

Conditional Use Written Explanation Requirements

A. Name of project/development.

- a. Shores Coffeehouse

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use
 - Event space and small cafe area only open to members currently.
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
 - Indoor, cafe,
 - The cafe in the past has been very successful
- All services, products, etc. to be provided
 - Coffee Shop
 - Will serve food and drinks – menu included
- Projected number of residents, employees, and/or daily customers
 - Employees – 8
 - Customers - 50
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
 - N/A: Not residential
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
 - N/A: Existing building
- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
 - N/A: Existing building
- An explanation of any interior and/or exterior renovations
 - No renovations, but we will add some furniture, fixtures, and equipment.
- Is access appropriate and is there sufficient customer/resident off-street parking?
 - Building is handicap accessible with multiple egresses. We have a small parking lot for 8 vehicles, plus a dozen street parking spots directly in front of our buildings.
- Proposed signage
 - Sign on Jakes sign out front
 - Sign on the chapel building

- Project timeline and estimated value of project
 - March-April: menu development and testing with members
 - April-May: Conditional Use process and approvals
 - May: Soft launch and grand opening
 - Est. Value: \$10k-\$20k in new equipment, furniture, and fixtures
- Compatibility of the proposed use and design with adjacent and other properties in the area.
 - All neighboring properties are zoned commercial. A cafe is compatible as there are no other cafes in the surrounding area, so the addition of one will be helpful to the neighboring properties which are mostly offices and Airbnbs.
- How will you ensure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc).
 - Parking will have lines painted
 - Noise will be to a minimum
 - Hours of operations
 - Mornings To mid afternoon
 - Indoor use only
 - Tasteful and minimum signage
- Other information that would be considered pertinent by the Plan Commission.
 - This cafe has been operational in the past and has previously been granted conditional use as a restaurant (pre-COVID).
 - Residents, neighbors, members have all requested that we bring back the cafe.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

a. N/A: Existing building

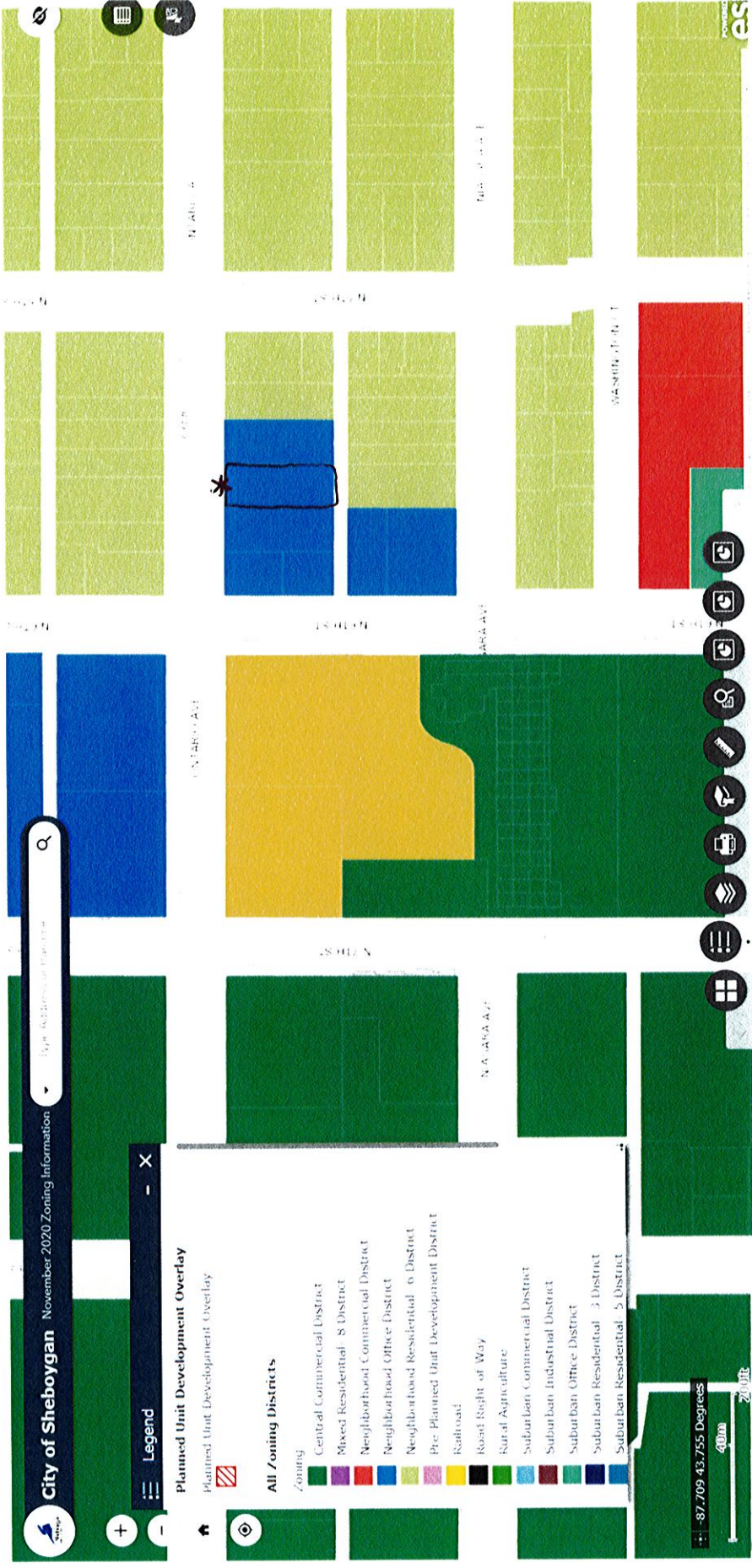
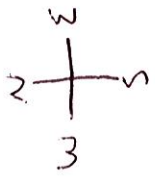
D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

