

**\*\*\*ATTACHMENTS\*\*\***

PARCEL NO. 506880  
MAP NO. 27 207 005  
ZONING CLASSIFICATION: UC

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 2/28/17

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN  
APPLICATION FOR  
CONDITIONAL USE PERMIT**  
Requirements Per Section 15.905  
Revised May 2012

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$150 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

**1. APPLICANT INFORMATION**

APPLICANT: Basudev Adhiahri JAI MARKETING  
ADDRESS: 1710 Indiana Ave E-MAIL: missionbda@gmail.com  
PHONE: ( ) 920-226-1786 FAX NO. ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: JAI MARKETING-CLARK STATION  
ADDRESS OF PROPERTY AFFECTED: 1710 INDIANA AVE  
LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_  
Gas station/retail store/Carry out restaurant/Car wash

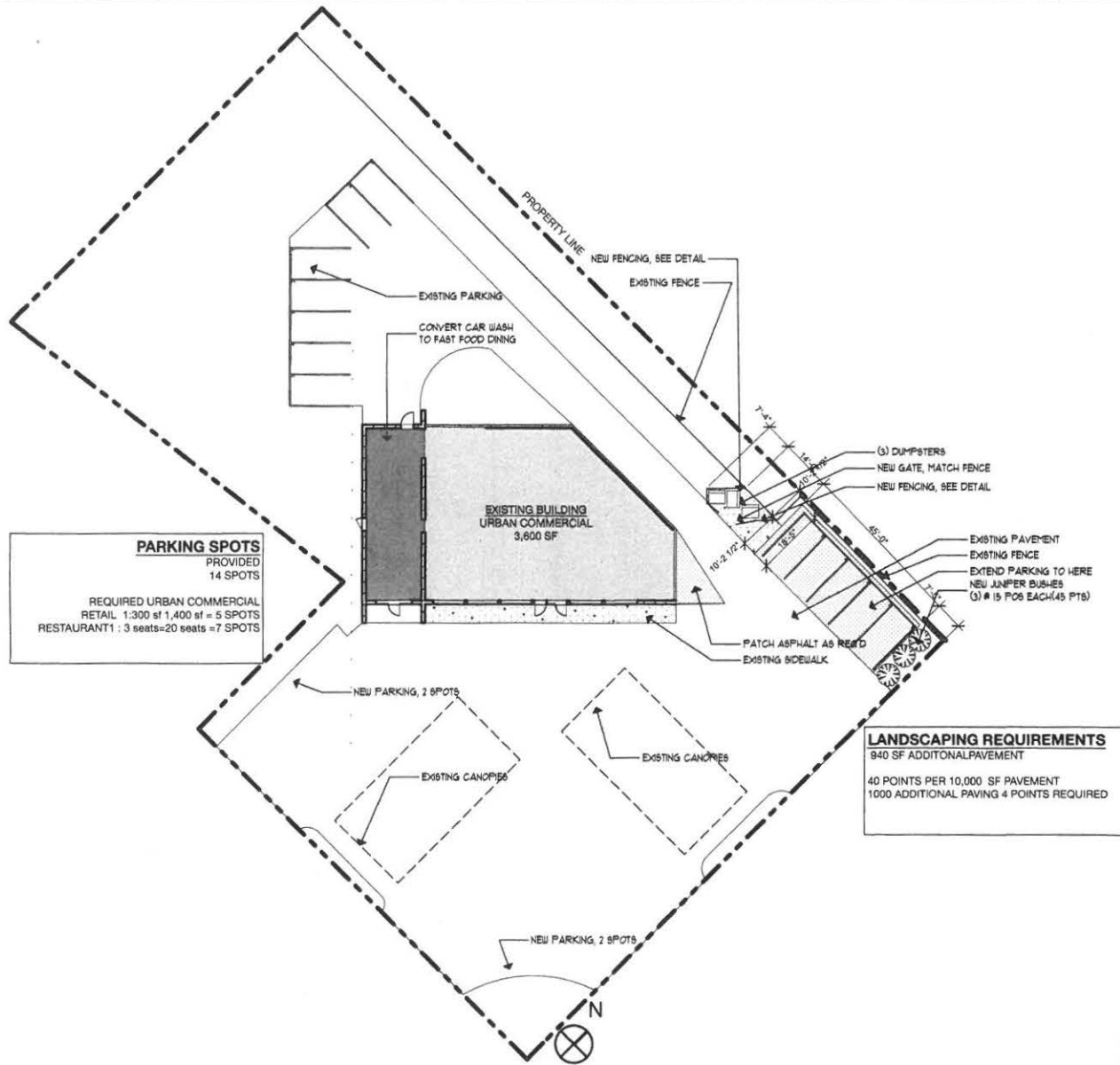
DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: \_\_\_\_\_  
The existing car wash will be removed and the kitchen will be expanded along with a dining space. The total space is 700 sf

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: \_\_\_\_\_  
None

# CLARK STATION

1710 INDIANA AVE  
SHEBOYGAN, WI. 53081

SHEET INDEX	
ID	Name
A1.1	SITE PLAN
A1.2	AREA MAP
A1.3	FIRST FLOOR PLAN
A2.1	ELEVATIONS
A3.1	BUILDING SECTION



## Site Plan

SCALE: 1" = 30'



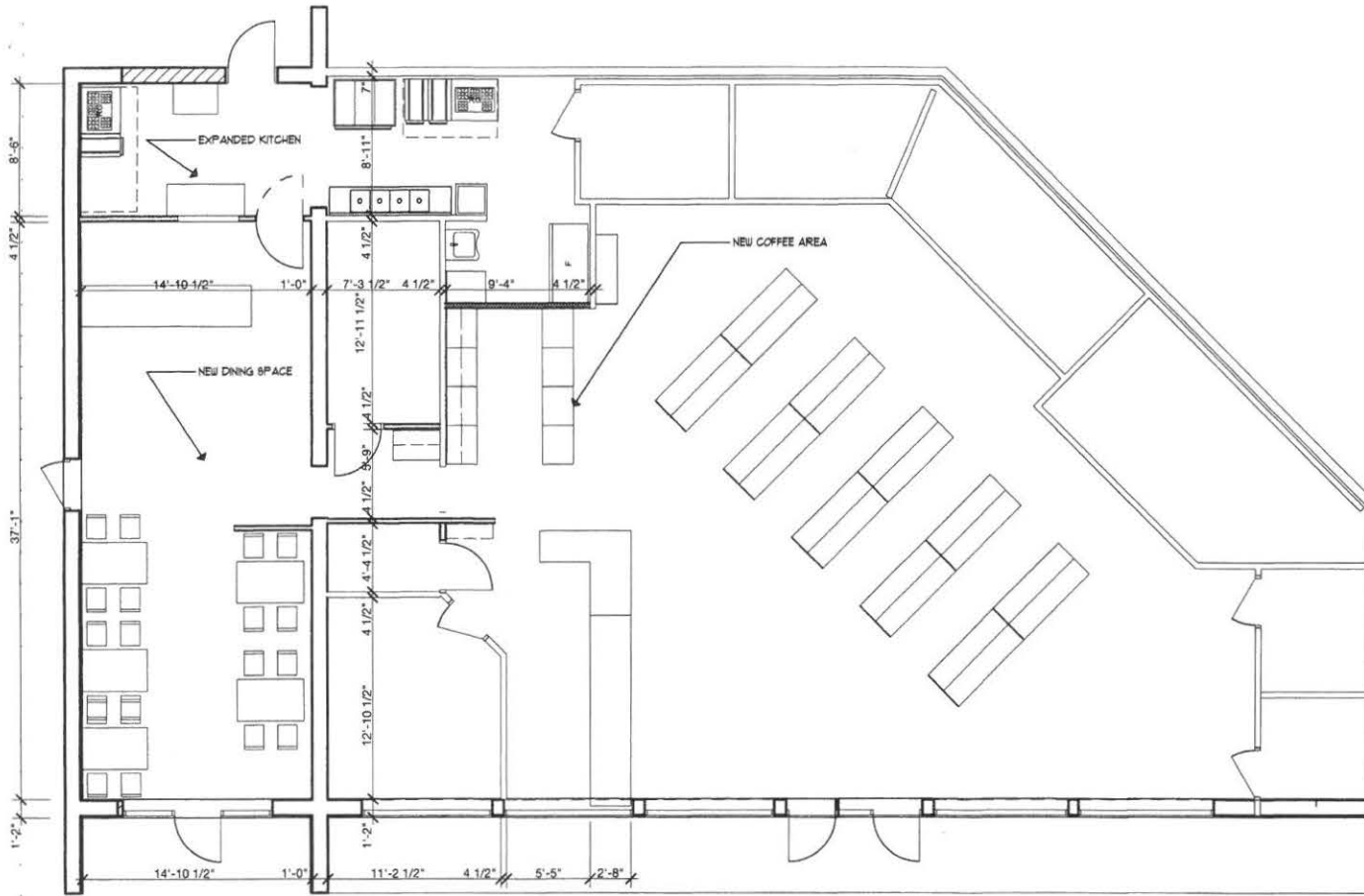
### RESTAURANT BUILDOUT for: CLARK STATION

1710 INDIANA AVE SHEBOYGAN WI 53081

ASPIRE ARCHITECTURE & DESIGN

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

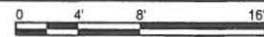
issue 2.14.17  
rev. XX  
08-037  
**A1.1**



1

# 1st Floor Plan

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

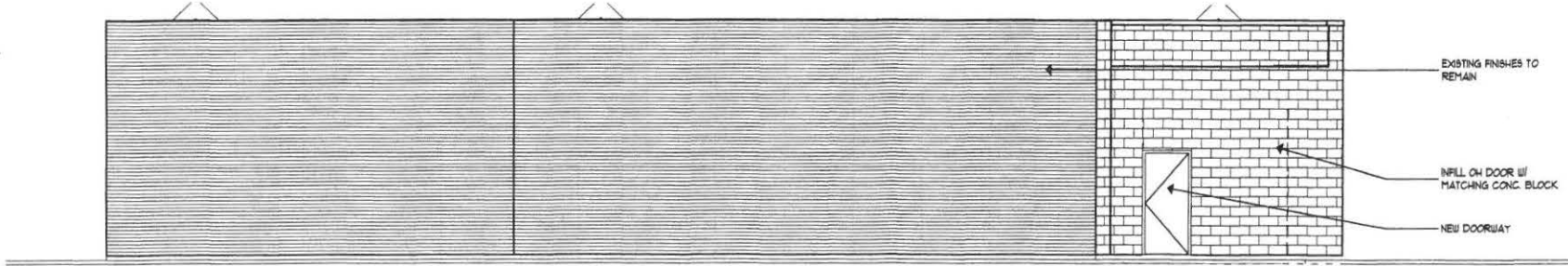


**RESTAURANT BUILDOUT for:**  
**CLARK STATION**  
 1710 INDIANA AVE SHEBOYGAN WI 53081



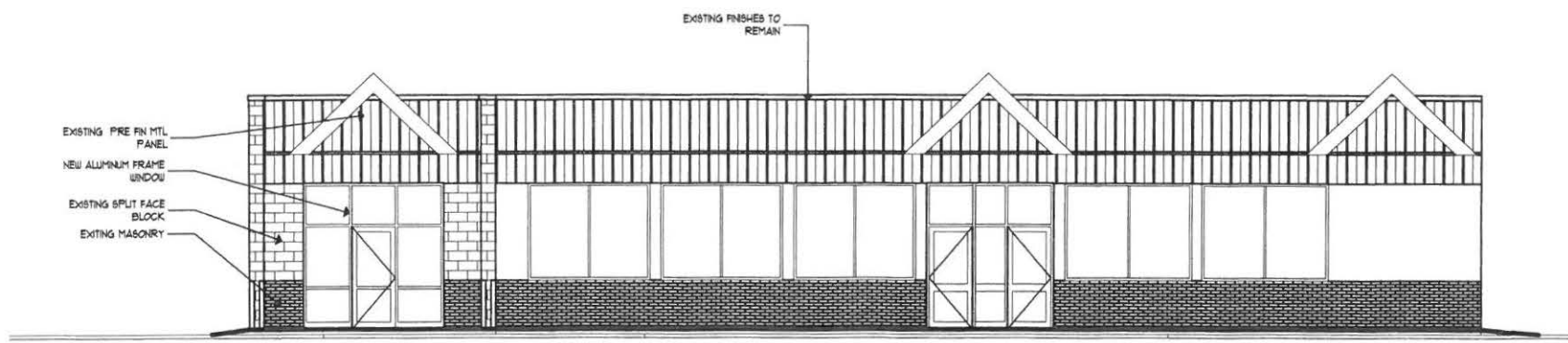
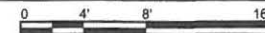
ASPIRE ARCHITECTURE & DESIGN, LLC  
 1416 N. 5th St. Sheboygan, WI: 53081  
 920-457-4884  
 scott@aspirearchitects.com  
 www.aspirearchitects.com

issue 2.14.17  
 rev. XX  
 08-037  
**A1.3**



① North Elevation (1)

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



② South Elevation

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



**RESTAURANT BUILDOUT for:**  
**CLARK STATION**  
 1710 INDIANA AVE SHEBOYGAN WI 53081

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 scott@aspirearchitects.com  
 www.aspirearchitects.com



issue 214.17  
 rev. XX  
 08-037  
**A2.1**





1710

WHEN IT'S DONE, AND  
DONE RIGHT,  
HERE'S TO  
EARNING IT



RAISE  
ONE TO  
RIGHT  
NOW.

BUD  
LIGHT

WORK TO  
IMPROVE YOUR LIFE

TAKE THE  
ELEMENTS OF  
GOD-LIKE  
VOCAL.

EMERGENCY



East canopy

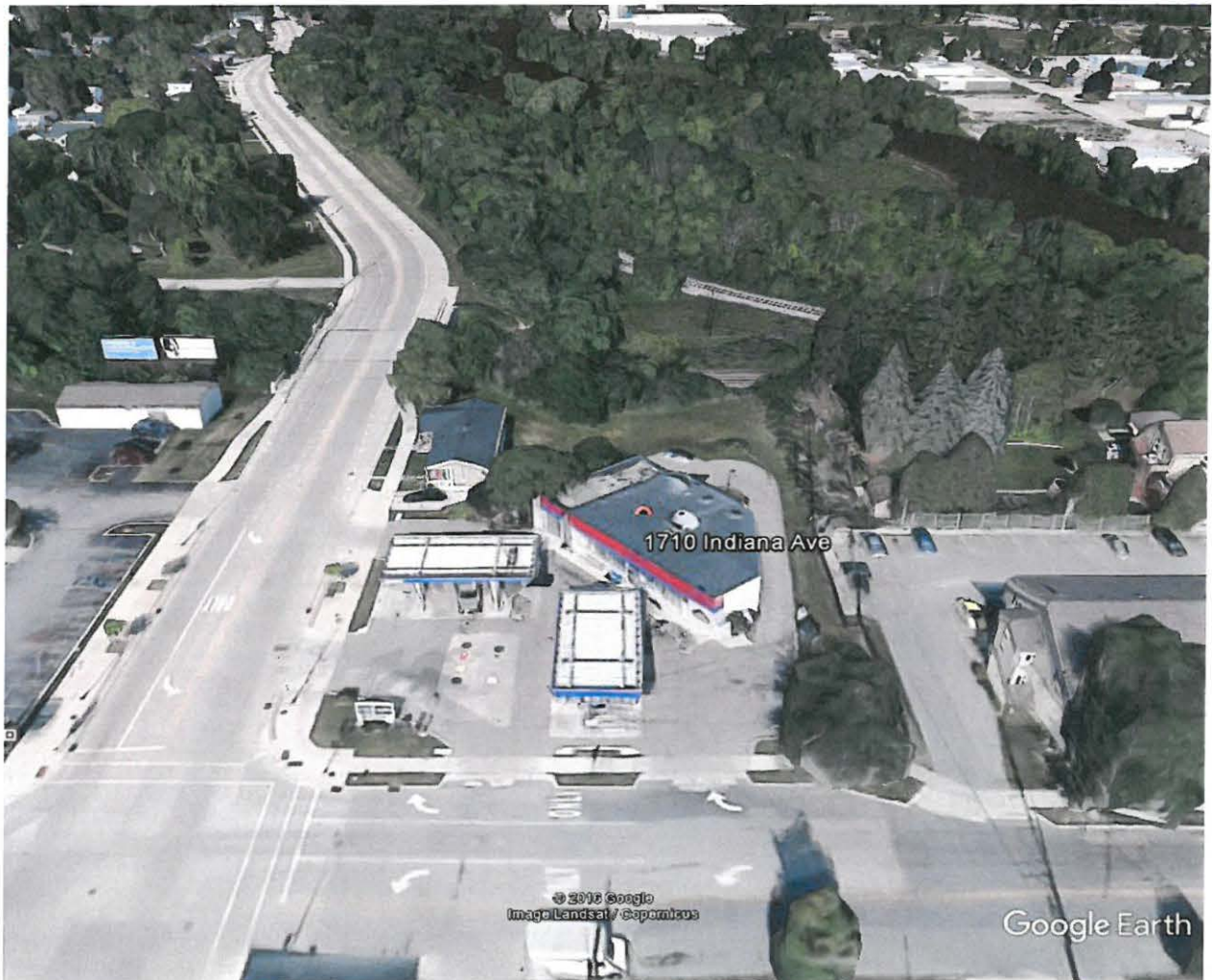


West Canopy













PARCEL NO. 214072  
MAP NO. 22 126 002  
ZONING CLASSIFICATION: SI

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 2/28/17

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN  
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**1. APPLICANT INFORMATION**

APPLICANT: S.E.A.S.

ADDRESS: 630 Riverfront Dr., Ste 110, Sheboygan, WI 53081 E-MAIL: \_\_\_\_\_

PHONE: ( 920 ) 783-3670 FAX NO. ( )

**2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT**

NAME OF PROPOSED/EXISTING BUSINESS: \_\_\_\_\_

ADDRESS OF PROPERTY AFFECTED: 1800 Block of Superior Avenue

LEGAL DESCRIPTION: \_\_\_\_\_

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Vacant site,

Industrial Zoning

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The new building will be used

for boat storage and maintenance.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: None

## **Written Description – Narrative of Building Use**

SEAS Boat Storage Vollrath Location Proposal  
Sailing Education Association of Sheboygan  
1800 Block Superior Avenue  
Sheboygan, Wisconsin 53081

### **Proposed Land Use**

Sailboat Fleet Storage, General Maintenance and Educational Building – 26,250 sq. ft.

- Heated Work Area: Office, Work Shops and Tools, Educational, Sail & Equipment Inventory, General Boat Maintenance Shop, Donated Space for the Sea Scouts Program and Sheboygan Youth Sailing Center Fleet - 15,000 sq. ft.
- Moderate Heat Area: Boat / Fleet Storage – 11,250 sq. ft.

### **Proposed Building Use**

Currently SEAS is leasing storage and workshop space in the former Nemschoff Building on N. 21<sup>st</sup> Street. This rented space is not adequate in size and utility. The building will facilitate our fleet storage and maintenance project needs, allowing SEAS to meet projected future goals via our long term commitment to growing our educational and experiential learning presence in Sheboygan and surrounding communities. This facility will not only meet our fleet needs, but will allow us to grow our commitment to enhance community/youth educational programs through the SEA Scouts, Sailing/Power Education Workshops & High School Internships and Adaptive & Blind Sailing Programs.

This site will be utilized for the above described usage primarily during the off-boating season. Spring launch (late April/early May) is several weeks of moving the fleet and support equipment to the SEAS waterfront site, and mid-autumn (late September/early October) we return the fleet for 7 months of general fleet maintenance and storage.

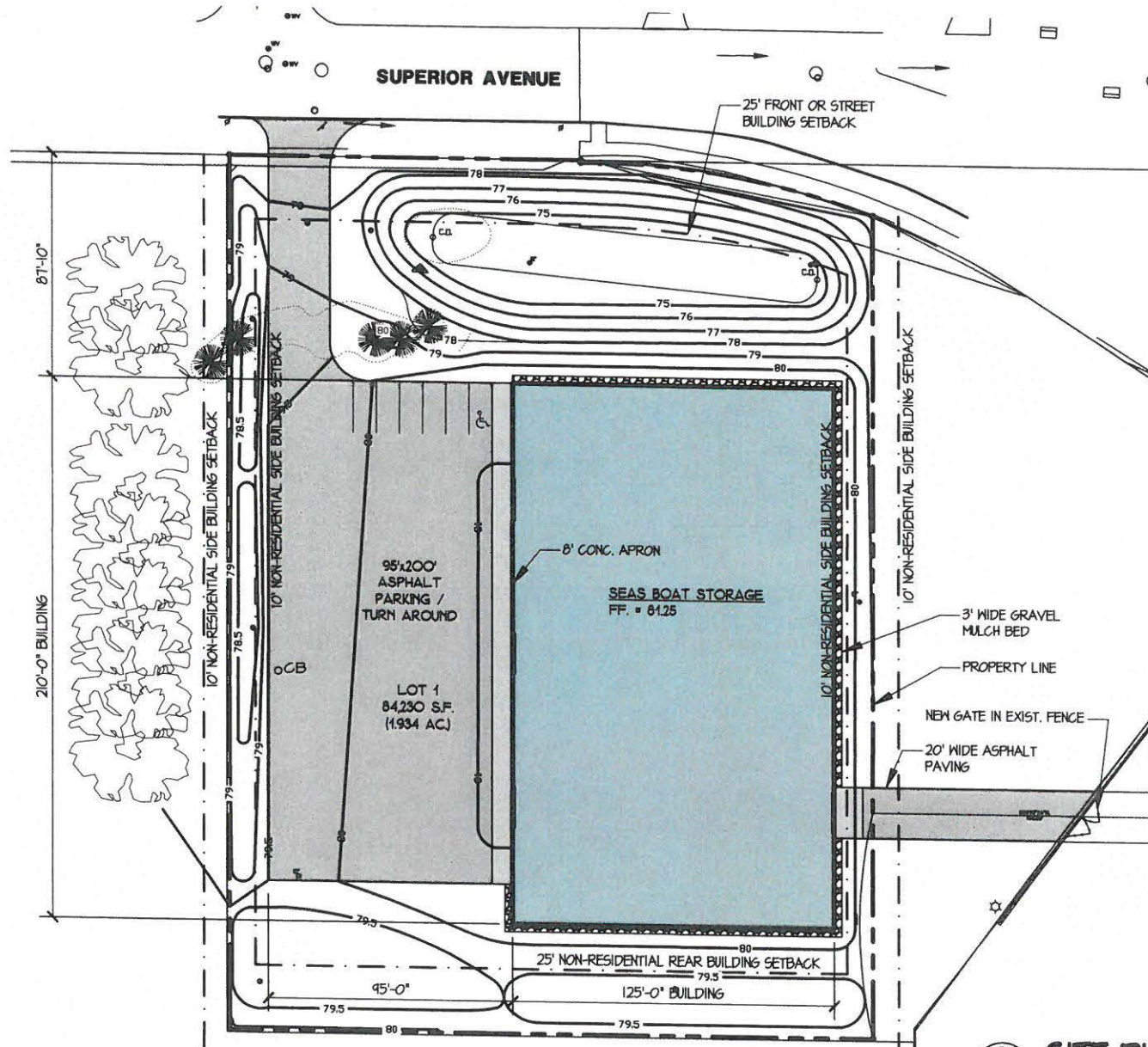
### **Description of Current Fleet and Equipment**

- 40 Sailboats/Trailers
- 20 Power Boats/Trailers
- 250 - 300 Sails
- Extensive Inventory of Spare Parts i.e. Masts, Keels, Rigging
- 3 Trucks
- 4x4 Gator, Scissor Lift, Gantry, Hot H2O Power Wash System
- Compressors, Jacks, Full Tool Inventory

### **Estimated Plan for Employees and Students**

- 3 full-time employees
- 2 part-time employees
- 6 -10 students

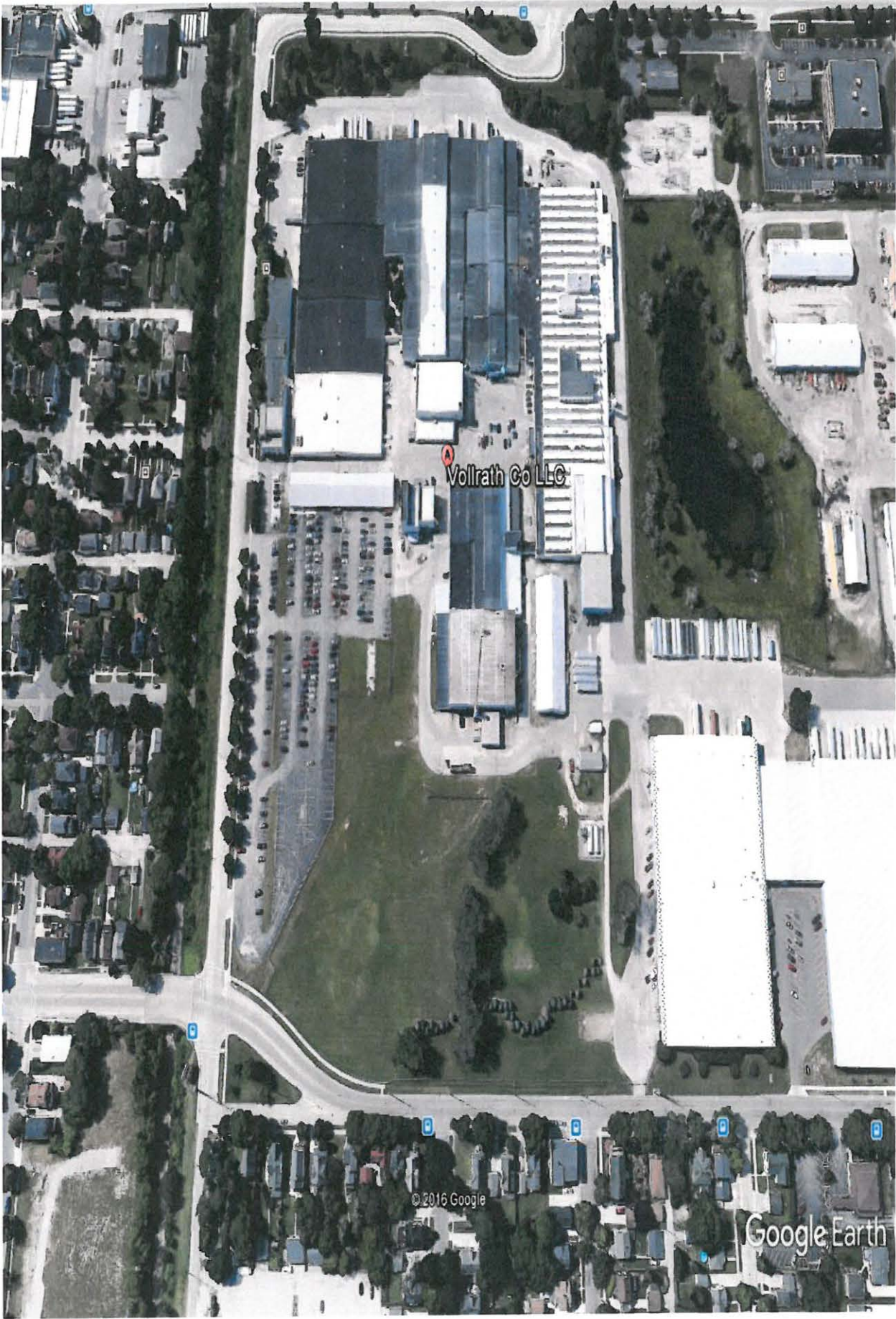
The use and scope of activities on this site should not adversely impact the neighborhood or surrounding properties. Our traffic flow is noncommercial student/staff based, with 2 pickups trailering boats to and from the site during spring and autumn seasons. Work projects will be confined to the interior spaces.



**SITE PLAN**

SCALE 1" = 40'-0"

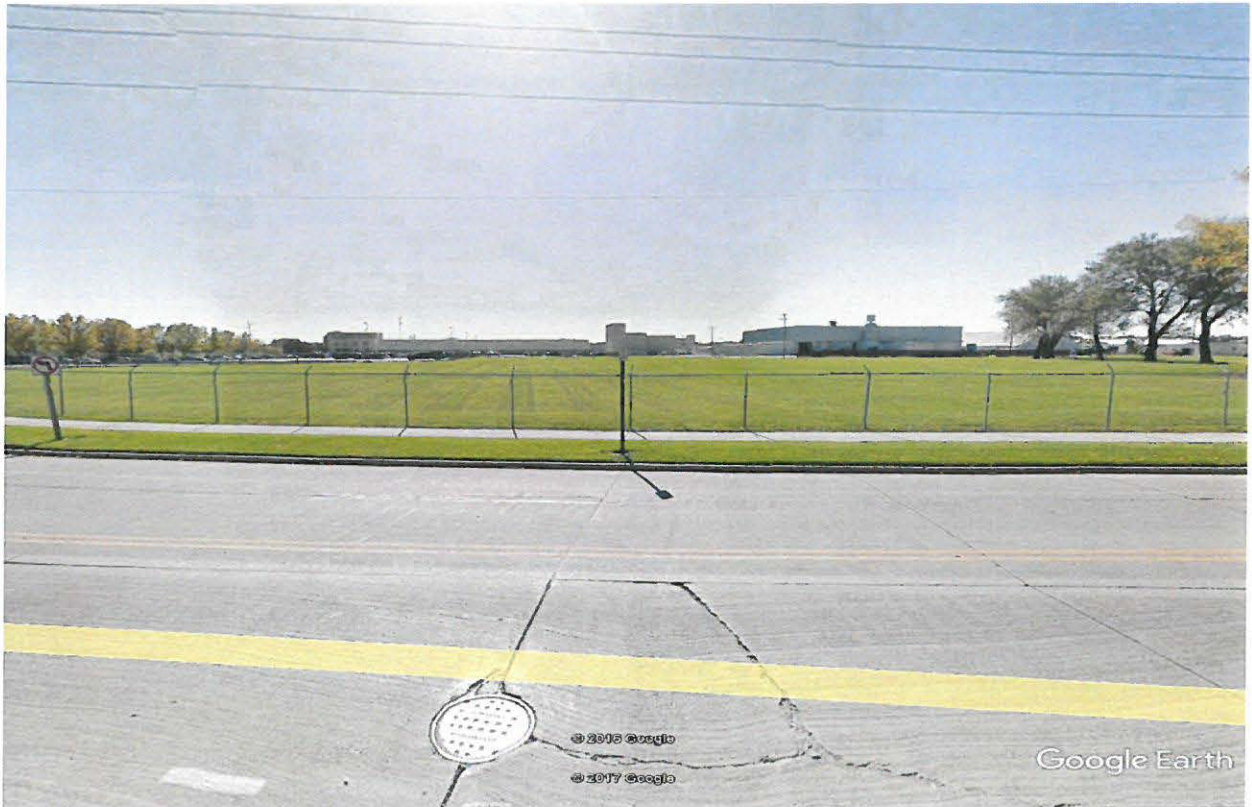
NO. REVISIONS		DATE
 <b>LJM Architects</b> 813 Riverfront Drive Sheboygan, WI 53081 Phone (920) 468-4900 Fax (920) 468-1465		
<b>NEW STORAGE BUILDING FOR:</b> <b>SEAS</b> <b>630 RIVERFRONT DRIVE</b> <b>SHEBOYGAN, WI 53081</b>		
SHEET TITLE		
DRAWN BY JA		
CHECKED BY EJ		
DATE 02-21-17		
PROJECT NO. 1701		
SHEET NO. <b>C1</b>		

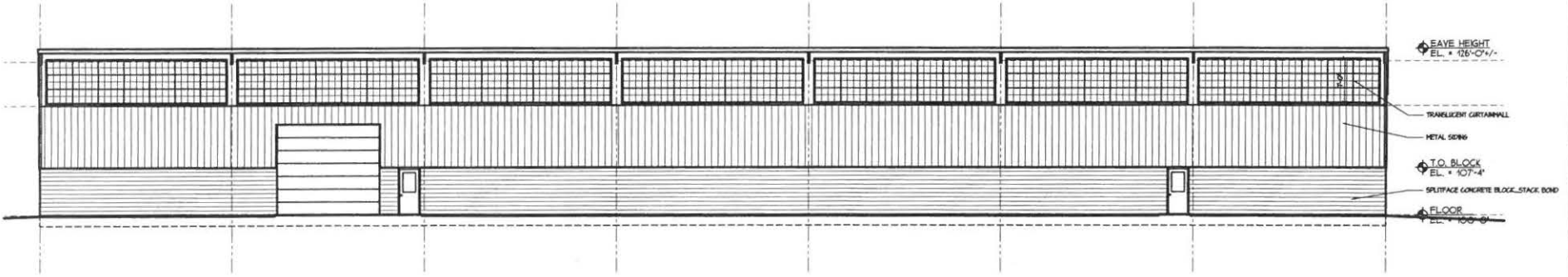


Vollrath Co LLC

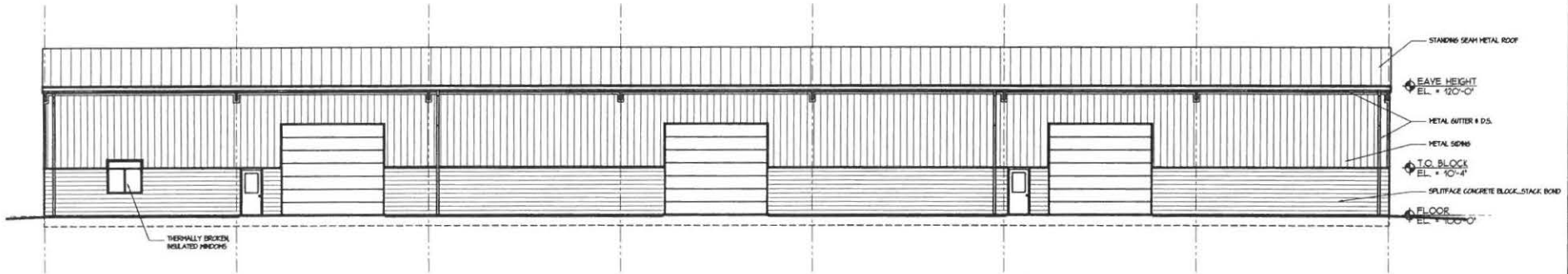
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Google Earth





2 EAST ELEVATION  
A2.1 SCALE 1/16" = 1'-0"



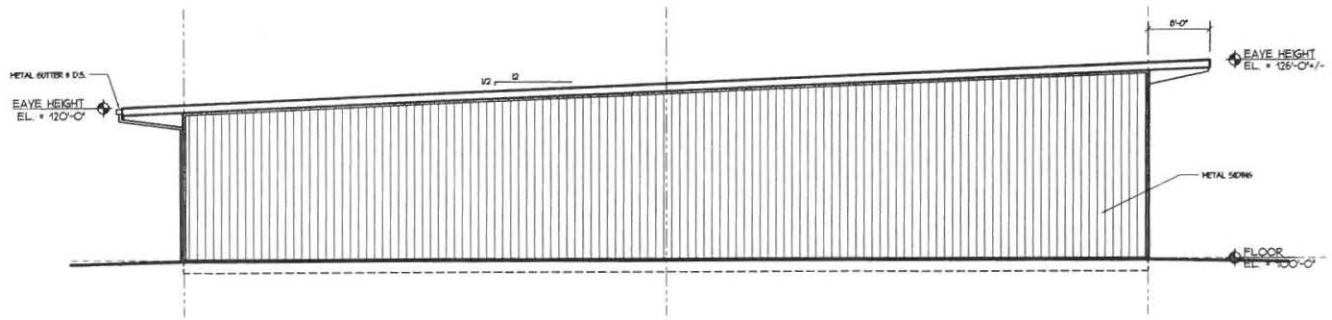
1 WEST ELEVATION  
A2.1 SCALE 1/16" = 1'-0"

NO.	REVISIONS	DATE

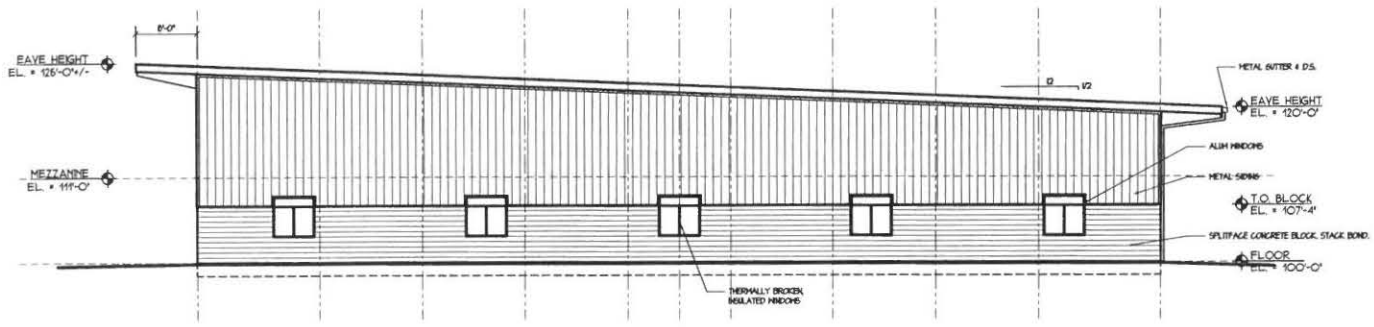
**LJM Architects**  
 613 Riverfront Drive  
 Sheboygan, WI 53081  
 Phone (920) 455-4800 Fax (920) 455-1485

**NEW STORAGE BUILDING FOR:  
 SEAS**  
 630 RIVERFRONT DRIVE, SUITE 110  
 SHEBOYGAN, WI 53081

<b>SHEET TITLE</b>
<b>DRAWN BY</b> JA
<b>CHECKED BY</b> EJ
<b>DATE</b> 02-13-17
<b>PROJECT NO.</b> 1701
<b>SHEET NO.</b> <b>A2.1</b>



2 SOUTH ELEVATION  
A2.2 SCALE 1/16" = 1'-0"



1 NORTH ELEVATION  
A2.2 SCALE 1/16" = 1'-0"

NO.	REVISIONS	DATE

**LJM Architects**  
813 Riverfront Drive  
Sheboygan, WI 53081  
Phone (820) 458-1460 Fax (820) 458-1465

NEW STORAGE BUILDING FOR:  
**SEAS**  
630 RIVERFRONT DRIVE, SUITE 110  
SHEBOYGAN, WI 53081

<b>SHEET TITLE</b>
<b>DRAWN BY</b> JA
<b>CHECKED BY</b> EJ
<b>DATE</b> 02-13-17
<b>PROJECT NO.</b> 1701
<b>SHEET NO.</b> <b>A2.2</b>

**SAILING EDUCATION ASSOCIATION OF SHEBOYGAN  
2016 STORAGE BUILDING**



BIRDS-EYE VIEW LOOKING SOUTHWEST



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SAILING EDUCATION ASSOCIATION OF SHEBOYGAN  
2016 STORAGE BUILDING

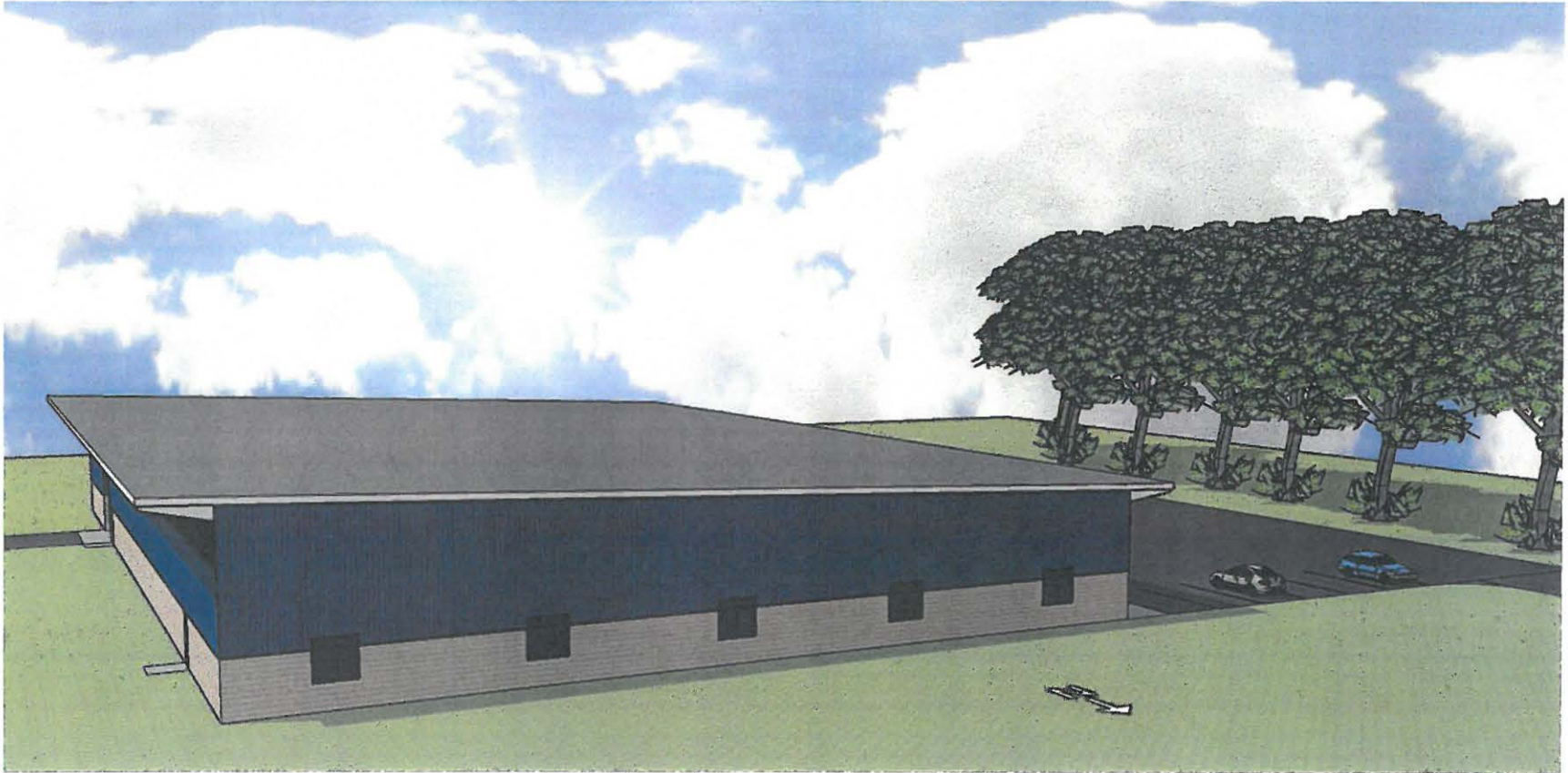


BIRDS-EYE VIEW LOOKING NORTHEAST



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2016 STORAGE BUILDING



BIRDS-EYE VIEW LOOKING SOUTHWEST



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2016 STORAGE BUILDING**

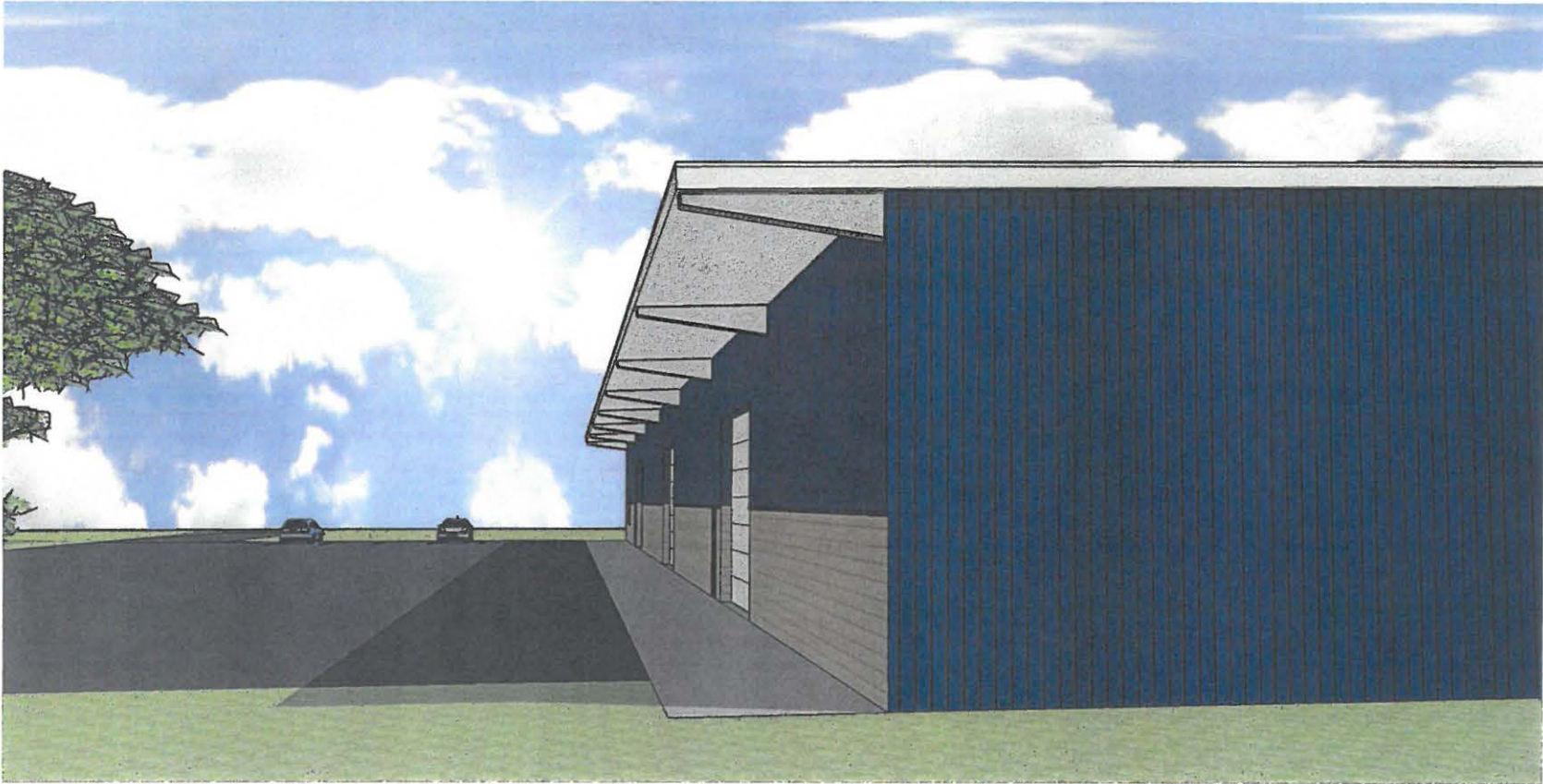


BIRDS-EYE VIEW LOOKING SOUTHEAST



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SAILING EDUCATION ASSOCIATION OF SHEBOYGAN  
2016 STORAGE BUILDING



EYE-LEVEL VIEW LOOKING NORTH



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SAILING EDUCATION ASSOCIATION OF SHEBOYGAN  
2016 STORAGE BUILDING



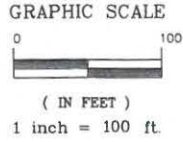
EYE-LEVEL VIEW LOOKING NORTH



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CERTIFIED SURVEY MAP

BEING A DIVISION OF PART OF THE NW1/4 AND NE1/4 AND SE1/4 OF THE NW1/4 SECTION 22, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN



BEARINGS SHOWN HEREON REFERENCED TO THE N1/4 LINE SEC.22, T15N, R23E RECORDED BY THE COUNTY SURVEYORS OFFICE TO BEAR S00°43'22"W

