



## **SOUTH SHORE YACHT CLUB JUNIOR SAILING FOUNDATION, INC.**

### **PROJECT DESCRIPTION AND SUPPORTING STATEMENTS**

This project is sponsored by the South Shore Yacht Club Junior Sailing Foundation, Inc. The contact person for the project is:

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**Proposed Site:** The site is located on grounds leased by the South Shore Yacht Club from Milwaukee County. The current lease is in effect from 2002 to 2042. South Shore Yacht Club was incorporated in 1913. The Junior Program has been in existence since then. The proposed project is to replace an aged structure, which is considered an eyesore, when compared to the newly updated South Shore Yacht Club Clubhouse. The new proposed structure will be located in the same location as the current facility. The shoreline is not affected as the facility is not on the shoreline.

**General Project Description:** The current and proposed facility is used for storage of the Junior sailing equipment and training in boat repair/upkeep. The new facility will enable the Juniors to receive training in the repair of their boats from eight feet to twelve feet in length, now not possible with the current structure. The current structure is 55 years old.

For a pictorial view of the site, please see the tri-fold poster at the presentation on September 19, 2006. Architectural drawings will be available at the September 19, 2006 review.

There will be no landscaping required as the current and proposed structures are located on the paved area of the grounds, inside the fenced-in area of the leased grounds.

There is no effect on parking as there is presently none required.

There is no impact on traffic and pedestrian flow as the structure is against the fence on the property leased from Milwaukee County.

The current site is described in the lease between Milwaukee County and South Shore Yacht Club that is in effect from 2002 to 2042. A copy of the site plan is included in this packet.

The Junior Sailing Foundation promotes clean water in its training program and participates in Park cleanup and litter control. There is a recycling area on the grounds and is highly used. As the program is for sail instructions, there is no impact on noise or air pollution.

**Impact on Surrounding Area:** The only impact on the area will be to remove an eyesore and provide a pleasing aesthetic structure that matches the newly updated Clubhouse of the South Shore Yacht Club. Colors and design will be the same as the SSYC Clubhouse.

**Sight Lines:** There will be no difference from the current facility, except that the proposed structure will be lower in height when compared to the existing structure. The location of the structure will continue to be behind a wall fence.

**Access to the Lake:** There is no difference from current policy and practice negotiated between Milwaukee County and South Shore Yacht Club and is defined in the lease with Milwaukee County and also approved by the Wisconsin DNR in compliance with the Public Trust Doctrine.

**Food Service:** There will be no food service in the structure.

**Great Lakes History:** This subject is an integral part of the training that the Junior members receive during instructions. Safe boating on the lake is taught with the help of the USCG Auxiliary and other organizations. As previously stated, the Junior Program has been existence since 1913 and will continue to be a viable contribution to the citizens of the Greater Milwaukee area.

**Open Space/ Recreational Role:** There will be no difference from the current role of Parkland. Public access to the grounds leased by South Shore Yacht Club from Milwaukee County is approved. Also the public access has been approved by the Wisconsin DNR .

**Necessity for Lakefront Site:** As the Junior Program involves training in the use of, and maintenance of, sailboats, with the necessity to launch and retrieve boats from the water, it is imperative that the site be on the shore of Lake Michigan. The proposed structure is a replacement of a aged, failing structure.

**Restoration of Site:** Restoration of the site is covered in the lease between the South Shore Yacht Club and Milwaukee County: There is/are no plans to leave the leased grounds.

**Expansion:** There are no plans to expand the scope of this project.

September 19, 2006

**Business Plan:** The estimated cost of the project is \$10,000.00. Almost all of which are in the bank account of the South Shore Yacht Club Junior Sailing Foundation, Inc. The South Shore Yacht Club partially funds the program and ensures that the project cost will be covered with no public funds. Revenue for the Sailing Foundation comes from various sources, as the Foundation is a 501C-3 Corporation registered in the State of Wisconsin. There has never been a default on loans by the South Shore Yacht Club since it's inception in 1913. There are no reduced rates for any participant or user of the Junior Program and the Program is open to all children for 8 years to 18 years old and do not have to be a child of the South Shore Yacht Club.

**Resources:** As described above. The current facility will be demolished and removed by volunteer members of the South Shore Yacht Club. Construction of the new facility will be done by licensed contractors with assistance from SSYC members. The new structure will comply with all Federal, State, County and City of Milwaukee Codes. After approval by LDAC, the plans will be submitted to the Milwaukee Planning Commission for approval.

**Public Future Investment:** There will be no public funding now or in the future.

The above information is provided in compliance with the "Request For Review" as provided by LDAC. Thank you for your time and consideration of this proposed project. As time is of essence, we request a speedy decision by the Committee.

Sincerely,

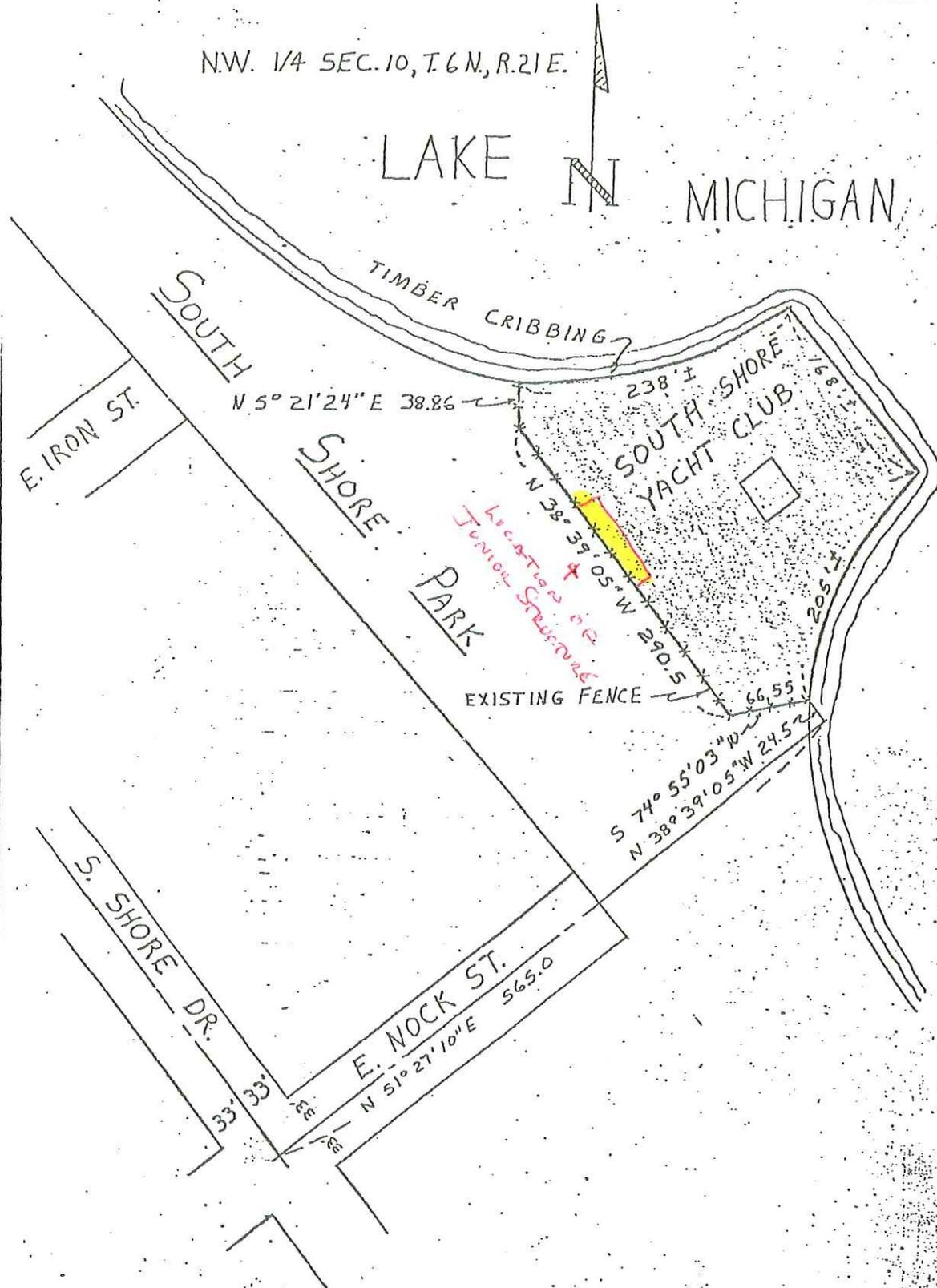


David A. Tucholka PC  
South Shore Yacht Club

EXHIBIT A

N.W. 1/4 SEC. 10, T.6N., R.21E.

LAKE MICHIGAN



SOUTH SHORE YACHT CLUB  
LAND TO BE LEASED



SSYC Clubhouse prior to remodeling in 2006.



SSYC front elevation of Clubhouse prior to remodeling in 2006.



SSYC showing the prior handicap access to the building.



SSYC Clubhouse after  
remodelling in 2006 - side  
view.

SSYC Clubhouse looking  
southeast.



SSYC front elevation of  
Clubhouse showing the new  
handicap access.



SSYC Junior Storage and training facility. Note the poor condition of the siding and the roof.

SSYC Junior Storage and training facility.



SSYC Junior Storage and training facility. Note the deterioration of the existing siding.

SSYC Junior Storage and training facility. Sightline of existing structure.



SSYC Junior Storage and training facility. The front wall is separating from the structure proper.

SSYC Junior Storage and training facility.





