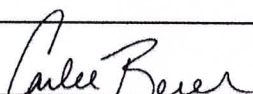
	<p align="center">CITY OF SHEBOYGAN</p> <p align="center">APPLICATION FOR CONDITIONAL USE</p>	Fee: \$250.00 _____	
		Review Date: _____	
		Zoning: _____	

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Inflatable Parties LLC (DBA: PowerPlay Arena)		Authorized Representative Olufemi Tomori	
Title Owner			
Mailing Address 2003 Carmen Ave		City Sheboygan	State WI
ZIP Code 53081			
Email Address inflatablepartiesllc@outlook.com		Phone Number (incl. area code) 608-572-1304	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) FHCC LLC		Contact Person Carlee Beier	
Title Property Manager			
Mailing Address 8575 W Forest Home Ave #160		City Greenfield	State WI
ZIP Code 53228			
Email Address carlee@eccommercial.net		Phone Number (incl. area code) 414-235-4262	
SECTION 3: Project or Site Location			
Project Address/Description 2927 N. 15th Street, Sheboygan, WI - Proposed VR gaming, Racing simulator, and Family entertainment center		Parcel No. 59281719341	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		PowerPlay Arena- power by Inflatable Parties LLC	
Existing Zoning:		Urban Commercial	
Present Use of Parcel:		Vacant commercial/retail space	
Proposed Use of Parcel:		Indoor VR gaming, racing simulator, and family entertainment center	
Present Use of Adjacent Properties:		Retail, grocery, and mix commercial	
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) Carlee Beier		Title Property Manager	Phone Number 414-235-4262
Signature of Applicant 		Date Signed 8/15/2025	

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.

Olufemi Tomori
PowerPlay Arena – Powered by Inflatable Parties LLC
2003 Carmen Ave
Sheboygan, WI 53081
[Date]

City of Sheboygan Planning & Development Department
828 Center Avenue, Suite 208
Sheboygan, WI 53081

Re: Conditional Use Permit Application for PowerPlay Arena

Dear Planning Commission,

I am submitting this application for a Conditional Use Permit (CUP) on behalf of PowerPlay Arena – Powered by Inflatable Parties LLC, a new family entertainment center we are planning to establish at 2927 N 15th Street, Sheboygan, WI. Our vision is to create a safe, engaging, and modern entertainment hub for the Sheboygan community, featuring virtual reality (VR) gaming stations, racing simulators, and interactive experiences, with plans to expand to additional attractions such as indoor laser tag and family activity zones in the future.

PowerPlay Arena will serve as a family-friendly recreational space that encourages healthy social interaction, active play, and technology-driven experiences. Our facility will provide:

- Community benefits: A positive, safe environment for youth, families, and adults to gather and enjoy entertainment locally, reducing the need to travel outside Sheboygan for similar experiences.
- Economic impact: Creation of local jobs, attraction of visitors to the area, and increased activity for neighboring businesses.
- Youth engagement: Offering unique gaming and simulator experiences that promote teamwork, creativity, and problem-solving, giving teens and young adults a constructive outlet.
- Flexible space: Party and group packages for birthdays, school outings, church groups, and team-building events, expanding Sheboygan's entertainment and event-hosting options.

The proposed location at 2927 N 15th Street is ideally suited for this use. The open floor plan and existing amenities (bathrooms, storage, parking availability) make it well-positioned to house our attractions with minimal structural changes. Our design will include safety features, ADA accessibility, and proper supervision protocols to ensure compliance with city requirements.

As a locally owned business, already operating Inflatable Parties LLC in Sheboygan County, we are committed to community values, safety, and providing fun, affordable entertainment for families. PowerPlay Arena represents the next step in growing a business rooted in Sheboygan and designed to give back to the community.

We respectfully request the Planning Commission's approval of our CUP application. We believe PowerPlay Arena will be a valuable addition to Sheboygan, supporting the city's goals of growth, recreation, and community engagement.

Thank you for your time and consideration. I look forward to the opportunity to present our project in more detail and answer any questions you may have.

Sincerely,
Olufemi Tomori

Owner, Inflatable Parties LLC
PowerPlay Arena – Powered by Inflatable Parties LLC
Phone: [Your Phone]
Email: inflatablepartiesllc@outlook.com

PowerPlay Arena — Powered by Inflatable Parties LLC

Conditional Use Written Explanation

A. Name of Project/Development

PowerPlay Arena — Powered by Inflatable Parties LLC

B. Summary of Conditional Use and General Operation

Description of existing use: The space is currently a vacant commercial/retail unit with basic office, restroom, and storage areas.

Description of proposed use and why site was selected: PowerPlay Arena will be an indoor family entertainment center featuring virtual reality (VR) gaming booths, racing simulator rigs, console gaming stations, and eventually a Flash Pad interactive play system. The site was chosen for its size (~4,200 sq. ft.), open layout, visibility, and location near neighborhoods, schools, and retail.

Services/products provided: VR gameplay (10 headsets, individual booths and free roam), 2 motion racing simulators, console lounge stations, party room rentals, and future Flash Pad system.

Projected employees/customers: 4–6 part-time staff plus owner/operator. Estimated 30–50 daily visitors on weekdays, 60–100 on weekends.

Square footage/parking: 4,200 sq. ft. interior. No dwelling units. Parking provided through shared commercial lot (~50+ spaces).

Building improvements: Interior layout with booths, simulators, seating, reception desk. Exterior changes limited to signage. Lighting upgraded with LED accent lights. Refuse handled through existing facilities.

