

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Mee Y. Lee to operate Hmong Delights Bakeshop at 827 Michigan Avenue. CC Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: September 12, 2024

MEETING DATE: September 24, 2024

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Mee Y. Lee is proposing to operate Hmong Delights Bakeshop at 827 Michigan Avenue. The applicant states:

- The business will provide authentic Hmong American delicacies and bakery products to the community. It will give a boost to the growth of the City of Sheboygan business and economy.
- This location is currently a hair salon. The proposed business is an indoor commercial kitchen that will serve items such as sandwiches, meat buns, cakes, and baked goods.
- There will be 2-4 employees, and the projected number of customers is 10-30 people per day.
- The site will have a breakroom, product display and sales counter area, a bathroom, storage area, and kitchen.
- There is a parking lot with 12 spots in the back for employees and customers.
- The renovations will be to build the kitchen and set up sale and display counters.
- The projected timeline is for the business to open in December 2024 or January 2025.
- The plan is to be open 5 days a week from 8am to 6pm.

- The restaurant will provide exciting vibes and a bustling of activity to Michigan Ave to attract visitors and businesses to the area.

STAFF COMMENTS:

The applicant will need to work with the Sheboygan County Health Department and the City Inspections Department regarding required permits and occupancy.

The applicant mentions possible signage but no formal sign package has been submitted. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building Individual letter sign). Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

Hmong Delights Bakeshop is a nice way of filling this vacant Michigan Avenue commercial tenant space.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, food, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Dumpsters and/or grease receptacles shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen the dumpster. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. Any new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
5. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
6. No outdoor seating is permitted in the Michigan Avenue sidewalk area without obtaining the required Sidewalk Café permit.
7. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such renovation.
8. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments