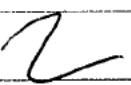


	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: \$250.00	
		Review Date: _____	
		Zoning: _____	

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Anthony Knapton		Authorized Representative	
Mailing Address [REDACTED]		City Sheboygan	State WI
Email Address [REDACTED]		Phone Number (incl. area code) [REDACTED]	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Jeremiah Reynolds		Contact Person	
Mailing Address [REDACTED]		City Sheboygan	State WI
Email Address [REDACTED]		Phone Number (incl. area code) [REDACTED]	
SECTION 3: Project or Site Location			
Project Address/Description 1133 Indiana Ave (F2 back entrance), Sheboygan, WI 53081			Parcel No.
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		Radry Hospitality LLC DBA Radry's Golf & Social Club	
Existing Zoning:		Central Commercial (CC)	
Present Use of Parcel:		Multi-tenant commercial building with a variety of commercial, office, retail, and related uses.	
Proposed Use of Parcel:		Membership-based indoor golf and social club	
Present Use of Adjacent Properties:		Commercial, retail, office, residential, and other mixed uses.	
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) Jeremiah Reynolds		Title Building Owner	Phone Number [REDACTED]
Signature of Applicant 		Date Signed 9/15/26	

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.

RADRY'S GOLF & SOCIAL CLUB

CONDITIONAL USE WRITTEN EXPLANATION

Applicant: Tony Knapton / Radry Hospitality LLC

Property: 1133 Indiana Avenue, Sheboygan, WI 53081

A. Name of Project/Development

Radry's Golf & Social Club

B. Summary of Conditional Use and General Operation

Existing Use

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.

Proposed Use

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.

Services and Products

The club will provide indoor golf simulator use, coworking and social space, art exhibitions, retail merchandise, and occasional events and gatherings. Food and beverage service may also be provided as permitted and appropriately licensed.

Occupancy / Customers / Employees

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.

Building, Site and Parking

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.

Building Improvements and Design

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 giving new life to the previously 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.

Access, Egress and Parking

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.

Proposed Signage

Signage will identify Radry'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.

Project Timeline and Estimated Value

Interior buildout 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.

Compatibility / Potential Nuisance

The proposed use is compatible with the property and surrounding area because it continues the recreational and commercial character of the previous 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, odors, traffic, or other impacts on adjacent properties. Operations will be managed to maintain appropriate noise levels, parking, cleanliness, and responsible use of the premises.

C. Exceptions / Variances

No exceptions or variances are currently being requested as part of this application.

The project utilizes an existing commercial space and does not propose changes to building setbacks, parking areas, landscaping, or other exterior site conditions.

D. Justification for Proposed Conditional Use

A. Consistency with the City of Sheboygan Comprehensive Plan

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 former owner 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 a positive reuse of an existing commercial/recreational space rather than new development.

b. Impact on Nearby Properties, Traffic and Public Improvements

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 96-person maximum. The project does not expand the existing building or substantially alter existing access, parking, utilities, drainage, or other public infrastructure.

c. Consistency With Surrounding Land Uses

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.

d. Utilities and Public Services

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 2023 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.