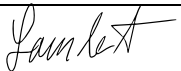
	<b>CITY OF SHEBOYGAN</b>  <b>APPLICATION FOR CONDITIONAL USE</b>	<b>Fee:</b> <u>\$250.00</u>
		<b>Review Date:</b> _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) McGoey Dermatology S.C.	Authorized Representative Suzanne McGoey	Title Owner	
Mailing Address 832 Michigan Ave	City Sheboygan	State WI	ZIP Code 53081
Email Address mcgoeydermatology@gmail.com	Phone Number (incl. area code) 920-457-9634	Fax Number (incl. area code)	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Orkney LLC	Contact Person Martin Lambert	Title Owner	
Mailing Address 832 Michigan Ave	City Sheboygan	State WI	ZIP Code 53081
Email Address mart.lambert@gmail.com	Phone Number (incl. area code) 920-457-9634	Fax Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 832 Michigan Ave, Sheboygan WI 53081		Parcel No. 59281102240	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	McGoey Dermatology, S.C.		
Existing Zoning:	Central Commercial District		
Present Use of Parcel:	Unoccupied - (Previous Business Use)		
Proposed Use of Parcel:	Professional Business Use - Medical Office Building		
Present Use of Adjacent Properties:	Central Commercial - Professional Services, Sales		
SECTION 5: Certification and Permission			
<b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.			
<b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.			
Name of Owner/Authorized Representative (please print) Martin Lambert	Title Owner	Phone Number 920-457-9634	
Signature of Applicant 		Date Signed 8/23/22	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.



## **SITE NARRATIVE - CONDITIONAL USE APPLICATION**

August 31, 2022

### **PROJECT NAME AND ADDRESS**

McGoey Dermatology  
832 Michigan Avenue  
Sheboygan, Wisconsin 53081

### **PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION**

- The parcel is defined as tax parcel 59281102240.
- It is defined as the West half of Lot 8 and all of Lot 7 – Block 44, Original Plat of the City of Sheboygan.
- The entire lot area is 0.31 acres.

### **ZONING CLASSIFICATION/ZONING REQUIREMENTS**

CC- Central Commercial District

0-foot side lot line  
0-foot front yard setback (Michigan Avenue)  
0-foot street side lot line  
20-foot rear setback to residential rear lot line  
(10) off-street parking spaces – one space per customer station plus employee on the largest work shift, or one space per 300 s.f. of gross floor area, whichever is greater – (16) Spaces provided including 1 handicapped parking space (1 per 25 spaces).  
Maximum building height 20-feet

### **EXISTING SITE CONDITIONS/LAND USE**

Prior uses include a bill collection agency as well as a gas station but has been unoccupied since at least January of 2020. The exterior of the building has become a bit dilapidated and has an outdated style. The landscaping is currently overgrown and does not fit with the downtown aesthetic nor does it allow for visualization of the business from the street. The parking area is currently gravel.

### **PROPOSED DEVELOPMENT OF EXISTING SITE/BUILDING**

- The existing site and building are proposed to be redeveloped as a Dermatology Clinic. This medical practice is outpatient and specializes in skin treatment for patients of all ages.
- The clinic intends to hire 4-6 employees and see approximately 20 patients per day.
- The proposed development is an alteration of the existing interior space, new addition on southeast and southwest locations of the building.
- The lot will be paved and marked with new parking spaces for customers and employees on the west and north locations of the building. The parking is of adequate size for the expected patronage and will be aesthetically consistent with a professional practice.
- The existing landscape and foliage will be removed. We will install a tidier landscaping aesthetic with more visibility of the improved building, along with adding new landscape islands along the sidewalk (9<sup>th</sup> Street).
- The south addition includes an enclosure of the existing porte cochere into a main entrance, lobby and waiting area.

- The east addition will include a new stair to the lower level providing an accessible route to storage from the first floor level and will include two exam rooms, with a maximum height of 12'-0" above grade. If stair is not structurally feasible, the existing stair will remain and the proposed stair will be storage on the first floor.
- A patio will be constructed on the south side between the two additions with fencing and gate, along with landscaping between fence and city sidewalk.
- The site will include regrading towards the new entrance to meet the existing floor level and new patio.
- Interior renovation is planned to convert some existing offices into examination rooms. New reception, waiting room and entry vestibule to be constructed in southwest addition in existing porte cochere.
- Existing building is adequately serviced by utilities for power, water, and sanitary. No new connections are proposed.
- Existing roof top mechanical unit to be replaced with a new unit to accommodate the (2) expansion areas. RTU will be located in the same place as the old unit and will utilize the existing roof openings. No additional roof screening proposed as this existing mansard/parapet provides screening from 9<sup>th</sup> street.

#### PROPOSED LAND USE/LOT COVERAGE SITE DATA

- Land use to remain as zoned CC, for professional office space.
- Site properties
 

Total property area:	13,701 S.F. (0.31 AC)
Proposed building area	3,254 S.F. (0.07 AC)
Proposed asphalt area	6,811 S.F. (0.16 AC)
Proposed concrete area	1,214 S.F. (0.03 AC)
Proposed green space	2,422 S.F. (0.06 AC)
- Parking
 

(16) On-site surface spaces, (15) standard stalls and (1) accessible stall.  
No planned street parking.
- Building Area
 

Existing building – Basement	1,360 S.F.
Existing building – First floor	1,873 S.F.
Existing building – First floor with canopy:	2,235 S.F.
Basement addition – stairwell:	55 S.F.
East addition – Exam Rooms:	466 S.F.
South addition & Enclosure of the canopy:	<u>502 S.F.</u>
Total Finished Basement:	<b>1,415 S.F.</b>
Total Finished First Floor:	<b>2,841 S.F.</b>

#### SITE SELECTION

- We appreciate the aim to continue to develop the central commercial zone and look forward to the opportunity to contribute to redevelopment of this area by creating a professional, well run business of appropriate aesthetic to this area.
- The current site was selected due to the adjacency to the main street of Michigan Avenue and its proximity to other shops, businesses, and residential locations within walking distance and ease of access from the downtown area.

#### LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement).
- Possibility of greenery to be added where noted as green space on A201. This may include some shrubbery.

## PERFORMANCE STANDARDS/POTENTIAL NUISANCES

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.
- New clinic will not have any emergency services, so no noise from ambulances
- Hours of operations are Monday through Friday, normal business hours.

## SITE

- Building mounted lighting will be provided at egress doors.
- Trash enclosure to be CMU walls with DAFS finish to match building and metal chain link fence gates.
- Large existing street approach to the parking lot to be reduce to a single two-way traffic entrance with remainder as green space.

## SIGNAGE

- Ground monument signs to be located in landscape area at southwest corner of site. Signage company to submit design and locate for permitting.

## ARCHITECTURE

- The goal of McGoey Dermatology is to be a clean, modern, identifiable location along the main street of Michigan Avenue that stands out against the other buildings while also honoring the scale and timelessness of the neighboring architectural designs.
- This development will bring life to a currently unused building and lot space, and will define the street corner of 9<sup>th</sup> and Michigan while providing a professional service to the community.
- Materials on the project are inspired by clean, modern lines and traditional materials such as stone siding and precast sill wainscot, light gray stucco, exposed wood beams, and a standing seam metal roof. These materials were selected to create the sophisticated, modern atmosphere for a new clinic. The new light color exterior with dark bronze standing seam mansard roofs will be a nice compliment to a similar building, just 3 doors to the east.

## VARIANCE REQUEST/VARIANCE DESCRIPTION:

(1) Total variance to be requested:

1. Fence to be 4'-6" in height surrounding the patio.

The requested variance is to allow a taller fence surrounding the patio area on the south elevation of the building facing Michigan Avenue. This will allow for more visual privacy between the street and sidewalk facing the building.

## ALTERNATE DESIGNS

- Alternate #1 – Arched Window at Waiting Room
  - Base: Arched storefront window located in the new waiting area.
  - Alternate: Infill opening with a new wall and square storefront window assembly. Option to be determined upon availability of frame and lead time.
- Alternate #2 – Exterior Stucco/Plaster Finish
  - Base: Skim coat existing exterior stucco/plaster for a smooth finish with light gray paint.
  - Alternate: No skim coat, maintain exterior texture and repaint with light gray finish. Option to be determined with subcontractor if existing finish can receive a new finish coat without adhesion problems.
- Alternate #3 – New stair to basement
  - Base: Provide new stair to basement, remove existing and infill floor opening.
  - Alternate: Existing stair to remain, no new stair.

Option to be determined by structural feasibility. If not feasible to provide, existing stair will remain, no new stair to basement and space will be a storage closet.

- Alternate #4 – Fencing
  - Base: Variance requested for 4'-6" tall fence with style as depicted in renderings
  - Alternate: Lower fence with/without top bar

## **CONSTRUCTION**

Owner would like to start construction this fall with occupancy in January 2023.  
Construction cost is estimated at \$750,000 to \$800,000

## **SUMMARY**

We believe that this proposed conditional use is in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan in that it aims to provide a professional service in the central commercial district while making appropriate renovations and upgrades to the building and lot. This project will leverage existing infrastructure in order to strengthen the existing business district and surrounding residential neighborhoods. Establishing a medical practice in this corridor will help broaden business types while providing high quality services that will bring patients from neighboring communities to the central business district. Thus the redevelopment of this currently unoccupied building is in line with the aims of the City of Sheboygan Comprehensive Plan.

## **NARRATIVE – ARCHITECTURAL REVIEW**

August 31, 2022

### **PROJECT NAME AND ADDRESS**

McGoey Dermatology  
832 Michigan Avenue  
Sheboygan, Wisconsin 53081

### **ARCHITECTURE**

- The goal of McGoey Dermatology is to be a clean, modern, identifiable location along the main street of Michigan Avenue that stands out against the other buildings while also honoring the scale and timelessness of the neighboring architectural designs.
- This development will bring life to a currently unused building and lot space, and will define the street corner of 9<sup>th</sup> and Michigan while providing a professional service to the community.
- Materials on the project are inspired by clean, modern lines and traditional materials such as stone siding and precast sill wainscot, light gray stucco, exposed wood beams, and a standing seam metal roof. These materials were selected to create the sophisticated, modern atmosphere for a new clinic. The new light color exterior with dark bronze standing seam mansard roofs will be a nice compliment to a similar building, just 3 doors to the east.
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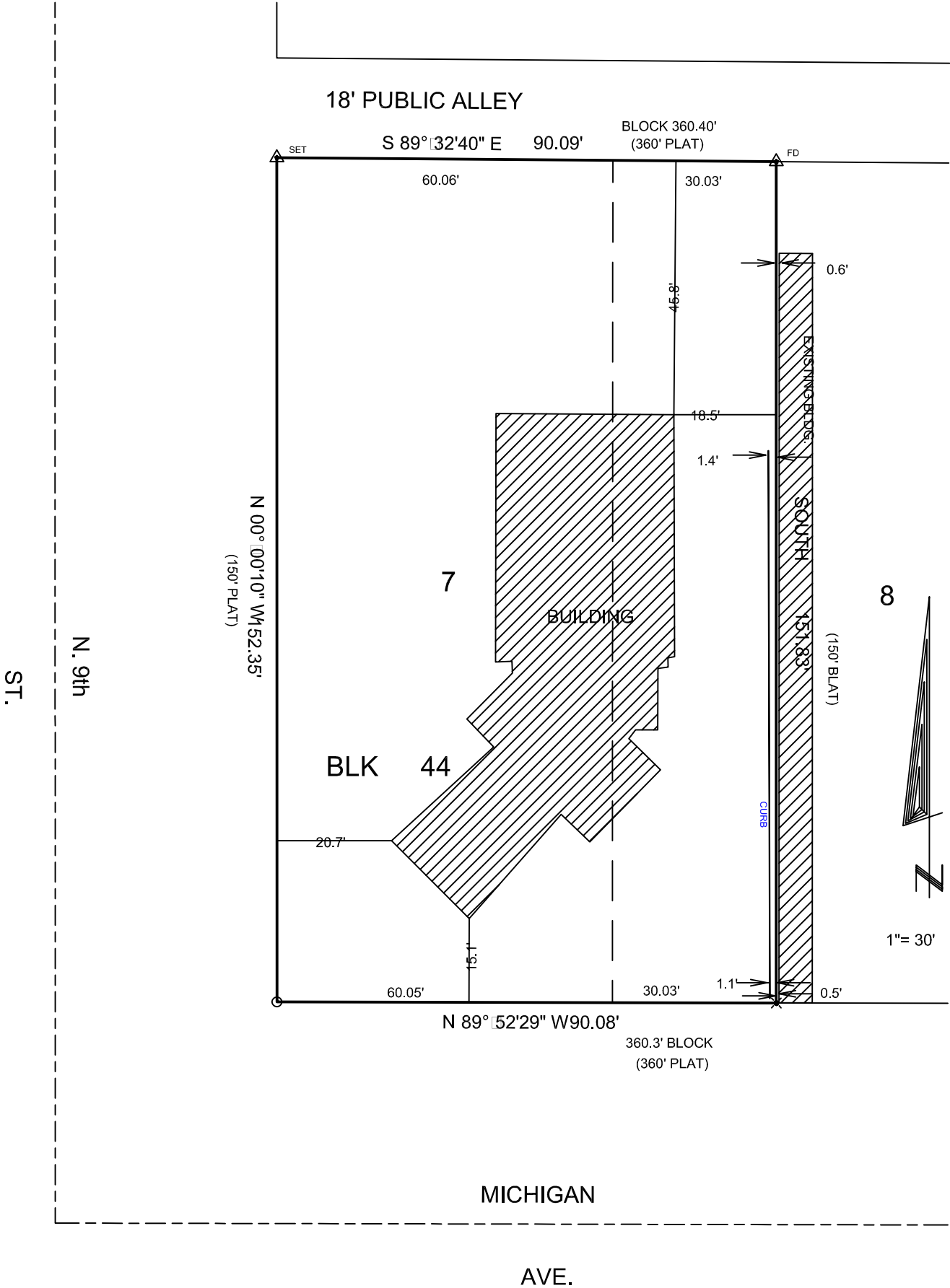
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- Alternate #4 – Fencing
  - Base: Variance requested for 4'6" tall fence with style as depicted in renderings
  - Alternate: lower fence with/without top bar

### **SIGNAGE**

- Ground monument signs to be located in landscaped area at southwest corner of site. Signage company to submit design and locate for permitting.

D & H LAND SURVEYS LLC  
1628 GEORGIA AVENUE  
SHEBOYGAN, WISCONSIN  
832 MICHIGAN AAVENUE  
PARCEL 59281102240  
BEING ALL OF LOT 7 AND THE WEST HALF OF LOT 8  
OF BLOCK 44 OF THE ORIGINAL PLAT OF THE  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON  
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 15th day of February ,2022.

- ▲ = MAG NAIL
- ✕ = CHISELED CROSS FOUND
- = 80d NAIL WITH FLAG SET

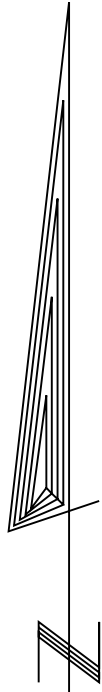
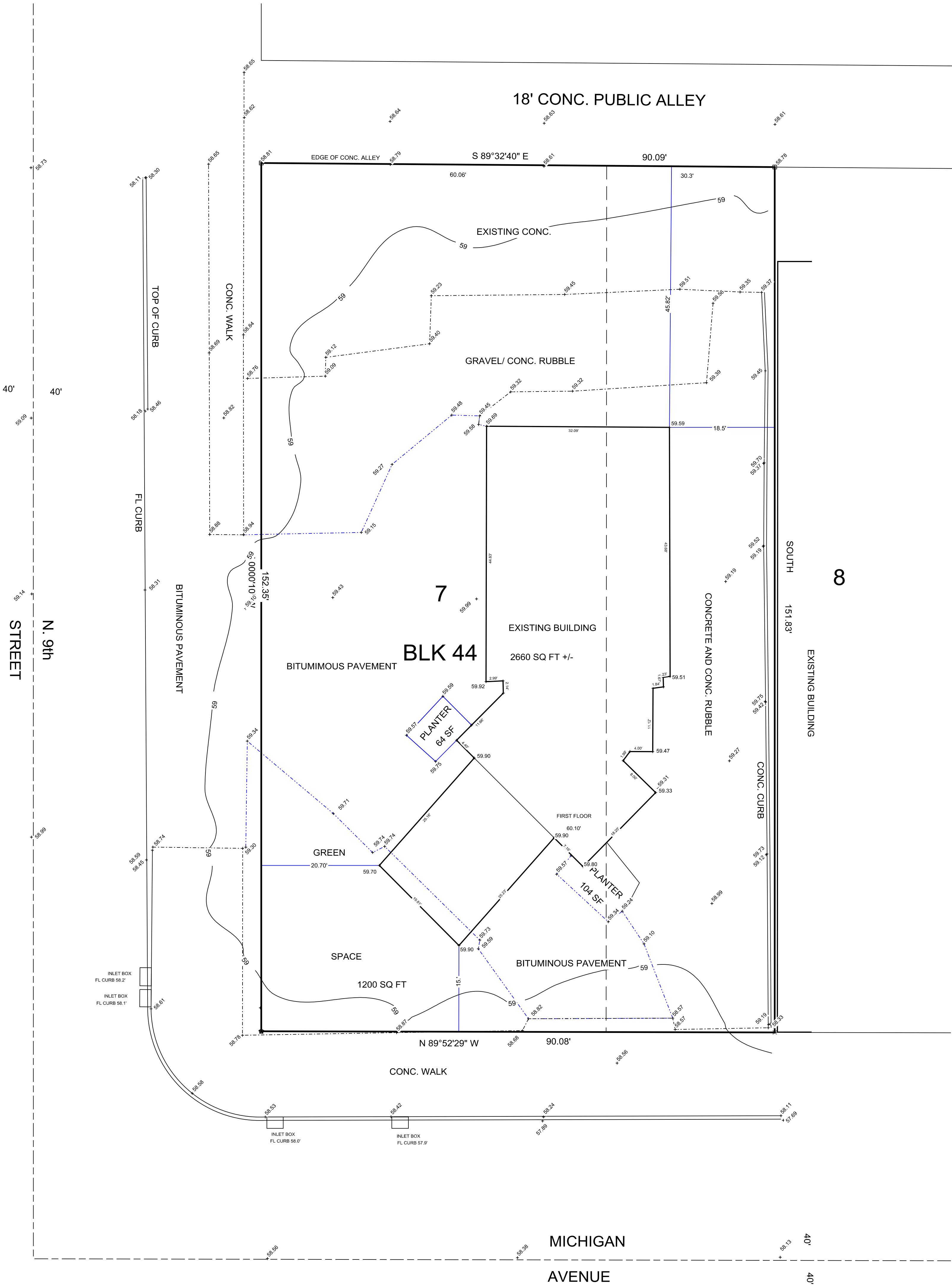
D & H LAND SURVEYS LLC  
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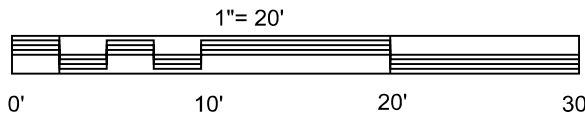
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON  
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Skuyt S-1238

Dated this 12th day of August, 2022.



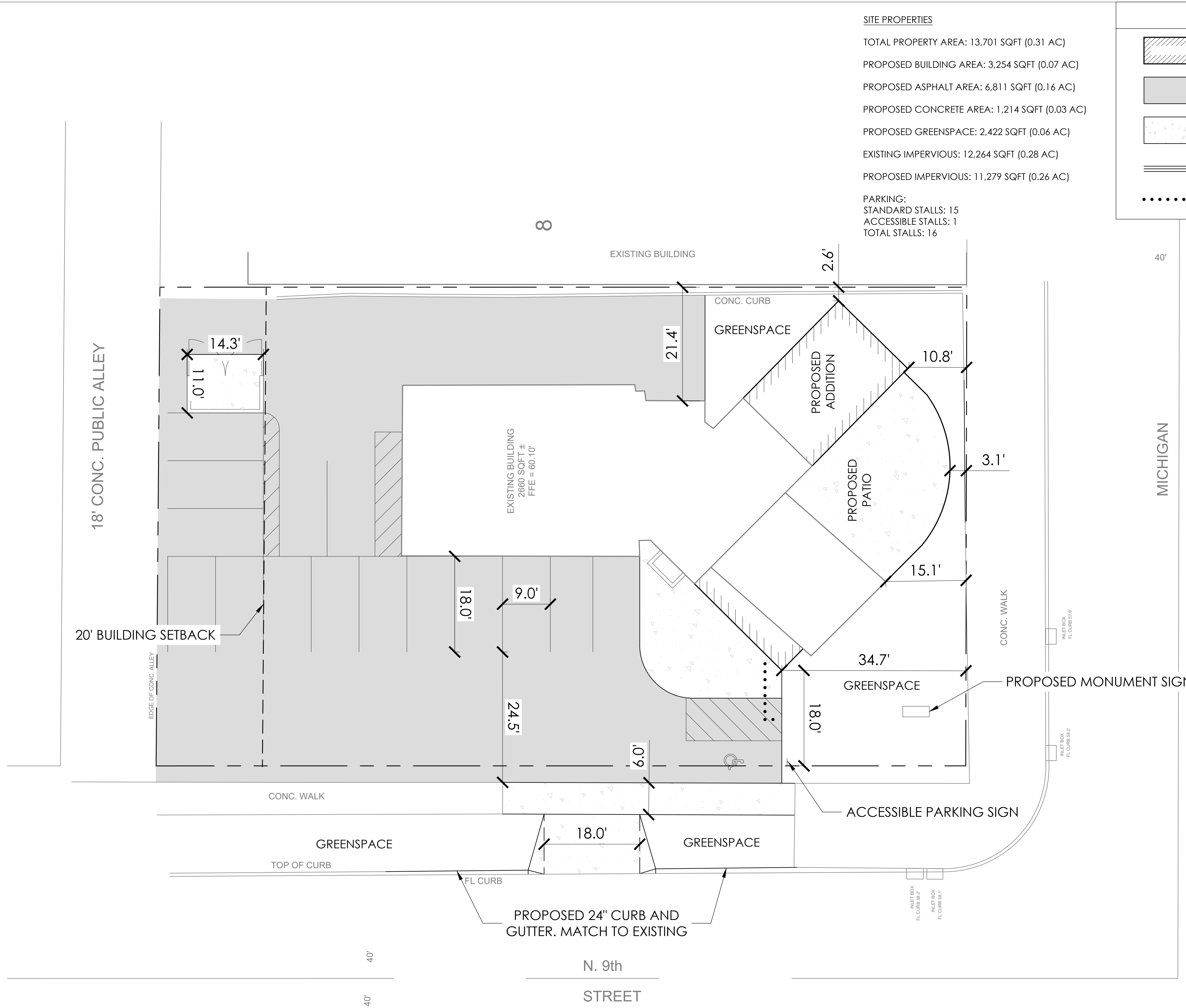
BENCH MARK  
TOP OF HYDRANT AT SW COR.  
OF 9TH & MICHIGAN 61.56'



- = PK NAIL FOUND
- ★ = IRON PIPE FOUND
- x = CHISLED CROSS FOUND
- + = EXISTING GRADE CITY DATUM



P:\2022-CONTRACTS\2022-44 Sheboygan Dermatology Clinic\Phase - 2\Construction Documents\3.3 Site\2022-44 - Base.dwg August 30, 2022



SITE PROPERTIES

TOTAL PROPERTY AREA: 13,701 SQFT (0.31 AC)  
PROPOSED BUILDING AREA: 3,254 SQFT (0.07 AC)  
PROPOSED ASPHALT AREA: 6,811 SQFT (0.16 AC)  
PROPOSED CONCRETE AREA: 1,214 SQFT (0.03 AC)  
PROPOSED GREENSPACE: 2,422 SQFT (0.06 AC)  
EXISTING IMPERVIOUS: 12,264 SQFT (0.28 AC)  
PROPOSED IMPERVIOUS: 11,279 SQFT (0.26 AC)

PARKING:  
STANDARD STALLS: 15  
ACCESSIBLE STALLS: 1  
TOTAL STALLS: 16

SITE LEGEND

- EXTENTS OF PROPOSED BUILDING. REFER TO ARCHITECTURAL DRAWINGS.
- PROPOSED LIGHT DUTY PAVEMENT HATCH. SEE DETAIL.
- PROPOSED LIGHT DUTY CONCRETE HATCH. SEE DETAIL.
- PROPOSED 24" CURB & GUTTER. SEE DETAIL.
- ADA ACCESSIBLE ROUTE



REVISIONS:

DATE	ISSUE
08/31/22	CITY OF SHEBOYGAN ARCH. REVIEW & CUP

NOTICE TO BIDDERS  
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ISSUE DATE: AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

MCGOEY DERMATOLOGY CLINIC

832 MICHIGAN AVENUE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310 MILWAUKEE, WI 53202 | (414) 837-6450

PRELIMINARY - NOT FOR CONSTRUCTION

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CHECKED BY: JRV

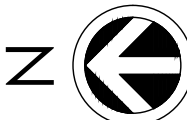
SITE PLAN

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201

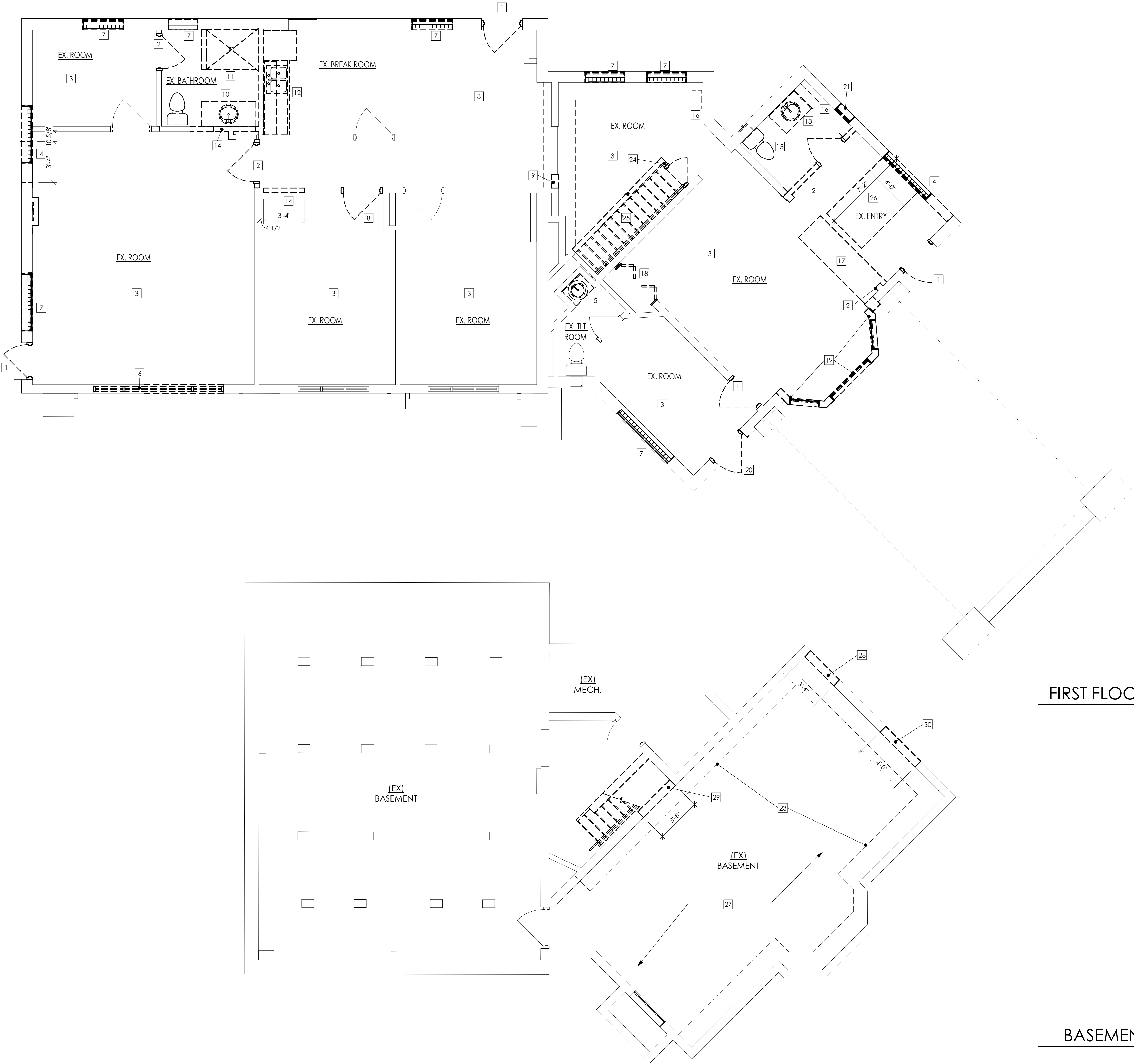
PROJ. NO. 2022-44

SITE PLAN

SCALE: 1"=10'

