

## CITY OF SHEBOYGAN

### REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Special Use Permit by Lauren Hydock to operate a wellness studio located at 729 New York Ave. CC Central Commercial Zone.

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**REPORT PREPARED BY:** Ellise Rose, Associate Planner

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**REPORT DATE:** June 12, 2024

**MEETING DATE:** June 24, 2024

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#### APPLICANT PROPOSAL:

Lauren Hydock is proposing to operate a wellness studio located at 729 New York Ave. The applicant states the following:

- The proposed use is an expansion of the existing business located within the same shared building space.
- State, where physical and social wellness meet plans to expand and offer a 2<sup>nd</sup> studio space, continuing existing classes that have been offered since October 2024.
- The classes include strength, kickboxing, chair, and mat classes.
- There are 8 employees and 120 members.

#### STAFF ANALYSIS:

The use is permitted as special use under the Central Commercial zoning district as indoor institutional. No exceptions are required for the project.

#### ACTION REQUESTED:

Staff recommends approval of the site plan subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
2. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
3. Outdoor storage of materials or equipment shall be prohibited.

4. All 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 work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
6. If there are to be any remodel/renovations 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 remodel/renovation.
7. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

**ATTACHMENTS:**

Site plan review application and attachments