

© Copyright 2026 - The Imagination Studio, Inc. holds all rights of copyright in and to these prints, drawings, and documents, and the information represented herewith may not be copied, downloaded, stored in machine-readable form, or otherwise reproduced, disseminated, adapted, or used without the prior written permission of The Imagination Studio, Inc.



1  
A/1

**EXISTING SITE PLAN**



**PROJECT SCOPE**

- 1ST FLOOR INTERIOR REMODELING OF EXISTING BUSINESS/MERCANTILE SPACE
- NO WORK IN BASEMENT OR 2ND FLOOR
- M/E/P WORK TO BE SUBMITTED SEPARATELY



59281104070

Parcel is located in the CITY OF SHEBOYGAN

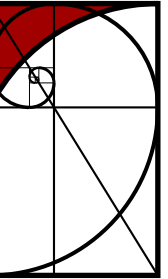
[View in GCS Land Records Portal](#)  
Shoreland Permit Not Required

Site Address: 1125 N 8TH ST  
 Owner Name 1: WATERSHED COVE LLC  
 Owner Name 2: JENNIFER RUDENICK ECKLUND  
 Postal Address: 9206 MOSS HAVEN DR, DALLAS, TX 75231-1412

Acres: 0.00  
 School District: SHEBOYGAN SCHOOL  
 Tech College: LTC  
 Special District(s):

**2025 Land Values**  
 Land Value: \$21,800  
 Improved Value: \$152,300  
 Total Value: \$174,100  
 Fair Market Value: \$179,400

**Local Zoning**  
 Central Commercial District (CC)



**THE IMAGINATION STUDIO, INC.**

319 MICHIGAN AVENUE, SHEBOYGAN, WI 53081  
 (920) 747-0695 www.TheImaginationStudio.com

BID & PERMIT SET

SHEET TITLE: SITE INFORMATION  
 DRAWN BY: JC  
 ORIGINAL SHEET SIZE: 11"X17"

PROJ#: 26.005  
 DATE: 05/01/26

**REMODELING CODE EVALUATION - IRIS WINE BAR**

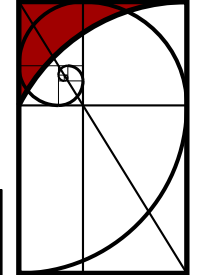
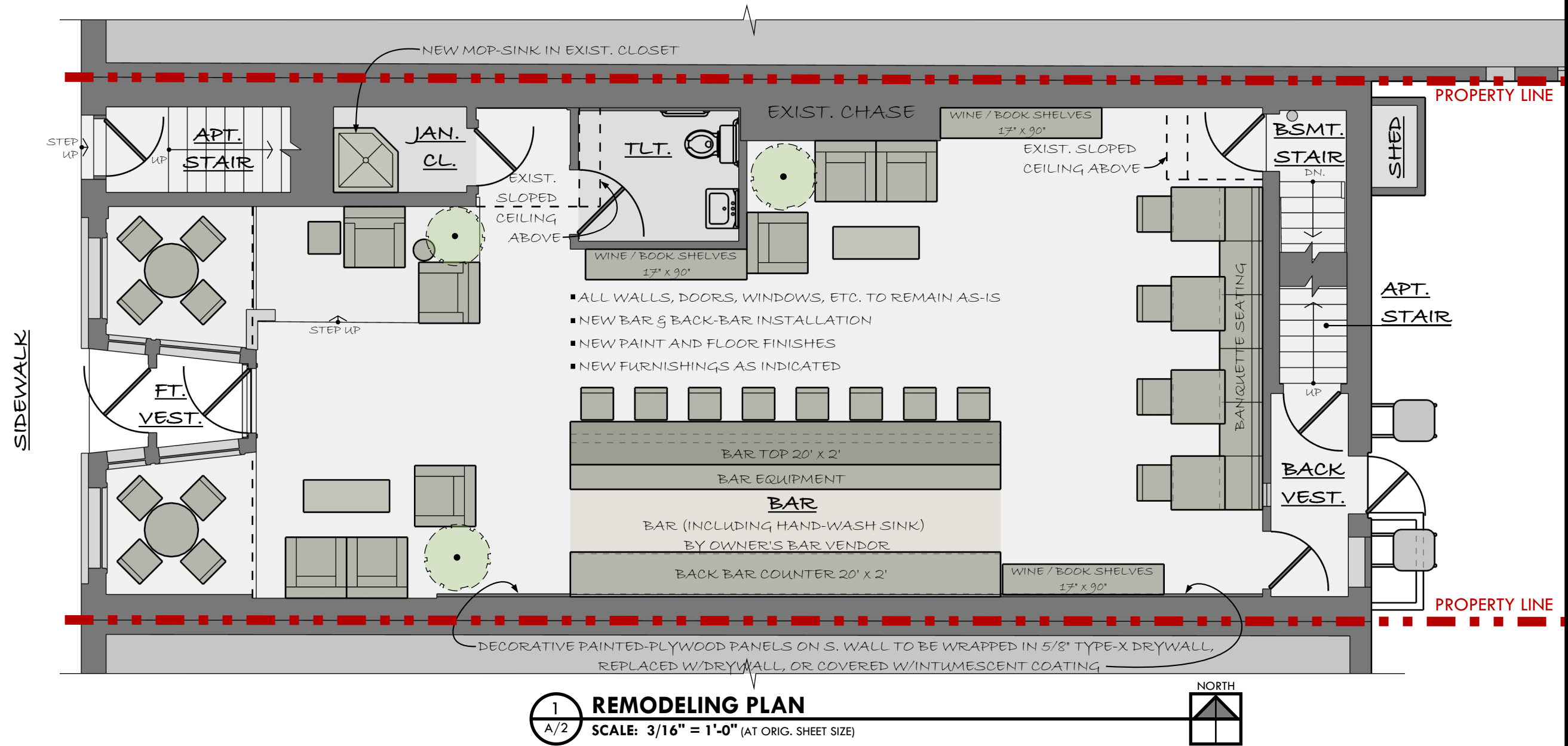
1125 NORTH 8TH STREET  
 SHEBOYGAN, WI 53081

**A 1**

© Copyright 2026 - The Imagination Studio, Inc. holds all rights of copyright in and to these prints, drawings, and documents, and the information represented herewith may not be copied, downloaded, stored in machine-readable form, or otherwise reproduced, disseminated, adapted, or used without the prior written permission of The Imagination Studio, Inc.

| SPACE DESIGNATION          | AREA           | OCC. FACTOR              | OCCUPANTS |
|----------------------------|----------------|--------------------------|-----------|
| ASSEMBLY SEATING (A-2):    | 460-SQ.FT. @   | 15-SQ.FT. (NET)/OCC.=    | 31-OCC.   |
| MERCANTILE/BUSINESS (M/B): | 579-SQ.FT. @   | 60-SQ.FT. (GROSS)/OCC.=  | 10-OCC.   |
| STORAGE/MECHANICAL (S-2):  | 29-SQ.FT. @    | 300-SQ.FT. (GROSS)/OCC.= | 1-OCC.    |
| BSMT. STOR./MECH. (S-2):   | 1,315-SQ.FT. @ | 300-SQ.FT. (GROSS)/OCC.= | 5-OCC.    |
| UNOCCUPIED/CIRCULATION:    | 230-SQ.FT. @   | UNOCCUPIED=              | 0-OCC.    |
| TOTALS (1ST FLR. & BSMT.): | 2,613-SQ.FT.   |                          | 47-OCC.   |
| TOTAL 1ST FLR. ONLY:       | 1,298-SQ.FT.   |                          |           |

NEW ASSEMBLY AREA < 50-OCC. & < 750-SQ.FT.  
 THEREFORE: PER IBC 303.1.2, THE ASSEMBLY AREA SHALL BE CONSIDERED AS A GROUP-B OCCUPANCY  
 THEREFORE: I.E.B.C. CHANGE-OF-OCCUPANCY REQUIREMENTS DO NOT APPLY - BUILDING REMAINS NON-SEPARATED MIXED- USE.  
 ALL EXISTING CONDITIONS ARE "GRANDFATHERED"  
 ALL NEW WORK SHALL COMPLY WITH 2021 I.B.C.  
 TOTAL OCC. LOAD < 50 & 1ST. FLR. COMMON-PATH-OF-TRAVEL < 75-FT., THEREFORE: ONLY THE SINGLE/FRONT EXIT IS REQUIRED



**THE IMAGINATION STUDIO, INC.**  
 319 MICHIGAN AVENUE, SHEBOYGAN, WI 53081  
 (920) 747-0695 www.TheImaginationStudio.com

BID & PERMIT SET  
 SHEET TITLE: REMODELING PLAN  
 DRAWN BY: JC  
 ORIGINAL SHEET SIZE: 11"X17"

PROJ#: 26.005  
 DATE: 05/01/26