

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Laura Berchem to provide outdoor seating at Turks & Timbers Bar & Grill located at 1022 Michigan Ave. CC Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: May 29, 2025

MEETING DATE: June 10, 2025

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:

Laura Berchem is proposing to provide outdoor seating at Turks & Timbers Bar & Grill located at 1022 Michigan Ave. The applicant states the following:

- 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 allow our clientele to 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.

- If approved, the goal would be to have this completed by July first.
- Approximate value of the project is \$20,000.
- 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.
- 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.
- 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.
- 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 these changes 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.
- 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.

STAFF COMMENTS:

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

The applicant will need to work with the City Clerk’s Offices regarding an extension of premise for the liquor license.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions 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. 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.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. 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.

6. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain architectural approval prior to receiving a building permit for such renovation.
7. 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 Permit Application and Attachments