

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Richard Sadiq to locate and operate a Chester's food truck at the Blast Soft Serve property located at 406 Pennsylvania Avenue. CC Zone

REPORT PREPARED BY: Ellise Rose, Program Assistant

REPORT DATE: February 14, 2024

MEETING DATE: February 27, 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:

Richard Sadiq is proposing to locate and operate a Chester's food truck at the Blast Soft Serve property located at 406 Pennsylvania Avenue. The applicant states:

- There will be a trailer serving products from Chester's Drive In located in Plymouth.
- This will be a brand-new trailer which will comply completely with the food safety requirements for Sheboygan County.
- Currently the Blast property is used to sell ice cream products between April-October weather permitting and is an established business.
- The additional food trailer will be parked permanently on a 20'x10' concrete pad on the existing grounds of the property.
- It will operate similar hours to Blast Soft Serve.
- It will sell burgers, steak/pork sandwiches, hot dogs, fries, onion rings and cheese curds and Chester's root beer.
- The service area will be confined to the trailer and customers will either eat on the property or take away.
- Garbage facilities will be increased on site as needed.
- Signage will be minimal as the trailer will explain the name and products sold.
- Access to the food trailer will be from the road similar to the existing business.
- We are proposing to be open from early April until October from approximately 10:30am – 9:30pm Monday to Sunday, but will be flexible as required.
- We anticipate 4-10 employees.
- We do not foresee any additional nuisance issues with neighbors as we will not be running generators or adding any additional noise and only minimal extra lighting on the trailer.

- Additional garbage will be contained in the existing garbage area on the property.
- No additional landscaping will be needed except for the concrete slab.
- Chester's is a well-established business with very experienced business practices and we firmly believe it will be an excellent addition to Blast's already thriving business. We have long been asked to expand our services to Sheboygan and we feel this will be a great addition to this particular area.
- We would like to ask that the Plan Commission consider approving our proposal because we believe this business plan will provide an excellent addition to the Blast property with minimal impact to the current site. We believe it is an excellent opportunity for both businesses to grow and also provide an extra amenity for tourists, locals, beach users and families looking for a great product and opportunity to enjoy Sheboygan.

STAFF COMMENTS:

It appears that the food trailers location should not have any major impacts on pedestrian or vehicular traffic. The trailer is set back from the sidewalk so as to give ample space for customers to wait in line to order and to receive their food.

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 and exception subject to the following conditions:

1. Applicant will be required to meet and/or obtain all codes, requirements, licenses, etc. to operate the food truck including but not limited to building, electrical, plumbing, HVAC, fire, health, food, vendors, etc.
2. Applicant shall obtain all necessary County Health Department licenses/permits to operate the food truck.
3. Food truck shall not obstruct pedestrian or vehicular circulation, including vehicular sight distances (vision triangle requirements of Section 15.703 of the City of Sheboygan Zoning Ordinance).
4. No portion of the operation shall take place upon the City of Sheboygan public right-of-way or on adjacent properties – operation shall remain on the private property.
5. This conditional use permit is for Chester's only. No other temporary use is permitted to operate from the site. This conditional use permit is not transferable and any future food truck proposal would be required to obtain a conditional use permit to operate from this property.
6. If the applicant wishes to operate from the City public right-of-way or from another private commercial property they will need to obtain the necessary permits/approvals to do so.
7. Applicant shall adequately monitor/regulate and maintain this property.
8. In no instance shall the food stand 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.
9. If there are any amendments to the approved plans, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.