

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Michael Thomas to operate Midwest Boxing Champions and Beauty Art Dance (BAD) University in a vacant tenant space in the multi-tenant facility located at 1224 Weeden Creek Road. UC Zone.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: February 24, 2023

MEETING DATE: February 28, 2023

FISCAL SUMMARY:

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

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Michael Thomas is proposing to operate Midwest Boxing Champions (MBC) and Beauty Art Dance (BAD) University in a vacant tenant space in the multi-tenant facility located at 1224 Weeden Creek (Hmong Culture Service Center, formerly Sunnyside Mall).

The applicant states the following about the Midwest Boxing Champions (MBC) use:

- MBC will be a boxing club that looks to be a place where people of all ages can exercise through the sport of boxing. No one that signs up will be required to actually box anyone. They can use exercise equipment or do shadow box training. Many people may learn to box and never actually compete.
- MBC hopes to become a club that competes at an amateur level in time. With experienced coaches and applying to become a sanctioned gym, the goal is to one day be able to spar against other sanctioned gyms.
- MBC hours will vary:
 - Early morning class 5am to 7am.
 - Afternoon session 11am to 1pm.
 - After school youth classes will begin at 4pm and depending on how many sign up, classes may go until 9pm. I believe adults will sign up as well, so I will look to integrate adult class sessions during that time frame as well.

- Prices will range from the level of commitment individuals sign up for. Unlimited memberships would consist of six (6) days a week and welcome those individuals to multiple classes a day. A limited membership would grant individuals three (3) days per week or 12 sessions a month.
- This is a family fitness club and all youth will be supervised. No youth or adult will be allowed in the ring or practice with equipment without permission and supervision.

The applicant states the following about the Beauty Art Dance (BAD) university use:

- BAD University will be an Art and dance company. The main objective will be to teach a variety of dance.
- The dance classes for youth will begin after school hours and adult classes would be in the evening. The dance and art classes will be 1.5 hours long.
- Prices will range from the level of commitment individuals sign up for based on 1 to 3 classes a week.
- BAD wants to ensure that the youth of our city have an outlet to do what they love and have an outlet to express themselves.
- Eventually, it may expand and teach art through drawing on canvasses. This will be for adults and youth as well.

STAFF COMMENTS:

No formal sign package has been submitted. 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 Individual letter sign). Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

Midwest Boxing Champions (MBC) and Beauty Art Dance (BAD) University is a nice way of filling some of the vacant space in the multi-tenant facility.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit 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, alcohol, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Dumpsters 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 the dumpster. Dumpsters shall be screened and enclosed prior to issuance of an occupancy permit.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. All ground level and rooftop mechanicals shall be screened/enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).

5. All new 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.
6. 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.
7. Proposed signage will be individual letter signs (no flat panel or interior lit cabinet signs).
8. If there are to be any renovation 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 renovation.
9. If there are any amendments to the approved use and/or floor/site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments