

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Nick Mantz to operate an Elite Tumbling Factory located 2821 N 15th Street. UC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: March 16, 2026

MEETING DATE: March 24, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

Budget Line Item: N/A
Budget Summary: N/A
Budgeted Expenditure: N/A
Budgeted Revenue: N/A

Wisconsin Statutes:
Municipal Code: N/A

BACKGROUND / ANALYSIS:

Elite Tumbling Factory Sheboygan, LLC is proposing to operate an Elite Tumbling Factory located 2821 N 15th Street. The applicant states the following:

- Elite Tumbling Factory is seeking approval and occupation for site located at 2821 N 15th St. Sheboygan, WI 53083 to create its 7th location for preschool & rec tumbling classes.
- Elite Tumbling Factory is an established chain of gym facilities that offer an alternative approach to youth Tumbling and acrobatics. Elite Tumbling Factory offers a flexible approach of one low cost with unlimited classes providing hands on Instruction from advanced tumbling instructors to maximize efficiency and safety.
- Elite Tumbling Classes are Offred 7 days a week for ages 2-18 years in the following Classes & Prices...
 - Unlimited Preschool Classes ages 2-6 years old \$55.00/Month
 - Unlimited Tumbling Classes ages 6-18 years old \$75.00/month
 - Unlimited Open tumbling Classes ages 6-18 years old \$55.00/month
 - Premium Package (Grouped with other packages) \$85.00/month
- Hours of operations...
 - Monday - Friday 4:30-8:30pm
 - Saturday & Sundays 9am – 1pm
 - Saturday & Sunday -Birthday party events 2:30-6:30pm
- Elite Tumbling Factory Employees/Instructors
 - 3 Managers GM-Asst Mang-Asst Manger #2 (Full Time)
 - 6 Tumbling Instructors (2 Full time & 3 Part time)
 - 4 Preschool Instructors (Part Time)
- Proposed Layout and Design
 - Lobby seating area

- 2" Carpet Bound foam 30' x 42'
- 30' Tumble Trak 7' x 14' Landing Mat
- 54'x42' Springboard Floor

STAFF COMMENTS:

The applicant has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, 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 Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. 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.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
8. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
10. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments