

WILDCARD — Private Bar & Grill (Members-Only Food Club)

1301 Michigan Avenue • Sheboygan, WI 53081

A. Name of Project / Development

WildCard — Private Bar & Grill (Members-Only Food Club)
1301 Michigan Avenue, Sheboygan, Wisconsin 53081

B. Summary of the Conditional Use and General Operation

Existing Use

- Two-story mixed-use building in a commercial corridor.
- Upper floor: Historically listed as three apartment units — no change.
- Ground floor: Existing restaurant/bar with full kitchen and dining areas.

Proposed Use

- Continue operation of the ground-floor restaurant/bar as WildCard, an owner-operated, members-only private bar & grill (food club).
- Indoor use only; no outdoor service areas.
- No change to footprint or internal layout.
- Site selected because it is already built for restaurant/bar operations, with compatible zoning and utilities.

Services / Products

- Farm-to-table meals and beverages for members.
- Owner-operated with private membership limited to verified crypto owners.
- Private trash collection and private security services under contract.

Projected Residents, Employees, Customers

- Residents: Three upper-floor apartments (no change).
- Employees: Small rotating staff, owner-managed.
- Customers: Private members; activity comparable to historical restaurant operations.

Building and Site Statistics

- Building area (ground floor): approximately 5,200 square feet.
- Total floor area: ~5,200 sf restaurant/bar + existing residential above.
- Landscape and parking: no change.
- Street parking will continue to serve patrons.
- No modifications to access, circulation, drainage, or lighting.

Building and Site Improvements

- No new construction or additions.
- Minimal updates only: general cleaning, fixture repairs, replacement products totaling about \$1,000.
- No alteration to ingress/egress, sidewalks, retaining walls, or utilities.

Design and Compatibility

- Maintain current façade orientation and materials.
- Touch-up paint and clean surfaces only; no exterior reconstruction.
- Compatible in scale and character with the surrounding mixed-use corridor.

Interior and Exterior Renovations

- Interior: Basic repairs, cleaning, and equipment maintenance; no structural work.
- Exterior: Paint refresh and painted wall signage; no new patios or expansions.

Access and Parking

- Existing vehicular and pedestrian access points remain.
- Street parking only, consistent with historic operations; no on-site parking changes.

Signage

- Single painted wall sign with the approved WildCard branding.
- Non-illuminated or shielded, warm-color lighting if required.

Timeline and Estimated Value

- Activation upon CUP approval and permits.
- Estimated cost of improvements: approximately \$1,000.
- No structural or site work.

Compatibility and Nuisance Mitigation

- Intensity and hours comparable to prior use.
- Noise and odor contained indoors.
- Private trash service and private security mitigate nuisance concerns.
- Facility open 24 hours a day for members.

C. Exceptions / Variances Required

None anticipated. Operation remains entirely within the existing footprint, historic street-parking pattern, and prior bar/restaurant use.

D. Written Justification

a) Comprehensive Plan Harmony: The project reactivates a long-standing restaurant/bar property without altering the building or site. It supports small-business activity, maintains corridor vitality, and conforms to the City's goals for mixed-use redevelopment.

b) No Undue Adverse Impact: Use and intensity are consistent with the historical bar/restaurant. All operations are indoors; no additional traffic or infrastructure impact. Private trash and security services further minimize potential nuisances.

c) Consistency of Land Uses: A private bar & grill within a former restaurant/bar space is inherently compatible with the existing corridor and surrounding residential units above and nearby.

d) Adequate Utilities and Services: The site is fully served by municipal utilities and public services. Minimal maintenance and no capacity changes ensure continued adequacy of utilities.

Applicant / Owner: _____

Date: _____