Design compatibility: Family-friendly, modern finishes (murals, LED lights). Consistent with neighboring tenants.

Renovations: Interior cosmetic improvements (paint, lighting, electrical line runs, floor touch-ups). No structural changes.

Access & parking: Existing entrances and parking sufficient.

Signage: Wall-mounted sign per city code, optional window graphics.

Timeline & value: Build-out in 2–3 months after approval. Total investment ~\$100,000.

Compatibility with adjacent properties: Compatible with retail/service neighbors. No outdoor noise, smoke, or odors.

Noise/hours: Hours 12–8 pm weekdays, 10–8 pm weekends. Indoor-only sound, no external disturbance.

C. Exceptions/Variances Required

None requested. Parking, landscaping, and setbacks sufficient.

D. Written Justification

a) The project supports the City's Master Plan goals for family recreation, commercial revitalization, and adaptive reuse of vacant space.

b) No undue adverse impact. Indoor-only use, low traffic, existing parking.

Consistent with commercial uses. Complements dining, retail, and services.

d) Served by municipal utilities, ADA restrooms, and 200-amp electrical. No special services required.

Exhibits: Sample booth mockups and Flash Pad screenshots to be attached.

NAIPfefferle

FOR LEASE Retail Space in Northgate Shopping Center

Available 2927
4,000 SF
Retail / Service

Available 2825
2,500 SF
Restaurant / Cafe

Available 2821
8,000 SF
Retail / Recreation

**CLICK HERE FOR
MORE INFORMATION**

2821, 2825 & 2927 N. 15th Street, Sheboygan, WI

Property Features

Retail space in a ±72,000 SF neighborhood shopping center anchored by Piggly Wiggly—the only grocery store serving Sheboygan's north side. Located near North High School and situated along one of the few major arterial roads in the area, this high-visibility center offers excellent access, ample parking, and mature landscaping that enhances curb appeal. Inline and end cap spaces are available at Northgate Shopping Center. Room for auxiliary features (outside eating areas and/or playgrounds). Motivated Landlord.

LEASE RATE

\$9.00/SF NNN

CAM

\$2.96/SF

SPACE AVAILABLE

2,500 SF, 4,000 SF, 8,000 SF

ZONING

URBAN COMMERCIAL DISTRICT

For more information:

Dane Checolinski

920.344.8732 • danec@naipfefferle.com

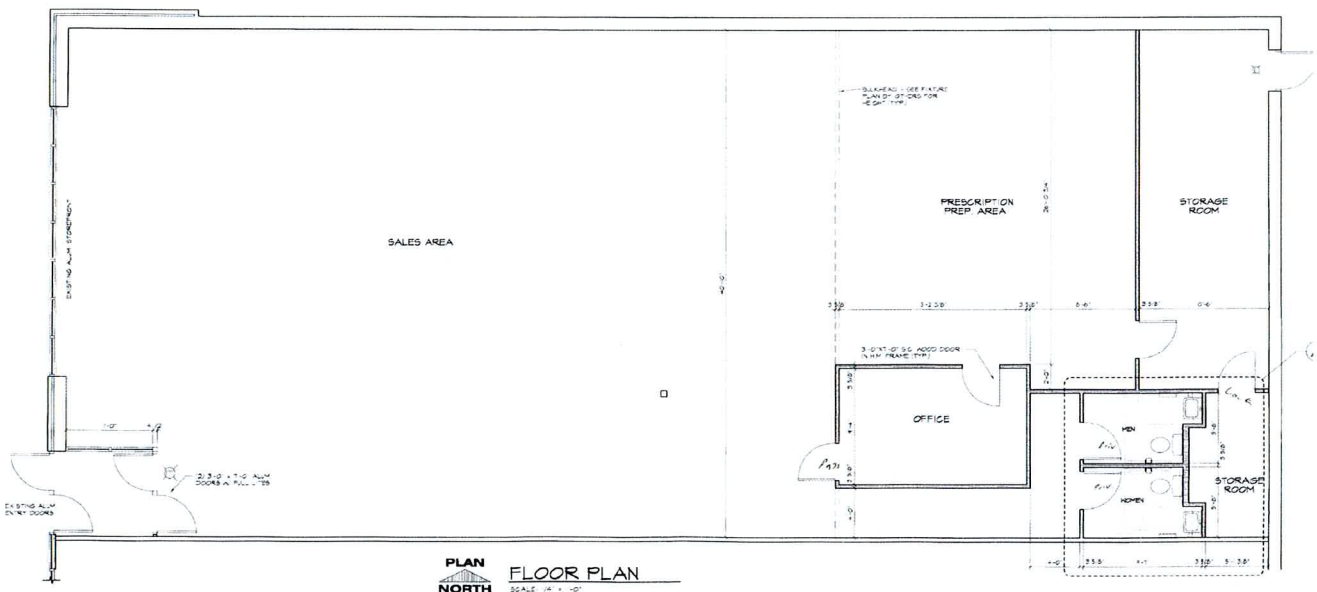
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3414 Mill Road
Sheboygan, WI
920.783.6330
naipfefferle.com

NAIPfefferle

For Lease
2821, 2825 & 2927 N. 15th Street
Sheboygan, WI

2927 N. 15th Street (4,000 SF)



NAIPfefferle

3414 Mill Road
Sheboygan, WI
920.783.6330
naipfefferle.com

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