



**CITY OF SHEBOYGAN**

**APPLICATION FOR  
CONDITIONAL USE**

Fee: \$250.00

Review Date: 2/20/2026

Zoning: Suburban Residential-5 District

Read all instructions before completing. If additional space is needed, attach additional pages.

<b>SECTION 1: Applicant/ Permittee Information</b>			
Applicant Name (Ind., Org. or Entity) Kapur & Associates, Inc.		Authorized Representative Michael J. Froehlich, P.E.	
Title Associate / Project Manager			
Mailing Address 788 N. Jefferson St., Suite 900		City Milwaukee	State WI
		ZIP Code 53202	
Email Address mfroehlich@kapurinc.com		Phone Number (incl. area code) 414-751-7245	
<b>SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)</b>			
Applicant Name (Ind., Org. or Entity) Sheboygan Area School District		Contact Person Jacob Konrath	
Title Superintendent			
Mailing Address 3330 Stahl Rd		City Sheboygan	State WI
		ZIP Code 53081	
Email Address jkonrath@sasd.net		Phone Number (incl. area code) 920-459-3514	
<b>SECTION 3: Project or Site Location</b>			
Project Address/Description 1226 North Ave, Sheboygan, WI 53083			Parcel No.
<b>SECTION 4: Proposed Conditional Use</b>			
Name of Proposed/Existing Business:	Urban Middle School		
Existing Zoning:	SR-5 - Suburban Residential-5 District		
Present Use of Parcel:	Education		
Proposed Use of Parcel:	Education		
Present Use of Adjacent Properties:	Residential		
<b>SECTION 5: Certification and Permission</b>			
<p><b>Certification:</b> 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.</p>			
<p><b>Permission:</b> 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.</p>			
Name of Owner/Authorized Representative (please print) Jacob Konrath		Title Superintendent	Phone Number 920-459-3514
Signature of Applicant 		Date Signed 2-2-26	

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.

## **Project Overview: Urban Middle School Renovation & Addition**

The project involves a significant addition and renovation of the existing public-school facility. While the school's use remains unchanged, the project will modernize the existing structure to remain and be comprised primarily of an addition to the North and West. The current student body levels at the existing site are 500 students and 80 staff. TIA accounts for a modest expansion to 600 students. The daily expected visits with this expansion would revise the estimated daily visits to 1260 on a typical weekday, up from 1220. The proposed footprint of the building is 106,643 square feet with a total floor area of 175,260 square feet. Total Area of parking is 59,676 square feet or 1.37 acres. Total Area of landscaping is 52,206 square feet or 1.20 acres. Given that the intended use remains consistent with the existing facility, no significant change in community impact or nuisance levels are anticipated.

## **Site & Architectural Design**

The proposed plan replaces a portion of the original structure with a three-story classroom addition designed to match the scale of the existing building.

- **Materials:** The exterior will feature brick, Stone, and metal panel with cast stone accents.
- **Orientation:** The main entrance will shift from North Ave to 13th Street, while maintaining a presence along North Ave
- **Screening:** Mechanical units and the north-side dumpster area will be fully screened to maintain neighborhood aesthetics.

## **Access & Infrastructure**

- **Traffic Flow:** Add a combined entrance/exit on 13th Street for the new parking lot and drive line for the main parking lot. Add access to the north parking lot off the exiting drive lane. Existing parking lot access off 12<sup>th</sup> Street will be removed
- **Parking:** On-site staff and visitor parking have been maximized; overflow parking will continue to utilize existing street capacity.
- **Recreation:** The play area will be relocated to the northeast corner of the site.
- **Utilities:** one new underground stormwater detention system and Bio-Retention basin will manage runoff. New site lighting and landscaping will be installed to meet all city ordinances.

### **Timeline & Budget**

- **Construction Start:** June 2026
- **Target Completion:** August 2028
- **Estimated Value:** ~\$56.4 million

### **Conditional Use**

With the site being unchanged in use we feel that the impact to the surrounding area would be minimal and be consistent with the existing city planning for this parcel. While the main presence of the building would shift on the site, we have maintained the original scale of the existing facility to be consistent with the surrounding residential neighborhood and not impose any undue hardships. Since this facility is maintaining its scale, we do not see any inadequacies in the utilities or services provided by public agencies and is currently served adequately.

### **Exceptions/Variances**

- Reduce the paved surface to street lot line setback from 10' to 5'
- Variance requested for the northeast portion of the building addition which extends beyond the 30' building to front or street side lot line setback. Building designed to be within the same distance from street as existing facility.