



CITY OF SHEBOYGAN
ARCHITECTURAL REVIEW
APPLICATION

Fee: _____

Review Date: _____

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

SECTION 1: Applicant/ Permittee Information

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	

SECTION 2: Landowner Information (Complete These Fields When Project Site Owner is Different than 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	

SECTION 3: Architect Information

Name Keith Solum - Abacus Architects			
Mailing Address 640 N. Vel R. Phillips Ave, Suite	City Milwaukee	State WI	Zip 53203
Email Address ksolum@abacusarchitects.net		Phone Number (incl. area code) 920-234-2394	

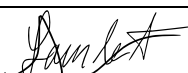
SECTION 4: Contractor Information

Name Andy Chappa - A. Chappa Construction			
Mailing Address 443 N Main St	City Sheboygan Falls	State WI	Zip 53085
Email Address andy@achappaconstruction.com		Phone Number (incl. area code) 920-467-2212	

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Architectural Review Application. I certify that the information contained in this form and attachments are true and accurate. I certify that the project will be in compliance with all 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.

Permission: 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 Architectural Review Board, 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 \$100 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description 832 Michigan Ave. Sheboygan, WI 53081		Parcel No. 59281102240
Name of Proposed/Existing Business:	McGoey Dermatology	
Address of Property Affected:	832 Michigan Ave. Sheboygan, WI 53081	
Zoning Classification:	CC-Central Commercial District	
New Building: <input type="checkbox"/>	Addition: <input checked="" type="checkbox"/>	Remodeling: <input checked="" type="checkbox"/>

SECTION 7: Description of Proposed Project

We are proposing to update the existing conditions of the former debt collection agency into a clean, quiet, modern Dermatology Clinic with an enclosure of the existing porte cochere into a waiting room and lobby, adding a small addition of exam rooms on the east end of the building and adjusting the existing offices into exam rooms and doctors' offices. The interior will be updated with new paint, flooring, and acoustical elements that will provide a peaceful, inviting space for patients as well as employees. A portion of the plan will include an outdoor patio facing the main street along Michigan Ave. The addition will allow this clinic to stay at this location for the long term as opposed to being a temporary location.

SECTION 8: Description of EXISTING Exterior Design and Materials

The current design is a Spanish style building with clay roof tiles, bell towers, and exterior colors of dark red, green, and yellow - which will not be appropriate for this clinic. The exterior walls are finished with a textured stucco. Some existing windows are cmu block and are broken. Some of the roof clay tiles have been previously removed and replaced with asphalt shingles. Current landscaping is overgrown, obscuring view of the building.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

We are proposing to paint the exterior walls with a light gray color. We will maintain the existing piers, will infill as necessary and add new paint. At building pier elements and the in-filled canopy, we plan to add a gray tone, thin-set stone veneer and precast sill wainscot at column features. We are adding new dark bronze prefinished metal coping along roof edges to replace the clay tile and replace the weathered asphalt shingles with new asphalt shingles. We will enclose the canopy with white aluminum clad wood windows and an exterior wall with a texture to match existing, roof to be pitched wood trusses with asphalt shingles. Will be replacing all block windows with new white fiberglass windows on alley side of building. The addition on the east end of the building will have EIFS on the exterior walls (finish to match the existing) and roof to be pitched wood trusses with asphalt shingles, as well as white fixed aluminum clad wood windows. Updated landscaping will be tidy and allow for clear visibility of the building from the street.

APPLICATION SUBMITTAL REQUIREMENTS

- A. Three 11x17 scale color drawing of all exterior elevations showing the design and appearance of the proposed building or structure.
- B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. Submit digital plans and drawings of the project by email, flash drive, etc.

- D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.
- E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

OFFICE USE ONLY

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____

Chairperson, Architectural Review Board OR
Manager of Planning & Zoning

DATE: _____

NARRATIVE – ARCHITECTURAL REVIEW

November 4, 2022

PROJECT NAME AND ADDRESS

McGoey Dermatology
832 Michigan Avenue
Sheboygan, Wisconsin 53081

EXISTING SITE CONDITIONS

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.

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 9th 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 at column features, light gray stucco, and a prefabricated metal coping. These materials were selected to create the sophisticated, modern atmosphere for a new clinic. The new light color exterior with a pitched asphalt roof and dark bronze fascia will be a nice compliment to similar building along Michigan Ave.
- 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. Landscaping plans to be developed and submitted to the city.
- The south additions include an enclosure of the existing porte cochere into a main entrance, lobby and waiting area. New walls to be light gray EIFS (finish to match existing stucco). Straight windows to be infilled at the existing arched columns.
- 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. New walls to be light gray EIFS (finish to match existing stucco).
- A patio will be constructed on the south side between the two additions with 4'-6" high fencing and gate, along with minimal landscaping.
- The site will include regrading towards the new entrance to meet the existing floor level and new patio. New chain link trash enclosure with privacy slats to match building will be located off of the alley.
- Interior renovation is planned to convert some existing offices into examination rooms, along with staff work and toilet rooms.
- 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 located in the same place as the old unit and will utilize the existing roof openings. A

second RTU will be provided on roof. No additional roof screening proposed as this existing mansard/parapet provides screening from 9th street. Alternate location of second RTU is on the ground located off of the alley way behind the building.

SIGNAGE

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

CONSTRUCTION

Owner would like to start construction this fall with occupancy ASAP (likely spring 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. Proposed additions and modifications to the existing structure is compatible with adjacent buildings/ business along Michigan Avenue. The new fresh, modern feel will be a welcoming sight to compliment them.

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.



ADDITIONS AND ALTERATIONS

McGOEY DERMATOLOGY CLINIC

832 MICHIGAN AVE, SHEBOYGAN, WI 53081

PROJ. NO. 2022-44

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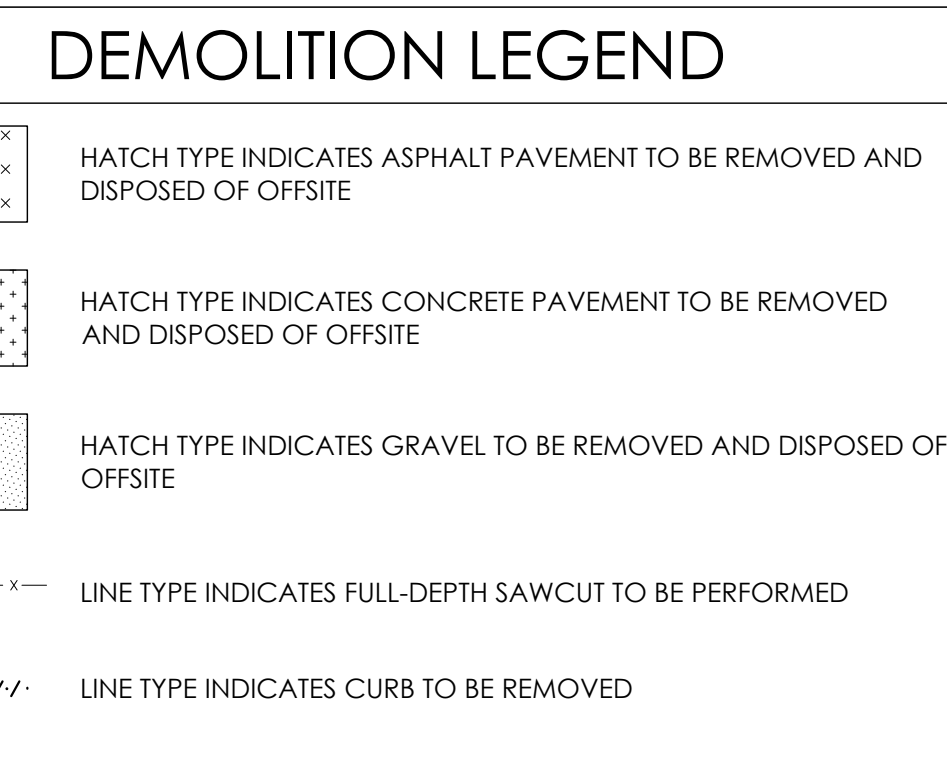
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△ DATE ISSUE
08/31/22 CITY OF SHEBOYGAN
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NOTICE TO BIDDERS

BIDDERS SHALL REVIEW ALL DRAWINGS AND SPECIFICATION SECTIONS TO DETERMINE THE IMPACT OF OTHER SECTIONS OF WORK ON THEIR OWN WORK

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ISSUE DATE: AUGUST 31 2022

ISSUE DATE: AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

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MCGOEY DERMATOLOGY CLINIC

3332 MICHIGAN AVENUE, SHEBOYGAN, WI 53081

135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | 920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310 MILWAUKEE WI 53202 (414) 837-6450

DRAWN BY: JMN

CHECKED BY: JRV

EXISTING
CONDITIONS AND
DEMO PLAN

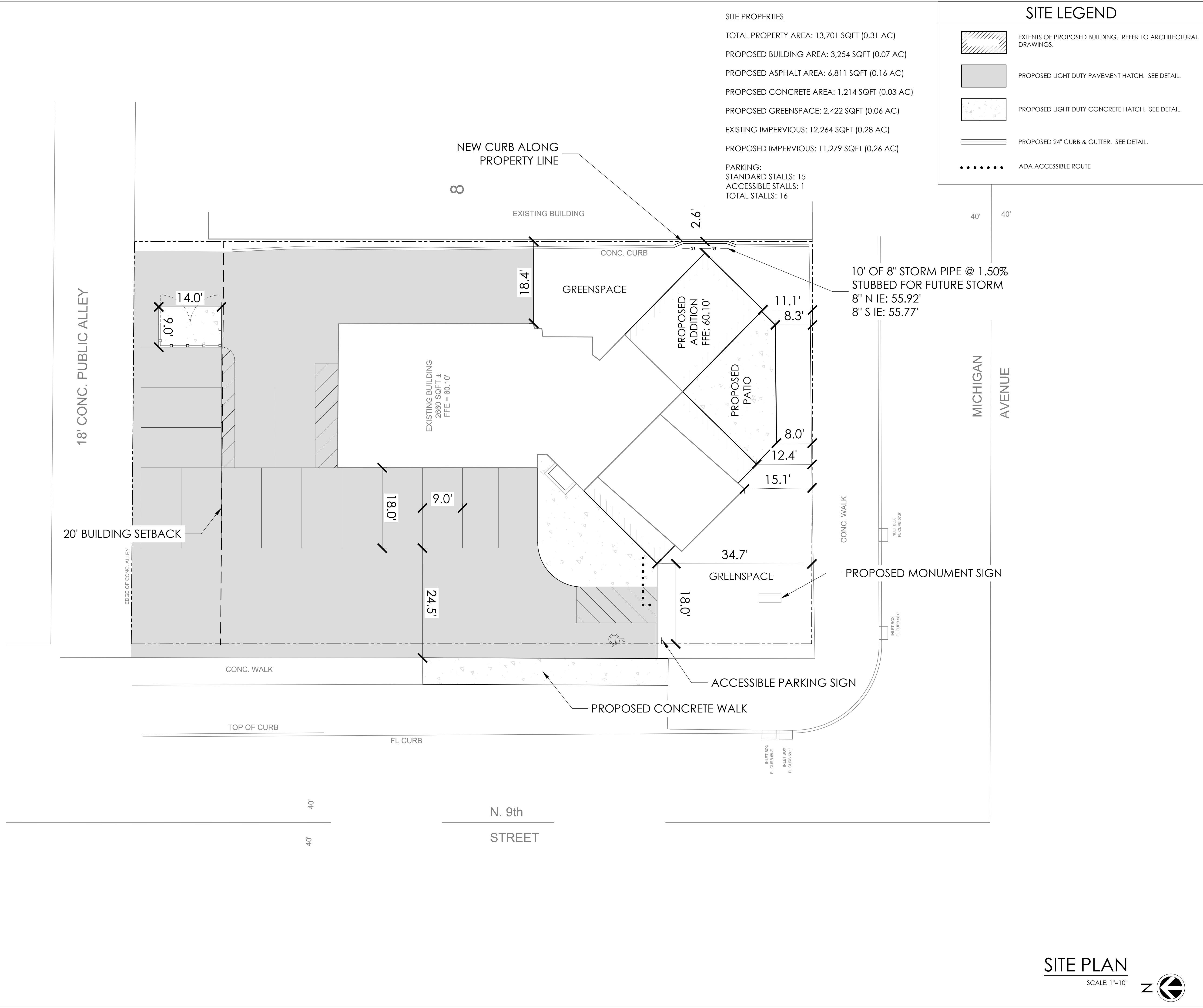
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PROJ. NO. 2022-44

EXISTING CONDITIONS AND DEMO PLAN

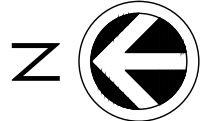
SCALE: 1"=10'





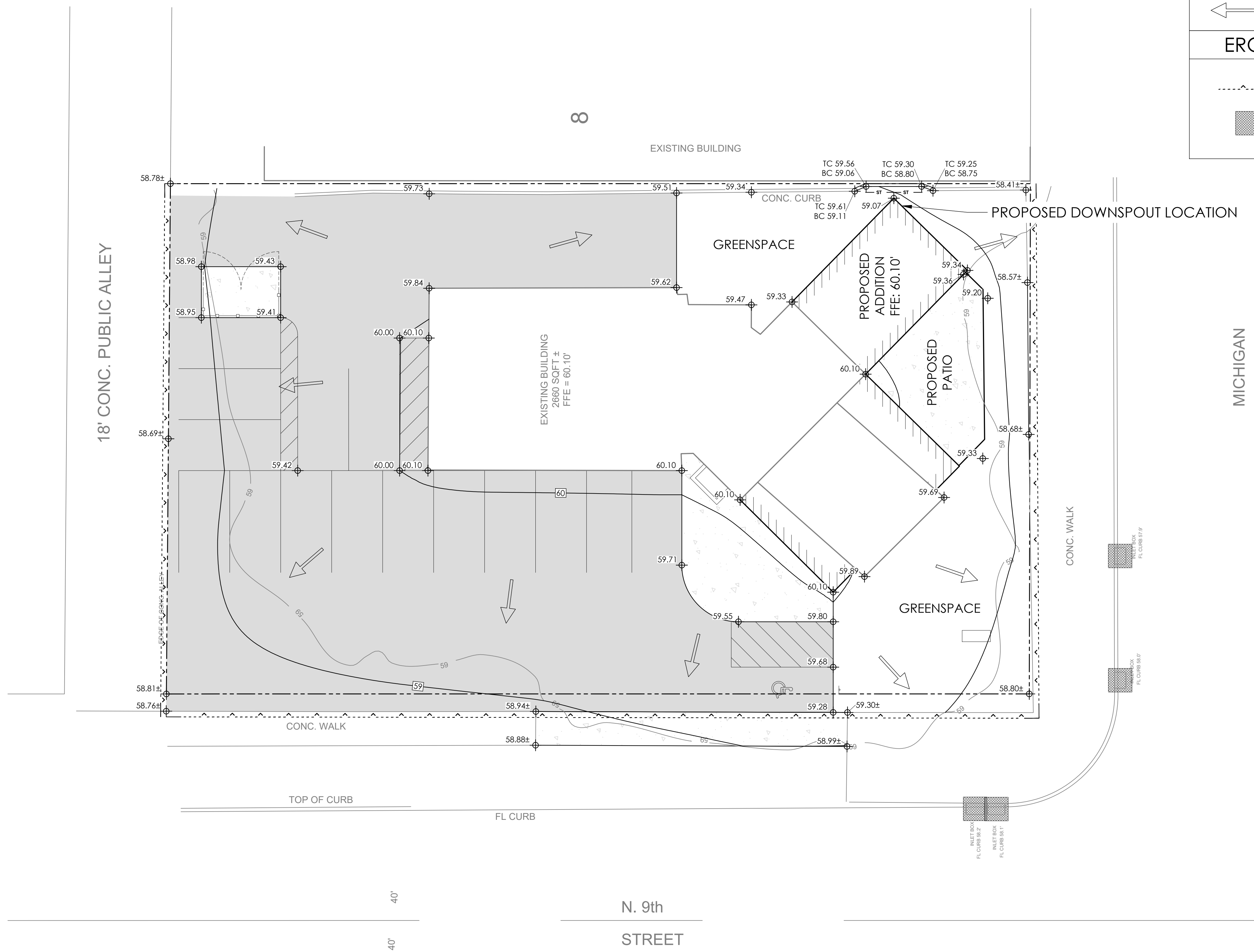
SITE PLAN

SCALE: 1"=10'



October 14, 2022

P:\2022-CONTRACTS\2022-44 Sheboygan Dermatology Clinic\Phase - 2\Construction Documents\3 Site\2022-44 - Base.dwg



GRADING LEGEND

59.5

—

PROPOSED CONTOUR

59.5

—

EXISTING CONTOUR

595.00

+

PROPOSED SPOT ELEVATION

595.00±

+

MATCH EXISTING ELEVATION

TC 595.00

BC 595.50

PROPOSED TOP OF CURB ELEVATION
PROPOSED BOTTOM OF CURB ELEVATION

←

STORM WATER FLOW

EROSION CONTROL LEGEND

PROPOSED SILT FENCING/SILT SOCK 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

ABACUS

ARCHITECTS

REVISIONS:

△

DATE

ISSUE

08/31/22

CITY OF SHEBOYGAN

ARCH. REVIEW & CUP

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ISSUE DATE: AUGUST 31, 2022

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DRAWN BY: JMN

CHECKED BY: JRV

GRADING AND EROSION CONTROL PLAN

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PROJ. NO. 2022-44

GRADING AND EROSION CONTROL PLAN

SCALE: 1"=10'

N

202

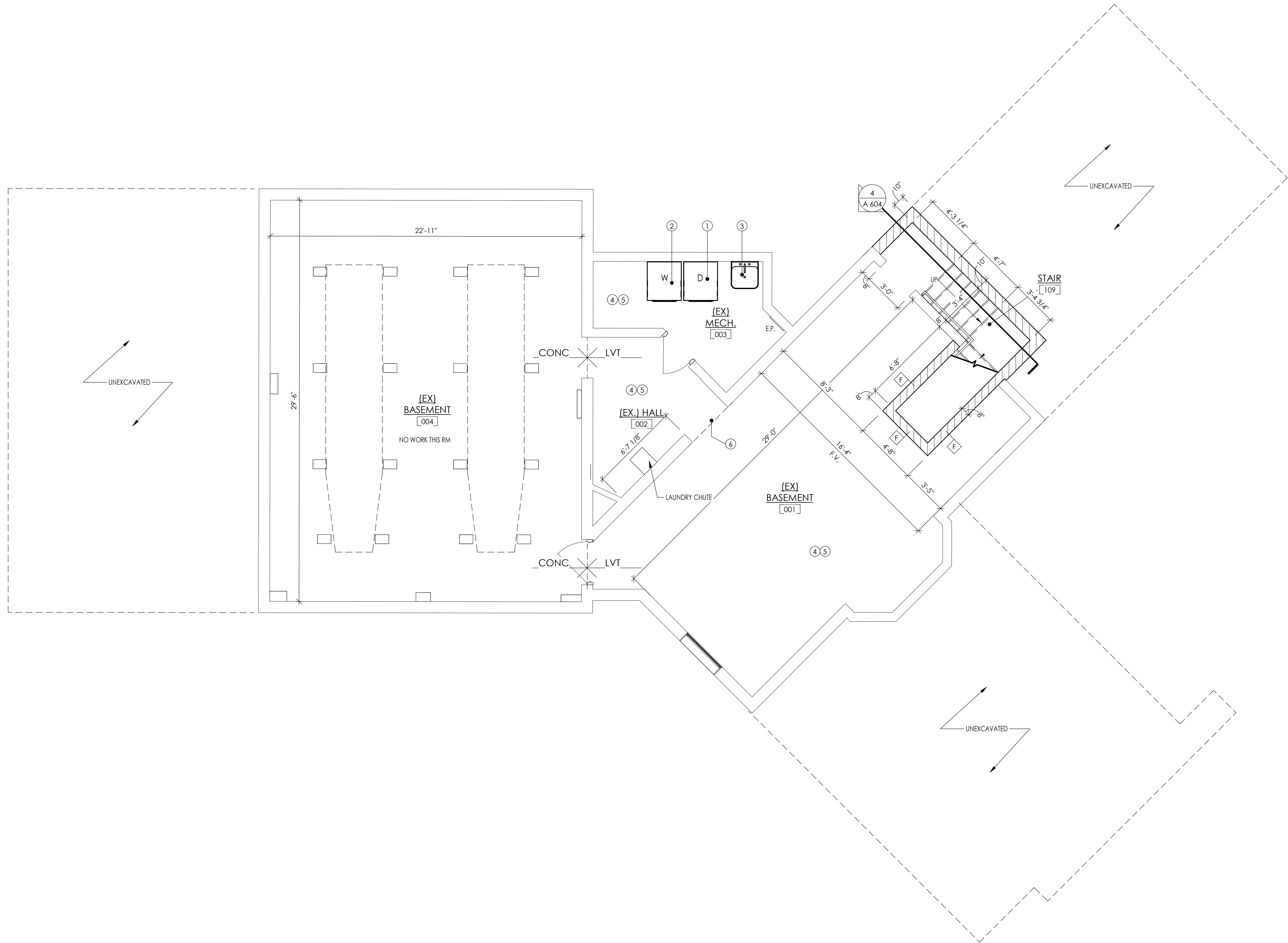


1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



DETAILS





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
1	CONTRACTOR TO COORDINATE ROUTE FOR DRYER VENT
2	PLUMBING CONTRACTOR TO PROVIDE DRAIN/SUPPLY LINES TO NEW WASHER
3	P.C. TO PROVIDE LAUNDRY TUB
4	PREP CONCRETE FLOOR FOR NEW LVT FLOORING
5	PREP WALLS & CEILING FOR NEW PAINT FINISH
6	RE-ROUTE PIPING AT WALL OPENING
7	GC TO PROVIDE HALF WALL, COORDINATE W/ CASEWORK SUPPLIER
9	GC TO INVESTIGATE REDUCING CORNER, VERIFY IF NEW HEADER IS REQUIRED



REVISIONS:

NO.	DATE	ISSUE
1	9/29/2022	CONSTR. BULLETIN #1

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ISSUE DATE: OCTOBER 27, 2022

ADDITIONS AND ALTERATIONS

DRAWN BY: SG

CHECKED BY: KS

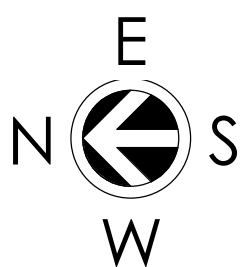
BASEMENT FLOOR PLAN

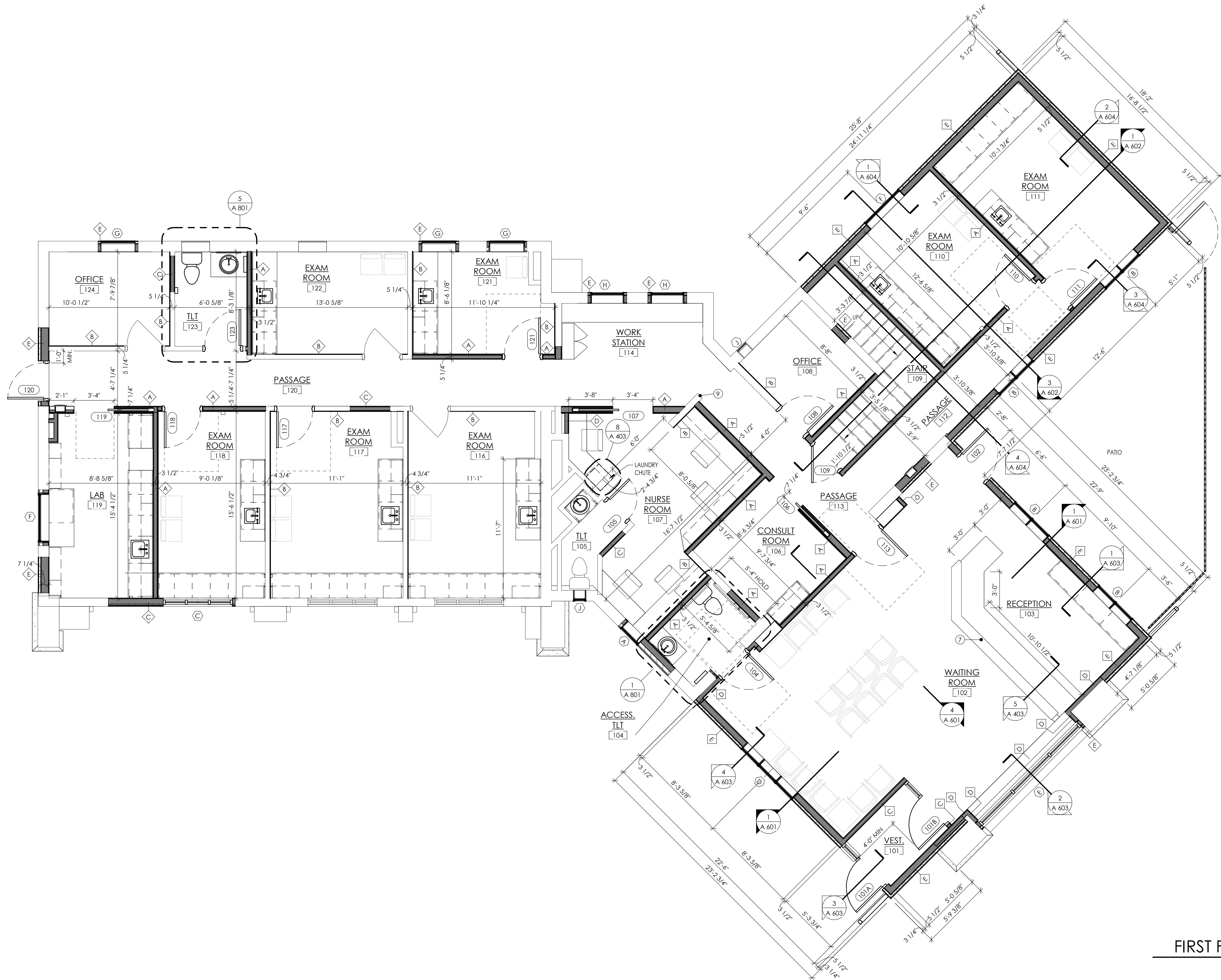
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PROJ. NO. 2022-44

BASEMENT FLOOR PLAN

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





GENERAL PLAN NOTES

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- INTERIOR DIMENSIONS TAKEN FROM FACE OF STUD TO FACE OF STUD.

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2	PLUMBING CONTRACTOR TO PROVIDE DRAIN/SUPPLY LINES TO NEW WASHER
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4	PREP CONCRETE FLOOR FOR NEW LVT FLOORING
5	PREP WALLS & CEILING FOR NEW PAINT FINISH
6	RE-ROUTE PIPING AT WALL OPENING
7	GC TO PROVIDE HALF WALL, COORDINATE W/ CASEWORK SUPPLIER
9	GC TO INVESTIGATE REDUCING CORNER, VERIFY IF NEW HEADER IS REQUIRED



REVISIONS:

NO.	DATE	ISSUE
1	9/29/2022	CONSTRUCTION BULLETIN #1
2	10/17/2022	CITY RESUBMITTAL

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ISSUE DATE: OCTOBER 27, 2022
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DRAWN BY: SG

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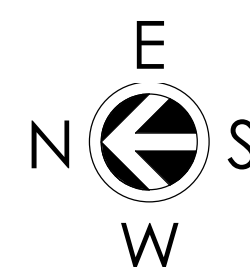
FIRST FLOOR PLAN

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304

PROJ. NO. 2022-44

FIRST FLOOR PLAN

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



ELEVATION KEYNOTES	
NO.	DESCRIPTION
1	REPLACE SHINGLED ROOF AND CLAY TILE CAPS WITH NEW ASPHALT SHINGLED ROOF - COLOR TO BE DETERMINED BY OWNER.
2	NEW PAINT FINISH
3	THIN STONE VENEER
4	METAL GUTTER AND DOWNSPOUT
5	PRECAST SILL WAINSCOT
6	EIFS
7	NEW HVAC UNIT - EXIST. UNIT TO BE REPLACED WITH NEW RTU IN EXACT LOCATION.
8	ASHPALT SHINGLE ROOFING OVER WOOD SHEATHING AND TRUSSES
9	PREFINISHED METAL FENCING AROUND PATIO W/ GATE
10	NEW WOOD SUPPORT TO MATCH EXISTING

ELEVATION KEYNOTES	
NO.	DESCRIPTION
11	FULL LITE DOOR WITH ALUMINUM CLAD WOOD OR FIBERGLASS WINDOW ASSEMBLY
12	NEW ALUMINUM CLAD WOOD OR FIBERGLASS WINDOW
13	PREFINISHED METAL GUTTER AND DOWNSPOUT
14	ADJACENT BUILDING
15	ALUMINUM FASCIA PANEL. COLOR TO BE DETERMINED BY OWNER.
16	METAL WRAPPED FASCIA ON TREATED 2X8 W/ METAL SOFFIT PANELS
17	NEW FULL LITE DOOR TO REPLACE EXISTING WINDOW
18	INFILL FORMER SERVICE WINDOW WITH NEW STUD AND EIFS TO MATCH
19	REMOVE EXISTING CLAY TILE SHINGLES - REPLACE WITH NEW PRE-FABRICATED METAL EDGE FLASHING

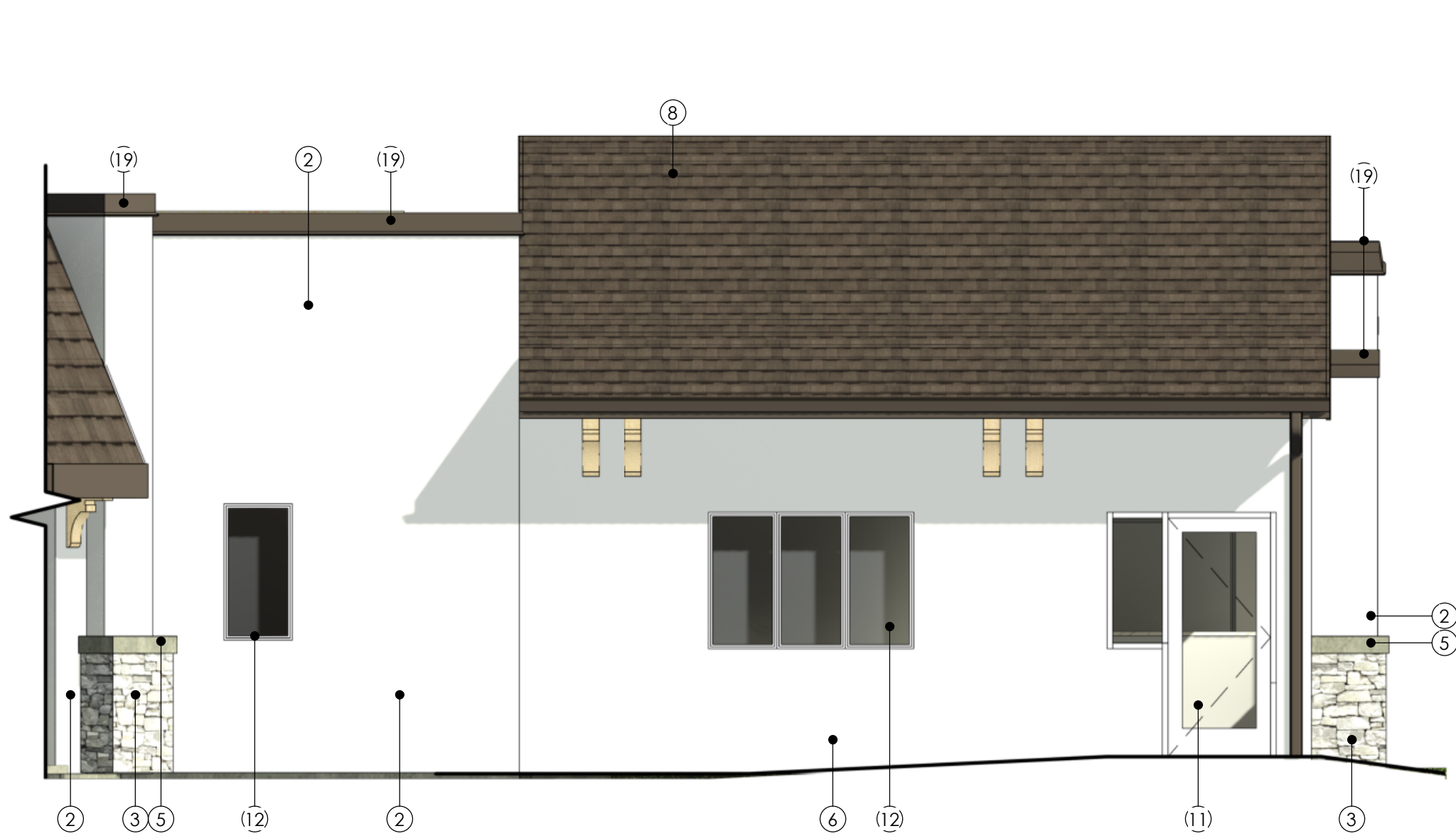
GENERAL EXTERIOR ELEVATION NOTES	
• ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.	
• MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.	
• MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS,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



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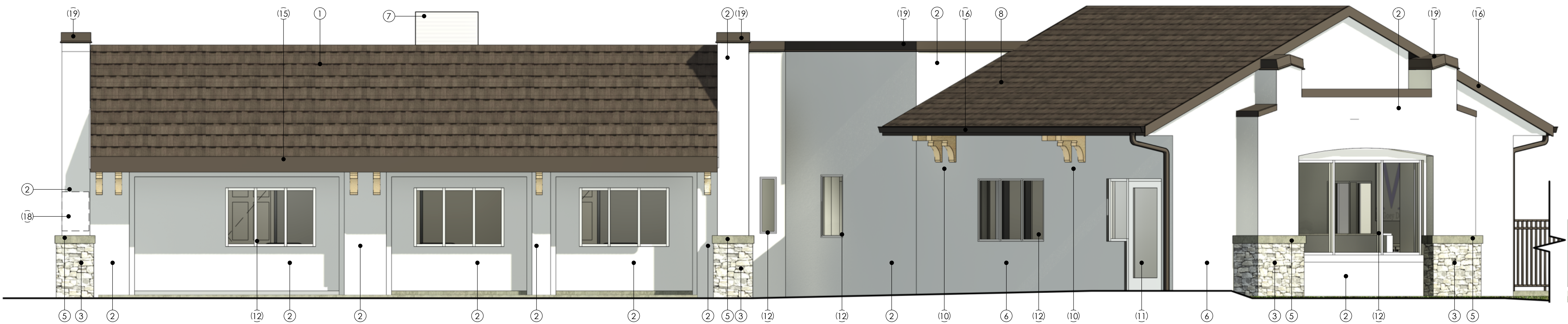
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NEW ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0" 3 A 501



SOUTH ELEVATION
SCALE: 1/4" = 1'-0" 2 A 501



WEST ELEVATION
SCALE: 1/4" = 1'-0" 1 A 501

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DRAWN BY: SG

CHECKED BY: KS

EXTERIOR ELEVATIONS

A
501

PROJ. NO. 2022-44



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)



