

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Alfredo Venegas to operate Vene's Pancake House at 1630 Michigan Avenue. NC Zone.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: February 10, 2023

MEETING DATE: February 14, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Alfredo Venegas is proposing to operate Vene's Pancake House at 1630 Michigan Avenue. The applicant states:

- Vene's Pancake House will be a sit down café/restaurant which will serve a full breakfast and lunch menu. The menu includes a selection of:
 - Pancakes, French Toast, Waffles and Crepes
 - Eggs, Omelets, Skillets and other various specialty breakfast
 - Burgers, Melts, Wraps, Sandwiches, Gyros
 - Salads and Appetizers
 - Shakes, Malts and Sundaes
- In the front near the entrance will be customer seating for approximately 25 people.
- The back of the house is where the kitchen, preparation and storage will occur (freezer, refrigerator, cooler, ovens, deep fryers, prep and wash stations, etc.).
- Included in the floor plan is a service counter and a bathroom that can be utilized by both guests and employees.
- Currently, there will be minor interior remodeling and no exterior renovations.
- Vene's Pancake House plans to have approximately five (5) employees and plans to be open seven (7) days a week with hours ranging from 6am to 3pm.
- There is off-street parking for approximately six (6) vehicles.

- This location is presently vacant. The previous business that operated from this site was Tejanos To Go which only had to go service.

STAFF COMMENTS:

The applicant will need to work with the Sheboygan County Health Department and the Building Inspection Department regarding required permits and occupancy.

The applicant mentions possible signage within the front window but no formal sign package has been submitted. Applicant shall work with staff with regards to constructing well-designed signage for the site that utilizes colors and materials similar to the building.

Vene's is a nice way of filling this vacant Michigan Avenue commercial tenant space.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall obtain the necessary liquor license in order to serve alcohol. Applicant may serve alcohol if and only if all required liquor licenses are obtained.
3. Dumpsters and/or grease receptacles shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen the dumpster. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
8. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).
9. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
10. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments