

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: 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: September 2, 2022

MEETING DATE: September 12, 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:

The applicant is proposing to construct an addition, to do exterior renovations and to construct site improvements in order to operate McGoey Dermatology at 832 Michigan Avenue. The applicant states the following about the project:

- 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 The exterior of the building has become a bit dilapidated and has an outdated style.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 aim to revitalize the building, both interior and exterior, all while respecting the existing neighborhood residents and commercial businesses. We will improve the appearance of the building façade as well as repair the windows and roofing/shingles.
- The site was selected due to its location on Michigan Avenue and its proximity to other shops, businesses, and residential locations within walking distance and ease of access from the downtown area. We 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 successful, professional, well run business of appropriate aesthetic to this area.

The applicant states the following about the structure and architecture:

- The goal of the McGoey Dermatology is to be a clean, modern, identifiable location along 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.
- 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, 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 the High Road Craft Ice Cream building, just 3 doors to the east at 816 Michigan Avenue.
- 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).
- We are proposing to paint the exterior walls with a light gray color. We are investigating an option to skim coat or refinish the stucco into a smooth texture.
- 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.
- We are adding new dark bronze standing seam metal roof to replace the clay tile and asphalt shingles, along with replacing the top of wall clay tile caps with prefinished metal coping to match standing seam.

- We will enclose the canopy with dark bronze storefront windows, and an exterior wall with a texture to match existing, and will be replacing all block windows with new fixed aluminum clad wood windows.
- The addition on the east end of the building will have EIFS on the exterior walls (finish to match the existing) and will have a dark bronze standing seam metal roof, as well as dark bronze fixed aluminum clad wood windows. Roofing to be fully adhered EPDM.
- The east addition may 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
- Updated landscaping will be tidy and allow for clear visibility of the building from the street.
- 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 with fencing facing the main street along Michigan Avenue (located between the new addition and the infilled porte cochere).
- The site will include regrading towards the new entrance to meet the existing floor level and new patio.
- There will be a dumpster enclosure at the northeast corner of the property along the alley. Trash enclosure to be CMU walls with DAFS finish to match building and metal chain link fence gates.
- The parking site is of an adequate size for the expected patronage. However, we intend to pave and mark the parking in order to improve the aesthetics consistent with a professional practice. All gravel and current cracked concrete will be paved or landscaped.
- These improvements will allow this clinic to stay at this location for the long term as opposed to being a temporary location.

The applicant is requesting approval of the following architectural design options that they need to still research to determine if feasible:

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.

Alternate #4 – Fencing

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

STAFF COMMENTS:

The applicant is proposing a couple alternatives with the proposed building. Staff does not object to these alternative proposals, however, the applicant will need to submit a final set of plans specifically detailing exactly which alternative options they are proceeding with prior to building permit issuance. The board may want to include a condition that states:

Applicant will submit final plans (site plans, building elevations, etc.) indicating exactly which option they are proposing to construct (stairway and fence). Applicant shall work with staff with regards to the plans. If the applicant submits any deviations from the options provided to and approved by the Architectural Review Board, the applicant will need to submit new plans back to the Architectural Review Board for their review.

The applicant states:

Existing roof top mechanical unit to be replace 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 9th street.

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.