

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a building connecting link by A.C.E. Building Service, Inc. located at 3217 Behrens Parkway in the City of Sheboygan Business Park (parcels 59281479085 and 59281479081).

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: August 23, 2024

MEETING DATE: September 9, 2024

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:

A.C.E. Building Service, Inc. is proposing to construct a building connecting link between their facilities located on Behrens Parkway and Tower Drive in the Sheboygan Business Park. The applicant states the following:

- It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct either a 4,116 square foot or 8,085 square foot expansion on the proposed site with the selected size to be determined in the coming weeks.
- Torginol has experienced several stages of growth over the past several years at their current locations in the City of Sheboygan.
- This link is necessary to increase capacity for material storage, which in turn will bolster their overall business operation and better respond to domestic and international client demand.
- This link will allow for a more streamlined process flow and create a means for employees to travel between buildings without the need to travel outdoors.
- It is our intent to commence construction as soon as is feasible, presumably in the third quarter of 2024.

The applicant states the following about the structure:

- The building expansion will be classified as S-2 Low Hazard Storage / F-2 Low Hazard Factory by the International Building Code.
- 3 new building downspouts will be plumbed to underground storm piping and diverted to the existing storm water treatment area. This is about 4,116 square feet of roof surface runoff that will be diverted to the storm water management area.

- The link construction type will be consistent with the existing facility, which was completed in 2022. Specifically, a pre-engineered metal building with prefinished metal wall panels, gable trim, gutter, and downspouts. The expansion low eave height will be 17'-0" A.F.F. and the high eave height will be 17'-7" A.F.F.
- The wall panel color scheme of the link will match that of the existing Behrens Parkway building.
- Landscaping plans are still in process, but landscaping will be included around the proposed link.

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.