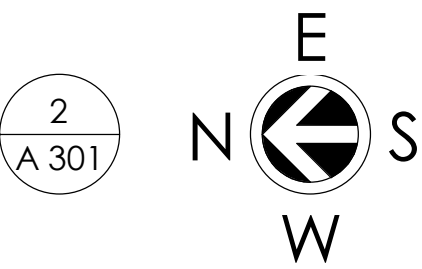




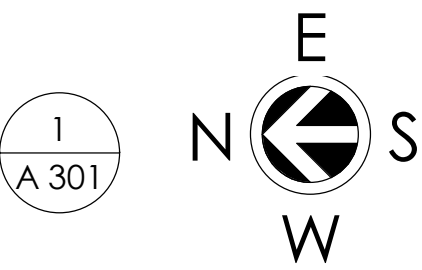


DEMOLITION PLAN KEYNOTES	
NO.	DESCRIPTION
1	REMOVE EXISTING DOOR AND INFILL WALL TO MATCH EXISTING
2	REMOVE EXISTING DOOR AND PORTION OF WALL - PATCH AND REPAIR WALL TO MATCH EXISTING
3	REMOVE CARPET THROUGHOUT FIRST FLOOR
4	REMOVE EXISTING CMU WINDOW, PREPARE OPENING FOR NEW LINTEL AND DOOR ASSEMBLY
5	REMOVE EXISTING SINK AND VANITY - PREPARE FOR NEW VANITY PROVIDED BY OTHERS
6	REMOVE EXISTING WINDOW AND REPLACE WITH NEW WINDOW AND WALL ASSEMBLY - SEE PLANS AND ELEVATIONS FOR SIZES
7	REMOVE EXISTING CMU WINDOW, PREPARE OPENING FOR NEW WINDOW ASSEMBLY
8	REMOVE EXISTING DOOR AND INFILL WALL TO MATCH EXISTING. PRESERVE DOOR ASSEMBLY FOR NEW LOCATION
9	REMOVE PORTION OF EXISTING WALL FOR NEW OPENING - PATCH WALL TO MATCH EXISTING
10	REMOVE EXISTING SINK AND VANITY - CAP AND TERMINATE PLUMBING
11	REMOVE EXISTING SHOWER AND BASIN - PREPARE PLUMBING LINES FOR NEW SINK AND VANITY ASSEMBLY
12	REMOVE EXISTING SINK, CASEWORK, AND COUNTERTOP
13	REMOVE EXISTING SINK AND VANITY - PREPARE FOR NEW ACCESSIBLE SINK AND VANITY ASSEMBLY
14	REMOVE PORTION OF WALL FOR NEW DOOR ASSEMBLY
15	REMOVE EXISTING TOILET - PREPARE PLUMBING FOR NEW TOILET LOCATION. SEE PLAN
16	REMOVE EXISTING RADIANT HEATING UNIT
17	REMOVE EXISTING CASEWORK
18	REMOVE EXISTING BI-FOLD DOOR - OPENING TO REMAIN. PATCH WALL AS NECESSARY
19	REMOVE EXISTING WALLS
20	REMOVE EXISTING EXTERIOR DOOR AND TRANSOM - PREP OPENING FOR NEW INTERIOR DOOR
21	REMOVE EXISTING WINDOW - INFILL WALL TO MATCH EXISTING
23	REMOVE PERIMETER SHELVEING
24	REMOVE EXISTING WALL - PATCH AND REPAIR FLOOR TO MATCH EXISTING
25	REMOVE EXISTING STAIR - INFILL FLOOR TO MATCH EXISTING
26	REMOVE PORTION OF EXISTING FLOOR FOR NEW STAIR ASSEMBLY
27	PAINT WALLS AND EXPOSED STRUCTURE
28	REMOVE PORTION OF EXISTING WALL FOR NEW DOOR ASSEMBLY
29	REMOVE PORTION OF EXISTING WALL FOR NEW OPENING
30	REMOVE PORTION OF EXISTING WALL FOR NEW STAIR ASSEMBLY

FIRST FLOOR DEMO PLAN  
SCALE: 1/4" = 1'-0"



BASEMENT DEMO PLAN  
SCALE: 1/4" = 1'-0"



REVISIONS:

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ISSUE DATE: AUGUST 31, 2022  
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PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: SG

CHECKED BY: KS

DEMO FLOOR PLANS

A  
301

PROJ. NO. 2022-44

LIFE SAFETY PLAN LEGEND

100'-0"

33"

FEC-X

FEC-1

FEC-2

FEC-3

FE

FE

PATH OF TRAVEL / DISTANCE

EXIT AND AVAILABLE EXIT INCHES

FIRE EXTINGUISHER

FIRE AND SMOKE PROTECTION FEATURES

1W

1W

1W

PROTECTION TYPE

HOURLY RATING

(SEE PLAN)

1B

1B

1B

1, 2, 3, OR 4 HOUR FIRE WALL

REQUIRED AT WALLS INDICATED ON PLAN

EXTEND TO:

UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE

30' MIN. ABOVE ADJACENT ROOFS

AT STEPPED ROOF LOCATIONS, EXTEND 30' MIN ABOVE TOP OF ADJACENT ROOF

SEE FIRE RATED ASSEMBLIES FOR FIRE WALL TERMINATION DETAILS

1, 2, 3, OR 4 HOUR FIRE BARRIER

REQUIRED AT WALLS INDICATED ON PLAN

EXTEND TO UNDERSIDE OF FLOOR OR ROOF SHEATHING, OR SLAB OR DECK ABOVE

FIRE BARRIERS SHALL BE CONTINUOUS THROUGH CONCEALED SPACES

OCCUPANT LOAD / PLUMBING FIXTURES

OCCUPANT LOAD	PLUMBING FIXTURES
BASEMENT 9	WATER CLOSETS
FIRST FLOOR 36	1 PER 25 OCC. FOR THE FIRST 50 OCC.
TOTAL 45 OCCUPANTS	(2) REQUIRED, (3) PROVIDED
	LAVATORIES
	1 PER 40 OCC. FOR THE FIRST 80 OCC.
	(2) REQUIRED, (3) PROVIDED
	DRINKING FOUNTAINS
	1 PER 100 OCC.
	SPS 362.2902 (1)(a)2
	OWNER TO PROVIDE ALTERNATE MEANS
	SERVICE SINK
	(1) REQUIRED

(3) UNISEX TOILET RMS PROVIDED

(1) PATIENT/STAFF, FULLY ACCESSIBLE

(1) STAFF ONLY, NOT ACCESSIBLE

(1) AT PRIVATE OFFICE, NOT ACCESSIBLE

FIRST FLOOR LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

2

A 302

BASEMENT LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

1

A 302

REVISIONS:

DATE	ISSUE
08/31/22	CITY OF SHEBOYGAN ARCH. REVIEW & CUP

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PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY:

SG

CHECKED BY:

KS

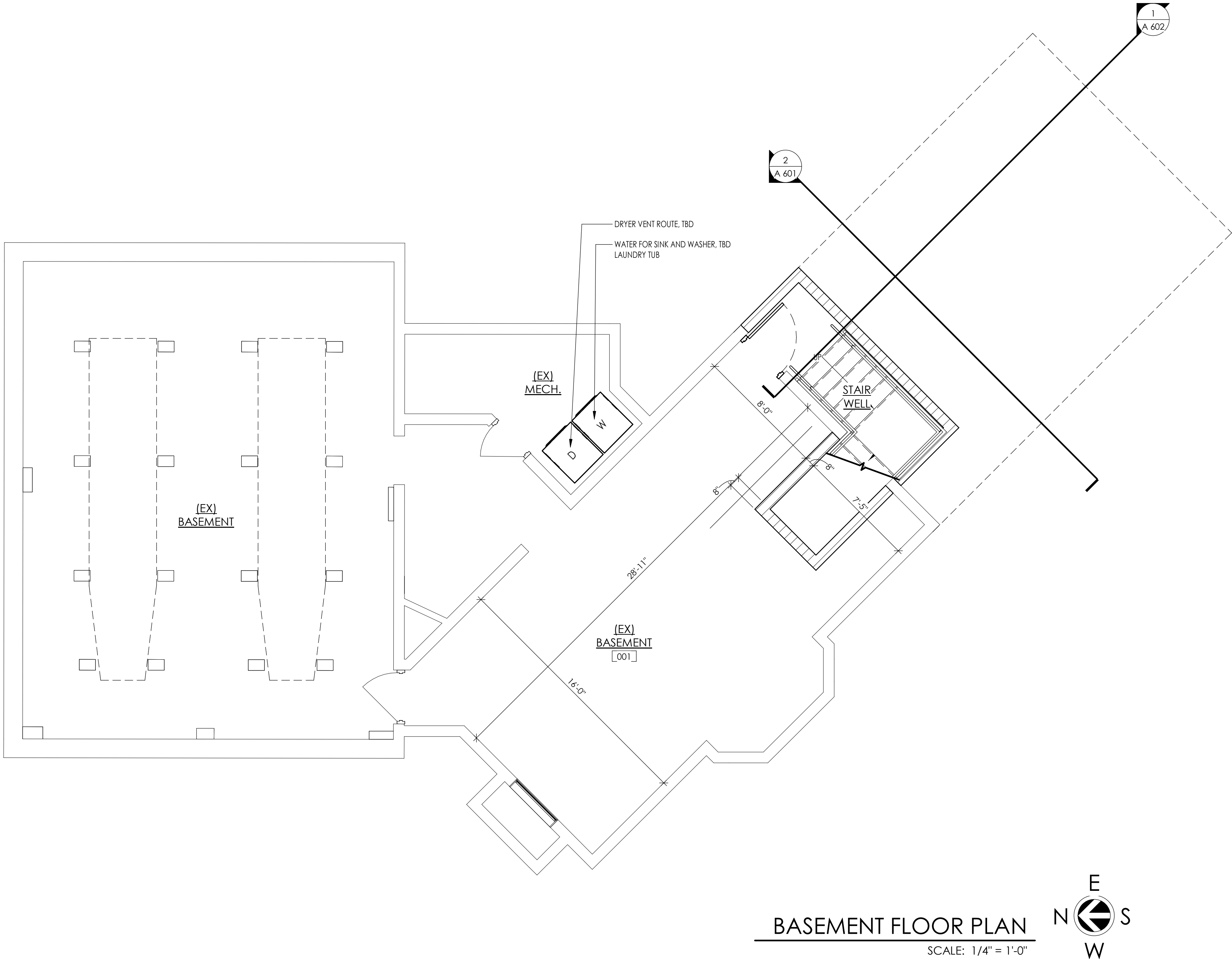
LIFE SAFETY FLOOR PLANS

A

302

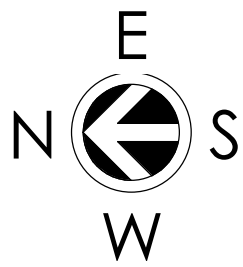
PROJ. NO. 2022-44





BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"



GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.

FLOOR PLAN KEYNOTES

NO.	DESCRIPTION
-----	-------------

**\*NOTE:**  
- NEW LVT FLOORING IN LAUNDRY AND STORAGE ROOMS  
[EXCLUDE EX. BASEMENT AREA AND EX. MECH. ROOM]



REVISIONS:

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ISSUE DATE: AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

McGOEY DERMATOLOGY CLINIC

832 MICHIGAN AVE, SHEBOYGAN, WI 53081

1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310, MILWAUKEE, WI 53203

PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: SG

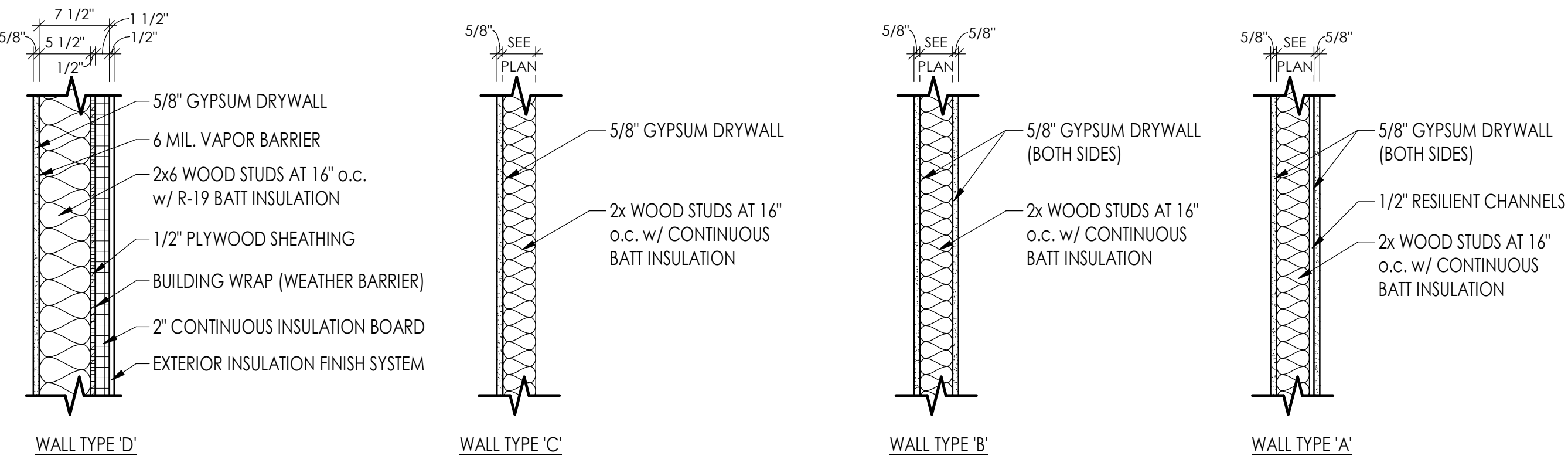
CHECKED BY: KS

BASEMENT FLOOR PLAN

A  
303

PROJ. NO. 2022-44

PARTIAL FLOOR PLAN - ALTERNATE DESIGN #3



WALL TYPES

SCALE: 1" = 1'-0"

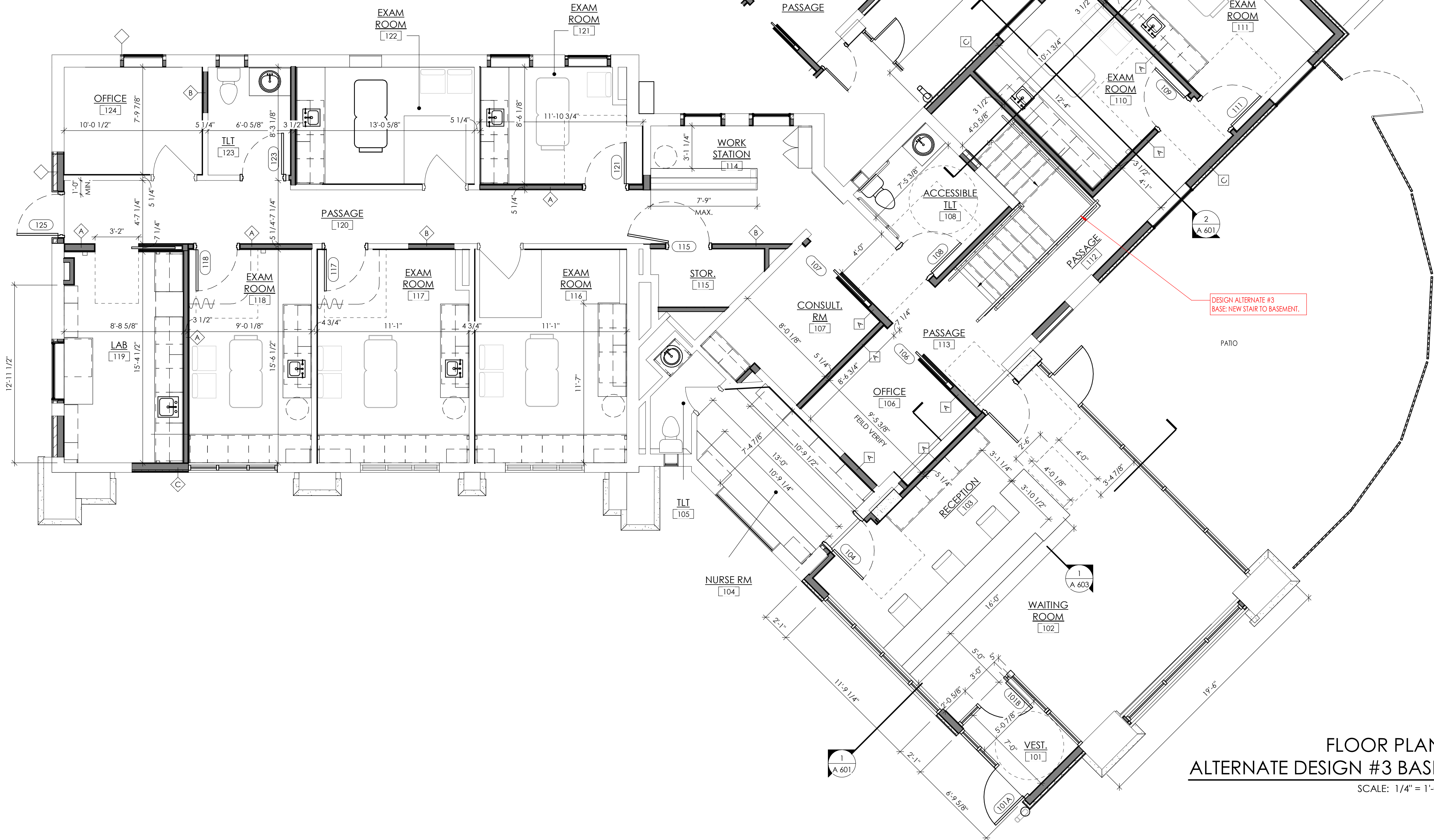
DESIGN ALTERNATE #3  
ALT: SPACE TO BE A STORAGE  
CLOSET WITH ADDED STORAGE  
CABINETS ALONG TOILET ROOM.

GENERAL PLAN NOTES

- ALL LOOSE FURNISHINGS SHOWN ON PLANS ARE NOT IN CONTRACT AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. ANY DEVICES OR EQUIPMENT TO BE LOCATED BASED UPON LOCATION OR CONFIGURATION OF LOOSE FURNISHINGS SHALL BE VERIFIED WITH THE OWNER PRIOR TO INSTALLATION.
- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.

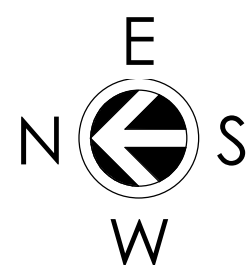
FLOOR PLAN KEYNOTES

NO. DESCRIPTION



FLOOR PLAN  
ALTERNATE DESIGN #3 BASE

SCALE: 1/4" = 1'-0"



ISSUE DATE: AUGUST 31, 2022

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FLOOR PLAN AND  
WALL TYPES

A  
304

PROJ. NO. 2022-44

REVISIONS:

DATE ISSUE  
08/31/22 CITY OF SHEBOYGAN  
ARCH. REVIEW & CUP

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SOUTH ELEVATION - SQUARED WINDOW

SCALE: 1/4" = 1'-0"

4  
A 501

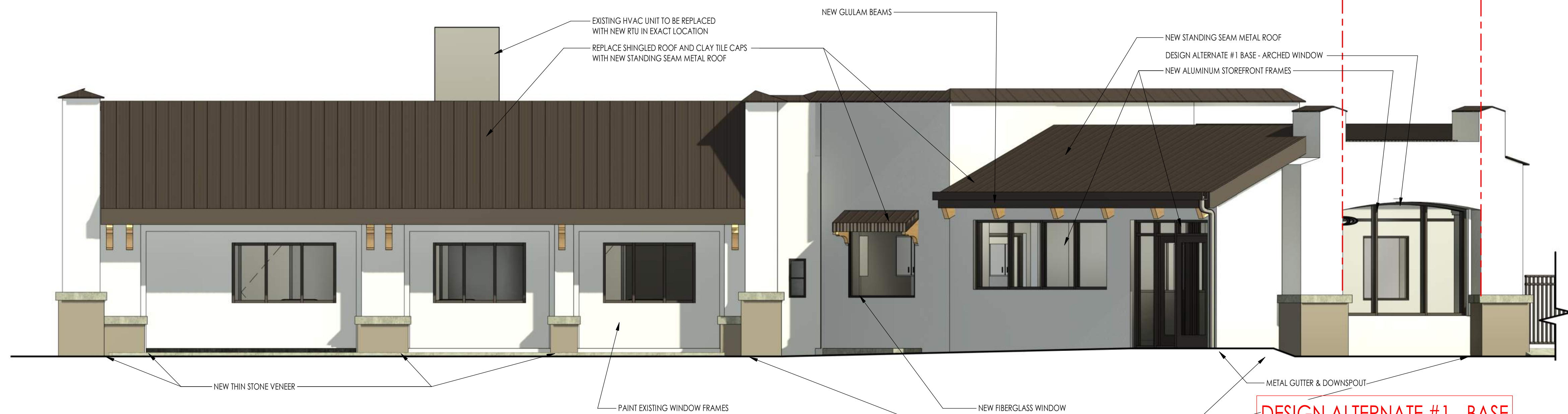


SOUTH ELEVATION - ARCHED WINDOW

SCALE: 1/4" = 1'-0"

3  
A 501

**DESIGN ALTERNATE #2: BASE:**  
SKIM COAT ALL EXTERIOR  
STUCCO FOR A FLAT SAND  
TETURE FINISH, THEN PAINT  
ALTERNATE: EXTERIOR TEXTURE  
TO REMAIN, AND REPAINT



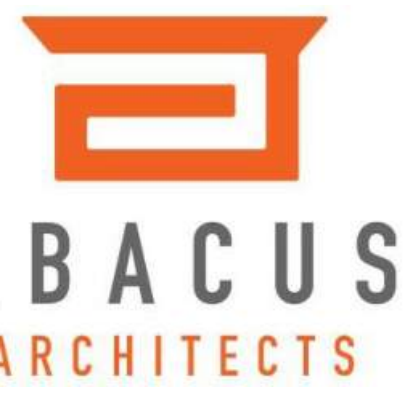
WEST ELEVATION - ARCHED WINDOW

SCALE: 1/4" = 1'-0"

1  
A 501

ELEVATION KEYNOTES	
NO.	DESCRIPTION

GENERAL EXTERIOR ELEVATION NOTES	
• ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.	
• MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.	
• MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS, 5' MAX. FROM BUILDING CORNERS, AND 25' MAX. AT CONTINUOUS WALL LOCATIONS.	



REVISIONS:

DATE	ISSUE
08/31/22	CITY OF SHEBOYGAN ARCH. REVIEW & CUP

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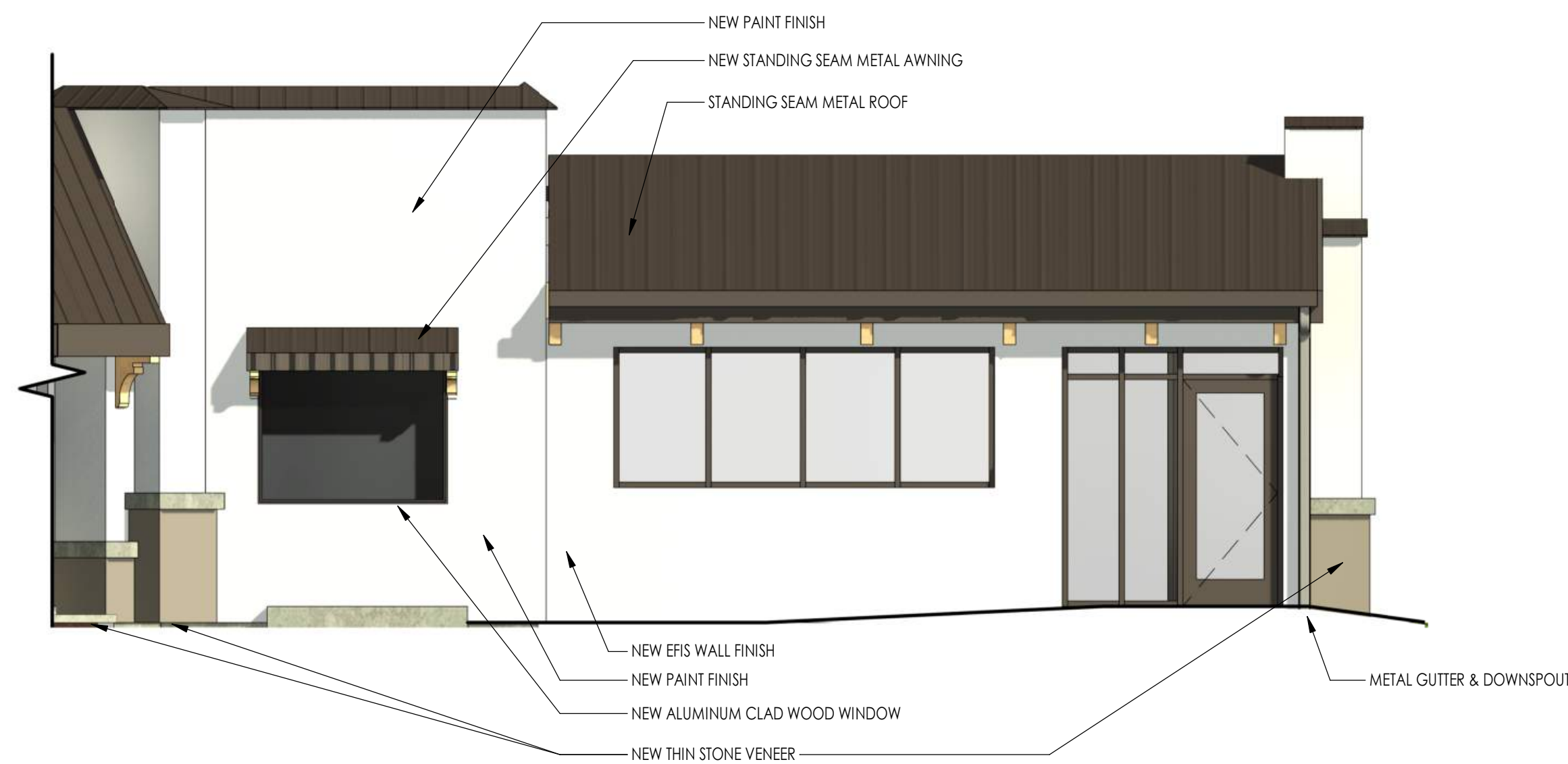
DRAWN BY: SG  
CHECKED BY: KS

