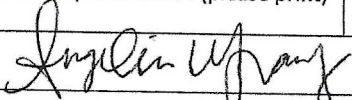
	<b>CITY OF SHEBOYGAN</b>	Fee: \$250.00 _____
	<b>APPLICATION FOR CONDITIONAL USE</b>	Review Date: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

<b>SECTION 1: Applicant/ Permittee Information</b>			
Applicant Name (Ind., Org. or Entity) Angelina Yang		Authorized Representative Angelina Yang	
Mailing Address 5304 Pine Ct		City Sheboygan	Title Business Owner
Email Address bestellc@gmail.com		State WI	ZIP Code 53083
		Phone Number (incl. area code) 920-331-0742	
<b>SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)</b>			
Applicant Name (Ind., Org. or Entity) Angelina Yang Trina Hones		Contact Person Scott Weigert	
Mailing Address PO Box 68		City Kiel	Title Property Owner member
Email Address info@vineandbranch.com		State WI	ZIP Code 53042
		Phone Number (incl. area code) 920-293-1444	
<b>SECTION 3: Project or Site Location</b>			
Project Address/Description 1323 Michigan Ave., Sheboygan, WI 53083		Parcel No.	
<b>SECTION 4: Proposed Conditional Use</b>			
Name of Proposed/Existing Business:		Bestea, LLC	
Existing Zoning:		1323 Michigan Ave	
Present Use of Parcel:		Currently unused	
Proposed Use of Parcel:		Beverage café	
Present Use of Adjacent Properties:		Residential housing	
<b>SECTION 5: Certification and Permission</b>			
<p><b>Certification:</b> I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p><b>Permission:</b> I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) Angelina Yang		Title Business Owner	Phone Number 920-331-0745
Signature of Applicant 		Date Signed 12/2/2022	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

**BESTEALLC**  
**BUSINESS PROPOSAL**  
**1323 MICHIGAN AVE**

Bestea, LLC proposes to function as a beverage café on the first floor of 1323 Michigan Ave., Sheboygan, WI 53081.

This location was formerly vacant and there is no current use of this commercial space. The second floor is an apartment which is currently being occupied by other tenants.

Bestea is looking to provide a location in which customers can gather to enjoy a variety of bubble teas and bakery items while being able to play board games, card games, or simply meet.

The menu includes a selection of:

- Hot or iced milk teas (5 flavors)
- Hot or iced fruit teas (6 flavors)
- Blended teas (7 flavors)
- Bakery items

Bestea plans to have customer seating in the front of the house near the entrance. Also in the front of the house will be the POS system where beverages and/or bakeries can be purchased. The back of the house is where the prep work and making of beverages will be performed. Also included in the floor plan is a bathroom that can be utilized by both guests and employees.

With authorization of the city, Bestea desires to provide additional seating outside during warmer months for guests. This will provide a more enjoyable experience for customers especially with the limited indoor space.

This site was specifically chosen due to it being within walking distance from surrounding neighborhoods and other local businesses. It is also near downtown Sheboygan which is an area that is growing due to the many apartment complexes that were recently built. Not only that, North High School is only 1.4 miles from this location. Bubble tea is rapidly trending within the Gen Z population.

Bestea has begun working with Scott Weigert to make renovations to the 1,470 sq. ft. of space available at the site. This includes the shifting of counters to create more dining space, removal of existing carpeting, and repainting of walls, trims, and counters. The desire is to create a comfortable and cozy feel to draw in customers and have them return not only for the products but also for the experience. Currently, Bestea is not planning to do any exterior renovations except install signage.

The general interior design will be contemporary chic. The main colors are pink and white with complements of black for boldness.

As previously mentioned, Bestea plans to serve a variety of bubble teas, hot, iced, or blended. Bubble tea is a beverage that originated in Taiwan and has seen rapid growth worldwide. There

are several variations of bubble tea, some including milk while others do not. Along with the bubble tea will be a few bakery items to accompany the delicious beverage. Bestea plans to have seven employees and plans to be open Mondays through Saturdays with hours ranging from 11am to 10pm. During operating hours, noise and lighting will be kept at a considerable level to alleviate nuisance to adjoining tenants.

At this time, there is no off-street parking designated for customers. Bestea plans to seek authorization for possible off-street parking in the future.

There will be an illuminated storefront sign placed on top of the entrance door. The signage will show the logo of Bestea.





