

A. Name of Project/Development

Claw Lounge LLC

B. Summary of the Conditional Use and General Operation of Proposed Use

• Description of existing use

The property at 931 N. 8th Street, Sheboygan, Wisconsin, an existing commercial building that was previously used as the Theater for Young Audiences. The building is currently vacant and underused, and is suitable for adaptive reuse within the Central Commercial district.

• Description of proposed use (indoor, outdoor, etc.), why was this site selected?

The proposed use is an indoor commercial entertainment venue featuring claw machines, arcade-style games, and a small lounge area. All activities will occur entirely within the building.

This site was selected due to its location within the Central Commercial district, accessibility, and proximity to downtown businesses and pedestrian activity. The surrounding area includes family-oriented destinations such as children's museums and public parks, as well as a variety of local restaurants and neighborhood dining establishments, all of which contribute to an active, walkable, and family-friendly downtown environment that supports the proposed use.

• All services, products, etc. to be provided

- Arcade and claw machines
 - Prize redemption (novelty merchandise)
 - Pre-packaged snacks and non-alcoholic beverages
 - Private event rentals for small groups
-

• Projected number of residents, employees, and/or daily customers

- Employees: Approximately 5–10
- Daily customers: Approximately 50–100

- Maximum occupancy: Approximately 75–100 persons
-

- **Proposed number of dwelling units, floor area, landscape area, and parking area**

- Dwelling units: None
 - Floor area: Approximately 1,800 sq. ft.
-

- **Description of proposed building and all new site improvements**

No expansion of the building is proposed. Improvements will include an interior build-out for gaming and seating areas, minor exterior façade updates, and upgraded code-compliant electrical systems. Existing ingress and egress points will continue to be utilized.

Traffic generation is expected to be similar to property's previous use.

- **Description of building design and compatibility**

The existing structure will be maintained with no significant exterior alterations. The building's exterior will remain substantially unchanged, with the only proposed addition being business signage. The design will incorporate modern interior finishes while maintaining compatibility with surrounding commercial properties.

- **Explanation of interior and/or exterior renovations**

Interior renovations will include flooring, paint, lighting, and electrical upgrades to support gaming equipment. Exterior work will be limited to minor façade enhancements and installation of compliant signage. No structural additions are proposed.

- **Is access appropriate and is there sufficient off-street parking?**

Yes. While the property does not include dedicated off-street parking, ample on-street parking is available in the immediate vicinity. The site is located in a walkable downtown area with multiple public parking options. Existing access points provide safe and efficient ingress and egress.

- **Proposed signage**

Signage will comply with applicable zoning regulations and is anticipated to include one wall-mounted sign and limited window signage.

- **Project timeline and estimated value of project**

- Approval and permitting: 1–2 months
 - Interior build-out: 2–3 months
 - Estimated project cost: \$75,000 – \$150,000
-

- **Compatibility with surrounding properties**

The proposed use is consistent with commercial and entertainment uses permitted within the Central Commercial district. The continuation of an entertainment-oriented use supports downtown activity and is compatible with surrounding businesses.

- **Nuisance prevention measures**

- All activities conducted indoors
 - No outdoor speakers or amplified sound
 - Hours of operation: anticipated 11:00 AM – 9 PM
 - No odors, emissions, or hazardous materials associated with operations
-

- **Other pertinent information**

This project represents the adaptive reuse of a former theater space into a modern entertainment venue, contributing to economic development and increased foot traffic in downtown Sheboygan.

C. Exceptions/Variances (if applicable)

At this time, no exceptions or variances are requested. The project is expected to comply with applicable zoning, parking, and development standards.

D. Written Justification for the Proposed Conditional Use

a) Harmony with Comprehensive Plan

The proposed use supports the City of Sheboygan Comprehensive Master Plan by encouraging economic development, reusing an existing building, and adding activity to the downtown area. The entertainment use fits with the plan's goal of maintaining a lively, mixed-use commercial district and helps support ongoing activity in the Central Commercial area.

b) Impact on surrounding properties

The proposed indoor entertainment use is not expected to create any significant negative impacts. All activity will take place inside the building, and impacts related to noise, traffic, and the environment should be comparable to other nearby commercial uses.

c) Consistency of land uses

The use fits in with the surrounding commercial and entertainment uses. Keeping the site as an entertainment-focused space is consistent with how the area is already used and helps it blend in with the rest of the district.

d) Availability of utilities and services

The property is fully served by existing public utilities and services, including water, sewer, electricity, and road access. No additional public infrastructure improvements are required.