EXTERIOR ELEVATIONS

A  
501

PROJ. NO. 2022-44





### GENERAL EXTERIOR ELEVATION NOTES

- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
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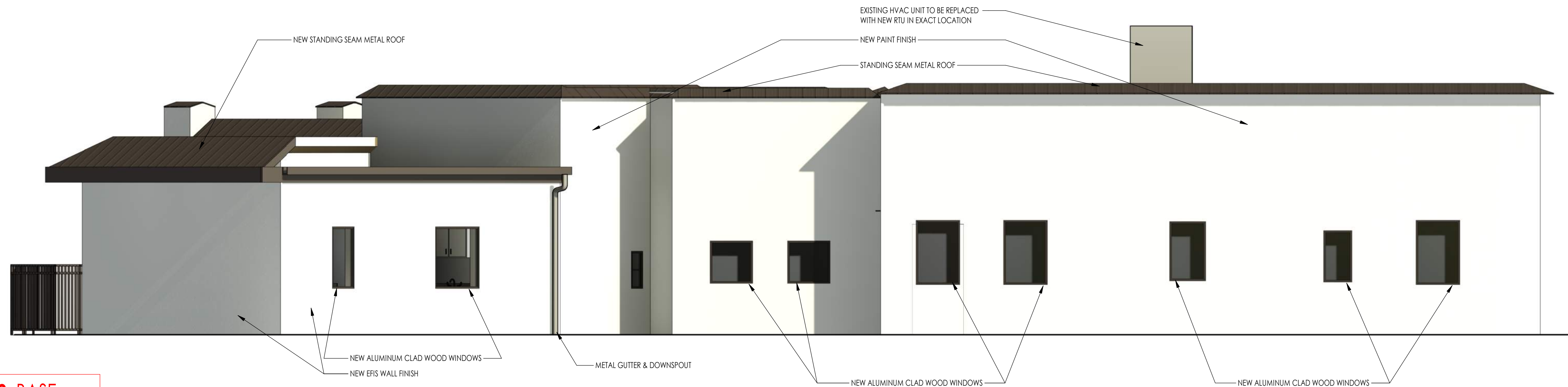
### ELEVATION KEYNOTES

NO.	DESCRIPTION
-----	-------------

### NEW ENTRANCE ELEVATION

SCALE: 1/4" = 1'-0"

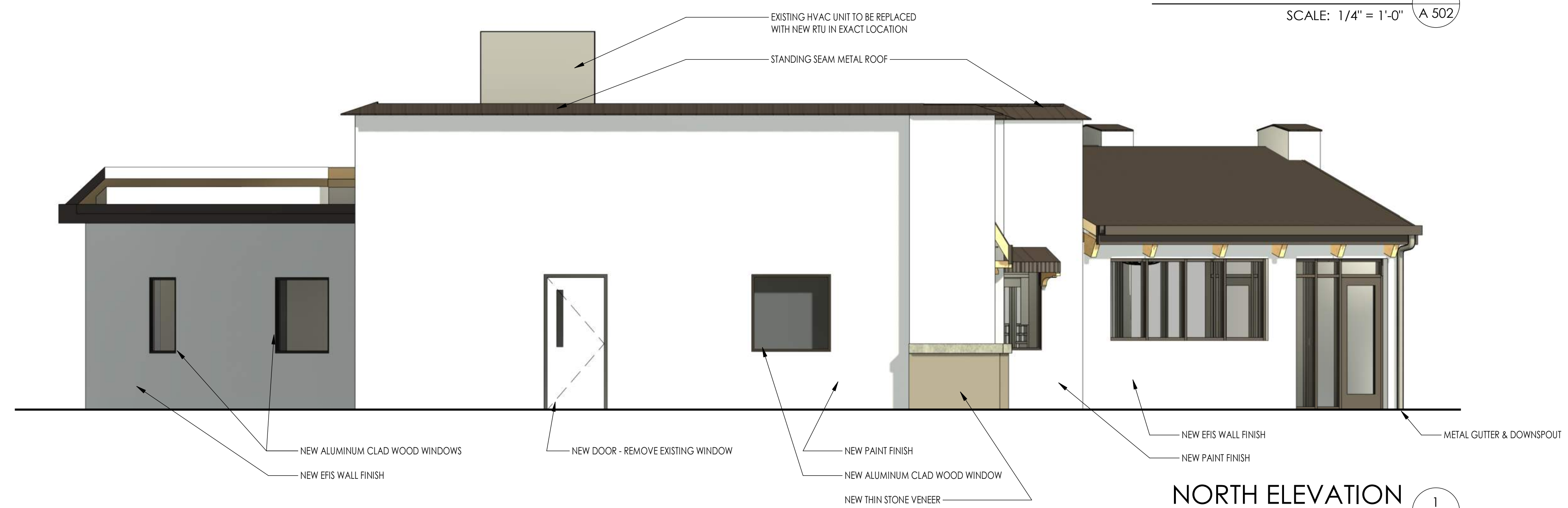
3  
A 502



### EAST ELEVATION

SCALE: 1/4" = 1'-0"

2  
A 502



### NORTH ELEVATION

SCALE: 1/4" = 1'-0"

1  
A 502

**DESIGN ALTERNATE #2: BASE:**  
SKIM COAT ALL EXTERIOR  
STUCCO FOR A FLAT SAND  
TEXTURE FINISH, THEN PAINT  
ALTERNATE: EXTERIOR TEXTURE  
TO REMAIN, AND REPAINT



### REVISIONS:

NO.	DATE	ISSUE
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EXTERIOR ELEVATIONS

A  
502

PROJ. NO. 2022-44





AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

# McGOEY DERMATOLOGY CLINIC

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PROJ. NO. 2022-44

## \*ALTERNATES

- SKIM COAT EXISTING EXTERIOR AND INTERIOR WALLS
- BASE: ARCHED STOREFRONT WINDOW IN NEW WAITING ROOM. ALTERNATE: PARTIAL INFILL WITH WALL AND SQUARED STOREFRONT WINDOW IN NEW WAITING AREA BASED ON MATERIAL WAITLIST AND TIMELINE.
- FENCE - BASE: 4'-6" FENCE HEIGHT ALT: 3'-6" FENCE HEIGHT

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DESIGN ALTERNATE #1  
ALTERNATE: SQUARE TOP

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DESIGN ALTERNATE #1  
BASE: ARCHED WINDOW

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DESIGN ALTERNATE #1  
ALTERNATE: SQUARE TOP

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## Current state of property - Exterior



Google Maps Street View (south side of building)



Google Maps Street View (west side of building)





Southeast Corner



Southwest Corner





North side of building



East side of building





Main entrance (south side)

Current state of property – Interior



Entry hall





Lobby



Lobby





Conference Room



Kitchen



Bathroom



Bathroom





Office



Office



## Proposed Changes – Design Examples



Reception



Exam Room























