

12-4-2023

Department of City Development  
828 Center Ave, Suite 208  
Sheboygan, WI 53081

*Pig Stop Addition*

Abacus Architects, Inc. Project No. 2023-021

### **Conditional Use Explanation**

- The existing use of the building is a gas station with convenience store. The proposed project is a connected addition to the north side of the building to house a bar and kitchen.
- The new building will extend approximately 25' to the north and match the existing building in similar materials, heights, and style. Parking stalls on the side will be relocated to the front. The dumpster enclosure attached to the existing will be relocated to the south end of the site as a free standing structure. A sidewalk with wrap around the building with a new front entrance to bar and back service entrance. No change to entry of the lot.
- The hours of operation will be similar to the gas station. 7 days a week with the bar being open from 9am - 10p and the kitchen closing 2 hours earlier at 8p. The restaurant portion will have a minimum of 2 employees.
- The existing building area is 1,360 sf and the new building is 1,088 sf for a total size of 2,448 sf. With construction projected to star in spring.
- Interior alterations to the existing building will consist of adjusting finishes to accommodate the new addition as well as re-working the cashier area. Use will remain.
- A sign will be above the entrance to the bar only. That will be a separate application.
- The building fits in with the surrounding lots since they all share the same "UC" zoning on 15<sup>th</sup> street. The only property it borders (to the East and South) contains a strip mall with other commercial uses. It will not adversely affect the surrounding neighborhood since:
  - It will be closed by 10p, similar to other shops/bars nearby.
  - The lot already accommodates traffic flow due to the existing gas station.
  - The lot contains more parking stalls than needed.
  - The existing services and utilities provided to the gas station will be sufficient to operate the restaurant.

Sincerely,

Justin Marquis, AIA  
Principal / Project Architect