

1022 Michigan Avenue

1. Summary of the Conditional Use and general operation of proposed use:
 - a. The proposed project is to enclose (via cedar fence) a section of the parking lot to allow for outdoor seating. The Enclosed area will have a portable bar and seating. Proposed seating will be a mixture of picnic tables and high top tables. There will still be room for some parking on the North side of the parking lot. In the summertime, this area will be allow our clientele the eat and drink outside and enjoy the beautiful Sheboygan weather. This appears to be consistent with some of the City's goals as well. We would expect that this would potentially increase our business 10-15% during the summertime. This will likely equate to an additional 20-25 people a day. We don't intend on having the portable bar open regularly late at night. During the week, we will shut it down by about 10pm and weekends by 12am. Overall, this business has had no issues with complaints of noise or violence in the 2-1/2 years since we have purchased it. We intend to keep it that way. We will add more staff as needed to ensure that the area is safe, that minors are not served or on premise without a parent and that we are provide a safe and fun space for people to spend time in. The focus will be more for daytime, dinner and special events (such as bags leagues, daytime music, etc.). This change would also allow for our outdoor area to be pet friendly, with also aligns with some of the City's objectives. Enclosed is a map of how seating is projected to fit within the space, along with the outdoor bar.
 - b. For timeline of this project – If approved, the goal would be to have this completed by July first. Approximate value of the project is \$20,000.
 - c. For compatibility of the proposed use and design with adjacent and other properties in the area, this proposed project aligns with the same concept as several other bars/restaurants on Michigan Avenue. This provides an outdoor space for people and will hopefully reduce people congregating in front of the building.
 - d. This project does not greatly reduce the parking that we have. Currently, we have enough space for about 6-7 cars to legally park in the parking lot. This project will reduce that, but still leave space for about 4-5 cars to park.
 - e. For this project, we are also requesting for the liquor license to be extended and cover the fenced in area of this proposal to allow for the sale and consumption of alcohol within this space.
2. How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?

- a. The City of Sheboygan has expressed the need for 2 things that are covered within this change. First is a need for more outdoor spaces to eat and drink. Approximately 50% of our sales are food. We have a very strong lunch and dinner crowd. Allowing this change allows for a large amount of people to eat outside. The second is more pet friendly places. Our hope is to have a small “dog food menu” that will allow for people to treat their pets as well when they come by us.
- 3. Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
 - a. No – In fact, in preparation for this project, we have done a significant amount of repairs to our building. We have done major tuck pointing repairs, which we had originally asked the city to allow us to side the North side of the building with metal. At the City’s request, to keep the older cream city brick look, we invested tens of thousands of dollars more to do these repairs, rather than putting up metal siding that some of our neighbors have done.
- 4. How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
 - a. This makes no changes to the type of business that is currently occupying this space.
- 5. Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.
 - a. Yes



11x17 Rendering provided

