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R. O. No. 128 - 21 - 22. By CITY CLERK. February 21, 2022.

Submitting a communication from Harbor Café, LLC requesting an encroachment on a portion of 340/342 South Pier Drive to build an outdoor seating deck.

CityPlan

\_\_\_\_\_  
CITY CLERK

Harbor Café, LLC  
342 South Pier Drive  
Sheboygan, WI 53081

November 23, 2021

Mayor Ryan Sorenson  
City of Sheboygan Common Council  
City Hall  
828 Center Avenue, Suite 300  
Sheboygan, WI 53081

Dear Mayor Sorenson and the City of Sheboygan Common Council,

Thank you for approving the conditional use of my property located at 342 South Pier Drive for the establishment and operation of Harbor Café, LLC, an independent coffeehouse café.

I am writing to request your consideration for an encroachment to build an outdoor seating deck. I believe one reason Sheboygan is such a special place is the beautiful atmosphere along Lake Michigan and the Sheboygan River surrounding the South Pier District. I'm grateful to have the opportunity to open an establishment in the heart of this environment and would love to share it with all patrons and passersby. In order to fully appreciate the location, I would like to ask the Mayor's Office and the Common Council for permission and approval to build an outdoor seating deck on the north side of the 342 South Pier Drive property along the Sheboygan River.

This deck would give guests of Harbor Café scenic views and full appreciation of many significant landmarks in Sheboygan, including the Sheboygan River, the North Pier Lighthouse, the Harbor Centre Marina, the US Coast Guard Station, the Courthouse, and a unique panoramic view of the entire Downtown Sheboygan skyline, to name a few.

The deck is being designed and would be constructed by Quasius Construction. Attached you will find supporting documents of a rendering and vision of our plans.

Thank you for your time and consideration.

Sincerely,

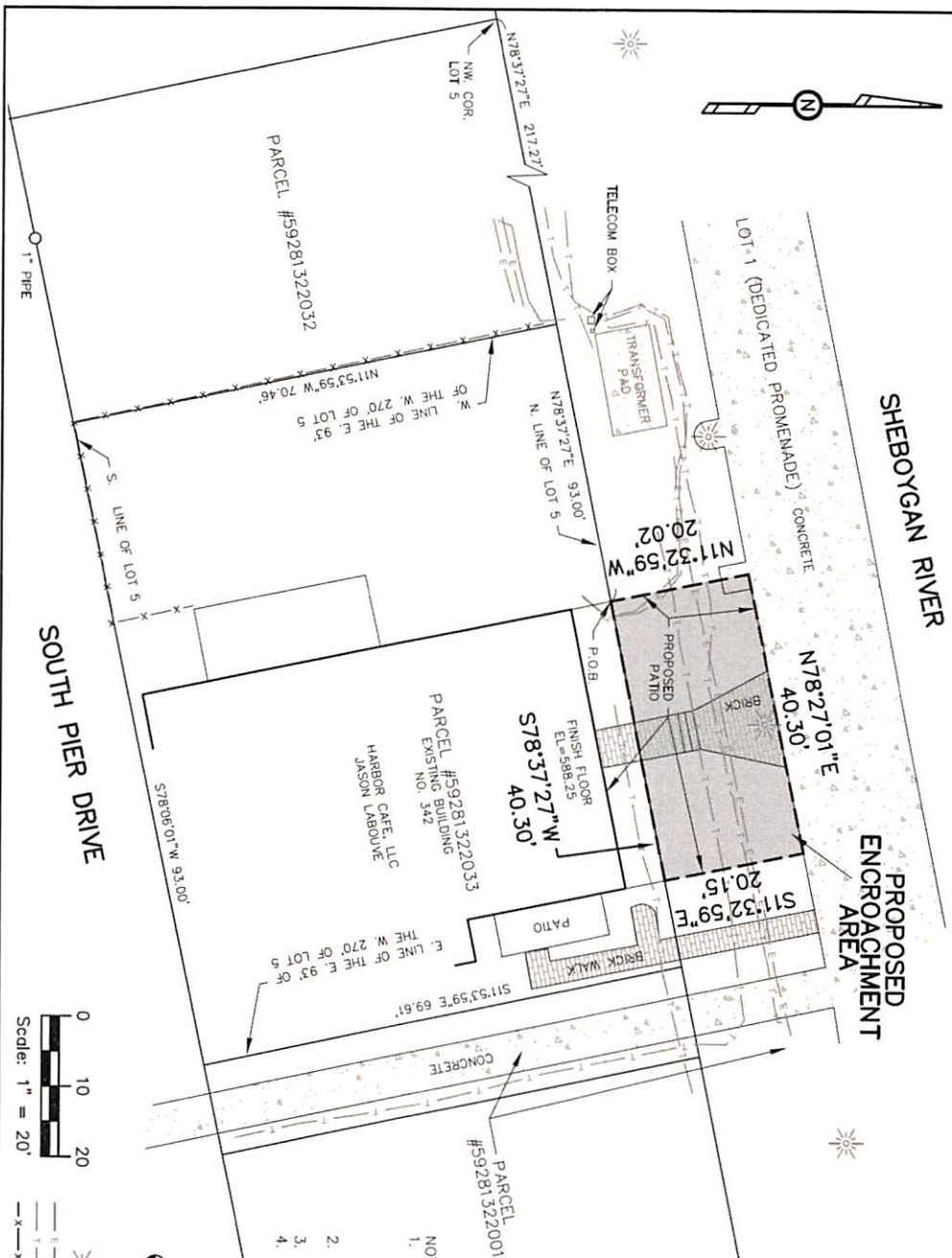


Jason LaBouve  
Harbor Café, LLC  
920-912-8787  
jason@labouve.net

# ENCROACHMENT EXHIBIT

FOR: Harbor Cafe, LLC

East 93' of the West 270' of Lot 5, South Pier Subdivision, Part of the Southeast Fraction of the Southeast 1/4 of Section 23, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin.



## Legal Description of Encroachment Area

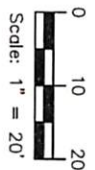
Part of Lot 1 (Dedicated Promenade) of South Pier Subdivision, located in the Southeast Fraction of the Southeast 1/4 of Section 23, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin described as follows:

Commencing at the Northwest Corner of Lot 5 of said Subdivision; thence N78°37'27\"/>

- NOTES:
1. UTILITY STRUCTURES VISIBLE ON THE GROUND SURFACE HAVE BEEN SHOWN PER ACTUAL MEASUREMENTS. UNDERGROUND UTILITY LINES HAVE BEEN SHOWN PER AVAILABLE RECORDS AND MARKINGS BY DIGGERS HOTLINE AND SHOULD NOT BE INTERPRETED AS THE EXACT LOCATION NOR THE ONLY UTILITIES IN THIS AREA.
  2. PARCEL MAY BE SUBJECT TO EASEMENTS AND RIGHTS NOT SHOWN THAT A COMPLETE TITLE SEARCH MAY DISCLOSE.
  3. BEARINGS ARE BASED ON SHEBOYGAN COUNTY COORDINATE SYSTEM.
  4. ELEVATIONS ARE NAVD83(GEOD12B).

## LEGEND

- County Monument
- Iron Stake Found
- Iron Stake Set
- Light Pole
- Electric Line
- Telecom Line
- Fence



941 Center Avenue, Suite 1  
Oostburg, WI 53070  
920-547-0598

**CEDAR CREEK SURVEYING, LLC**  
www.cedarcreeksurveying.com

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