

	CITY OF SHEBOYGAN	Fee: \$250.00 _____
	APPLICATION FOR CONDITIONAL USE	Review Date: _____
		Zoning: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Steve Rau		Authorized Representative	
Mailing Address 823 Weilers Way		City Port Washington	Title owner
Email Address steverazorrau@yahoo.com		State WI	ZIP Code 53074
Phone Number (incl. area code) 920-254-2420			
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)		Contact Person	
Mailing Address		City	Title
Email Address		State	ZIP Code
Phone Number (incl. area code)			
SECTION 3: Project or Site Location			
Project Address/Description 2516 Superior Ave		Parcel No.	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		Razor Fitness, LLC	
Existing Zoning:			
Present Use of Parcel:		Fitness Facility Empty	
Proposed Use of Parcel:		Fitness facility	
Present Use of Adjacent Properties:			
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p> <p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print)		Title	Phone Number
Signature of Applicant		Date Signed	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

August 21 ,2023

To Whom It May Concern,

The proposed use for the building located at 2516 Superior Ave, Sheboygan, WI 53081 is a fitness facility offering several levels of membership. Currently this property is zoned Suburban Residential-5 (SR-5). The hours of operation for this business will be 24/7 with members having key code access with paid membership. Group fitness classes will only be taught three times per day at 5:30am, 9:00am, and 4:15pm. In addition to the facility access that members have; we also offer services of nutritional coaching and personal training. We have 67 members at our gym. The maximum number of members allowed for a class at a time is fourteen. Currently our class maximum size is not to capacity and the busiest time at our facility is typically around 4pm. We do not have any employees; this is a small business run by myself and my wife. If allowed, we would like to have an illuminated polycarbonate sign made to display our business name, Razor Fitness. The size of this sign will be determined by city guidelines and available space to place this sign.

If the city will allow our business to occupy this building, we would be renovating the interior to include drywall on ceiling, tuck pointing all concrete block where needed, replacing current windows (to match same size), new overhead garage doors (matching same size), facial steel sheets for aesthetics only, and cosmetic upgrades inside.

To avoid nuisance issues, we will have parking regulations that all members must follow and a noise restriction on music. We will not have any waste removal issues as customers are only in our gym for a brief period. Waste is managed personally by us.

Respectfully submitted,

Steve Rau