



# ARCHITECTURAL REVIEW BOARD AGENDA

**October 26, 2022 at 4:00 PM**

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,  
Sheboygan, WI**

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Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377.

## **OPENING OF MEETING**

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict of Interest

## **MINUTES**

- [4.](#) Approval of the Architectural Review Board minutes from September 26, 2022.

## **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

- [5.](#) Resubmittal - Construction of an addition and exterior remodeling for McGoey Dermatology located at 832 Michigan Avenue.
- [6.](#) Exterior remodel of the west façade at Mojo Bar located at 1235 Pennsylvania Avenue.

## **NEXT MEETING**

7. November 14, 2022

## **ADJOURN**

8. Motion to Adjourn

***In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:***

*City Hall • Mead Public Library  
Sheboygan County Administration Building • City's website*

**CITY OF SHEBOYGAN****ARCHITECTURAL REVIEW BOARD MINUTES****Monday, September 26, 2022**

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**Members Present:** Joe Clarke, Alderperson Zachary Rust, Dave Aldag, Pam Langan**Members Excused:** Robert Heimerl, Richard Linde and Jerry Jones**Staff/Officials:** Manager of Planning & Zoning Steve Sokolowski and Planning & Development Director Chad Pelishek**OPENING OF MEETING**

1. Roll Call

Chair Joe Clarke called the meeting to order.

2. Pledge of Allegiance

The Pledge is recited.

3. Identify Potential Conflict of Interest

No committee member had a conflict of interest.

**MINUTES**

4. Approval of the Architectural Review Board minutes from September 12, 2022.

Motion by Pam Langan, second by Dave Aldag to approve. Motion carried.

**ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

5. Exterior remodel of Altmeyer Electric located at 827 S. 21<sup>st</sup> Street.

Motion by Dave Aldag, second by Alderperson Rust to approve with the following conditions:

1. The Board encourages additional architectural treatment to the proposal which could include a more detailed entrance vestibule.
2. The wainscot shall be wrapped along both street frontages of the office (S. 21st Street and Maryland Avenue).
3. Prior to building permit issuance, final elevation drawings shall be submitted to staff for review. If staff has any concerns with the final elevation drawings, the elevations can be brought back for board review.

Motion carried.

6. Construction of new building addition and canopy at Tidy Store located at 810 N. 14<sup>th</sup> Street.

Motion by Pam Langan, second by Dave Aldag to approve as presented. Motion carried.

**NEXT MEETING**

7. October 10, 2022

**ADJOURN**

8. Motion to Adjourn

Motion by Dave Aldag, second by Alderperson Rust to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:15 p.m.

## CITY OF SHEBOYGAN

## REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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

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

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**REPORT DATE:** October 21, 2022

**MEETING DATE:** October 24, 2022

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**FISCAL SUMMARY:**

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

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**STATUTORY REFERENCE:**

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

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**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.

The applicant 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 dark bronze copings at the roof edges will be a nice compliment to similar building along Michigan Ave.
- 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.
- 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.
- 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 match the existing) and will have a dark bronze prefinished metal coping along roof edges, as well as white fixed aluminum clad wood windows.
- Roofing to be fully adhered EPDM.
- 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:**

Throughout this development process staff has emphasized the importance of the proposed building design at this very visible downtown Sheboygan location. The revised drawings submitted appear to be a white box with minimal architectural elements or detailing to provide character to this building.

We understand that there are budgetary constraints but it appears that there are still ways to improve the overall design and character of this building on Michigan Avenue.

#### **ACTION REQUESTED:**

Motion to table and have the applicant submit revised drawings addressing these design concerns.

#### **ATTACHMENTS:**

Architectural Review Board Application and required attachments.



**CITY OF SHEBOYGAN**  
**ARCHITECTURAL REVIEW**  
**APPLICATION**

Fee: \_\_\_\_\_

Review Date: \_\_\_\_\_

Item 5.

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		

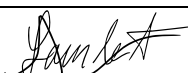
**SECTION 4: Contractor Information**

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. 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 will have a dark bronze prefinished metal coping along roof edges, as well as white fixed aluminum clad wood windows. Roofing to be fully adhered EPDM. Updated landscaping will be tidy and allow for clear visibility of the building from the street.

## **NARRATIVE – ARCHITECTURAL REVIEW**

October 17, 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 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 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 dark bronze copings at the roof edges 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 9<sup>th</sup> 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.



OCTOBER 17, 2022

ADDITIONS AND ALTERATIONS

# McGOEY DERMATOLOGY CLINIC

832 MICHIGAN AVE, SHEBOYGAN, WI 53081

PROJ. NO. 2022-44

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OCTOBER 17, 2022

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OCTOBER 17, 2022

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LOOKING WEST  
FROM 8TH STREET  
(NORTHSIDE)



LOOKING EAST  
FROM 10TH STREET  
(SOUTHSIDE)

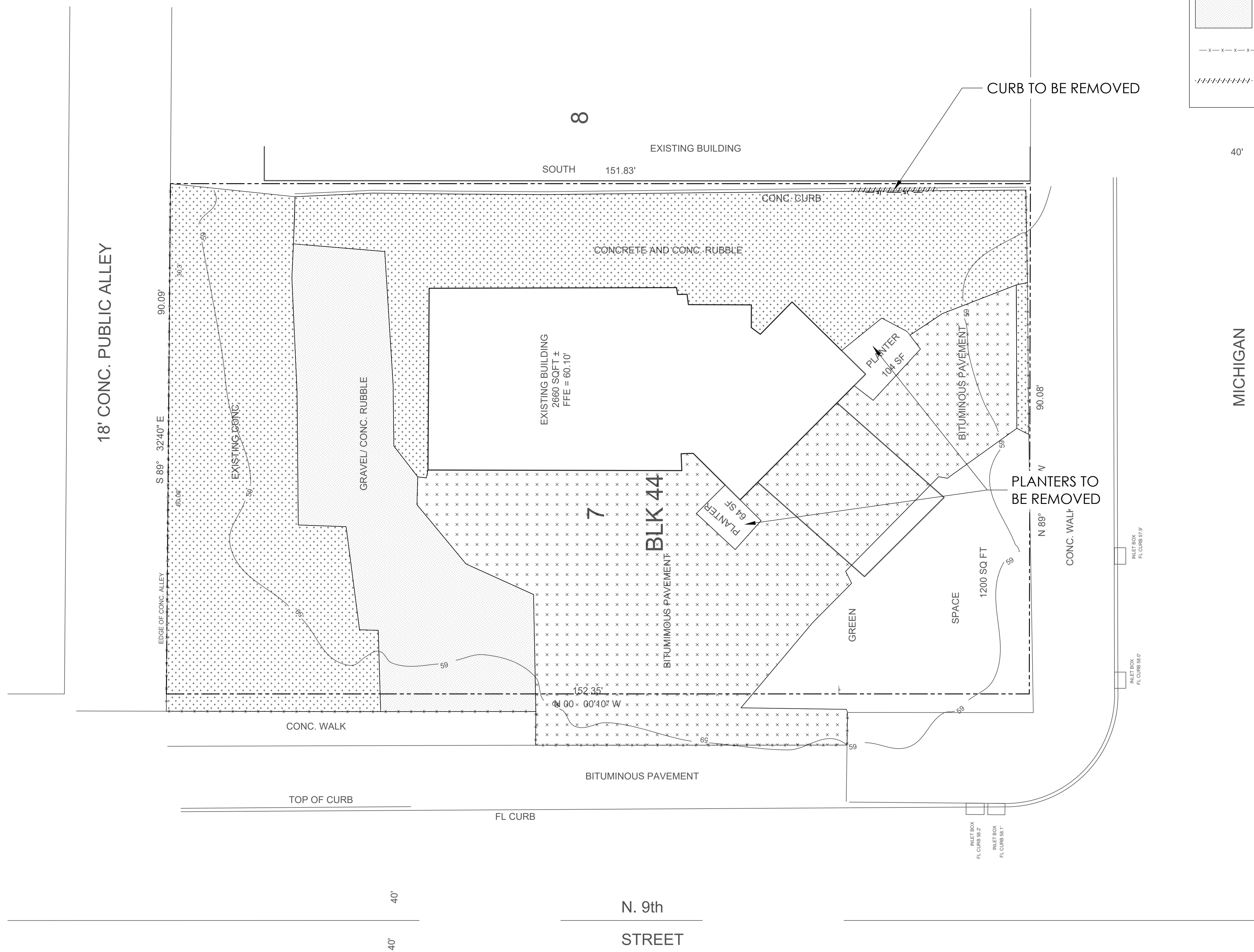


LOOKING WEST  
BETWEEN 8TH & 9TH  
STREETS

ADDITIONS AND ALTERATIONS  
**McGOEY DERMATOLOGY CLINIC**

832 MICHIGAN AVE, SHEBOYGAN, WI 53081  
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DEMOLITION LEGEND	
	HATCH TYPE INDICATES ASPHALT PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
	HATCH TYPE INDICATES CONCRETE PAVEMENT TO BE REMOVED AND DISPOSED OF OFFSITE
	HATCH TYPE INDICATES GRAVEL TO BE REMOVED AND DISPOSED OF OFFSITE
	LINE TYPE INDICATES FULL-DEPTH SAWCUT TO BE PERFORMED
	LINE TYPE INDICATES CURB TO BE REMOVED

REVISIONS:

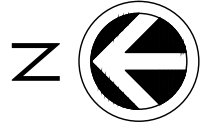
DATE	ISSUE
08/31/22	CITY OF SHEBOYGAN ARCH. REVIEW & CUP

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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EXISTING CONDITIONS AND DEMO PLAN

SCALE: 1"=10'



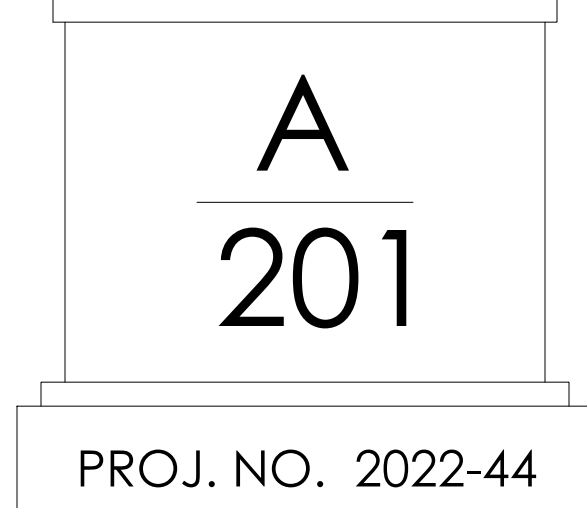
ISSUE DATE: AUGUST 31, 2022  
ADDITIONS AND ALTERATIONS  
**MCGOEY DERMATOLOGY CLINIC**  
832 MICHIGAN AVENUE, SHEBOYGAN, WI 53081  
1135A MICHIGAN AVE. SHEBOYGAN, WI 53081 | (920) 452-4444 | 640 N. VEL R. PHILLIPS AVE. SUITE 310 MILWAUKEE, WI 53202 | (414) 837-6450


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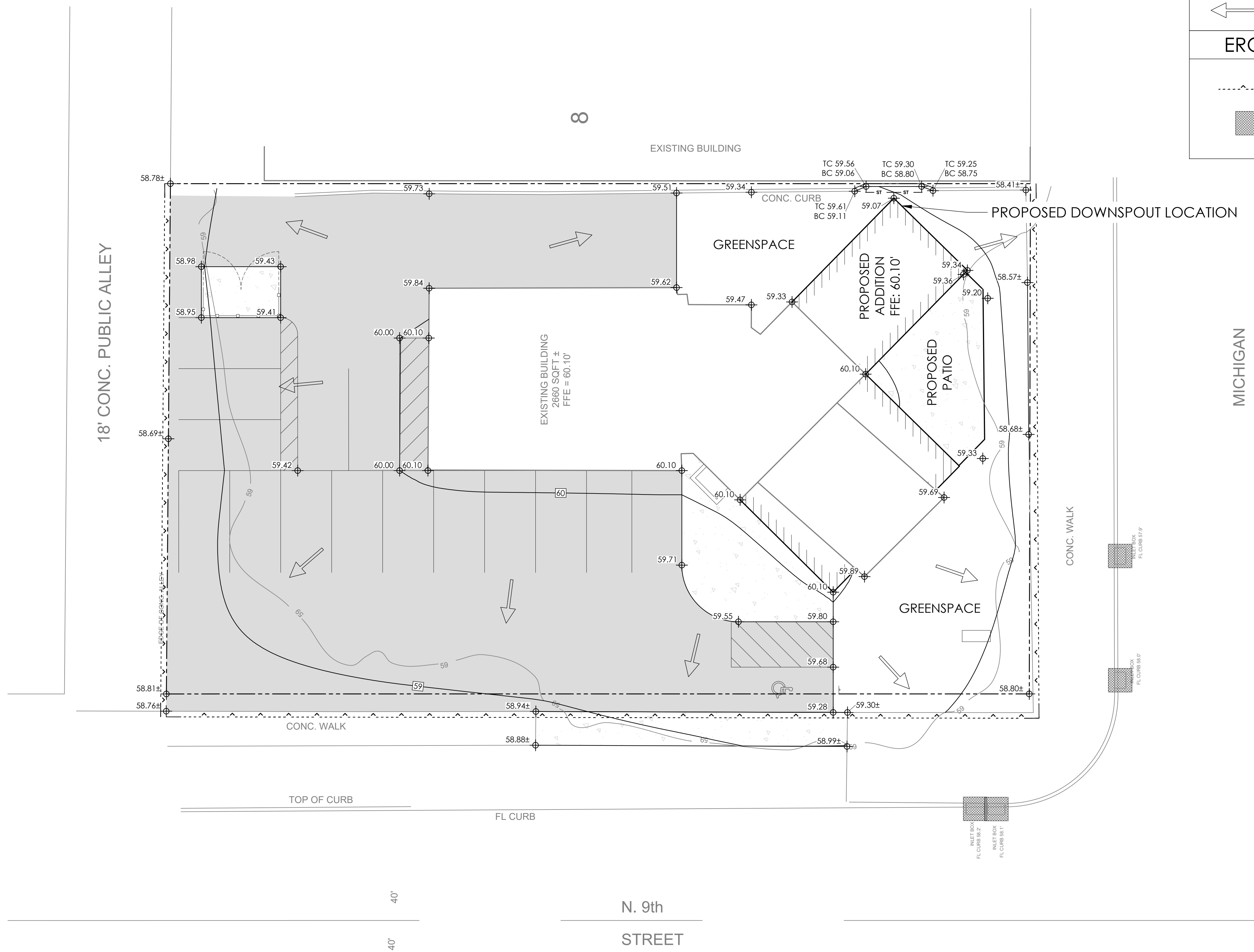
EXISTING CONDITIONS AND DEMO PLAN

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PROJ. NO. 2022-44



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GRADING LEGEND

59.5

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PROPOSED CONTOUR

59.5

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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

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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

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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GRADING AND  
EROSION CONTROL  
PLAN

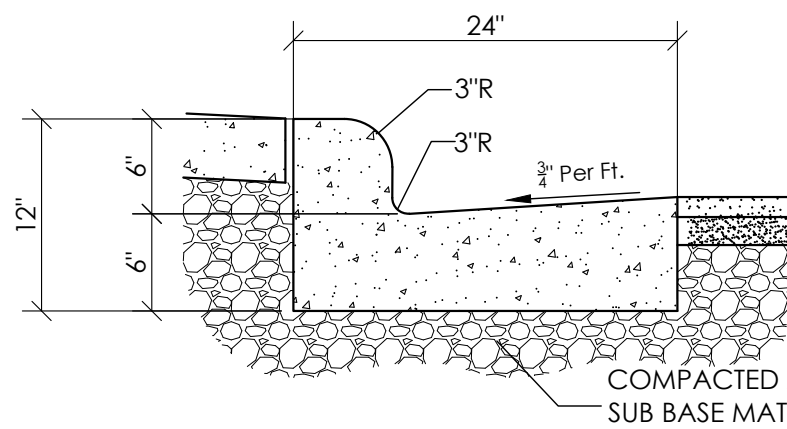
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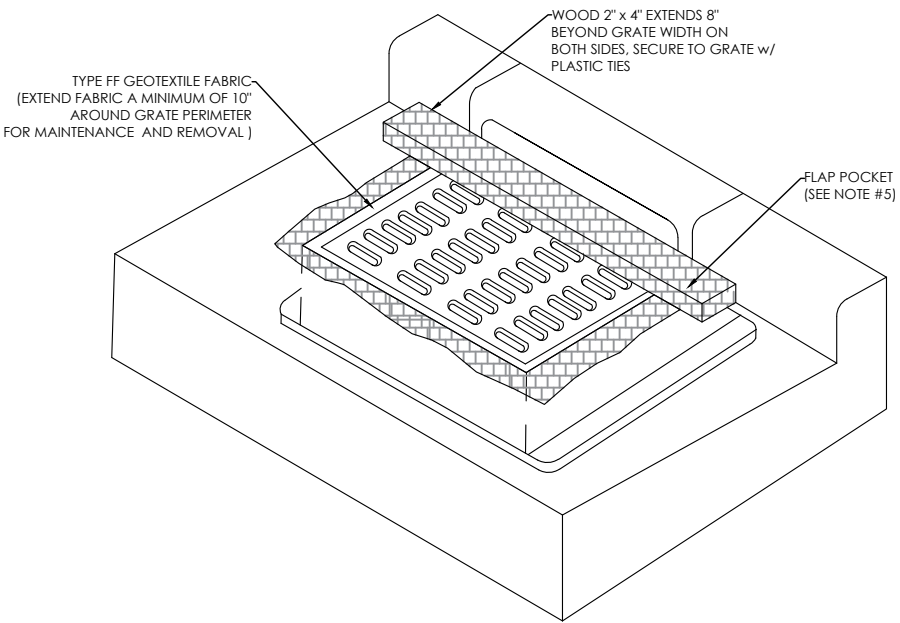
GRADING AND EROSION CONTROL PLAN

SCALE: 1"=10'

17



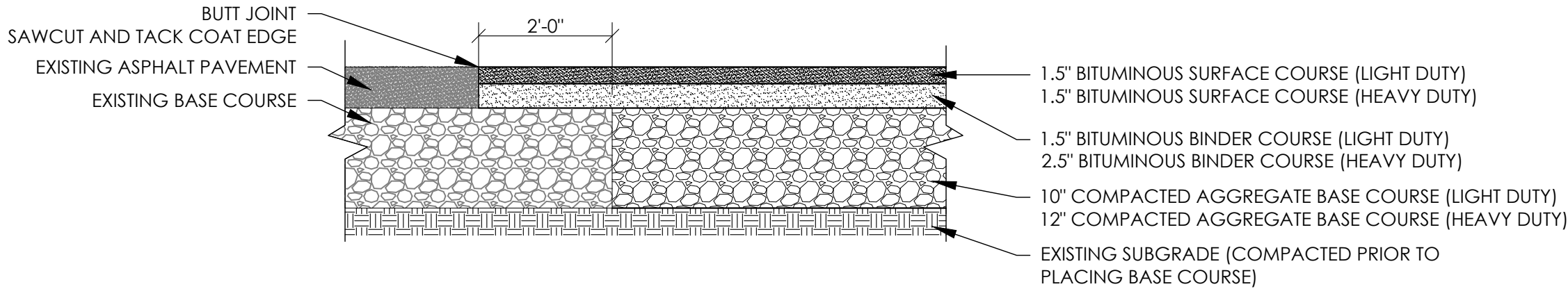
24" CURB & GUTTER SECTION



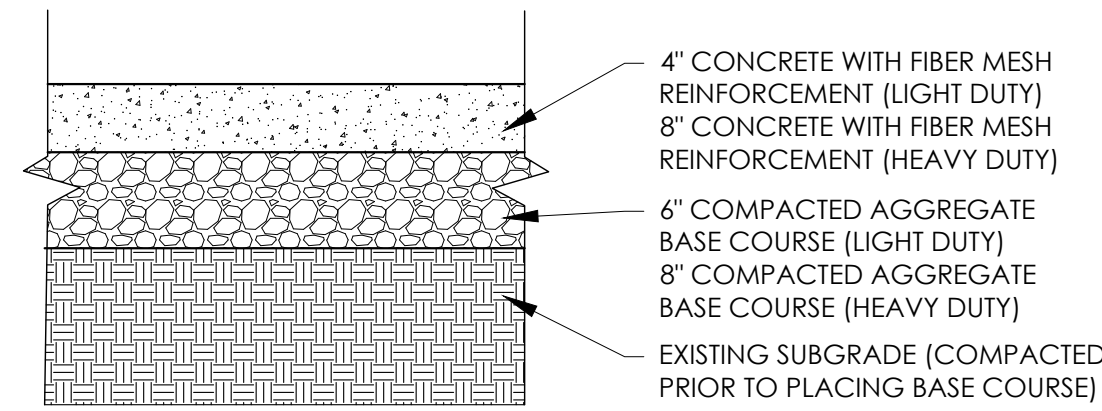
INLET PROTECTION TYPE "C"

MAINTENANCE NOTES:

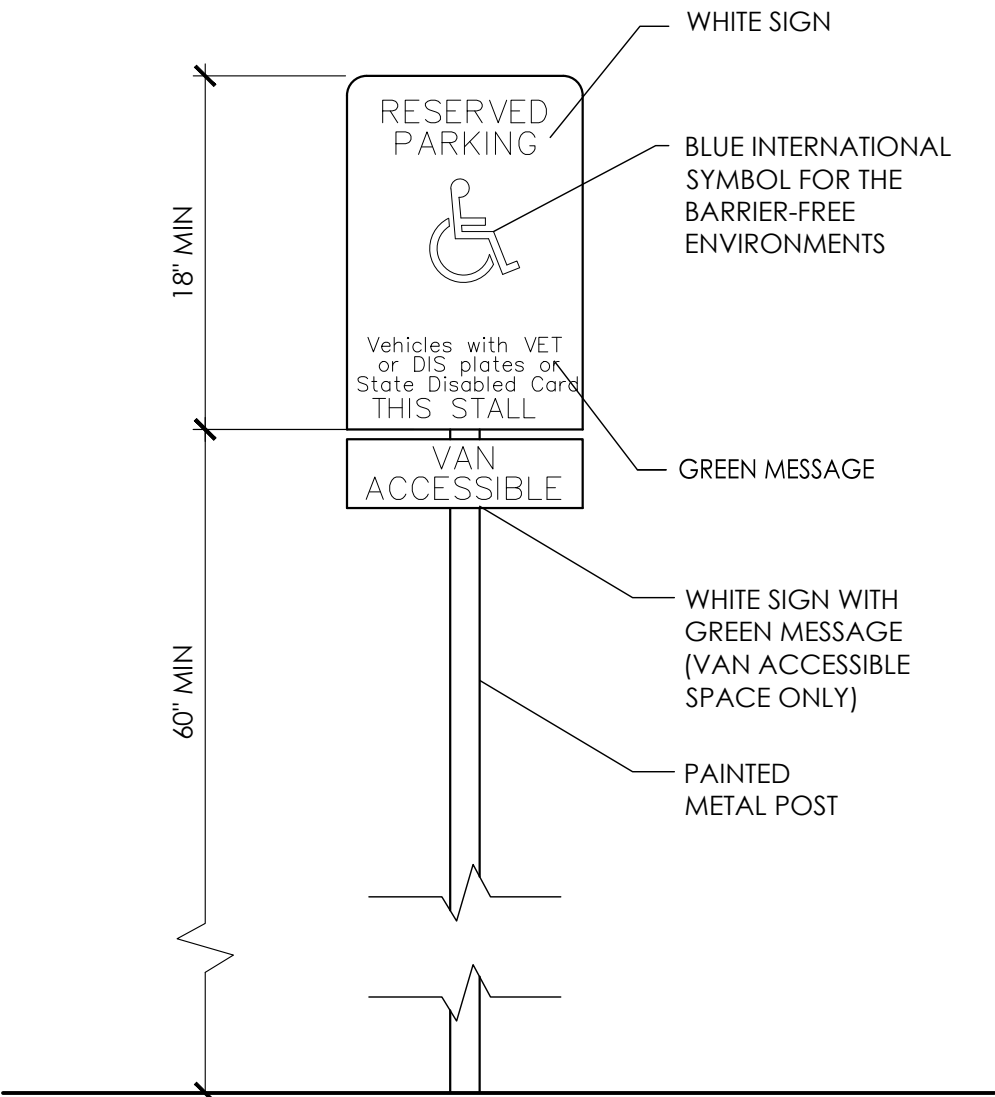
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



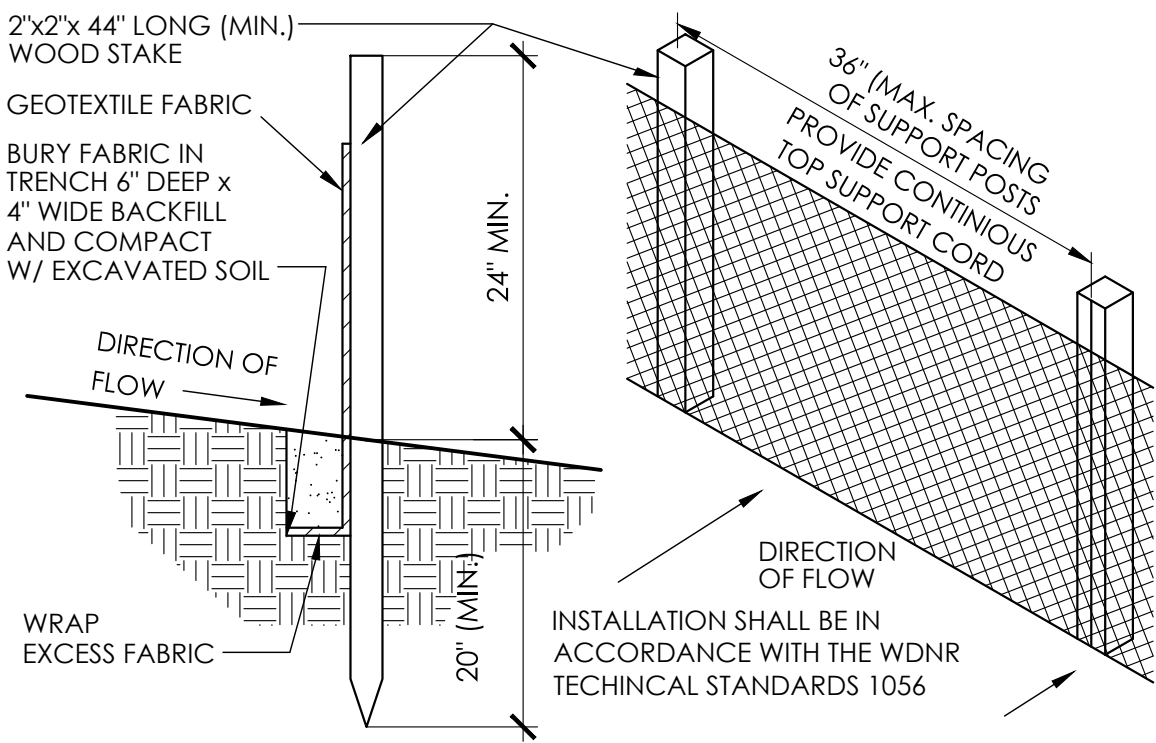
ASPHALT PAVEMENT CROSS SECTION



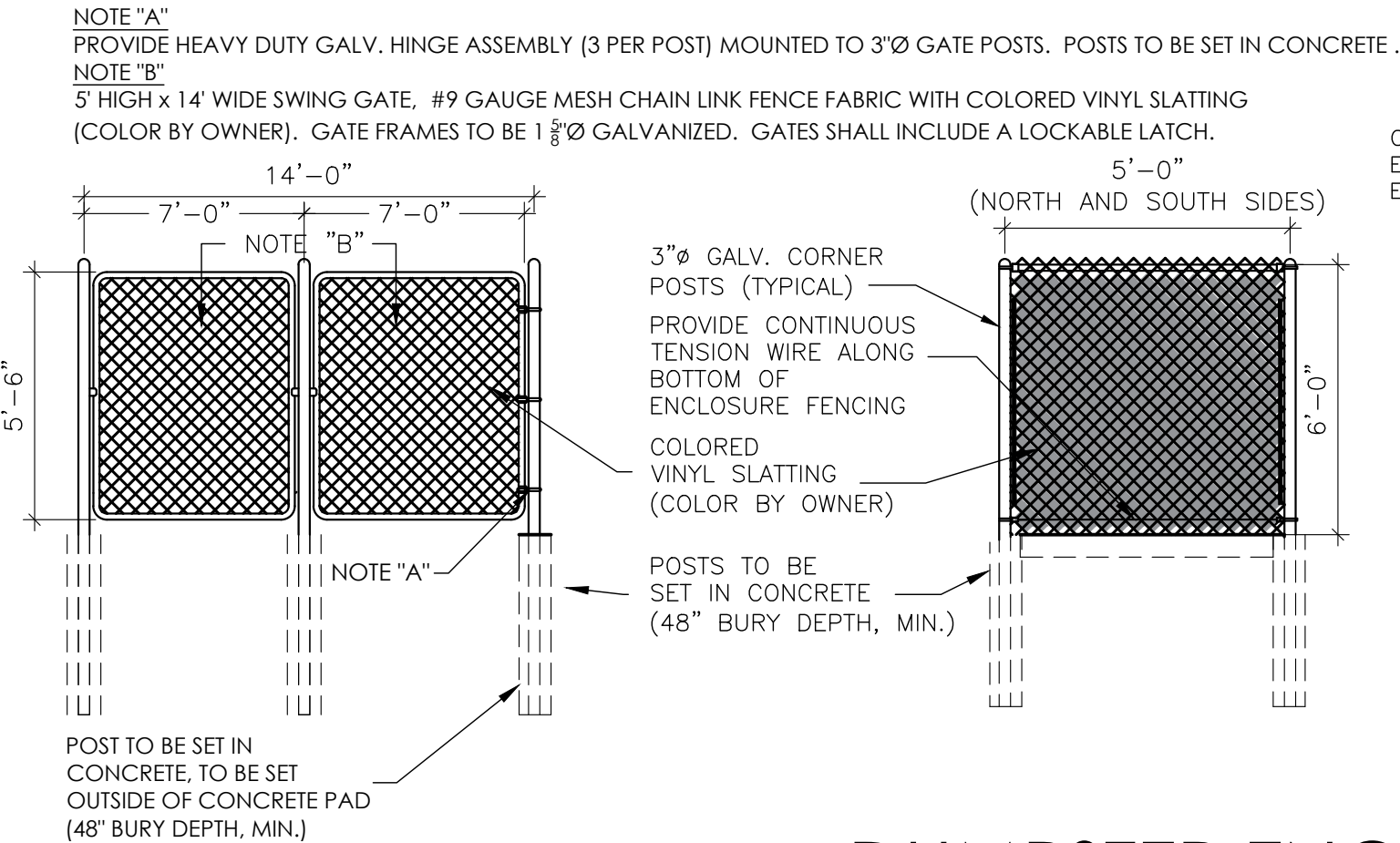
CONCRETE PAVEMENT CROSS SECTION



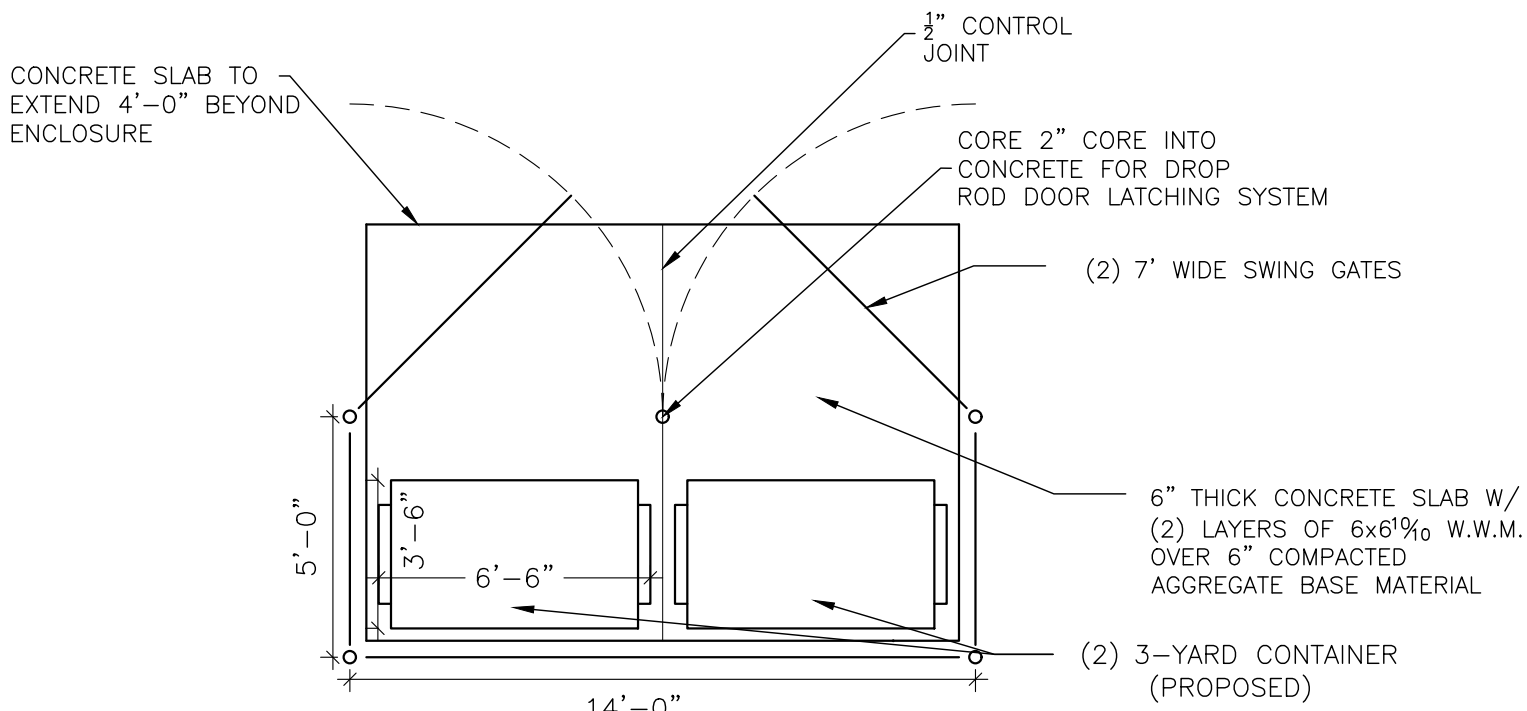
ACCESSIBLE PARKING SIGNAGE DETAIL



SILT FENCE SECTION & DETAIL



DUMPSTER ENCLOSURE



PLAN VIEW

DETAILS



REVISIONS:

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

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ISSUE DATE: AUGUST 31, 2022  
ADDITIONS AND ALTERATIONS  
MCGOEY DERMATOLOGY CLINIC

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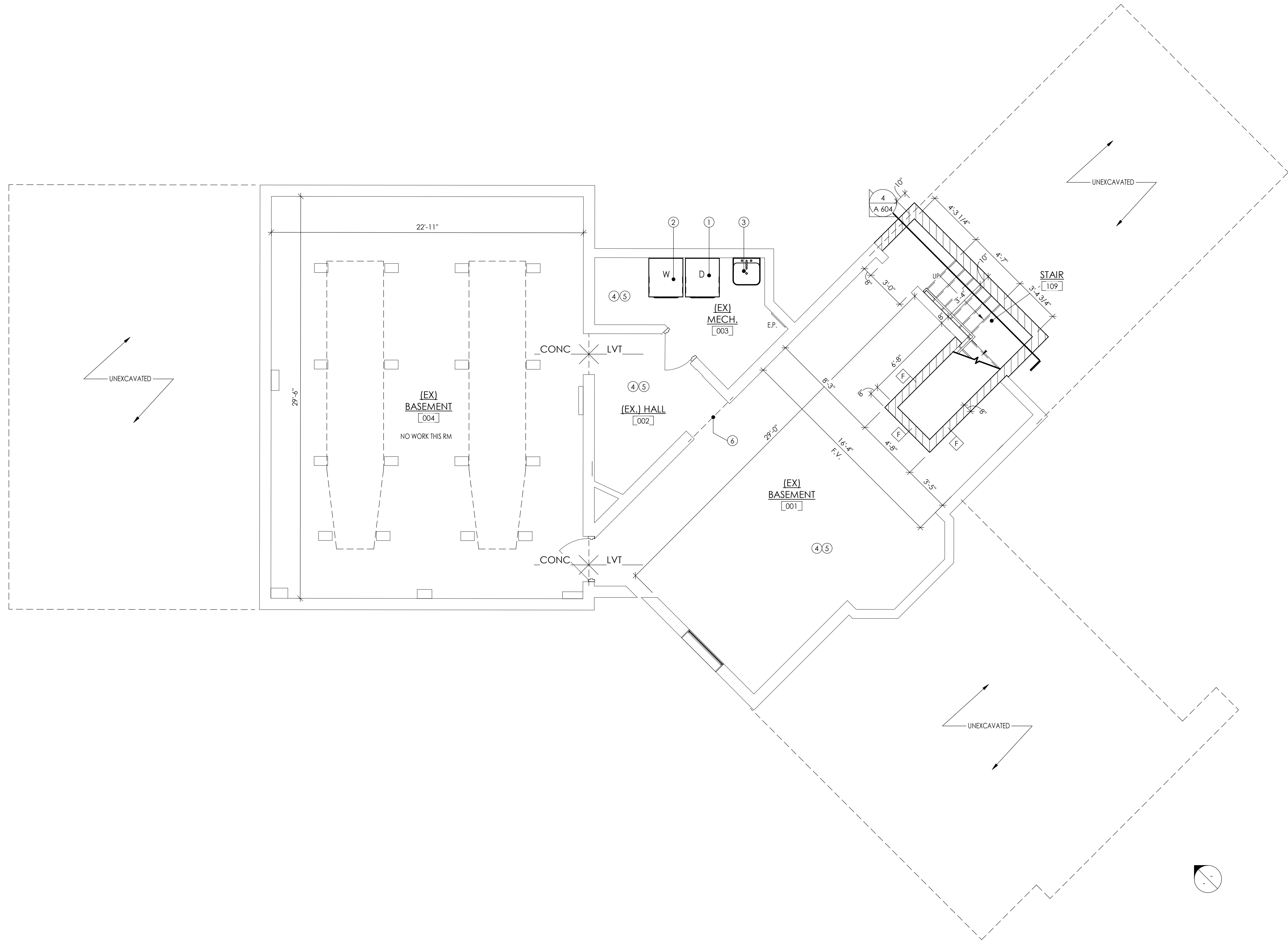
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CHECKED BY: JRV

DETAILS

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PROJ. NO. 2022-44



### 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	CONSTRUCTION BULLETIN #1

NOTICE TO BIDDERS  
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ISSUE DATE: OCTOBER 17, 2022  
ADDITIONS AND ALTERATIONS

McGOEY DERMATOLOGY CLINIC

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

DRAWN BY: SG

CHECKED BY: KS

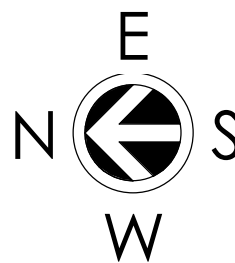
BASEMENT FLOOR PLAN

A  
303

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
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	CONSTRUCTION BULLETIN #1
2	10/17/2022	CITY RESUBMITTAL

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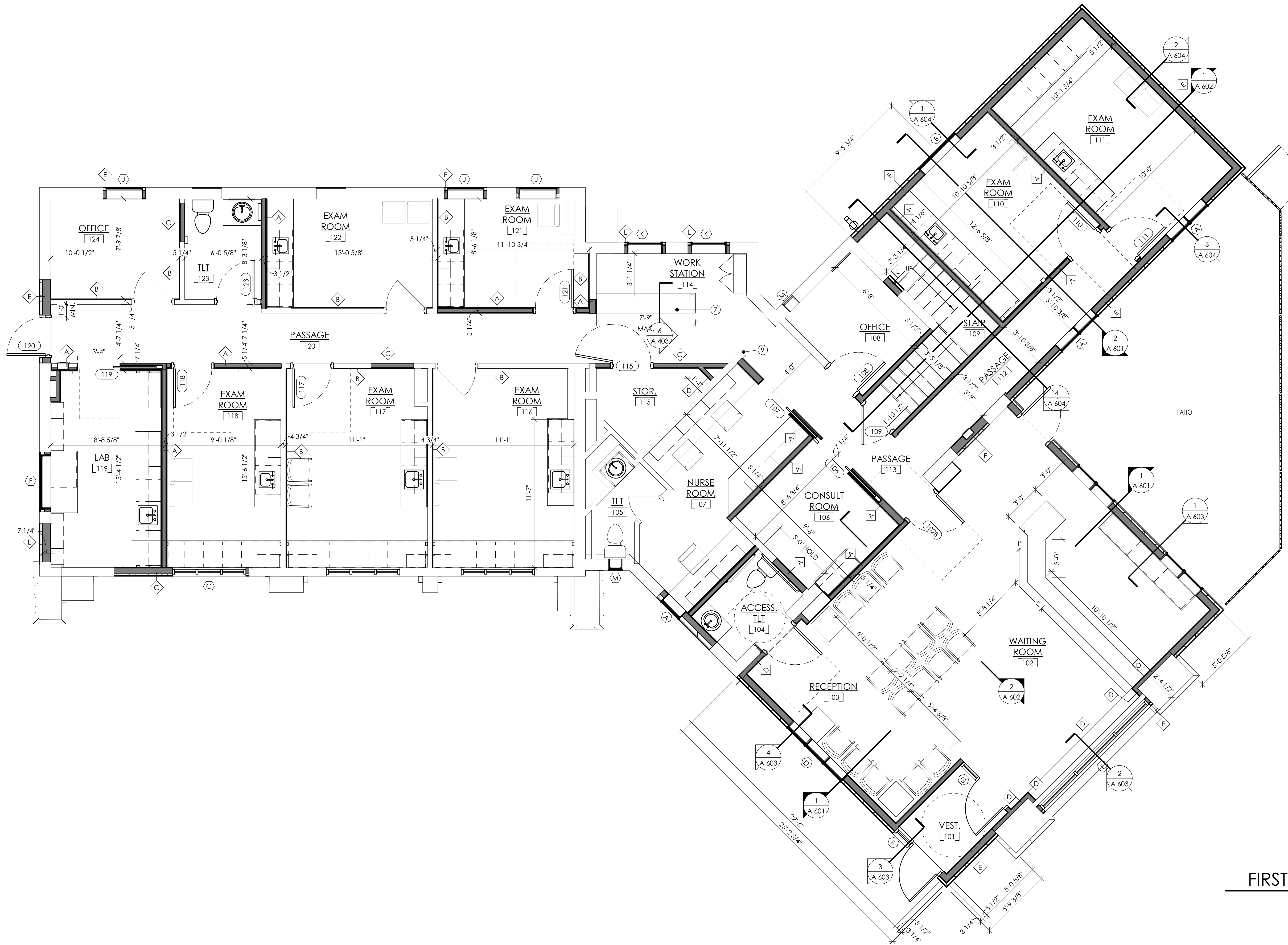
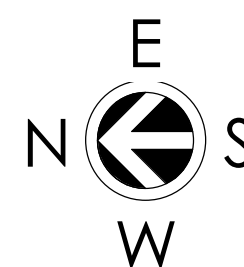
FIRST FLOOR PLAN

A  
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.
9	PREFINISHED METAL FENCING AROUND PATIO W/ GATE
11	FULL LITE DOOR WITH ALUMINUM CLAD WOOD OR FIBERGLASS WINDOW ASSEMBLY

ELEVATION KEYNOTES	
NO.	DESCRIPTION
12	NEW ALUMINUM CLAD WOOD OR FIBERGLASS WINDOW
14	NEW ALUMINUM CLAD WOOD OR FIBERGLASS WINDOW
15	ALUMINUM FASCIA PANEL. COLOR TO BE DETERMINED BY OWNER.
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
20	PRE-FINISHED METAL CAP FLASHING

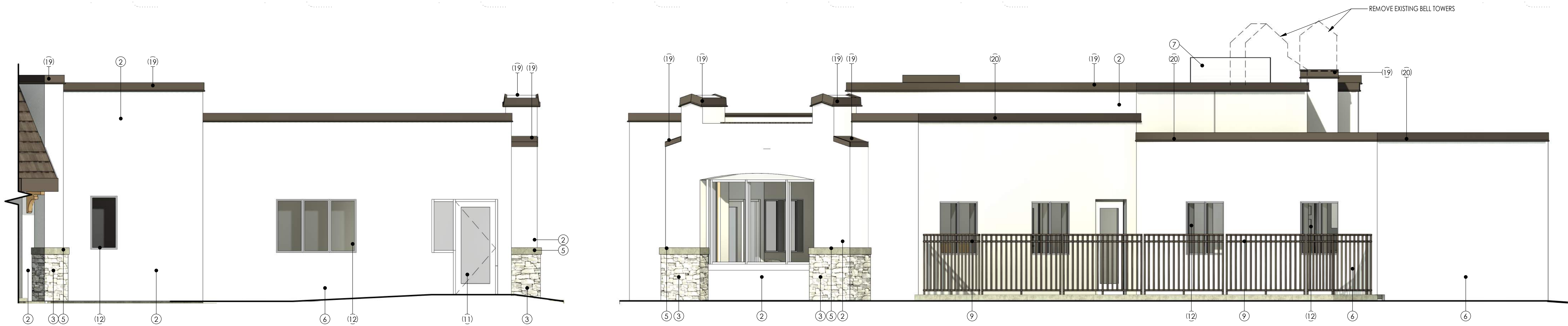
- GENERAL EXTERIOR  
ELEVATION NOTES
- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
  - MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY. ACTUAL COURSING MAY VARY.
  - MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS,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



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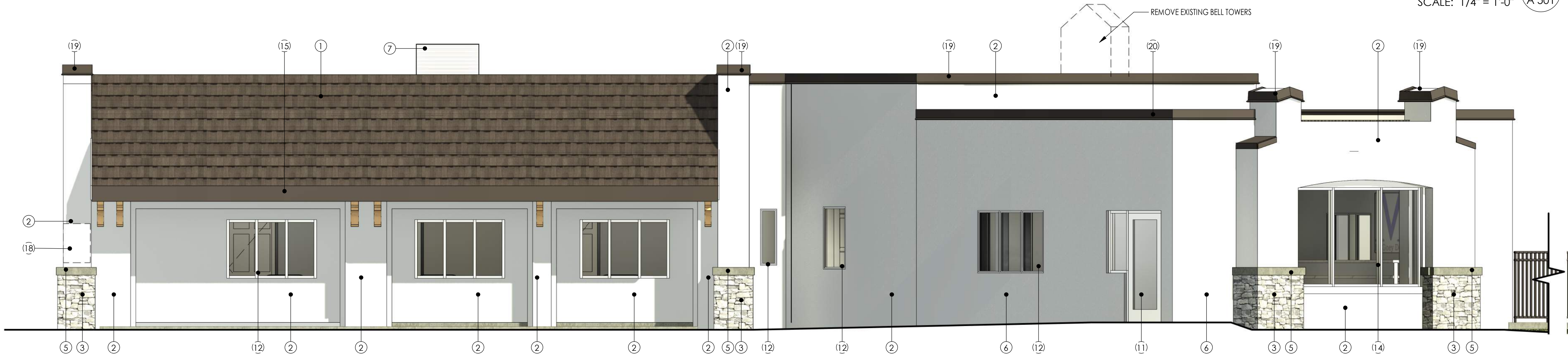


NEW ENTRANCE ELEVATION  
SCALE: 1/4" = 1'-0"

3  
A 501

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

2  
A 501



WEST ELEVATION - ARCHED WINDOW  
SCALE: 1/4" = 1'-0"

1  
A 501

ISSUE DATE: OCTOBER 17, 2022

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DRAWN BY: SG

CHECKED BY: KS

EXTERIOR ELEVATIONS

A  
501

PROJ. NO. 2022-44

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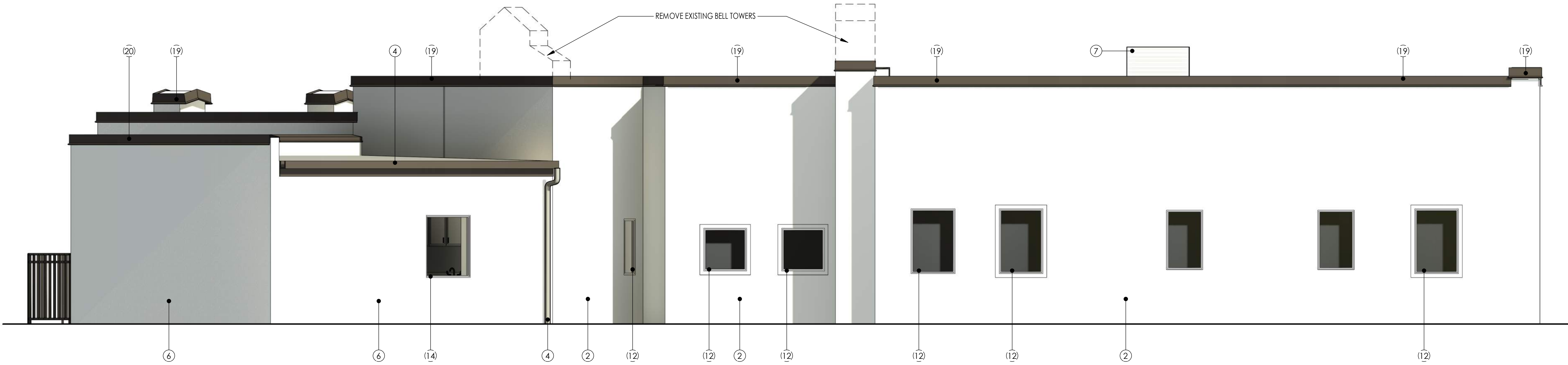
- GENERAL EXTERIOR  
ELEVATION NOTES
- ALL EXPOSED MISC. EXTERIOR STEEL SHALL BE PAINTED WITH PAINT FINISH E-1.
  - MASONRY COURSING SHOWN FOR MATERIAL REPRESENTATION ONLY, ACTUAL COURSING MAY VARY.
  - MASONRY CONTROL JOINTS SHALL BE LOCATED AT ALL MASONRY HEIGHT CHANGES, WINDOW OPENINGS, DOOR OPENINGS,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



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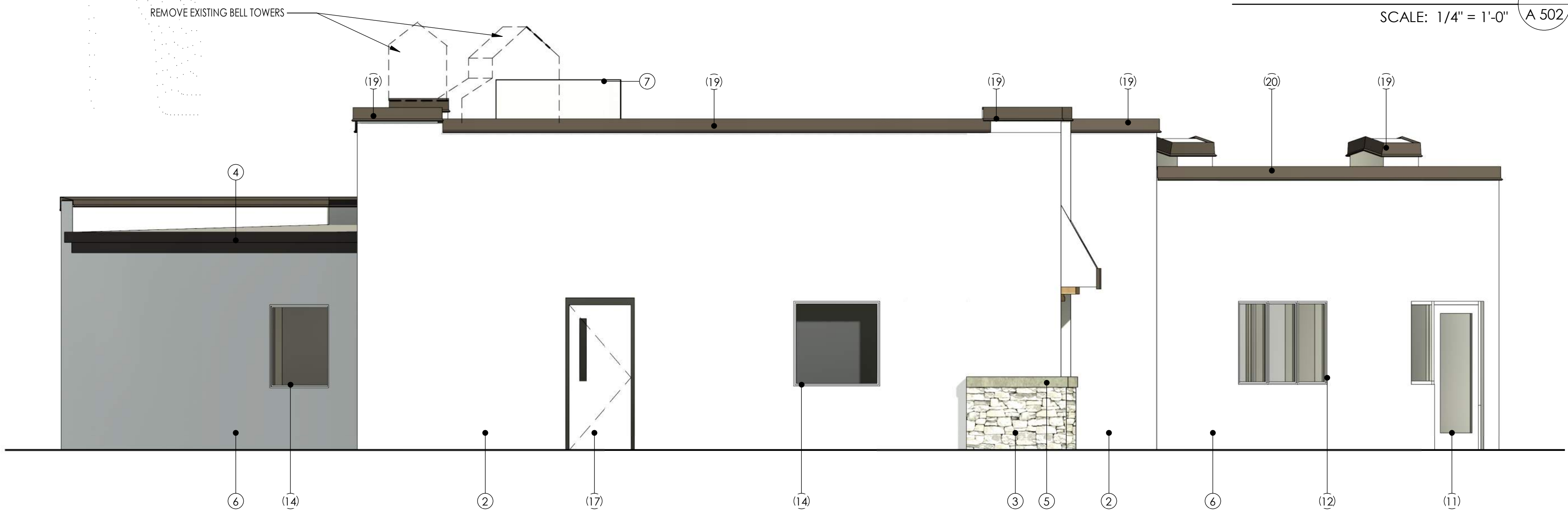
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EAST ELEVATION  
SCALE: 1/4" = 1'-0"

2  
A 502



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

1  
A 502

ISSUE DATE: OCTOBER 17, 2022

ADDITIONS AND ALTERATIONS

McGOEY DERMATOLOGY CLINIC

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DRAWN BY: SG

CHECKED BY: KS

EXTERIOR ELEVATIONS

A  
502

PROJ. NO. 2022-44

















DESIGN ALTERNATE #1

SOUTH ELEVATION - SQUARED WINDOW

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

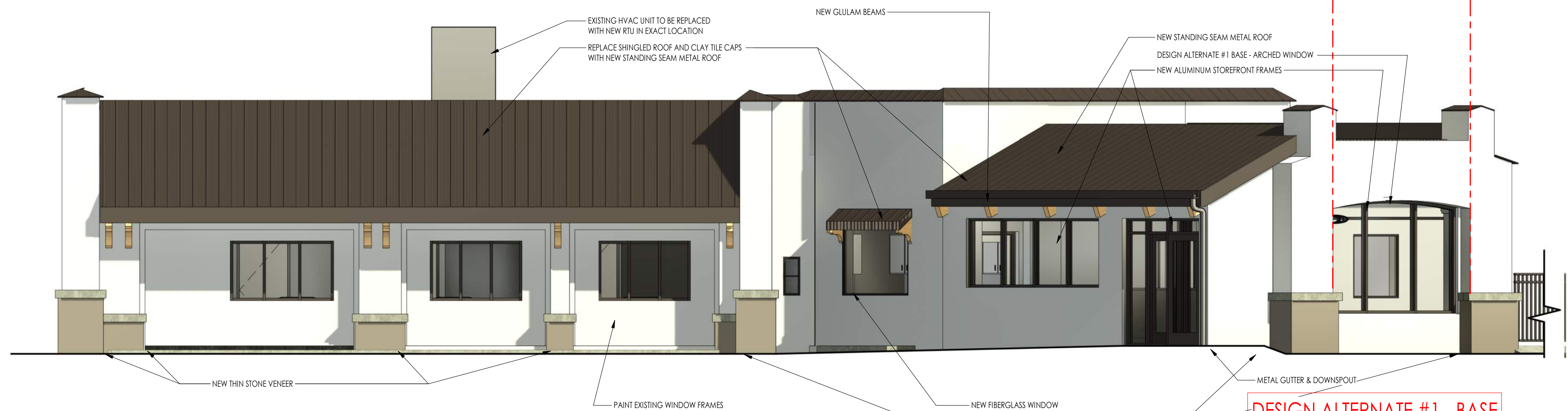


DESIGN ALTERNATE #1 - BASE

SOUTH ELEVATION - ARCHED WINDOW

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

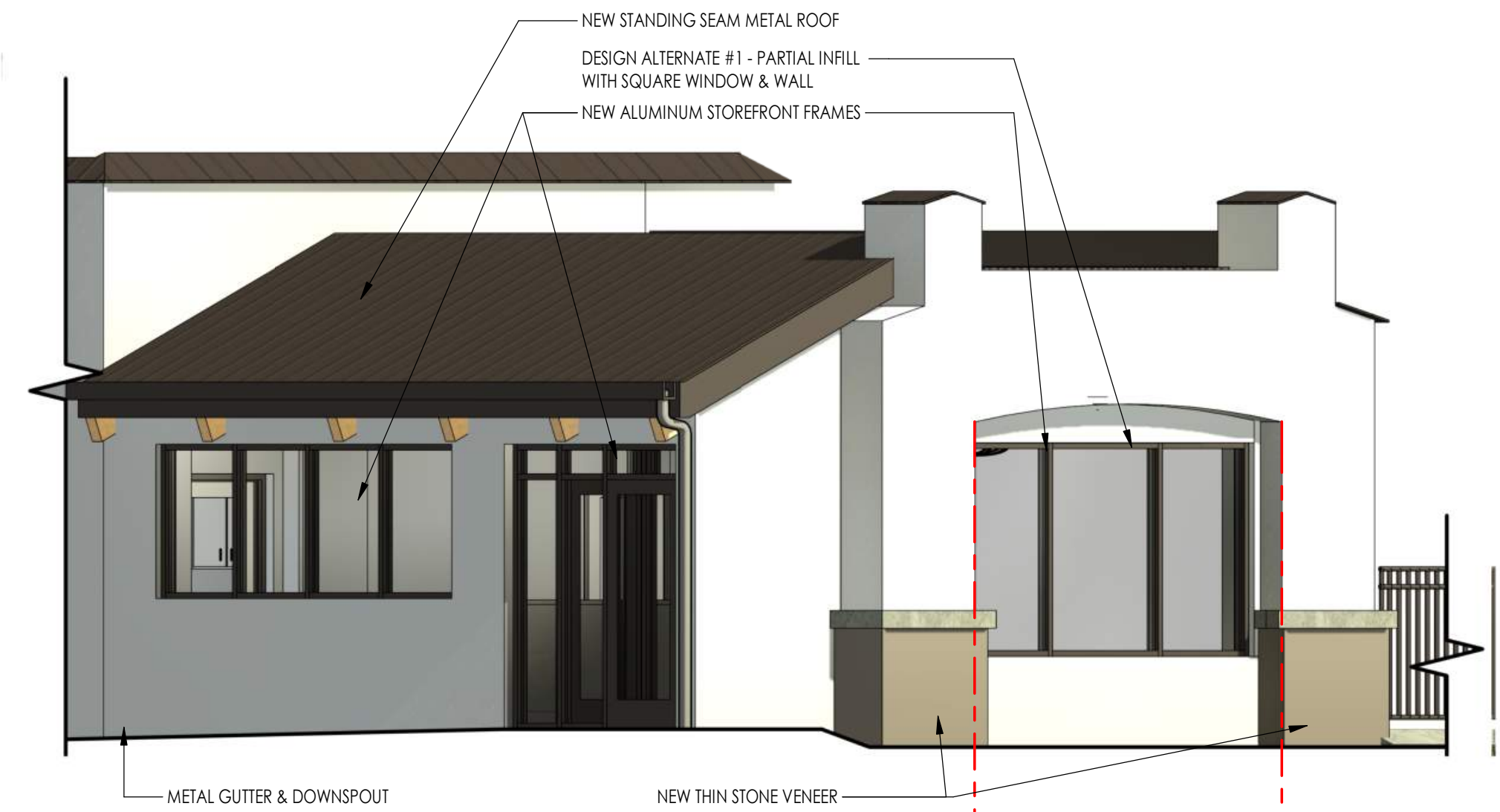


WEST ELEVATION - ARCHED WINDOW

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



DESIGN ALTERNATE #1

WEST ELEVATION - SQUARED WINDOW

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



REVISIONS:

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

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ADDITIONS AND ALTERATIONS

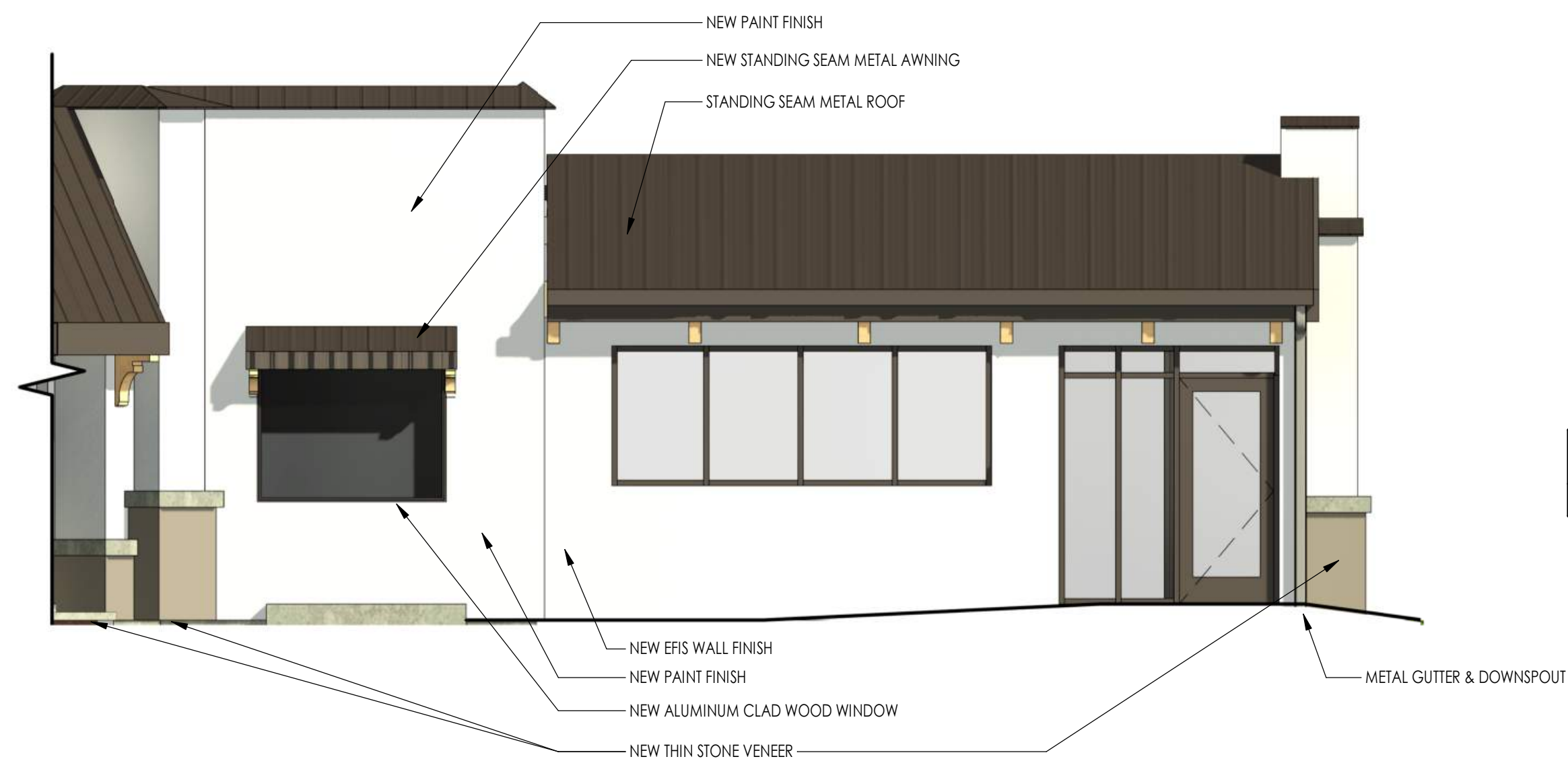
DRAWN BY: SG  
CHECKED BY: KS

EXTERIOR ELEVATIONS

A  
501

PROJ. NO. 2022-44

PRELIMINARY - NOT FOR CONSTRUCTION



### GENERAL EXTERIOR ELEVATION NOTES

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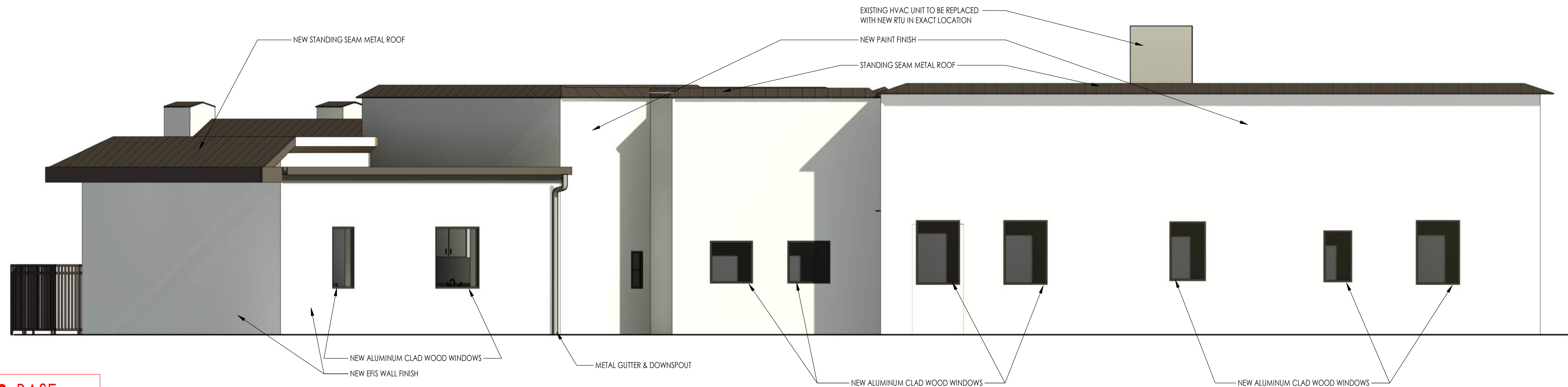
### ELEVATION KEYNOTES

NO.	DESCRIPTION
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### NEW ENTRANCE ELEVATION

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

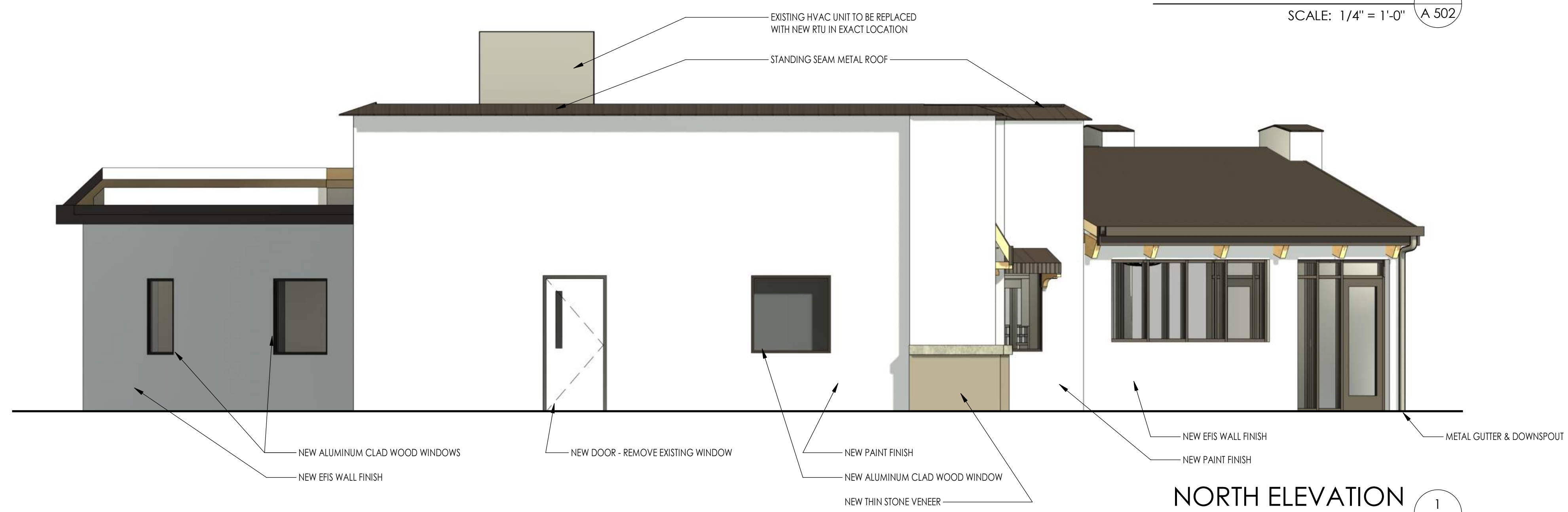
3  
A 502



### 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  
TETURE FINISH, THEN PAINT  
ALTERNATE: EXTERIOR TEXTURE  
TO REMAIN, AND REPAINT



### REVISIONS:

DATE	ISSUE
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PRELIMINARY - NOT FOR CONSTRUCTION

DRAWN BY: SG

CHECKED BY: KS

EXTERIOR ELEVATIONS

A  
502

PROJ. NO. 2022-44



AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

# McGOEY DERMATOLOGY CLINIC

832 MICHIGAN AVE, SHEBOYGAN, WI 53081

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**

AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

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**DESIGN ALTERNATE #1**  
**BASE: ARCHED WINDOW**

AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

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**DESIGN ALTERNATE #1**  
**ALTERNATE: SQUARE TOP**

AUGUST 31, 2022

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**DESIGN ALTERNATE #4**  
**BASE: 4'-6" TALL FENCE**

AUGUST 31, 2022

ADDITIONS AND ALTERATIONS

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PROJ. NO. 2022-44

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## CITY OF SHEBOYGAN

## REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

---

**ITEM DESCRIPTION:** Exterior remodel of the west façade at Mojo Bar located at 1235 Pennsylvania Avenue.

---

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

---

**REPORT DATE:** October 21, 2022

**MEETING DATE:** October 24, 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:**

Joe Bonelli is proposing exterior renovations to the west/13<sup>th</sup> Street side of the Mojo Bar located at 1235 Pennsylvania Avenue. The applicant states the following:

- I am seeking to refresh and make west elevation of my building historically intact. When I bought the building in 2004, it had gaping holes, mis-matched and broken windows, and peeling paint. I immediately addressed each item and applied a color matched siding to improve the aesthetic. I am now looking to restore that classic storefront look that the building had in the 1860s.
- Currently, there is vinyl siding that blends with the facade of the building. It looks 'nice,' but is not period correct.
- We will be using two styles of wood composite smart board siding. The two styles of smart board will be color matched (Dune and Midnight Sky) to the rest of the building and add depth and texture and reestablish that 'store-front' look the building had in the past.
- We will also be adding two (2) large windows and a door to complete the theme and will allow for much more natural light and add a great deal of character to the building.
- The two double-clad fiberglass (25in x 57in) will be color matched to the rest of the existing windows in the building and allow for continuity of design to the west elevation of the building.
- The door is a double hung (72in x 127in) and is hand crafted that is architecturally designed to blend with the building's historical architecture.

**STAFF COMMENTS:**

The Board may want to have the applicant address the following concerning the proposed improvements of the main building (north side of west elevation):

- The renderings show that the existing windows trim will now be a dark brown to blend in with the rest of the improvements. The photos presently show the window trim as white which does not appear to blend in well with the proposed improvements. Are these windows being replaced or is the trim being replaced or painted to match?
- Presently, there is an old sign cabinet above the windows. It is hard to determine what exactly is being done in this location. Does the drawing show this as a sign or is this something else? If something else, what exactly is it – design, materials, colors, etc.
- Do these materials run right to the ground or is there a base?

The Board may want to have the applicant address the following concerning the proposed improvements to the addition (south side of west elevation):

- It appears that there is Cedar Shake siding on top of the door and horizontal below the windows, is that correct?
- What are the trim materials, colors, dimensions, etc. that box in this addition area, doors and windows.
- Do these materials run right to the ground or is there a base?

Does the board believe they have enough information to act on this request?

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.



**CITY OF SHEBOYGAN**  
**ARCHITECTURAL REVIEW**  
**APPLICATION**

Fee: \_\_\_\_\_

Review Date: \_\_\_\_\_

Item 6.

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

**SECTION 1: Applicant/ Permittee Information**

Name (Ind., Org. or Entity) Mojo	Authorized Representative Joe Bonelli	Title Owner	
Mailing Address 1729 A N 13 <sup>th</sup> ST	City Sheboygan	State WI	ZIP Code 53081
Email Address mojobar@sbcglobal.net	Phone Number (incl. area code) 920-254-0564		

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

Name (Ind., Org. or Entity) Mojo	Contact Person Joe Bonelli	Title	
Mailing Address 1729 A N 13 <sup>th</sup> ST	City Sheboygan	State WI	ZIP Code 53081
Email Address mojobar@sbcglobal.net	Phone Number (incl. area code) 920-254-0564		

**SECTION 3: Architect Information**

Name Aspire (Scott Matula)			
Mailing Address 1416 N 5 <sup>th</sup> ST	City Sheboygan	State WI	Zip 53081
Email Address SCOTT@ASPIREARCHITECTS.COM	Phone Number (incl. area code) 920-980-4884		

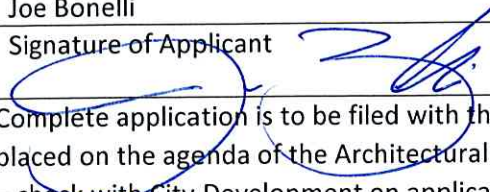
**SECTION 4: Contractor Information**

Name Precision Carpentry – Pat Walker			
Mailing Address	City Sheboygan	State WI	Zip 53081
Email Address NA	Phone Number (incl. area code) 920-917-8427		

**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) Joe Bonelli	Title Owner	Phone Number 920-254-0564
Signature of Applicant 		Date Signed 10/14/20

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.

Item 6.

#### SECTION 6: Description of the Subject Site/Proposed Project

Project Address/Description 1235 Pennsylvania Ave, Sheboygan, WI 53081		Parcel No.
Name of Proposed/Existing Business:	Mojo	
Address of Property Affected:	1235 Pennsylvania Ave, Sheboygan, WI 53081	
Zoning Classification:	Urban/Residential	
New Building:	Addition:	Remodeling: X

#### SECTION 7: Description of Proposed Project

I am seeking to refresh and make west elevation of my building historically intact. When I bought the building in 2004, it had gaping holes, mis-matched and broken windows, and peeling paint. I immediately addressed each item and applied a color matched siding to improve the aesthetic. I am now looking to restore that classic storefront look that the building had in the 1860s.

#### SECTION 8: Description of EXISTING Exterior Design and Materials

Currently, there is vinyl siding that blends with the façade of the building. It looks 'nice,' but is not period correct.

#### SECTION 9: Description of the PROPOSED Exterior Design and Materials

We will be using two styles of wood composite, which is maintenance free, wood composite smart board siding. The two styles of smart board will be color matched (Dune and Midnight Sky) to the rest of the building and add depth and texture and reestablish that 'store-front' look the building had in the past. We will also be adding two large windows and a door to complete the theme and will allow for much more natural light and add a great deal of character to the building.

The two double-clad fiberglass (25in x 57in) will be color matched to the rest of the existing windows in the building and allow for continuity of design to the west elevation of the building.

The door is a double hung (72in x 127in) and is hand crafted that is architecturally designed to blend with the building's historical architecture and a present as a "showstopper" to the exterior.

### 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.









