

SMALL ANIMAL CLINIC – 425 N. MAIN STREET

To: Cedarburg Plan Commission

Prepared by: Jon Censky, Planner

Agenda Item: IV.E.

Date: July 13, 2021

General Information

Applicant:	NVA Thiensville
Status of Applicant:	Owner
Location:	425 North Main Street
Requested Action:	Architectural Changes B-3 Office and Profession Business District
Existing Zoning:	Business District
Lot Size:	1.11 acres
Existing Land Use:	Small Animal Clinic

Report:

The applicant is in the process of redesigning their interior space, re-landscaping the site and updating the look of the building to make it more inviting for their customers. While the interior renovation can be completed by simply working with the Building Inspector, the exterior work does require Plan Commission approval.

This project will include the addition of a new 6-½ foot by 10-foot vestibule over the entrance at the southeast corner of the building. This vestibule will be constructed of an aluminum storefront with matching roof slope and height. Portions of the south and east elevations will be updated with Vintage Wood Nichiha fiber cement board and new windows will be added on all four sides. The existing EFIS and CMU material will be repaired as necessary and painted grey.

Along the north side of the building, they propose a new dog-run and the rear parking lot will be redesigned for better traffic control and will result in additional spaces. The site will be relandscaped by removing older foundational shrubbery vegetation and replacing it with new plant material.

Staff Comments:

Staff notes that these changes are cosmetic in nature and therefore all setbacks, offsets and other general building locational requirements are compliant. Since the plans provided are of a small scale, the applicant will need to provide a detailed verbal description at the meeting. Accordingly, staff recommends approval as proposed.