

**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) Houa Yang	Authorized Representative	Title	
Mailing Address 2224 N. 26th Street	City Sheboygan	State WI	ZIP Code 53083
Email Address houadesign@gmail.com	Phone Number (incl. area code) 920-912-1350		

**SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)**

Applicant Name (Ind., Org. or Entity) Yang & Son LLC	Contact Person Pao Yang	Title	
Mailing Address 2610 Macarthur Ave	City Sheboygan	State WI	ZIP Code 53083
Email Address trend.styles.salon@att.net	Phone Number (incl. area code) 920-254-5055		

**SECTION 3: Project or Site Location**

Project Address/Description 2258 Calumet Drive, Ste 3	Parcel No. 59281621480
--	---------------------------

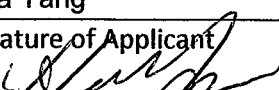
**SECTION 4: Proposed Conditional Use**

Name of Proposed/Existing Business:	Dream Studio - Creative Space
Existing Zoning:	Urban Commercial
Present Use of Parcel:	Vacant
Proposed Use of Parcel:	a multi-use creative learning space designed for local youths and families
Present Use of Adjacent Properties:	Commercial and Residential

**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) Houa Yang	Title	Phone Number 920-912-1350
Signature of Applicant 		Date Signed 12-02-2025

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.

# **CONDITIONAL USE WRITTEN EXPLANATION**

## **Dream Studio - Creative Space**

**2258 Calumet Dr, Suite 3, Sheboygan, WI 53083**

### **A. Name of Project/Development**

The project is titled **Dream Studio - Creative Space**, a multi-use creative learning environment designed for local youths and families. The studio offers cultural dance classes, arts and crafts sessions, creative workshops, and photography services. A small mini-gift shop provides arts and crafts supplies, dance uniforms and accessories, as well as items for student use. Programs primarily operate after school and in the evenings. During weekends and summer, hours may vary to meet program needs. Dream Studio aims to create a safe, educational, and creative environment that fosters self-expression, encourages cultural diversity, and community engagement.

### **B. Summary of the Conditional Use and General Operation of Proposed Use**

The project is located at **2258 Calumet Drive, Suite 3, Sheboygan, WI 53083**, in a multi-tenant commercial building currently containing a vacant suite. The proposed use will convert the indoor space into a culturally inspired creative studio serving children, youth, and families.

#### **Description of Proposed Use & Why This Site Was Selected**

Dream Studio -Creative Space will provide after-school dance and creative classes in a safe and supportive indoor environment. The facility will include a dance studio, a photography area, a small office space, and a mini gift shop corner featuring arts and craft supplies, as well as dance uniforms and accessories.

This location was chosen because it:

- Complies with zoning regulations for instructional and commercial use
- Offers a shared on-site parking lot and off-street parking
- It is situated on Calumet Drive, a high-visibility, family-friendly corridor
- Has two street entrances to the parking lot (entrance on Calumet and Kohls Ct), allowing for smoother traffic flow for parents dropping off their children for classes
- Provides an ideal suite size of approximately 1,200 to 1,250 square feet for flexible creative use

## **Services Provided**

Dream Studio will offer:

- Hmong dance classes for children and youth
- After-school creative classes, including embroidery, arts and crafts, and cultural projects
- Dance team workshops and training
- Portrait and creative photography services
- A mini gift shop that sells arts and crafts supplies, dance gear, uniforms, and accessories. It also offers pre-packaged snacks and drinks shelves to prevent students from getting hungry during evening classes.

## **Projected Daily Use, Occupancy & Staffing**

Daily occupancy is estimated to range from 10 to 40 students or visitors, depending on scheduled classes and program enrollment. Maximum occupancy will be determined by the city building code based on the square footage. The studio will employ between 1 and 3 staff members, with the possibility of contracting additional instructors based on class enrollment.

Most activities will occur after school, typically from 4:00 PM to 9:00 PM on school days, targeting families with younger children and youth seeking culturally enriching opportunities. Weekend hours and summer schedules may vary to accommodate class enrollment.

## **Site Layout, Dimensions & Parking**

- Approximate interior space: **1,200–1,2500 sq ft**
- Shared commercial parking lot with two other suites and street parking
- No exterior construction or landscaping changes
- All programming takes place indoors

## **Building Description & Site Improvements**

Interior improvements will include:

- Installation of flooring and mirrored walls
- Creation of a photography section
- Shelving and fixtures for the mini gift shop and craft table setups
- Updated paint, décor, and minor layout changes for safe flow

No exterior work is planned beyond compliant signage. Mechanical units and drainage remain unchanged.

## **Design, Orientation & Compatibility**

Dream Studio - Creative Space's interior will feature soft, dream-inspired colors, cultural décor, and a calm, artistic atmosphere. The design is modern, clean, uplifting, and fully compatible with the surrounding commercial environment.

## **Renovations**

All renovations are interior-only, including flooring, mirrors, décor, paint, possibly minor electrical improvements, and gift shop setup.

## **Access & Parking**

The site has direct access from Calumet Drive and Kohls Ct., allowing easy traffic flow when dropping off students for class. There are existing parking lots on the property and street parking. Customer flow is staggered due to class scheduling, minimizing traffic impact.

## **Signage**

Signage will include:

- A professional exterior door sign identifying "Dream Studio - Creative Space."
- Window vinyl displaying hours and branding

All signs will meet the City of Sheboygan sign ordinance requirements.

## **Project Timeline & Estimated Value**

- Buildout expected within 2–4 months of permit approval
- Estimated investment value: \$10,000–\$20,000

## **Compatibility & Avoiding Nuisance**

Dream Studio- Creative Space will conduct all classes indoors. To prevent nuisance:

- Classes end by 9:00 PM
- No outdoor amplified sound is planned
- Traffic is staggered
- Adequate parking and two entrances into the parking lot (access from Calumet Drive and Kohls Ct.), for drop-offs to prevent overflow
- The studio maintains clean entry areas

## **C. Exceptions/Variances**

No exceptions or variances are requested at this time. The project complies with zoning, site layout, and parking requirements.

## **D. Written Justification for Conditional Use**

### **a) Harmony With the Sheboygan Comprehensive Master Plan**

Dream Studio - Creative Space supports the city's goals of fostering youth development, enhancing cultural enrichment, strengthening community programs, and encouraging investment in existing commercial spaces. The studio provides creative, cultural, and educational opportunities for Sheboygan families.

### **b) Impact on Nearby Properties & Neighborhood Character**

The proposed use will not adversely impact neighboring businesses or residential areas. Activities are quiet, fully indoors, and occur mainly after school hours. Parking is sufficient, and the business aligns with the family-friendly commercial profile of Calumet Drive.

### **c) Consistency With Surrounding Land Uses**

The studio is compatible with nearby commercial and service-based businesses. Its low-impact, arts-focused operation fits naturally within the corridor and complements surrounding land uses.

### **d) Adequacy of Utilities and Public Services**

The building is fully supported by municipal water, sewer, electricity, waste management, and emergency services. No additional public infrastructure is needed.