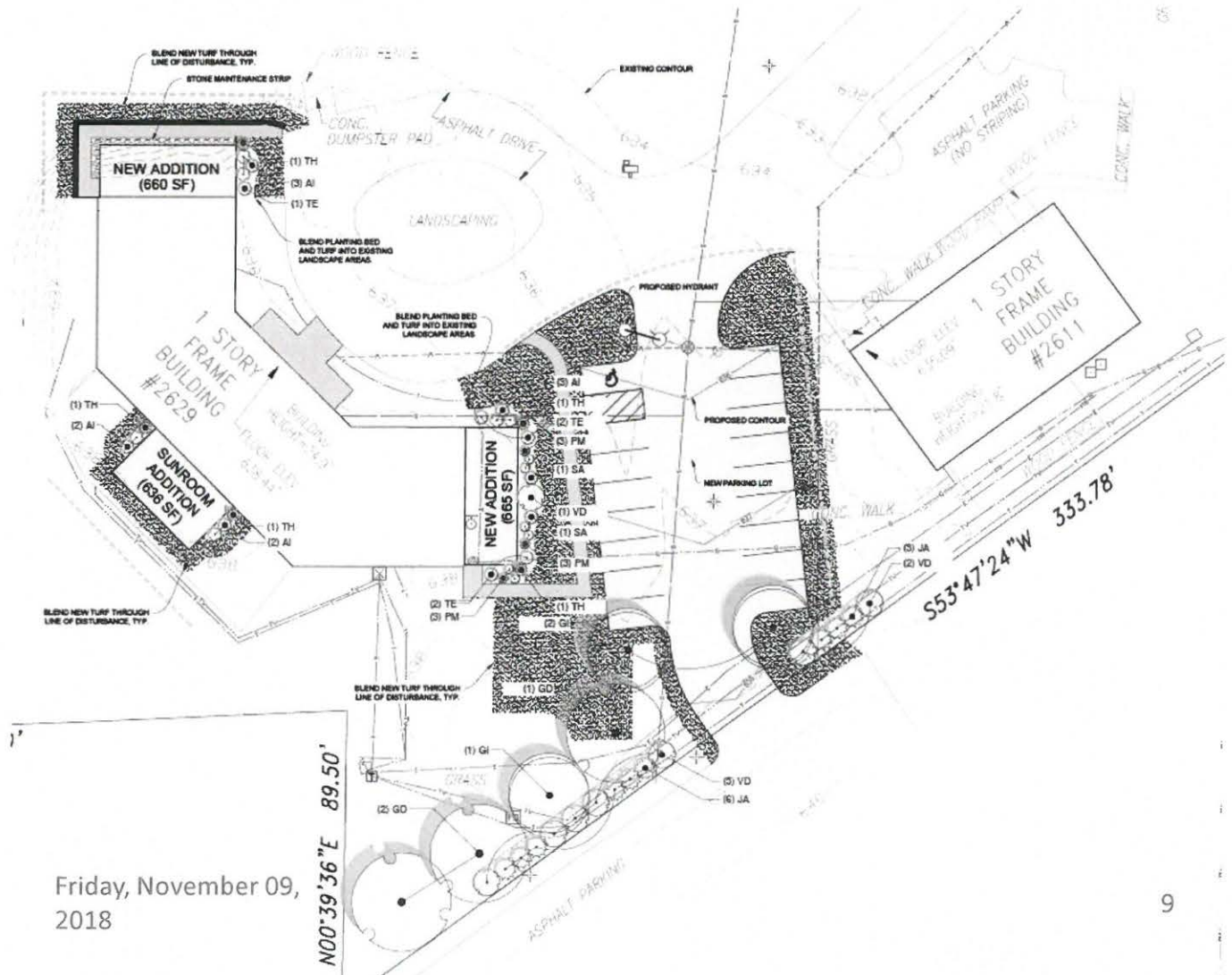
The proposed redevelopment of Azura Memory Care of Sheboygan will require additional landscaping to be added pursuant to Subchapter 15.6: of the city Zoning Ordinance. Azura is requesting a location variance to allow the additional landscaping to be utilized at the southern property line to screen the adjacent property's parking area. This is the only neighboring parcel that has an immediate view of Azura's buildings and parking as the property is already surrounded by heavy vegetation.

Building Perimeter: Azura is adding approximately 220 linear feet of building perimeter which will require 100 points of new landscaping.

Floor Area: Azura is adding 1,977 square feet of additional floor which will require 40 points of new landscaping.

