	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: \$250.00 _____ Review Date: _____ Zoning: _____
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Flawless Hoops	Authorized Representative Cedric Foster	Title Founder/Executive Director	
Mailing Address 926B Indiana Avenue	City Sheboygan	State WI	ZIP Code 53081
Email Address cedric.foster@flawlesshoops.org		Phone Number (incl. area code) (920) 254-3749	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)	Contact Person	Title	
Mailing Address	City	State	ZIP Code
Email Address		Phone Number (incl. area code)	
SECTION 3: Project or Site Location			
Project Address/Description 1227 Bell Ave. Sheboygan, WI 53081		Parcel No. 59281719722	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Flawless Hoops - Indoor Recreation Center		
Existing Zoning:	UR-12		
Present Use of Parcel:	UR-12		
Proposed Use of Parcel:	Indoor Recreation Center		
Present Use of Adjacent Properties:	Residential housing		
SECTION 5: Certification and Permission			
<p>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.</p>			
<p>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.</p>			
Name of Owner/Authorized Representative (please print) Cedric Foster	Title Founder/Exe. Director	Phone Number (920) 254-3749	
Signature of Applicant <i>Cedric Foster</i>		Date Signed 3/26/2026	

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 REQUIREMENTS

A. Name of project/development.

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
- All services, products, etc. to be provided
- Projected number of residents, employees, and/or daily customers
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.)
- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area
- An explanation of any interior and/or exterior renovations
- Is access appropriate and is their sufficient customers/resident off-street parking?
- Proposed signage
- Project timeline and estimated value of project
- Compatibility of the proposed use and design with adjacent and other properties in the area.
- How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.
- Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

- a) How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?
- b) Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?
- d) Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.

CONDITIONAL USE APPLICATION SUBMITTAL REQUIREMENTS

For a home occupation

1. A Site Plan including:
 - The overall property
 - The existing location of building(s) on the property
 - The parking spaces location on the property
2. A Floor Plan including:
 - The dwelling floor plan showing where the business will take place in the dwelling unit.
 - All information necessary to understand the proposal

For all other Conditional Use Permits

1. A certified survey map showing existing property boundaries and improvements.
2. A map providing the following information:
 - The map and all its parts shall be clearly reproducible with a photocopier at a size of 11" X 17" and map scale not less than 1' = 600' with lot dimensions of the subject property provided and a graphic scale and north arrow.
 - All lands for which the conditional use is proposed.
 - All other lands within 100 feet of the boundaries of the subject property.
 - The current zoning of the subject property and its environs (200 feet),
3. A site plan (conforming to the requirements of Section 15.908(3) of the subject property as proposed for development):
 - Submit TWO (2) hardcopies of the site plan and ONE (1) 11" X 17" reduction of the site plan.
 - **Submit digital plans and drawings of the project by email, flash drive, etc.**
 - Title block that provides all contact information for the petitioner and/or owner, if different
 - Full name and contact information of petitioner's engineers/surveyors/architects, or other design professionals used in the plan preparation
 - The date of the original plan and latest date of revision to the plan
 - A north arrow and graphic scale. Said scale is not to be smaller than one inch equals 100 feet
 - All property lines & existing/proposed right-of-way lines with bearings & dimensions clearly labeled
 - Existing/proposed easement lines and dimensions with an explanation of ownership and purpose.
 - All required building setback lines
 - Existing and proposed buildings, structures and paved areas, including building entrances, walks, drives, decks, patios, fences, utility poles, drainage facilities and walls.
 - Location and dimension of all curb cuts and throat widths of all access points onto public streets or alleys.
 - The location and dimension of all on-site parking including a summary of the number of parking stalls provided versus the requirements of the ordinance
 - The location and dimension of all loading and service areas on subject property
 - The location of all outdoor storage areas and the design of all screening devices
 - Location of all outdoor storage and refuse disposal areas and the design and materials used for construction and operation
 - The location, type, height, size and lighting of all signage.
 - Location, height, design, illumination power and orientation of all exterior lighting on the property including a photometrics plan
 - Location of all exterior mechanical equipment and utilities and elevations of proposed screening devices where applicable (i.e. visible from a public street or residential use or district). Mechanical equipment includes, but is not limited to; HVAC equipment, electrical transformers and boxes, exhaust flues, plumbing vents, gas regulators, generator
 - Location of all existing and proposed landscape areas, storm water areas, etc.
4. Building elevations and perspectives.

NOTE: A Traffic Impact Study (TIA) may be required with large development proposals.

APPLICATION SUBMITTAL

STEP 1: Initial Meeting with City Planning Office:

An initial meeting is to ensure that both the applicant and the city staff have a proper understanding of what is being requested and to explain the approvals necessary. An engineered drawing is not required for this meeting, but an accurate sketch and any applicable background information may be needed. Additional meetings can be arranged by calling the Department of City Development.

STEP 2: Official Submission:

A conditional use permit application may be filed at the City of Sheboygan Planning and Development office located on the 2nd floor of City Hall or may be submitted electronically via email:

Steve.Sokolowski@SheboyganWI.gov

If submitting electronically, please verify application has been accepted and will be placed on the next Plan Commission agenda.

Payment of the application fee must be received prior to the application filing deadline. Payment may be submitted via postal delivery, in person, or by phone using credit card.

Mailing Address: Department of City Development
828 Center Ave. Suite 208
Sheboygan, WI 53081

NOTE: Applications will not be accepted until complete. A complete application includes all items in the respective checklists above. Applications must be complete before they are scheduled for a meeting before the Plan Commission.

PLAN COMMISSION MEETING

Meeting Date: The Plan Commission meets on the 2nd and 4th Tuesdays of the month at 4:00 p.m. in the Council Chambers of City Hall, 828 Center Ave. The project applicant or a representative must attend the Plan Commission meeting to present the conditional use permit request and answer questions regarding the proposal. Public comment will be invited at the Plan Commission meeting.

Public Notification: Owners of property in the vicinity of the site affected by the conditional use permit proposal are notified via mail. The public hearing notice explains the proposal and provides information about the Plan Commission meeting.

Project Review: The purpose of a conditional use permit is to assure compatibility between land uses. City staff analyzes a proposal and prepares a recommendation for the Plan Commission. The project analysis considers the location of the affected property, surrounding uses, and the operational details of a proposed use.

Plan Commission: The Plan Commission is charged with the authority to approve or deny a conditional use permit request. In the event an applicant wishes to contest the decision of the Plan Commission, the applicant may appeal the decision to the Sheboygan County Circuit Court.

**Plan Commission meeting agendas and minutes may be viewed on the City's website:
www.SheboyganWI.gov**

FOR INFORMATION OR ASSISTANCE CONTACT THE ZONING MANAGER: (920) 459-3382

Office Use Only

ACTION BY CITY PLAN COMMISSION

DATE OF MEETING: _____

APPROVED: _____

CONDITIONALLY APPROVED: _____

DENIED: _____

CONDITIONS

SIGNATURE: _____
Chairperson, City Plan Commission or
Representative Dept. of City Development

DATE: _____

NOTES

Permits are valid until such time as the business no longer operates from the side. No yearly renewal is required.

Permit may be revoked without notice if misrepresentation of any of the above information or attachments is found to exist.

Permit shall expire in one (1) year from date of approval unless substantial work has commenced or business has begun operating.

Permit is null and void if issued in error. It is understood that any permit issued on this application will not grant any right or privilege to erect any structure or to use any permits for any purpose that is prohibited by the City Zoning Ordinance or any other State or local laws.

Changes in the plans or specifications submitted in the original application shall not be made without prior written approval of the City Plan Commission.

CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS

March 27, 2026

A. Name of project/development:

Flawless Hoops

B. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use.
 - a. The existing use is an open park with (2) baseball fields. This open park is adjacent to another park (End Park) across the street that once served Washington School. The adjacent school is now apartments and no longer needs the space for school activities.
- Description of proposed use (indoor, outdoor, etc.).
 - The proposed project is the development of a new, multi-court indoor basketball and community recreation facility designed to expand access to youth sports, enhance community health, and provide safe year-round space for physical activity, training, and social programs. The building is designed as a durable, energy-efficient structure featuring two high-quality basketball courts, public restrooms, administrative and support spaces, and a welcoming public entrance. The project emphasizes accessibility, program flexibility, and long-term sustainability, positioning it as a vital community asset for decades to come.
 - The facility is designed to host a wide array of programs that meet community needs. Core program areas include:
 - Youth basketball leagues, practices, and tournaments
 - After-school and weekend recreational programming
 - Sports camps, clinics, and skills-development workshops
 - Training and conditioning sessions for athletes of all ages
 - Community meetings, events, and multipurpose activities
 - Inclusive programming for underserved and at-risk youth
 - By providing a safe, climate-controlled environment, the facility expands opportunities for physical activity regardless of weather, transportation barriers, or income level. It also enables partnerships with schools, nonprofit youth organizations, health and wellness agencies, and regional sports associations.

- Projected Number of residents, employees, and/or daily customers.
 - Building occupancy: 350-400 occupants maximum.

- Proposed number of dwelling units, floor area, landscape area and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre.
 - No dwelling units
 - Building Area: 17,805 square feet
 - Property Area: 127,618 square feet (2.92 acres).
 - Landscape Surface Ratio (0.393)

- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc...).
 - Building Area: 17,805 square feet
 - Two entrance/exit locations
 - Two separate parking lots
 - ADA parking at front of building
 - Landscaping to meet City of Sheboygan standards. See landscape plan for additional information
 - Electrical transformers will be screened with landscaping
 - Lighting to be per City of Sheboygan standards.
 - Dumpster enclosure to be per City of Sheboygan standards.
 - Site to include a stormwater basin area. Final size to be determined per City of Sheboygan requirements.

- A written description of the proposed general orientation, design arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area.
 - Physical Plan and Building Organization
 - The facility's physical plan centers on a large, open-span gymnasium housing one regulation-size basketball court and two half-courts situated side-by-side. This clear-span space supports a range of athletic and community functions, including competitive play, practices, camps, training sessions, and multi-sport activities.
 - Along the southern edge of the building is a well-organized support wing that includes:
 - A publicly accessible lobby and check-in area
 - Restrooms designed for high-traffic use
 - Staff offices, meeting rooms, and administrative space
 - Storage areas for equipment and program supplies
 - Mechanical and electrical rooms ensuring safe and maintainable operations

- This arrangement allows efficient circulation, simplified supervision, and safe separation between spectators, players, and operational activities.
 - The building includes multiple emergency exits, ADA-compliant pathways, and direct access points to the gym from the main corridor, ensuring smooth flow during events, leagues, and community programs.
 - Architectural Character
 - Architecturally, the facility reflects a modern, durable, and community-oriented design. The exterior uses a two-tone façade consisting of a robust masonry base and a light-colored metal panel upper section. This composition provides:
 - High durability and low maintenance
 - A visually grounded, contemporary appearance
 - Energy efficiency through reflective cladding materials
 - The use of large, glazed entrance elements creates an open and welcoming presence, while strategically placed windows bring daylight into offices and shared spaces without affecting the controlled lighting environment of the gymnasium.
 - Overall, the architectural character is clean, functional, and professional—consistent with modern community athletic centers and recreation hubs.
- An explanation of any interior and/or exterior renovations.
 - Not Applicable
- Is access appropriate and is there sufficient customers/resident off-street parking?
 - Parking is designed for 117 stalls, 5 of which handicap spaces. This is based on zoning requirements with minimal overflow needed on adjacent streets.
- Proposed signage.
 - Signage to be attached to building
- Project timeline and estimated value of project.
 - Project is anticipated to start construction in Fall of 2026 with completion in Fall of 2027.
 - Project is valued at \$7.25 million.

- Compatibility of the proposed use and design with adjacent and other properties in the area.
 - Native plant landscaping to tie into the neighborhood and reduce water usage will be provided (see site concept plan).
 - Landscape buffers and building setbacks will be used to maintain visual harmony with the adjacent neighborhood.
 - Bioswales to improve stormwater management within the neighborhood
- How will you insure the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc...)?
 - Operates primarily indoors, reducing noise and minimizing disruption to nearby properties.
 - Traffic patterns are predictable as they are scheduled through practices, camps and tournaments, all of which make it manageable within the site.
 - There will not be any hazards introduced to the environment and landscaping/stormwater management will improve the neighborhood.
- Other information that would be considered pertinent by the Plan Commission.

C. If applicable, please describe any exceptions/variances that are required for this project:

- The proposed site/project does not require exceptions/variances.

D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

- **The proposed use would have no negative impact to the site:**
 - Operates primarily indoors, reducing noise and minimizing disruption to nearby properties.
 - Traffic patterns are predictable as they are scheduled through practices, camps and tournaments, all of which make it manageable within the site.
 - There will not be any hazards introduced to the environment and landscaping/stormwater management will improve the neighborhood.
- **How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan?**
 - The proposed facility will serve as a central hub for youth development, active recreation, and community wellness, supporting physical, social and emotional health outcomes for residents of all ages.

- The proposed facility supports year-round community activity.
- **Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way?**
 - Operational controls (hours, access points) prevent unwanted spillover impacts.
 - Parking is designed for 117 stalls, 5 of which handicap spaces. This is based on zoning requirements with minimal overflow needed on adjacent streets.
- **How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?**
 - Native plant landscaping to tie into the neighborhood and reduce water usage will be provided (see site concept plan).
 - Landscape buffers and building setbacks will be used to maintain visual harmony with the adjacent neighborhood.
 - Bioswales to improve stormwater management within the neighborhood.
- **Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain.**
 - Yes the proposed site is located with all public utilities able to serve the facility.

PROJECT INFORMATION

PROPOSED BASKETBALL GYM FOR:
FLAWLESS HOOPS
1227 BELL AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

JAN. 9, 2026

NOT FOR CONSTRUCTION

JOB NUMBER
260008200

SHEET NUMBER
C1.1



SITE INFORMATION:

PROPERTY AREA: 127,618 S.F. (2.92 ACRES).
EXISTING ZONING: UR-12
PROPOSED ZONING: UR-12
PROPOSED USE: INDOOR INSTITUTIONAL RECREATION CENTER (CONDITIONAL USE)
MINIMUM LANDSCAPE SURFACE RATIO REQUIRED: 0.250
LANDSCAPE SURFACE RATIO PROVIDED: 0.393

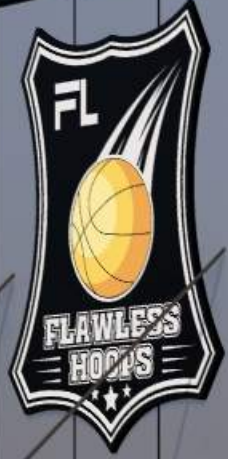
PARKING REQUIRED: 1 SPACE PER 250 SF OF GROSS FLOOR AREA (17,805/250 = 71.22)
OR
1 SPACE PER FOUR PATRONS TO THE MAXIMUM CAPACITY (400/4 = 100)
(WHICHEVER IS GREATER)
PLUS 1 SPACE PER EMPLOYEE ON THE LARGEST WORK SHIFT = 10
110 TOTAL SPACES REQUIRED

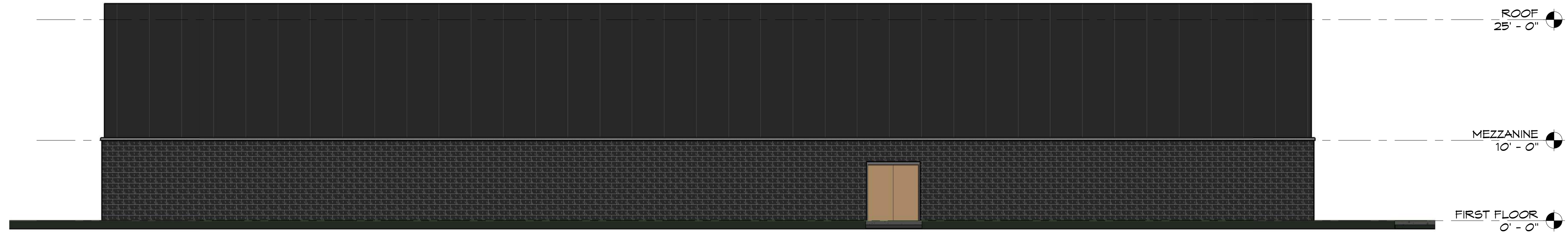
PARKING PROVIDED: 117 SPACES (5 HANDICAP SPACES)
HANDICAP SPACES REQUIRED: 5, HANDICAP SPACES PROVIDED: 5

CONCEPT PLANT SCHEDULE		
SYMBOL	TYPE	QUANTITY
	CLIMAX TREES	9
	TALL DECIDUOUS TREES	10
	MEDIUM DECIDUOUS TREES	13
	LOW DECIDUOUS TREES	8
	TALL DECIDUOUS SHRUBS	8
	MEDIUM DECIDUOUS SHRUBS	33
	LOW DECIDUOUS SHRUBS	80
	MEDIUM EVERGREEN SHRUBS	33
	LOW EVERGREEN SHRUBS	29

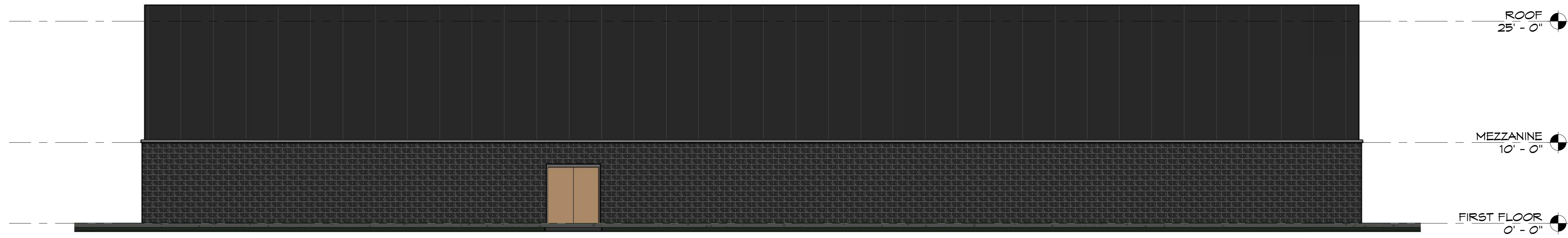
HATCH KEY:	
HATCH	LANDSCAPE MATERIAL
	LAWN
	ASPHALT
	CONCRETE
	BUILDING
	PLANT BED



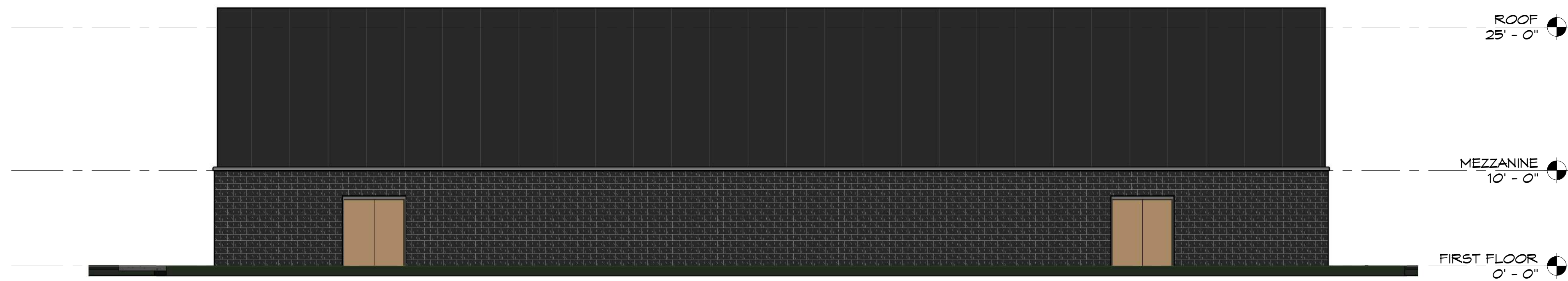




4 NORTH ELEVATION
A-4.1 1/8" = 1'-0"



3 SOUTH ELEVATION
A-4.1 1/8" = 1'-0"



2 EAST ELEVATION
A-4.1 1/8" = 1'-0"



1 WEST ELEVATION
A-4.1 1/8" = 1'-0"



A PROPOSED NEW BUILDING FOR:
FLAWLESS HOOPS
 SHEBOYGAN, WISCONSIN

date: 03-27-2026
 job: 24-054
 d. by: KJC
 rev.:

A-4.1



Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

PROPOSED BASKETBALL GYM FOR:
FLAWLESS HOOPS
1227 BELL AVE • SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 24, 2026

NOT FOR CONSTRUCTION

JOB NUMBER

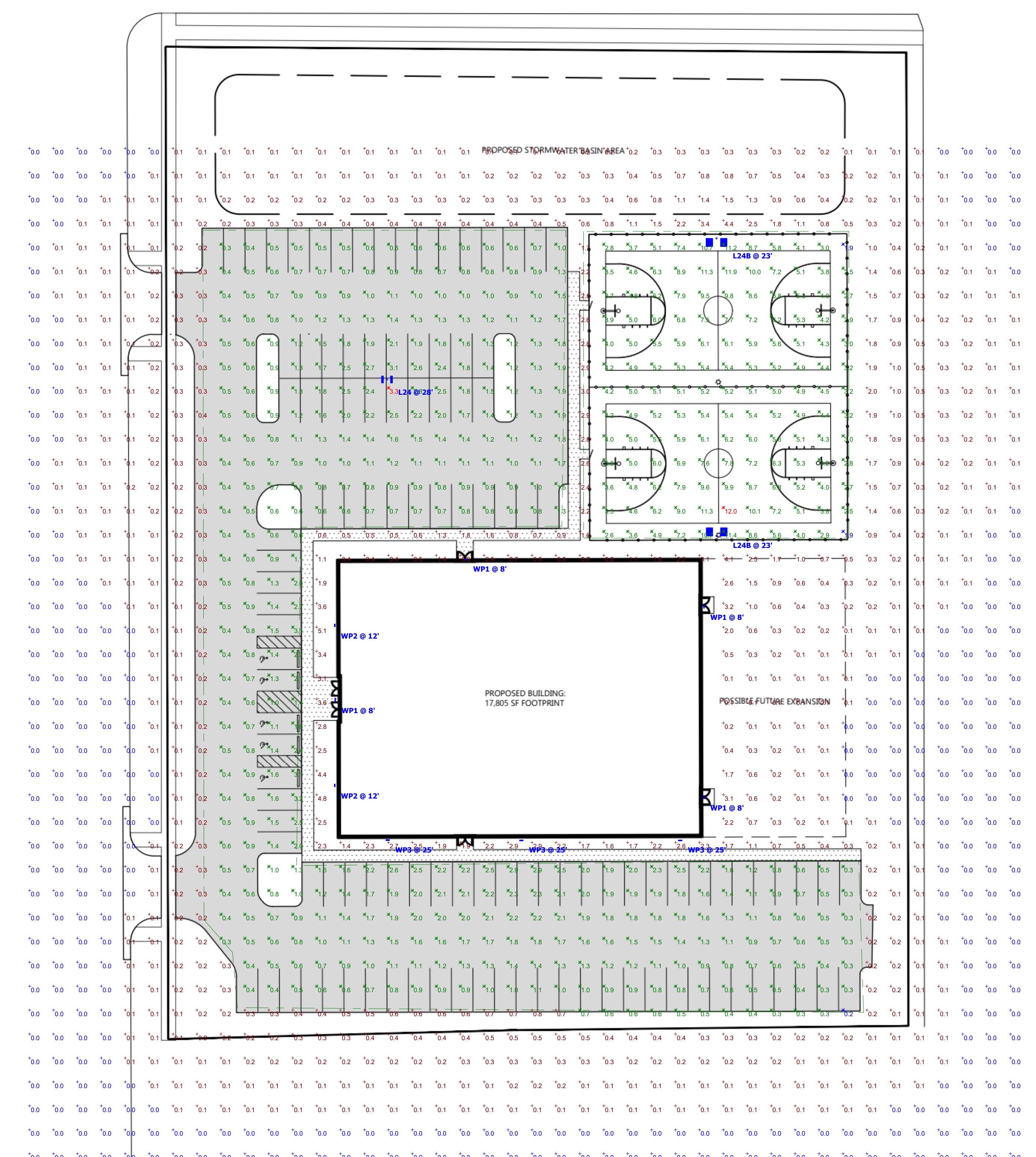
260008200

SHEET NUMBER

C3.1

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
L24B	L24B	2	DSX2 LED P5 40K 80CRI TFTM HS	D-Series Size 2 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Forward Throw HouseSide Shield		1	31601	0.8	653.1682
L24	L24	1	DSXW2 LED P7 40K 80CRI TFTM	14000 4000K 80CRI Forward Throw Medium		1	13209.74	0.9	207.68
WP3	WP3	3	DSXW2 LED P7 40K 80CRI T4M	14000 4000K 80CRI Type 4 Medium		1	13248.27	0.9	103.84
WP2	WP2	2	DSXW1 LED P6 40K 70CRI TFTM	7000 4000K 70CRI Forward Throw Medium		1	7240.93	0.9	48.25
WP1	WP1	4	WPX1 LED P1 40K Mvolt	WPX1 LED wallpack 1500lm 4000K color temperature 120-277 Volts		1	1568.375	0.9	11.47
A	A	0	DSX2 LED P5 40K 80CRI TFTM HS	D-Series Size 2 Area Luminaire P5 Performance Package 4000K CCT 80 CRI Forward Throw HouseSide Shield		1	31601	0.8	653.1682

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BASKETBALL COURTS	X	5.7 fc	12.0 fc	1.9 fc	6.3:1	3.0:1
Calc Zone #1	+	1.0 fc	12.0 fc	0.0 fc	N/A	N/A
PARKING LOTS	X	1.2 fc	3.3 fc	0.2 fc	16.5:1	6.0:1



D-Series Size 1 LED Area Luminaire

Specifications

- Width: 22.1"
- Length: 22.1"
- Height: 14.2"
- Height HT: 7.8"
- Height H2: 2.3"
- Weight: 35 lbs

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T4M MvOLT SPA NtAR2 PHH1 DDBX2

Order	Qty	Part Number	Color	Beam Angle	Mounting	Notes
DSX1	1	DSX1 LED P7 40K 70CRI T4M MvOLT SPA NtAR2 PHH1 DDBX2	4000K	70°	Recessed	

