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

<b>SECTION 1: Applicant/ Permittee Information</b>			
Applicant Name (Ind., Org. or Entity) St. Clements Congregation		Authorized Representative Fr. Nick Baumgardner	
Title Pastor			
Mailing Address 807 Superior Ave.	City Sheboygan	State WI	ZIP Code 53081
Email Address fr.nick@sheboygannorthparishes.org		Phone Number (incl. area code) 920.457.4629	
<b>SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)</b>			
Applicant Name (Ind., Org. or Entity)		Contact Person	
Title			
Mailing Address	City	State	ZIP Code
Email Address		Phone Number (incl. area code)	
<b>SECTION 3: Project or Site Location</b>			
Project Address/Description 707 N 6th Street		Parcel No. 59281111390	
<b>SECTION 4: Proposed Conditional Use</b>			
Name of Proposed/Existing Business:		N/A	
Existing Zoning:		Suburban Office	
Present Use of Parcel:		Church	
Proposed Use of Parcel:		Church	
Present Use of Adjacent Properties:		Office, Courthouse, Arts Center, Social Services	
<b>SECTION 5: Certification and Permission</b>			
<b>Certification:</b> 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.			
<b>Permission:</b> 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) Fr. Nick Baumgardner		Title Pastor	Phone Number 920.457.4629
Signature of Applicant 		Date Signed 12/16/2025	

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 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 there 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](http://www.SheboyganWI.gov)**

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

**ACTION BY CITY PLAN COMMISSION**

DATE OF MEETING: \_\_\_\_\_

APPROVED: \_\_\_\_\_

CONDITIONALLY APPROVED: \_\_\_\_\_

DENIED: \_\_\_\_\_

**CONDITIONS**

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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.

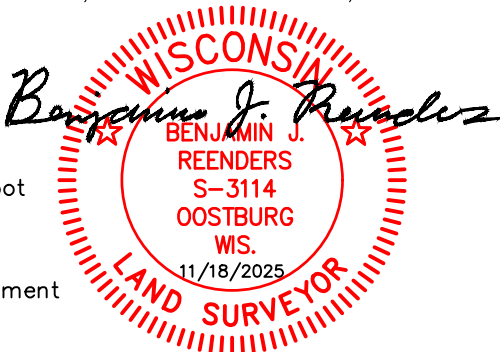
***Changes in the plans or specifications*** submitted in the original application shall not be made without prior written approval of the City Plan Commission.

