



CITY PLAN COMMISSION AGENDA

June 09, 2026 at 4:00 PM

City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI

This meeting may be viewed LIVE on:

Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and:
www.wcsssheboygan.com/vod.

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose. All Commission members may attend the meeting remotely.

OPENING OF MEETING

1. Roll Call
2. Pledge of Allegiance
3. Identify Potential Conflict(s) of Interest

MINUTES

- [4.](#) Approval of the Plan Commission minutes from May 26, 2026

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Thumper and Bones LLC to operate Kickaas Creamery located at 816 Michigan Avenue.
6. Public hearing regarding 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.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [7.](#) Application for Conditional Use Permit with exceptions by Thumper and Bones LLC to operate Kickaas Creamery located at 816 Michigan Avenue.

8. 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.

TENTATIVE DATE OF NEXT REGULAR MEETING

9. Next scheduled meeting: June 23, 2026 at 4:00 PM

ADJOURN

10. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, May 26, 2026

MEMBERS PRESENT: Mayor Ryan Sorenson, Alderperson Michael Close, Braden Schmidt, Kevin Jump, Kimberly Meller, and Joe Clarke

EXCUSED: Jerry Jones

STAFF/OFFICIALS PRESENT: Director of Planning and Development Taylor Zeinert and Zoning Administrator Ellise Rose

OPENING OF MEETING

- 1. Roll Call

Alderperson Michael Close called the meeting to order.

- 2. Pledge of Allegiance

The Pledge of Allegiance is recited.

- 3. Identify Potential Conflict(s) of Interest

No conflicts of interest are identified.

MINUTES

- 4. Approval of the Plan Commission minutes from May 12, 2026

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON MAY 12, 2026.

Motion made by Braden Schmidt, seconded by Kim Meller

Voting yea: Alderperson Michael Close, Braden Schmidt, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

PUBLIC HEARINGS

- 5. Public hearing regarding application for Conditional Use Permit with exceptions by Mai See Yang to operate a claw machine arcade located at 931 N 8th Street.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Braden Schmidt

Voting yea: Alderperson Michael Close, Braden Schmidt, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

- 6. Public hearing regarding application for Conditional Use Permit with exceptions by Milbrew Holdings to construct and operate a 7 Brew located at parcel #59281470505.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Alderperson Michael Close, Braden Schmidt, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

7. Public hearing allowing interested parties to be heard relative to a proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification of property located at 2040 North Avenue - Parcel No. 59281629560 from Class Urban Industrial (UI) to Urban Commercial(UC) Classification.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Braden Schmidt, seconded by Joe Clarke

Voting yea: Alderperson Michael Close, Braden Schmidt, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Application for Conditional Use Permit by Claw Lounge LLC to operate an indoor entertainment facility located 931 N 8th Street.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Braden Schmidt, seconded by Joe Clarke

Voting yea: Alderperson Michael Close, Braden Schmidt, Kevin Jump, Kimberly Meller and Joe Clarke

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
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. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. 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.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

Motion carried.

9. Application for Conditional Use Permit with exceptions by Milbrew Holdings to construct and operate a 7 Brew located at 3715 Washington Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Kevin Jump, seconded by Braden Schmidt

Voting yea: Alderperson Michael Close, Braden Schmidt, Kevin Jump, Kimberly Meller and Joe Clarke

1. Prior to operation/occupancy, the applicant shall obtain all licenses and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Prior to building permit issuance, applicant must record with the Sheboygan County register of deeds a Certified Survey Map splitting the parcel.
3. 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.
4. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
5. All outdoor storage of materials, products or equipment shall be prohibited.
6. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
7. 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.
8. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
9. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
10. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Exceptions granted:

- To have a .871 acre
- To have a landscape surface ratio of .213
- To have a 0 ft paved surface setback

Motion carried.

10. Architectural review of a proposed 7 Brew located at 3715 Washington Avenue.

MOTION TO APPROVE AS PRESENTED.

