

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Harvest Street LLC to operate Harvest Street food trailer and commercial kitchen located 1821 Cooper Avenue. Urban Commercial Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: April 7, 2026

MEETING DATE: April 14, 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:

Harvest Street LLC is proposing to operate Harvest Street food trailer and commercial kitchen located 1821 Cooper Avenue. The applicant states the following:

- The existing use of the building was an auto repair shop.
- The Harvest Street trailer will operate with a conditional use permit to sell food from the driveway, while the commercial building will operate with a commercial indoor/outdoor entertainment use. This site was selected due to the location and the existing building layout being ideal for operational support for the food trailer.
- We would be selling prepared food for takeout or a small dine in outdoor area.
- One employee (cashier) and the business owner is all that is required to run the operation.
- Proposed hours of service would be lunch 10 AM - 3 PM and 4-9 PM.
- We expect to server 40 people per service.
- The food service schedule will change.
- The main focus of Harvest Street would still remain off site mobile sales at food truck nights, community events, and private events.
- We would place 2 to 3 outdoor tables in the southwest corner of the property for customers that would like to eat their food on site.
- The service window for the good trailer will be within the property lines not facing the sidewalk.
- The trailer will be parked on the west side of the driveway, with a 30-amp outlet installed on the exterior northwest corner of the building. This will eliminate the need for a generator to operate eliminating potential noise nuisances.
- The trailer will also be utilizing fresh and wastewater disposal from the building.

- The trailer dimensions are 8 ½' wide x 24' long (trailer tongue included).
- We plan on running year-round, with service days declining November through March and being takeout only.
- We have a signed service agreement with Harter's Lakeside Disposal to provide waste removal services on a weekly basis. The dumpster is located on the backside of the building with a screened fence in area.
- The property is located on the corner of Calumet Drive and Cooper Avenue, and Kohls Court providing ample off-street parking.
- Total parcel size is 5532 ft.², lot acreage 0.13 acres.
- Building footprint is 1478 ft.².
- Parking area is approximately 4554 ft.².
- Remaining usable parking area minus the trailer parking area 3850 ft² or 0.088 acres. We do not plan on having designated parking stalls, unless required by zoning.
- The building will be renovated into a commercial kitchen to support the Harvest Street mobile food.
- Exterior changes include painting and replacing a box light sign face using the existing frame and electrical.
- There are a number of food service businesses in the immediate area, which would make Harvest Street compatible.

STAFF COMMENTS:

It appears that the food truck's location should not have any major impacts on pedestrian or vehicular traffic.

Applicant is requesting an exception to operate the food truck permanently from the site – temporary stands are permitted to operate 12 days a year.

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. Food truck shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances (vision triangle requirements of Section 105-928 of the City of Sheboygan Zoning Ordinance).
4. 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.
5. All outdoor storage of materials, products or equipment shall be prohibited.

6. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
7. 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.
8. 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.
9. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal.
10. 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.).
11. Absolutely no portion of the building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
12. Applicant shall adequately monitor/regulate and maintain this property.
13. In no instance shall the food trailer create a nuisance for neighboring properties (noise, hours of operation, garbage, etc.). If any issues arise, the Plan Commission may again review the conditional use permit.
14. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments