

## CITY OF SHEBOYGAN

### REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

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**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Sheboygan Christian School to install new bleachers and press box at 929 Greenfield Avenue. SR-5 Zone

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**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

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**REPORT DATE:** September 23, 2022

**MEETING DATE:** September 27, 2022

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#### FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

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#### STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

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#### BACKGROUND / ANALYSIS:

The Plan Commission, at their September 13, 2022 meeting tabled this matter in order for Sheboygan Christian School (SCS) to consider other location options for the bleachers and press box installation at their soccer field.

Based on testimony at the hearing and subsequent discussions with the neighbors, SCS is proposing to:

- Locate the press box on the east side of the field as suggested by the Plan Commission.
- Locate the three (3) set of bleachers on the west side of the field which still requires approval of an exception because the bleachers are proposed to be located 30 feet from the property line instead of the required 50 feet.

At the last Plan Commission meeting this was suggested/recommended and the neighbors appeared to agree. The neighbors at the meeting stated they did not have an issue with the proposed bleachers location and exception request but they did object to the taller press box location and exception.

This proposal appears to work for all parties involved and staff has no objections to the proposal.

The applicant is now requesting the following exception:

- To have a side yard setback of 30 feet to a residential side yard – Minimum side yard setback for a school structure (the bleachers) is 50 feet to a residential side yard.

Again, the exception is for the three (3) set of bleachers to be located on the west side of the soccer field only because the press box is now proposed to be located on the east side of the field.

Staff is recommending approval subject to the same 10 conditions of approval listed below.

**Staff Report from the September 13, 2022 Plan Commission Meeting below.**

Sheboygan Christian School (SCS) is proposing to install new bleachers and press box at 929 Greenfield Avenue. The applicant states the following about the proposal:

- SCS has a strong history of a successful soccer program – Five (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 (2) sets of bleachers with three (3) 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.
- 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.
- SCS hosts approximately 12-15 home soccer games annually. This field enhancement wouldn't increase the number of home game events. SCS would continue to have the same number of students, parents, visiting fans, etc. that we regularly serve every year since the inception of our soccer program decades ago.
- This field enhancement seeks to improve the fan experience through better, more accessible facilities. SCS believes the aluminum bleachers and vinyl siding press box are attractive and will improve the fan experience for home games.
- The orientation is on the west side of the soccer field sitting on the existing footprint of the currently installed bleachers (no closer/no further away from the soccer field).
- 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.
- SCS has no current plans for installation/use of permanent field lights.
- We would like to have the bleachers and press box 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.

SCS serves more than 300 students from over 35 different area churches to achieve its mission working in partnership with the Christian community, using a biblical perspective to

integrate academic excellence with Christ-centered learning to prepare students hearts and minds for service in God's world.

### **STAFF COMMENTS:**

The applicant is requesting the following exception:

- To have a side yard setback of 27 feet to a residential side yard – Minimum side yard setback for a school structure (the bleachers and press box) is 50 feet to a residential side yard.

SCS is seek to install the bleachers and press box 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).

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, 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.

There is landscaping and trees both on the SCS property and some of the adjacent residential properties along the shared property line west of the soccer field.

### **ACTION REQUESTED:**

Staff recommends approval of the conditional use permit and exception subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, water, sewer, storm drainage, wetlands/DNR, etc.
2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
3. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility.
4. Outdoor storage of materials, products or equipment shall be prohibited.
5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
6. No permanent field lights permitted. Any other new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent streets and/or properties.
7. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
8. Applicant shall install individual letter signs – no cabinet or flat panel signs.

9. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
10. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

**ATTACHMENTS:**

Conditional Use Permit Application and required attachments.