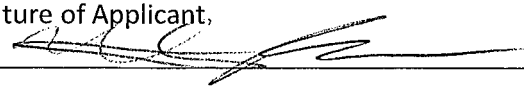


	CITY OF SHEBOYGAN	Fee: <u>\$250.00</u>
	APPLICATION FOR CONDITIONAL USE	Review Date: _____
		Zoning: _____

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) <u>Jefferson Enterprises LLC</u>		Authorized Representative <u>Nathaniel Jefferson</u>	
Title <u>Owner</u>			
Mailing Address <u>2716 Michigan Ave</u>	City <u>Sheboygan</u>	State <u>WI</u>	ZIP Code <u>53081</u>
Email Address <u>jeffersonnmma@gmail.com</u>		Phone Number (incl. area code) <u>(920) 889 2934</u>	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) <u>Sheboygan Paper Box Company</u>		Contact Person <u>Scott L. Monnot</u>	
Title <u>EVP + GM</u>			
Mailing Address <u>716 Clara Ave.</u>	City <u>Sheboygan</u>	State <u>WI</u>	ZIP Code <u>53082</u>
Email Address <u>Smonnot@SBox.com</u>		Phone Number (incl. area code) <u>920-453-0961</u>	
SECTION 3: Project or Site Location			
Project Address/Description <u>1450 5th St. Sheboygan, WI 53081</u>			Parcel No. <u>592 813 18510</u>
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		<u>none</u>	
Existing Zoning:		<u>Neighborhood Commercial District</u>	
Present Use of Parcel:		<u>Vacant</u>	
Proposed Use of Parcel:		<u>Martial arts school</u>	
Present Use of Adjacent Properties:			
SECTION 5: Certification and Permission			
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.			
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.			
Name of Owner/Authorized Representative (please print) <u>Scott L. Monnot</u>		Title <u>EVP + GM</u>	Phone Number <u>920-453-0961</u>
Signature of Applicant 		Date Signed <u>10/07/25</u>	

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.

The current operating name of our gym is Roufusport Shebygan. We are a Mixed Martial Arts academy. We are currently discussing the possibility of changing names and slightly rebranding. There would be no change in ultimate direction.

We are looking to move into 1450 S 8th St Sheboygan, WI 53081. The building is currently vacant. We would be looking to turn it into a Martial Arts Academy. We chose this site based on ease of accessibility by different means of transportation.

We would be providing a variety of classes; including Kids Brazilian Jiu Jitsu, Kids MMA, Kids Kickboxing, Adults BJJ, Adults Kickboxing, and Adults MMA. Our kids program allows zero strikes to the head. The kids are taught in a very safe and controlled manner. Our kids program has already brought about a Youth National and World Champion in novice mma, which is mma with no strikes to the head. We would also have small amounts of merchandise like clothing and gear.

Currently we average 15 students per class. Our 6 month goal would be to increase to 25-30 students per class. As we grow, we would love to be able to hire some other coaches. It would be all part time work or independently contracted. Those would be discussions to be had in the future when it would be prominent to happen.

Indoor renovations would be painting the walls. Putting down 1.5" mats across much of the floor and 1.5" padding on the walls of said matted area. Which allows for a safe training space. We would hang heavy bags. Change lights/fans to better fit our needs within the space. Exterior renovations would be to add a new window into an old boarded up window opening to allow more natural light. Also replacing current windows throughout the building.

We would do window signage right away and we would very much like to have bigger signage of some sort in the future. We can honestly say that right now, it wouldn't be top priority. Coming into next spring/summer it would likely be more of a topic of necessity.

We are purchasing \$3500 worth of mats in the next two weeks to be able to begin to have things rolling. We already have some of the wall matting as well. We believe the rest of the projects would be in the ball park of around \$7500. We would be shooting for operation beginning 12/01 if everything were to come together correctly and timely.

There is a parking lot next to the building, as well as plenty of street parking available. It will not be a nuisance to the area as there won't be any incredibly loud noises, strong smells, or overnight hours.

We believe everything we stand for and do is in harmony with the purposes, goals, objectives, policies, and standards of the City of Sheboygan. Our goal from the beginning was and is to provide a safe and controlled environment for martial arts. We believe martial arts are great for the community. There are a number of areas that we believe can be directly affected. We think that martial arts are a good combat for bullying, fighting on two fronts. Kids with the

self-confidence that martial arts can provide are less likely to bully someone else and adversely less likely to be bullied. We've had a couple of young men that started training with us and were previously in trouble with school and the law. Since training at our gym neither of these students has been back in trouble.

Our occupancy of the building would not have a negative affect on the area in any way whatsoever, we are confident of the opposite. We do not foresee any trouble with utilities or services by public agencies.