

*****ATTACHMENTS*****

PARCEL NO. 716740
MAP NO. H 301001
ZONING CLASSIFICATION: UR

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 10/13/15

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

pd

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: RLO Sign, Inc.
ADDRESS: 1030 Ontario Avenue, Sheboygan E-MAIL: heather@rlosign.com
PHONE: (920) 457-6602 FAX NO. (920) 457-2399

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Luther Memorial
ADDRESS OF PROPERTY AFFECTED: 1127 Eisner Ave, Sheboygan, WI 53081
LEGAL DESCRIPTION: Church

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Church

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: remove old sign and install new updated sign

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: removing old sign and install new sign with pilers - location of the sign is the same as old sign - just updating the look

J

OFFICE USE ONLY

PARCEL NO.: _____

MAP NO.: _____

ZONING CLASSIFICATION: _____

OFFICE USE ONLY

REVIEW DATE: _____

APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: RLO SIGN, INC.

ADDRESS: 1030 ONTARIO AVENUE, SHEBOYGAN WI 53081

E-MAIL ADDRESS: Heather@rloesign.com

PHONE: (920) 457-6602 FAX NO: (920) 457-2399

2. OWNER INFORMATION

OWNER OF SITE: Luther Memorial

ADDRESS: 1127 Eisner Ave, Sheboygan, WI 53081

PHONE: (920) 458-1322 FAX NO: ()

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: Luther Memorial

ADDRESS OF PROPERTY AFFECTED: 1127 Eisner Ave, Sheboygan, WI 53081

USE OF PROPERTY: Church

TYPE OF SIGN: Double face internally lit sign cabinet with changeable copy

DESCRIPTION OF PROPOSED SIGN: double face lit sign cabinet - LED with
changeable copy

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 84" X WIDTH: 56" = TOTAL SQUARE FOOTAGE: 32.66 sqft

AMOUNT OF PUBLIC STREET FRONTAGE: 280'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 74'

SETBACK: 12' from property line

METHOD OF ATTACHMENT: new structure

METHOD OF ILLUMINATION: LED

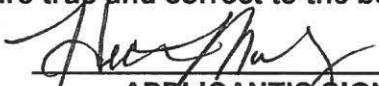
SIGN MATERIALS: aluminum and polycarbonate

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: _____ AFTER PROPOSED SIGN: _____

5. CERTIFICATE

I hereby certify that all of the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.



APPLICANT'S SIGNATURE

10/2/15
DATE

Heather M. Crary
PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. *For new development*, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. *For existing development*, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.

To whom this may concern;

Re: Conditional Use – Luther Memorial – 1127 Eisner Ave, Sheboygan, WI.

Currently this location has one monument sign and would like to update it. The sign that has been proposed is a new formed Bedford sill topper on two brick pillars with cabinet that will display the name of the church with a 6" changeable copy to display information for the people of the community. The pillars (each) will be 84" X 24" total. The sign and changeable copy will be each 28" X 84". The sign placement was determined by the old sign in place currently. They also want this sign in an area where it can be seen clearly as this is the best place on the property to get the message out to their persons who are interested.

The sign will be manufactured using standard materials such as aluminum and polycarbonate. It will be pleasing to the eye in both color and textures.



Street Frontage: 280'
Building Frontage: 74'



Property Line



Sign setback 12' from property line



Sign setback 15' from sidewalk and 22' to road

Luther Memorial



PARCEL NO. 202270
MAP NO. 22 210 009
ZONING CLASSIFICATION: NR

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: 10/13/15

FILING FEE: \$150.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**
Requirements Per Section 15.905
Revised October, 2002

Completed application is to be filed with the Department of City Development, 807 Center Avenue. 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: Final Quest, LLC-Curt Hinz
ADDRESS: 1536 Michigan E-MAIL: cobllyns@sbcglobal.net
PHONE: (920) 9464979 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Property Adjacent to Whats Up
ADDRESS OF PROPERTY AFFECTED: 1705 Michigan Ave/1232 N. 17th st
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
Duplex/Private Residence

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: _____
Remove the existing building and create a 10 stall parking lot

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: _____



Tuesday, September 29, 2015

Sheboygan Plan Commission
City of Sheboygan

Subject: Whats Up Parking Lot

We are proposing to build an approximately 4,750 square foot parking lot on the adjacent parking lot to Whats Up Tavern on the corner of 17th and Michigan Ave. This will take at least nine (9) vehicles off the street during busy times and create more parking for local residences. We also will be eliminating one duplex which would eliminate a couple more vehicles off the street.

This parking lot will use existing curb cuts for entrance and exit. We are proposing one way with entrance off of Michigan Ave and exiting onto 17th Street. This will focus headlights onto the bar and not neighbors when patrons leave the facility. We will also be creating a berm and landscaping buffer along the 17th street adjacent house to block headlights into the house. We will also be providing landscaping along the Michigan ave side and the sidewalk to block the view of the parking lot.

The lot will extend to the east approximately in line with the fronts of the existing houses/porches to try and maintain a front yard appearance similar to the rest of the block.

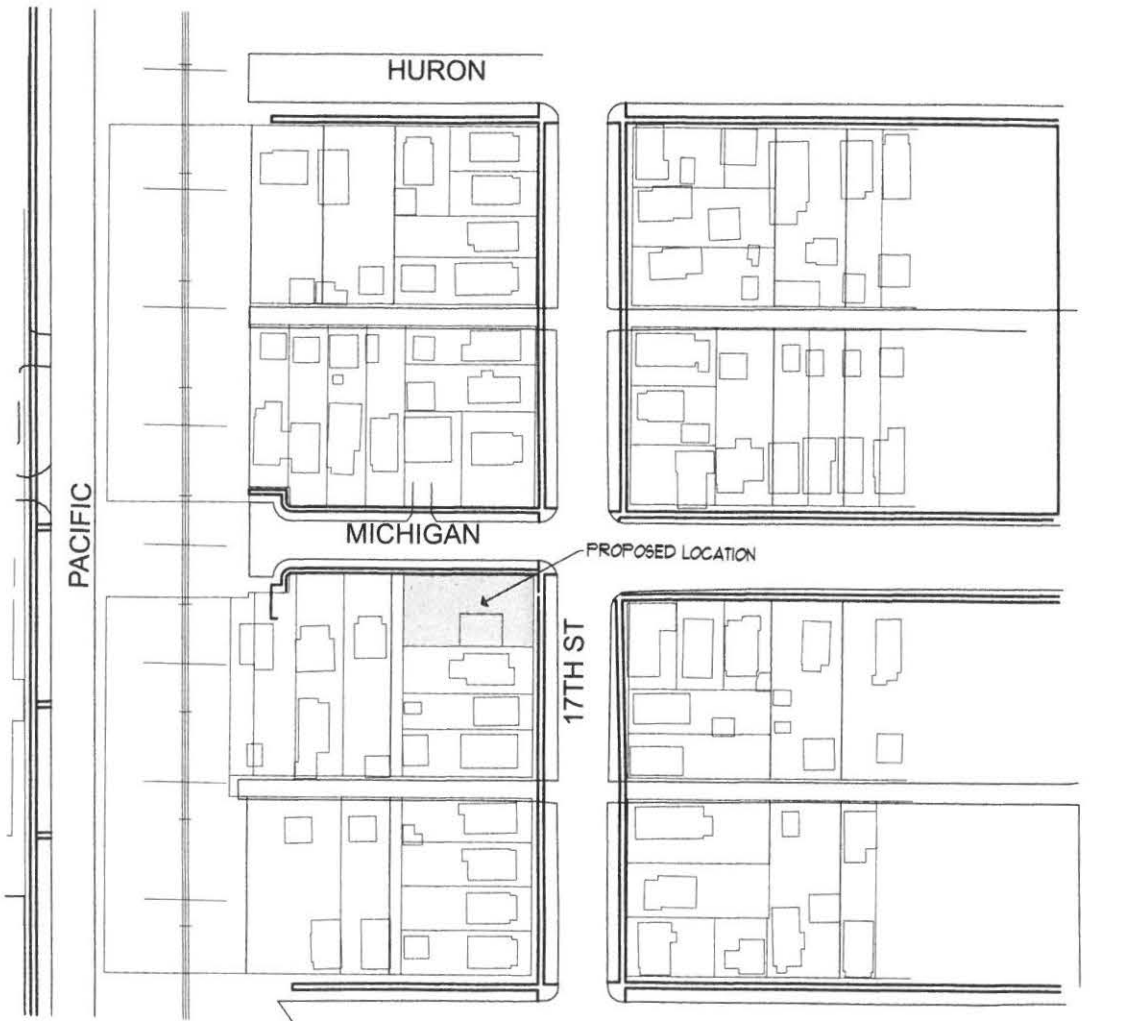
Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Matula". The signature is written over a faint, light blue circular stamp or watermark.

Scott Matula, AIA
Aspire Architecture & Design, LLC

NEW PARKING LOT FOR WHATS UP BAR
 1232 N. 17TH/1705 MICHIGAN AVE
 SHEBOYGAN, WI. 53081

SHEET INDEX	
ID	Name
A1.1	AREA MAP
A1.2	SITE PLAN
A1.3	SECTION
A1.4	DETAILS



① street map
 SCALE: 1" = 100'

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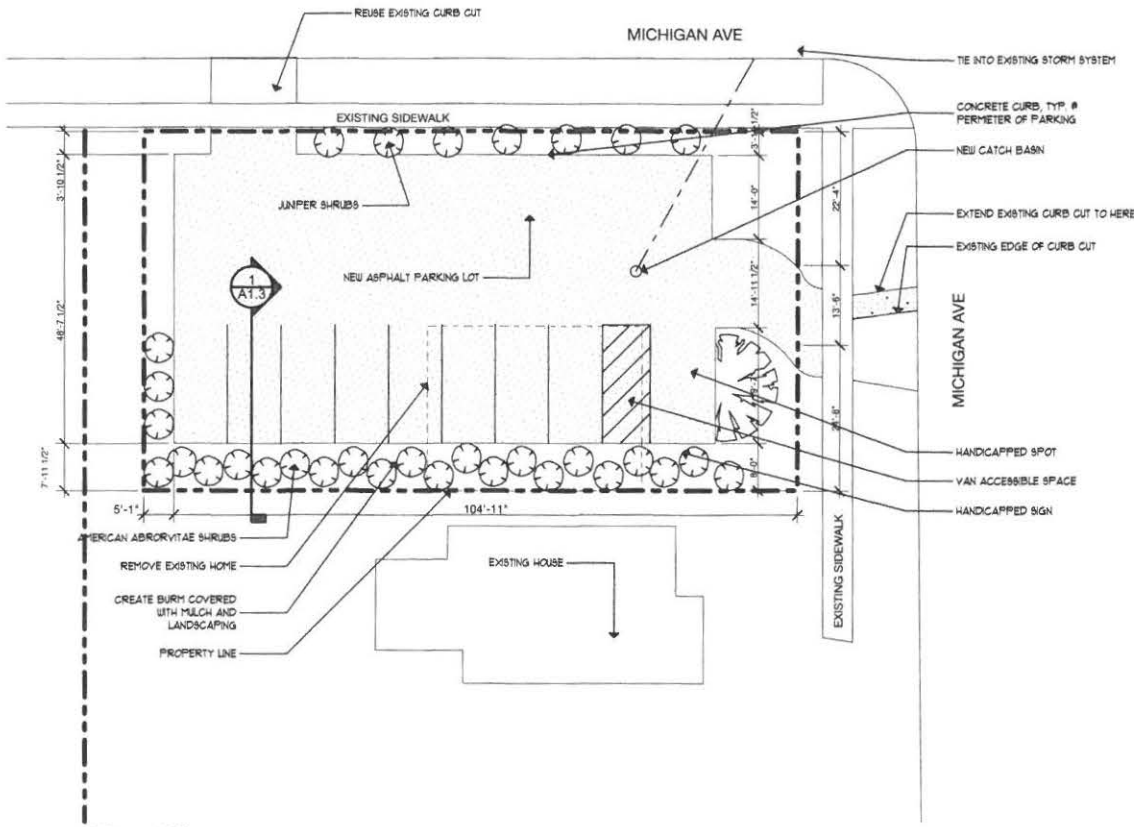


NEW PARKING LOT for:
WHAT'S UP BAR
 MICHIGAN AND 17TH SHEBOYGAN WI 53081

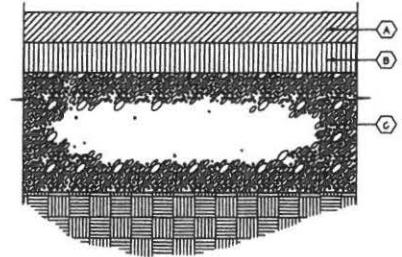


ASPIRE ARCHITECTURE & DESIGN, LLC
 1416 N. 5th St. Sheboygan, WI. 53081
 920-457-4884
 scott@aspirearchitects.com
 www.aspirearchitects.com

9.24.15
 07-023
A1.1



1 Site Plan
SCALE: 1" = 20'



- A. 1 1/2" ASPHALT SURFACE COURSE (STD. 4 INVT. DUTY)
- B. 2" ASPHALT BINDER (HEAVY DUTY ONLY)
- C. 6" MIX AGGREGATE BASE COURSE COMPACTED TO 100% DENSITY

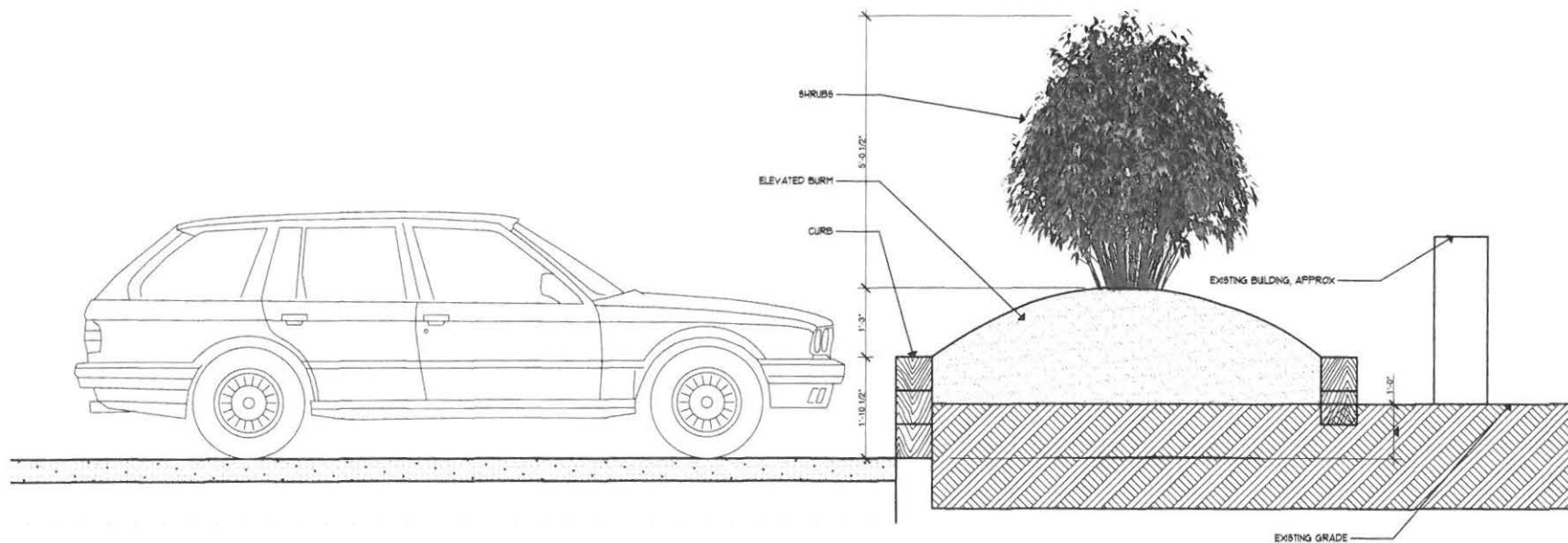
2 ASPHALT PAVING DETAIL
SCALE: 1 1/2" = 1'-0"

NEW PARKING LOT for:
WHATS UP BAR
MICHIGAN AND 17TH SHEBOYGAN WI 53081



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

9.24.15
07-023
A1.2



1 WALL SECTION
SCALE: 1/2" = 1'-0"

NEW PARKING LOT for:
WHAT'S UP BAR
MICHIGAN AND 17TH SHEBOYGAN WI 53081

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1416 N. 5th St. Sheboygan, WI. 53081
920-457-4884
scott@aspirearchitects.com
www.aspirearchitects.com



9.24.15
07-023
A1.3







PARCEL NO. 621720
MAP NO. 15334013
ZONING CLASSIFICATION: UI

Office Use Only
APPLICATION/FILE NO. _____
REVIEW DATE: 10/13/15

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CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT *pd*
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 \$250 (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: Champion Storage + Rental LLC
ADDRESS: 3838 Enterprise Dr. Sheb E-MAIL: jerry@championstorage.net
53083 diane@championstorage.net
PHONE: (920) 783-6290 FAX NO. (920) 783-6291

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: _____
ADDRESS OF PROPERTY AFFECTED: 1939 N 18th Street Sheb
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: vacant building

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: warehouse space will be rented to individuals wanting to store vehicles, boats or campers for off season parking. They are parked in the beginning and removed at end of season. office to be rented as one space or divided for individual storage.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: no variances are needed



Conditional Use Permit – 1939 N 18th Street

September 22, 2015

Champion Storage & Rental in Sheboygan Wisconsin has been in business since 1997. At that time, we started out with one building that housed 48 storage units. With the increased need for storage in the area, over the years we have grown to over 750 units with 6 locations in Sheboygan. Our goal here at Champion Storage is to provide our customers a high standard of service, while offering clean and affordable units that are conveniently located.

#2

Currently the proposed building is vacant. Our understanding the previous owners, HMLJ Industries, had a building permit and was in the process of doing maintenance to the building. We were told before they were able to finish this project they found a building in Milwaukee and decided to stay in Milwaukee. We do not know the use they had intended for this space.

Champion Storage will use the warehouse space to rent as inside heated parking spaces for cars, motorcycles, boats, trailers or small campers. The office space which has 3 separate rooms will either be rented in total as office space or the 3 offices may be rented as separate heated storage space for personal, office and/or household furnishings.

Customers requiring rental space would first come to our office at 3838 Enterprise Drive, Sheboygan to fill out the necessary paperwork and payment for renting a storage space. We would then set an appointment time for the customer to bring their vehicle to this warehouse to be parked for the duration of that season. At the end of the season the customer will pick-up their vehicle and be removed from the warehouse. We have found it works best for us and our customers to have drop-off and pickup appointments rather than specific days to drop-off and pickup like some places do.

We found a need for this type of storage because the City does not allow long-term parking of off-season vehicles on residential streets or in driveways. This is a very cost effective and safe alternative for the residents.

We do not require any build outs or renovations of this property. We will apply for a sign permit for the building not to exceed 3' x 5' on the building and a 15" x 15" sign on both of the doors. These signs are not lighted.

We do not have daily operations at this location. We will make appointments with our customers and meet them there to drop-off and/or pickup their vehicles.

We have 5 Part-time employees and the owners that will have access to the building.

We currently have 6 storage facility locations in the Town of Sheboygan and Town of Mosel. Even though these are not in a residential area we know what is needed and acceptable to our neighbors. We ensure Dusk to Dawn lights for proper night time lighting of the area. There will be no smell, wastewater or waste product, outdoor storage, noise or garbage.

We do not plan to make any changes to the outside area – we will be keeping it the same.

We will apply for a sign permit for the building not to exceed 3' x 5' on the building and a 15" x 15" sign on both of the doors. These signs are not lighted.

We do not require any special licenses or permits to operate a storage facility.

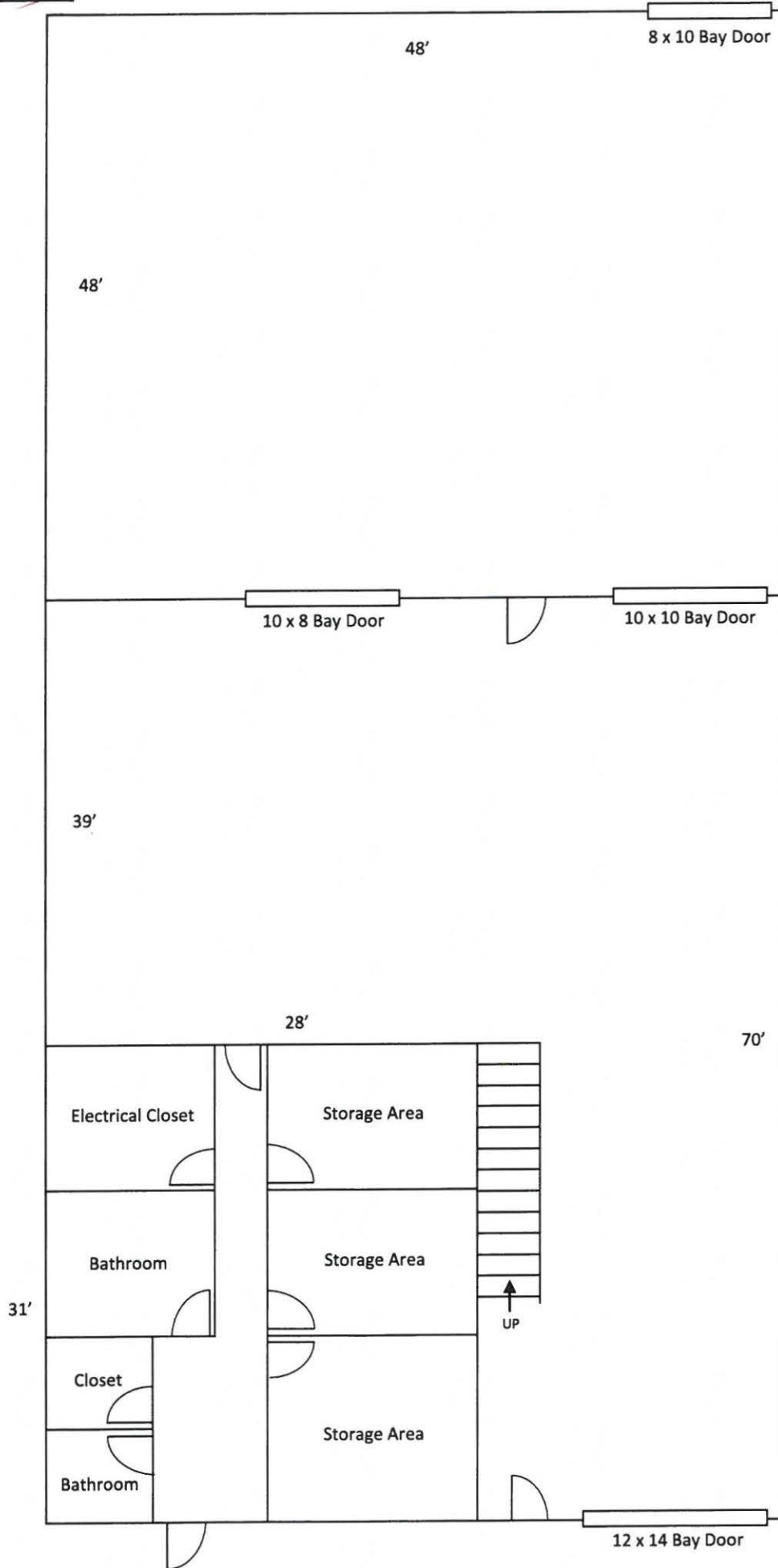
Our clients are primarily located within the Sheboygan area. They can consist of individuals or businesses.

#3

Building site plan is attached with tentative vehicle layout. There will be no changes to the current outside of the building or driveways and sidewalks.



1939 N 18th Street – Building Layout



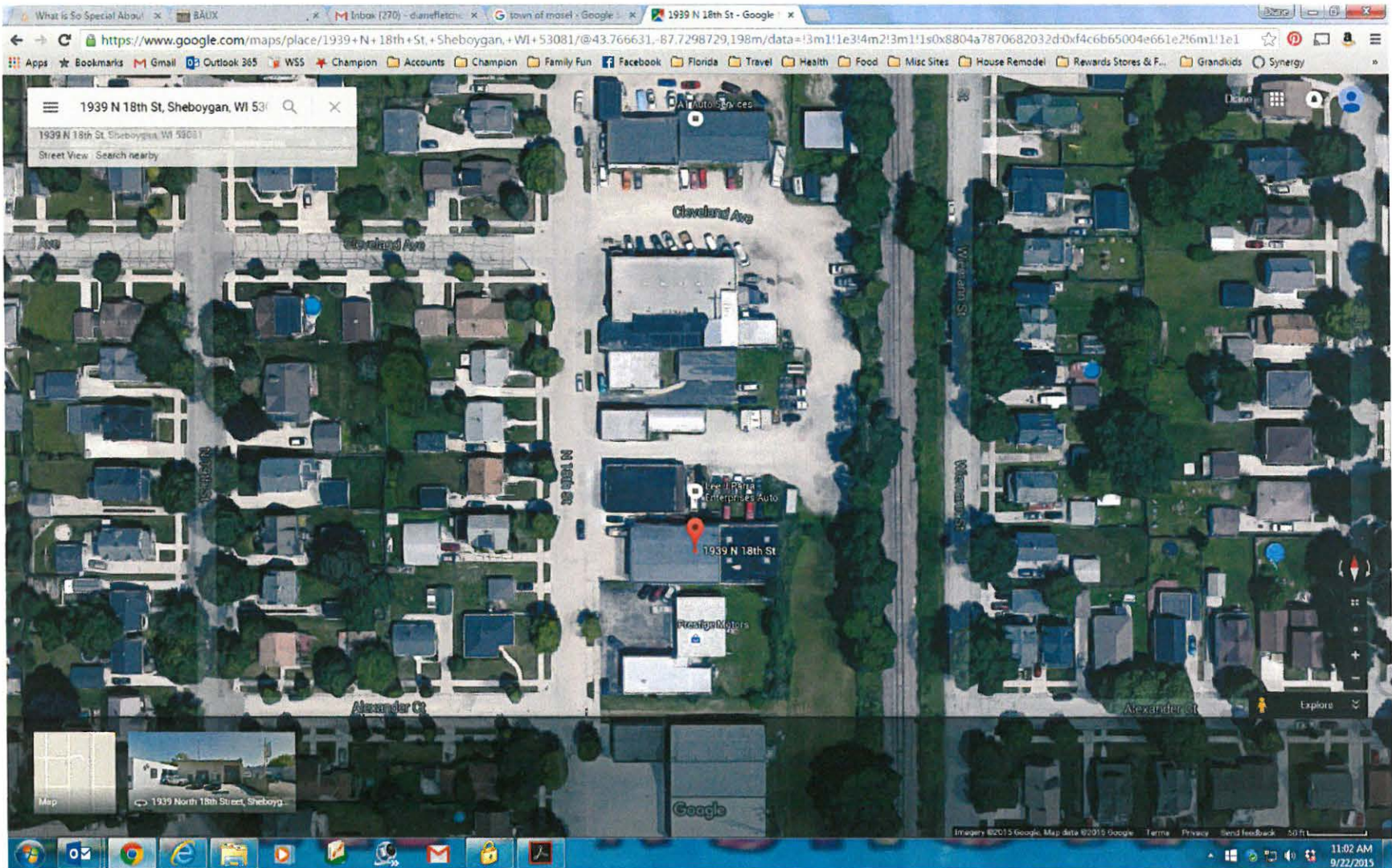
Overall Building Dimensions

48' x 118'

