

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: _____

FILING FEE: \$250.00 (Payable to City of Sheboygan)

**CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT**

Requirements Per Section 15.905

Revised May 2018

Completed 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 two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Trinity Lutheran Church and School

ADDRESS: 824 Wisconsin Ave. E-MAIL: roeske@trinitysheboygan.org

PHONE: (920) 458 8248 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Trinity Lutheran Church and school

ADDRESS OF PROPERTY AFFECTED: 824 Wisconsin Ave.

LEGAL DESCRIPTION: Church and school property

BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: Weekly Church Services and 1st - 8th grade school

DETAILED DESCRIPTION OF PROPOSED OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: No changes to existing use apart from removing parking capabilities.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Change in fence height from 6 ft to 8 ft on the front side of property. The addition of privacy screening on the South and East fencing.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

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

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? New fencing will be aesthetically

pleasing (improvement from gray chainlink) and will increase child safety

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? NO

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? The requested

area is already fenced in. This is a minor adjustment for a
major impact.

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

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: NA

ADDRESS: _____ E-MAIL: _____

ARCHITECT: NA

ADDRESS: _____ E-MAIL: _____

CONTRACTOR: Jos. Schmitt

ADDRESS: 2104 Union Ave. E-MAIL: jschmitt@jschmitt.us

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Jenna Roeske
APPLICANT'S SIGNATURE

7/18/22
DATE

Jenna Roeske
PRINT ABOVE NAME

Existing Use

The current building and property are a church and school (the buildings are attached as one unit). The school provides education to students in 1st through 8th grade. The property referred to in this request is the paved lot located on the East side of the school building. This lot currently houses the playground structure, and the current fence has a vehicle gate, so the paved area can also be used for weekend parking. The lot has fencing that runs primarily along the East and South sides, with a small section on the South/West side providing pedestrian access and a small area on the back North/West section providing pedestrian access. (See included photos, including aerial view).

Proposed Improvements

We are requesting an exception/variance to be permitted so that we can install an 8ft fence on this property. We propose replacing the current 6ft fence around the playground/paved lot with an 8ft fence. This would remove the vehicle access gate and thus the ability to park on the lot. Instead, this entire area will be used as a playground. We would add a privacy screen along the South and East fencing. (See images at the end of the document for fencing and privacy screen options.)

Along with replacing fencing, we will be remodeling the playground itself (see included document with layout). The area that is currently covered in woodchips will be replaced with artificial surfacing to improve safety. A new playground structure will be installed, replacing the current structure that has peeling paint and faded surfaces. Additionally, we will add auxiliary equipment next to the structure to allow for more students to play at a time. The blacktop area will be completely repaved. Currently, the broken, uneven pavement poses a safety hazard and is an eyesore. A half-court basketball court, four-square courts, and a small track will be painted onto the surface, and a Gaga ball pit will be installed in the South/East corner. Playground updates are to improve both safety and appearance.

Rationale and Benefit

The purpose of this project is twofold. Primarily, our concern is student safety. Our location downtown is incredibly beneficial, but it also means we must exercise caution. We hope to deter scaling the fence by increasing the height. Increasing the fence height also decreases the frequency of playground balls going over the fence into our neighbor's alley way or the street. This improves safety and reduces inconveniencing our neighbors. Additionally, we aim to add privacy screening to keep our children out of sight. We have had incidents with individuals standing outside of our fence watching our students during recess (not casually walking past, but stopping and watching for extended periods). Some of these incidents have been unsettling for our teachers and students and had to be resolved by calling local authorities. Finally, we are removing the vehicle gate on the South end of the playground, which currently allows for easy access to the property since it does not lock. We will have a locked pedestrian entrance instead.

The secondary purpose is aesthetic. We would like to install a black fence instead of a gray chain link. Additionally, the privacy screen will give the illusion of a smooth surface, resulting in an overall sleeker look to the property. The current space is an utter eye sore, so the playground needs to be updated as well. We plan to resurface the area, remove the woodchips in exchange for artificial surfacing, and replace the play structure. All of these changes together will give the space a much more appealing look. Improved fencing is the first step.

Site Plan and Images

*Please see included document for a complete survey of the property. The highlighted area indicates fence placement. **We are not proposing any new areas of fencing, only replacing old fencing.** Additionally, included is a mock-up of the further playground improvements, along with some description. All blacktop areas would be repaved. Please see photos below of the current fencing and the proposed fencing.*

Current Fencing Photos

Current pedestrian gate on South/West end; this will be replaced with 8' fencing, but still have a gate.



North end of the playground, which shares a wall with the Weill Center; note that fencing reaches all the way to the wall of the Weill Center. This whole section would also be replaced with 8' fencing.



View of the East end of the lot. The fence is on our property line next to the alleyway. This full fence would be replaced with 8' fence. Increasing the fence height would avoid playground balls in the alley.



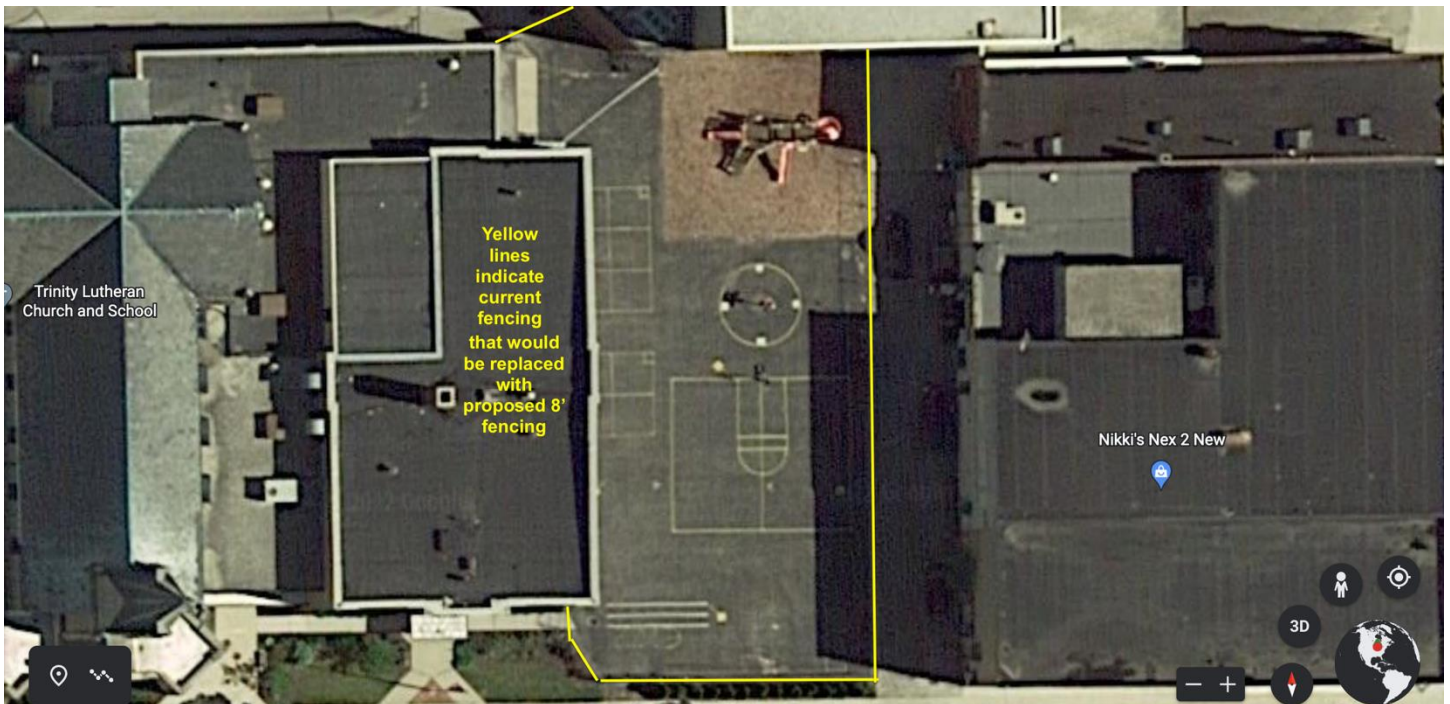
View of the South end of the lot with current vehicle access; the vehicle gate would be removed and the fence height increased to 8'. Increasing the fence height keeps playground balls out of the street.



View of the North/West pedestrian access. This fencing would be replaced with 8' fencing. Pedestrian access would be maintained. Increasing the height keeps playground balls out of the parking lot.



Aerial view with fencing marked



Proposed Fencing and Privacy Screen to replace current fencing (NO additional fencing proposed)



Current
 = fencing location
 to be replaced with 8' fencing * Green area will be artificial Surfacing

iCloud. Purchase additional storage or remove some documents from iCloud.

landscape structures



The play components depicted on this plan are PFSM certified. Unless model number is provided with the use and output of these components, confirm to the requirements of ASTM F1487. In verify product verification, visit www.gerberinc.com

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 5-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURER'S OPINION THAT THIS PLAY AREA DOES CONFORM TO THE ADA ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US PRIOR TO CONSTRUCTION. DETAILED SITE INFORMATION INCLUDING SITE EMBODIMENT, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SITE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO GRADING. SLOPES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1232 STANDARD CONSUMER SAFETY: PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 9 CURRENT EDITION). THE SURFACING MUST BE WELL DRAINAGE. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A DRAIN SINKER OR A TRENCH DRAIN.

AREA OF ACCESSIBLE/PROTECTIVE SURFACING (POURED-IN-PLACE SUGGESTED) 3,600 SQ FT

IT IS THE MANUFACTURER'S OPINION AND INTENT THAT THE LAYOUT OF THESE COMPONENTS CONFORM WITH THE U.S. CONSUMER PRODUCT SAFETY COMMISSION'S (CPSC) "HANDBOOK FOR PUBLIC PLAYGROUND SAFETY".

DESIGNED BY:

KLP

COPYRIGHTS: 12/30/21
 LANDSCAPE STRUCTURES, INC.
 401 7th STREET SOUTH - P.O. BOX 190
 SHAWANO, WISCONSIN 54981
 PH: 1-800-728-6036 FAX: 1-763-972-6091

Date: Previous Drawing # Initials

Weill Center

CONCRETE BORDER
 60 LN FT

8' FALL HEIGHT
 617 SQ FT

6' FALL HEIGHT
 434 SQ FT

7' FALL HEIGHT
 383 SQ FT

4' FALL HEIGHT
 2,166 SQ FT

Alley Way

VEHICLE ACCESS

PAINTED TRACK BY OTHERS

15'

GAGA PIT

6-SQUARE
 BY OTHERS

4-SQUARE
 BY OTHERS

HALF COURT BASKETBALL
 BY OTHERS

74'-6"

8th St.

School Building

TRINITY LUTHERAN CHURCH AND SCHOOL

SURFACING:
 TOTAL PIP = 3,600 SQ FT
 8' = 617 SQ FT
 7' = 383 SQ FT
 6' = 434 SQ FT
 4' = 2,166 SQ FT
 CONCRETE BORDER (EAST ONLY) = 60 LN FT

TOTAL ELEVATED PLAY COMPONENTS	7		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	7	REQUIRED	4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	10	REQUIRED	2
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	7	REQUIRED	7



Trinity Lutheran School
 Option One
 Sheboygan, WI

Gerber Leisure
 Products, Inc.
 Meghan Barrett

SYSTEM TYPE:
 Playbooster

DRAWING #:
 21123001-01



PLAT OF SURVEY
LOTS 5 THRU 9, PART OF LOTS 4 & 10,
PART OF THE VACATED ALLEY, ALL BEING IN BLOCK 127
OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN,
CITY OF SHEBOYGAN,
SHEBOYGAN COUNTY, WISCONSIN

NIAGARA AVENUE

STREET

9TH

NORTH

WISCONSIN

AVENUE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1-C2	12.00' (12')	18.86' (18.85')	S 44°45'37" E (N 45° W)	16.98' (16.97')

NOTES:

- Bearings are referenced to the South line of Block 127 in the Original Plat of the City of Sheboygan, which bears North 89 degrees 38 minutes 49 seconds West, according to the Wisconsin County Coordinate System, Sheboygan County Zone as defined by the Wisconsin Department of Transportation and determined by GPS observation, NAD 83 (2011).
- This survey prepared to establish the boundary lines for Trinity Lutheran School and the City of Sheboygan properties.
- Declaration of Easement, Joint Use and Protective Covenants affect the Trinity Evangelical Lutheran Church of the Unaltered Augsburg Confession and the Sheboygan Community Theatre Foundation, Inc. which are listed in Volume 1747, Page 163 as recorded in the Sheboygan County Register of Deeds Office affects the parcels.
- "PLAT XX" Documented Surveys obtained from the Sheboygan County Survey Viewer and received from a title search.
- The location of the utilities are shown on this drawing from their observed locations and upon markings on the ground placed by utility companies and/or their agents. No warranty is given to the utility markings by others or that all underground utilities affecting the property were marked and located for this survey. A locate request was sent to Digger's Hotline, Ticket Number 20222222810 and Ticket Number 20222222825.

LINE	BEARING	DISTANCE
L1	S 00°15'41" W (W 00°00'04" E)	5.00' (5.00')
L2	S 89°44'19" E (N 89°59'56" E)	71.65' (71.65')
L3	S 00°15'41" W (N 89°44'19" W)	4.00' (4.00')
L4	N 89°44'19" W (S 89°44'19" E)	17.97' (15.40')
L5	S 89°44'19" E (N 89°59'58" E)	15.40' (15.30')
L6	S 00°15'41" W (S 00°00'00" E)	8.50' (8.50')
L7	S 89°44'19" E (N 89°59'58" E)	83.86' (83.94')
L8	N 00°15'41" E (N 00°04'21" E)	9.00' (9.00')
L9	N 00°15'41" E (N 00°00'04" W)	5.00' (5.00')
L10	N 89°44'19" W (S 89°59'56" W)	71.65' (71.65')
L11	S 30°44'09" W (S 30°28'26" W)	11.02' (11.02')

LEGEND

⊙	SET 3/4"Ø x 36" REBAR 1.50 LBX./LIN. FT.
⊠	SET SURVEY NAIL
*	SET MAG NAIL
X	SET CUT "X"
—	PROPERTY LINE
- - -	LOT LINE
- - -	PARCEL LINE
- - -	EASEMENT LINE
— 755 —	1 FOOT CONTOUR LINE
X	EXISTING FENCE
— OU —	OVERHEAD UTILITY LINE
— UE —	EXISTING UNDERGROUND ELECTRIC
— T —	EXISTING TELEPHONE LINE
— W —	EXISTING WATER MAIN
— SAN —	EXISTING SANITARY SEWER
— ST —	EXISTING STORM SEWER
— G —	EXISTING GAS LINE
⊠	EXISTING WATER VALVE
⊙	EXISTING CURB STOP
⊠	EXISTING UTILITY POLE
⊠	EXISTING LIGHT POLE
⊠	ELECTRIC TRANSFORMER
⊠	EXISTING TELEPHONE PEDESTAL
⊠	EXISTING ELECTRIC RISER PEDESTAL
⊠	EXISTING METER
⊠	EXISTING DOWNSPOUT
⊠	EXISTING AIR CONDITIONING
⊠	STORM MANHOLE
⊠	CATCH BASIN
⊠	STORM SEWER INLET
⊠	SANITARY MANHOLE
⊠	EXISTING CONCRETE SURFACE
⊠	EXISTING BITUMINOUS SURFACE
⊠	EXISTING BUILDING
⊠	EXISTING DECIDUOUS TREE
⊠	EXISTING CONIFER TREE
⊠	HEDGEROW
⊠	BUSH OR SHRUB

PREPARED FOR:
Trinity Lutheran School
824 Wisconsin Avenue
Sheboygan, WI 53081

SURVEYED BY:
Fehr Graham
By: Nicholas A. Grindey
101 W. Stephenson Street
Freeport, IL 61032
815-235-7643
ngrindey@fehr-graham.com

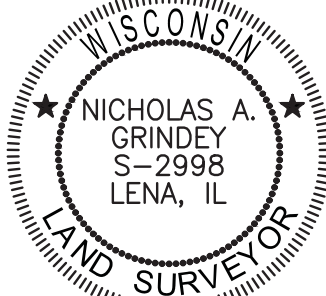
ZONED:
Central Commercial District
Setback Requirements per Section 15-105 (f)(4)(b) of the City of Sheboygan Zoning Ordinance:
C: Building to Front or Street Side Lot Line: 0 feet
F: Building to Nonresidential Side Lot Line: 0 feet
G: Building to Nonresidential Rear Lot Line: 10 feet
I: Minimum Paved Surface Setback: 0 feet

SURVEYOR'S CERTIFICATE

I, Nicholas A. Grindey, Professional Land Surveyor, hereby certify that I have supervised the survey, division, and monumentation of the lands described hereon, and that this plat drawn hereon complies with Chapter A-E 7 of the State of Wisconsin Administrative Code, Minimum Standards for Property Surveys and is a correct representation thereof in accordance with the information provided.

Signed this 19th day of July, 2022.

Nicholas A. Grindey, P.L.S.
Field Work was completed on:
June 24, 2022



BM1 = 631.10'
BM2 = 633.02'
BM3 = 633.46'
BM4 = 629.83'

MAG NAIL
CUT "X"
MAG NAIL
CUT "X"

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL
ILLINOIS DESIGN FIRM NO. 184-003525

101 W STEPHENSON ST, FREEPORT, IL 61032 P:815.235.7643

TRINITY LUTHERN
SHEBOYGAN

DATE: 07/19/2022
FIELD WORK COMPLETED: 06/24/2022
FIELD: DLL DRAWN: NAG QA/GC: _____

JOB NUMBER:
22-674

SHEET NUMBER:
1 of 2

