

CU 22-00009



CITY OF WAUKESHA
DEPARTMENT OF COMMUNITY DEVELOPMENT
City Hall, 201 Delafield Street, Room 200
Waukesha, WI 53188
Phone (262) 524-3750 Fax (262) 524-3751

CONDITIONAL USE PERMIT APPLICATION

This application must accompany a Plan Commission Application along with the required fee.
The Plan Commission may not make a decision on this request if the property owner is not present at the meeting.

DATE: 6/17/22

[] NEW APPLICATION [X] AMENDMENT TO EXISTING CONDITIONAL USE PERMIT

NAME OF PROJECT OR BUSINESS:

LOCATION OF USE: 1150 W Sunset Dr Waukesha WI 53189

TYPE OF USE: Beer Garden

Is this a NEW use or is this use being relocated from somewhere else? N/A

If you are relocating a use, where are you relocating it from? N/A

Do you operate a use in other locations? ? (Circle one) YES NO

If yes, please explain:

Will the use be occupying an existing building or will you be building a new building? EXISTING NEW N/A

Hours and days of operation: Wed/Thur: 4-9pm Fri: 4-10pm Sat: 12-10pm empty commercial space Sun: 11-7pm

Number of Employees: 12

Number of on-site parking stalls available: 800+

Length of permit requested (6 month, 1 year, 2 year, permanent): permanent

Current zoning:

Is a License required to operate this use? (Circle one) YES NO If yes, please attach a copy.

Name of licensing authority: Class B & C

Will any hazardous materials be used? N/A

The following information must be attached to process the permit:

- [X] A site map showing the location of the proposed site.
[X] A site plan showing the location of building(s), parking, landscaping, etc.
[X] A floor plan of the building showing how it will be used for the proposed use.
[] If an existing building, a photo of the building.
[] If new, complete development plans must be submitted per the development guidelines.
N/A [] If facade changes are proposed, plans must be submitted showing changes.
[] A business plan if there is one; otherwise answer the questions on the back.
G already have

Please Note: If approved, this permit will be issued to the applicant only and will not be transferrable. This application will become null and void if required fees and materials are not submitted at time of application. Any physical changes made to the building may require the installation of additional fire protection systems. Please contact the Fire Marshal for further discussion.

Please attach a copy of your Business Plan if you have one.

If you do not have written Business Plan or choose not to share it, please answer the following questions:

1. What business will you be in? Beer Garden
2. Explain your business' daily operations. Selling of beer, wine hard seltzer in a beer garden setting consisting of 15,000 square feet
3. How will business be managed on a daily basis? Owner & licensed manager on duty running operations during business hours.
4. What are your products or services? beer wine, seltzer
5. Will your employees need additional parking? No
6. Are employees required to have any certification(s)? Yes - bartending license for manager
7. Who is the owner of the building or premises where your business will be conducted? SOV - Fox River LLC
8. If you are not owner of the building or premises where your business will be conducted, do you have a lease agreement with the owner? Yes
9. Are there any insurance requirements for your business? liability & workers compensation
10. Will you have property insurance? N/A
11. Are there any noise considerations/concerns with your business operations?
like music Fri/Sat until 10pm 4-5x a month during season with stage positioned away from residential area.

Winter Season
Nov 27th - Jan 31
Thur/Fri/Sat by reservation only
1 porta Potty

Summer Season
May 1 - Nov 1
3 porta potties & 1 ADA porta potty
removed after summer season