



CITY OF SHEBOYGAN

**APPLICATION FOR
CONDITIONAL USE**

Fee: \$250.00

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) BETHLEHEM LUTHERAN CHURCH		Authorized Representative BOB IRISH		Title DIRECTOR	
Mailing Address [REDACTED]		City SHEBOYGAN		State WI	ZIP Code 53081
Email Address [REDACTED]			Phone Number (incl. area code) [REDACTED]		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity) SAME AS ABOVE		Contact Person		Title	
Mailing Address		City		State	ZIP Code
Email Address			Phone Number (incl. area code)		

SECTION 3: Project or Site Location

Project Address/Description 1121 GEORGIA AVE		Parcel No. 59281307031	
---	--	---------------------------	--

SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	BETHLEHEM LUTHERAN CHURCH + SCHOOL
Existing Zoning:	
Present Use of Parcel:	CHURCH SCHOOL
Proposed Use of Parcel:	CHURCH SCHOOL
Present Use of Adjacent Properties:	COMMERCIAL - RESIDENTIAL

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) BOB IRISH		Title DIRECTOR		Phone Number [REDACTED]	
Signature of Applicant [Signature]				Date Signed 5/12/26	

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.

Bethlehem Lutheran Church
1121 Georgia Ave
Sheboygan, WI. 53081

5/14/26

TO: Dept of City Development

RE: Application for Conditional Use

Met with Ellise Rose, Zoning Adm., on 5/12/26 and received Application for Conditional Use.

Conditional Use Written Explanation Requirements

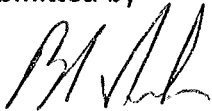
- A. **Name of project/development** – Bethlehem Lutheran Church & School Conditional Use request for an 8' open chain link fence. Request for setback change from 25' to 5'.
- B. **Summary of the Conditional Use and general operation of proposed use:**
- **Description of existing use** - play area for students and open green space.
 - **Description of proposed use** – 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.
 - **All services, products, etc. to be provided.** Safe area for students to play in
 - **Projected number of residents, employees, and/or daily customers.** Up to 300 students, staff and or church members using the area.
 - **Description of proposed building and all new site improvements** - Will install an 8' open chain link fence on 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 (see attached map and description below on page 3).
 - **A written description of the proposed general orientation, design etc.** – 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.
 - **An explanation of any exterior renovations** - 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.

Conditional Use Written Explanation Requirements continues

- **Is access appropriate** - Access will be provided by a 16' gate for maintenance vehicles, no parking and personal gates for student, member and staff access.
 - **Proposed signage** - Nothing proposed at this time
 - **Project timeline and estimated value of project** - August – October 2026.
Estimated cost \$42,000.00
 - **Compatibility of the proposed use and design with adjacent and other properties in the area.** Our 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.
 - **How will you ensure that the business will not become a nuisance to adjacent properties.** - 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.
- C. **If applicable, please describe any exceptions/variances that are required for this project (i.e., setbacks, parking, landscaping. Etc.).** - 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.
- D. **Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:** 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 to hill to Indiana Ave several blocks away. It aids in supervision of the students; it would help 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.
- A. **How does 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?** I'm not well versed on the Cities Master Plan but our student and member safety are number one. The 8' fence is consistent with the neighborhood surrounding and we our good neighbors.

- B. Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, etc. ? – Our proposed 8’ open chain linked fence with possible netting does not result or has very little undue impact on the surrounding neighborhood.**
- C. How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? Yes, our proposal maintains normal expected use. All the schools I see have fences surrounding them and most of the fences are at least 8’ In height.**
- D. Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? Yes.**

Submitted by



Bob Irish
Bethlehem Lutheran Church & School
Director of Church Properties

Phone - [REDACTED]

Description of Project:

- Small 8’ open chain linked fences section between existing garage and jungle gym equipment area.
- 8’ open chain linked fences running attaching at NE section of garage extending east approximately 10’. At that point a 16’ gate would be installed angling 45 degrees towards the alley to allow service vehicles into the space.
- 8’ open chain linked fences running from garage area east along alley to 5’ from sidewalk.
- 8’ open chain linked fences running north from SE corner of lot, 5’ back from sidewalk to retaining wall just before the parking lot.
- 8’ open chain linked fences running west along south retaining wall to and terminating at the building.

BETHLEHEM CHURCH & SCHOOL

