

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Bethlehem Lutheran Church to install a net and an 8-foot fence within the required setbacks located at 1121 Georgia Avenue. NR-6 Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: May 28, 2026

MEETING DATE: June 9, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Bethlehem Lutheran Church is proposing to install a net and an 8-foot fence within the required setbacks located at 1121 Georgia Avenue. The applicant states the following:

- The existing use is a play area for students and open green space.
- Proposed is fencing in with an 8' fence for student safety, building safety, parking lot safety and to reduce number of kickballs etc. from leaving the area.
- This will provide a safe area for students to play in.
- There will be up to 300 students, staff and/or church members using the area.
- Applicant will install an 8' open chain link fence on the south, east and north sides of green space with additional netting up to 30' tall on north side of area and east side of area to assist in keeping balls inside play area
- The green space (open area, see map) is located on the SE corner of our property. We want to enclose the area for student safety, public safety (keeping balls inside play area) and building safety (we have area youth climbing our building and gaining access to our roof. We have called the Sheboygan Police Department in the past and they have caught the youth responsible).
- Our neighbor to the south is St Peter Claver church. Both churches occupy the entire block. We share the alley.
- Exterior renovations include an 8' open chain linked fence set back a minimum of 5' from alley and sidewalk, netting up to 30' tall (like they use at the baseball parks) to assist in keeping balls etc. inside the play area. The fence would run from the garage east to the sidewalk, north along the sidewalk, then west along the retaining wall and connect to the existing church building.

- Access will be provided by a 16' gate for maintenance vehicles, no parking and personal gates for students, member and staff access.
- No signage proposed at this time.
- Project timeline is August – October 2026.
- Estimated cost \$42,000
- The Church and School have existed since 1890 and is a fixture in the community. We are consistent with St Peter Claver and other schools in Sheboygan.
- We have been a good neighbor since 1890 and plan on continuing our proud history of serving our neighborhood and community not only spiritually but also educating any and all youth who want to attend our school. We have 26 staff members who work with our students, and I do not believe we have had any complaints. We maintain our property, shovel snow, cut grass, repair sidewalks, etc. We believe in being good neighbors to our neighbors.
- FYI our existing fence on SW corner of our property is 8' and is set right on the alley and right off the sidewalk. We are asking that the setback be changed from 25' to 5' for our 8' fence request. If we install a 6' fence we can put the fence right on the property line. We want to install an 8' fence and the required setback is 25'. If we have set back the fence 25' we lose too much of the play area. We want to set the fence back off the alley and sidewalk sides for snow removal. We need someplace to put the snow in the winter months without damaging the fence.
- Student safety is our number one concern. Students would not be able to leave the play area to retrieve lost balls or other items. Currently if a ball makes its way to South 11th Street it can roll all the way down the hill to Indiana Ave several blocks away. It aids in supervision of the students; it would help to protect our building from youth trying to climb up to our roof and it would aid in (with additional netting) help prevent damage to cars in our NE parking lot and cars parked on the street.
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STAFF COMMENTS:

The applicant is requesting an exception to the maximum fence height in a required yard: Maximum fence height within the required street yard is 4' and 6' in the required side and rear yards – Applicant is requesting an 8' fence.

ACTION REQUESTED:

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

1. Prior to construction, the applicant shall obtain all licenses, and building permits as well as meet all required codes including but not limited to building, fire, health, state, federal, etc.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. All outdoor storage of materials, products or equipment shall be prohibited.
4. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.

ATTACHMENTS:

Conditional Use Permit Application and Attachments