CERTIFIED SURVEY MAP

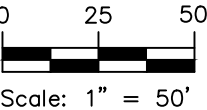
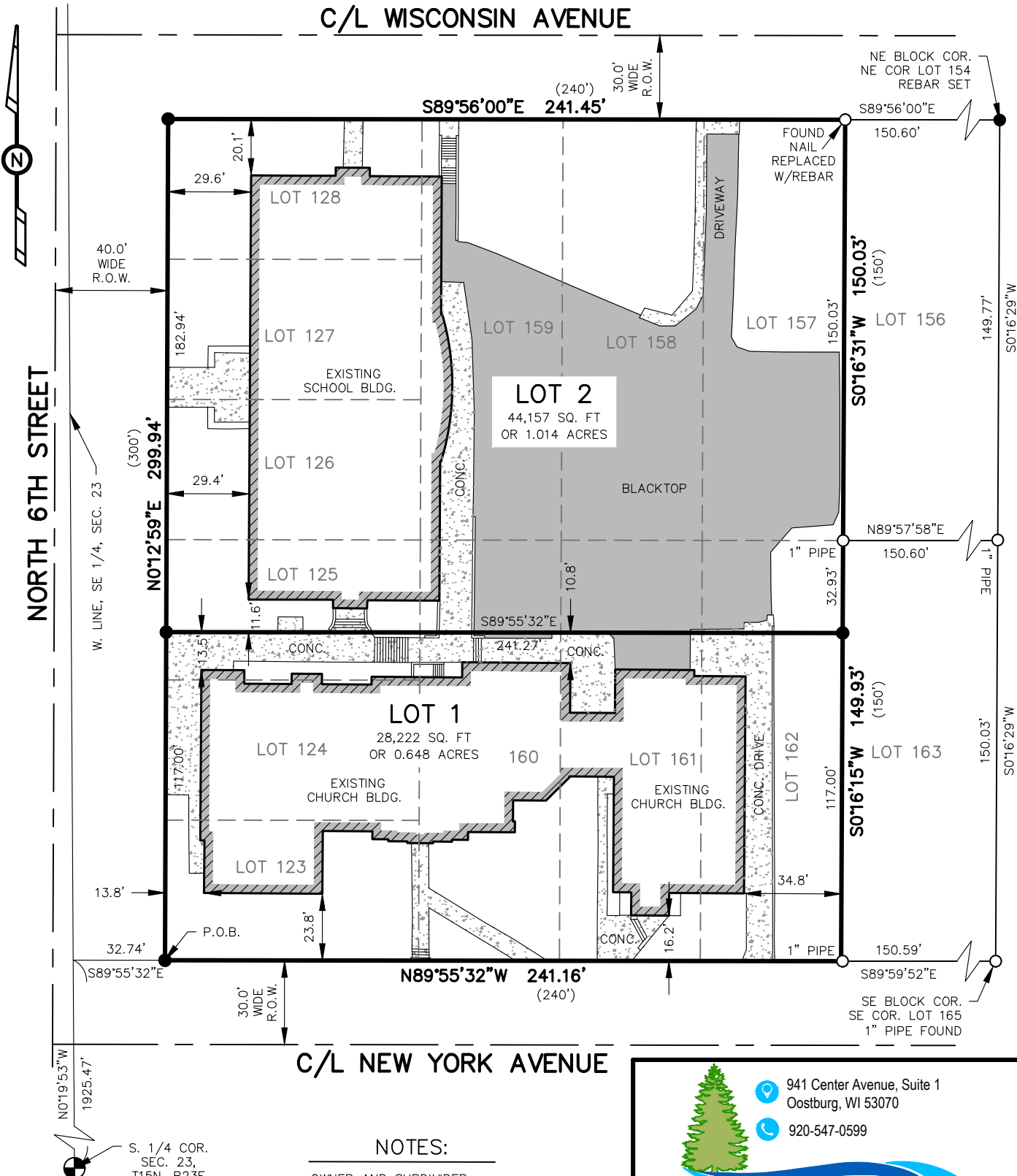
LOTS 123-128 AND 157-162 OF ELLIS ADDITION, PART OF GOVERNMENT LOT 4, LOCATED IN THE THE NW 1/4 OF THE SE 1/4 OF SECTION 23, T15N, R22E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

LEGEND

- = Set 3/4"x18" Rebar min. 1.13 lbs. per foot
- = Found Iron Pipe
- ⊙ = Section Corner Monument



This instrument was drafted by Benjamin J. Reenders.



NOTES:

OWNER AND SUBDIVIDER:  
ST CLEMENTS CONGREGATION

BEARINGS ARE BASED ON THE W. LINE OF THE SE 1/4 OF SECTION 23, T15N, R22E, AS BEING N0°19'53"W PER THE SHEBOYGAN COUNTY COORDINATE SYSTEM.



941 Center Avenue, Suite 1  
Oostburg, WI 53070

920-547-0599

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FILE No.: 2024056    DATE: 11/18/2025    PAGE: 1 OF 3

CERTIFIED SURVEY MAP

LOTS 123-128 AND 157-162 OF ELLIS ADDITION, PART OF GOVERNMENT LOT 4, LOCATED IN THE THE NW 1/4 OF THE SE 1/4 OF SECTION 23, T15N, R22E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Benjamin J. Reenders, Professional Land Surveyor, hereby certify:

That I have surveyed, divided and mapped Lots 123, 124, 125, 126, 127, 128, 157, 158, 159, 160, 161, and 162 of Ellis Addition to Sheboygan, Located in Government Lot 4, Part of the Northwest 1/4 of the Southeast 1/4 of Section 23, T15N, R22E, City of Sheboygan, Sheboygan County, Wisconsin bounded and described as follows:

Commencing at the South 1/4 Corner of said Section 23; thence N00°19'53"W 1925.47 feet along the West line of the Southeast 1/4 of said Section 23; thence S89°55'32"E 32.74 feet to the POINT OF BEGINNING of this description; thence N00°12'59"E 299.94 feet along the East right-of-way line of North 6th Street; thence S89°56'00"E 241.45 feet along the South right-of-way line of Wisconsin Avenue; thence S00°16'31"W 150.03 feet along the East line of Lot 157 of Ellis Addition to Sheboygan; thence S00°16'15"W 149.93 feet along the East line of Lot 162 of said Ellis Addition; thence N89°55'32"W 241.16 feet along the North right-of-way line of New York Avenue to the point of beginning of this description.

This parcel contains 72,379 square feet or 1.662 acres.

That I have made such survey, Land-division and plat by the direction of St Clements Congregation.

That such map is a correct representation of the exterior boundaries of the land surveyed and the division thereof.

That I have fully complied with provisions of Section 236.34 of the Wisconsin Statutes and the subdivision regulation of the City of Sheboygan in surveying, dividing and mapping the same.

*Benjamin J. Reenders* Dated this 18th day of November, 2025.  
Benjamin J. Reenders PLS S-3114





 941 Center Avenue, Suite 1  
Oostburg, WI 53070

 920-547-0599

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FILE No.: 2024056    DATE: 11/18/2025    PAGE: 2 OF 3

CERTIFIED SURVEY MAP

LOTS 123-128 AND 157-162 OF ELLIS ADDITION, PART OF GOVERNMENT  
LOT 4, LOCATED IN THE THE NW 1/4 OF THE SE 1/4 OF SECTION 23,  
T15N, R22E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

CORPORATE OWNERS CERTIFICATES

St Clements Congregation does hereby certify that we have caused the lands described herein to be surveyed, divided, and mapped as represented on this map. We also certify that this map is required to be submitted to the City of Sheboygan for approval.

\_\_\_\_\_ Dated \_\_\_\_\_, 2025  
Title

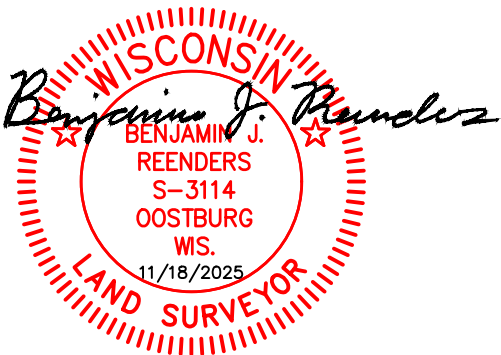
\_\_\_\_\_ Dated \_\_\_\_\_, 2025  
Title

CITY OF SHEBOYGAN APPROVAL CERTIFICATE

Resolved that the Certified Survey Map in the City of Sheboygan is hereby approved by the City board of the City of Sheboygan.

on this \_\_\_\_\_ day of \_\_\_\_\_, 2025

\_\_\_\_\_  
Taylor Zeinert, Director of Planning & Zoning



This instrument was drafted by Benjamin J. Reenders.



 941 Center Avenue, Suite 1  
Oostburg, WI 53070

 920-547-0599

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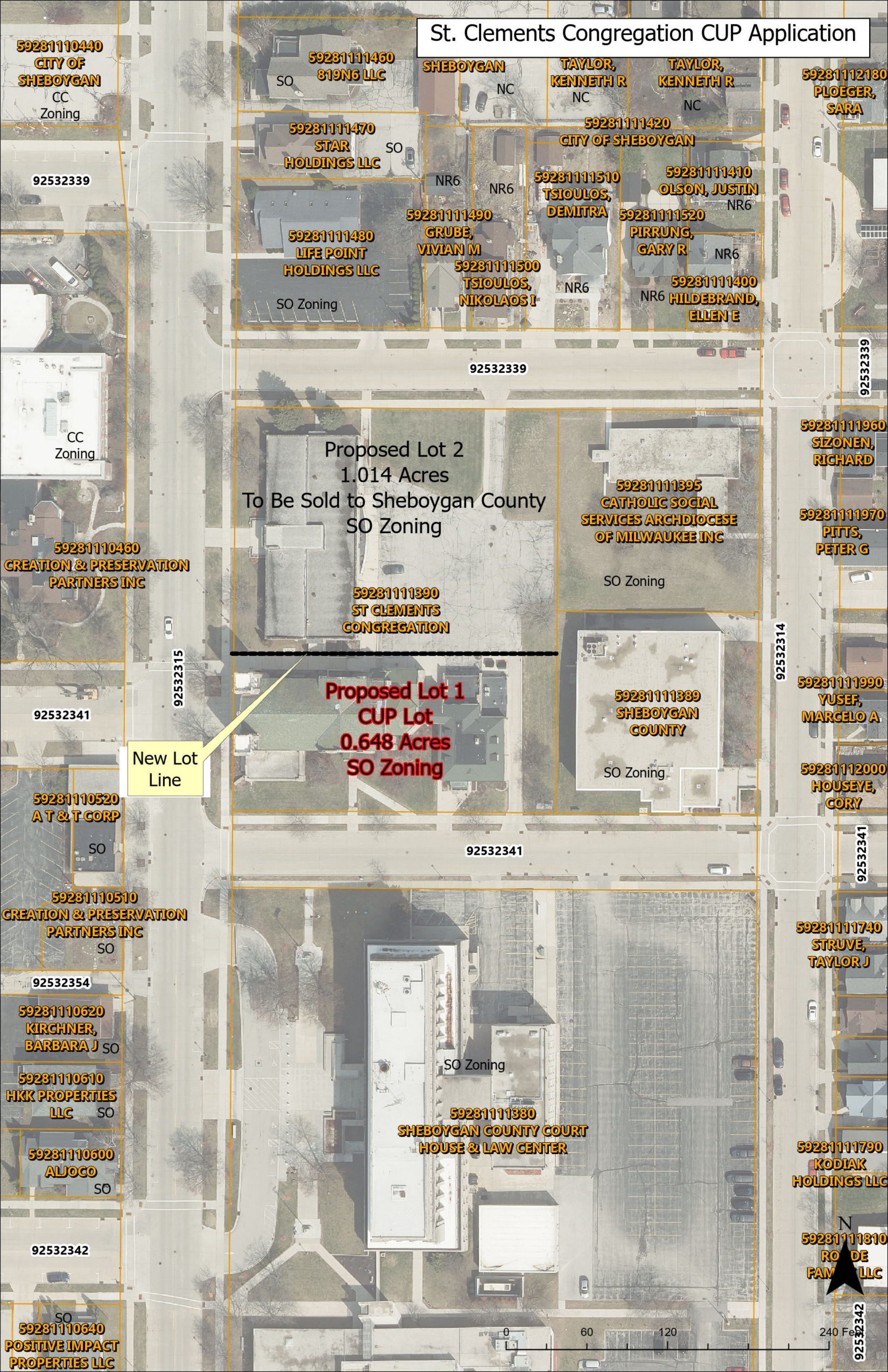
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FILE No.: 2024056    DATE: 11/18/2025    PAGE: 3 OF 3



St. Clements Congregation CUP Application





## **CONDITIONAL USE WRITTEN EXPLANATION REQUIREMENTS – St. Clements Congregation**

**A. Name of project/development** – Splitting of Parcel 59281111390 to facilitate sale of northern 1-acre of said parcel (i.e. the congregation's old school building and parking lot) to Sheboygan County

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

- **Description of existing use** – Church
- **Description of proposed use (indoor, outdoor, etc.), why was this site selected?** – Continued use of the existing church building.
- **All services, products, etc. to be provided** – Continued service to the community.
- **Projected number of residents, employees, and/or daily customers** – Same as current.
- **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** – N/A
- **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.)** – No changes are proposed versus what's already existing on the remaining church parcel once the split takes place.
- **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** – No changes are anticipated at this time.
- **An explanation of any interior and/or exterior renovations** – No changes are anticipated at this time.
- **Is access appropriate and is there sufficient customers/resident off-street parking?** – Yes, our purchase agreement with Sheboygan County allows us continued use of the existing parking areas the church currently uses. The majority of parishioners take advantage of on-street parking during services as well.
- **Proposed signage** – No changes are anticipated at this time.
- **Project timeline and estimated value of project** – No changes are anticipated at this time.

- **Compatibility of the proposed use and design with adjacent and other properties in the area** – No changes are anticipated at this time.

- **How will you insure that the business will not become a nuisance to adjacent properties (i.e.**

**parking, noise, smells, hours of operations, etc.** - No changes are anticipated at this time.

- **Other information that would be considered pertinent by the Plan Commission.** - N/A

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

**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?** – There are no changes to the land use or use of the remaining church parcel at this time. The required conditional use facilitates the sale of the northern 1-acre portion of parcel 59281111390 to Sheboygan County to satisfy the requirements of the current Suburban Office zoning designation.

**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?** - There will be no changes to what is already happening at the property.

**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?** - No changes in land uses are anticipated at this time. The church will remain a church along with all its associated functions.

**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** – Yes.

