

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit by Anthony Knapton to operate Radry's Golf & Social Club located at 1133 Indiana Avenue. CC Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: October 8, 2026

MEETING DATE: October 13, 2026

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:

Anthony Knapton is proposing to operate Radry's Golf & Social Club located at 1133 Indiana Avenue. The applicant states the following:

- The approximately 4,000-square-foot premises are located within an existing multi-tenant commercial building and were previously operated as an axe-throwing establishment. The space was most recently inspected for occupancy in May 2026, at which time the existing HVAC, fire/life-safety, plumbing, and electrical systems were inspected and passed.
- Radry's Golf & Social Club will be a membership-based indoor golf and social club featuring golf simulators, coworking and lounge areas, a small art gallery and retail component, and space for member and community gatherings. Limited public access may occur for retail, exhibitions, events, client meetings, and other permitted activities.
- The location was selected because its previous recreational/ commercial use, open interior layout, and location within Sheboygan are well suited to the proposed use. The project allows an existing commercial space to be adapted from one indoor recreational use to another without expansion of the building.
- The club will provide indoor golf simulator use, coworking and social space, are exhibitions, retail merchandise, and occasional events and gatherings. Food and beverage service may also be provided as permitted and appropriately licensed.
- Maximum occupancy will not exceed 99 persons, with typical daily occupancy anticipated to be substantially lower. The business is designed primarily around membership use rather than high-volume public traffic. Staffing will be limited and may vary depending on operations and events.
- The project occupies approximately 4,000 square feet of existing interior commercial space. No new dwelling units, building additions, parking areas, or significant exterior site improvements are proposed.

- Existing building access, sidewalks, parking, drainage, landscaping, exterior lighting, and other site infrastructure will remain substantially unchanged.
- Improvements are primarily interior and non-structural and include construction and finishing associated with the golf simulator areas, lounge and coworking areas, retail/gallery displays, furnishings, lighting, and related club amenities.
- The interior design will incorporate warm wood finishes, artwork, comfortable lounge furnishings, and golf-related elements intended to create a welcoming social-club environment. The design is intended to complement the character of the existing commercial building while fiving new life to the previous recreational space.
- No modifications have been made to the existing HVAC or plumbing systems as part of the buildout. Those systems remain as they existed at the time of the May 2026 occupancy inspection. Any future work requiring HVAC, plumbing, fire/life-safety, or other regulated permits will be appropriately permitted.
- Electrical work associated with the current buildout is being addressed separately through the applicable electrical permitting process.
- The proposed layout does not alter the established egress route from the previous use. The previously state-stamped floor plan and an overlay comparing the previous and proposed layouts are included with this submission to demonstrate that the improvements do not obstruct or encroach upon the established egress path.
- Radry's understands that there is no exclusive use of the space that would restrict required access by other building tenants. Other tenants will continue to have access through the space as necessary for egress and access to shared facilities.
- Existing on-site and surrounding parking will continue to serve the property. Because the proposed use is membership-based with typical occupancy substantially below the 99-person maximum, significant increases in traffic or parking demand are not anticipated.
- Signage will identify Rady's Golf & Social Club and will utilize existing building signage opportunities where possible. Any new signage requiring City approval or permits will be submitted separately as required.
- Interior building is currently underway, with completion anticipated following applicable City approvals and permitting. The estimated total project investment is approximately \$85,000, including interior improvements, golf simulator equipment, furnishings, fixtures, technology, and related improvements.
- The proposed use is compatible with the property and surrounding area because it continues the recreational and commercial character of the previously axe-throwing use while introducing a lower-impact membership-based golf, art, coworking, and social environment.
- Activities will occur primarily indoors. Typical occupancy will be limited, and the use is not anticipated to generate significant exterior noise, odor, traffic, or other impacts on adjacent properties. Operations will be managed to maintain appropriate noise levels, parking, cleanliness, and responsible use of the premises.
- The project utilizes an existing commercial space and does not propose changes to building setbacks, parking areas, landscaping, or other exterior site conditions.
- The proposed use supports the continued use and reinvestment in an existing commercial property and contributes to Sheboygan's recreational, creative, tourism, and small-business environment.
- Radry's Golf & Social Club is being developed by Tony Knapton, a local artist and designer and found of the nationally recognized Radry Golf brand. Establishing a physical home for the brand in Sheboygan creates a community-oriented space where

residents, visitors, golfers, artists, and local businesses can gather, work, play, and connect.

- The project represents adaptive reuse of an existing commercial/recreational space rather than new development.
- The proposed use is not anticipated to create a substantial or undue adverse impact on surrounding properties, traffic, parking, public improvements, or rights-of-way.
- The operation will occur primarily indoors and will generally have occupancy substantially below the 99-person maximum. The project does not expand the existing building or substantially alter existing access, parking, utilities, drainage, or other public infrastructure.
- The property is an existing multi-tenant commercial building within Sheboygan's Central Commercial zoning district. The proposed indoor golf and social club is consistent with the commercial and recreational character of the property and represents a transition from the former indoor axe-throwing use to another indoor recreational use.
- The addition of coworking, retail, art exhibitions, and social gathering space complements the mixed commercial uses of the building and surrounding area.
- The property is already served by the necessary utilities and public services. Existing HVAC, fire/life-safety, plumbing, and electrical systems were inspected as part of the building's May 2026 occupancy process.
- No additional public infrastructure is anticipated to be necessary to accommodate the proposed use. Any future modifications requiring separate permits or approvals will be submitted to the appropriate reviewing authority.

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 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.

ATTACHMENTS:

Conditional Use Permit Application and Attachments