

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Lee Vang to operate a cafe located at 2719 Calumet Dr. UC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: June 16, 2026

MEETING DATE: June 23, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Lee Vang is proposing to operate a cafe located at 2719 Calumet Dr. The applicant states the following:

- The building is currently vacant. This site was selected due to being in a location and environment we know is high traffic and public parking
- No residents living there, 4 employees
- No new site improvements on existing structure of exterior/outdoor.
- All services/products to be provided: breads, drinks such as coffee/match, sandwiches, and desserts.
- Project timeline and estimated value of project: \$100-150k. 6 months from now.
- Compatible to other businesses around the area.
- Business hours will be at an appropriate time (daytime).
- Won't have any outdoor speakers, keep garbage and odor under control and managed.
- Increase foot traffic to business busy hours, create part-time jobs and generate tax revenue sales, walkable location and support small business in nearby area.
- Cafe will be daytime hours, no noise, no odor, no drive thru.
- City zone allows cafes, also nearby other coffee shops, offices, and chain restaurants.

STAFF COMMENTS:

The applicant has not submitted a specific sign package for the site at this time. 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. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions 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, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) 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 and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. All 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.
6. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
7. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
8. If there are any amendments to the approved use and/or site plan, the applicant may be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments