

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Jennerman Enterprise LLC to operate a martial arts studio located at 1450 S 8th Street. Neighborhood Commerical Zone.

REPORT PREPARED BY: Jeffrey Witte, Planner

REPORT DATE: October 13, 2025

MEETING DATE: October 28, 2025

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:

Jennerman Enterprise LLC is proposing to move Roufusport Sheboygan, a Mixed Martial Arts Academy to 1450 S 8th Street. The applicant states the following about the project:

- The proposed use for the building located at 1450 S 8th is a Mixed Martial Arts Academy offering several levels of membership.
- The applicant is looking to move into 1450 S 8th St Sheboygan, WI 53081. The building is currently vacant. They would be looking to turn it into a Mixed Martial Arts Academy. They chose this site based on ease of accessibility by different means of transportation.
- They 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. They would also have small amounts of merchandise like clothing and gear.
- They currently average 15 students per class. Their 6-month goal would be to increase to 25-30 students per class. As they grow, they would love to be able to hire some other coaches.
- 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 their needs within the space.

- They are purchasing \$3500 worth of mats in the next two weeks to be able to begin to have things rolling. They already have some of the wall matting as well. We believe the rest of the projects would be in the ballpark of around \$7500. They are 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.
- They believe everything they stand for and do is in harmony with the purposes, goals, objectives, policies, and standards of the City of Sheboygan. Their goal from the beginning was and is to provide a safe and controlled environment for martial arts. They believe martial arts are great for the community. There are a number of areas that they believe can be directly affected. They 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. They'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 their gym neither of these students has been back in trouble.
- Their occupancy of the building would not have a negative effect 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.

Specific site improvements include:

- They would put in window signage right away and they would like to have bigger signage of some sort in the future.
- 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.

STAFF COMMENTS:

1450 S 8th Street is zoned Neighborhood Commercial (NC) which is a commercial zone. The applicant is permitted to operate a fitness facility at 2516 Superior Avenue with a conditional use permit.

The applicant is requesting the following exception:

- Applicant is asking to waive the parking requirements.

It is staff understanding that 1450 S 8th Street has always been used commercially.

There are residences directly to the east of this property (share a common property line). The proposed use shall not negatively impact the residences with regards, to noise, garbage, parking, hours of operation, etc.

ACTION REQUESTED:

Staff recommends approval of the conditional use with exceptions 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, hazardous materials, health, water, sewer, storm drainage, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. If using dumpsters, the 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.
3. Outdoor storage of materials, products or equipment shall be prohibited.
4. 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.
5. If staff has any concerns pertaining to sign design, staff may bring the proposed sign design back to the Plan Commission for review/approval.
6. If the applicant is remodeling the exterior of the building, the applicant shall obtain City of Sheboygan Architectural Review approval prior to remodel construction.
7. If there are any amendments to the approved use/site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments