



## MEMORANDUM

### City of Saugatuck Planning Commission

|                    |                                        |                         |                                                       |
|--------------------|----------------------------------------|-------------------------|-------------------------------------------------------|
| <b>Memo Date:</b>  | <b>November 14, 2025</b>               | <b>Meeting Date:</b>    | <b>November 20, 2025</b>                              |
| <b>Request:</b>    | <b>Special Land Use</b>                | <b>Applicant:</b>       | <b>Mike Friedman</b>                                  |
| <b>Address:</b>    | <b>510 Butler and 120 Mary</b>         | <b>Project Name:</b>    | <b>Wickwood Inn</b>                                   |
| <b>Parcel:</b>     | <b>57-300-055-00<br/>57-300-053-50</b> | <b>Plan Date:</b>       | <b>N/A</b>                                            |
| <b>Lot Size:</b>   | <b>24,729 s.f.</b>                     | <b>Zoning District:</b> | <b>R-4 City Center Transitional Residential (CER)</b> |
| <b>Complete:</b>   | <b>Yes</b>                             | <b>Recommendation:</b>  | <b>Approval</b>                                       |
| <b>City Staff:</b> | <b>Grayson Moore</b>                   | <b>Consultant:</b>      | <b>David M. Jirousek, AICP</b>                        |

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### Overview

The applicant requests special land use approval for the service of alcoholic beverages at the Wickwood Inn bed and breakfast establishment located at 510 Butler Street and the newly associated property at 120 Mary Street.

### Background

Because the property is located in the R-4 zoning district, the Planning Commission provides a recommendation to the City Council for this particular use.

#### *§ 154.049 SERVICE OF ALCOHOLIC BEVERAGES.*

*The Planning Commission shall conduct a Special Land Use and Site Plan Review public hearing for any establishment seeking a license for the sale or consumption of beer, wine, or alcoholic beverages on-premises that is not located in the C-1 City Center Commercial District (CC), the C-4 Resort District, the C-2 Water Street East District (WSE), the C-1 Water Street North District (WSN), or the C-2 Water Street South District (WSS). Notice of the public hearing shall be served in the manner required by the Zoning Enabling Act, Act 110 of 2006 as amended. Following its determination as to whether the proposed special land use and accompanying site plan meet the criteria of the City Code, the Planning Commission shall recommend to the City Council approval, approval with*

*conditions or denial. A recommendation for approval may be conditioned upon the execution of a development agreement between the applicant and the city. The City Council shall thereafter determine whether to deny, approve, or approve with conditions the special land use and site plan review.*

Based on the application cover letter, representatives of the Wickwood Inn desire to serve alcoholic beverages to its guests in accordance with a Resort License by the State of Michigan Liquor Control Commission. The letter stated that alcohol service will be primarily offered to overnight guests, attendees of guest-sponsored meetings, brunch guests, and lunch guests.

It is important to note that the Wickwood Inn remains subject to all zoning requirements for bed and breakfast establishments. Further, the definition is also important to consider during the review of ancillary activities:

*BED AND BREAKFAST ESTABLISHMENT. A residential building occupied by the owner(s) or resident manager, along with associated accessory guest buildings allowable under certain circumstances, which has sleeping rooms available for rent by transient people on a short-term basis.*

While we take no issue with alcohol service for overnight guests of the bed and breakfast establishment, our concern is with potential uses beyond what is allowable for a limited commercial business in the R-4 zoning district. For instance, the Zoning Ordinance does not explicitly authorize a bed and breakfast establishment as an event venue, nor does it acknowledge meal service beyond breakfast.

As such, this review is specific to the service of alcoholic beverages for uses and activities that are allowable as part of bed and breakfast establishments and authorized accessory uses and activities. If the City Council approves the special land use for service of alcoholic beverages, the approval must not be construed as allowing any use or activity not authorized by the Zoning Ordinance.

## **Review Process and Standards**

The application requires review in accordance with the following sections of the City of Saugatuck Zoning Ordinance:

- Section 154.082 Standards [for Special Land Use Approval]
- Section 154.092 P Service of Alcoholic Beverages Standards

A review against Section 154.022 (R) Bed and Breakfast Establishments and Section 151.063 Standards for Formal Site Plan Approval is not necessary, as there will be no changes to the overall site plan, arrangement of rooms/buildings, and operations related to guest accommodations and rooms. The review is limited to the service of alcoholic beverages during meals or as part of the everyday enjoyment and use of the building and grounds.

