

**Conditional Use Written Explanation Requirements**

**A. Name of project / development**

- a. Torginol, Inc. Behrens Parkway Expansion

**B. Summary of Conditional Use and general operation of proposed use:**

**a. Description of existing use**

- i. Torginol is a manufacturer of materials used in the resinous floor industry. They manufacture inert decorative color flake and pigmented granular materials that are used for various types of floor coatings in commercial, industrial, and residential applications.

**b. Description of Proposed use (indoor, outdoor, etc.), why was this site selected?**

- i. The connecting link will allow pedestrian, forklift and material travel between the two facilities in an enclosed and weather protected environment.

**c. All Services, products, etc. to be provided**

- i. As stated in part B, subpart a.

**d. Projected number of residents, employees, and/or daily customers**

- i. Employees: Approximately 35 employees on first shift, 25 employees on second shift, there is currently not a third shift and there are no current plans to add a third shift.
- ii. Daily Customers: none

**e. Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage.**

- i. Floor area: either 4,116 or 8,085 square feet
- ii. Landscape area: 1,000 square feet (seeded & landscaped area)
- iii. Parking area: N/A
- iv. Total area of impact: 5,116 square feet

**f. Description of proposed building and all new site improvements**

The existing structure at Behrens Parkway is 67,500 square feet and Tower Drive is 131,250 square feet. 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 connecting link structure. The site design includes crossing the drainage swale and existing fire lane access road around the Tower Drive facility. Storm piping will be installed under the proposed link structure to allow stormwater flow to the existing regional stormwater pond. Downspouts for the expansion will run into the existing swale connecting to the pond. The connecting link will include overhead doors on

each side of the structure, in line with the existing fire lane road. The purpose of the link structure is to allow access for Torginol staff to go between the Tower Drive and Behrens Parkway buildings without having to enter public ways or exit the building. The site will be landscaped to meet the requirements of the City of Sheboygan. Exterior lighting will consist of building mounted wall pack lighting to match existing conditions. There will be no exterior dumpster storage or dumpster enclosure included in the scope of the project. Any refuse will be transferred to one of the other facilities and disposed of in existing compactor docks.

- g. Written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area.**
  - i. The proposed expansion will be added between the existing structures. Dimensions will measure either 28' x 147' or 55' x 147'. The design of the expansion will be an extension of the Behrens Parkway facility in terms of style, materials and colors. Both the link structure and the existing building are compatible with the other businesses in the area and consistent with their general designs and building features.
- h. An explanation of any interior and/or exterior renovations**
  - i. No interior renovations are included with this project.
- i. Is access appropriate and is there sufficient customers/resident off-street parking?**
  - i. At completion, the Behrens Parkway and Tower Drive facilities will have a total of (5) driveway access points that will provide 360-degree access around the combined campus. The project will allow for continued access to the fire lane that surrounds the west side of the Tower Drive facility.
- j. Proposed signage**
  - i. None planned for the connecting link structure.
- k. Project timeline and estimated value of project**
  - i. The proposed project timeline will coincide with the Behrens Parkway expansion with sitework to commence in the fall of 2024 and construction of the structure to commence in spring of 2025. The project is expected to be completed within 9 months. The project is being quoted in a parallel path to this approval. Final costs are not known at this time but are anticipated to fall somewhere between 600,000 and 900,000 dollars.

- I. Compatibility of the proposed use and design with adjacent and other properties in the area.**
- i. Torginol's business model, operations, and building design is compatible with adjacent properties in the area as they too have manufacturing and warehouse occupancies. Adjacent building types are either precast concrete or pre-engineered steel, which compliment the existing building and proposed expansion.
- m. How will you insure that the business will not become a nuisance to adjacent properties (i.e. setbacks, parking, landscaping, etc.....)**
- i. Torginol has long demonstrated their commitment to keeping all of their properties orderly and tidy. Because of the size of the structures, the exterior walls must remain 60 feet or more away from the property lines to maintain an unlimited area classification as stated in the International Building Code, which is far greater than the required zoning setback. Torginol has contract agreements with lawncare and landscaping companies to maintain their grounds.
- n. Other information that would be considered pertinent by the Plan Commission**
- i. The planned link is simply an extension in every way of what Torginol currently does and who they currently are as a company. There will not be any new operations, products, processes, or radical design changes as a result of the expansion.
- C. If applicable, please describe any exceptions / variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)**
- a. There are no known variances required for the proposed connecting link.
  - b. We request that the landscaping requirement for the proposed link expansion be reduced in light of the landscaping that will be installed for the main facility expansion approved in July of 2024.
- D. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:**
- a. **How is the proposed conditional use (independent of its location) in harmony with the purpose, goals, objectives, policies, and standards of the City of Sheboygan Comprehensive Master Plan?**
    - i. The connecting link will allow pedestrian, forklift and material travel between the two facilities in an enclosed and weather protected environment. This will improve the quality and efficiency of the work flow process for Torginol and its employees.

- b. 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?**
  - i. Neither the conditional use or the proposed location of the link result in any adverse impacts on nearby property or other conditions as stated. The project will be in full compliance with all zoning, stormwater management, building code, and other regulatory agency standards. There will be no negative impacts on public property or rights-of-way as a result of the expansion.
- c. How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located?**
  - i. As this is a connection to an existing facility previously approved, the requested conditional use is consistent with the land use of the existing building and rightly so of those adjacent to and around the property.
- d. Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies?**
  - i. Yes – the existing facility is served with electrical service from Alliant Energy, water from the City of Sheboygan, and sanitary sewer from the City of Sheboygan. All services are adequate in size and will not require any alteration as a result of the expansion.