New Pavement Area: Azura is providing 6,700 square feet of new pavement area which will require 67 points of new landscaping.

In total, Azura is required to provide 207 points of new landscaping in conjunction with the redevelopment of the property. Below is a landscaping plan showing the proposed type and placement of new landscaping which equates to a total of 221 points.



Friday, November 09, 2018

Neighborhood Impact

The proposed redevelopment of Azura Memory Care of Sheboygan will have minimal impact on neighboring properties. Azura's plan is to increase the aesthetic of the property and increase the quality of space that is provided to our residents.

- Use:** Azura's planned use for the property is substantially the same as it's current use. The property currently includes 28 beds licensed as a Class CNA Community Based Residential Facility (CBRF). The proposed redevelopment will include 27 beds (1 less than current) licensed as a Class CNA CBRF. The redevelopment will allow Azura to improve the quality of it's properties, adding additional space for our residents and providing ensuite bathrooms to each resident room, which is not currently the case.
- Quality:** Azura plans to alter the architecture of Building A to convert the institutional façade to high quality residential architecture. Additionally, both Building A and Building B will have vinyl siding replaced with high quality fiber cement siding.
- Landscaping:** Azura's proposed landscape plan will add additional screening to increase the privacy of Azura's property and to further minimize the view of our property from neighbors.
- Traffic:** There will be no significant traffic impact to neighboring properties from the proposed changes to Azura Memory Care of Sheboygan. If anything, there would be a net reduction in traffic due to the reduction of beds from 28 to 27.
- Site Lighting:** Azura is not proposing any changes to its existing site lighting.
- Signage:** Azura does not currently anticipate modifying it's signage on Indiana Avenue.

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.



BEFORE

AFTER



2 Front
3

Exterior Renderings



2 Front
3



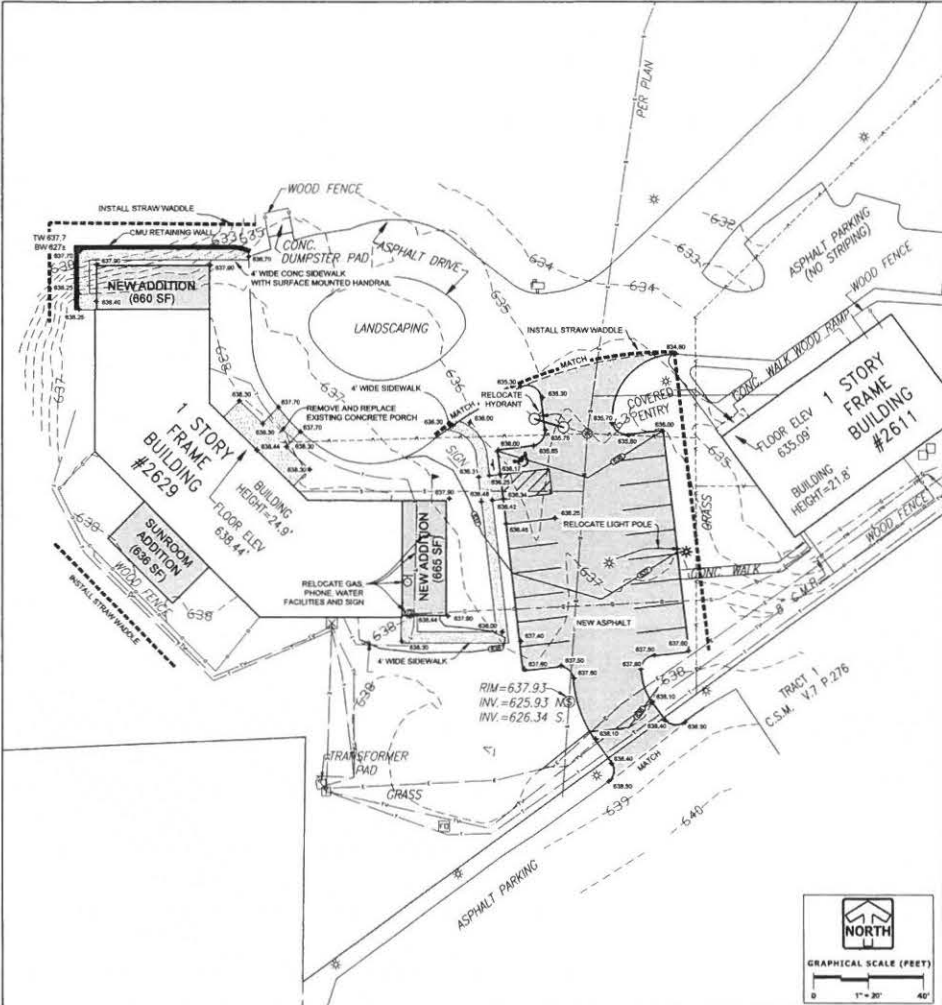
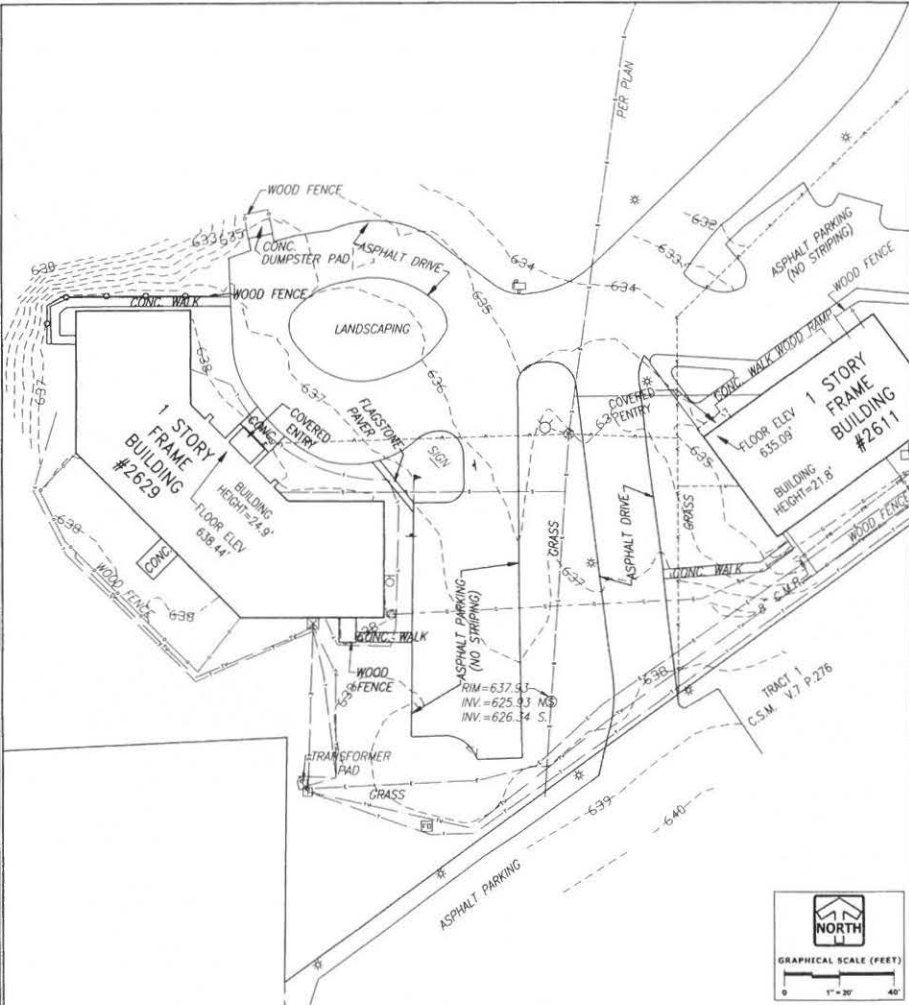
1 Sunroom
3



3 East Addition
3

Interior Renderings






PINNACLE ENGINEERING GROUP
 PLAN | DESIGN | DELIVER
 WISCONSIN OFFICE:
 1500 W. BROADWAY ROAD
 SHEBOYGAN, WI 53085
 (920) 754-6887
 ENGINEERING | NATURAL RESOURCES | SURVEYING

AZURA SHEBOYGAN
SHEBOYGAN, WI

PARKING LOT PLAN

REVISIONS	

SHEET
C-1
C-2

© PROJECTS 2018 \$1435.00 WYCAD/SHEETSC 3 GRADING & PAVING.DWG



423 WESTPORT ROAD
KANSAS CITY, MO 64111
816.333.3891

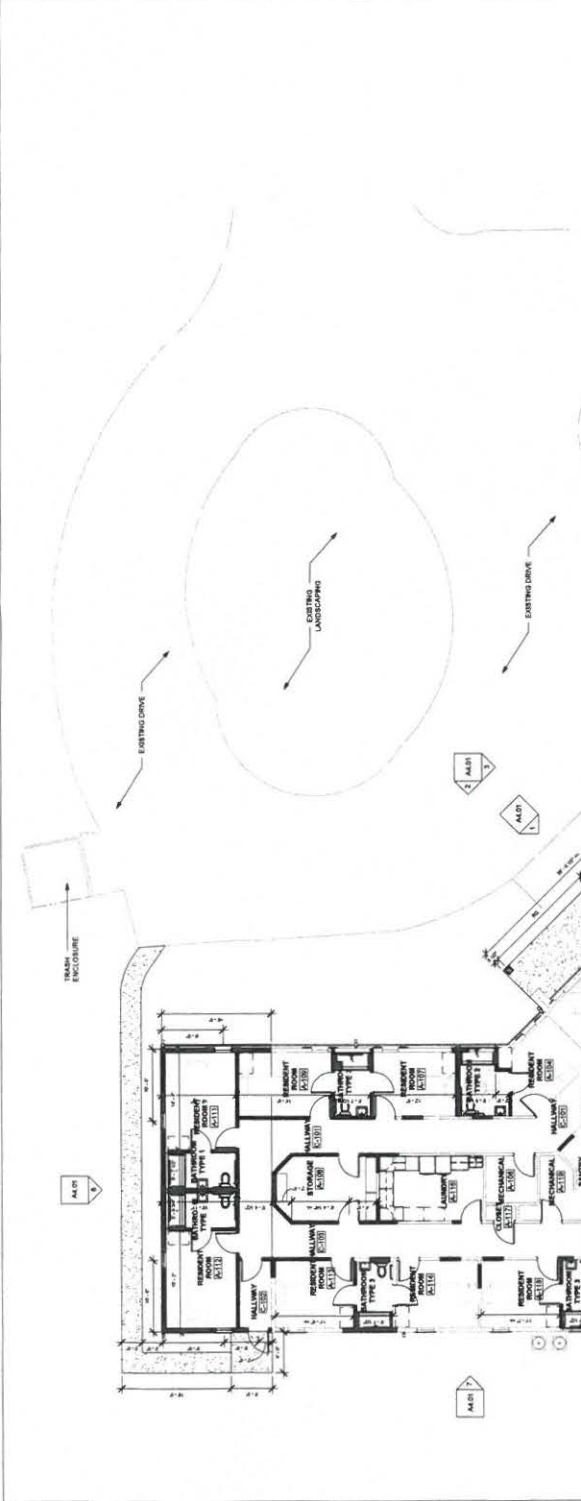
PROGRESS FOR CONSTRUCTION

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

- GENERAL NOTES:**
1. DIMENSIONS ARE AS FOLLOWS:
 a. FINISH TO FACE OF CONCRETE
 b. FINISH TO FACE OF BRICK OR BLOCK
 c. EXTERIOR FACE OF STUDS AT EXTERIOR
 d. FACE OF STUD AT INTERIOR STUD WALLS
 e. CENTERLINE OF INTERIOR DOOR SWELLS
 f. CENTERLINE OF INTERIOR WALLS
 g. CENTERLINE OF INTERIOR WALLS
 h. CENTERLINE OF INTERIOR WALLS
 i. CENTERLINE OF INTERIOR WALLS
 j. CENTERLINE OF INTERIOR WALLS
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 x. CENTERLINE OF INTERIOR WALLS
 y. CENTERLINE OF INTERIOR WALLS
 z. CENTERLINE OF INTERIOR WALLS

FLOOR PLAN NOTES

NUMBER	DESCRIPTION
01	PATCH/FINISH W/ LINE CONSTRUCTION
02	

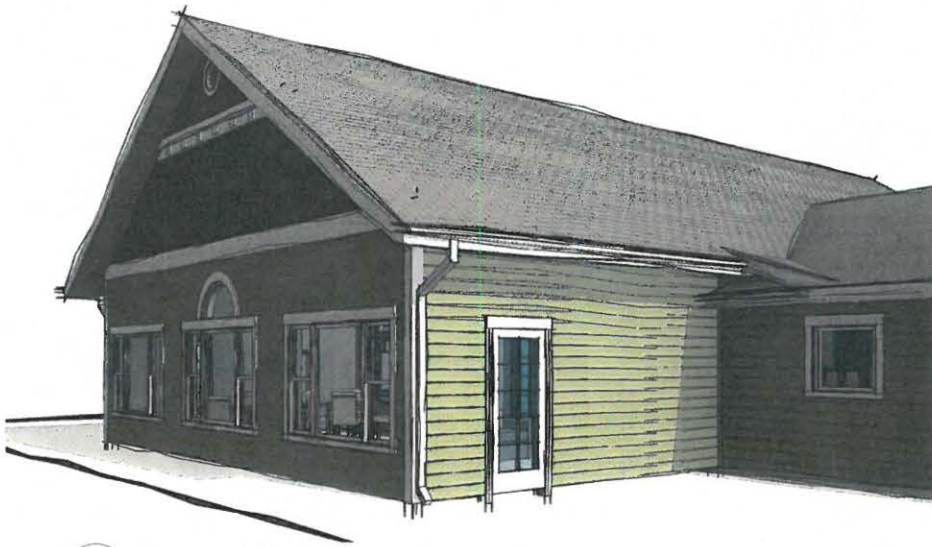


JOB NO: 15-160
DATE: 5-28-2018
ISSUE RECORD:
NEW CONSTRUCTION
EXISTING CONSTRUCTION TO REMAIN
REVISIONS:

PLAN NORTH
Scale: 1/8" = 1'-0"

Floor Plan

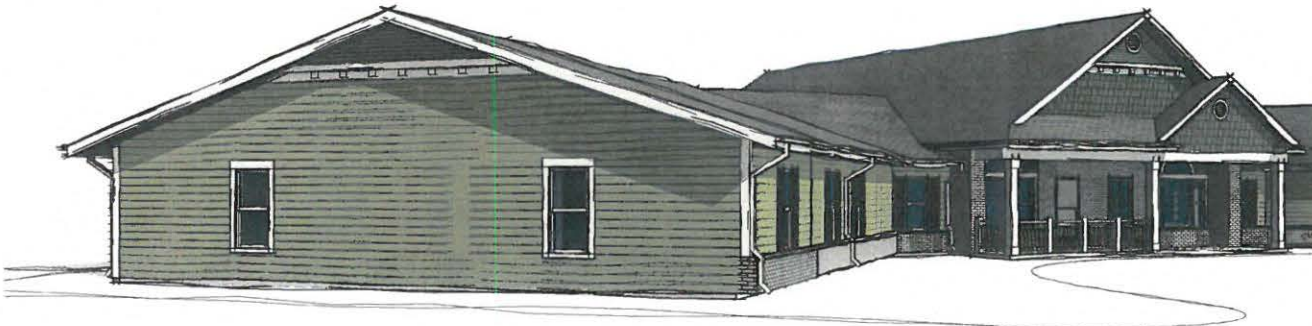
A1.01



1 Sunroom
3



2 Front
3



3 East Addition
3

Azura - Sheboygan Building A Renovation

Perspectives



6-28-2018
action pact
design



423 WESTPORT ROAD
KANSAS CITY, MO 64111
816-232-2878

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

JOB NO: 15-100
DATE: 6-28-2018
ISSUE RECORD
REVISIONS

Floor Plan
A1.01

- GENERAL NOTES:**
1. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. CENTERLINE OF COLUMN.
 3. CENTERLINE OF MASONRY UNITS.
 4. FACE OF CONCRETE MASONRY UNITS.
 5. FINISH FACE OF STUDS AT EXTERIOR.
 6. FINISH FACE OF BRICKWORK AT EXTERIOR.
 7. FINISH FACE OF BRICKWORK AT INTERIOR.
 8. FINISH FACE OF BRICKWORK AT INTERIOR.
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 43. FINISH FACE OF BRICKWORK AT INTERIOR.
 44. FINISH FACE OF BRICKWORK AT INTERIOR.
 45. FINISH FACE OF BRICKWORK AT INTERIOR.

NUMBER	DESCRIPTION
1	REMOVE EXISTING WALLS AND RECONSTRUCT WITH NEW CONCRETE BLOCK AND BRICKWORK.
2	REMOVE EXISTING WALLS AND RECONSTRUCT WITH NEW CONCRETE BLOCK AND BRICKWORK.
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44	REMOVE EXISTING WALLS AND RECONSTRUCT WITH NEW CONCRETE BLOCK AND BRICKWORK.
45	REMOVE EXISTING WALLS AND RECONSTRUCT WITH NEW CONCRETE BLOCK AND BRICKWORK.

REVISIONS

DATE: 15-100
DATE: 6-28-2018
ISSUE RECORD
REVISIONS

