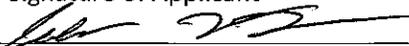


	CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE	Fee: <u>\$250.00</u> Review Date: <u>2/20/2026</u> Zoning: <u>Neighborhood Residential-6 District</u>
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Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
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	
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
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	
SECTION 3: Project or Site Location			
Project Address/Description 1017 Union Ave, Sheboygan, WI 53081		Parcel No.	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:	Farnsworth Middle School		
Existing Zoning:	NR-6 - Neighborhood Residential-6 District		
Present Use of Parcel:	Education		
Proposed Use of Parcel:	Education		
Present Use of Adjacent Properties:	Residential		
SECTION 5: Certification and Permission			
<p>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.</p>			
<p>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.</p>			
Name of Owner/Authorized Representative (please print) Jacob Konrath	Title Superintendent	Phone Number 920-459-3514	
Signature of Applicant 		Date Signed <u>2-2-26</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.

Project Overview: Farnsworth 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 structure, shift the primary campus orientation to the south, and increase student capacity modestly. The current student body levels at the existing site are 445 students and 80 staff. TIA accounts for a modest expansion to 500 students. The daily expected visits with this expansion would revise the estimated daily visits to 1050 on a typical weekday, up from 930. The proposed footprint of the building is 100,388 square feet with a total floor area of 175,260 square feet. Total Area of parking is 44,514 square feet or 1.02 acres. Total Area of landscaping is 46,628 square feet or 1.07 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, burnished block, and metal panels with cast stone accents.
- **Orientation:** The main entrance will shift from Union Ave to 10th Street, effectively moving the building's primary presence to the south end of the site.
- **Screening:** Mechanical units and the north-side dumpster area will be fully screened to maintain neighborhood aesthetics.

Access & Infrastructure

- **Traffic Flow:** Three new drive lanes are proposed: an entrance-only and exit-only lanes on 10th Street, and a combined entrance/exit on 11th Street for the new parking lot. The existing 10th Street entrance 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 (hard-scape and soccer field) will be relocated to the north end of the site.
- **Utilities:** Two new underground stormwater detention systems will manage runoff. New site lighting and landscaping will be installed to meet all city ordinances.

Timeline & Budget

- **Construction Start:** June 2026
- **Target Completion:** July 2028
- **Estimated Value:** ~\$50.2 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 to 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'