

PARCEL NO. 59281215125

MAP NO. _____

ZONING CLASSIFICATION: SUBURBAN COMMERCIAL (SC)

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: _____

FILING FEE: \$250.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN APPLICATION FOR CONDITIONAL USE PERMIT

Requirements Per Section 15.905
Revised May 2018

Completed 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 two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Bret Flory
1255 W 15th St. Suite 125
ADDRESS: Plano, TX 75075 E-MAIL: bflory@crossarchitects.com
PHONE: (972) 467-9749 FAX NO. ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Caliber Collision

ADDRESS OF PROPERTY AFFECTED: 645 S Taylor Dr. Sheboygan, WI 53081

LEGAL DESCRIPTION: _____
SEC 21 T15N R23E PRT SW1/4 SE1/4 LOT 5 CSM REC
IN VOL 9 P 18 AS DOC #1191201 ROD

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____
NAPA Auto Parts

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: The proposed use is an Auto Body Paint and Repair Shop with fenced outdoor vehicle storage. Refer to attached project narrative for more information.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: The property is zoned Suburban Commercial (SC). We would like to request approval of Conditional Use Permit to allow the use of Auto Body Paint and repair Shop

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? Caliber Collision is well versed in the procedures and requirements to divert any operational hazards. Any hazardous material shall be documented, handled and/or stored per local, state and federal requirements. Furthermore, the operator implements specific operational and safety guidelines that secure on-going daily assurance of employee, customer, property and surrounding area safety. See enclosed project narrative for more information

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? Caliber Collision the typical grocery, retail or restaurant user will. The traffic patterns and impact on the adjoining streets and neighborhood will be more or less identical to the previous automotive repair/auto parts user

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? _____
All performance standards to comply with City of Sheboygan Zoning Ordinance to ensure this development will not become a nuisance to neighboring residential property owners. _____

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. _____

The site will be serviced with the existing infrastructure for streets and utilities _____

4. NAMES AND ADDRESS (Indicate N/A for "Not Applicable" items)

OWNER OF SITE: 645 South Taylor Owner Equities LLC
55 Fifth Ave. 15th Flr.
ADDRESS: New York, New York 10003 E-MAIL: aziff@timeequities.com

ARCHITECT: Bret Flory
1255 W 15th St. Suite 125
ADDRESS: Plano, TX 75075 E-MAIL: bflory@crossarchitects.com

CONTRACTOR: _____
ADDRESS: _____ E-MAIL: _____

5. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

APPLICANT'S SIGNATURE

May 12, 2022

DATE

Bret Flory

PRINT ABOVE NAME

Gary Turk, NCARB

TO: City of Sheboygan
Planning & Development Department
828 Center Avenue, Suite 208
Sheboygan, WI 53081
920-459-3377

RE: Site Narrative – Conditional Use Application

DATE: May 16, 2022

PROJECT NAME AND ADDRESS:

Caliber Collision
645 S. Taylor Drive
Sheboygan, Wisconsin 53081

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION :

- The parcel is defined as tax parcel 59281215125
- Legal description: SEC 21 T15N R23E PRT SW1/4 SE1/4 LOT 5 CSM REC IN VOL 9 P 18 AS DOC #1191201 ROD
- The entire lot area is 0.9 Acres

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

SC – SUBURBAN COMMERCIAL

Building to Front or Street Side Lot Line Setback: 25 feet
Building to Nonresidential Side Lot Line Setback: 10 feet or 0 feet on zero lot line side
Building to Nonresidential Rear Lot Line Setback: 10 feet
Minimum Building Separation: 20 feet or 0 feet on zero lot line side
Maximum Building Height: 50 feet (Can exceed 50 feet w/conditional use permit)
Parking Regulations: One space per 50 square feet of gross floor area.

EXISTING SITE CONDITIONS/LAND USE:

The property is currently under the operations of NAPA Auto parts. This is a commercial building that services in-store Automobile parts, supplies accessories and battery supplies

PROPOSED LAND USE/LOT COVERAGE SITE DATA:

The proposed use is an auto body paint and repair shop with fenced outdoor vehicle storage

a. Details about the type of proposed operation (including hours of operation)

All repair activities will be conducted in-doors and completely screened from public view. Public parking will be located at the existing parking lot at the entrance adjacent to the building. All vehicles received for repair will remain behind a fenced parking area. Vehicles that are taken in for repairs are typically admitted by tow truck which limits our customers coming to this location.

b. Facility Information:

- Site Area: 0.90 Acre Lot
- Bldg SF: 10,000 SF +/-
- Hours of Operation. 7:30 a.m. – 5:30 p.m. Monday through Friday
- Total Full-Time Employees on-site: approximately 18
- Yearly Salary Ranges:
 - Site Manager = \$90K Base (+ incentive bonuses/commissions)
 - Support/Office Admin Staff: 4-5 Count @ \$25K average = \$100K to \$125K
 - Junior Shop Techs = 10-12 Count @ \$50K average = \$500K to \$600K
 - Senior Shop Painters = 4 Count @ \$110K average = \$440K
 - Anticipated Employee Base Payout = \$1,220,000 to \$1,445,000

c. Scope of improvements to existing site and building

Site is accessible from Taylor Frontage Road S. There are no proposed changes to existing driveways. Caliber Collision takes very good care of their client as much as their brand. Every facility is well kept, clean and maintained. The project will revitalize the existing building and site without deviating from the overall design features of the surrounding neighborhood. It will promote further success to existing businesses, re-occupancy of an existing vacant facility, provide expanded job growth and assurance of good custodial care. It is the intent of the owner and all consultants to construct a quality project within the standards set by City of Sheboygan Planning, Building & Engineering design. The project will have no negative impact on surrounding areas but would enhance the built environment in the surrounding neighborhood, perform a function, and provide a service that is essential and beneficial to the community by Work valuation estimate is \$800,000

Exterior work is:

- Repaint the building
- Reseal concrete and asphalt paving, restripe parking lot
- Add 6'-0" tall chainlink fence with black vinyl slats to screen the outdoor vehicle storage metal fence
- Add metal sliding gate with black mesh (opaque)
- Cut in two (2) new overhead doors
- Provide RTU screen with metal panel
- Add exterior building signage – The sign vendor typically provides two internally illuminated wall mounted signs

Interior work is:

- Renovate the existing Office
- Renovate the existing Shop
- Add one detail bay and tie into the existing sand/oil interceptor
- Add two new paint booths

SITE SELECTION:

Caliber Collision is the nation's leading collision repair provider known for exceptional customer service. Locations are carefully chosen to make sure that they can provide positive impact and convenience to the community. They consider themselves to be a neighborhood service and they like to be located near their customers. Caliber works with most of the major insurance companies and they indicated that this area has the demographics where they would like to be located

Gary Turk, NCARB

SITE LIGHTING:

The existing wall mounted site lighting will be reused or replaced in it's current location with fixtures that meeting the local lighting ordinance

UTILITIES:

The site will be serviced with the existing infrastructure for streets and utilities

POTENTIAL NUISANCES:

All performance standards to comply with City of Sheboygan Zoning Ordinance to ensure this development will not become a nuisance to neighboring residential property owners.

Noise – The type of facility proposed shall be limited to vehicle body “prep”, parts replacement and finishing work room. Typical repairs include hood replacement, fender repair, hail damage, light interior, molding and windshield replacement. Inherently, these types of repairs are not loud enough to project recognizable sound beyond the proposed property lines. Furthermore, this facility shall operate with all exterior doors closed. The shop contains a full HVAC System that shall provide climate control year-round. With all doors closed, there should be no nuisance to neighboring properties in the way of noise. •

Dust – Within the facility, light dust is to be expected. The amount of dust is akin to a classroom chalkboard. Regularly scheduled cleaning ensures control. All sanding is performed with a filtered vacuum assist sanding machine.

Exterior – the only dust that would be on this facility would be that which blew in from adjacent properties. This facility has adequate paving, perimeter landscaping and screening walls. Nothing that occurs within the premises this site generates dust. Any dust that enters the site would likely

TRAFFIC IMPACT:

Caliber Collision generates less trips than the typical grocery, retail or restaurant user will. The traffic patterns and impact on the adjoining streets and neighborhood will be more or less identical to the previous automotive repair/auto parts user

OUTDOOR STORAGE OF VEHICLES:

Vehicles considered to be a total loss will be temporarily stored in area behind the building for no more than 48 hours and damaged vehicles waiting for repair will be temporarily stored within the fenced in area for no more than 7 days. All repair work takes place inside the building. Refer to enclosed parking operations letter

MECHANICAL ROOF TOP UNITS:

We will try to reuse the existing RTU's that are already up there and if we do need to replace any or all of them due to age or condition we will install the new one on the same curb. We can screen all the new and existing roof top mechanical equipment.

Each paint booth has one intake duct and one exhaust duct so each booth has two stacks. The mixing room has one small exhaust fan duct. They will have a maximum of two paint booths and

Gary Turk, NCARB

one mixing room and they may end up only installing one paint at this location due to the small shop area.

The exhaust stack is typically taller than the intake stack because they have to be 10' to meet the separation requirement in the mechanical code. The booth mfr can provide a low profile duct package that keeps the exhaust stack at 4' above the roof and the intake makes a 90 degree turn and runs parallel to the roof to get the 10' separation.

ENCLOSURES:

- 1.) Narrative of proposed project and Caliber Collision
- 2.) Parking operations letter

Respectfully,

Bret Flory

blory@crossarchitects.com

972.467.9749

Gary Turk, NCARB

TO: City of Sheboygan
Planning & Development Department
828 Center Avenue, Suite 208
Sheboygan, WI 53081
920-459-3377

RE: Project Narrative – Proposed Caliber Collision for 645 S. Taylor Drive

DATE: May 16, 2022

This letter serves to accompany the application for Conditional Use Permit (CUP) and provides a description of this proposed project and Caliber Collision.

I. PROJECT NARRATIVE:

Site consists of platted 0.90-acres of developed land, which is part of general plan zoned Suburban Commercial (SC) We are requesting a consideration to allow our proposed Auto Body Repair and Paint Shop at this location. Site is accessible from Taylor Frontage Road S. Currently, the building serves as NAPA Auto Parts Store and will be renovated to a Caliber Collision Center. It is the intent of the owner and all consultants to construct a quality project within the standards set by the City of Sheboygan for Building and Engineering Design.

a. Details about the type of proposed operation (including hours of operation)

All repair activities will be conducted in-doors and completely screened from public view. Public parking will be located at the existing parking lot at the entrance adjacent to the building. All vehicles received for repair will remain behind a fenced parking area. Vehicles that are taken in for repairs are typically admitted by tow truck which limits our customers coming to this location.

c. Facility Information:

- Site Area: 0.90 Acre Lot
- Bldg SF: 10,000 SF +/-
- Hours of Operation. 7:30 a.m. – 5:30 p.m. Monday through Friday
- Total Full-Time Employees on-site: approximately 18
- Yearly Salary Ranges:
 - Site Manager = \$90K Base (+ incentive bonuses/commissions)
 - Support/Office Admin Staff: 4-5 Count @ \$25K average = \$100K to \$125K
 - Junior Shop Techs = 10-12 Count @ \$50K average = \$500K to \$600K
 - Senior Shop Painters = 4 Count @ \$110K average = \$440K
 - Anticipated Employee Base Payout = \$1,220,000 to \$1,445,000

d. Damage or nuisance arising from noise, smoke, odor, dust, vibration or Illumination.

• **Noise** – The type of facility proposed shall be limited to vehicle body “prep”, parts replacement and finishing work room. Typical repairs include hood replacement, fender repair, hail damage, light interior, molding and windshield replacement. Inherently, these types of repairs are not loud enough to project recognizable sound beyond the proposed property lines. Furthermore, this facility shall operate with all exterior doors closed. The shop contains a full HVAC System that shall provide climate control year-round. With all doors closed, there should be no nuisance to neighboring properties in the way of noise.

• **Dust** – Within the facility, light dust is to be expected. The amount of dust is akin to a classroom chalkboard. Regularly scheduled cleaning ensures control. All sanding is performed with a filtered vacuum assist sanding machine.

- Exterior – the only dust that would be on this facility would be that which blew in from adjacent properties. This facility has adequate paving, perimeter landscaping and screening walls. Nothing that occurs within the premises this site generates dust. Any dust that enters the site would likely attach to perimeter landscaping and not pass through to the adjacent properties.

2. Operator and Safety Guidelines:

The operator implements specific operational and safety guidelines that secure on-going daily assurance of employee, customer, property and surrounding area safety. These include:

- a. **Drug Testing** – Applicants are required to pass drug screening. Once employed, Caliber reserves the right to perform both random and/or employee-specific testing. Any failure results in immediate loss of employment.
- b. **Authorized Employment** – Applicants are required to provide proof of citizenship and/or verification that they are authorized to be lawfully employment in the US.
- c. **Background Checks** – Applicants are required to pass a background check. This includes but is not limited to any incidents involving sexual crime, child endangerment, and other acts of violent nature.
- d. **Facility Management** – Each facility is managed with adequate and competent staff to oversee and monitor the repair services and customer interface.
- e. **Safety Training** – Given the nature of using automated machinery and restoration supplies, each employee is required to complete and continue ongoing safety training. All equipment used is state of the art and properly maintained. This instruction safeguards the employees, the environment, the clients, their vehicles and all neighboring facilities.
 - e.1 All training guidelines ensure prevention of the following:
 - i. Loud noise, fumes, odors, dust, vibration, illumination
 - ii. Fire, explosions, flooding,
 - iii. Contamination of persons, property or nearby equipment
- f. **Environmental Protection Agency and other Governmental Regulations** – All products used, services rendered, and disposals of waste are highly regulated to prevent unwanted affects. All products and equipment are designed to ensure compliance. Laws and limitations are monitored and enforced so that any employee, clientele and passerby may be assured of a safe environment.

3. COMPATIBILITY OF PROPOSED FACILITY WITH SURROUNDING PROPERTIES AND COMMUNITY

Caliber Collision is the nation's leading collision repair provider known for exceptional customer service. They take very good care of their client as much as their brand. Every facility is well kept, clean and maintained. Locations are carefully chosen to make sure that they can provide positive impact and convenience to the community. Applicant suggests that this facility will serve as the single-most compatible site with the types of uses permitted in the surrounding area. As such, it will

Gary Turk, NCARB

promote further success to existing businesses, provide expanded job growth and assurance of good custodial care.

The parcel is zoned Suburban Commercial (SC) and adjacent parcels are zoned the same except for the east parcel which is Suburban Residential – 5 (SR-5). Caliber Collision is considered as a neighborhood service. With similar zones surrounding the property, the proposed project is compatible with the existing developments and businesses. Similar auto services facilities can also be found in the surrounding areas.

All services shall be performed within an enclosed building. All repair activities will be conducted indoors and completely screened from public view. All parts, materials and equipment shall be stored within an enclosed building. There will be no visible equipment, parts and materials outside the building. No vehicle awaiting repair shall be located on any portion of the site so as to be visible from any public street, and shall be limited to locations designated on the approved site plan.

As a multi-state/multi-operator of Body Shops, Caliber Collision is well versed in the procedures and requirements to divert any operational hazards. Prior to opening for business, Caliber Collision will secure a Business License to operate said facility. Any hazardous material shall be documented, handled and/or stored per local, state and federal requirements. The proposed facility (site and building) will be designed by licensed Architects/Engineers who are thoroughly versed in Body Shop Designs. Final interior designs shall be designed by same Architects/Engineers. Interior Lighting, HVAC Ventilation, and Storm Sewer oil/sand interceptors shall be properly placed to facility safe conditions within and outside the entire property. These designs shall receive City of Sheboygan a Plans Review/Permit Approval to ensure structural, life safety, ADA and Building Code compliance for the proposed operations. Furthermore, the operator implements specific operational and safety guidelines that secure on-going daily assurance of employee, customer, property and surrounding area safety. Refer to Section 2 of the narrative.

Furthermore, we would like to note the contributions that Caliber Collision brings surrounding communities for all of their locations. Among their traditions of charity and community enrichment programs (<http://calibercollision.com/about-us/community-involvement/>), Caliber Collision actively supports:

- American Heart Association Heart Walk, American Heart Association Cotes Du Coeur, and Children’s Advocacy Center of Collin County
- Assisted military service members transition out of active duty and into a collision/auto body industry career through Changing Lanes Program.
- Supplied local food banks with more than 275,000 meals for needy families in 2013
- Gifted 13 fully-refurbished vehicles to needy families through the Caliber Collision Recycled Rides program in 2012. Plan on gifting 25 in 2013
- Gifted more than 500 vehicles to veterans, active-duty service members and others in need of reliable transportation through the Caliber Collision Recycled Rides program since 2012.

This year, as part of their Restoring You program, they are focusing on helping the medical workers, medical support staff and first responders battling COVID-19 who are doing so much to help all of our communities

Finally, to further endorse their commitment to excellence, USAA has identified Caliber Collision as having “an exceptionally high standard when it comes to service delivery.

Respectfully,

Bret Flory
blory@crossarchitects.com
972.467.9749

Gary Turk, NCRAB
879 Junction Dr ▪ Allen, Texas 75013 ▪ 214.868.7242

CALIBER COLLISION

Steve Sokolowski
Manager of Planning & Zoning
CITY OF SHEBOYGAN
828 Center Avenue, Suite 208
Sheboygan, WI 53081
(920)459-3382 (phone)
steve.sokolowski@sheboyganwi.gov

May 16, 2022

Mr. Steve Sokolowski,

This letter is to inform you of the standard operating procedure for how customer vehicles are processed through a Caliber Collision facility. Please see below for the typical scheduling sequence:

- Damaged vehicles are delivered to the shop via the customer or on a flatbed truck where they are accessed and a determination is made within 24 hours if they will be repaired or completely totaled out. If the insurance company determines that the vehicle is a total loss, it is removed from the premises and sent to a salvage yard at the direction of the insurance company within 48 hours.
- Vehicles that are accepted for repair will either be put immediately into production if there is space available in the shop at that time or temporarily stored in the area behind the building for no more than 7 days. If a car is put right into production it will never be parked outside until it has been completely repaired and is waiting for the customer to pick it up. Production is a 3 step process:
 - Repair - During the collision repair process, an electronic measuring system analyzes the car to restore it according to the factory specifications. This is an important step as it ensures the car frame remains structurally sound. If needed, wheel alignment and other suspension repairs will be done. All mechanical repairs should be completed along with the structural repair.
 - Paint Prep - Paint preparation is a crucial step in the refinishing process of all types of vehicles. The body shop will prepare all panels for painting before priming and sealing. This creates better adhesion when the top color and additional clear coating are applied to your car.
 - Reassembly - In the reassembly area, all detail pieces and final moldings are returned to the vehicle. All the systems in the car are also inspected during this step. Once your car reaches this stage, it means the repair is almost finished and the car is almost ready to be delivered to the client.
 - Quality Control Inspection - The vehicle gets a wash and thorough interior cleaning once all parts have been reinstalled. Surfaces are cleaned and the body paint is polished. In addition

CALIBER COLLISION

to doing a physical inspection, the body shop personnel will also test drive your car. This is to make sure that there are no driving problems that may be related to the repaired part/s of the vehicle.

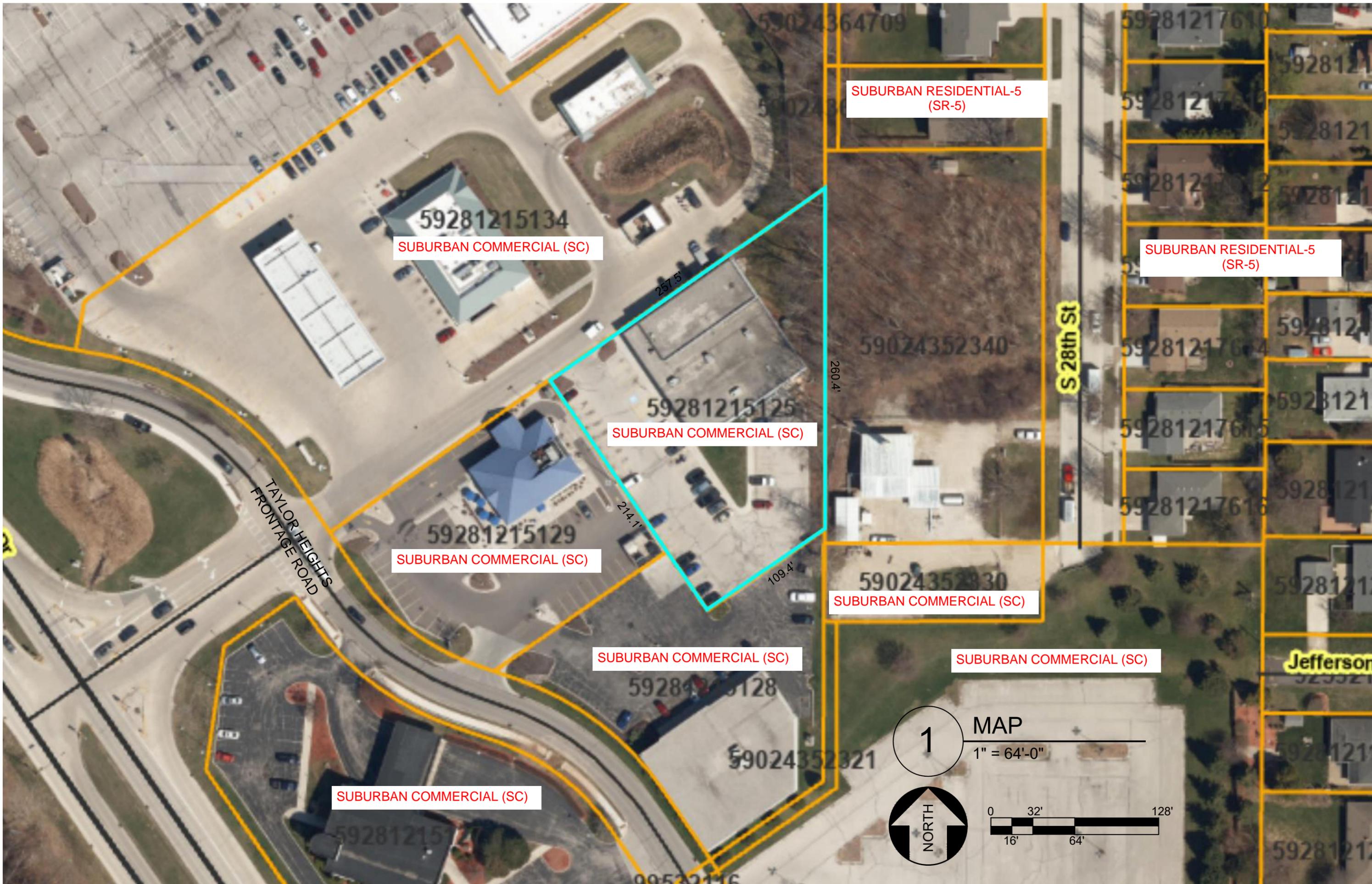
- Delivery - This is the final step in the collision repair process. Once the client arrives at the shop to pick up their car, the final paperwork is released and the bill is explained. The customer then drives home in the car that has been returned to its pre-accident state.
- Some of the extra parking spaces would be used for staging cars that have already been repaired and for extra staff or customer parking as needed.

To summarize, vehicles considered to be a total loss will be temporarily stored in area behind the building for no more than 48 hours and damaged vehicles waiting for repair will be temporarily stored within the fenced in area for no more than 7 days. All repair work takes place inside the building.

Sincerely,



Derrick Stowers
VP of Facilities and Construction



59281215134

SUBURBAN COMMERCIAL (SC)

59281215125

SUBURBAN COMMERCIAL (SC)

59281215129

SUBURBAN COMMERCIAL (SC)

SUBURBAN COMMERCIAL (SC)

SUBURBAN COMMERCIAL (SC)

SUBURBAN RESIDENTIAL-5 (SR-5)

SUBURBAN RESIDENTIAL-5 (SR-5)

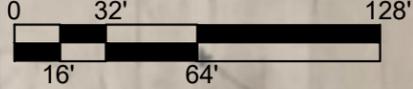
SUBURBAN COMMERCIAL (SC)

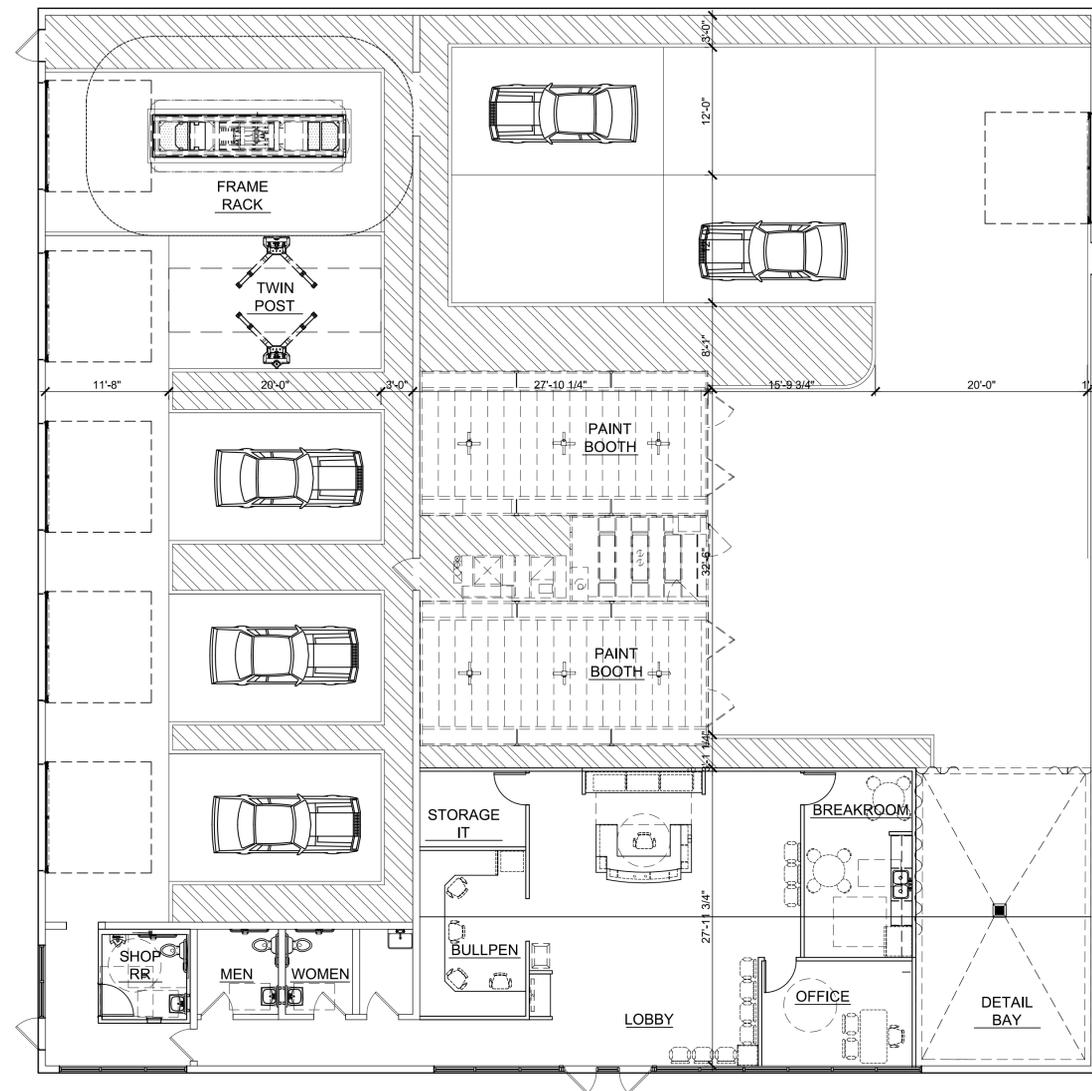
SUBURBAN COMMERCIAL (SC)

1

MAP

1" = 64'-0"





WALL LEGEND	
NEW WALL	—
EXISTING WALL	==

BUILDING DATA		
OFFICE	=	1,540 SQ. FT.
SHOP AREA	=	8,460 SQ. FT.
TOTAL AREA	=	10,000 SQ. FT.
STALL DATA		
TOTAL TECH STALLS	=	7
TOTAL TECHS	=	7/2 = 3.5

Bret
FLORY

BRET FLORY
1913 GARDENGROVE COURT
PLANO, TEXAS 75075
PH: 972.467.9749

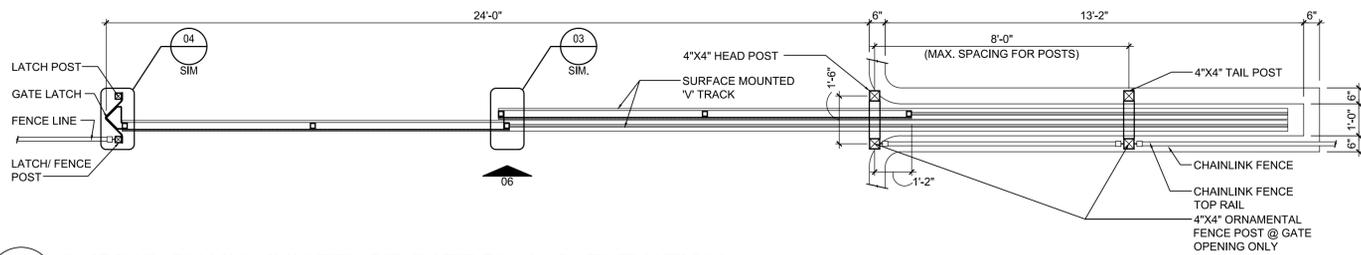
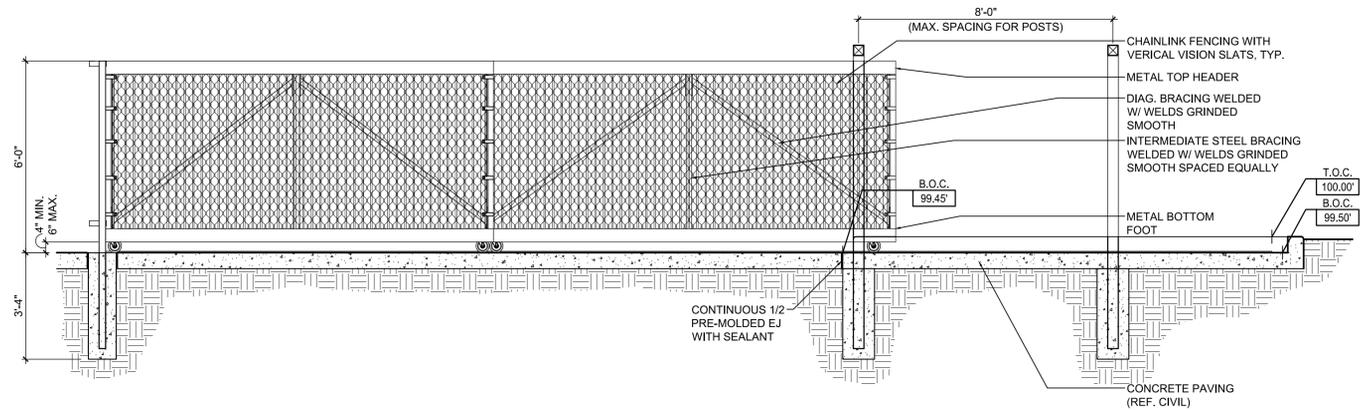
CALIBER COLLISION

CONCEPTUAL FLOOR PLAN C

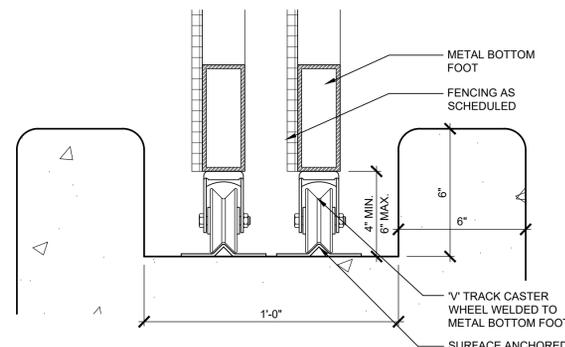
645 S. TAYLOR DR
SHEBOYGAN, WI

DRAWN: CVO PROJECT#: SCHEM DATE: 21.11.08

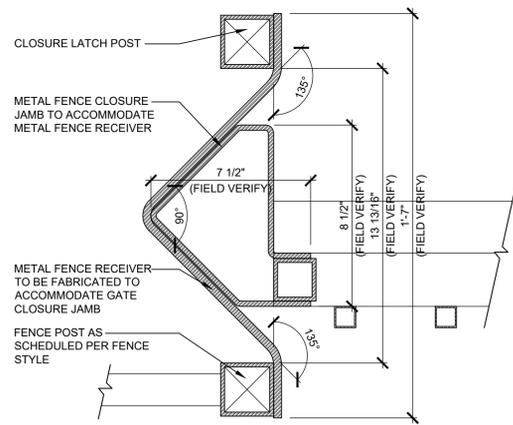
1 FLOOR PLAN
1/8" = 1'-0"



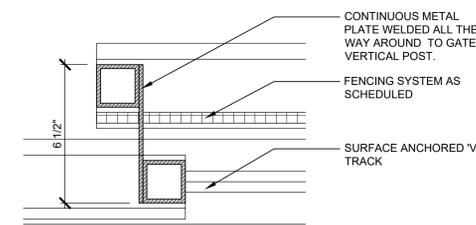
06 SLIDING CHAIN LINK FENCE GATE PLAN & ELEVATION
SCALE: 3/8"=1'-0"



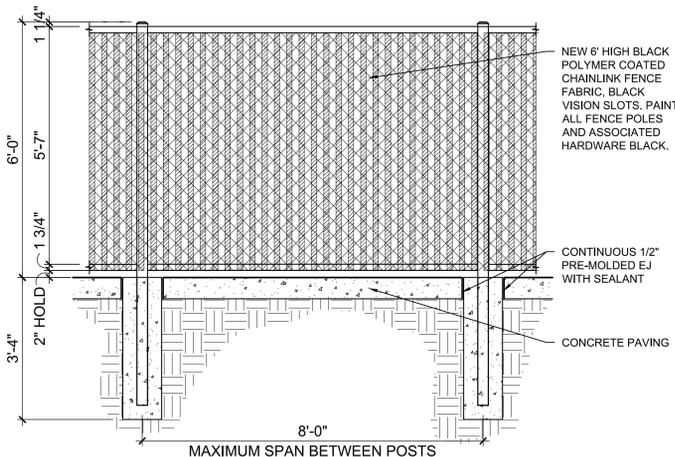
05 "V" TRACK DETAIL
SCALE: 3"=1'-0"



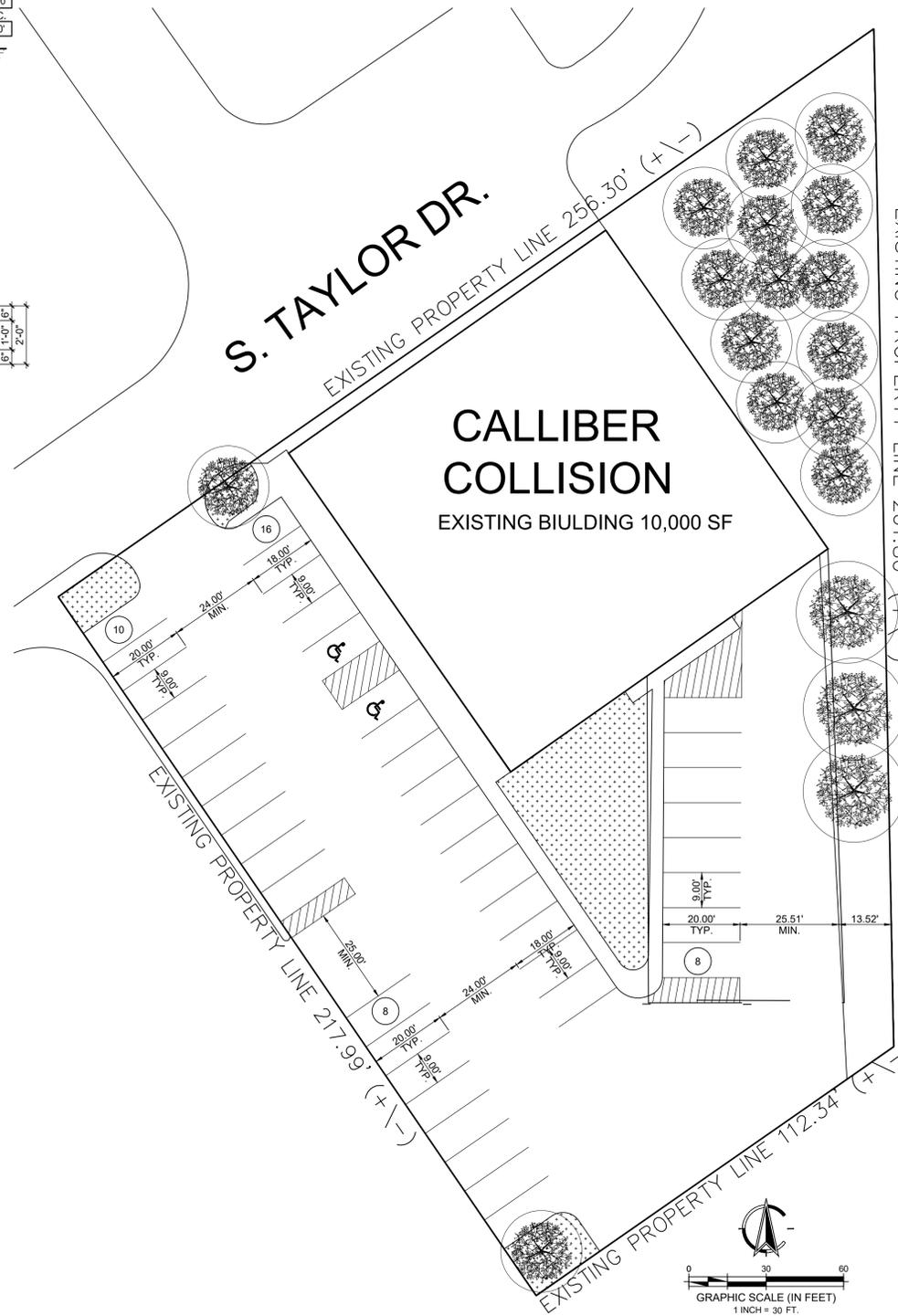
04 FENCE RECEIVER DETAIL
SCALE: 3"=1'-0"



03 DETAIL
SCALE: 3"=1'-0"



02 CHAIN LINK FENCE ELEVATION
SCALE: 1/2"=1'-0"



01 SITE PLAN
SCALE: 1"=20'-0"

SITE DATA	
OFFICE SQ. FT.	= 1,540 SQ. FT. ±
SHOP FLOOR SQ.FT.	= 8,460 SQ. FT. ±
TOTAL BUILDING SQ.FT.	= 10,000 SQ. FT. ±
ACREAGE TOTAL	= 0.9
PARCEL TAX #	: 59281215125
LEGAL DESCRIPTION:	SEC 21 T15N R23E PRT SW1/4 SE1/4 LOT 5 CSM REC IN VOL 9 P 18 AS DOC #1191201 ROD
FLOOD ZONE 'X' (OUTSIDE 500 YEAR PLAIN)	
SETBACKS:	
FRONT: 25'	REAR: 10 OR 0' SIDES: 10'
PROPOSED HEIGHT	= EXTG
MAX. HEIGHT	= EXTG
ZONING	SC (SUBURBAN COMERCIAL)
USE	AUTO BODY PAINT (AUTO REPAIR)
WATER	EXTG
SEWER	EXTG
PARKING CALCULATIONS	
OFFICE @ 1:200 REQ'D	= 8
SHOP @ 1:300 REQ'D	= 28
CITY TOTAL REQUIRED	= 36
TOTAL PARKING SHOWN	= 42
BICYCLE CALCULATIONS	
OFFICE @ 5% OF 10	= 0
SHOP @ 5% OF 47	= 0
CITY TOTAL REQUIRED	= 0
TOTAL BICYCLE SHOWN	= 0

Bret FLORY
BRET FLORY
1913 GARDENGROVE COURT
PLANO, TEXAS 75075
PH: 972.467.9749

CALIBER COLLISION

CONCEPTUAL SITE PLAN

SHEBOYGAN, WI

DRAWN: CVO PROJECT #: 21138 DATE: 22.05.17

Fin/Slat '1000'[™]

by MASTER HALCO

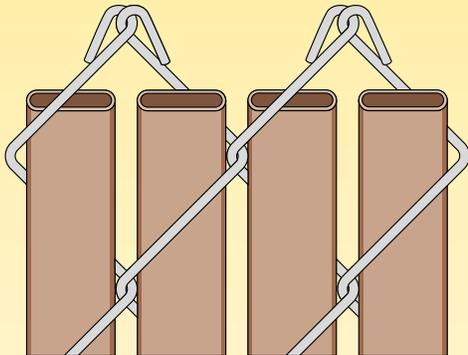
You'll See The Difference

What does Fin/Slat '1000' have to offer you that no other ordinary slat manufacturer can? More personal privacy.

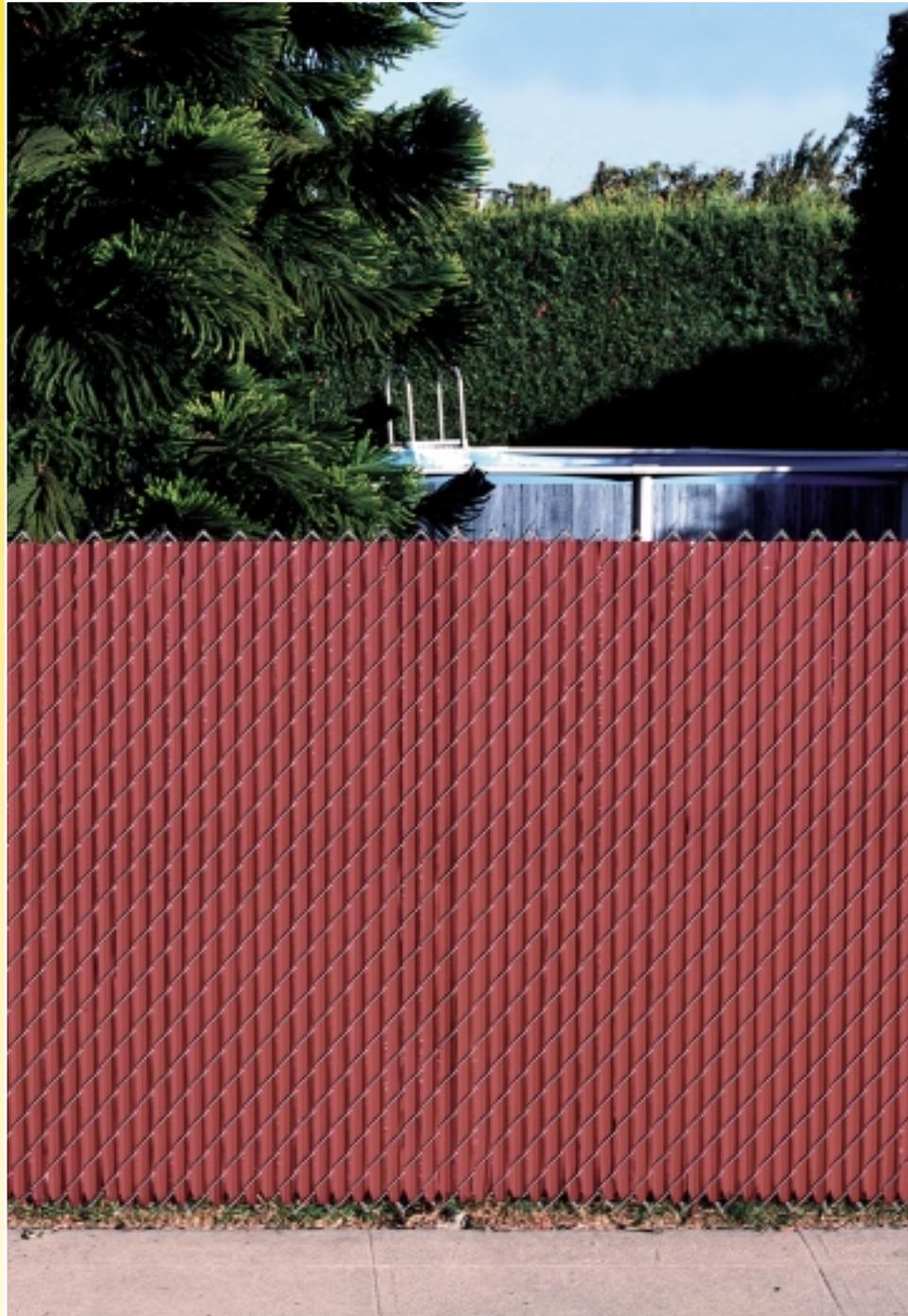
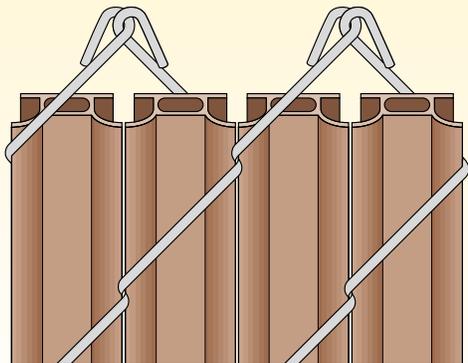
Fin/Slat '1000', self-locking privacy slats are engineered to provide maximum density resulting in an unprecedented degree of privacy and style.

If you're looking for privacy and style for your fence, Fin/Slat '1000' is the obvious choice.

Ordinary Slats



Fin/Slat '1000'



Fencing Without Boundaries.[™]

Fin/Slat '1000'TM

Beautiful Performance at a Beautiful Price

What separates FIN/SLAT '1000' from ordinary slats?

Warranty

No other fence company backs its products as well as Master Halco. Fin/Slat '1000' has a 15-year limited warranty so you'll never have to worry about your purchase decision.

Privacy

Exclusive, patented slats offer an unprecedented degree of privacy to your chain-link fence system.

Beauty

Manufactured using high density virgin polyethylene and ultraviolet inhibitors, Fin/Slat '1000' is designed to stand up to years of outdoor exposure, enhancing the value of your property for years to come.

Easy Installation

The self-locking slats can be installed by hand or by using an installation tool included for additional ease.

Versatility

Fin/Slat '1000' is available in beige, rustic brown, snow white, black, redwood, sky blue, forest green, cape cod gray and royal blue. Variety coupled with the strength and security make Fin/Slat '1000' the ideal choice for residential, commercial and industrial applications.

Specifications subject to change without notice.



For more information, contact our
Customer Service Department:
1-888-MH-FENCE (toll-free)
4000 W Metropolitan Dr., Orange, CA 92868
email: info@FenceOnline.com • www.FenceOnline.com
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FIN/SLAT '1000' is available in the following colors*:



Beige



Rustic Brown



Snow White



Black



Redwood



Sky Blue



Forest Green



Cape Cod Gray



Royal Blue

* Due to manufacturing variances and limitations of the production process, actual slat colors may vary from this brochure.



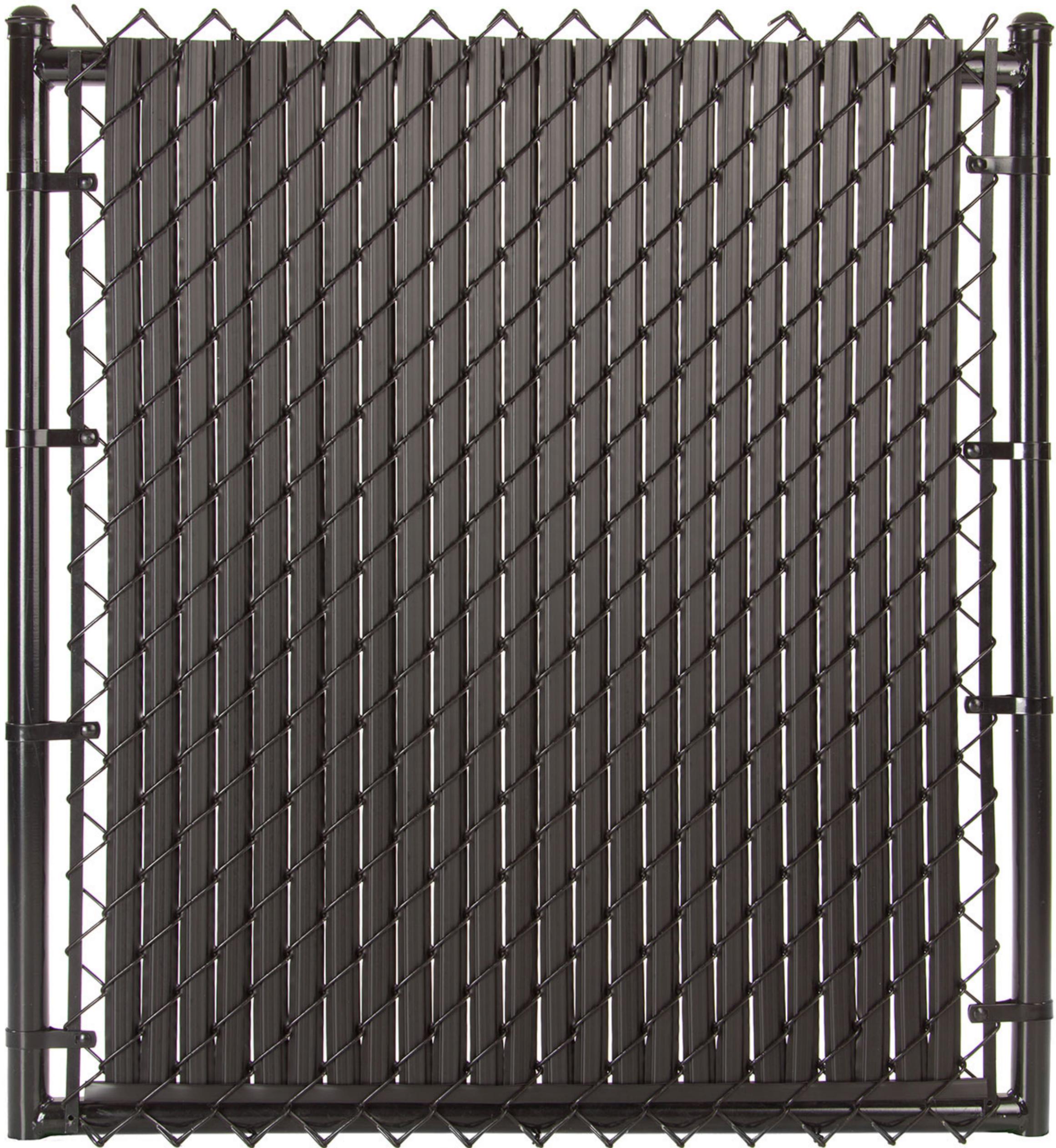
Ordinary Slats



Fin/Slat '1000'

Fin/Slat '1000' is available from:





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