	CITY OF SHEBOYGAN	Fee: <u>\$250.00</u>
	APPLICATION FOR CONDITIONAL USE	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) Hit Machine Baseball, LLC.		Authorized Representative Geoff Lefebber	
Title Owner			
Mailing Address W1830 Windmor Drive		City Sheboygan	State WI
ZIP Code 53083			
Email Address glefeber44@gmail.com		Phone Number (incl. area code) 920-331-7756	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) Sheboygan Paper Box Company		Contact Person Scott Monnot	
Title VP & General Manager			
Mailing Address 716 Clara Ave,		City Sheboygan	State WI
ZIP Code 53082			
Email Address smonnot@spbox.com		Phone Number (incl. area code) 920-980-8317	
SECTION 3: Project or Site Location			
Project Address/Description 1137 Illinois Avenue			Parcel No.
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:			
Existing Zoning:			
Present Use of Parcel:			
Proposed Use of Parcel:			
Present Use of Adjacent Properties:			
SECTION 5: Certification and Permission			
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.			
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.			
Name of Owner/Authorized Representative (please print) Geoff Lefebber <i>Scott Monnot</i>		Title Owner	Phone Number 920-331-7756
Signature of Applicant <i>Scott L. Monnot</i>		Date Signed 8/29/25	

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.

Geoff Lefeber
Hit Machine LLC
W1830 Windmor Drive
Sheboygan, WI 53083
Email: glefeber44@gmail.com
Phone: 920-331-7756

August 29th, 2025

Sheboygan Department of City Development
828 Center Avenue, Suite 104
Sheboygan, WI 53081

Subject: Plan of Operations and Occupancy – 1137 Illinois Avenue

Dear City Development Staff,

I am writing to submit the Plan of Operations and Occupancy for 1137 Illinois Avenue Sheboygan, WI 53081. The building was previously used by Sheboygan Paper Box Company. We propose to repurpose the building as an indoor baseball and softball pitching and hitting facility, to be operated as **Hit Machine Baseball & Softball**.

1. Proposed Use

The facility will be dedicated to training boys and girls ages 7–18 in baseball and softball, with a focus on pitching and hitting.

- Maximum capacity: Up to 30 kids at a time, distributed throughout the week to balance usage.
- Individual member use is allowed for hitting or pitching at different times.

2. Facility Description

- Dimensions: 100 feet wide by 148 feet long
- Features:
 - 4 artificial turf batting cages
 - 1 restroom

Please see the attached facility interior photos.

3. Parking and Traffic

- Parking available in front of the facility and on Illinois Avenue
- Estimated cars: No more than 18-25 at a time, with a maximum of 45 adults and children in the facility at once
- No dumpster needed; trash will be managed internally

4. Signage and Branding

- Signage: Hit Machine logos (see below) will be used on a sign no greater than 5' x 5' on the front of the building

5. Operations and Noise

- Business hours: Monday–Sunday, 7:00 AM – 10:00 PM
- Noise: Minimal; all activities are indoors
- Facility will not negatively impact the neighborhood or traffic
- No landscaping or exterior changes planned at this time

6. Installation & Timeline

- Installation cost: \$35,000-50,000 for turf, cages, and equipment
- Expected opening: October 2025

7. Community Impact

This facility will offer a much-needed environment for young baseball and softball players in northern Sheboygan to practice, develop skills, and receive one-on-one instruction. The project will be a positive addition to the community.

Please find attached the facility interior photos and our branding logos for your reference.

Should you have any questions, require further information, or wish to schedule a site visit, please let me know.

Thank you for your consideration.

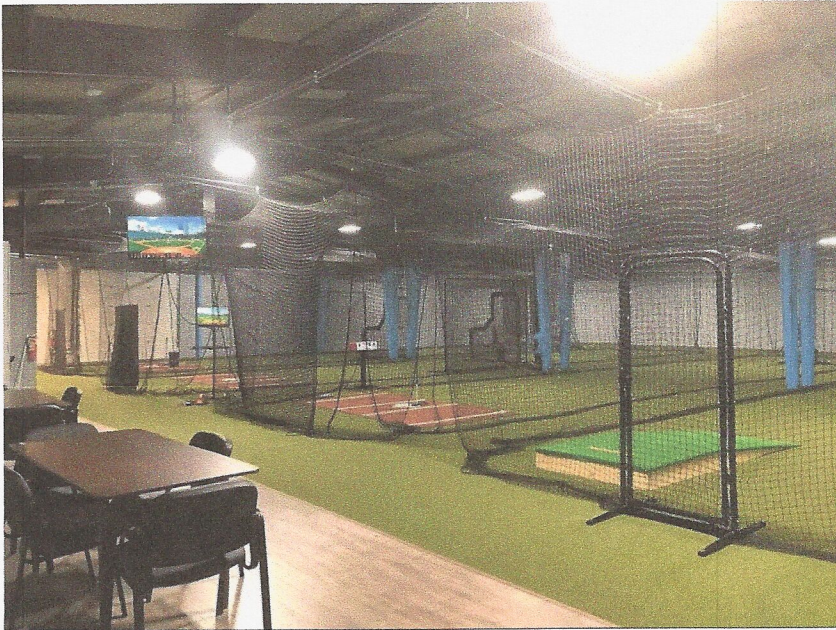
Sincerely,



Geoff Lefeber
Hit Machine LLC
Email: glefeber44@gmail.com
Phone: 920-331-7756

Facility Interior Photos

General Facility Interior



Pitching Machine/Batting Cage



Pitching Mounds Area



Hit Machine Logos

