



ARCHITECTURAL REVIEW BOARD AGENDA

November 14, 2022 at 4:00 PM

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

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 October 26, 2022

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Exterior remodel of Bitter Neuman at 827 N. 14th Street.
- [6.](#) Resubmittal - Construction of an addition and exterior remodeling for McGoeys Dermatology located at 832 Michigan Avenue. Here
- [7.](#) Exterior remodel of the west façade at Mojo Bar located at 1235 Pennsylvania Avenue.

NEXT MEETING

8. November 28, 2022

ADJOURN

9. 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****Wednesday, October 26, 2022**

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

Robert Heimerl has a conflict of interest with item 5, McGoey Dermatology.

MINUTES

4. Approval of the Architectural Review Board minutes from September 26, 2022.

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

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

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

Dave Aldag left meeting at 4:17 pm.

Motion by Dick Linde, second by Joe Clarke to DENY the resubmittal.

Roll Call vote:

Aye: Joe Clarke and Richard Linde

Nay: Alderperson Rust

Abstained: Robert Heimerl

Motion carried.

6. Exterior remodel of the west façade at Mojo Bar located at 1235 Pennsylvania Avenue.

Motion by Alderperson Rust, second by Dick Linde to TABLE until elevation drawings are submitted.

Motion carried.

NEXT MEETING

7. November 14, 2022

Item 4.

ADJOURN

8. Motion to Adjourn

Motion by Dick Linde, second by Alderperson Rust to adjourn. Motion carried.

Being no further business, the meeting is adjourned at 4:59 pm.

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Exterior remodel of Bitter Neuman at 827 N. 14th Street.

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:

Bitter Neuman is proposing exterior renovations at their facility located at 827 N. 14th Street. The applicant states the following about the existing look of the building:

- Bitter Neumann Appliance/Furniture/Mattress located at 827 North 14th Street intends to complete a Façade and Entrance Renovation. The existing facility is comprised of multiple structures of different construction types and materials. The Façade Renovation will focus on updating the North (Niagara Avenue), West (North 14th Street), and South (Parking Lot/ facing Wisconsin Avenue) Facades to bring an updated and unifying aesthetic to the multiple structures that comprise the facility.
- The existing portions of the Bitter Neumann facility that is the focus of this Renovation include the North Brick Warehouse, the Center Pre-Engineered Metal Building Warehouse and Showroom, and the South Concrete Block Showroom.
- The North Brick Building is currently painted light beige with medium brown overhead doors and roof edge. Previous arched transom windows have been closed.
- The Center Pre-Engineered Metal Building is painted the same light beige with medium brown roof edge. The metal paneling is rust stained due to condensation dripping from through-wall Air Conditioner units.
- The South Concrete Block building is also painted light beige with medium brown roof edge.
- The Main Entrance, which is located on the South façade, is comprised of a double aluminum door and a small wall hung canopy.

The applicant states the following about the proposed exterior remodel project:

- The goal of the Proposed Exterior Design is to introduce an updated color scheme, add new windows for a greater connection to passers-by on North 14th Street, and create more focus at the Main Entrance.
- The brick and concrete block will be painted a light gray (Sherwin Williams SW 7051 Analytical Gray).
- New Metal Paneling will be installed on the Center Pre-Engineered building. The metal paneling will be a darker gray (McElroy Metal Charcoal). New and existing roof edge will match McElroy Metal Dark Bronze.
- New Aluminum Storefront windows will be added to the North 14th Street Façade, both in the First Floor at the Main Entrance, as well as the Second Floor Showroom in the center Pre-Engineered Metal Building. These Storefront windows will provide daylight to the showroom portions of the building as well as showcasing the products to those passing by on North 14th Street.
- New Aluminum windows will also be installed in the previously closed openings on the North Façade to bring natural light into the warehouse. The Aluminum frames will be Dark Bronze.
- Thin EIFS bands will be added to the West and South Corner of the Concrete Block Building to reflect the Interior Structural System and provide another layer of detailing to the façade. The EIFS will be painted a medium gray color (Sherwin Williams SW 7053 Adaptive Shade) to contrast with the light gray building color. A red (Pac-Clad Cardinal Red) will be used to protect the top edge of the EIFS band, and add a trim color to tie in the Bitter Neumann color scheme.
- A new larger Entrance Canopy will be constructed. The new Canopy will provide more shelter as customers enter and leave the store, along with drawing more focus to the Main Entrance. The canopy will be the same darker gray as the new metal paneling, with a red edge detail.
- A new aluminum Employee Entrance with a wall mounted canopy will be added near the mid-point of the South Façade. This entrance will also serve as the Main Entrance during construction.

Other items that will be part of the façade renovation include:

- Infill existing overhead door on North Façade. Infill to be face brick to match the adjacent wall construction.
- Existing overhead doors on North Façade to be painted dark gray to match the new metal paneling.
- Existing and new Hollow Metal Doors and Frames to be painted dark gray to match new metal paneling.
- The existing exterior steel stair on the South Façade will be painted dark grey to match the new metal paneling.

- Existing wall mounted Air Conditioner Units on the North 14th Street Pre-Engineered Metal Building shall be removed and replaced with Roof Top Units. The new units will be located so they are not visible from the street.
- New signage will be installed on the North, West, and South Facades. Final Signage Design to be determined.
- We are exploring the cost and Structural feasibility of an additional new 16'-0" wide by 8'-8" high Aluminum Storefront window in the South Façade adjacent to the Main Entrance.

Proposed colors:

- Brick and Concrete Block Paint - Sherwin Williams SW 7051 Analytical Gray
- EIFS - Sherwin Williams SW 7053 Adaptive Shade
- New Metal Paneling - McElroy Metal Charcoal
- New and Existing Roof Edge - McElroy Metal Dark Bronze
- Storefront Windows and Entrance Door Frames - McElroy Metal Dark Bronze
- Entrance Canopy - McElroy Metal Charcoal
- Trim Metal at Entrance Canopy and EIFS - Pac-Clad Cardinal Red
- Overhead Doors - Paint to Match McElroy Metal Charcoal
- Hollow Metal Doors - Paint to Match McElroy Metal Charcoal

STAFF COMMENTS:

The Board may want to have the applicant address:

- The applicant states that one of the main goals of the project is to create more focus at the Main Entrance. However, when reviewing the west elevation, one of the most immediate things you see is the dark metal wall paneling on the center pre-engineered portion of the building. The Board may want to have the applicant explain why they are going with such a color scheme. Is there another color that would blend in with the building so one's eye focuses more on the new entrance?
- The applicant has submitted two (2) options for approval. The only difference is the potential to include additional aluminum store front windows to the east of the main entrance door on the south elevation. The Board may want to address these options.
- The applicant does not show any plans for the east elevation of the building. Is anything being done to the east elevation such as matching paint to that side of the building?
- There is quite a bit of mechanicals and piping on the center Pre-Engineered Metal portion of the building. Are all of these mechanicals being removed?
- Location of new rooftop and/or ground mechanicals.

- Dumpster enclosure design, color and materials.
- Timing of construction?


N. 14th Street is redeveloping nicely and the City would like to see the overall look and feel of the N. 14th Street corridor continue to improve. The Bitter Neumann project certainly has the ability to positively impact the look and feel of their facility as well as continuing the improvement along the N. 14th Street corridor.

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: _____ |

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

SECTION 1: Applicant/ Permittee Information

| | | | |
|--|--|----------------|-------------------|
| Name (Ind., Org. or Entity) Bitter Neumann | Authorized Representative Dan Radue | Title Owner | |
| Mailing Address 827 N 14 th Street | City Sheboygan | State WI | ZIP Code 53081 |
| Email Address bndan@bitter-neumann.net | Phone Number (incl. area code) (920) 459-2480 | | |

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

| | | | |
|-----------------------------|--------------------------------|-------|----------|
| Name (Ind., Org. or Entity) | Contact Person | Title | |
| Mailing Address | City | State | ZIP Code |
| Email Address | Phone Number (incl. area code) | | |

SECTION 3: Architect Information

| | | | |
|---|--|-------------|--------------|
| Name Hameister Architects, Inc. | | | |
| Mailing Address 823 South Taylor Drive | City Sheboygan | State WI | Zip 53081 |
| Email Address duwayne@hameister-architects.com | Phone Number (incl. area code) (920) 457-5500 | | |

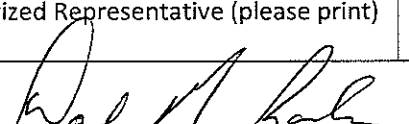
SECTION 4: Contractor Information

| | | | |
|--|--|-------------|--------------|
| Name Jos. Schmitt Construction | | | |
| Mailing Address 2104 Union Avenue P.O. Box 1084 | City Sheboygan | State WI | Zip 53082 |
| Email Address sschmitt@jschmitt.cc | Phone Number (incl. area code) (920) 457-4426 | | |

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) Dan Radue | Title Owner | Phone Number (920) 459-2480 |
| Signature of Applicant  | | Date Signed 10/31/22 |

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 Bitter Neuman Renovation | | Parcel No. |
| Name of Proposed/Existing Business: | Bitter Neumann Appliance/Furniture/Mattress | |
| Address of Property Affected: | 827 N 14 th Street Sheboygan, WI 53081 | |
| Zoning Classification: | UC – Urban Commercial | |
| New Building: | Addition: | Remodeling: X |

SECTION 7: Description of Proposed Project

See Attached.

SECTION 8: Description of EXISTING Exterior Design and Materials

See Attached.

SECTION 9: Description of the PROPOSED Exterior Design and Materials

See Attached.

Section 7: Description of Proposed Project

Bitter Neumann Appliance/Furniture/Mattress located at 827 North 14th Street in Sheboygan, Wisconsin intends to complete a Façade and Entrance Renovation. The existing facility is comprised of multiple structures of different construction types and materials. The Façade Renovation will focus on updating the North (Niagara Avenue), West (North 14th Street), and South (Parking Lot/ facing Wisconsin Avenue) Facades to bring an updated and unifying aesthetic to the multiple structures that comprise the facility.

Section 8: Description of Existing Exterior Design and Materials

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Section 9: Description of the Proposed Exterior Design and Materials

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EIFS: Sherwin Williams SW 7053 Adaptive Shade

New Metal Paneling: McElroy Metal Charcoal

New and Existing Roof Edge: McElroy Metal Dark Bronze

Storefront Windows and Entrance Door Frames: McElroy Metal Dark Bronze

Entrance Canopy: McElroy Metal Charcoal

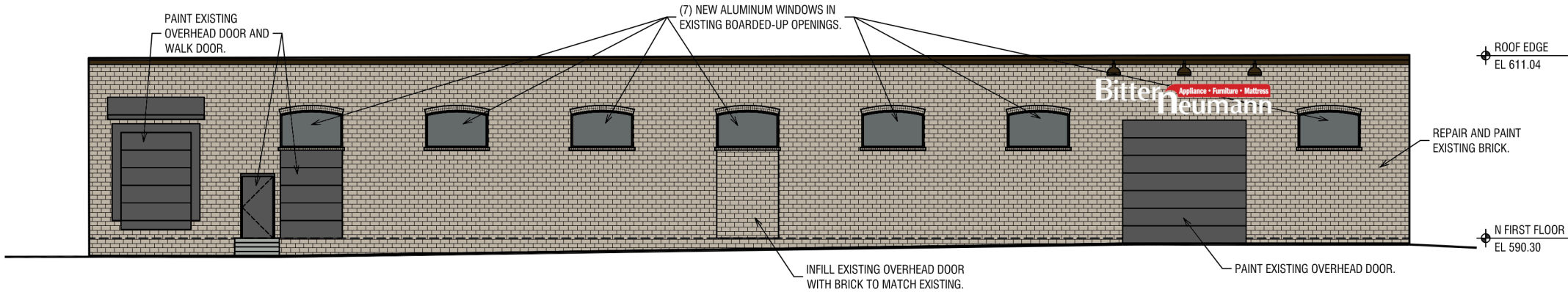
Trim Metal at Entrance Canopy and EIFS: Pac-Clad Cardinal Red

Overhead Doors: Paint to Match McElroy Metal Charcoal

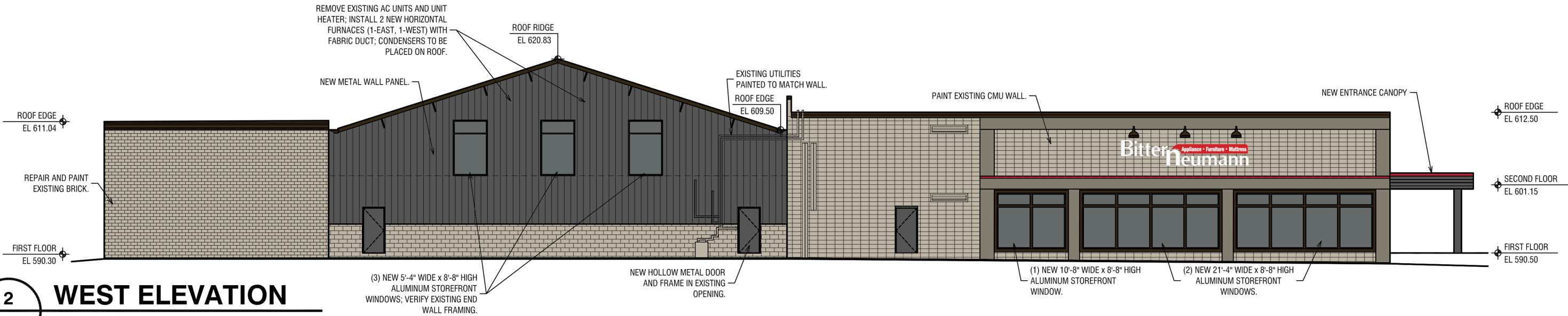
Hollow Metal Doors: Paint to Match McElroy Metal Charcoal

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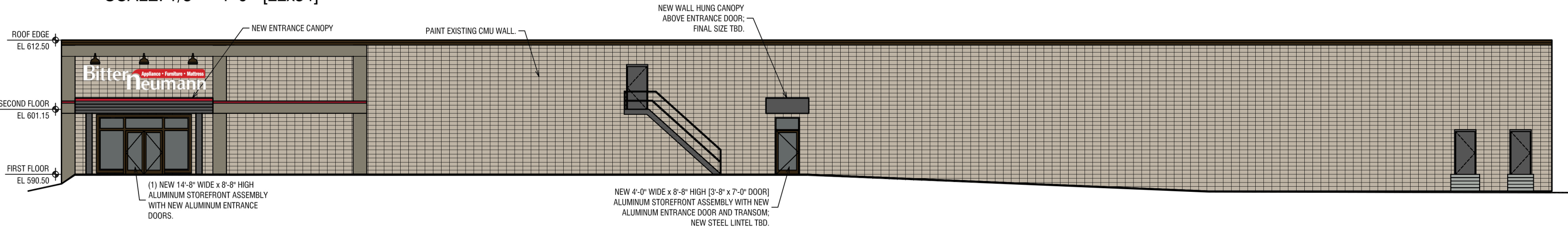
Item 5.



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A3.1 NORTH ELEVATION
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SCALE: 1/8" = 1'-0" [22x34]



2
A3.1 WEST ELEVATION
SCALE: 1/16" = 1'-0" [11x17]
SCALE: 1/8" = 1'-0" [22x34]



3
A3.1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0" [11x17]
SCALE: 1/8" = 1'-0" [22x34]

BUILDING RENOVATION FOR
BITTER NEUMANN
APPLIANCE FURNITURE MATTRESS
827 NORTH 14TH STREET
SHEBOYGAN, WISCONSIN 53081

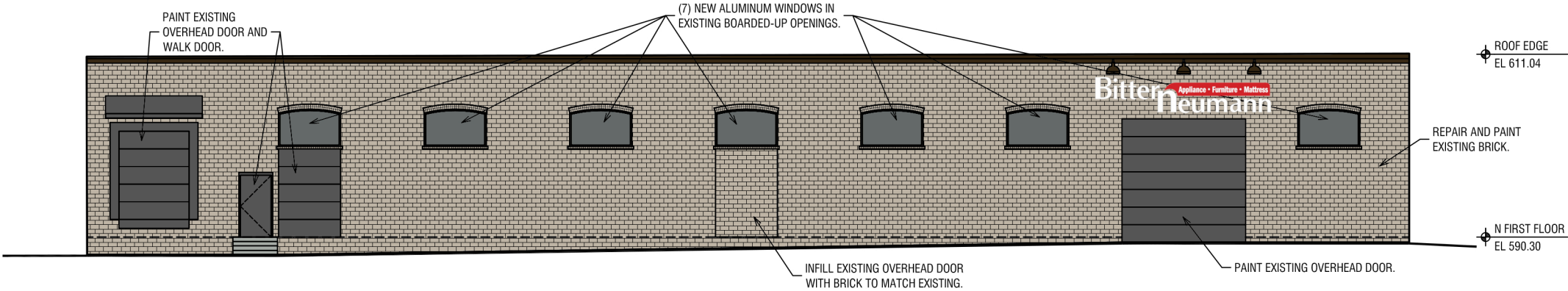
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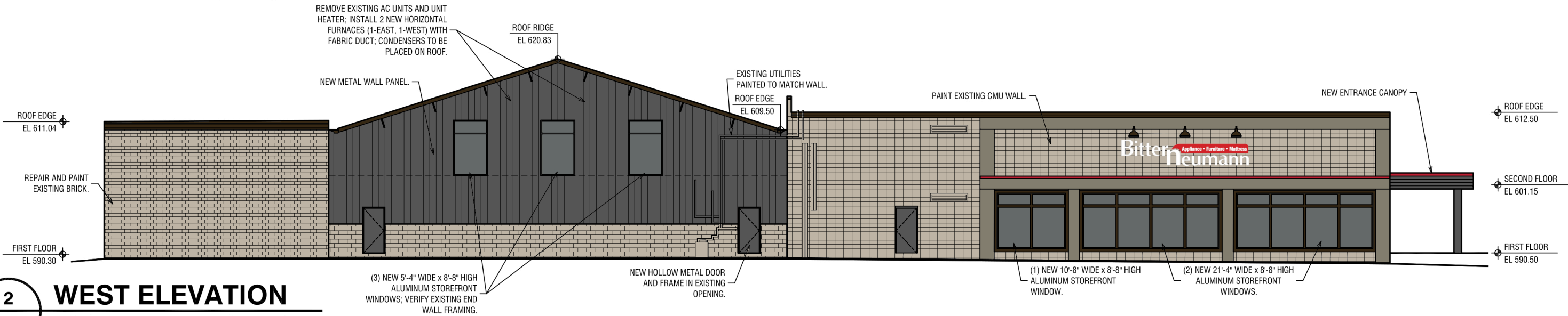
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| REV. # | DATE REVISED | SHEET DESCRIPTION | ELEVATIONS |
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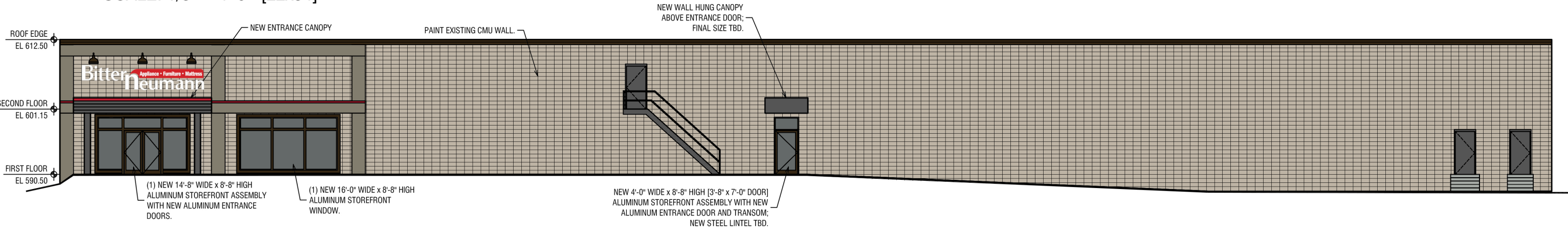
Item 5.



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A3.1A NORTH ELEVATION
SCALE: 1/16" = 1'-0" [11x17]
SCALE: 1/8" = 1'-0" [22x34]



2
A3.1A WEST ELEVATION
SCALE: 1/16" = 1'-0" [11x17]
SCALE: 1/8" = 1'-0" [22x34]



3
A3.1A SOUTH ELEVATION
SCALE: 1/16" = 1'-0" [11x17]
SCALE: 1/8" = 1'-0" [22x34]

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BUILDING USE KEY AND APPROXIMATE AREAS

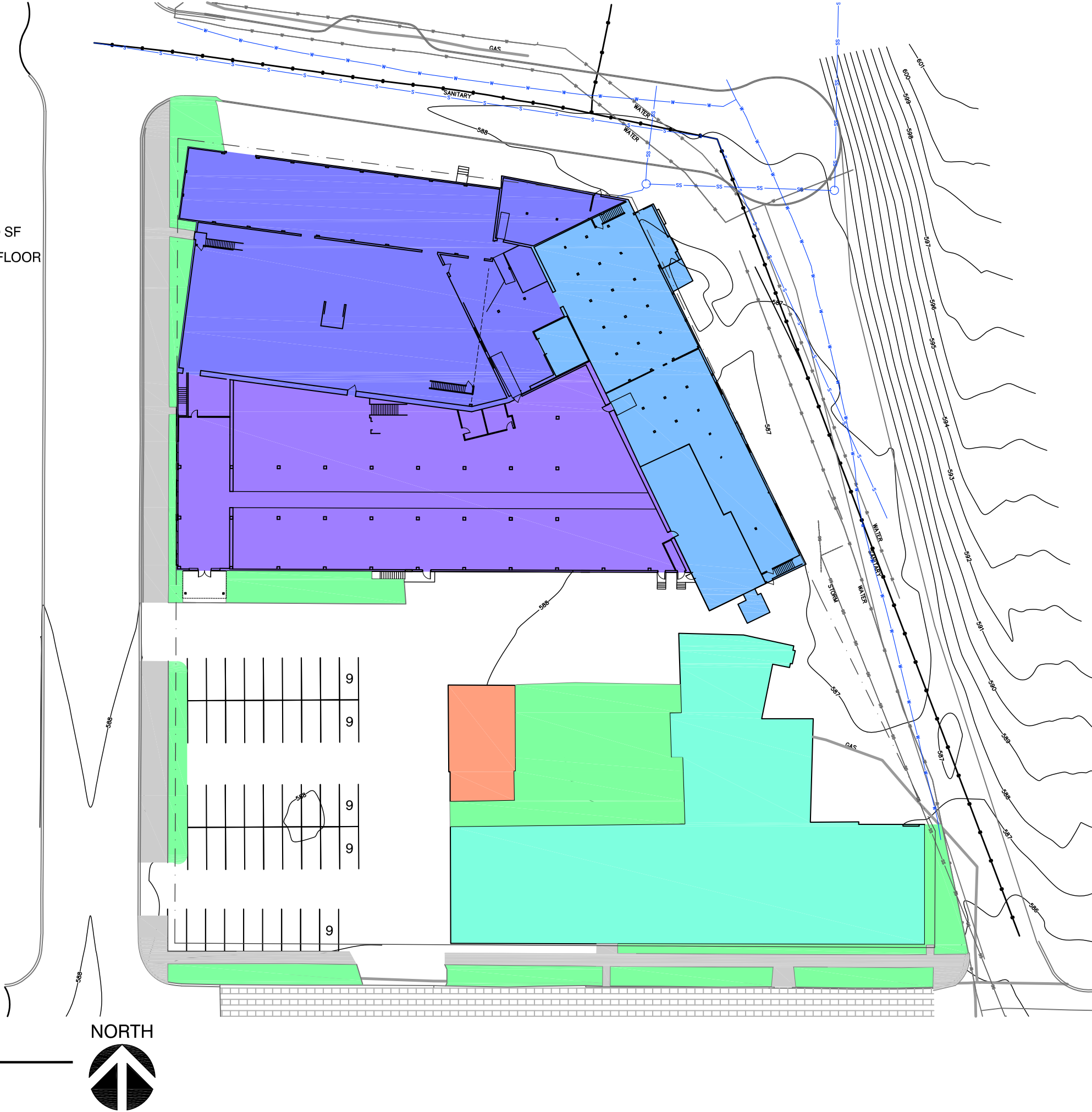
- EXISTING FIRST FLOOR RETAIL SPACE; 19,100 SF
- EXISTING FIRST FLOOR SERVICE AND WAREHOUSE; 18,800 SF
- EXISTING 3-STORY WAREHOUSE AND OFFICES; 10,700 SF/FLOOR
- EXISTING RENTAL BUILDING; 17,300 SF/FLOOR
- EXISTING FREE STANDING GARAGE; 1,750 SF

1

A1.1

SITE PLAN

SCALE: 1" = 50'-0" [11x17]
SCALE: 1" = 25'-0" [22x34]



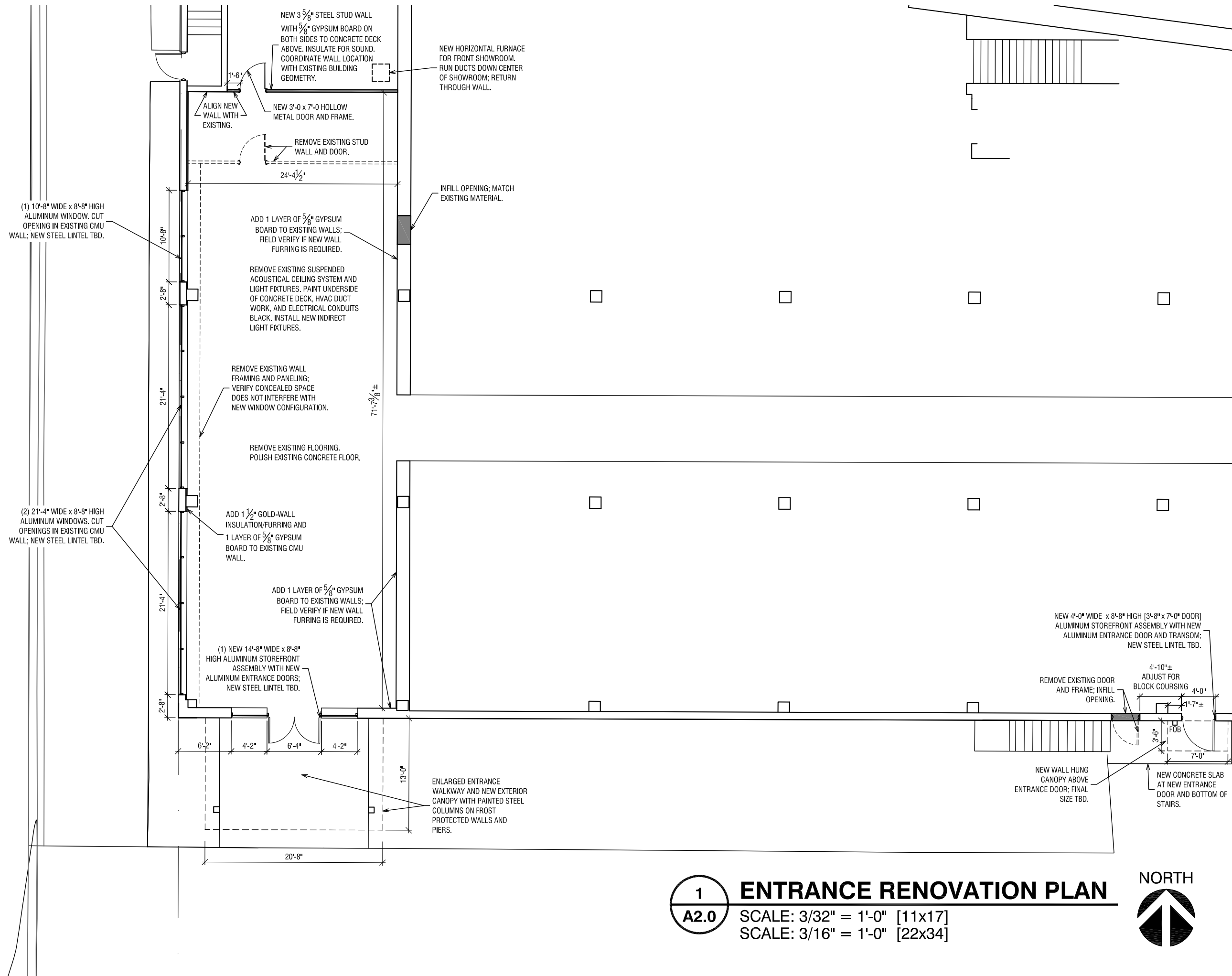
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Item 5.

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APPLIANCE FURNITURE MATTRESS
827 NORTH 14TH STREET
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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.



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) 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 | | |

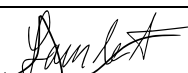
SECTION 4: Contractor Information

| | | | |
|---|--|-------------|--------------|
| 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.

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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ADDITIONS AND ALTERATIONS

McGOEY DERMATOLOGY CLINIC

832 MICHIGAN AVE, SHEBOYGAN, WI 53081

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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

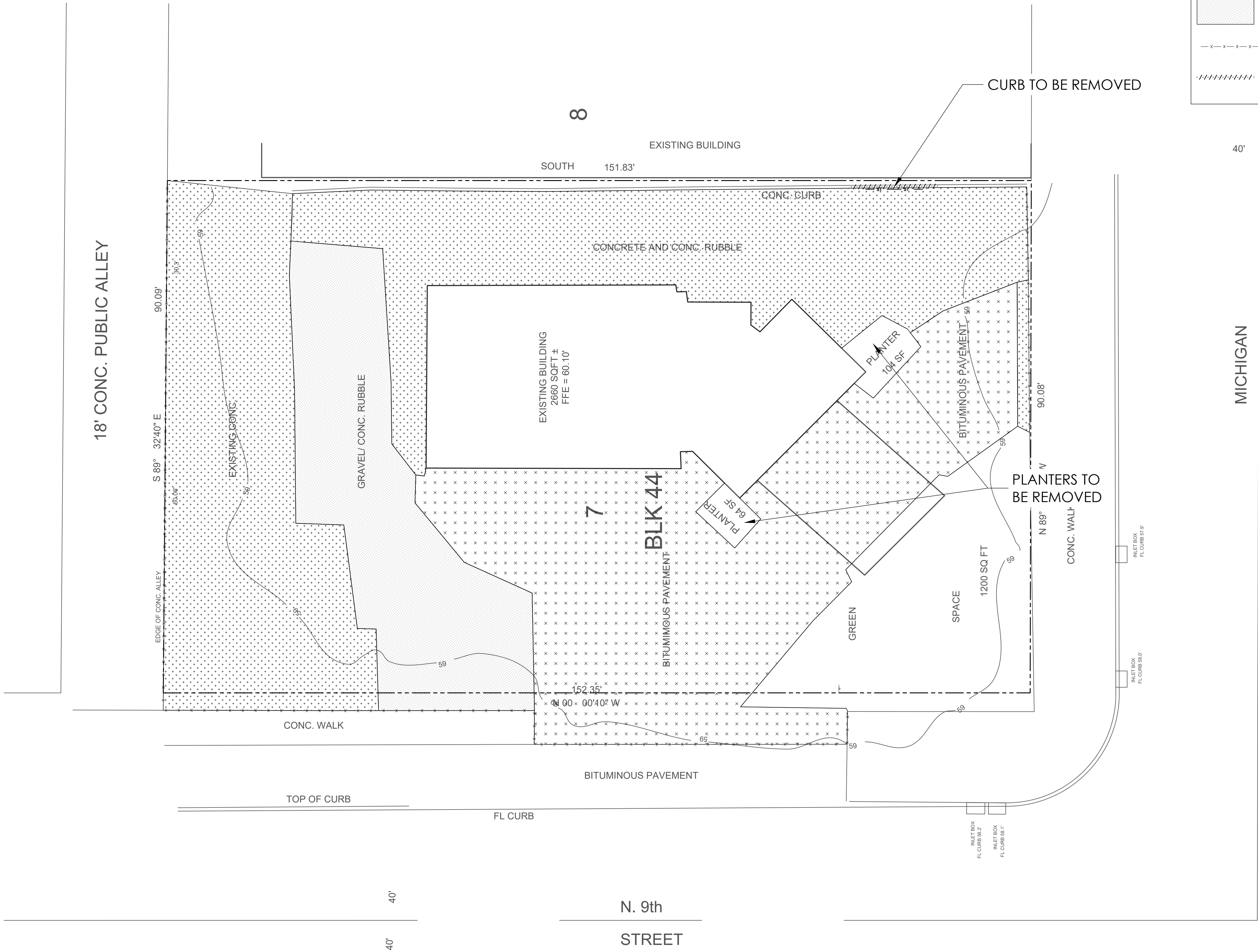
McGOEY DERMATOLOGY CLINIC

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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ISSUE DATE: AUGUST 31, 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 53202 | (414) 837-6450

DRAWN BY: JMN

CHECKED BY: JRV

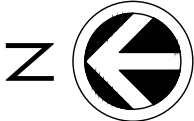
EXISTING
CONDITIONS AND
DEMO PLAN

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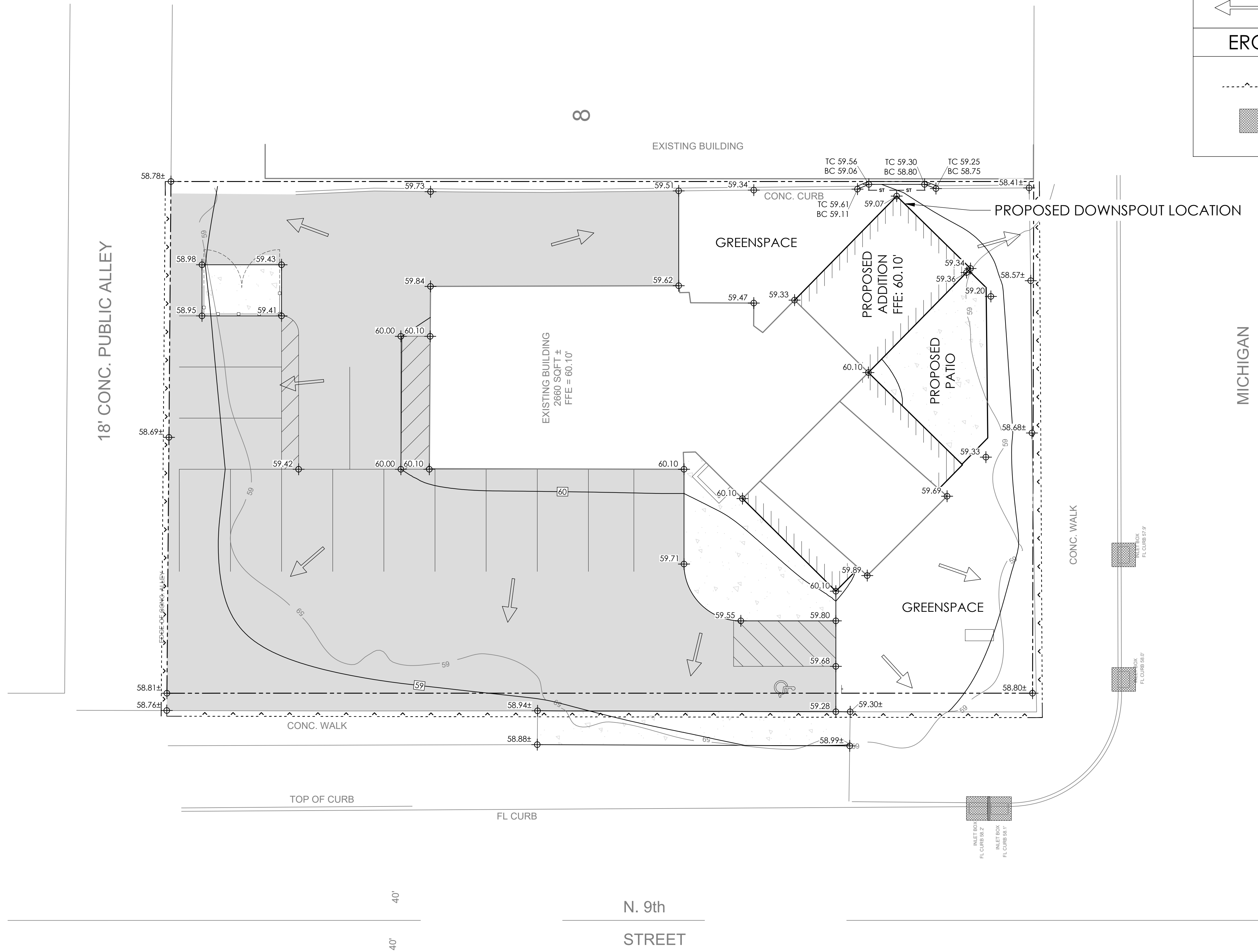
PROJ. NO. 2022-44

EXISTING CONDITIONS AND DEMO PLAN

SCALE: 1"=10'







GRADING LEGEND

| | |
|--|-----------------------------------|
| | PROPOSED CONTOUR |
| | EXISTING CONTOUR |
| | PROPOSED SPOT ELEVATION |
| | MATCH EXISTING ELEVATION |
| | 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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CHECKED BY: JRV

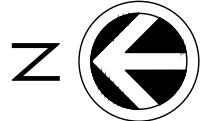
GRADING AND EROSION CONTROL PLAN

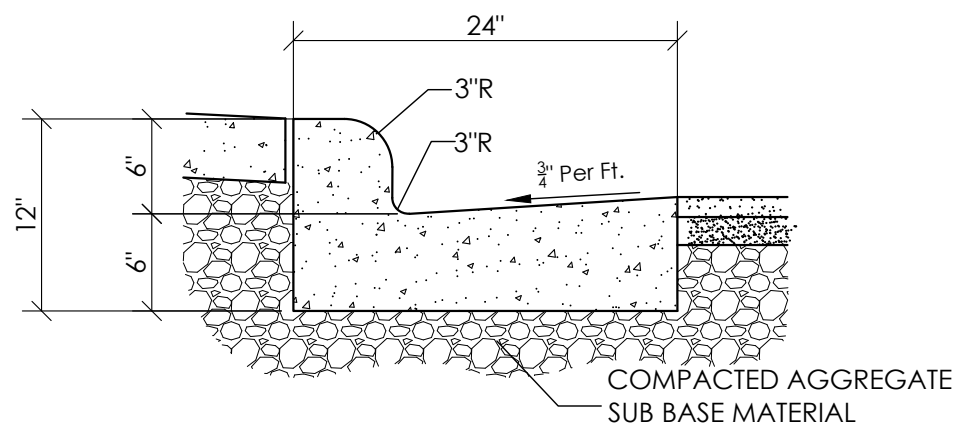
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PROJ. NO. 2022-44

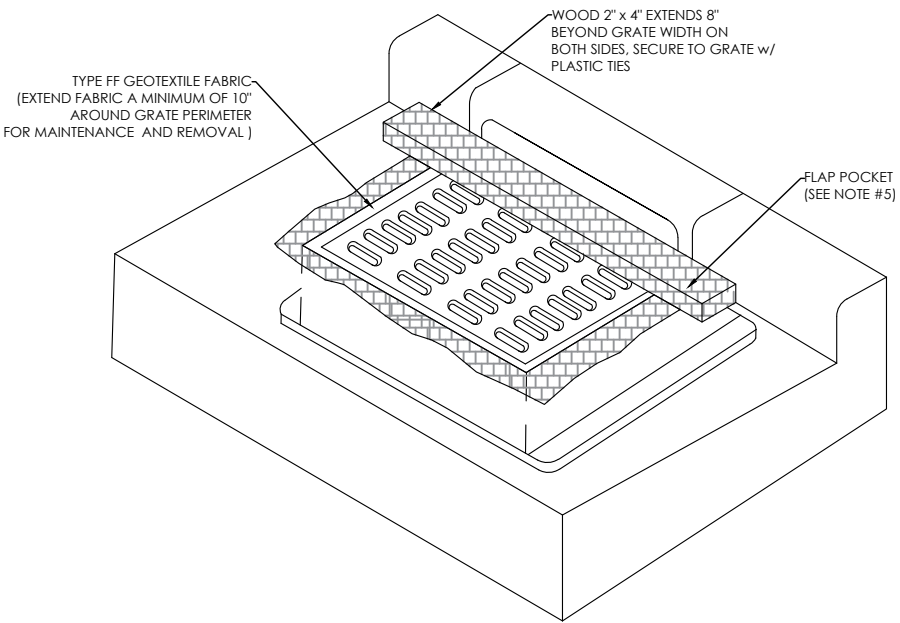
GRADING AND EROSION CONTROL PLAN

SCALE: 1"=10'





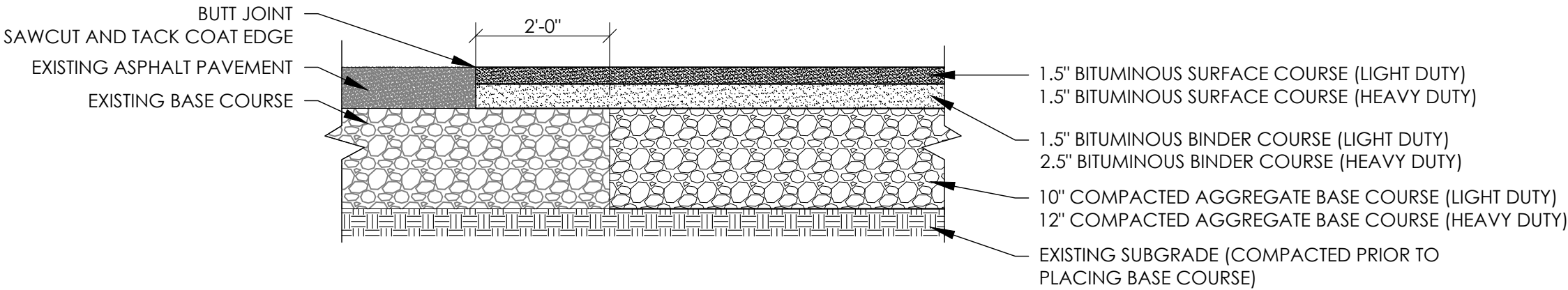
24" CURB & GUTTER SECTION



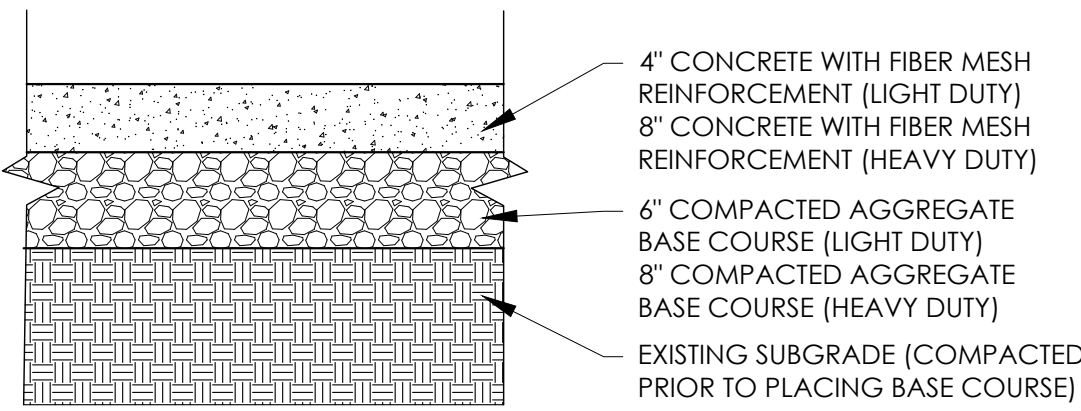
INLET PROTECTION TYPE "C"

MAINTENANCE NOTES:

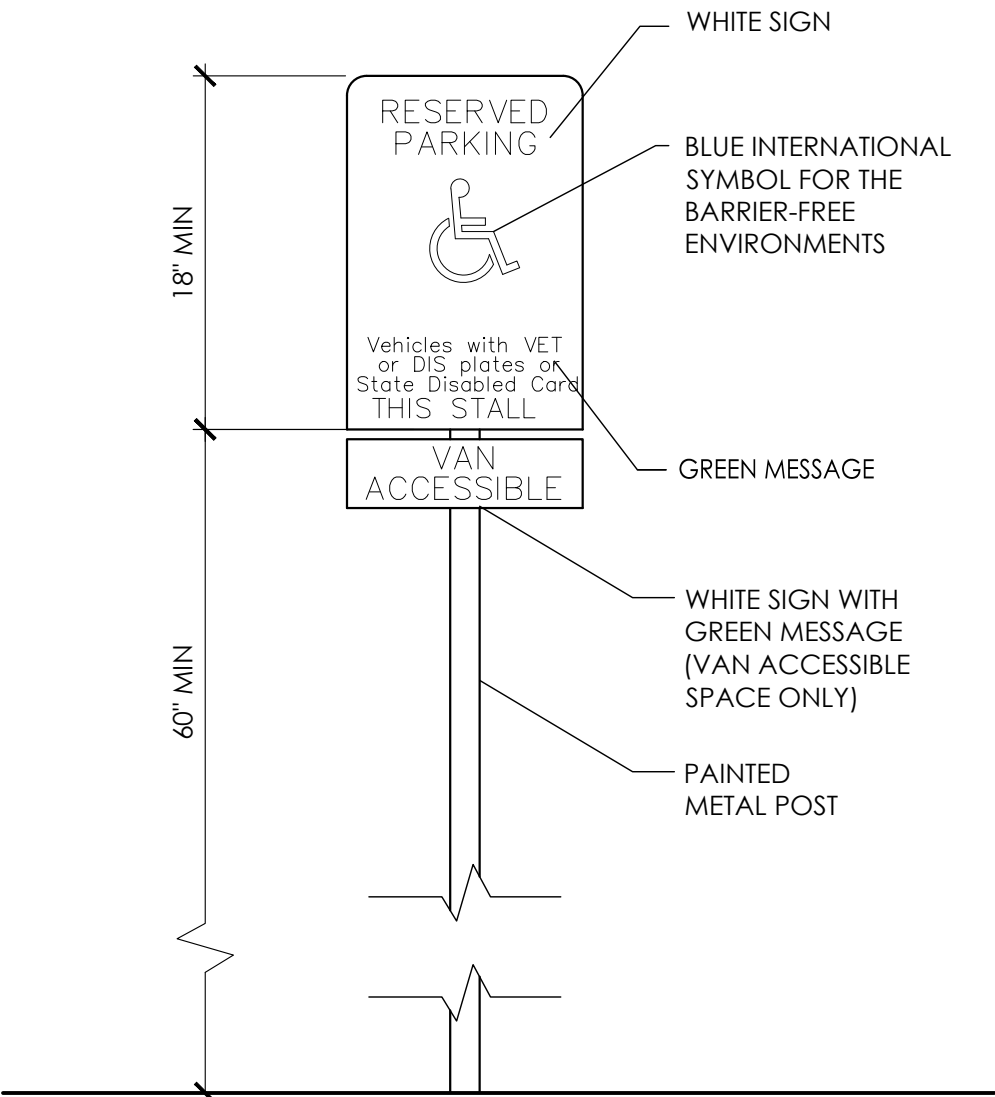
1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.



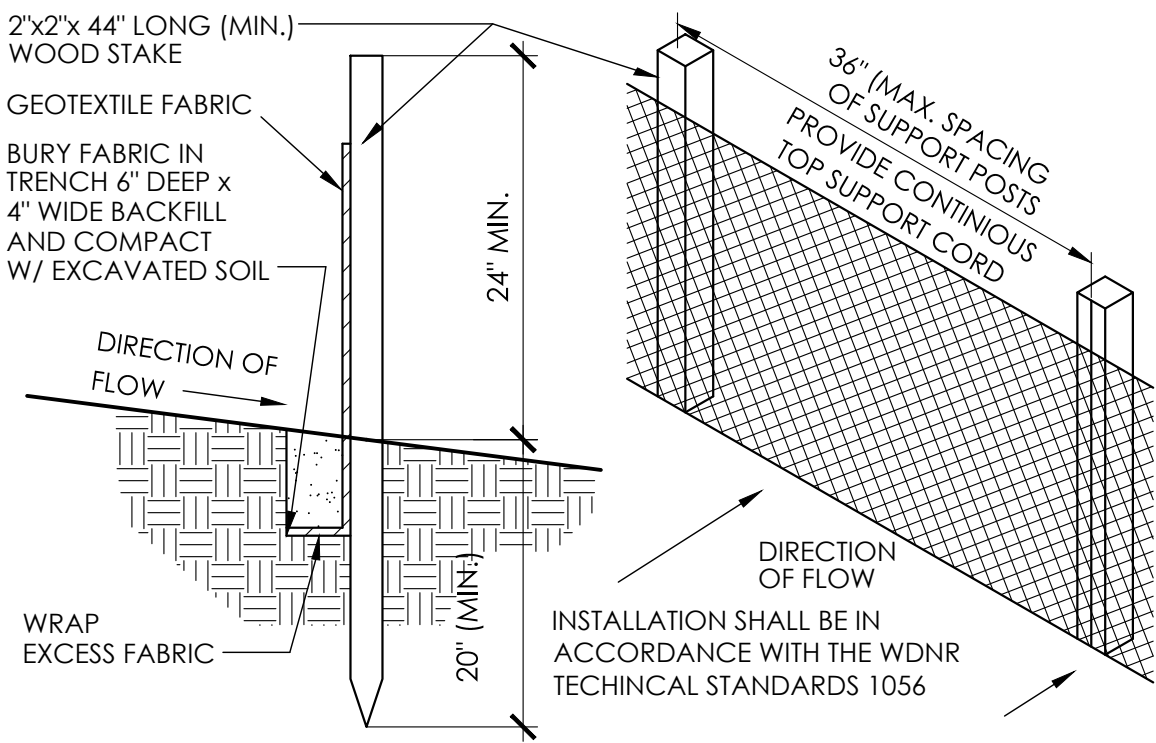
ASPHALT PAVEMENT CROSS SECTION



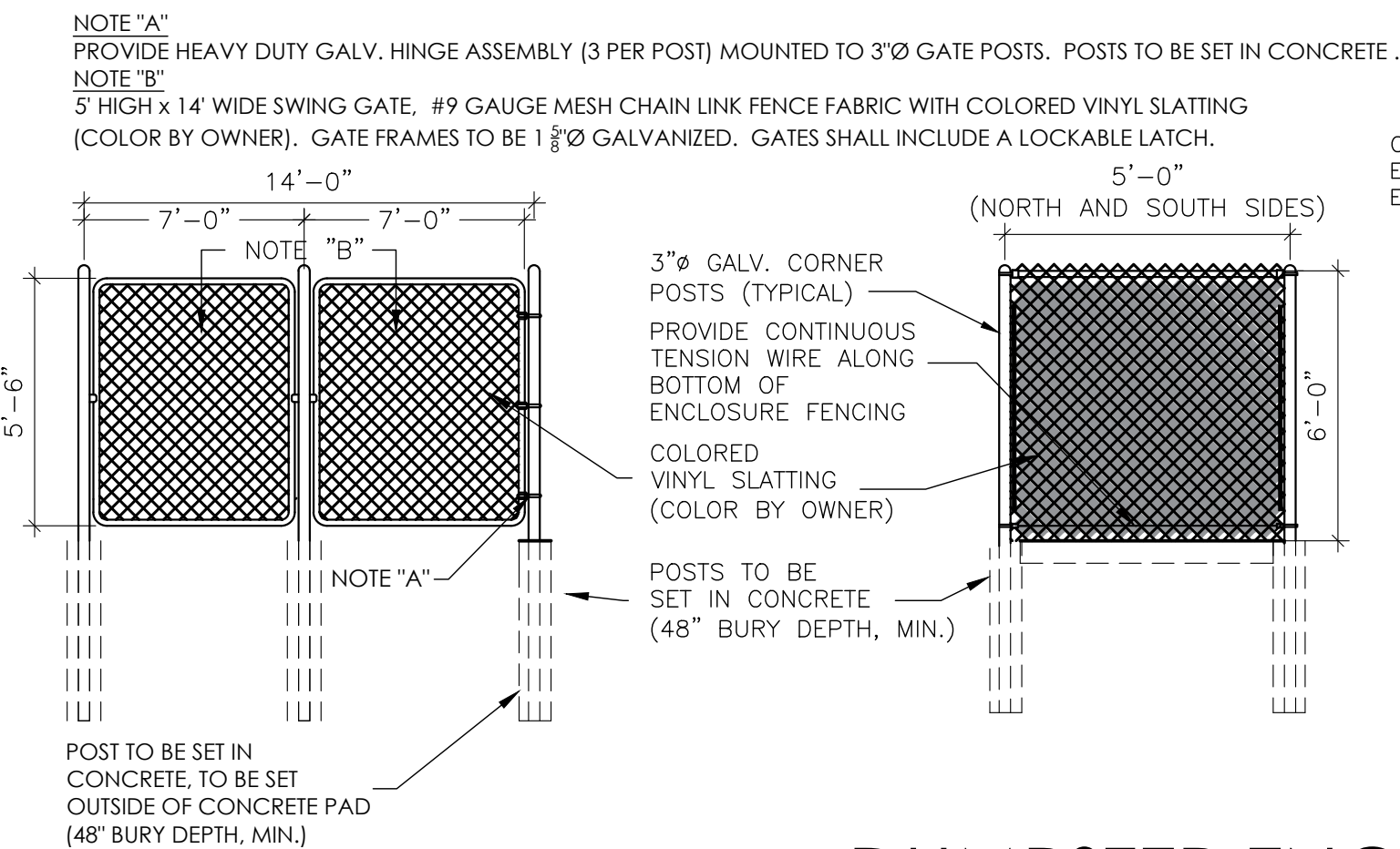
CONCRETE PAVEMENT CROSS SECTION



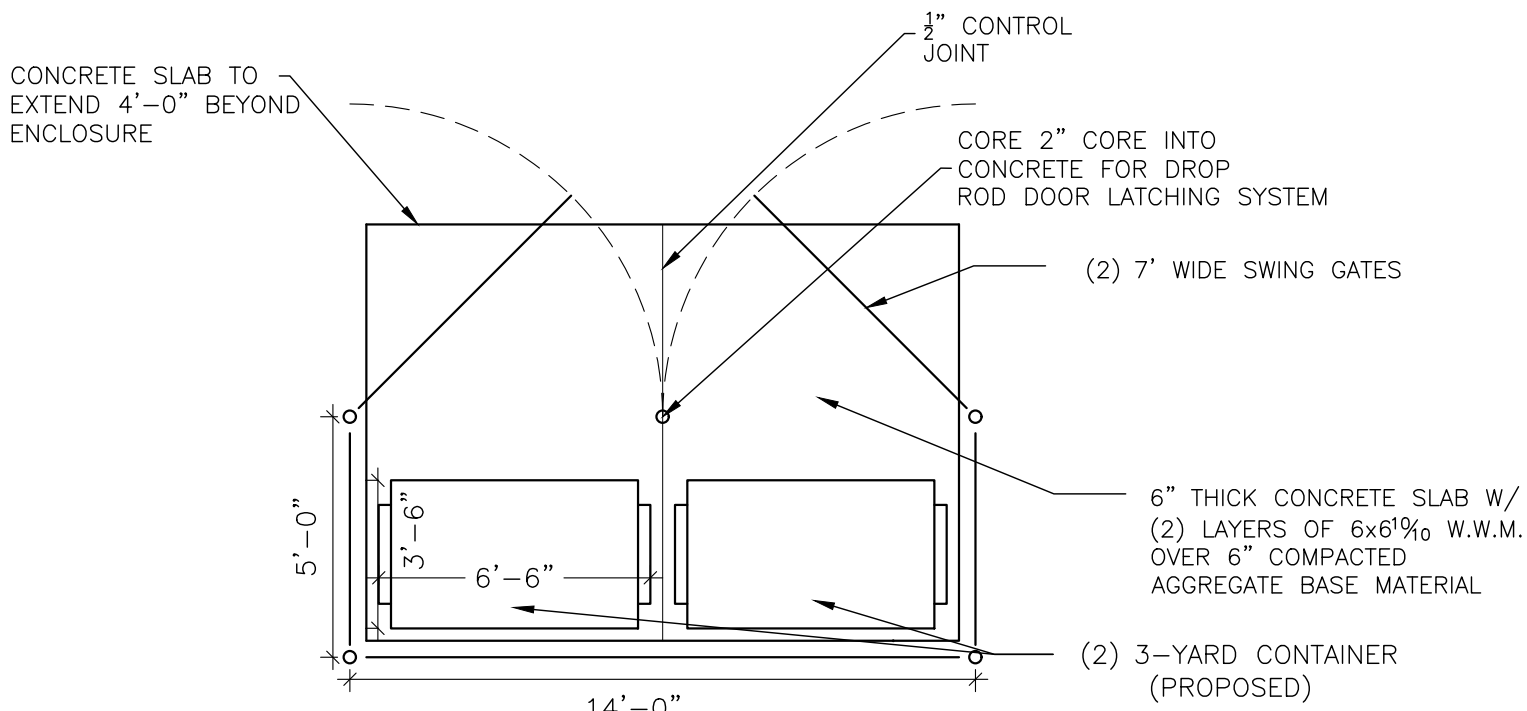
ACCESSIBLE PARKING SIGNAGE DETAIL



SILT FENCE SECTION & DETAIL



DUMPSTER ENCLOSURE



PLAN VIEW



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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DRAWN BY: JMN

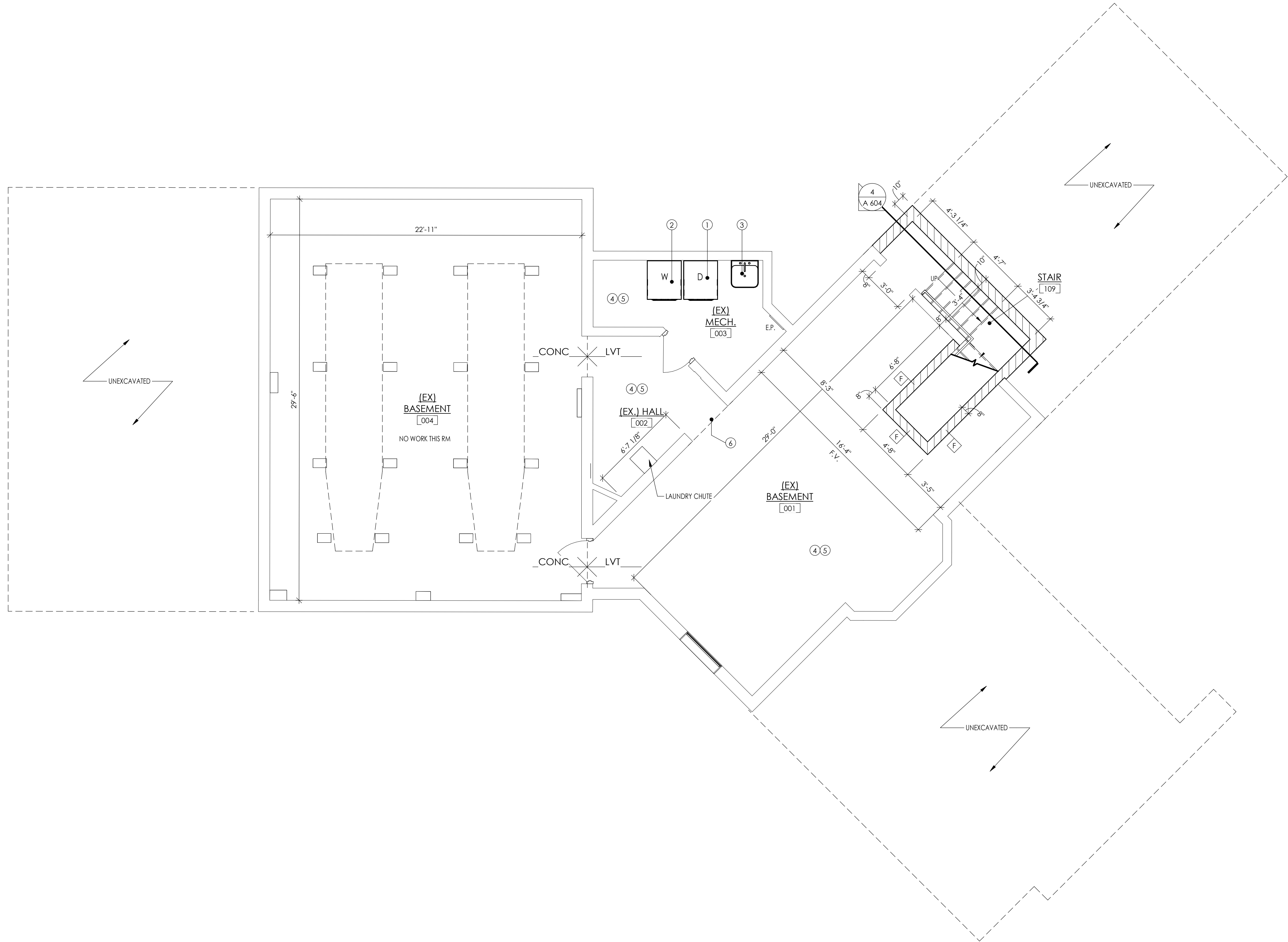
CHECKED BY: JRV

DETAILS

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PROJ. NO. 2022-44

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:

| | DATE | ISSUE |
|---|-----------|---------------------|
| 1 | 9/29/2022 | CONSTR. BULLETIN #1 |

NOTICE TO BIDDERS
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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

ISSUE DATE: OCTOBER 27, 2022

ADDITIONS AND ALTERATIONS

DRAWN BY:

SG

CHECKED BY:

KS

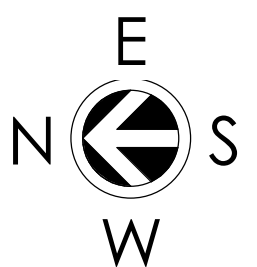
BASEMENT FLOOR PLAN

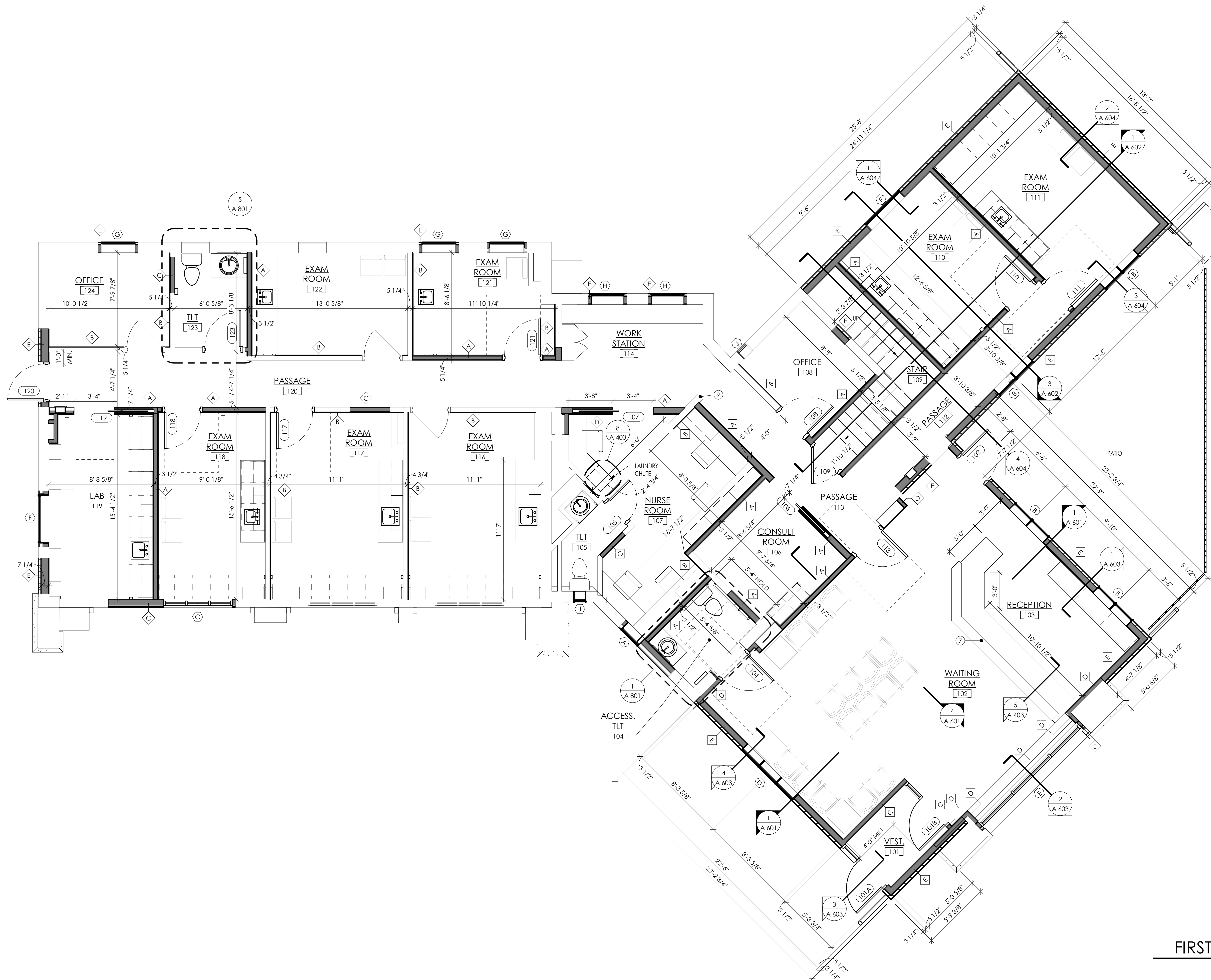
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PROJ. NO. 2022-44

BASEMENT FLOOR PLAN

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





GENERAL PLAN NOTES

- 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 |
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| 1 | CONTRACTOR TO COORDINATE ROUTE FOR DRYER VENT |
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| 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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ISSUE DATE: OCTOBER 27, 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

DRAWN BY:

SG

CHECKED BY:

KS

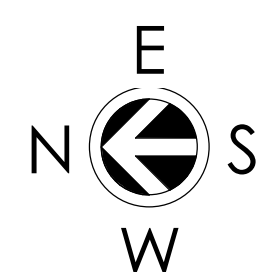
FIRST FLOOR PLAN

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. |
| 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. | |



| REVISIONS: | | |
|-------------|---------------------|--|
| DATE | ISSUE | |
| 1 9/29/2022 | CONSTR. BULLETIN #1 | |

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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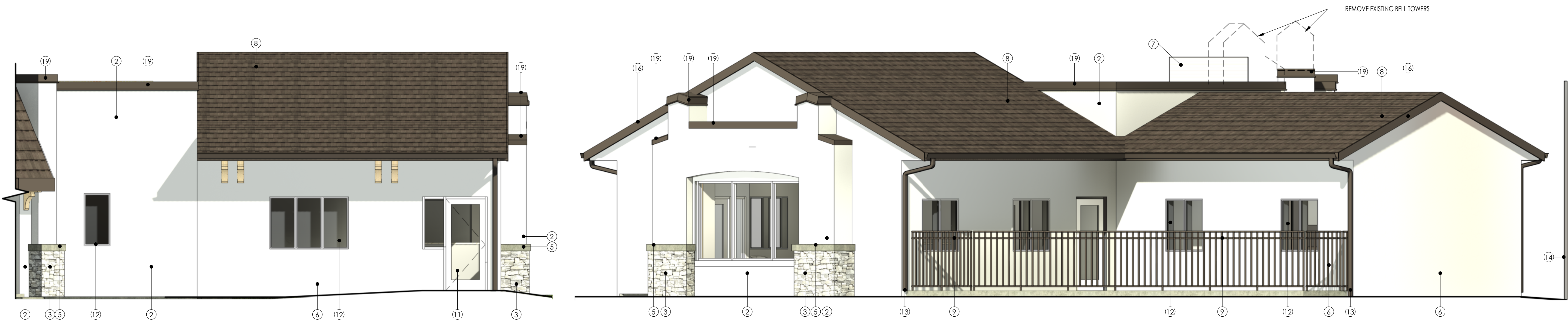
DRAWN BY: SG

CHECKED BY: KS

EXTERIOR ELEVATIONS

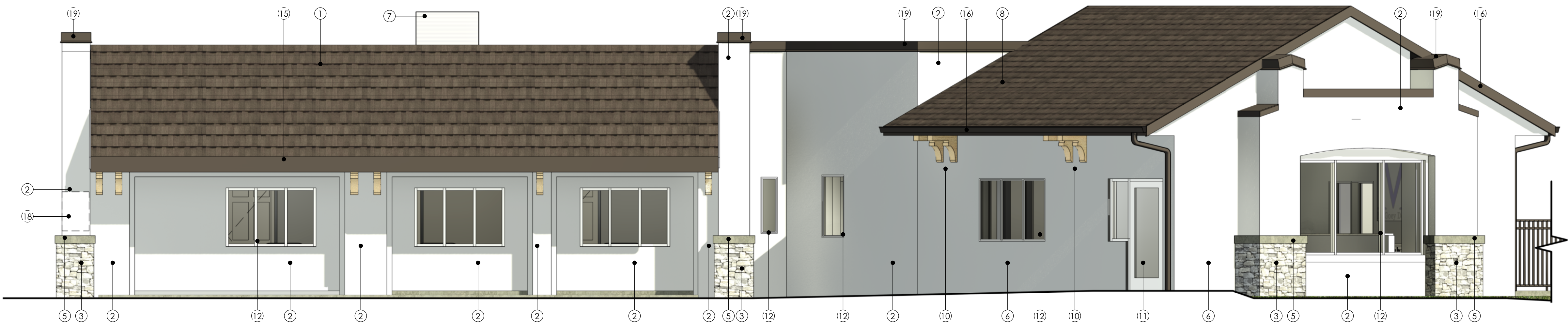
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501

PROJ. NO. 2022-44



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

| ELEVATION KEYNOTES | |
|--------------------|--|
| NO. | DESCRIPTION |
| 1 | REPLACE SHINGLED ROOF AND CLAY TILE CAPS WITH NEW ASPHALT SHINGLED ROOF - COLOR TO BE DETERMINED BY OWNER. |
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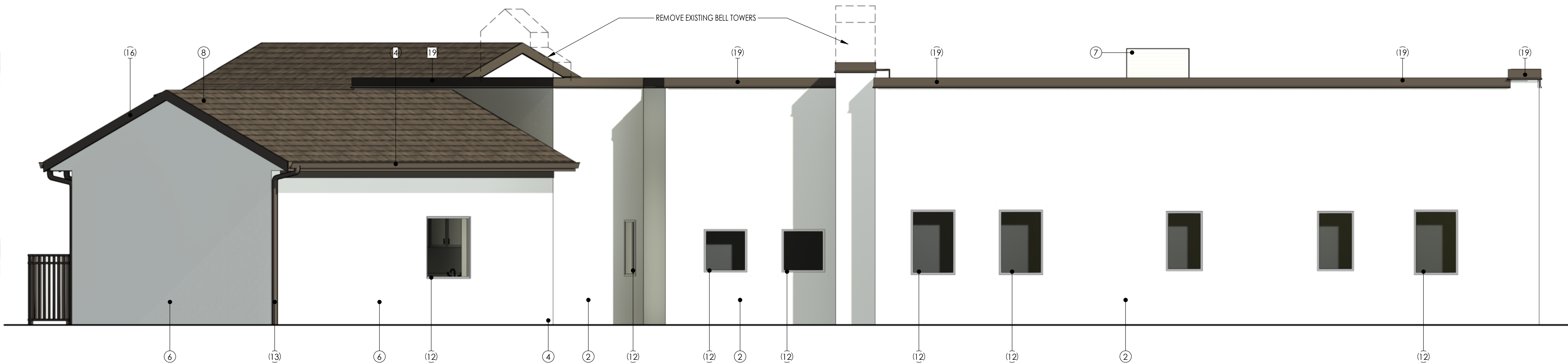


REVISIONS:

| | DATE | ISSUE |
|---|-----------|---------------------|
| 1 | 9/29/2022 | CONSTR. BULLETIN #1 |

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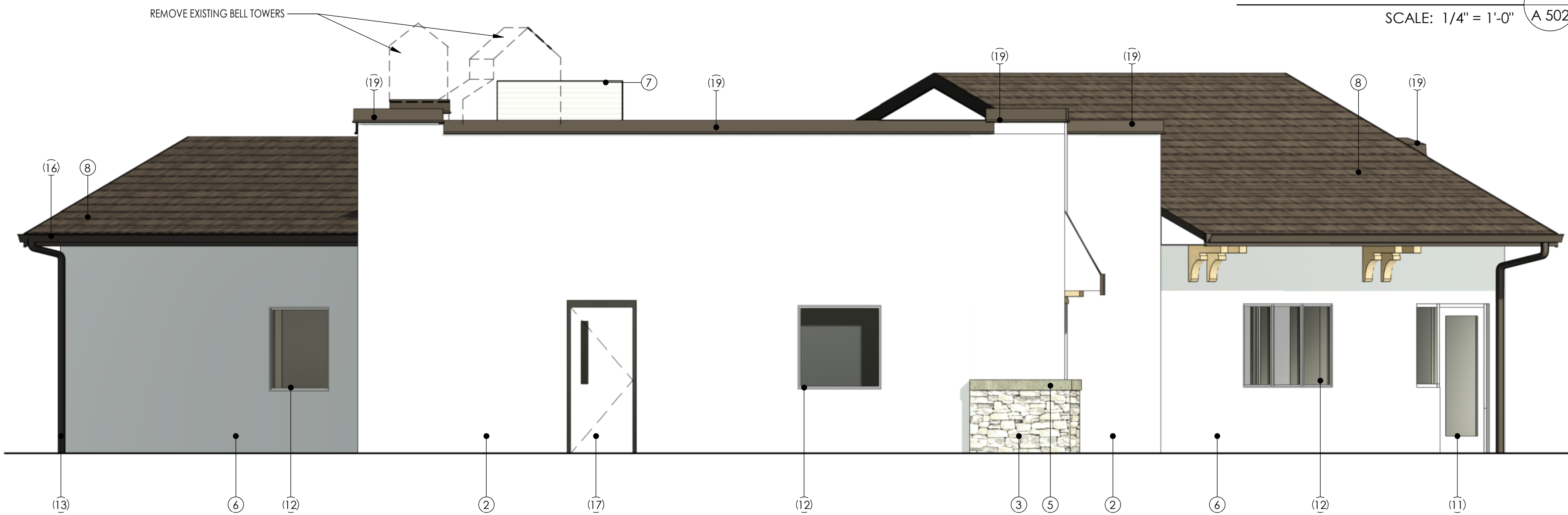


EAST ELEVATION

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

2

A 502



NORTH ELEVATION

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

1

A 502

ISSUE DATE: OCTOBER 27, 2022

ADDITIONS AND ALTERATIONS

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DRAWN BY:

SG

CHECKED BY:

KS

EXTERIOR ELEVATIONS

A
502

PROJ. NO. 2022-44





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)





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: 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 October the applicant submitted perspectives and photos for the proposed exterior remodeling project to Mojo's Bar. The board tabled this matter because the applicant did not submit building elevation drawings that specified the materials, colors, etc. that are proposed for this project. The applicant has now submitted elevation drawings for review.

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

- 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 seeking to refresh and improve the west elevation of my building. Currently, there is vinyl siding that blends with the facade of the building. It looks 'nice,' but I am looking to improve this area of the building.
- 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 panel below the current sign (above the new cornice) is labeled as "Ex. Sign Board" but is depicted as a flat panel with perimeter trim, rather than the existing condition of just horizontal siding. Is this being left as "existing" or is it changing? If it's changing, what is it proposed to be?
- Should the windows be full-width from the corner-piers to the door jambs instead of leaving just a little sided section between?

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 7.

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 th 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 th 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 th ST | City Sheboygan | State WI | Zip 53081 |
| Email Address SCOTT@ASPIREARCHITECTS.COM | Phone Number (incl. area code) 920-980-4884 | | |

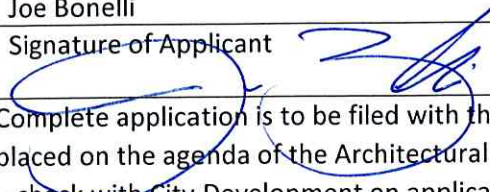
SECTION 4: Contractor Information

| | | | |
|--|--|-------------|--------------|
| 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



ARCHITECTURAL REVIEW SET

- ARCH.1 Schematic Design Views
- ARCH.2 Elevations
- ARCH.3 Site Plan
- ARCH.4 1st Floor Plan

OPTION # 1

Elevation Alterations for:
MOJO BAR
13TH AND PENNSYLVANIA SHEBOYGAN WI

ASPIRE ARCHITECTURE & DESIGN, LLC
1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com



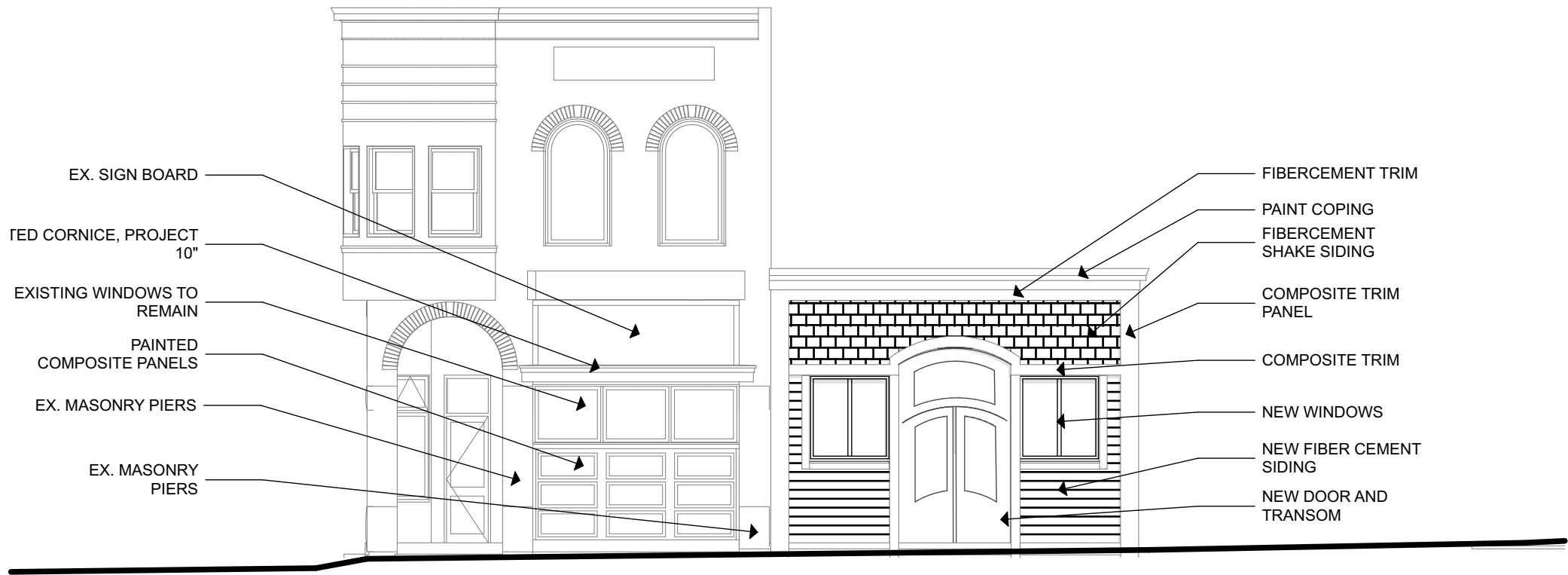
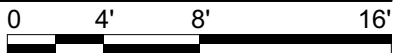
issue 11.1.22
rev. #Date of
Revision 54
14-017
ADCU 1



1

West Elevation

Scale: 1/8" = 1'-0"

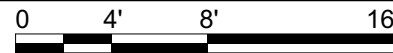


- EX. SIGN BOARD
- EXISTING CORNICE, PROJECT 10"
- EXISTING WINDOWS TO REMAIN
- PAINTED COMPOSITE PANELS
- EX. MASONRY PIERS
- EX. MASONRY PIERS
- FIBERCEMENT TRIM
- PAINT COPING
- FIBERCEMENT SHAKE SIDING
- COMPOSITE TRIM PANEL
- COMPOSITE TRIM
- NEW WINDOWS
- NEW FIBER CEMENT SIDING
- NEW DOOR AND TRANSOM

2

West Elevation

Scale: 1/8" = 1'-0"



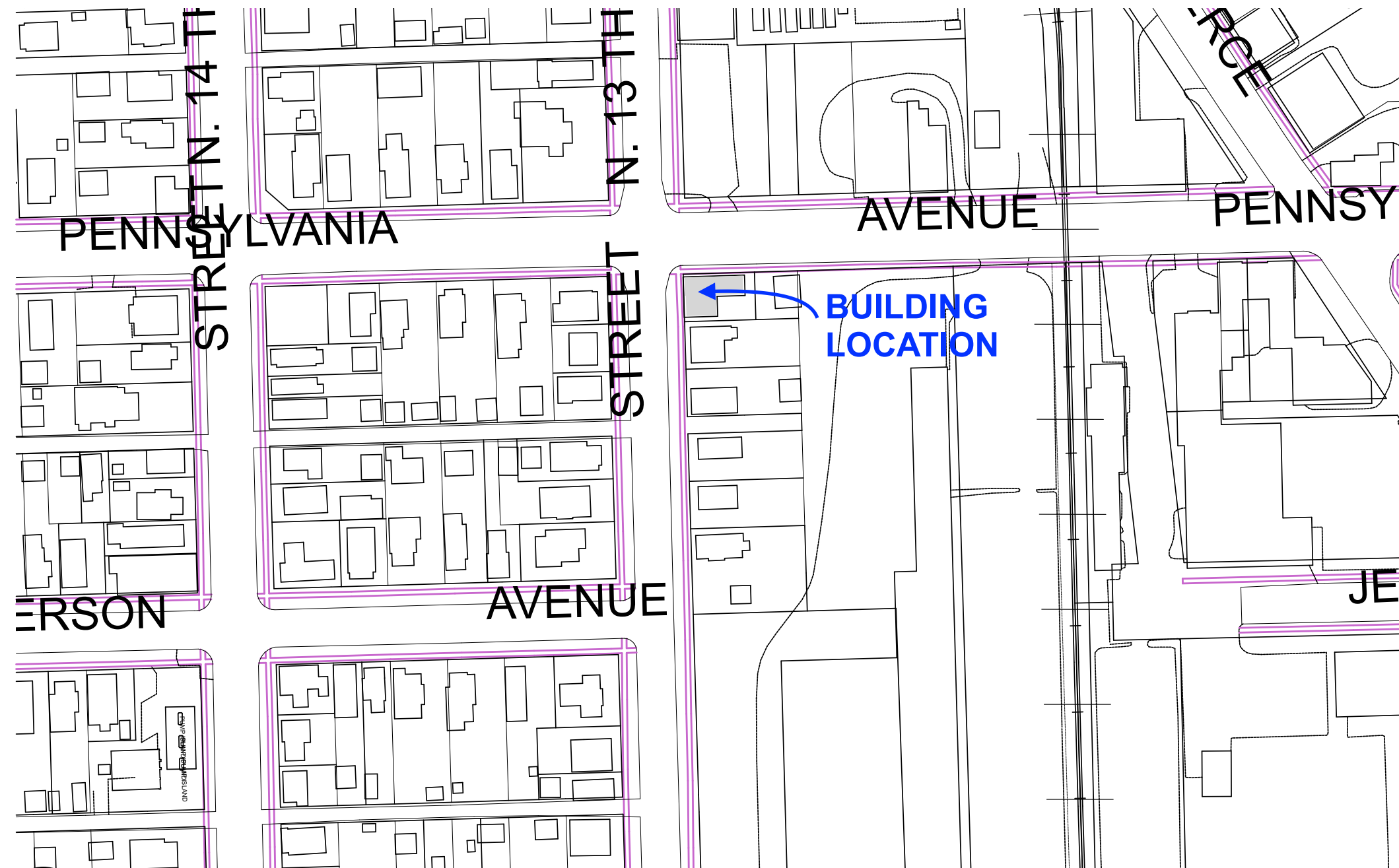
OPTION # 1

Elevation Alterations for:
MOJO BAR

13TH AND PENNSYLVANIA SHEBOYGAN WI

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scott@aspirearchitects.com
www.aspirearchitects.com

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Revision 55
14-017



1

AREA MAP

OPTION # 1

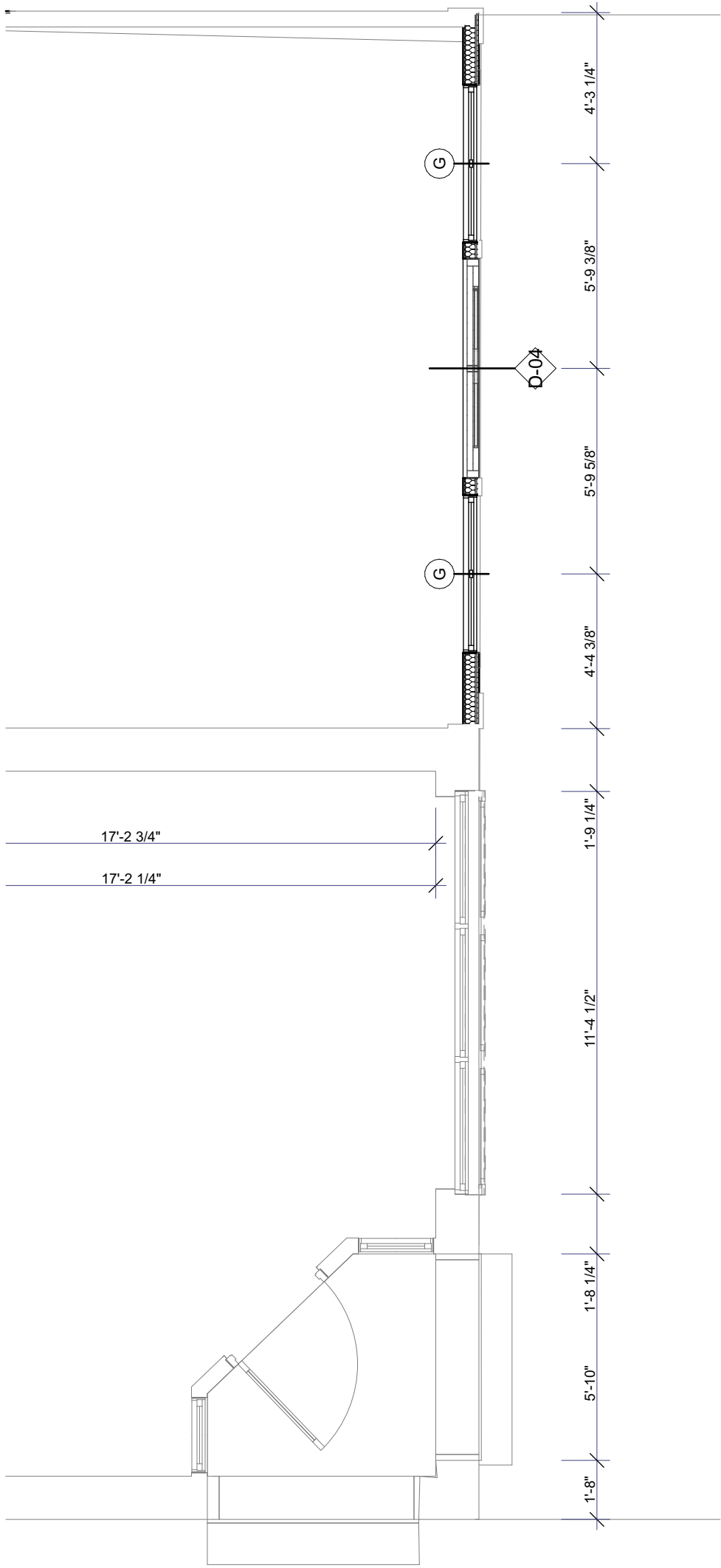
Elevation Alterations for:
MOJO BAR

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Revision 56
14-017
ADCL 2



1

First Floor Plan

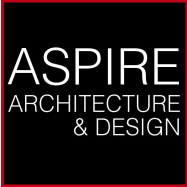
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Elevation Alterations for:
MOJO BAR

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