

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Special Use Permit by Cycle Shepherd, LLC to operate a cycling studio located at 631 N 8th St. CC Central Commercial Zone.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: July 17, 2024

MEETING DATE: July 23, 2024

APPLICANT PROPOSAL:

Cycle Shepherd, LLC is proposing to operate a cycling studio located at 631 N 8th St. The applicant states the following:

- The space is currently empty and was previously used by Whisk as a work space.
- This will be Sheboygan's first pop up boutique indoor cycling studio.
- We will be offering a variety of class times, and formats led by top talent delivering a wellness experience for all fitness levels.
- We will also include a retail space for our guests, both members and tourists.
- This will be a small business that will drive even more energy and more love to 8th St.

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 15.707 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