

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Nemak to construct a new addition to their facility at 4243 Gateway Drive in the Sheboygan Business Park. SI Zone and Sheboygan Business Park Protective Covenants.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: May 18, 2023

MEETING DATE: May 23, 2023

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

Nemak is proposing to construct a new addition to their facility at 4243 Gateway Drive in the Sheboygan Business Park. The applicant states the following:

- The 49,500sf building addition is proposed to be located on the north side of the existing manufacturing facility. 35,300sf of the addition will be a diecasting production area with die storage. The proposed addition will provide space for two (2) new 4,500-ton diecast machines and auxiliary equipment.
- In addition to the proposed manufacturing space, the addition will include a connector for the transport of molten aluminum from the existing furnaces to the new diecast machines, office space on the west end of the proposed addition, electrical building, compressor room and dock area.
- The existing building materials consist of warm grey precast concrete wall panels with a prefinished metal coping and aluminum storefront windows, both in a dark bronze color. The proposed manufacturing building addition materials will consist of matching warm grey precast concrete panels, dark bronze prefinished metal coping, and dark bronze aluminum storefront or curtainwall windows.
- The current number of employees at the facility is 900. Final staffing numbers upon project completion have not yet been determined but it is anticipated that additional employees will be hired. Additional staffing will be required to operate the equipment in the new addition with the number of added employees not fully determined.

- Approximately \$18,000,000 construction value.
- The proposed development timeline is a June 2023 start with an anticipated completion date of September 2024.
- Due to the timing of the project, the owner has decided to build the project in phases with the DCM production area being the highest priority:
 - First Phase is the Production Space, building connector and the necessary support spaces (electrical, plumbing, compressor room) required for this phase of the project with room in the support space to accommodate full buildout. Overall square footage was examined and made as efficient as possible.
 - Second Phase would likely be the Office Addition. This phase would also possibly be adding on to the West for one more machine. The current phase is prepared from a utility standpoint to accommodate this. At this point the truck traffic off of gateway would be reconfigured to as previously shown and employee parking and landscaping would be added to the office area as previously shown.
 - The Third Phase would be the addition of two more machines, and some interior storage for tools. This would be maximizing the building to the West property line and also reconfiguring the site access along the West property line to something close to the original submittal.
- As the automotive industry transitions from the internal combustion engine to electrically powered vehicles, larger diecast machines will be required to produce automotive components and structural members. The proposed expansion will help ensure long term sustainability and future growth of Nemak-Wisconsin in the City of Sheboygan.

Site improvements include:

- Security fencing will be provided around the expansion area. The proposed fencing will match the existing fencing which is 8' high chain link. Fencing facing street ROWs will be black vinyl clad chain link to match existing. Barrier arm gates and a sliding chain link gate will be provided to control access on the drive from Behrens Parkway.
- The existing access drive off Behrens Parkway will be widened and improved with a security gate and truck scale; this will be the primary point of entrance and exit for trucks
- The current truck access at the north end of Gateway Drive will remain as is.
- The primary parking lot on the west side of Gateway Drive will still be used for employee and guest parking. Existing truck parking and loading docks will still be utilized.
- New utility connections for sanitary sewer and storm sewer for the building addition and redevelopment area will be made to the public mains in Gateway Drive and new electric service from the northwest corner of the property near Gateway Drive. The gas service will remain in the current location.

- Landscaping will be provided using an approach which ensures species resiliency and complimentary aesthetics and will be coordinated with the city landscaper. The landscape intent is to blend with the existing site utilizing similar species to match current aesthetics and are resilient to climate and site conditions. The City of Sheboygan landscaping point system is followed, and landscaping provided is within City code.
- Site lighting will comply with the City ordinance in a fashion that provides appropriate light intensity for safety with cut-off fixtures for minimal light trespass with fixtures and light poles to match the existing.
- Waste enclosure – no new waste enclosure will be provided; waste will be handled as currently provided for.
- All raw materials and finished products are stored inside the building or loaded on to trailers for shipping. The proposed addition will provide space for inside storage of a majority of the dies used in the diecasting processes. A limited number of dies are currently, and will temporarily be stored outside until they are moved inside for use or, decommissioned, at which time they would be removed.
- No new ground signage is proposed with this project other than directional signage that will match the existing, this will be submitted for approval in the future.
- Building signage will be included on the west elevations. This building mounted signage will be permitted separately by the chosen sign vendor.

STAFF COMMENTS:

The applicant indicates there will be new signage but nothing has been submitted 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 and meet the Sheboygan Business Center Protective Covenants. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

The Plan Commission may want to have the applicant address:

- Explanation what the die casting machines are used for (is Nematik working on a new product)?
- Explanation of the die casting work flow process through the new addition.
- How does this benefit Nematik now and in the future?
- Explanation of new truck loading and unloading patterns to, thru and existing the site and the specific improvements associated with this (driveways, guard sheds, traffic pattern, loading/unloading, emergency access, etc.).
- Timing of this project?
- Timeline for Nematik's future plans for other potential structures and/or improvements?

The applicant is requesting the following exceptions:

- Requesting to have a building height of 60 feet tall – Maximum building height in excess of 50 feet is permitted with a conditional use permit.

The 60 foot height is requested to provide the required interior clearance for the new diecast machines and overhead crane that is required for the diecast machines.

- Requesting to continue to allow temporary outside storage of old/damaged dies and limited storage of usable dies. – Outdoor storage is not permitted in the Sheboygan Business Park

This area is located to the north of the existing building and east of the proposed addition. It will not be visible from the public rights-of-way or adjacent properties. This is the same location dies are currently stored.

Per the Sheboygan Business Park Covenants, open outdoor storage of materials, products or equipment shall be prohibited without written permission from the City Plan Commission. Permission may be granted upon review of a plan for storage areas on a site. If permission is granted, storage areas will be maintained in a neat and orderly manner, be located within a rear yard, and be visually screened by fencing which is a maximum of ten (10) feet in height.

The applicant is not proposing a fence. The present outdoor storage that Nemak has is much higher than 10 feet, thus, the 10 foot high fence requirement would not screen the diecast as presently stored on his property.

- Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions subject to the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
3. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
4. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
5. Submittal and approval of a proposed landscape plan prior to building permit issuance. Applicant will submit a landscape plan that addresses all four (4) landscaping requirements. Landscaping shall be installed prior to issuance of an occupancy permit.
6. Retaining wall and fencing shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance. The applicant shall install the black vinyl fencing as proposed to match existing.
7. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.

8. Outdoor storage of materials, products or equipment shall be prohibited (except as authorized/approved by the Plan Commission).
9. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
10. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
11. Applicant shall obtain the necessary sign permits prior to installation. The proposed signage shall meet the City of Sheboygan Zoning Ordinance and Business Park Protective Covenants. All signage must be submitted to and reviewed/approved by the City of Sheboygan Architectural Review Board.
12. Applicant shall be permitted to install individual letter signs – no cabinet or panel signs.
13. All areas used for parking or maneuvering of vehicles shall be paved (no gravel permitted).
14. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
15. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
16. 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.
17. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
18. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
19. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
20. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
21. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
22. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
23. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
24. Applicant shall adequately address all Fire Department concerns related to this development.
25. Applicant shall meet the Sheboygan Business Park Protective Covenants.
26. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
27. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use, architectural review, etc. reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and Attachments