

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit by Roman Draughon to create outdoor seating at Limelight Pub located at 1702 S. 17th Street. Neighborhood Commercial NC Zone.

REPORT PREPARED BY: Elke Daugherty, Planning and Zoning Administrator

REPORT DATE: April 11, 2024

MEETING DATE: May 14, 2024

APPLICANT PROPOSAL:

Roman Draughon, owner operator of Limelight Pub is proposing to add outdoor seating to an established tavern/pub. The applicant states the following:

- Outdoor seating consisting of three tables serving up to 16 total customers will be added to the front east and south side of the building. Seating and planter will be provided year-round.
- Current seating capacity is 70 and current available seating indoors is 45. 16 outdoor seats plus existing seating is a total of 61 seats.
- Outdoor seating is part of a plan to encourage the food service aspect of the business and smaller events to encourage more stable and frequent business. This will allow the business to decrease the number of larger events.
- The business will continue to operate hours to close well before bar close out of respect to neighbors.
- Outdoor seating options offer an attractive experience for residents and tourists. This is part of a trend in the city among numerous restaurants and bars which is creating a vibrant environment.
- The outdoor seating improves the appearance of the property and therefore is a benefit to the surrounding neighborhood.

STAFF ANALYSIS:

Per Sec105-402(c)(10) indoor commercial entertainment is a conditional use in the Neighborhood Commercial zone. The proposed change is reviewed as a part of a conditional use.

Staff has determined that the additional seating will not exceed any zoning/building requirements.

The proposed change improves the appearance of the existing building and offers neighbors and visitors an attractive destination in the warmer weather.

ACTION REQUESTED:

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

1. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
2. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
3. Applicant shall adequately address all Fire Department concerns related to this development.
4. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use, architectural review, etc. reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments