

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Resubmittal - Construction of an addition and exterior remodeling for McGoey Dermatology located at 832 Michigan Avenue.

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

REPORT DATE: November 11, 2022

MEETING DATE: November 14, 2022

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

In September the Board reviewed and approved an addition and exterior remodel project for the new McGoey Dermatology located at 832 Michigan Avenue. The owner recently received information from her contractor that the materials have significantly increased and the owner can no longer do the project as presented.

In October the applicant resubmitted plans, however, the board did not approve the plans and informed the applicant that additional architectural elements/detailing was needed in order to provide more character to the building.

The applicant has resubmitted the plans and states:

- The site is currently unoccupied and has been since at least January 2020. Prior uses include a bill collection agency as well as a gas station. The exterior of the building has become a bit dilapidated and has an outdated style.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.
- We would like to redevelop the site at 832 Michigan Ave as McGoey Dermatology. Dermatology is an outpatient physician run practice which specializes in skin treatment for patients of all ages. We are proposing to update the existing conditions of the former accounting firm into a clean, quiet, modern Dermatology Clinic by:
 - Adjusting the existing offices into exam rooms and doctors' offices.
 - Enclosing the existing porte cochere into a main entrance, lobby and waiting room.

- Adding a small addition of exam rooms on the east end of the building.
 - A patio will be constructed on the south side of the site between the additions with fencing, a gate and landscaping facing Michigan Avenue.
 - The building will now be a total of 2,960sf (the existing building is 1,940sf, the new enclosed canopy is 510sf and the new addition is 510sf).
- 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.
 - 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 prefinished 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 Avenue.
 - 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.
 - 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.
 - We aim to revitalize the building, both interior and exterior, all while respecting the existing neighborhood residents and commercial businesses.

The applicant states the following about the proposed architecture:

- 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.
- 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.

STAFF COMMENTS:

The Board will just want to verify the mechanicals are appropriately screened.

The City would like to see the overall look and feel of the Michigan Avenue corridor improve. The McGoey Dermatology addition/remodel project positively impacts the look and feel of the neighborhood at the intersection of N. 9th and Michigan Avenue.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.