

SUMMARY OF GENERAL OPERATION AND PROPOSED USE

NEW TENANT:

Fundamentals LLC

2040 North Ave, Sheboygan WI 53083

Existing Building Use:

Commercial business (Oostdyk & Wilke)

Proposed Use:

Will be used as an indoor Licensed Educational facility. The site was selected for its location near other schools, and to fill a need in Sheboygan.

Services Provided:

Licensed schooling and afterschool learning.

Existing Facility:

.47 Acre parcel with 6,900 SF of existing building and 9,250 SF of asphalt parking with 22 existing stalls.

No changes are expected to the exterior or site at this time.

Summary of Work:

Complete update of interior materials and finishes. New flooring, ceilings, drywall, and paint. Updating toilet rooms and plumbing to be ADA compliant. New LED lighting. Additional HVAC upgrades.

Access:

Access is established and functions well. There is sufficient parking for 6-10 employees and student drop off.

Signage:

To be determined and approved by building tenant.

Project Timeline:

To be completed by June 1, 2026 to begin operation for a Summer semester.

General Statement:

The proposed use fits well in the area with multiple commercial businesses and is on direct school routes for multiple K-12 educational facilities and bus routes.

Conclusion:

Fundamentals LLC will be a great addition to the community and offer additional resources for parents and students learning. Hours of operation are consistent with educational facilities.