Motion made by Joe Clarke, seconded by Kevin Jump

Voting yea: Alderperson Michael Close, Braden Schmidt, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

11. Gen. Ord. No. 2-26-27 by Alderperson Close amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of Parcel

No. 59281629560, 2040 North Avenue, Sheboygan, WI from Class Urban Industrial to Urban Commercial Classification.

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Joe Clarke seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Braden Schmidt, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

- 12. Application for Special Use Permit by Fundamentals, LLC to operate a charter school located at 2040 North Avenue.

MOTION TO APPROVE AS PRESENTED.

Motion made by Joe Clarke, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Braden Schmidt, Kevin Jump, Kimberly Meller and Joe Clarke

- 1. This Special Use approval is contingent upon Common Council's approval of the rezone to Urban Commercial.
- 2. 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, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
- 3. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
- 4. Outdoor storage of materials or equipment shall be prohibited.
- 5. All 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.
- 6. 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.
- 7. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain Architectural Review approval prior to receiving a building permit for such remodel/renovation.
- 8. If there are any amendments to the approved Special Use Permit, the applicant will be required to submit a new application reflecting those amendments.

Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

- 13. Next tentative meeting: June 9, 2026 at 4:00 PM

ADJOURN

- 14. Motion to Adjourn

MOTION TO ADJOURN THE MEETING

Motion made by Kevin Jump, seconded by Braden Schmidt

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Braden Schmidt, Kevin Jump, Kimberly Meller and Joe Clarke

Motion carried.

Meeting is adjourned at 4:23pm.

Item 4.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Thumper and Bones LLC to operate Kickaas Creamery located at 816 Michigan Avenue. CC 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:

Thumper and Bones LLC is proposing to operate Kickaas Creamery located 816 Michigan Avenue. The applicant states the following:

- The property was an ice cream factory for many years, with apartments and offices upstairs.
- The proposed use is a small, artisanal cheese factory and retail store. This property is built out for dairy production and already contains much of the necessary infrastructure to be licensed for cheese making, i.e. milk intake bay, receiving dock, cold storage, production room, and plenty of three phase power. Its conversion to small scale cheese production is fairly straightforward. In addition, the east “storefront” will work nicely for a quaint cheese shop.
- A variety of artisanal cheeses will be produced on a small scale. The retail store will sell cheeses, and other items that relate to or pair well with cheese, i.e. a curated selection of bread, meats, jams, beer, wine...items one might procure for a cheese picnic.
- We estimate the store and factory to employ between 3-10 people, and expect an average of about 50-60 customers per day. There will be no residents until apartments are renovated at a future date. There are three units, each with two bedrooms, so probably a maximum of 9 residents.
- A total of three dwelling units, each with 2 bedrooms, in an area of 5,000ft².
- There is no landscape area, and a parking area measuring 11,000 ft².
- There will be no additions to the existing 17,000 ft² structure. As mentioned, there is an 11,000 ft² parking lot behind the building. Sidewalks already exist and trees planted along the facade of the building.

