

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by Kapur & Associates, Inc. to construct a building addition at Farnsworth Middle School located at 1017 Union Avenue. NR-6 Zone.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: February 13, 2026

MEETING DATE: February 24, 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:

Kapur & Associates, Inc. is proposing to construct a building addition at Farnsworth Middle School located at 1017 Union Avenue. The applicant states the following:

- 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.
- 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
- 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/Variiances: reduce the paved surface to street lot line setback from 10' to 5'.

STAFF COMMENTS:

The applicant shows conceptual signage but 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.

Applicant is requesting following exceptions:

- Minimum paved surface setback: 10 feet from street lot line – Applicant is requesting a 5 foot setback

Applicant is requesting an exception to the paved surface setback along the north, east, and west sides of the site for parking lots.

- Building height: 35 feet – Applicant is requesting a building height of 46 feet.
- Fence height: 6 feet – applicant is requesting an 8-foot and a 10-foot fence. The fence is required to fence in the basketball court and athletic field on the north side of the school.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions 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 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.
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.

ATTACHMENTS:

Conditional Use Permit Application and Attachments