

Proposal for New Event Space 1441 N Mayfair Rd.

Owners Ben Hebl & Moriah Hebl

Past Use: 1441 N Mayfair Rd has been vacant for several years and was used as an office building. The building is owned by Mark and John Pentler of Uptown Motors, who we have a personal relationship with. We will be leasing the property from them.

Proposed Use: A 100-200 person event space primarily used for weddings.

Proposed Hours: Event hours would primarily be Friday-Sunday 4pm-11pm.
Office hours would be Mon-Fri 8am-6pm.

Parking Spots: 95 parking spots

of Employees: 15 employees: 2 owners, 8 service staff, 2 cleaners, 1 groundskeeper, 1 maintenance repair person, 1 event manager

Building Surroundings: The neighboring businesses are a Quick Lane Autobody shop (current owner of 1441 N Mayfair rd), and a Staybridge Suites that is an ongoing new construction. The location is on a dead end access road that also accesses Wisconsin Steel & Tube.

Changes to be made: Interior renovations will be necessary and are being quoted and assessed by Oliver Construction. Landscaping will be added primarily to the front of the building in the form of gardens, shrubs, trees, and privacy trees as needed.

Zoning Changes: The current zoning is Light Manufacturing and Planned Unit Development (M1/PUD), but we are requesting a minor amendment to allow the zoning for an event space. We are committed to the sentiments of the PUD standards that protect and enhance the natural features of the property such as the pond, tree canopy, greenery, and complimentary architecture. Our exterior aesthetic plans work cohesively with the PUD ideals for attractive, high-quality landscaping, lighting, architecture and signage that reflects the uniqueness of the property.