



**CITY OF SHEBOYGAN**

**APPLICATION FOR  
CONDITIONAL USE**

Fee: \$250.00 *12*

Review Date: *9/13/22*

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

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) <i>Sheboygan Christian School</i>		Authorized Representative <i>Greg Ingelse</i>	
Mailing Address <i>929 Greenfield Ave.</i>		Title <i>Director of Facilities</i>	
City <i>Sheboygan</i>		State <i>WI</i>	ZIP Code <i>53081</i>
Email Address <i>Greg.Ingelse@sheboymanchristian.com</i>		Phone Number (incl. area code) <i>920-458-9981</i>	
Fax Number (incl. area code)			
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity)		Contact Person	
Mailing Address		Title	
City		State	ZIP Code
Email Address		Phone Number (incl. area code)	
Fax Number (incl. area code)			
SECTION 3: Project or Site Location			
Project Address/Description <i>929 Greenfield Ave / Soccer stadium bleachers and press box</i>			Parcel No.
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		<i>Sheboygan Christian School</i>	
Existing Zoning:		<i>SR-4</i>	
Present Use of Parcel:		<i>School K-12</i>	
Proposed Use of Parcel:		<i>- Same -</i>	
Present Use of Adjacent Properties:		<i>Single family Res.</i>	
SECTION 5: Certification and Permission			
<p><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.</p>			
<p><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.</p>			
Name of Owner/Authorized Representative (please print)		Title	Phone Number
<i>Sheboygan Christian school / Greg Ingelse</i>		<i>Director of Facilities</i>	<i>920-946-7640</i>
Signature of Applicant <i>[Signature]</i>		Date Signed	
		<i>8/15/22</i>	

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.



City of Sheboygan Conditional Use Committee,

This letter is to explain Sheboygan Christian School's (SCS) request for a variance of the 50 foot setback code for use on our outdoor athletic facilities, namely our varsity soccer field and the installation of bleachers and a press box.

We seek to install these items on the west side of the soccer field as this is considered best practice. Soccer games are played in the fall after school and, since the sun sets in the west, fans need to be oriented on the west side of the soccer field so that they can see the action (not stare into a setting sun).

**Existing use**

SCS has a strong history of a successful soccer program. We have 5 state championships in program history and are regularly competitive in the Big East conference. Our western-most varsity soccer field currently has bleachers installed. This proposal seeks to replace the existing two sets of bleachers with three sets of bleachers and a press box.

Most of the fans attending games currently either stand on the sidelines or bring their own lawn chairs. This proposal seeks to provide more seating for home and visiting fans at SCS soccer games.

**Proposed use**

SCS has been the recipient of a donation of a press box and three sets of bleachers from a sister school in Elmhurst, IL. SCS volunteers moved these items from IL to the SCS parking lot where they currently sit. We seek to install them at the same location of the existing bleachers.

Photo of bleachers/press box as they were installed at the previous school:



**Services/Products to be provided**

SCS hosts approximately 12-15 home soccer games annually. This field enhancement wouldn't increase the number of home game events.

**Projected number of residents/employees, and/or daily customers**

The same number of students, parents, visiting fans, etc. that we regularly serve every year since the inception of our soccer program decades ago.

**Proposed number of dwellings, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre**

No change from current.

**Description of proposed building and all new site improvements**

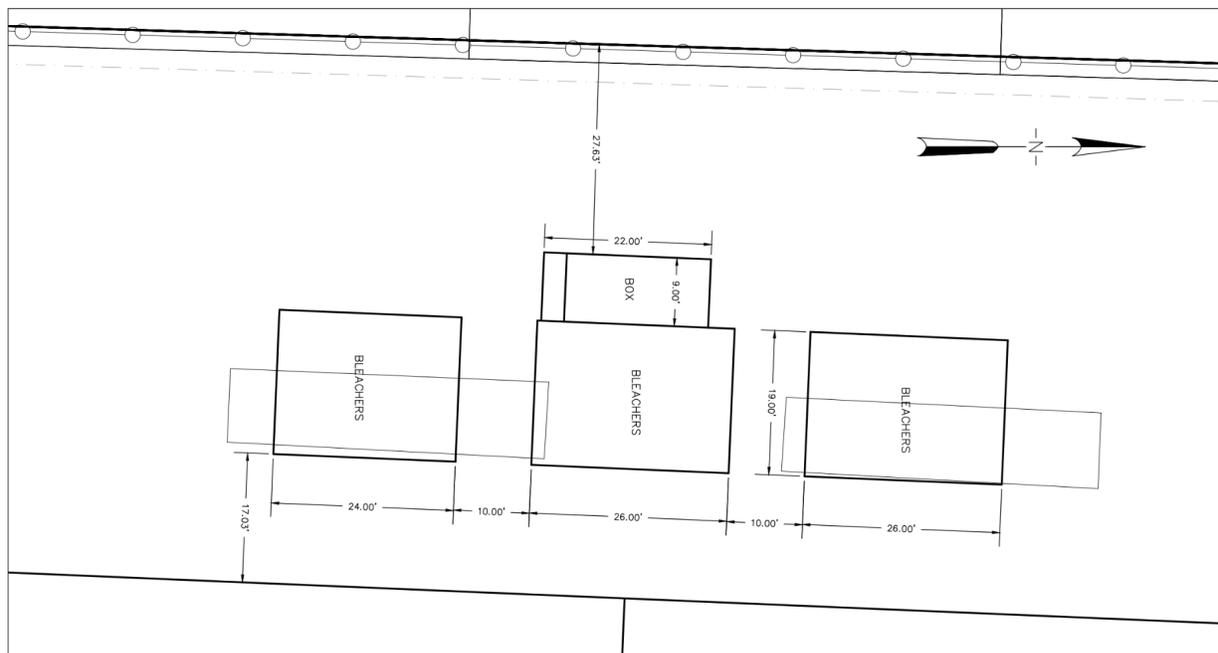
This field enhancement seeks to improve the fan experience through better, more accessible facilities. As shown in the photo, the aluminum bleachers and vinyl siding press box would beautify the site and improve the fan experience for home games.



**Written description of proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment around the area**

As specified above, the orientation is on the west side of the soccer field sitting on the existing footprint of the currently installed bleachers. Shown in the diagram below, the elongated rectangles are the existing bleacher concrete pads. You can see the proposed bleachers sit on the same line (no closer/no further away from the soccer field) and their size and scale as compared to what currently exists.

Because of the orientation/size of the new bleachers and the press box which sits elevated on a steel substructure behind the middle set of bleachers, the encroachment on the property line increases in order to install them in the right place.



**Explanation of any interior and/or exterior renovations**

The current walk up to these bleachers is on an old limestone track that surrounds the field. This has been overgrown with weeds. We are also planning to till up the walk-up to the bleachers so that it is back to its original limestone walk-way. This is part of the beautification plan for the site.



### **Sufficient off-street parking**

No change from current.

### **Proposed signage**

No change from current.

### **Project timeline and estimated value of project**

Timeline would be ASAP- we would like to have this installed for the fall soccer season. We are the defending state champions and we would like to reward the student athlete success with a better home game atmosphere.

Value- bleachers and press box, concrete, etc. is valued at approximately \$150,000

### **Compatibility of the proposed use and design with adjacent and other properties in the area**

SCS shares a property line with a series of residential properties to our west. The school predates any home construction to our west and families that purchased these homes know that they border a school. Families in homes in this particular area know that their homes border a soccer field. We would suggest that the replacement of bleachers with newer, better looking bleachers, and the installation of a press box can be considered reasonable for a varsity athletics facility. For instance, both North and South High Schools have similar (though much larger) west-side-of-field setups comparable to what we are proposing.

The proposed use doesn't change what is already being done at home game events, it merely enhances the home game events.

### **How will you ensure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc.)**

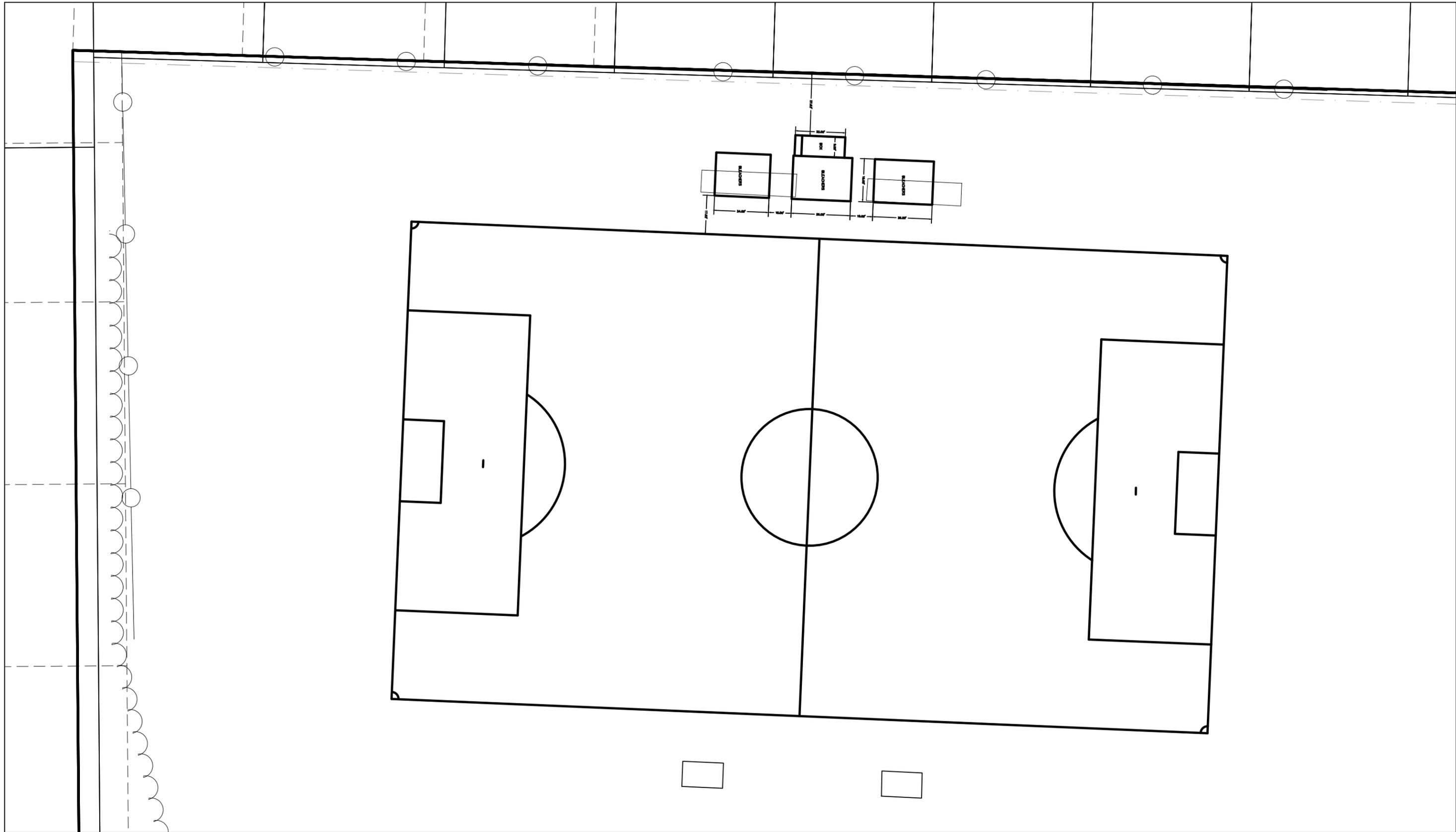
No different parking, noise, smells, or hours of operation than what we currently do. The press box will have speakers, but we will ensure that the sound doesn't negatively impact the area behind the press box area.

### **Other information that would be considered pertinent by the Plan Commission**

A likely question involves use of field lights. We have no current plans for installation/use of permanent field lights.







DRAWN BY INL  
 CHECKED BY ERO  
 APPROVED BY ERO

SCALES  
 HORIZONTAL 1" = 40'  
 VERTICAL N/A

PROJECT NO. XXX.XXX  
 DATE XX/XX/XX

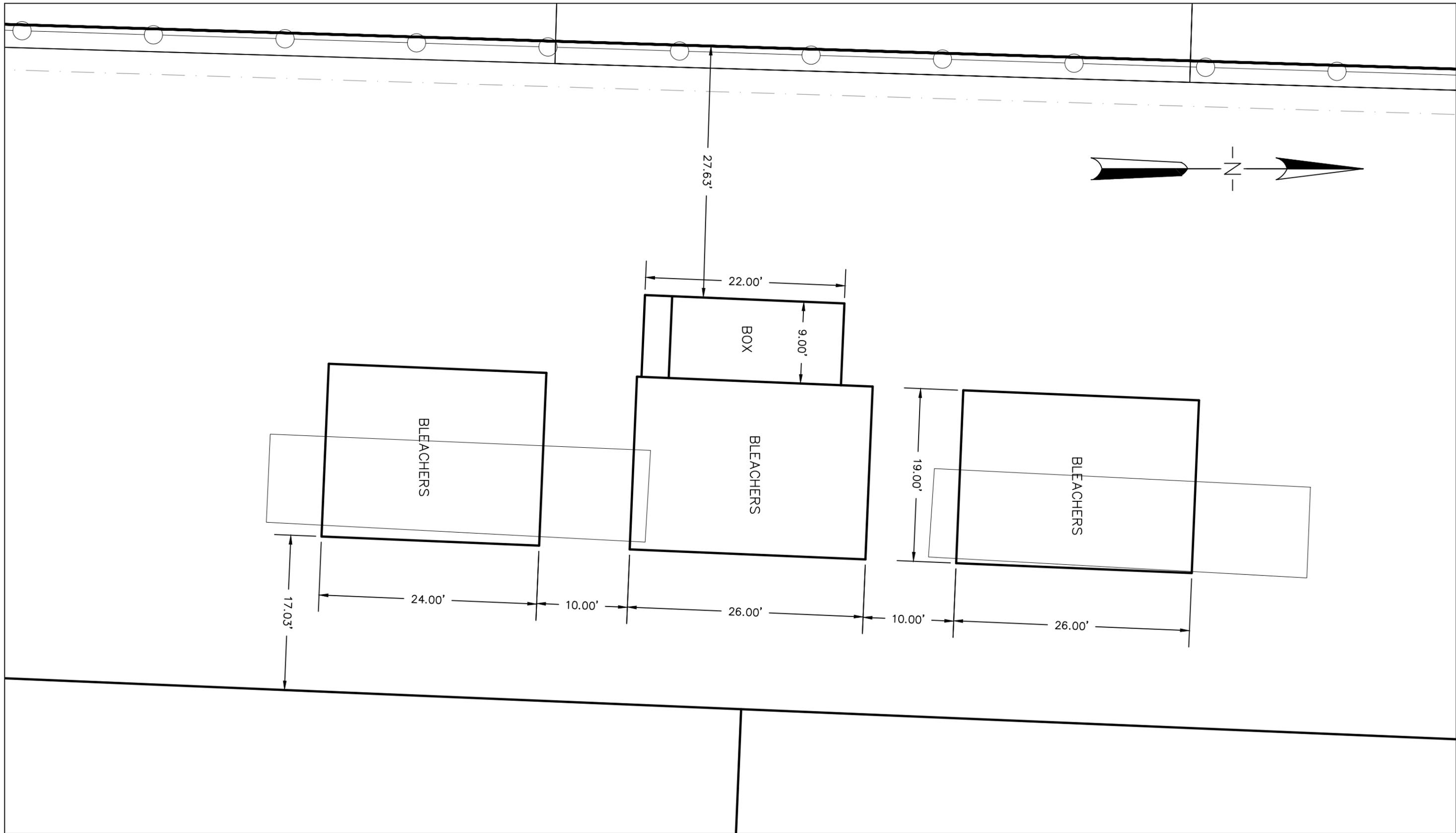
REVISIONS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

BENCH  
 MARK

DATUM  NAVD '88  
 ASSUMED  
 CITY  
 PROJECT

DRAINAGE/GRADING PLAN  
 PROJECT NAME  
 LOCATION  
 TOWN OF, FOND DU LAC COUNTY, WISCONSIN

*J.E. ARTHUR AND ASSOCIATES, INC.*  
 ENGINEERS SURVEYORS PLANNERS  
 FOND DU LAC, WISCONSIN 54935  
 PHONE (920) 922-5703



DRAWN BY INL  
 CHECKED BY ERO  
 APPROVED BY ERO

SCALES  
 HORIZONTAL 1" = 10'  
 VERTICAL N/A

PROJECT NO. XXX.XXX  
 DATE XX/XX/XX

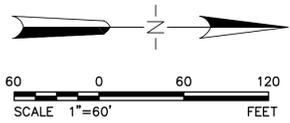
REVISIONS  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

BENCH  
 MARK

DATUM  NAVD '88  
 ASSUMED  
 CITY  
 PROJECT

DRAINAGE/GRADING PLAN  
 PROJECT NAME  
 LOCATION  
 TOWN OF, FOND DU LAC COUNTY, WISCONSIN

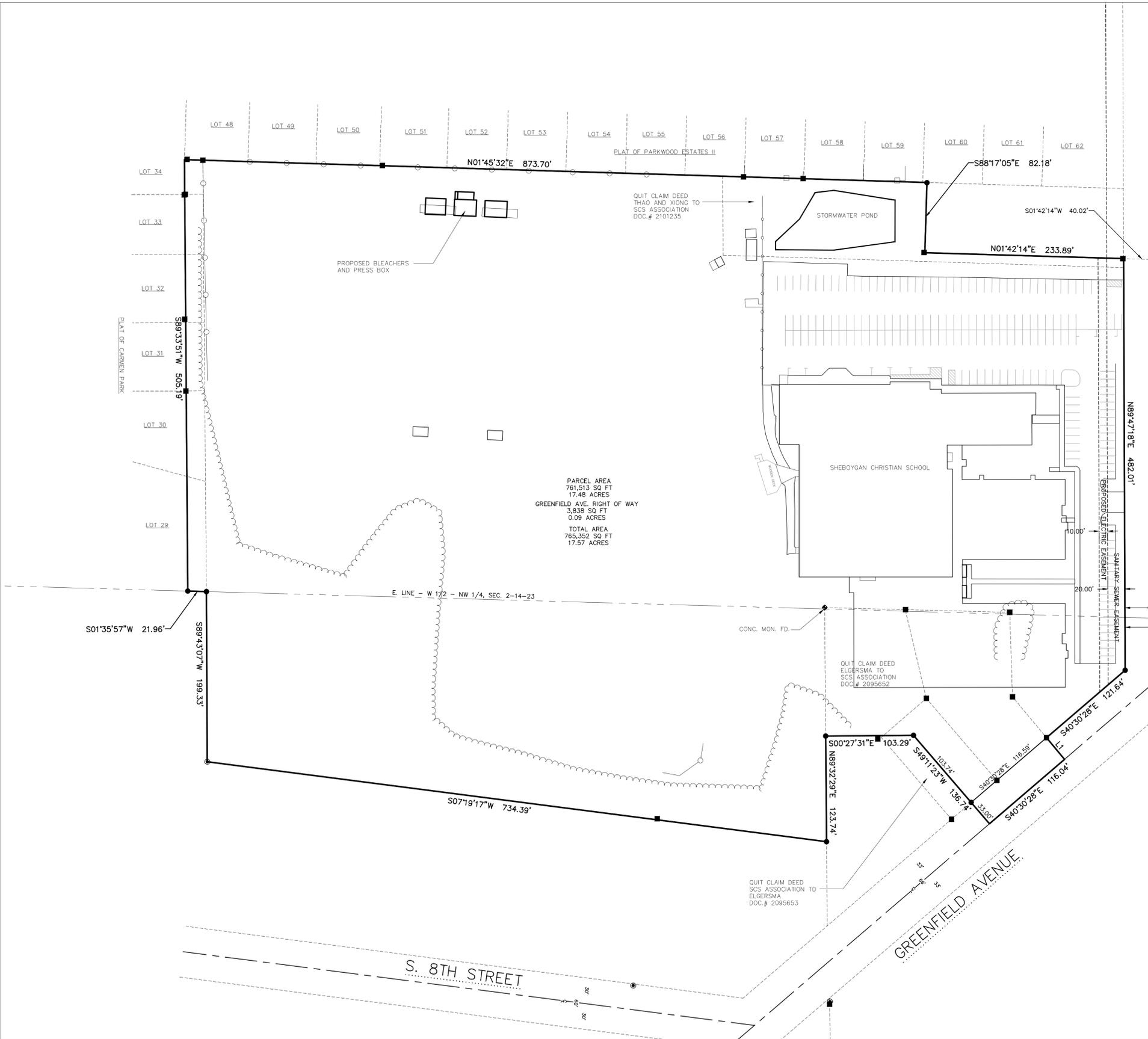
**J.E. ARTHUR AND ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS PLANNERS  
 FOND DU LAC, WISCONSIN 54935  
 PHONE (920) 922-5703



NORTH POINT REFERENCED TO THE NORTH LINE - NW 1/4, SEC. 2-14-23 RECORDED AS N89°47'18"E PER SHEBOYGAN COUNTY COORDINATE SYSTEM

NW CORNER - NW 1/4 SECTION 2-14-23 2" IP FOUND

NE CORNER - NW 1/4 SECTION 2-14-23 PER COORDINATES



PARCEL AREA  
761,513 SQ. FT.  
17.48 ACRES  
GREENFIELD AVE. RIGHT OF WAY  
3,838 SQ. FT.  
0.09 ACRES  
TOTAL AREA  
765,352 SQ. FT.  
17.57 ACRES

**SURVEYOR'S CERTIFICATE**

I, Eric R. Otte, Professional Land Surveyor, hereby certify that on this date I have completed a survey by the direction of the Sheboygan Christian School Association of the parcel of land described below.

That I have marked the corners and/or boundaries of said parcel on the ground as shown on the map and that the following is the correct description as surveyed and monumented:

Part of the Northeast 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Northwest 1/4 of Section 2, T. 14 N.-R. 23 E., City of Sheboygan, Sheboygan County, Wisconsin and more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of said Section 2; thence North 89°-47'-18" East along the North line of the Northwest 1/4 of said Section 2, 898.91 feet; thence South 01°-42'-14" West, 40.02 feet to a point on the North right of way line of Greenfield Avenue and to the point of beginning; thence North 89°-47'-18" East along said North right of way line, 482.01 feet to an angle point in said right of way line; thence South 40°-30'-28" East along the Northeastly right of way line of Greenfield Avenue, 121.64 feet; thence North 50°-08'-46" East, 33.00 feet to a point on the centerline of Greenfield Avenue; thence South 40°-30'-28" East along said centerline, 116.04 feet; thence South 49°-11'-23" West, 136.74 feet; thence South 00°-27'-31" East, 103.29 feet; thence North 89°-32'-29" East, 123.74 feet; thence South 07°-19'-17" West, 734.39 feet; thence South 89°-43'-07" West, 199.33 feet to a point on the East line of the West 1/2 of the Northwest 1/4 of said Section 2; thence South 01°-35'-57" West along said East line, 21.96 feet; thence South 89°-33'-51" West, 505.19 feet to the Southeast corner of Lot 48, Parkwood Estates II; thence North 01°-45'-32" East along the East line of Parkwood Estates II, 873.70 feet; thence South 88°-17'-05" East, 82.18 feet; thence North 01°-42'-14" East, 233.89 feet to the point of beginning and containing 17.57 acres (765,352 Sq. Ft.) of land, more or less and being subject to the rights of the public over that portion of the above described parcel that lies within the right of way of Greenfield Avenue.

That such survey is a correct representation of all the exterior boundaries of the land surveyed, and such survey complies with chapter A-E 7, minimum standards for property surveys, Wisconsin administrative code.



Eric R. Otte, P.L.S. No. S-2440  
J.E. Arthur and Associates, Inc.  
Fond du Lac, Wisconsin 54935  
Dated this 15<sup>TH</sup> day of AUGUST, 2022.  
Project No. 9-4906

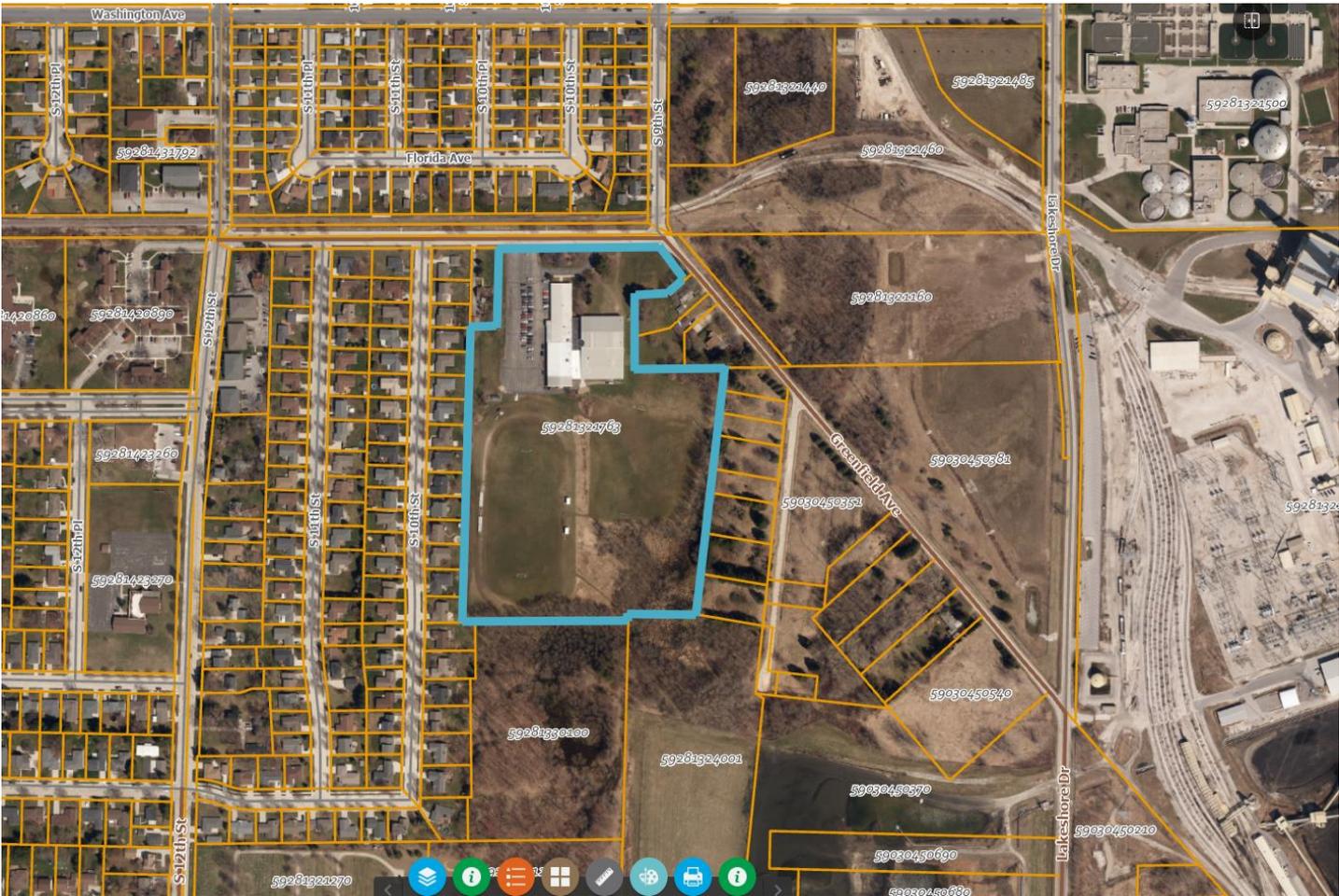
**S. 9TH STREET**

**LEGEND**

- IRON PIPE FOUND IN PLACE
- 1" X 18" (O.D.) IRON PIPE SET WEIGHING 1.13 LBS. PER LINEAL FOOT
- 2" IRON PIPE FOUND IN PLACE
- CHAIN LINK FENCE
- WOODEN FENCE
- ⊕ SECTION CORNER

Parcel Line Table		
Line #	Direction	Length
L1	N50°08'46"E	33.00'

DRAWN BY <u>MLA</u>	SCALES HORIZONTAL <u>1"=60'</u> VERTICAL <u>NA</u>	PROJECT NO. <u>9.4906</u> DATE <u>8/15/2022</u>	REVISIONS _____ _____ _____	BENCH MARK	Tag Bolt Hydrant at Greenfield and S. 9th Street Elev. = 611.48	DATUM NAVD '88 <input checked="" type="checkbox"/> ASSUMED <input type="checkbox"/> CITY <input type="checkbox"/> PROJECT <input type="checkbox"/>	BOUNDARY SURVEY SHEBOYGAN CHRISTIAN SCHOOL PART OF THE NE 1/4 - NW 1/4, AND PART OF THE NW 1/4 - NW 1/4, SECTION 2, T. 14 N.-R. 23 E., CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN	<b>A</b> J.E. ARTHUR AND ASSOCIATES, INC. ENGINEERS SURVEYORS 548 PRAIRIE ROAD FOND DU LAC, WISCONSIN 54935 PHONE: 920.922.5703
CHECKED BY <u>ERO</u>								SHEET 1 OF 1 SHEETS FILE NO. 4906
APPROVED BY <u>ERO</u>								





929 Greenfield Ave  
929 Greenfield Ave, Sh...  
43.72°N, 87.72°W









Property line west 1 Property line west 4











Good Morning-

My name is Travis Gahagan, my parents house is 3735 South 10th Street here in Sheboygan. They built this house and have lived in the house the past 29 years. We are the West side neighbors to Sheboygan Christian School's soccer field. The proposed permit request for "used" bleachers and "used" Press Box will sit directly squared up with my parents backyard, please see attached current view of my parents yard and the "used" Press Box proposed to go in that view. I would like this email to be a part of the meeting notes and strike against the request.

I was born and raised in Sheboygan and still live today with my own family in Sheboygan on the South side. When my parents received a letter dated 9/6 and a school Rep from Christian High stopped over 9/12 we were a bit taken off guard here. The meeting is today 9/13/22 at 4:00. How is that enough time to get any information or do some research on this issue and have our voice heard? The school never informed the West side neighbors of this request until a couple days before the meeting. That does not seem right but lets move past that.

I would like to outline a couple points:

1. Compatibility of the proposed use and design with adjacent and other properties in the area. While the school and soccer field may predate the adjacent residential properties, the request for an encroachment of the side yard setback does not! This request Christian has for the Press Box place will eliminate over half of the side yard setback requirements of a non-residential building to residential side lot line. I do also believe there are height requirements as well in the residential code for non-residential buildings. The Rep from Christian told my parents on 9/12 they will be building 25 feet from the fence line, which is not correct as it should be a min. of 50 feet. Looking at the Press Box the height will be 20 to 25 feet off the ground, please confirm what is the height restriction for non-residential buildings? I did go out and measure everything last night and I am sure the school and city did as well, correct? My measurements with the 50 foot setback requirement in place on the WEST side (should stay-because its a residential code) only give the School 24 feet to put the "used" bleachers & "used" Press Box. Looking over the plans they need 28 feet to 30 feet to place these items in. I am sure the WIAA (or whatever league Christian plays in) has another requirement for structures so close to a soccer sideline so the kids don't get hurt or injured running into something. So based on math and measurements Christian School does not have enough room to place the "used" bleachers & "used" Press Box with the current location of the field. When I went to the EAST side of the field there was plenty of room. There are no DNR restrictions based on Sheboygan County GIS mapping application. I measured 50 feet on the EAST side of the field from the soccer sideline to the cut grass and that is before the hill comes into play on that side. There is plenty of room on the EAST side for these structures to be placed.

2. Application states "We seek to install these items on the WEST side of the soccer field as this is considered best practice. Soccer games are played in the fall after school and, since the sun sets in the West, fans need to be oriented on the WEST side of the soccer field so that they can see the action, not stare into a setting sun." Lets break this down. Best practice for whom and no consideration for the WEST side neighborhood. While it is understandable that the fan experience would be better not having to face the sun while watching the games, it would not be unprecedented to have everything on the EAST side of the field. The EAST side would allow for the installation without the need to encroach on the 50 ft side yard setback. I have 3 kids that play Club Soccer here in Sheboygan and we go to a lot of North & South Soccer games at Horce Mann. Yes this is a brand new turf field that was put in place and

is beautiful to play on. I am sure there is some Code here too right? The bleachers at the Public High School Soccer Field (North & South) are located on the EAST side at Horce Mann Field. So yes we play games in the setting sun as well and deal with the sun set in parents eyes similar to what Christian High is claiming best practice to place the Bleachers on the WEST side. We wear hats, sunglasses and deal with this every time club soccer plays, North High School plays and South High School plays. So my argument here is this is not a best practice for everyone involved as Christain High is stating they are only going to have 12 to 15 home games a year. Let me restate this 12 to 15 home games a year out of 365 days in a year that my parents will have a huge eye sore and depreciation of property value my parents and the WEST side neighbors will live with every day.

3.Application states "The current walk up to these bleachers is on an old limestone track that surrounds the field. This has been overgrown with weeds. We are also planning to till up the walk-up to the bleachers so that it is back to its original limestone walk-way. This is part of the beautification plan for the site." Lets talk about this statement. Being a good neighbor to Christain High for 29 years the field has been an eye sore with the statements made above. We are concerned with this fact the applicant has failed to maintain the field either by choice funding decisions. What will happen to the bleachers and press box overtime? The applicant states these are new in fact they are "used" bleachers and "used" press box that the school received from an IL sister school. So lets be clear here they are not new items, they are "old" items. What assurance to maintenance of the field and accessory structures would be in place as a condition of any approval. It's my understanding Lutheran High and Christain High share fields at some points so that 12 to 15 games gets stretched out to 15 to 20 games. What is the upkeep cost and will it be done as it has not in the past 29 years until the past couple. If site "beautification" is actually part of the plan, a more in depth landscape architect plan should be submitted with consideration to the residential neighborhood to the west. Simply planting a handful of baby trees does not constitute screening for the residential properties.

4. Based on the current state of the field and walkways to the field, was any consideration given to changing the orientation of the field? What phase are we in here with the development of the Christian High fields behind the school. We need to see more of a detailed laid out plan giving more direction and future growth here not just approve a permit to put something down with NO design thought but just because they received something as a gift more planning needs to be in place and the WEST side neighbors more involved in this process. With adjustments of the field and placements of the "used" bleachers and "used press box, maybe having the bleachers and press box on the North or South side make more sense with an adjustment of the field location. Are there more plans for bathrooms, concession stands and I heard a tennis court is coming in the future is that listed here. What phase are we in with this expansion plan for Christian High? A more 5 or 10 year plan needs to be submitted to the City.

The overall plan here is to enhance the fan experience, then a phased development plan for the soccer field should be considered that includes the experiences of the neighborhood. When North and South High upgraded their facilities, it was done in a manner that enhanced the whole neighborhood rather than a single user. Christian High could do this through a more thoughtful and deliberate plan with the field orientation. For my parents this is a direct affect on them to their home they lived in for 29 years. For them their home is one of the largest assets they have currently. Putting a "used" bleachers and "used" press box right in their view will decrease the property value and odds of them ever trying to sell the house in the future. Residential Codes are put in for reasons and should be followed at all cost. This protects the residents of the WEST side against non-residents like Christian High trying to over step the law that is in place. Plenty of room on the EAST side, better location for everyone 365 days a

year and being a better Christian neighbor to the WEST side residents. Please take this message as a strike against the permit of giving up the Residential Code of 50 feet. Both North & South High School Soccer is played at Horce Mann with the issue of the sun set in parents' eyes in the evenings everytime a game is played. My parents and I have watched many Christian soccer games from their deck in the backyard. We are not against the soccer games but the permit request and location for the "used" bleachers and "used" press box.

I will be attending this meeting today at 4:00 but look for a call back before to talk this over with Steve & Joe. Questions please let me know but I hope my points are clear and the Code is the law of the land here to protect residents against things like this. How would any of you feel if this happens to your property? Again thanks for your time.

Travis Gahagan  
cell: 414-530-1999

