

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Vangmoua LLC to operate a clothing store and carryout kitchen located at 1322 N 13th Street. UC Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: March 19, 2025

MEETING DATE: March 25, 2025

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:

Vangmoua LLC is proposing to operate a clothing store and carryout kitchen located at 1322 N 13th Street. The applicant states the following:

- Right now, there is a store called Dragon Shopping Center on the right side of the building, which is no longer in business, but Vang would like to continue to use the name. Vang purchased the building from Manasty Lee.
- The left side of the building is vacant.
- Vang would like to turn the shopping center into a Hmong clothing store while the left side of the building would be a kitchen with takeout and delivery.
- The banquet hall would be used for events such as birthday parties and Hmong events.
- Vang selected this site because he wants to open up a business and saw this location as an opportunity to sell Hmong clothes in Sheboygan. He realized there is a need for Hmong clothes as there is no other store in Sheboygan that sells Hmong clothes.
- Vang would like to provide a clothing store, kitchen for takeout consisting of Hmong food, and a banquet hall for events and gatherings.
- Vang would also like to serve alcohol in both the kitchen and banquet hall.
- Vang’s projected number of daily customers would be 20-30 customers. He will be operating it by himself when he first starts.
- Vang would like to fix up the refrigerators in the kitchen as they have died. Also, he wants to replace the kitchen hood with a brand new one.
- In the summer Vang plans to paint the outside of the building, giving it a brand-new look.
- Access is appropriate, with multiple doors from each direction. There is a sidewalk for customers to walk on and there are multiple parking lots, located on the sides of the building. There is also street parking in front of the building.

- There will be multiple signs. There will be signage for each section – one will indicate the banquet hall, the kitchen, and the Hmong store.
- Vang says he has already renovated the building and is waiting for inspection. Once the inspections are done, he will fix whatever is needed.
- Vang started this project about a year ago, slowly fixing the building as he works another job.

STAFF COMMENTS:

A commercial kitchen and banquet hall is considered indoor commercial entertainment, thus, an applicant can apply for a conditional use permit to operate a commercial kitchen and banquet hall.

ACTION REQUESTED:

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

1. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, health, liquor, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
2. Applicant may sell beer/liquor if and only if all required licenses are obtained.
3. 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 Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. 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 shall obtain the necessary sign permits prior to installation.
7. It will be the applicant's responsibility to work with all private and public utilities.
8. If there are to be any renovation to the exterior of the facility, the applicant will be required to obtain architectural approval prior to receiving a building permit for such renovation
9. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments