

**CITY OF SHEBOYGAN****APPLICATION FOR
CONDITIONAL USE**Fee: \$250.00

Review Date: _____

Zoning: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information

Applicant Name (Ind., Org. or Entity) <u>Punto Grill</u>	Authorized Representative <u>Genesis Fernandez</u>	Title <u>Owner</u>	
Mailing Address <u>1503 N 8th St</u>	City <u>Sheboygan</u>	State <u>WI</u>	ZIP Code <u>53081</u>
Email Address <u>genesis-fernandez@hotmail.com</u>		Phone Number (incl. area code) <u>(920) 917-3001</u>	

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity) <u>Toby Watson</u>	Contact Person	Title <u>Owner</u>	
Mailing Address <u>6155 8th St Ste 240c</u>	City <u>Sheboygan</u>	State <u>WI</u>	ZIP Code <u>53081</u>
Email Address <u>DrTobyWatson@DrTobyWatson.com</u>		Phone Number (incl. area code) <u>(920) 918-7377</u>	

SECTION 3: Project or Site Location

Project Address/Description <u>1503 N 8th St, Nutrition focused Juice Bar</u>	Parcel No.
--	------------


SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	<u>Punto Grill</u>
Existing Zoning:	<u>Neighborhood Business</u>
Present Use of Parcel:	<u>Retail Shop</u>
Proposed Use of Parcel:	<u>Juice and nutritional Beverage bar</u>
Present Use of Adjacent Properties:	<u>Beauty studio, retail shop, school, church nearby</u>

SECTION 5: Certification and Permission

Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.

Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.

Name of Owner/Authorized Representative (please print) <u>Genesis Fernandez</u>	Title <u>Owner</u>	Phone Number <u>(920) 917-3001</u>
Signature of Applicant 		Date Signed <u>07/17/2025</u>

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

Conditional Use Permit - Project Summary

Project Summary

We are requesting approval to operate a small, non-alcoholic beverage bar located at 1503 N 8th Street, Sheboygan, WI, under the legal ownership of Punto Grill. The business will serve smoothies, wellness teas, nutritional drinks, and other healthy beverages. All licenses, permits, and operations will remain legally under Punto Grill, and a separate DBA may be used strictly for marketing purposes.

The commercial unit is approximately 576 square feet (36 ft x 16 ft). The space will be used largely as-is, with no structural renovations. Some minor interior improvements have been made to prepare the space for beverage service, including the installation of a small service counter and a handwashing sink. These were minimal and fully compliant with general health and safety guidelines.

We anticipate 10 to 30 customers per day, with 2 employees. The space includes off-street parking and is accessible to both vehicles and pedestrians. We are requesting business hours of 6:00 AM to 2:00 AM, seven days a week. The environment will be clean, quiet, and wellness-oriented, with no alcohol or high-impact activity.

Use Compatibility and Justification

The proposed beverage bar supports the City's goals of promoting small business growth, improving access to wellness-related services, and encouraging revitalization of neighborhood commercial spaces. It contributes to the walkability, health, and convenience of the community while maintaining the low-impact, service-oriented nature of the Neighborhood Office District zoning.

The use will not create undue noise, smells, parking issues, or safety concerns. It is a quiet, non-disruptive operation with a low daily customer volume and no alcohol or late-night

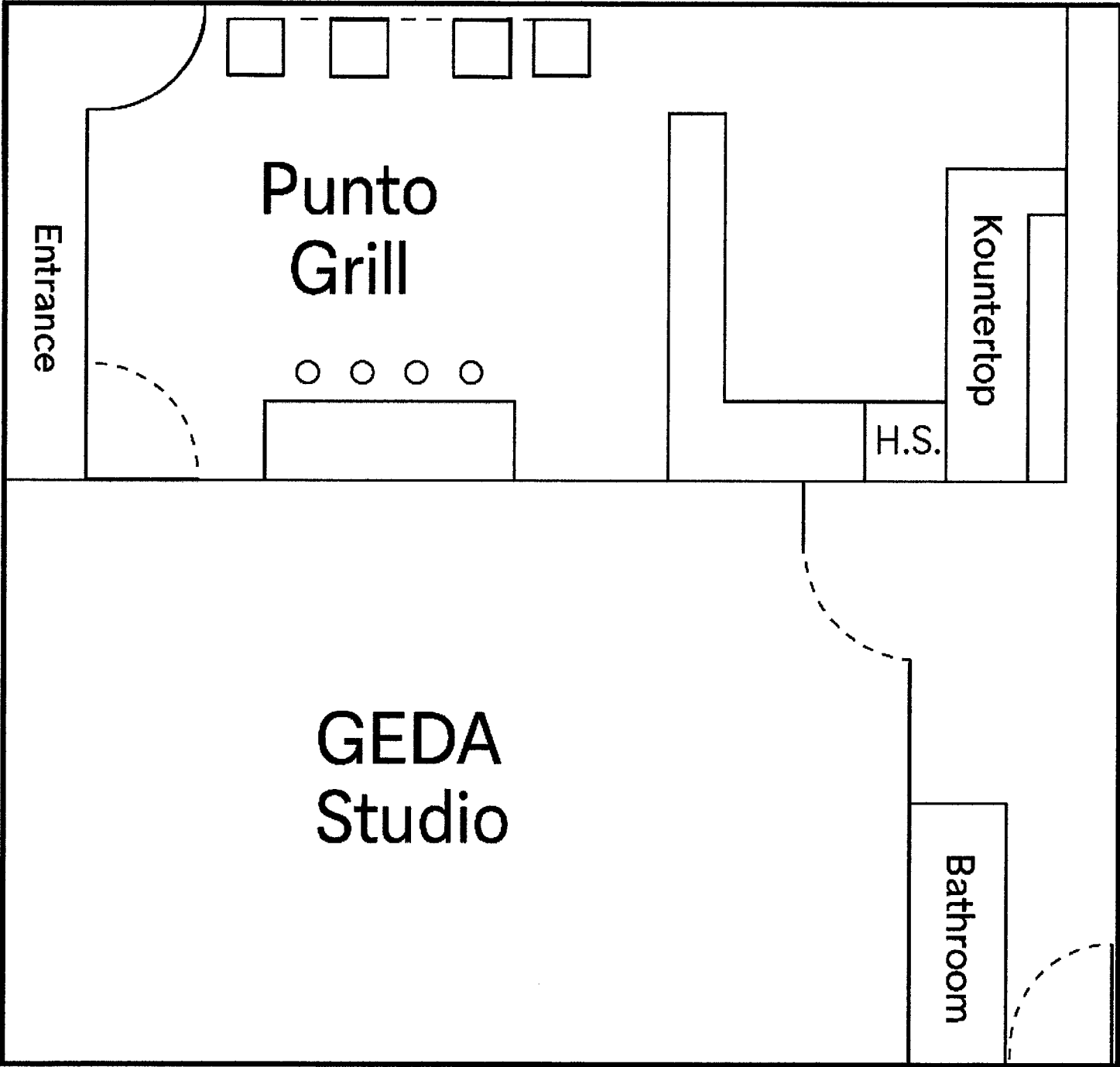
entertainment. It respects the neighborhood's existing character and complements surrounding service and retail uses.

The beverage bar use fits well within the surrounding environment, which includes beauty studios, retail, small offices, and public spaces like a school and a church. It maintains the intended mixed-use feel of the district and adds to the diversity of services available to nearby residents and businesses.

The property is already connected to all necessary public utilities and city services, including water, sewer, electrical, and waste management. No additional service infrastructure is required.

Requested Variances

None are requested at this time. The project complies with existing setback, parking, and landscaping requirements applicable to the site's zoning classification.



Entrance

Punto
Grill

Kountertop

H.S.

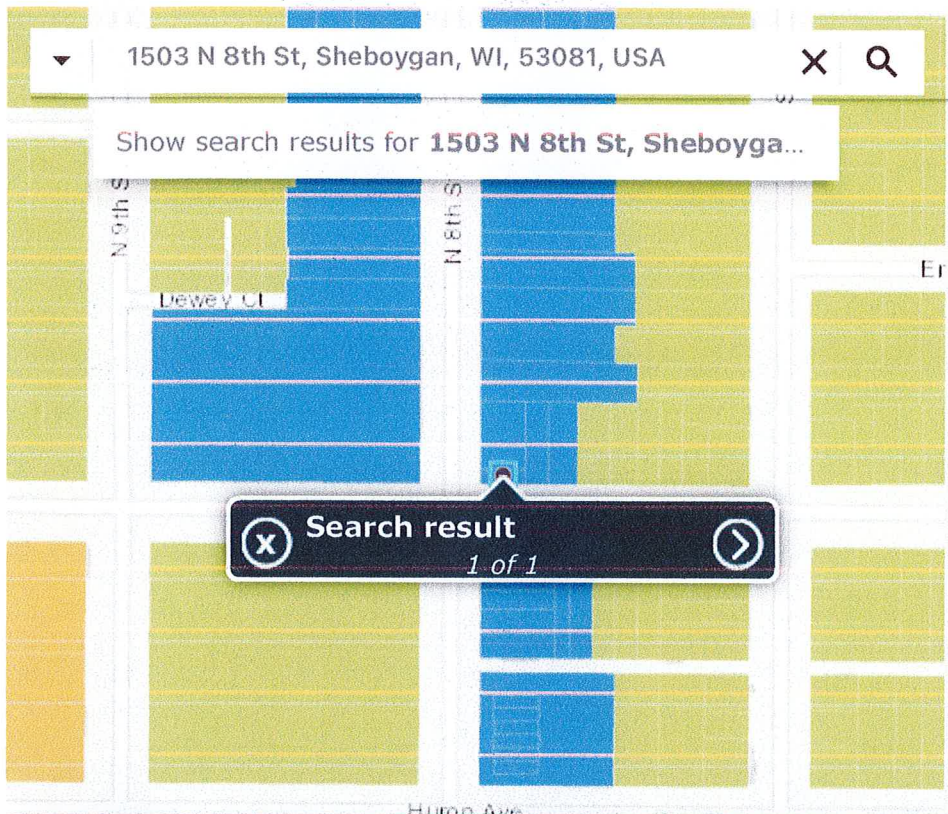
GEDA
Studio

Bathroom

32 0

EXIT

32 f



Legend

Planned Unit Development Overlay

Planned Unit Development Overlay

All Zoning Districts

Zoning

- Central Commercial District
- Mixed Residential- 8 District
- Neighborhood Commercial District
- Neighborhood Office District
- Neighborhood Residential- 6 District
- Pre-Planned Unit Development District
- Railroad
- Road Right-of-Way
- Rural Agriculture