## Section 154.082 Standards for Special Land Use Approval

In accordance with Section 154.080, before any special land use permit is granted, the Planning Commission shall make findings of fact based upon competent evidence certifying compliance with the specific regulations governing individual special land uses and, in addition, ensure that the standards of Section 154.082 are satisfied. Findings related to each standard are provided for consideration by the Planning Commission.

1. *In location, size, height and intensity of the principal and/or accessory operations, be compatible with the size, type and kind of buildings, uses and structures in the vicinity and on adjacent property;*

**Comment:** As long as the service of alcoholic beverages remains limited and ancillary to the general accommodations of guests, the use should remain compatible with nearby land uses.

2. *Be consistent with and promote the intent and purpose of this chapter;*

**Comment:** The proposed special land use will expand the services offered to overnight guests. As long as the use of land remains compliant with R-4 district and bed and breakfast establishment use allowances, it will be consistent with and promote the intent and purpose of Section 154.080.

3. *Be compatible with the natural environment and conserve natural resources and energy;*

**Comment:** No site work is proposed as part of the proposal, and the service of alcoholic beverages will have no impact on the natural environment.

4. *Be consistent with existing and future capabilities of public services and facilities affected by the proposed use;*

**Comment:** The service of alcoholic beverages to overnight guests will not create a measurable increase in demand for utilities, road access, or emergency services.

5. *Protect the public health, safety, and welfare as well as the social and economic well-being of those who will use the land use or activity, residents, businesses and landowners immediately adjacent and the City as a whole;*

**Comment:** The proposed increase in services can result in an overall improvement of the guest experience and should not impact public health, safety, and welfare as long as the service of alcohol is limited to overnight guests.

6. *Not create any hazards arising from storage and use of inflammable fluids;*

**Comment:** The proposed use will not involve the storage or use of flammable fluids beyond typical residential levels, and no hazards are anticipated.

7. *Not be in conflict with convenient, safe and normal vehicular and pedestrian traffic routes, flows, intersections and general character and intensity of development. In particular:*

- (a) The property shall be easily accessible to fire and police; and*
- (b) Not create or add to any hazardous traffic condition.*

**Comment:** The site is accessible to emergency services and will not create or contribute to hazardous traffic conditions. The service of alcoholic beverages will not increase the occupancy or usage of the facility; rather, it is an expanded service to overnight guests.

8. *Be of such a design and impact that the location and height of buildings, the location, nature and height of walls, fences and the nature and extent of landscaping on the site shall not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof;*

**Comment:** No building or site changes are proposed, and the overall design and appearance will remain compatible with surrounding properties, which will preserve neighborhood character and property values.

9. *That in the nature, location, size, and site layout of the use, be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another and characteristic groupings of uses of the district; and*

**Comment:** The expanded service to overnight guests is consistent with the R-4 zoning district's limited commercial allowances. These limitations ensure that commercial uses remain compatible and harmonious with the district.

10. *That in the location, size, intensity and site layout be such that operations will not be objectionable to nearby dwellings, by reason of noise, fumes, pollution, vibration, litter, refuse, glare or flash of lights to an extent which is greater than would be operations of any use permitted by right for that district within which the special land use is proposed to be located.*

**Comment:** As long as the service of alcoholic beverages is limited to overnight guests as part of authorized activities and functions, the special land use should not be objectionable to residents of nearby dwellings.

### **Section 154.092 P Service of Alcoholic Beverages Standards**

1. *Any new establishment seeking a license for the sale and consumption of beer, wine, or alcoholic beverages on-premises shall require special land use approval and site plan review in accordance with this division.*
2. *The applicant shall provide a copy of any licensing materials submitted to the Michigan Liquor Control Commission.*
3. *The applicant shall provide a site plan illustrating the proposed location where the alcohol sales would occur, as well as all other locations where on-premises sales presently exist within a one thousand-foot radius of the closest lot lines of the subject site.*
4. *The proposed establishment must promote the city's economic development goals and objectives, and must be consistent with the city's master plan and zoning ordinance.*
5. *Given the character, location, development trends and other aspects of the area in which the proposed use or change in use is requested, the applicant shall demonstrate that the use will: rejuvenate an underutilized property or an identifiable area within the city; provide a unique business model, service, product, or function; add to the diversity of the to the city or to an identifiable area within the city; or, that the addition of the use or proposed change in use will be otherwise a benefit or asset to the city or identifiable area.*
6. *The applicant must demonstrate that the use or change in use as constructed and operated is compatible with the area in which it will be located, and will not have appreciable negative secondary effects on the area, such as:*
  - a. *Vehicular and pedestrian traffic, particularly during late night or early morning hours that might disturb area residents;*
  - b. *Noise, odors, or lights that emanate beyond the site's boundaries onto property in the area on which there are residential dwellings;*
  - c. *Excessive numbers of persons gathering outside the establishment; or*
  - d. *Peak hours of use that add to congestion or other negative effects in the neighborhood.*

**Comments:** The applicant must demonstrate compliance with all conditions to serve alcoholic beverages. The applicant should further describe the proposed beverage services, the location of those services, hours of service, and general operational changes resulting from the proposed special land use.

### **Recommendation**

Staff recommends approval of the special land use to allow the service of alcoholic beverages to overnight guests, provided the applicant satisfactorily describes the proposed beverage services, the location of those services, and the general operational changes resulting from the proposed special land use.

Please note that we recommend that any motion to approve the special land use specifically reference the findings against the special land use standards in this report. As mentioned earlier, this is a rare case in which the Planning Commission must provide a recommendation on the special land use to the City Council for final approval. The following sample motion is provided for your use:

*I move to recommend the special land use approved to allow service of alcoholic beverages at the Wickwood Inn bed and breakfast establishment. This motion is based on compliance with Section 154.092 P and on the positive findings related to the special land use standards of approval in Section 154.082, as documented in the staff memo dated November 14, 2025. The following conditions apply to this approval:*

- 1. The applicant shall secure the appropriate license from the State of Michigan Liquor Control Commission.*
- 2. The proposal shall be approved by all other City Departments, as applicable.*

Application Fee: \$1,000  
Escrow Deposit: \$2,000



## Special Land Use Application

City of Saugatuck Zoning Code: [https://codelibrary.amlegal.com/codes/saugatuck/latest/saugatuck\\_mi/0-0-0-4355](https://codelibrary.amlegal.com/codes/saugatuck/latest/saugatuck_mi/0-0-0-4355)

### LOCATION INFORMATION

Address 510 Butler St, Saugatuck, MI 49453

Parcel Number 57-300-055-00

### APPLICANTS INFORMATION

Name Mike Friedman

Address / PO Box [REDACTED]

City Chicago

State IL

Zip [REDACTED]

Interest In Project CFO

E-Mail [REDACTED]

I agree the statements made in this application and submitted plans are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. I understand that this application will not be processed until it is deemed complete and the required fees and escrow deposit (if applicable) are paid. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Saugatuck Zoning Ordinance and all other applicable laws, ordinances and regulations will be complied with. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, does not include any representation or conveyance of rights in any other statute, building code, fire code, deed restriction or other property rights.

Signature [Signature]

Date 11/12/2025

### OWNERS INFORMATION (IF DIFFERENT FROM APPLICANTS)

Name Wickwood Inn

Address / PO Box 510 Butler Street

City Saugatuck

State MI

Zip 49453

Phone [REDACTED]

E-Mail [REDACTED]

I hereby authorize the applicant listed above to make this application for proposed work as my agent. I agree the statements made in this application and submitted plans are true, and if found not to be true, any zoning permit that may be issued may be void. Further, I agree to comply with the conditions and regulations provided with any permit that may be issued. Further, I agree the permit that may be issued is with the understanding all applicable sections of the City of Saugatuck Zoning Ordinance and all other applicable laws, ordinances and regulations will be complied with. I additionally grant City of Saugatuck staff or authorized representatives thereof access to the property to inspect conditions, before, during, and after the proposed work is completed. Finally, I understand this is a zoning permit application (not a permit) and that a zoning permit, if issued, does not include any representation or conveyance of rights in any other statute, building code, fire code, deed restriction or other property rights.

Signature \_\_\_\_\_

Date \_\_\_\_\_

### CONTRACTORS/ DEVELOPERS INFORMATION (UNLESS PROPOSED WORK IS TO BE DONE BY THE PROPERTY OWNER)

Name Soucie Horner

Contact Mike Friedman

Address / PO Box [REDACTED]

Fax [REDACTED]

email [REDACTED]

License Number [REDACTED]

Expiration Date [REDACTED]

**PROPERTY INFORMATION**

Depth 190.04 Width 132 Size 24,729 Sq Ft Zoning District CER Current Use Bed & Breakfast

Check all that apply:

Waterfront ☐ Historic District ☒ Dunes ☐ Vacant ☐

**PROJECT DESCRIPTION (ATTACH MORE SHEETS IF NECESSARY)**

See Attached



## Special Land Use Application

### SITE PLAN REQUIREMENTS (SECTION 154.061)

A) Applications for preliminary site plan approval shall consist of the following information unless waived by the Zoning Administrator.

Y    N    NA

- |                                     |                          |                                     |                                                                                                                                 |
|-------------------------------------|--------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Property dimensions                                                                                                             |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Significant vegetation                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Water courses and water bodies, including human-made surface drainage ways                                                      |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | Existing public right-of-way, pavements and/or private easements                                                                |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Existing and proposed uses, buildings, structures and parking areas                                                             |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | Zoning classification of abutting properties                                                                                    |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | The name, address and telephone number of the person and firm who prepared the site plan, and the date on which it was prepared |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/>            | A north arrow                                                                                                                   |

B) Applications for final site plan approval shall consist of the following information unless waived by the Zoning Administrator. One (1) paper copy of a final site plan (no greater than 11" x 17") and one (1) digital copy, at a scale of not less than one inch equals ten feet, shall include:

Y    N    NA

- |                                     |                          |                          |                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------|--------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dimensions of property of the total site area,                                                                                                                                                                                                                                                                                                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Contours at 2-foot intervals                                                                                                                                                                                                                                                                                                                        |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Locations of all buildings                                                                                                                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Other structures on adjacent properties within 100 feet of the property, including those located across the street from the property                                                                                                                                                                                                                |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Parking areas                                                                                                                                                                                                                                                                                                                                       |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveways                                                                                                                                                                                                                                                                                                                                           |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Required and proposed building setbacks                                                                                                                                                                                                                                                                                                             |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Location of abutting streets and proposed alignment of streets, drives and easements serving the development, including existing rights-of-way and pavement widths;                                                                                                                                                                                 |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Location, screening, dimensions and heights of proposed buildings and structures, such as trash receptacles, utility pads and the like, including accessory buildings and uses, and the intended uses thereof. Rooftop or outdoor appurtenances should also be indicated, including proposed methods of screening the equipment, where appropriate; |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Location and dimensions of parking areas, including computations of parking requirements, typical parking space dimensions, including handicapped spaces, and aisle widths;                                                                                                                                                                         |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Proposed water supply and wastewater systems locations and sizes;                                                                                                                                                                                                                                                                                   |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Proposed finished grades and site drainage patterns, including necessary drainage structure. Where applicable, indicate the location and elevation of the 100-year floodplain;                                                                                                                                                                      |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Proposed common open spaces and recreational facilities, if applicable;                                                                                                                                                                                                                                                                             |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Proposed landscaping, including quantity, size at planting and botanical and common names of plant materials;                                                                                                                                                                                                                                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | Signs, including type, locations and sizes;                                                                                                                                                                                                                                                                                                         |



## Special Land Use Application

- ☐ ☐ ☐ Location and dimensions of all access drives, including driveway dimensions, pavement markings, traffic-control signs or devices, and service drives;
- ☐ ☐ ☐ Exterior lighting showing area of illumination and indicating the type of fixture to be used.
- ☐ ☐ ☐ Elevations of proposed buildings drawn to an appropriate scale shall include:
  - 1. Front, side and rear views;
  - 2. Heights at street level, basement floor level, top of main floor, top of building, and if applicable, height above water level; and
  - 3. Exterior materials and colors to be used.
- ☐ ☐ ☒ Location, if any, of any views from public places to public places across the property;
- ☐ ☐ ☐ Location, height and type of fencing; and
- ☐ ☐ ☐ The name and address of the person and firm who drafted the plan, the seal of the professional responsible for the accuracy of the plan (licensed in the state) and the date on which the plan was prepared.

### STANDARDS FOR SPECIAL LAND USE APPROVAL (SECTION 154.082)

Please respond to how the request will meet each of the following standards for special land use:

- (1) How will the location, size, height and intensity of the principal and/or accessory operations, compatible with the size, type and kind of buildings, uses and structures in the vicinity and on adjacent property?

See Attached

- (2) How will the proposed request consistent with, and will promote the intent and purpose of this chapter?

See Attached

- (3) How will the proposed request compatible with the natural environment and will it conserve natural resources and energy?

See Attached

- (4) How will the proposed request consistent with existing and future capabilities of public services and facilities?

See Attached

- (5) How will the proposed request protect the public health, safety and welfare as well as the social and economic well-being of those who will use the land use or activity, residents, businesses and landowners immediately adjacent and the city as a whole?

See Attached



## Special Land Use Application

- (6) How will the proposed request create any hazards arising from storage and use of inflammable fluids?

See Attached

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- (7) How will the proposed request not be in conflict with convenient, safe and normal vehicular and pedestrian traffic routes, flows, intersections and general character and intensity of development? In particular:

- (a) Will the property be easily accessible to fire and police?

See Attached

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- (b) Will measures be taken as to not create or add to any hazardous traffic condition?

See Attached

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- (8) How will the proposed request be of such a design and impact that the location and height of buildings, the location, nature and height of walls, fences and the nature and extent of landscaping on the site not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof?

See Attached

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- (9) How will the nature, location, size and site layout of proposed request be a harmonious part of the district in which it is situated taking into account, among other things, prevailing shopping habits, convenience of access by prospective patrons, the physical and economic relationship of one type of use to another and characteristic groupings of uses of the district?

See Attached

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- (10) How will the location, size, intensity and site layout be such that operations will not be objectionable to nearby dwellings, by reason of noise, fumes, pollution, vibration, litter, refuse, glare or flash of lights to an extent which is greater than would be operations of any use permitted by right for that district within which the special land use is proposed to be located?

See Attached

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## Special Land Use Application

### STANDARDS FOR SITE PLAN APPROVAL (SECTION 154.063)

Please respond to each of the following questions by explaining how the proposed development will meet the standards for site plan approval:

\*Note: Not all questions will apply for all requests.

- (1) How will the elements of the site plan be harmoniously and efficiently organized in relation to topography, the size and type of lot, the character of adjoining property and the type and size of the buildings? Will the site be so developed as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter?

See Attached

- (2) How will the landscape be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this chapter?

See Attached

- (3) How will the site plan provide reasonable visual and sound privacy for all dwelling units located therein? How will fences, walks, barriers and landscaping shall be used, as appropriate, be used to accomplish these purposes?

See Attached

- (4) How will all buildings or groups of buildings be arranged so as to permit necessary emergency vehicle access as required by the Fire Department?

See Attached

- (5) How will there be provided a pedestrian circulation system which is separated from the vehicular circulation system. In order to ensure public safety, special pedestrian measures, such as crosswalks, crossing signals and other such facilities may be required in the vicinity of schools, playgrounds, local shopping areas and other uses which generate a considerable amount of pedestrian traffic? (All federal, state and local barrier free requirements shall be met.)

See Attached

- (6) How will the arrangement of public or common ways for vehicular and pedestrian circulation be connected to existing or planned streets and pedestrian or bicycle pathways in the area? Will streets and drives which are part of an existing or planned street pattern serving adjacent development be of a width appropriate to the traffic volume they will carry and shall have a dedicated right-of-way equal to that specified in the City's land use plan?

See Attached

- (7) How will all streets be developed in accordance with city specifications, unless developed as a private road?

See Attached



## Special Land Use Application

- (8) How will appropriate measures be taken to ensure that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system? Will provisions be made to accommodate storm water, prevent erosion and the formation of dust? The use of detention/retention ponds may be required. Surface water on all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, create puddles in paved areas or create erosion problems. \_\_\_\_\_

See Attached

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- (9) How will all loading and unloading areas and outside storage areas, including areas for the storage of trash, which face or are visible from residential districts or public thoroughfares, shall be screened by an opaque wall or landscaped screen not less than six feet in height? (See §§ [154.142](#) through [154.144](#)).

See Attached

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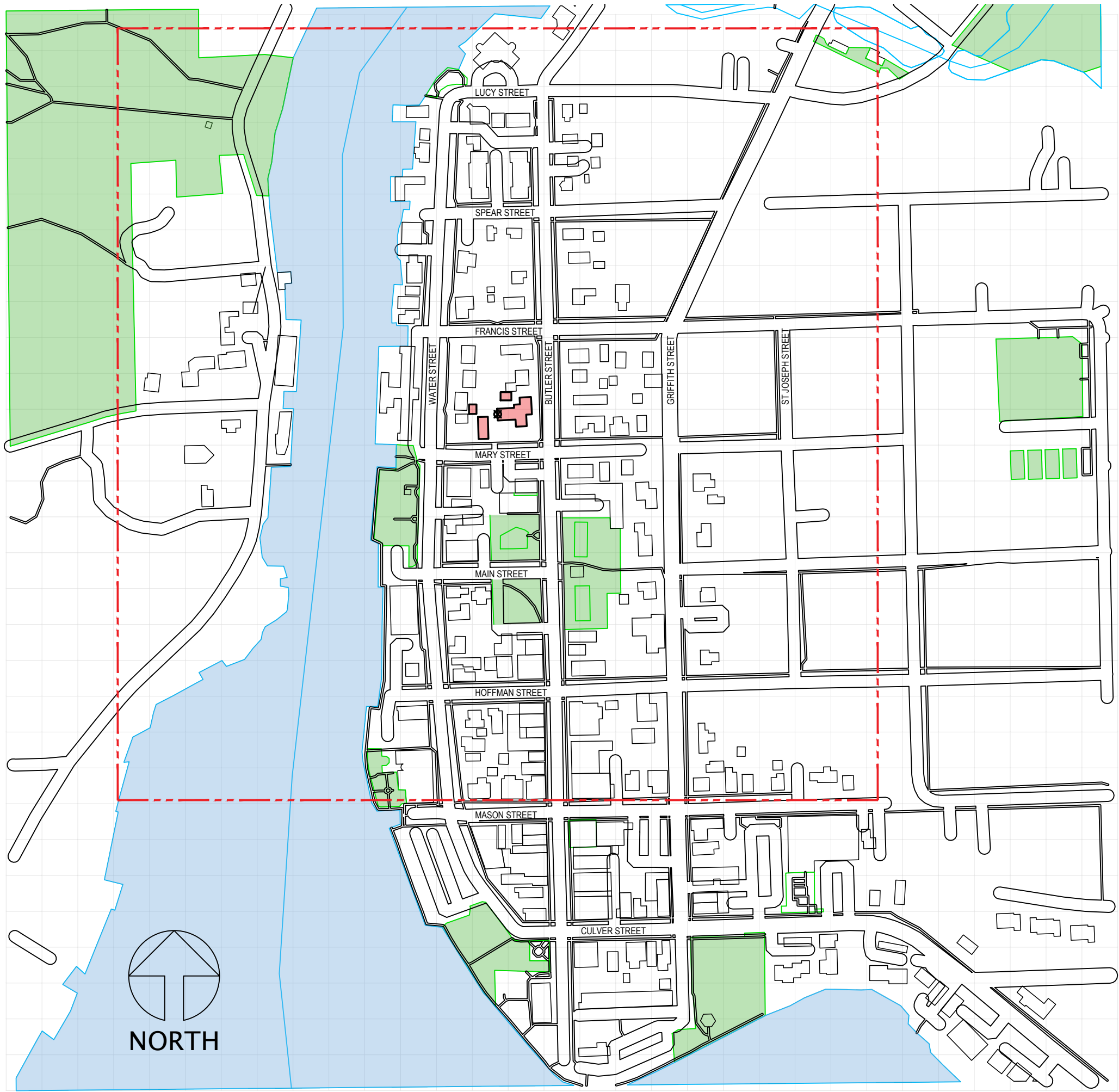
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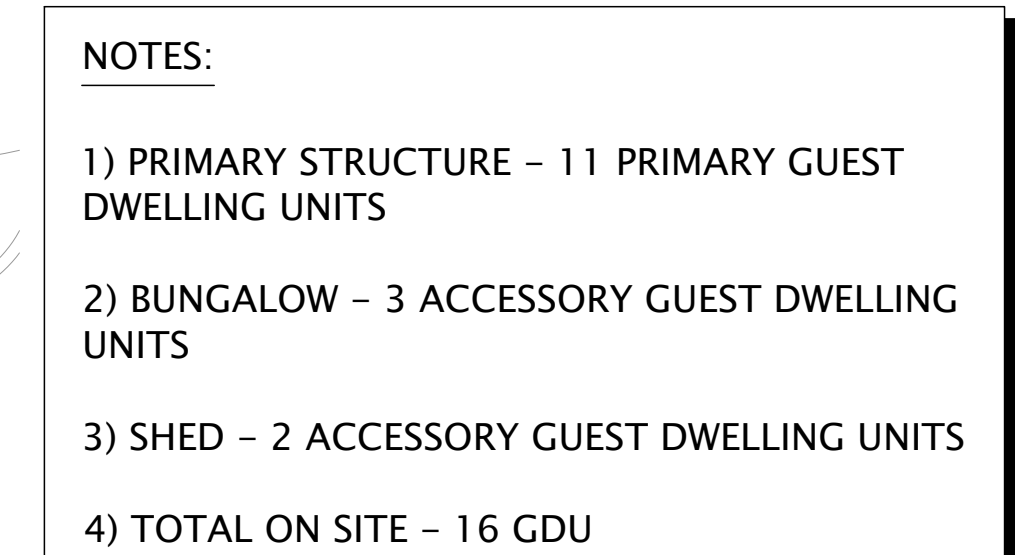
- (10) How will exterior lighting be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets? Flashing or intermittent lights shall not be permitted.

See Attached

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208 West Kinzie Street, 4th Floor  
Chicago, Illinois 60654  
telephone: (312) 755-0202  
facsimile: (312) 755-0404

**NOTE:** CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.  
DRAWING REPRESENTS DESIGN INTENT ONLY.

[illegible]

SHEET NUMBER:

C-1.01



Mr. Mike Manns, Chair

Planning Commission and Members  
City of Saugatuck  
102 Butler Street  
Saugatuck, MI 49453

REF: Wickwood Inn Liquor License Special Permit

Dear Mr. Manns and Planning Commission Members,

We appreciate the opportunity to present this application and thank the Planning Commission and City Council for their prior approval of our special land use request. This approval enabled us to integrate the property at 120 Mary Street with our existing location at 510 Butler Street, enhancing the amenities available to our bed and breakfast guests and expanding our capacity to accommodate Saugatuck's growing number of destination visitors.

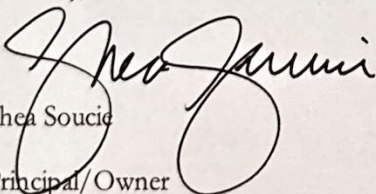
The attached application builds upon those approvals and seeks a Special Use Permit to allow Wickwood Inn to serve alcoholic beverages, contingent upon approval of a Resort License by the State of Michigan Liquor Control Commission, anticipated early next year. We understand that prior to state approval, the Planning Commission and City Council must authorize this special use within the CER zoning district.

If granted, alcohol service will be primarily offered to overnight guests and attendees of guest-sponsored meetings. Occasional service may also be extended to brunch or lunch guests during special events, in accordance with city regulations.

Our Liquor Control Application outlines a total investment exceeding \$4,000,000 in the City of Saugatuck. With the addition of new amenities and a Class C license, we anticipate creating approximately 12 year-round and 8 seasonal jobs, contributing to the local economy and enhancing the guest experience.

Thank you for your consideration of this application. Should you have any questions or require further information, please feel free to contact me directly.

Sincerely,

  
Shea Soucie  
Principal/Owner

Wickwood Inn

510 BUTLER STREET  
SAUGATUCK MI 49453

THE  
WICKWOOD INN

(269) 857-1465  
WICKWOODINN.COM

## **Liquor-Licensed Properties within ~1000 ft of 510 Butler St (Saugatuck, MI)**

*Working list; verify MLCC license numbers and types with MLCC database.*

1. The Butler — 40 Butler St
2. Sand Bar Saloon — 141 Butler St
3. Phil's Bar and Grill — 215 Butler St
4. Pumppernickels — 202 Butler St
5. Noble Twist Taphouse — 248 Butler St
6. Marro's Restaurant — 147 Water St
7. Wicks Park Bar & Grill — 449 Water St
8. Coral Gables (Il Forno / Crow Bar / Rathskeller / Oyster Bar) — 220 Water St
9. Bowdie's (Chophouse) — 230 Culver St
10. Scooters Café & Pizzeria — 322 Culver St
11. Loco Burrito — 322 Culver St
12. New Holland Brewing — 201 Culver St, Unit 3
13. Isabel's Market (Pietsch/McWebb Hospitality Group) — 236 Culver St
14. Duck Alley (Weidman Outdoors) — 220 Culver St
15. Fenn Valley Vineyards — 310 Butler St
16. Mitten Brewing Company — 329 Water St
17. Retro Boat Rentals — 730 Water St
18. The Barge (528 Water Street, LLC & Ship 'N Shore LLC) — 528 Water St
19. Marker 14, LLC — 360 Water St, Units 1–6 & 12
20. Coppercraft Distillery LLC — 360 Water St, Units 9–11

## Beloved bed-and-breakfast to add five guest units in Saugatuck



**Austin Metz**  
Holland Sentinel

Oct. 21, 2025, 4:58 a.m. ET

[Wickwood Inn](#) has secured special use and site plan approval for a significant expansion in Saugatuck, following a meeting of the municipality's planning commission Oct. 16.

The bed-and-breakfast at 510 Butler St. sought approval to incorporate two existing structures as accessory guest accommodations. The first is currently a shed, the second a bungalow on an adjacent lot at 120 Mary St.

Commissioners explained the project was made possible following an amendment to the Saugatuck Zoning Ordinance, which expanded the definition and treatment of bed and breakfast establishments to recognize accessory guest buildings as a permissible component in certain districts.



The business will soon include a total of:

- 4,216.8 square feet in a principal bed and breakfast building with 11 guest units
- 674.6 square feet in an accessory building with two accessory guest units
- 1,403.5 square feet in an accessory building with three accessory guest units

- 413 square feet in an accessory building containing storage and recreation space

The Wickwood Inn was constructed in 1937 as the home of Frank Wicks, a former mayor of Saugatuck. In 1981, Sue and Stub Louis transformed the home into Wickwood Inn — the area's first bed-and-breakfast.

A decade later, Julee Rosso and her partner, Bill Miller, took over the business. Then, in 2021, it was purchased [by Shea Soucie and Martin Horner](#), co-founders of a luxury design firm called the Soucie Horner Design Collective.

Commissioners voted to approve the special land use and site plan request with five minor contingencies, such as including smoke detectors and applying to combine 510 Butler St. and 120 Mary St.

Learn more at [wickwoodinn.com](http://wickwoodinn.com).

— Contact reporter Austin Metz at [ametz@hollandsentinel.com](mailto:ametz@hollandsentinel.com).



Outlook

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**Wickwood Inn**

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**From** Felicia Fairchild [REDACTED]**Date** Mon 11/3/2025 12:12 PM**To** Grayson Moore [REDACTED]  
  
[REDACTED]

Caution: This email originated from outside of the organization. DO NOT click on links or open attachments unless you recognize the sender and know the content is safe.

To City Council:

I support the Wickwood Inn's request for special land use approval to allow the sale and service of alcoholic beverages on site.

I hope that it will eventually lead to permission for full service dining as has been the norm and tradition for most classic country Inns throughout the United States.

Sincerely,  
Felicia Fairchild  
[REDACTED]  
Saugatuck, Mi

Sent from my iPhone