D-Series Size 2 LED Wall Luminaire

Specifications

- Width: 16.12"
- Height: 10"
- Height H2: 2.58"
- Weight: 21 lbs

Ordering Information

EXAMPLE: DSXW2 LED P2 40K 70CRI T4M MvOLT SRM DDBT2D

Order	Qty	Part Number	Color	Beam Angle	Mounting	Notes
DSXW2	1	DSXW2 LED P2 40K 70CRI T4M MvOLT SRM DDBT2D	4000K	70°	Surface	

Contractor Select™ WPX LED Wall packs

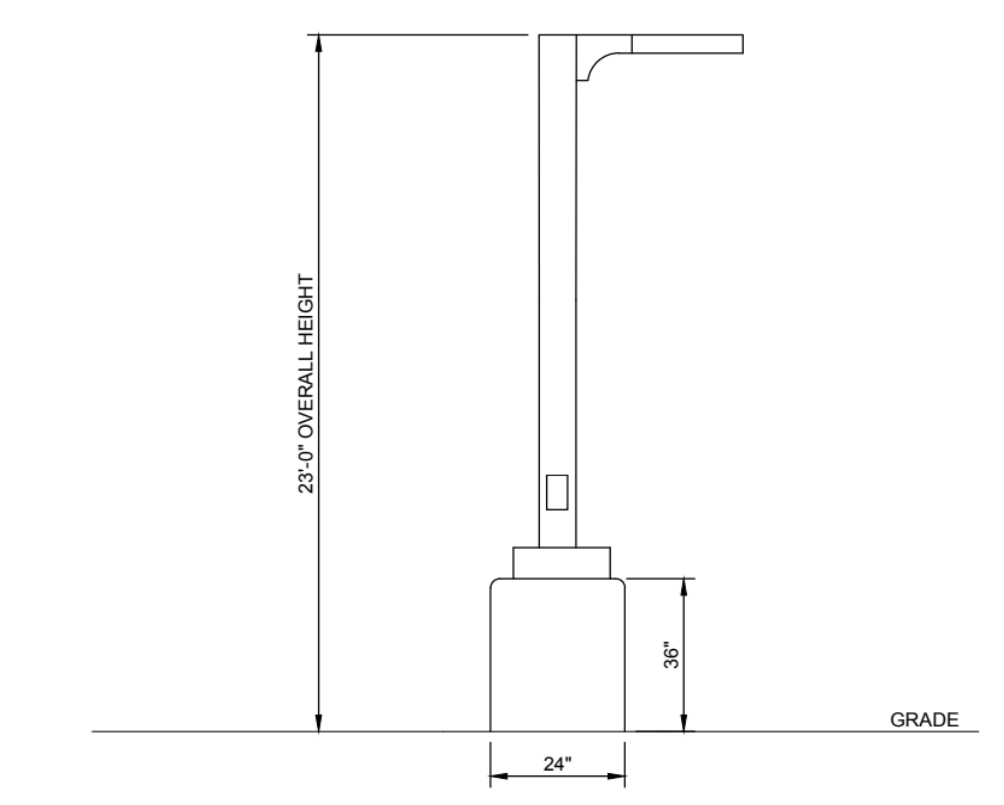
The WPX LED wall packs are energy efficient, cost effective, and aesthetically appealing. All wall packs include weather construction and LED wall pack replacement opportunities. Available P50 construction and optional LED Lenser maintenance ensure a long service life.

FEATURES

- Aesthetic design at any mounting point
- Energy efficient - up to 80% less than incandescent
- Wide range of configuration options available

Notes: WPX LED wall packs and all the WPX configuration options are not included in the Contractor Select program. For more information, please visit www.lithonia.com

Model	Wattage	Beam Angle	Mounting	Notes
WPX1	15W	70°	Surface	WPX1 LED WALL PACK (P50)
WPX2	30W	70°	Surface	WPX2 LED WALL PACK (P50)
WPX3	45W	70°	Surface	WPX3 LED WALL PACK (P50)
WPX4	60W	70°	Surface	WPX4 LED WALL PACK (P50)



LIGHT POLE DETAIL
NO SCALE