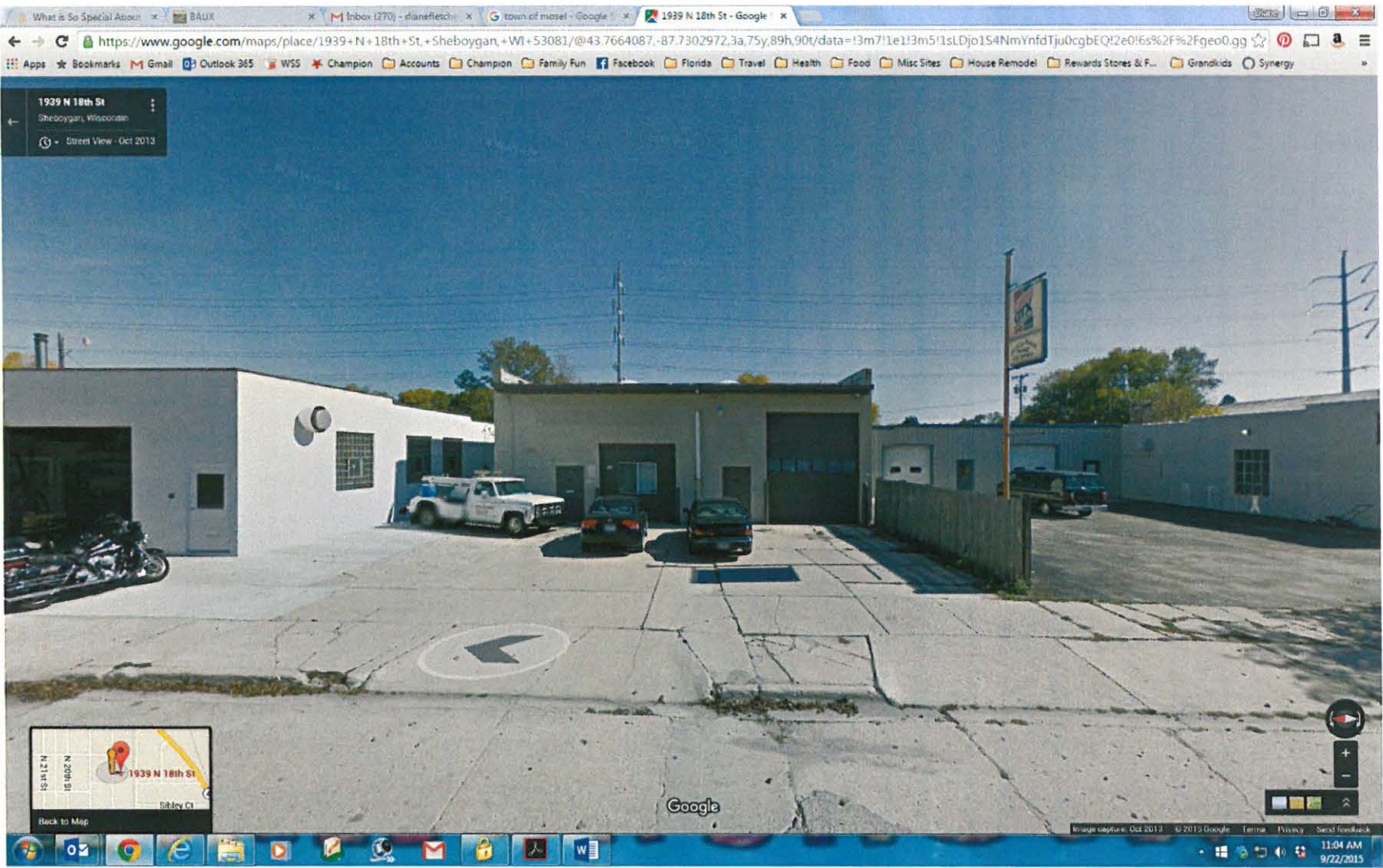
Overall Office/Storage Dimensions

28' x 31'

1939 N 18th Street, Sheboygan, WI 53083







1939 N 18th St
Sheboygan, Wisconsin
Street View - Oct 2013

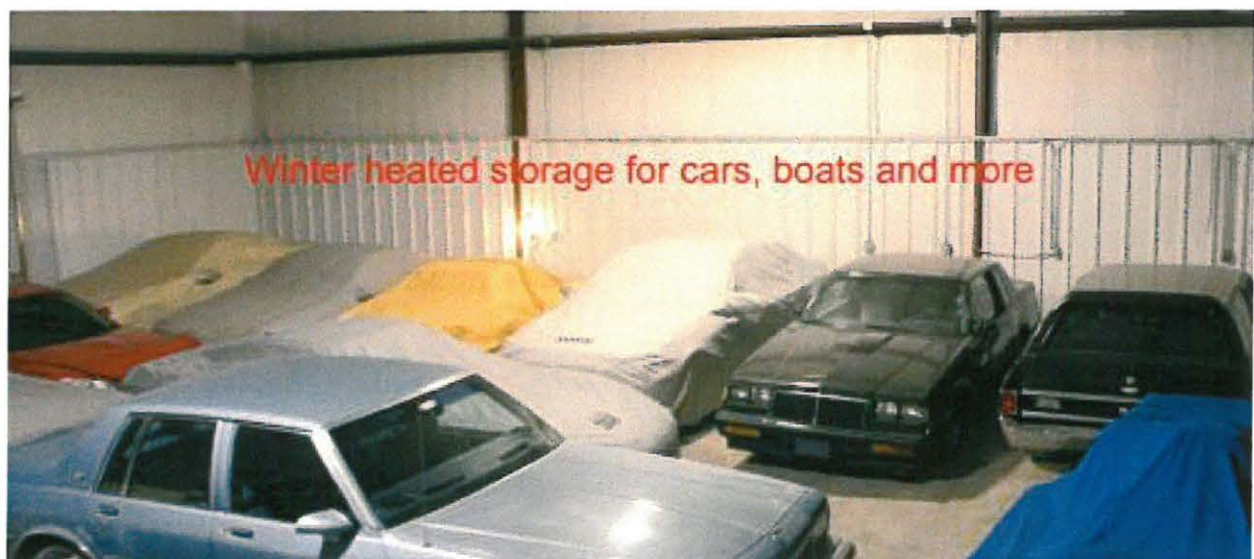


Google

Image capture: Oct 2013 © 2015 Google Terms Privacy Send feedback



Pictures of our other location we have Winter Heated Vehicle Storage



OFFICE USE ONLY
PARCEL NO.: _____
MAP NO.: _____
ZONING CLASSIFICATION: _____

OFFICE USE ONLY
REVIEW DATE: _____
APPROVAL: _____
Steve Sokolowski, City Planner

**CITY OF SHEBOYGAN
DEPARTMENT OF CITY DEVELOPMENT**

828 Center Avenue Suite 104, Sheboygan, WI 53081
Phone: (920) 459-3377 Fax: (920) 459-7302
E-Mail: development@ci.sheboygan.wi.us

SIGN PERMIT APPLICATION

(November, 2009)

Completed application and all required attachments are to be filed with the Department of City Development, 828 Center Avenue, Suite 104 for review by the City Planner.

1. APPLICANT INFORMATION

APPLICANT: Champion Storage + Rental, LLC

ADDRESS: 3838 Enterprise Drive

E-MAIL ADDRESS: jerry@championstorage.net, diane@championstorage.net

PHONE: (920) 783-6290 FAX NO: (920) 783-6291

2. OWNER INFORMATION

OWNER OF SITE: process of purchasing

ADDRESS: 1939 N 18th St.

PHONE: () FAX NO: ()

3. DESCRIPTION OF THE PROPOSED SIGN AND USE OF THE SUBJECT SITE

NAME OF PROPOSED/EXISTING BUSINESS: _____

ADDRESS OF PROPERTY AFFECTED: 1939 N 18th St

USE OF PROPERTY: storage - inside cars/boats/campers

TYPE OF SIGN: flat building sign

DESCRIPTION OF PROPOSED SIGN: No larger than 3' x 5'
flat sign mounted to the front side of
the building

4. CONFIGURATION OF PROPOSED SIGN:

HEIGHT: 3' X WIDTH: 5' = TOTAL SQUARE FOOTAGE: 15

AMOUNT OF PUBLIC STREET FRONTAGE: 50'

AMOUNT OF EXPOSED EXTERIOR WALL LENGTH: 50'

SETBACK: 30'

METHOD OF ATTACHMENT: screwed into the building

METHOD OF ILLUMINATION: N/A

SIGN MATERIALS: aluminum

TOTAL SQUARE FOOTAGE OF SIGNS ON SUBJECT PROPERTY:

BEFORE PROPOSED SIGN: _____ AFTER PROPOSED SIGN: 15 sq ft

5. CERTIFICATE

I hereby certify that all of the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

APPLICANT'S SIGNATURE

DATE

PRINT ABOVE NAME

6. APPLICATION SUBMITTAL REQUIREMENTS

- a. *For new development*, the approved site plan for the subject property, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- b. *For existing development*, a site plan approved by the City Planner & Zoning Manager, showing the location and dimensions of all buildings, structures, signs on the subject property, property boundaries and dimensions; and the location of the proposed sign.
- c. A scale drawing of the proposed sign listing the height, width, total square footage, method of attachment, method of illumination, sign materials, design and appearance.



1939 N 18th Street – Signage

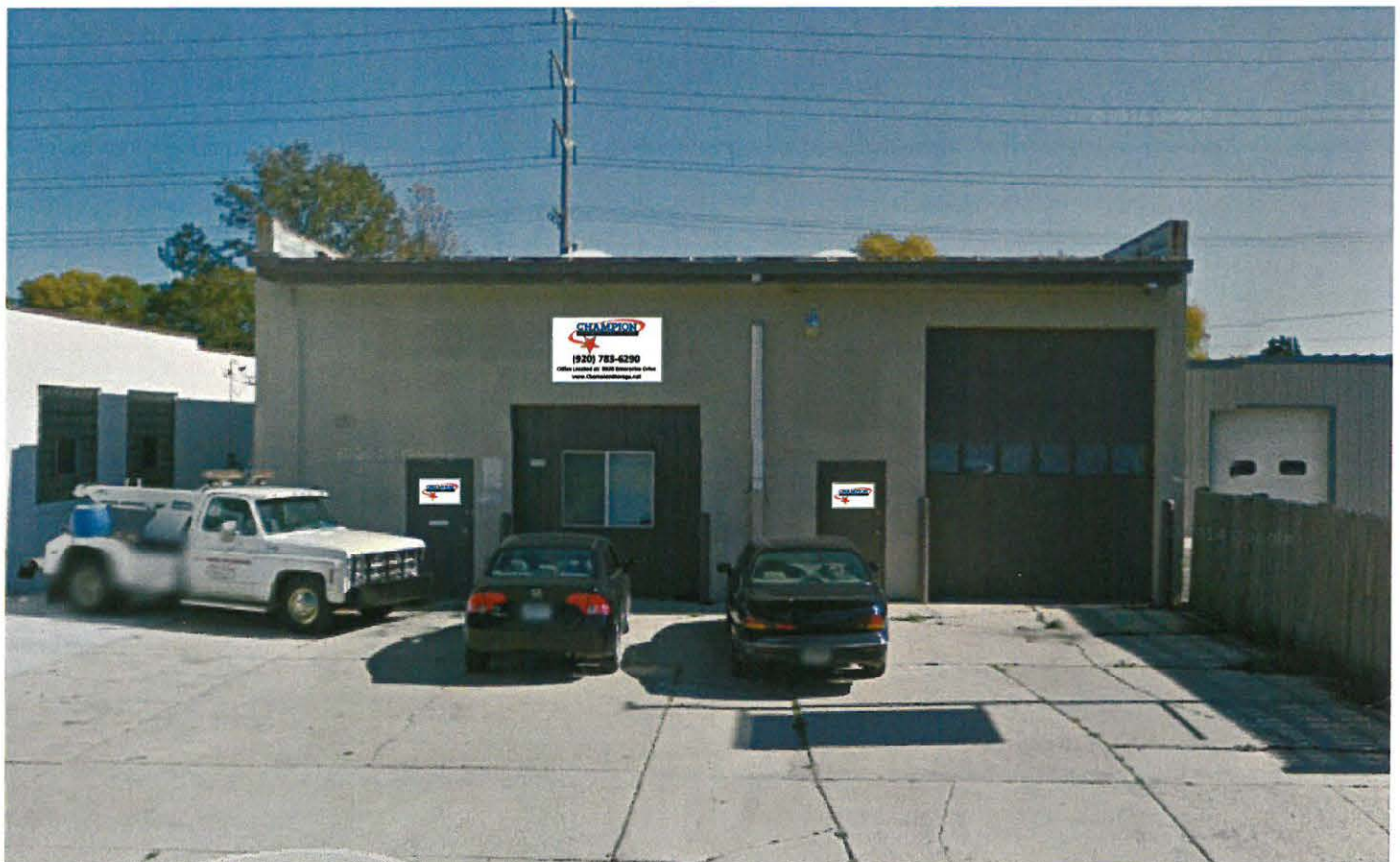
3' x 5' Sign

CHAMPION
STORAGE & RENTAL, LLC

(920) 783-6290

Office Located at: 3838 Enterprise Drive
www.ChampionStorage.net

15" x 15" Sign



PARCEL NO. _____
MAP NO. _____
ZONING CLASSIFICATION: _____

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: _____

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 \$250 (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: VIAVO HOSPITALITY LLC
16524 LAX CHAPEL RD.
ADDRESS: KIEL, WI 53042 E-MAIL: millhomeclub@aol.com
PHONE: (920)286-0906 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: PARKER JOHN'S
ADDRESS OF PROPERTY AFFECTED: 701 RIVERFRONT DR.
LEGAL DESCRIPTION: PER CHAD PELISHEK
WORKING W/ CITY ENGINEER

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: VACANT

LOT PREVIOUSLY OPERATED AS A RESTAURANT BY THE MUCKY DUCK.

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: A RESTAURANT SERVING BOTH FOOD & ALCOHOLIC BEVERAGES AND SPECIALIZING IN BBQ & PIZZA.

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

Parker John's BBQ & Pizza Facility Description

The proposed new building will house Parker John's. This is a restaurant featuring both food and alcoholic beverages. It will specialize in the preparation of BBQ and pizza. The lot where the building is to be constructed is at 701 Riverfront Drive in the shanty area where the Mucky Duck was previously located. The building will feature 3002 square feet on the first floor with seating for 68 patrons. It will also have a 730 square foot mezzanine, overlooking both the bar area and the Boardwalk, which will provide overflow seating for another 44 patrons. This will create a two story space over the bar area.

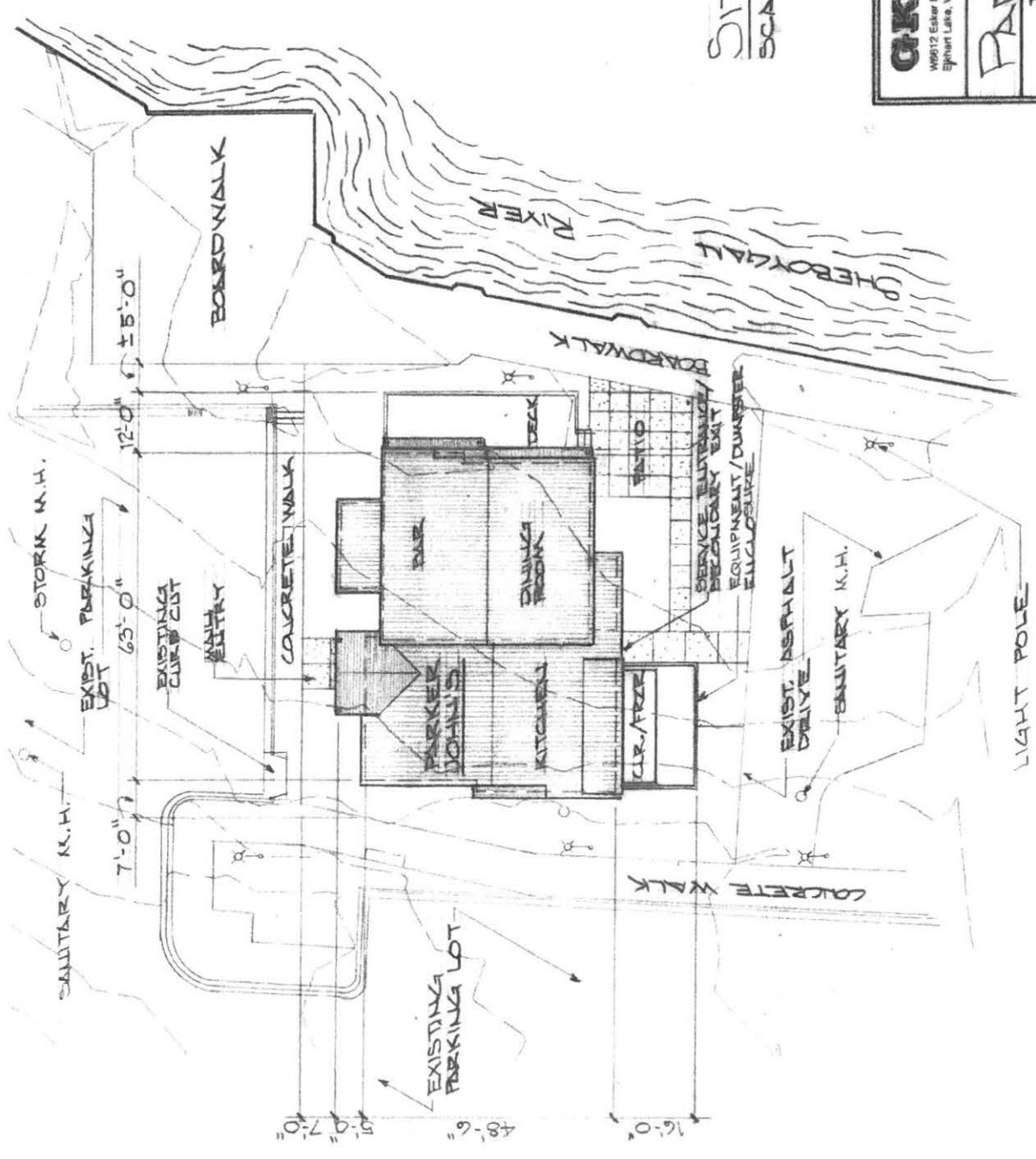
The first floor bar and dining area will open to a deck facing the Boardwalk through the use of multislid doors. The deck and patio area will provide outdoor dining space for another 50 patrons. Landscaping areas will be provided to the north and east of the building. The facility fits in with the surrounding buildings as its design follows the guidelines put forth for the shanty area development. The building's mass is broken down into smaller elements through the use of various rooflines, offsets and window arrangements.

As set forth in the guidelines, the following materials will be used: 5 inch exposed face ship lap cedar siding with applied weathered gray penetrating stain; 1x6 cedar fascia, 3-1/2 inch face cedar corner boards and window trim boards all to be stained a slightly lighter gray than the siding; clad wood windows with muntins (color to be light gray, guidelines specify black, but building to the north has white windows and this will be much more subtle); clad wood doors; clad wood multislid doors on east elevation to open up the bar and dining room to the boardwalk; wood railings at deck with vertical stainless steel cable rails for maximum visibility; and 8/12 pitched roof with black dimensional asphalt shingles.

The facility will have the services of 25 employees and the days and hours of operation are as follows:

Monday thru Thursday	-11:00 a.m. to 9:00 p.m.
Friday and Saturday	-11:00 a.m. to 10:00 p.m.
Sunday	-11:00 a.m. to 8:00 p.m.

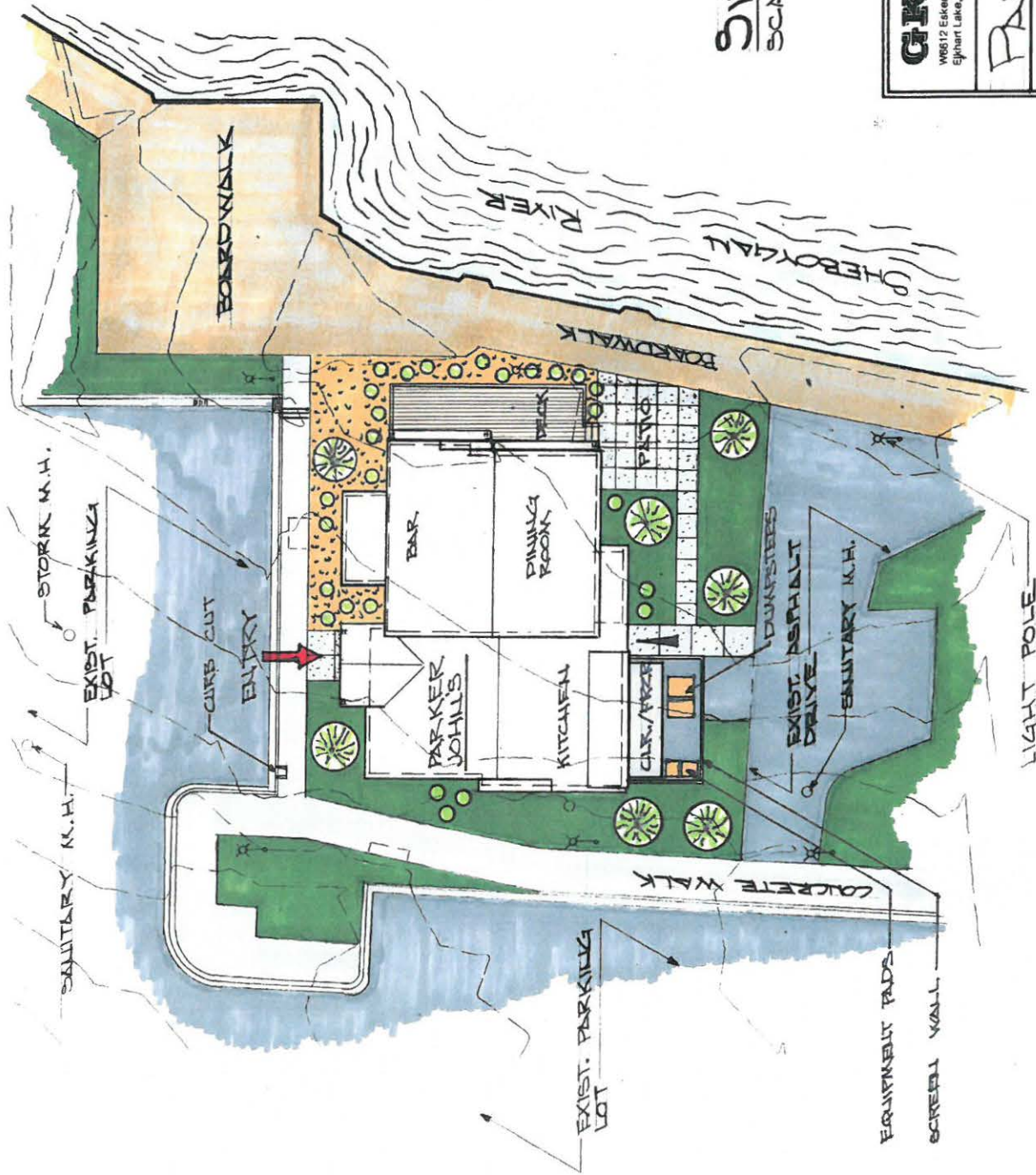
There is adequate parking for the new facility provided in the existing surrounding lots. Care will be taken in the facility's operation and equipment and lighting design so as not to become a nuisance to other properties. We are proposing to shield any outdoor equipment, cooler/freezer and dumpsters with a cedar screen wall.



SITE PLAN
SCALE: 1" = 20'

GKA reitectural, LLC W9812 Esker Ridge Epworth Lake, WI 53020 Phone/Fax: 920-876-3669 email: gkarctll@yahoo.com	Proj # 182 Date: 8/20/15
	1

PARKER JOHN'S
RIVERFRONT
SHEBOYGAN, WISCONSIN



SITE PLAN
SCALE: 1" = 20'

GKA restructural, LLC W6612 Esker Ridge Ephraim Lake, WI 53020 Phone/Fax 920-876-3099 email gkarchl@yahoo.com	Proj No: 182 Date: 9/29/15
	1
PARKER JOHN'S RIVERFRONT SHEBOYGAN, WISCONSIN	

MATERIALS

5" EXPOSED FACE SHIP LAP CEDAR SIDING W/ APPLIED WEATHERED GRAY PENETRATING STAIN.

1X6 STAINED CEDAR FASCIA.

3 1/2" FACE STAINED CEDAR CORNER BOARDS & WINDOW TRIM BOARDS.

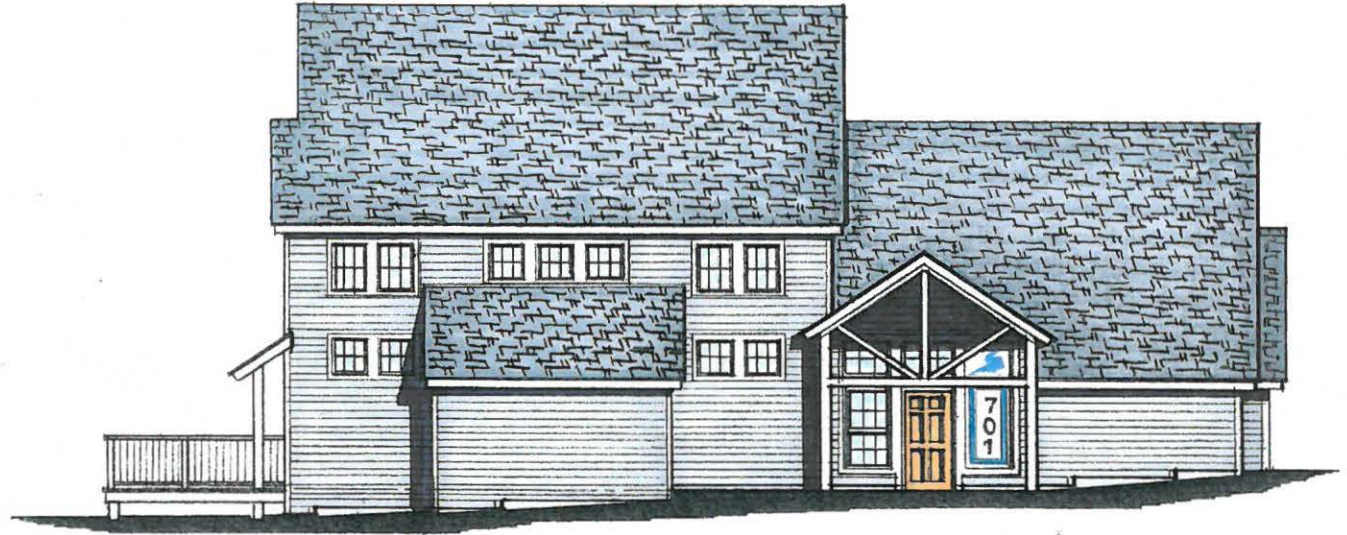
CLAD WOOD WINDOWS W/ MULTIPLE.

STAINED WOOD DOORS.

CLAD WOOD MULTISLOPE DOORS W/ MULTIPLE ON EAST ELEVATION.

8/12 PITCHED ROOF W/ BLACK DIMENSIONAL ASPHALT SHINGLE LES.

WOOD RAILINGS W/ STAINLESS STEEL CABLE RAILS.

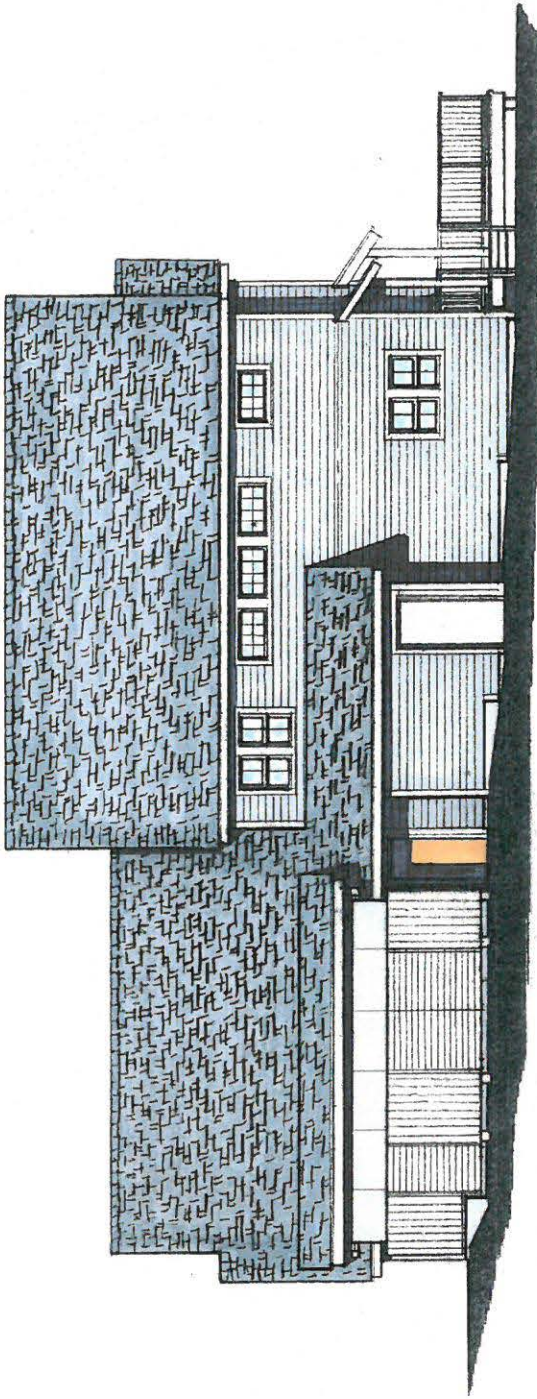


NORTH ELEVATION
SCALE : 1/8" = 1'-0"

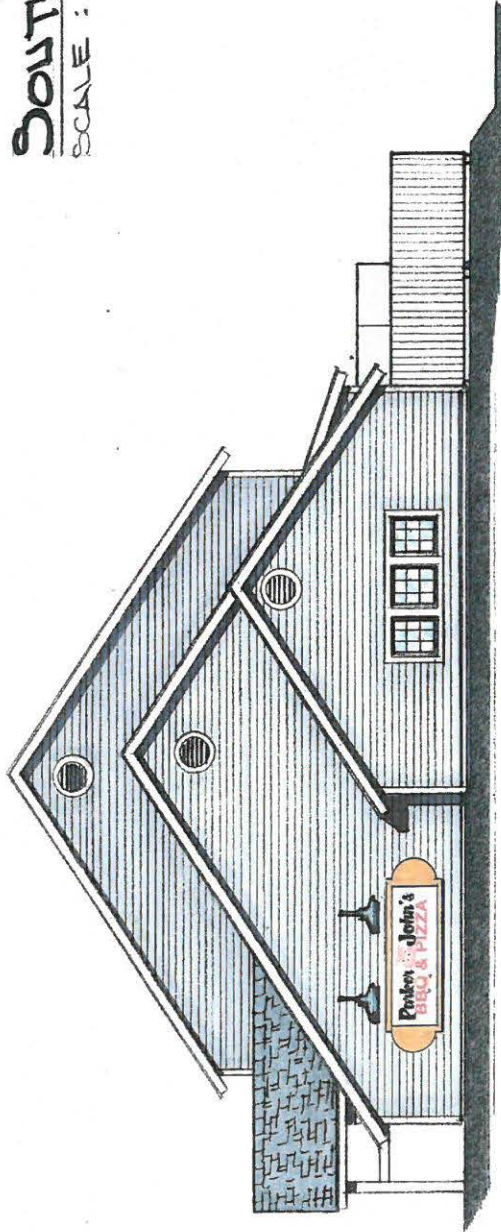


EAST ELEVATION
SCALE : 1/8" = 1'-0"

GKA rchitectural, LLC		Phone/Fax 920-876-3099 email gkarchit@yahoo.com
W6612 Esker Ridge Elkhart Lake, WI 53020		Proj. No. 182 Date 9/29/15
PARKER JOHN'S RIVERFRONT SHEBOYGAN, WISCONSIN		2



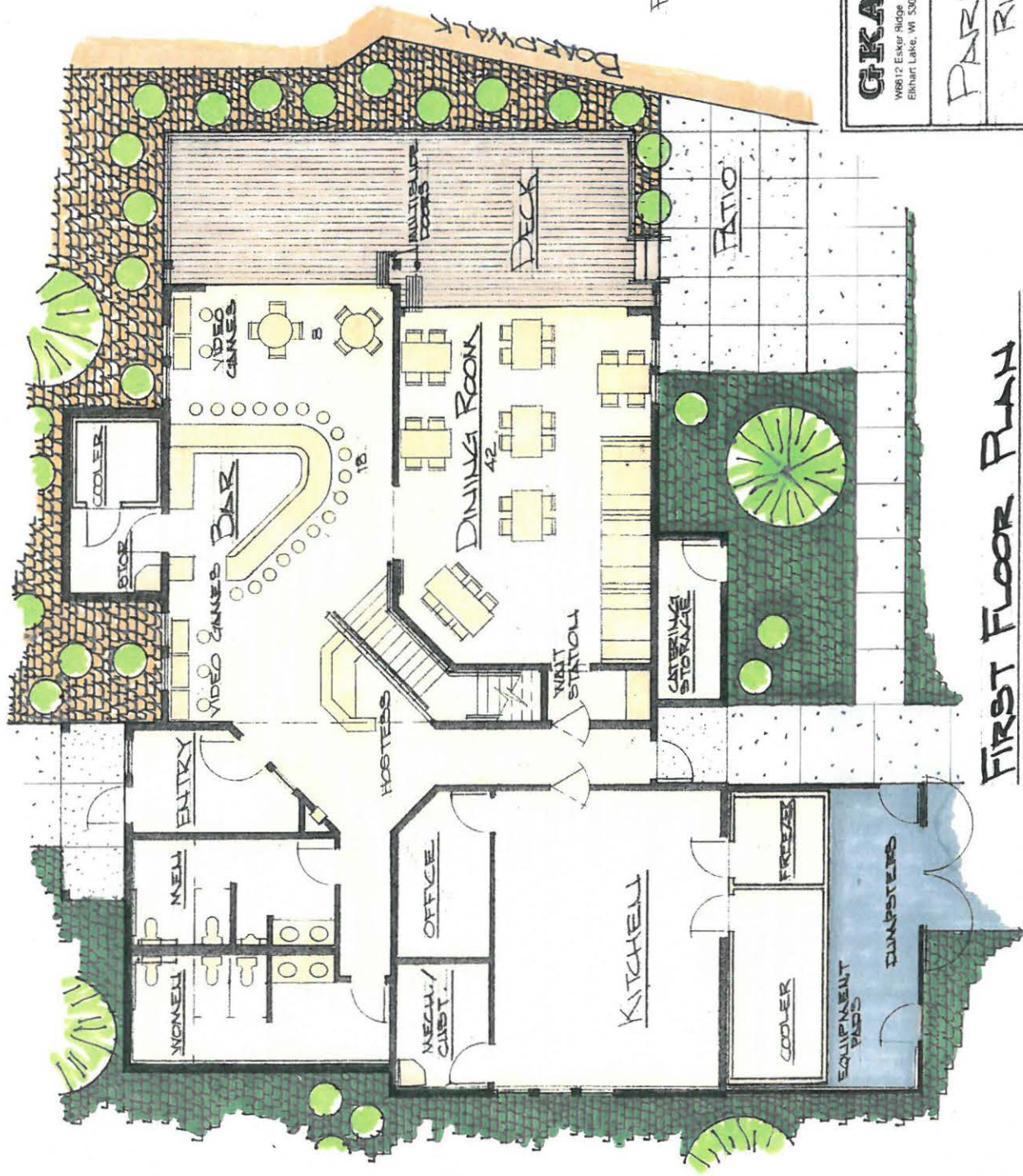
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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

GPKA architectural, LLC W6612 Esker Ridge Elkhart Lake, WI 53020	Phone/Fax 920-878-3089 email gkarchi@yahoo.com	Proj. No. 182 Date 9/29/15
	3	
PARKER JOHN'S RIVERFRONT SHEBOYGAN, WISCONSIN		

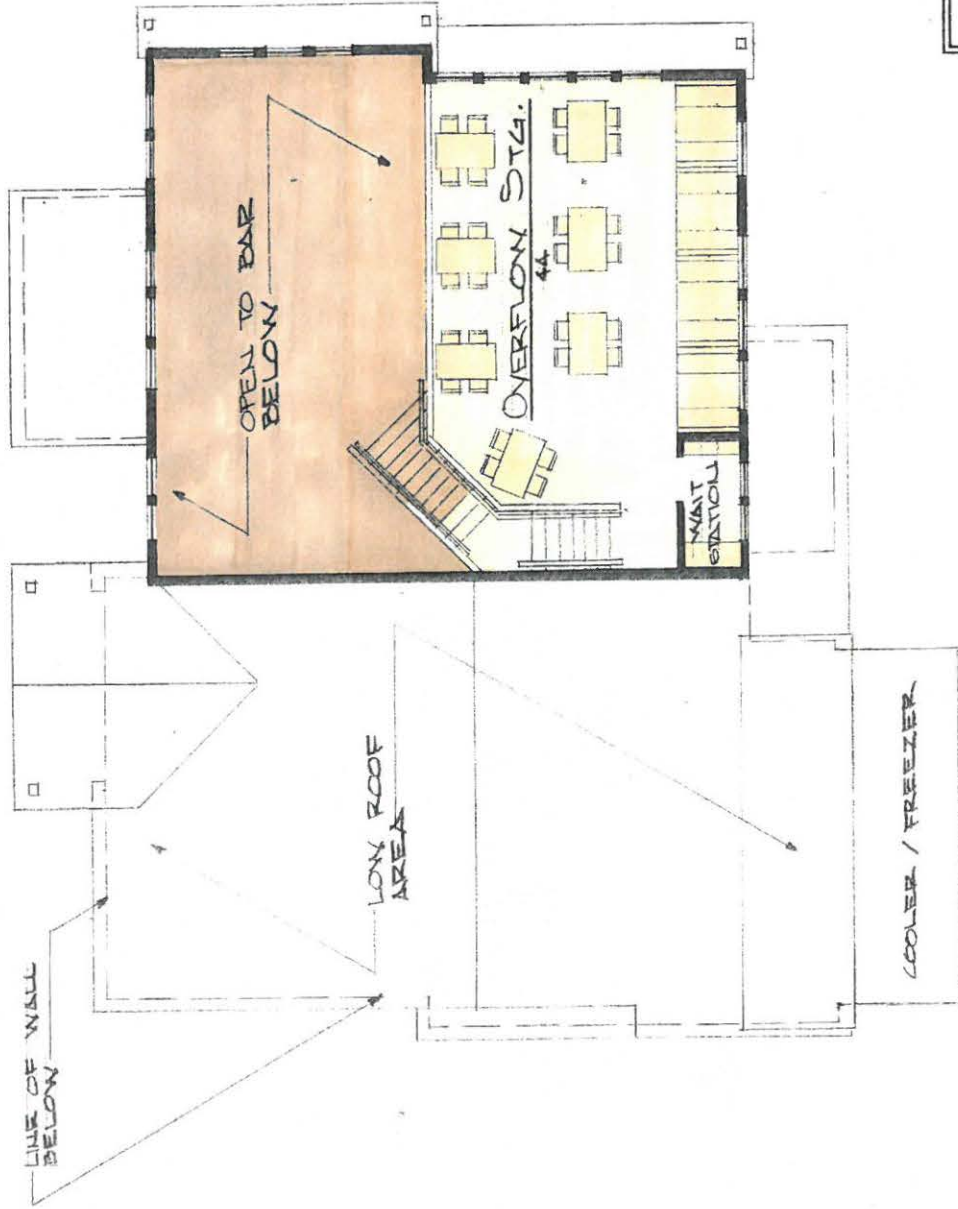
SEATING 112
 DINING ROOM 42
 BAR 26
 MEZZANINE 44



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0" (3002 SQ. FT.)

GKA rearchitecture, LLC W8612 Esker Ridge Elkhart Lake, WI 53020	Phone: fax 920-876-3069 email gkarchi@yahoo.com	PROJ. NO. 91825 DATE 1/2005
	PARKER JOHN'S RIVERFRONT SHEBOYGAN, WISCONSIN	

4



PLAN NORTH



GKA re hitectural, LLC 148612 Esler Road Elmhurst Lake, WI 53028	Phone/Fax: 920-976-3399 email: gkarchitectural.com	Proj. No. 182 Date 9/28/15	5
	PARKER JOHN'S RIVERFRONT SHEBOYGAN, WISCONSIN		

MEZZANINE PLAN

SCALE: 1/8" = 1'-0" (730 SQ. FT.)

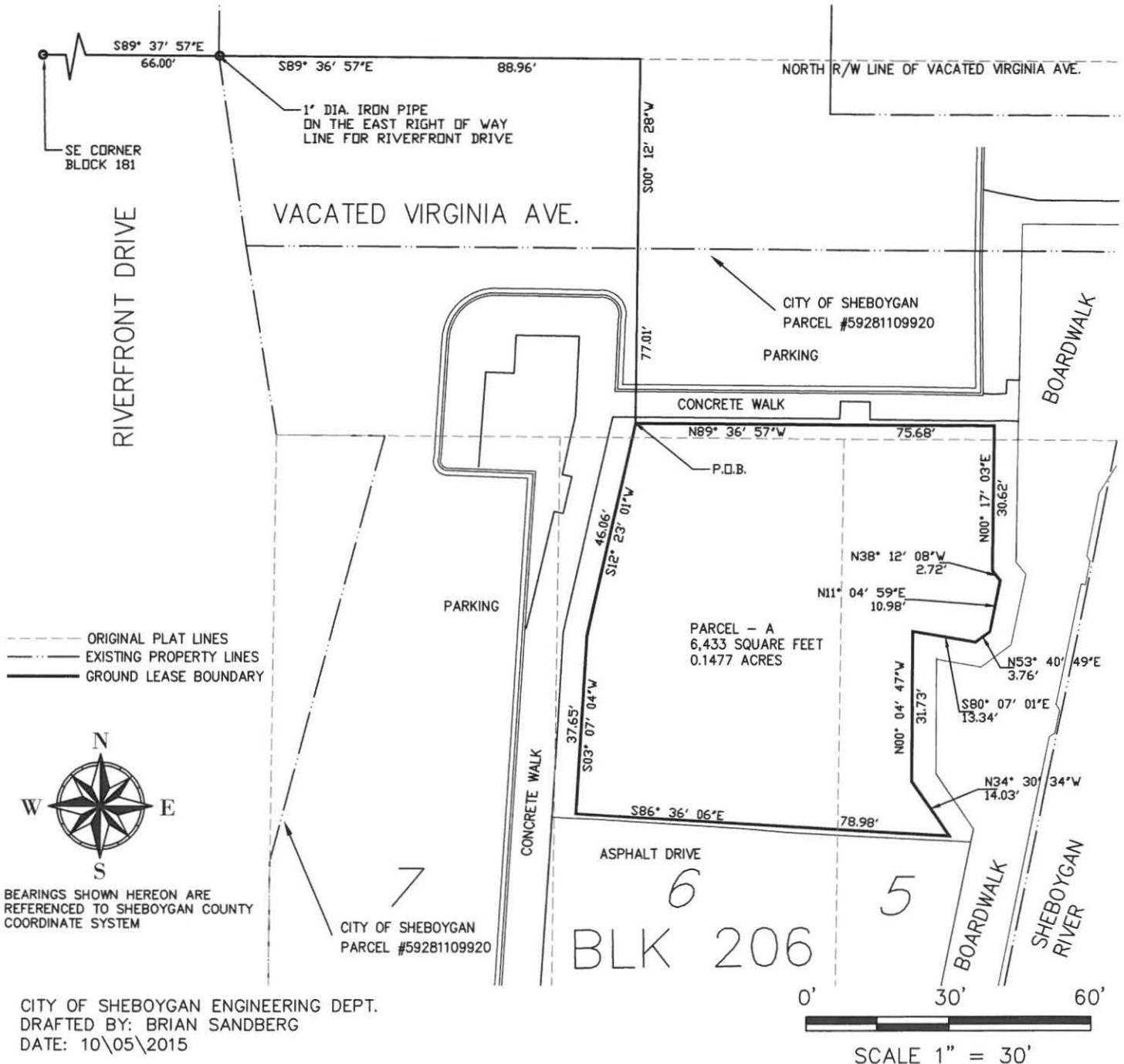
PAJA PROPERTIES, LLC.
GROUND LEASE
 IN SECTION 23, T. 15 N., R. 23 E.
 CITY OF SHEBOYGAN PARCEL # 59281109920

DESCRIPTION - PARCEL A

PART OF LOTS 5 AND 6 BLOCK 206 AND VACATED VIRGINIA AVENUE, ORIGINAL PLAT, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN DESCRIBED AS FOLLOWS;

COMMENCING AT THE SE CORNER OF BLOCK 181, ORIGINAL PLAT, CITY OF SHEBOYGAN, THENCE S89°37'57"E 66.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE FOR RIVERFRONT DRIVE, THENCE S89°36'57"E ALONG THE NORTH RIGHT OF WAY LINE FOR VACATED VIRGINIA AVENUE 88.96 FEET, THENCE S00°12'28"W 77.01 FEET TO THE POINT OF BEGINNING;

THENCE FROM SAID POINT OF BEGINNING S12°23'01"W 46.06 FEET, THENCE S03°07'04"W 37.65 FEET, THENCE S86°36'06"E 78.98 FEET, THENCE N34°30'34"W 14.03 FEET, THENCE N00°04'47"W 31.73 FEET, THENCE S80°07'01"E 13.34 FEET, THENCE N53°40'49"E 3.76 FEET, THENCE N11°04'59"E 10.98 FEET, THENCE N38°12'08"W 2.72 FEET, THENCE N00°17'03"E 30.62 FEET, THENCE N89°36'57"W 75.68 FEET, TO THE POINT OF BEGINNING AND CONTAINING 6,433 SQUARE FEET OR 0.1477 ACRES OF LAND.



CITY OF SHEBOYGAN ENGINEERING DEPT.
 DRAFTED BY: BRIAN SANDBERG
 DATE: 10\05\2015



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