- The property has undergone a recent renovation of its facade, and is compatible with the downtown Storefront look, with brick, wood, and steel beams. We will make additional small improvements to the aesthetic of the facade, with handsome signage, period lighting for accent, and repainting.
- INTERIOR: conversion of the make room from ice cream production, removing equipment that is not needed, and installing new stainless equipment for our purposes. We will repair the roof in several places and renovate the eastern storefront into a small cheese shop.
- EXTERIOR: We will repaint, add signs and period lighting.
- There is ample parking in our own lot behind the building.
- Proposed signage is something handsome and discreet that fits with the current exterior. A beautiful, historic, classic painted sign.
- Projected timeline
 - Store open in 1 year
 - Creamery operating in 2 years
- Estimated value of the project is \$500,000
- Our factory store will add to the walkability of the neighborhood. Our aim is to be a wonderful addition to the neighborhood, to the downtown, and the city. The store will be a destination for the community and tourists. The cheese will be amazing, and customers will be able to look in at our cheesemaker working over a small vat to create something special.
- The cheese factory operation will not produce any noticeable noise, smells, or parking congestion. It will be a small, quiet operation. The hours of the cheese store will align with the daytime hours that other downtown shops will be open.
- We're excited for the opportunity to bring this to the community. We intend to be a small part of what makes Sheboygan a great place for many years.
- No exceptions/variances will be needed.
- Small cheese factories with stores in towns is part of what makes Wisconsin historically unique and special. Our proposed use will enrich the downtown area, and its small production scale will ensure that there will be no negative impact on the commercial and residential neighbors.
- The proposed use will contribute to the goal of a diverse and prosperous community, adding a unique experience and attraction for the residents and visitors to this coastal community, Furthermore, it will be a small part of the revitalization of the downtown area, transforming a sizeable, currently inactive historic block into a thriving, bustling destination.
- The most observable activity on the premise will be the flow of customers to the cheese shop. Cheesemaking will be happening quietly within.
- The building has the necessary electricity and water present for the proposed use. Furthermore, the city of Sheboygan has a robust water treatment capability to accommodate very large cheese factories that currently exist, and can easily intake the small volume of wastewater that a micro-artisanal dairy will produce.

STAFF COMMENTS:

The applicant has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
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. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. 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.
7. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain Architectural Review approval prior to receiving a building permit for such remodel/renovation.
8. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

ATTACHMENTS:

Conditional Use Permit Application and Attachments



CITY OF SHEBOYGAN

**APPLICATION FOR
CONDITIONAL USE**

Fee: \$250.00

Item 7.

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) Thumper and Bones LLC		Authorized Representative Bret Stamper		Title Owner	
Mailing Address [REDACTED]		City Quincy		State IL	ZIP Code 62305
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) 816 Michigan Ave LLC		Contact Person Brian Passehl		Title Manager	
Mailing Address [REDACTED]		City Waldo		State WI	ZIP Code 53093
Email Address [REDACTED]			Phone Number (incl. area code) [REDACTED]		

SECTION 3: Project or Site Location

Project Address/Description 816 Michigan Ave	Parcel No. 59281102190 & 59281102270
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SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Kickaas Creamery
Existing Zoning:	Central Comercial
Present Use of Parcel:	Ice Cream factory
Proposed Use of Parcel:	Cheese Factory and Store
Present Use of Adjacent Properties:	Graphics shop, Offices, residence

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) Bret Stamper	Title owner	Phone Number [REDACTED]
Signature of Applicant 		Date Signed 9/13/26

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.

Conditional Use Written Explanation Requirements:

Name of project/development.

Kickass Cheese Factory and Store

Summary of the conditional use and general operation of proposed use:

Description of existing use

The property was an ice cream factory for many years, with apartments and offices upstairs.

Description of proposed use(indoor, outdoor, etc.) Why was this site selected?

A small, artisanal cheese factory and retail store. This property is built out for dairy production, and already contains much of the necessary infrastructure to be licensed for cheese making, ie. milk intake bay, receiving dock, cold storage, production room, and plenty of three phase power. Its conversion to small scale cheese production is fairly straightforward. In addition, the east 'storefront' will work nicely for a quaint cheese shop.

All services, products, etc. to be provided

A variety of artisanal cheeses will be produced on a small scale. The retail store will sell cheeses, and other items that relate to or pair well with cheese, ie. a curated selection of bread, meats, jams, beer, wine....items one might procure for a cheese picnic.

Projected number of residents, employees, and/or daily customers.

We estimate the store and factory to employ between 3-10 people, and expect an average of about 50-60 customers per day. There will be no residents until apartments are renovated at a future date. There are three units, each with two bedrooms, so probably a maximum of 9 residents.

Proposed number of dwelling unit units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest 1/100 of an acre

A total of three dwelling units, each with 2 bedrooms, in an area of 5,000 ft². There is no landscape area, and a parking area measuring 11,000 ft².

Description of proposed building and all new site improve improvement(square footage of new and existing structures, traffic, ingress/egress, parking, sidewalk, retaining wall, walls, storm drainage, landscaping, lighting, dumpster, enclosure, screening of mechanicals,)

There will be no additions to the existing 17,000 ft² structure. As mentioned, there is an 11,000 ft² parking lot behind the building. Sidewalks already exist and trees planted along the facade of the building.

A written description of the proposed general orientation, design, arrangement, texture, material, and color of the building or structure, and how it is compatible with the development and redevelopment in and around the area.

The property has undergone a recent renovation of its facade, and is compatible with the downtown Storefront look, with brick, wood, and steel beams. We will make additional small improvements to the aesthetic of the facade, with handsome signage, period lighting for accent, and repainting.

An explanation of any interior and or exterior renovations

INTERIOR: conversion of the make room from ice cream production to cheese production, removing equipment that is not needed, and installing new stainless equipment for our purposes. We will repair the roof in several places, and renovate the eastern storefront into a small cheese shop.

EXTERIOR: We will repaint, add signs and period lighting.

Is access appropriate and is there sufficient customer/resident offstreet parking?

There is ample parking in our own lot behind the building.

Proposed signage

Something handsome and discreet that fits with the current exterior. A beautiful, historic, classic painted sign.

Project timeline and estimated value of project

STORE open in 1 year

CREAMERY operating in 2 years

Estimated value of the project is \$500,000

Compatibility of the proposed use and design with adjacent and other properties in the area

Our factory store will add to the walkability of the neighborhood. Our aim is to be a wonderful addition to the neighborhood, to the downtown, and the city. The store will be a destination for the

community and tourists. The cheese will be amazing, and customers will be able to look in at our cheesemaker working over a small vat to create something special.

How will you ensure that the business will not become a nuisance to adjacent properties? (i.e. parking, noise, smell, smells, hours of operation, etc..)

The cheese factory operation will not produce any noticeable noise, smells, or parking congestion. It will be a small, quiet operation. The hours of the cheese store will align with the daytime hours that other downtown shops will be open.

Other information that would be considered pertinent by the plan commission

We're excited for the opportunity to bring this to the community. We intend to be a small part of what makes Sheboygan a great place for many years.

If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.) No exceptions/variances will be needed.

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate: Small cheese factories with stores in towns is part of what makes Wisconsin historically unique and special. Our proposed use will enrich the downtown area, and its small production scale will ensure that there will be no negative impact on the commercial and residential neighbors.

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?

The proposed use will contribute to the goal of a diverse and prosperous community, adding a unique experience and attraction for the residents and visitors to this coastal community. Furthermore, it will be a small part of the revitalization of the downtown area, transforming a sizeable, currently inactive historic block into a thriving, bustling destination.

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, not in any way.

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 most observable activity on the

premises will be the flow of customers to the cheese shop. Cheesemaking will be happening quietly within.

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. The building has the necessary electricity and water present for the proposed use. Furthermore, the city of Sheboygan has a robust water treatment capability to accommodate very large cheese factories that currently exist, and can easily intake the small volume of wastewater that a micro-artisanal dairy will produce.

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.
-

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

	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) <u>BETHLEHEM LUTHERAN CHURCH</u>	Authorized Representative <u>BOB IRISH</u>	Title <u>DIRECTOR</u>	
Mailing Address [REDACTED]	City <u>SHEBOYGAN</u>	State <u>WI</u>	ZIP Code <u>53081</u>
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) <u>SAME AS ABOVE</u>	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 <u>1121 GEORGIA AVE</u>	Parcel No. <u>59281307031</u>
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SECTION 4: Proposed Conditional Use

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

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

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

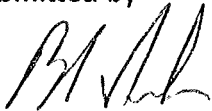
- A. Name of project/development** – Bethlehem Lutheran Church & School Conditional Use request for an 8’ open chain link fence. Request for setback change from 25’ to 5’.
- B. Summary of the Conditional Use and general operation of proposed use:**
- **Description of existing use** - play area for students 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 -



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