- a. 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. Economic Development – The coffee shop will sustain economic growth and promote small businesses. We will also contribute to local economic development by creating jobs, supporting the local chain (ex. Coffee

roasters, food suppliers), and encouraging people to spend money within the community.

- b. Enhancing downtown and Business Districts – Since the coffee shop is downtown, it attracts food traffic and possibly encourage additional businesses to open nearby.
 - c. Small Business support – We are creating community interaction and social spaces, creating informal venues for residents to connect.
 - d. Our coffee shop will practice sustainability (ex. Using eco-friendly materials, locally sourced products, or reducing waste), can also support the environmental goals as outlined in the comprehensive plan.
 - e. Mix-Use – Will create traffic from Jakes but will also give more awareness of what Jakes is all about as well. Also, we cater to both residents and businesses, creating an energetic, walkable environment.
- b. 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. Nothing substantial. There will be a slight increase in parked vehicles and foot traffic.
- c. 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. The surrounding properties are all commercial. There are offices, Airbnbs, large apartment complexes, churches, and proximity to 8th street and the BID. This aligns with several goals for the downtown Sheboygan area and makes the area more walkable, especially the 8th street to the Lake corridor. This will improve quality of life for local residents and the coffee shop will have complimentary hours to existing cafes in the area. The area recently lost Whisk, and Paradigm has very limited hours. There is no coffee shop open in the Ellis historic neighborhood Monday-Wednesday.
- d. 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.

Zoning Map



Surrounding area is primarily Central Commercial District, with an apartment complex (urban residential), several Neighborhood Office District areas, and Neighborhood commercial.

There are a lot of Neighborhood Residential and they are almost exclusively multi-unit, Airbnbs, and group homes. There are a few single family homes in the surrounding blocks.



200 Ft. Radius: Zoning

521 ontario
 524 ontario
 929 N. 6th St.
 921 N. 6th St
 515 ontario
 509 ontario
 503 ontario
 528 ontario
 524 ontario
 520 ontario
 516 ontario
 504 ontario



100 Ft. Radius of 521 Ontario Ave.
529 Ontario : commercial zoning, office use, Lakeland University
515 Ontario : Airbnb + art gallery





14215 Rokilio Rd.
Kiel,
WI, 53042

Phone: 920-894-3661
Fax: 920-894-1630
Email: StatewideCommercial@gmail.com
File Number: 2110907NC

REAL ESTATE ASSESSMENT AND TAXES

Tax ID	Land	Improvements	Total	Equalization Ratio	Implied Value	Tax Rate	Taxes
59281105850	\$14,400	\$98,300	\$112,700	81.08%	\$138,999	\$26.83	\$2,959
59281105860	\$12,600	\$132,600	\$145,200	81.08%	\$179,082	\$26.83	\$3,896
59281105840	\$27,000	\$95,200	\$122,200	81.08%	\$150,715	\$26.83	\$3,279
* 59281105830	\$27,000	\$242,600	\$269,600	81.08%	\$332,511	\$26.83	\$7,233
59281845050P	\$0	\$15,540	\$15,540	81.08%	\$19,166	\$26.83	\$417
Totals	\$81,000	\$584,240	\$665,240		\$820,474		\$17,784

The Appraiser notes the taxes are current.

Legal Description: Original Plat the North 80 Feet of Lot 6, Block 103, City of Sheboygan, Sheboygan County, Wisconsin. (Parcel Number 59281105850)

Original Plat the South 70 Feet of Lot 6, Block 103, City of Sheboygan, Sheboygan County, Wisconsin (Parcel Number 59281105860)

Original Plat Lot 5, Block 103, City of Sheboygan, Sheboygan County, Wisconsin (Parcel Number 59281105840)

Original Plat Lot 4, Block 103, City of Sheboygan, Sheboygan County, Wisconsin (Parcel Number 59281105830)

Personal Property (Parcel Number 59281845050P)

Property Type: Office

Zoning: NO - Neighborhood
Office

Data Sources: External data sources included in this appraisal may have included the County Land and Tax records, local assessment offices, Redi-Net, Loop-Net, Wisconsin Department of Revenue, the Wisconsin IPAS System, SDS, and/or a prior appraisal.

2021 Property Records for City of Sheboygan, Sheboygan County

November 12, 2020

Tax key number: 59281105830

Property address: 521 Ontario Ave

Water: water, sanitary, light, cold water, sewer

Legal description: ORIGINAL PLAT LOT 14 BLK 132

Summary of Assessment	
Land	\$27,000
Improvements	\$45,000
Total value	\$72,000

Land									
Qty	Land Use	Width	Depth	Square Feet	Acres	Water Frontage	Tax Class	Special Tax Program	Assess Value
1	Commercial	50	150	9,000	0.207	None	Commercial		\$27,000

Commercial Building (Jake's Cafe)

Section name: Section 1
Year built: 1975
% complete: 100%
Stories: 1.00
Perimeter: 224 LF
Total area: 2,736 SF (all stories)



Occupancies	Designated Use	Actual Use	Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU	
	Church	Office, general	1	2,736	Wood or steel framed exterior w	22.00	C (AV)	Fair	
Exterior walls HVAC Mezzanines	Component Description		Count	Slope	Area (sf)	Area (%)	Quality		
	Stud-Walls-Wood Siding				2,736	100.0%	C (AV)		
	Warmed and cooled air				2,736	86.4%	C (AV)		
	Mezzanines open				432	15.6%	C (AV)		
Section 1 basement	Levels:	1.00							
	Perimeter:	314 LF							
	Total area:	4,324 SF (all levels measurement)							
Occupancies	Designated Use	Actual Use	Units	Area per Unit	Basement Type	Construction Class	Avg Ht	Quality	CDU
	Church	Office, general	1	2,736	Office	Masonry bearing walls	2.00	C (AV)	Average
	Church	Office, general	1	1,587	Office	Masonry bearing walls	10.00	C (AV)	Average

521 Ontario Ave, City of Sheboygan

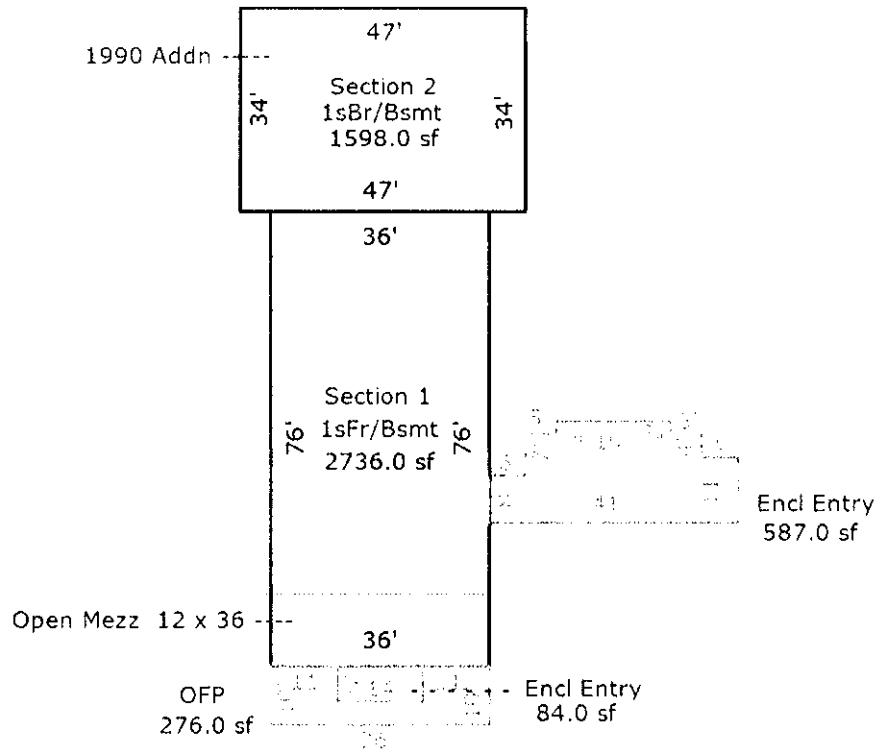
Taxkey number: 59281105830

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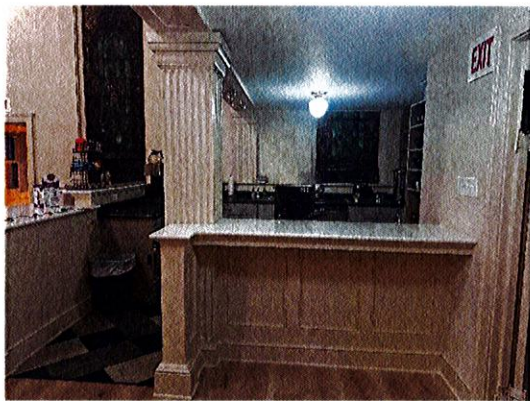
N

Inside the building:

Small cafe area within the old church:



View from the side: Small cafe area within the old church.



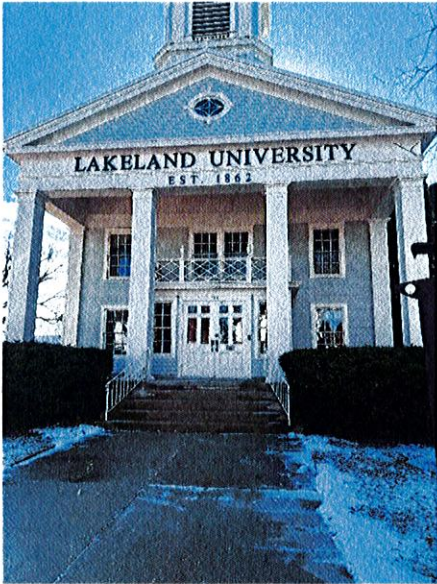
Cafe Seating Area:





Outside the Building:

Exterior, with landscaping



Parking for customers:



Ontario Street Parking View towards the East (Lake Michigan)



Ontario Street Parking View towards the West (towards 6th st)
And additional street parking along the attached Lakeland buildings on 6th street.

There's also additional parking in our parking lot behind the building (8 spots)



Accessible Entrance

