

#### **CITY OF SHEBOYGAN**

# APPLICATION FOR CONDITIONAL USE

Fee:	\$250.00
Revie	ew Date:
Zonir	ng:

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Infor				:			
Applicant Name (Ind., Org. or Entity)	Authorized Representative		Title				
Nemak	Dan Nack		Technical Performance Manager				
Mailing Address	City		State	ZIP Code			
4243 Gateway Drive	Sheboygan		WI	53081			
Email Address		Phone Number (in	cl. area co	de)			
Dan.nack@nemak.com		920-980-3609					
SECTION 2: Landowner Information (c	omplete these fields	s when project site c	wner is di	fferent than applicant)			
Applicant Name (Ind., Org. or Entity)	Contact Person		Title				
Same as Applicant Above							
Mailing Address	City		State	ZIP Code			
_	•						
Email Address	Amananana	Phone Number (inc	cl. area cod	de)			
		•		•			
SECTION 3: Project or Site Location							
Project Address/Description			Parcel No.				
4243 Gateway Drive, Sheboygan WI			59281479013				
SECTION 4: Proposed Conditional Use							
Name of Proposed/Existing Business:	Nemak						
Existing Zoning:	SI Suburban Industrial District						
Present Use of Parcel:	Manufacturing						
Proposed Use of Parcel:	Manufacturing						
Present Use of Adjacent Properties:	Vacant land to north and east; manufacturing/industrial to south and west.						
SECTION 5: Certification and Permission							
Certification: I hereby certify that I am	the owner or author	rized representative	of the owr	ner of the property which is			
the subject of this Permit Application. I certify that the information contained in this form and attachments is true and							
accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply							
with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the							
provisions of applicable laws.							
p. 2							
Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this							
notice and application, and to determine compliance with any resulting permit coverage.							
Name of Owner/Authorized Representa				Phone Number			
Nemak/Dan Nack	,,	Tech. Performance	Mgr.	<b>}</b>			
Signature of Applicant	ned , /						
( 1) long Millan 3/21/23							
11/200/11/	V V			7910			

Complete 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 three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

#### **CUP & Architectural Review Project Description**

PROJECT NAME AND EXISTING SITE ADDRESS: Nemak 4243 Gateway Drive Sheboygan, WI 53081

PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA Parcel - 59281479013 SI Suburban Industrial District Total area of parcel is 25 acres.

#### **EXISTING SITE CONDITIONS/LAND USE:**

• Site is existing Nemak diecasting facility that produces lightweight die cast components for the automotive industry.

#### PROPOSED USE:

No change in use is proposed.

#### SITE SELECTION

Nemak diecasting facility is already in operation at this location.

#### **DESCRIPTION OF SITE IMPROVEMENTS:**

- Proposed 49,500 square foot building addition proposed on the north side of the existing
  manufacturing facility. 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 access driveway off Behrens Parkway will be widened and improved with
  mechanical barrier arm gates, manual sliding gates, and truck scale; this will be the primary
  point of entrance and exit for trucks. A guard house will be provided in the future. The current
  access from Gateway Drive will remain as is for this phase. The primary use of this access will be
  automobile traffic.
- 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.
- Site disturbance will total 6.17 acres.
- 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.
- The project will result in an increase in 62,682 square feet (1.439 acres) of new impervious surface on the subject development site. We understand through correspondence with the City

Engineering Department that storm water management for the site is provided for by offsite regional storm water basins. Stormwater from the development will be directed towards proposed inlets. Storm water collected from the western portion of the site will be conveyed by storm sewer and discharged to the public storm sewer in Gateway Drive. Storm water collected in the area east of the connector building will be discharged to the existing storm sewer system on the site which ultimately discharges to the regional storm water basin across Behrens Parkway. The project will result in 6.17 acres of disturbance, and a Construction Stormwater NOI will be obtained from the WDNR.

- 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 required building and pavement setback requirements are met. Per covenants, front yard setbacks are 50' for bldgs. and pavement; streetside yard=50' for bldgs. and 25' for pavement; interior side yard=25' for bldgs. and pavement; rear yard=25' for bldgs.
- Roof top mechanicals will be visible as consistent with other buildings in the industrial park.

#### **EXPLANATION BUSINESS ACTIVITIES:**

- Is this facility in operation 24/7/365 utilizing multiple shifts to provide continuous operations.
- The current number of employees at the facility is 900 (see above, how many on each shift).
   Final staffing numbers upon project completion have not yet been determined but is it 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.
- Projected number of daily customers: No increase in the number of daily customers will result from the proposed expansion. This is a manufacturing facility and daily customers are infrequent.
- 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.

#### PARKING REQUIREMENTS:

• 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.

#### HOW WILL SITE BE SERVICED WITH STREETS AND UTILITIES:

- 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.

- A combined domestic/fire protection water service line for the building addition will be provided from the existing 8" water service into the site from the public water main in Gateway Drive.
   The fire protection will include additional fire hydrants that will be fed off of the existing 8" water service.
- The existing facility is served by municipal sanitary sewer; the wastewater plumbing for the new addition will be connected to a new lateral from Gateway Drive.

## PROPOSED TRAFFIC IMPACTS TO ADJOINING STREETS IN THE NEIGHBORHOOD BASED ON THIS DEVELOPMENT:

• No negative traffic impacts to the neighborhood are anticipated as no change in use is proposed. It is anticipated the new traffic patterns will improve site circulation.

#### PROPOSED SIGNAGE:

- 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.

DESCRIPTION OF THE GENERAL ORIENTATATION, DESIGN, ARRANGEMENT, TEXTURE, MATERIAL AND COLOR OF THE BUILDING OR STRUCTURE AND HOW IIT IS COMPATIBLE WITH THE DEVELOPMENT IN AND AROUND THE AREA:

- The proposed development will include an approximately 49,500 square foot (gross floor area) building addition that will include approximately 35,300 square feet of diecasting production area with die storage, the remainder of the addition will be comprised of an electrical room, compressor room, dock area, and pedestrian and equipment access areas to provide access through the proposed addition and between the proposed addition and the existing facility.
- 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 proposed office addition materials will consist of matching warm grey precast concrete panels, aluminum storefront or curtainwall windows and architectural metal panels. The office design has not been finalized so exterior views provided with this submittal are for massing purposes only.

#### POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

- The proposed development will have no negative impacts to the neighborhood.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass.
- The architectural style of the building will fit in and complement surrounding commercial developments.

#### **ESTIMATED VALUE OF PROJECT:**

• Approximately \$18,000,000 construction value.

#### **CONSTRUCTION TIMELINE:**

• The proposed development timeline is a June 2023 start with an anticipated completion date of

#### **VARIANCE REQUESTS**

- Exception to the maximum building height limit of 50 feet; the proposed addition will be 60 feet
  in height to provide the required interior clearance for the new diecast machines and overhead
  crane that is required for the diecast machines.
- Exception to the prohibition on outside storage is requested to continue to allow temporary
  outside storage of old/damaged dies and limited storage of usable dies. 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.
- A locational variance for the building foundation landscaping points required (40 points per 100 linear feet of building foundation) is being requested for the proposed addition. The location of the addition (to the back of the lot behind existing development) combined with docks and vehicle maneuver/emergency vehicle access areas adjacent to the building addition make building foundation landscaping impractical. 275 points of the required 478 points are provided to the south of the site along Behrens Parkway and have been placed to provide screening for the adjacent loading area.
- Other landscaping requirements include:
  - 10 landscaping points per 1,000 SF of GFA.
    - 452.5 points are required, and 490 points are provided.
  - 40 landscaping points per 100 linear feet of building foundation.
    - 440 points are required, and 478 points are provided.
    - A locational variance is requested to meet this requirement.
  - 40 landscaping points per 100 linear feet of street frontage
    - 8 points are required, and 30 points are provided. This is for the areas of new driveways.
  - 80 landscape points per 10,000 SF of pavement area or per each 20 parking stalls (new stalls) (whichever yields the greater number of points).
    - 510 points are required, and 510 points are provided.

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?

• The City of Sheboygan Comprehensive Plan Future Land Use Map designates the area of the City that includes this property as "Employment". 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. This is consistent with the Plan, provides employment opportunities, and is therefore consistent with the purposes, goals, objectives, policies, and standards of the Plan.

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?

• No negative impacts to neighboring properties, environment, traffic, or the public are anticipated from the proposed project. The project will expand an existing use that will result in

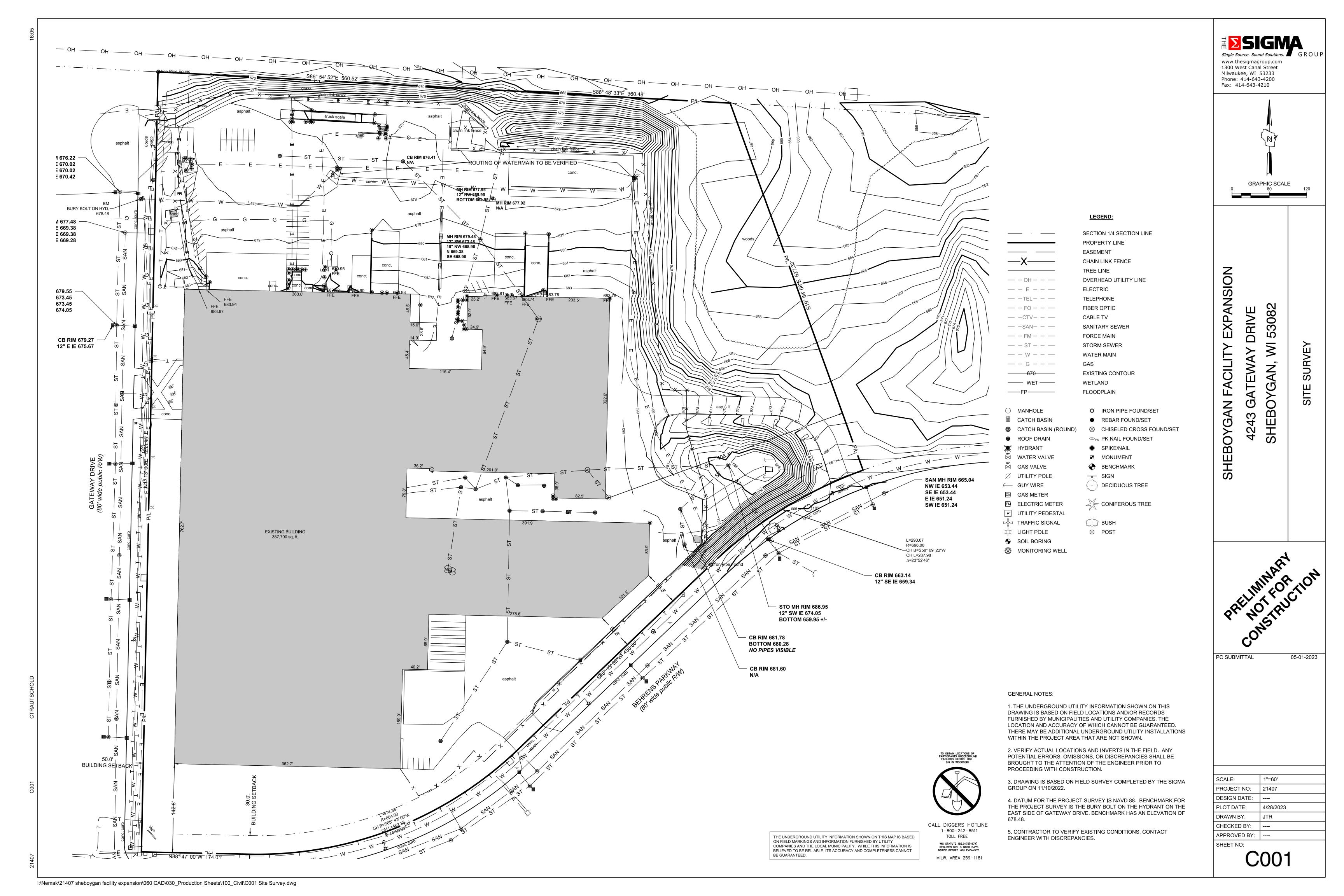
additional employment opportunities and will ensure long term sustainability and future growth of Nemak in Sheboygan.

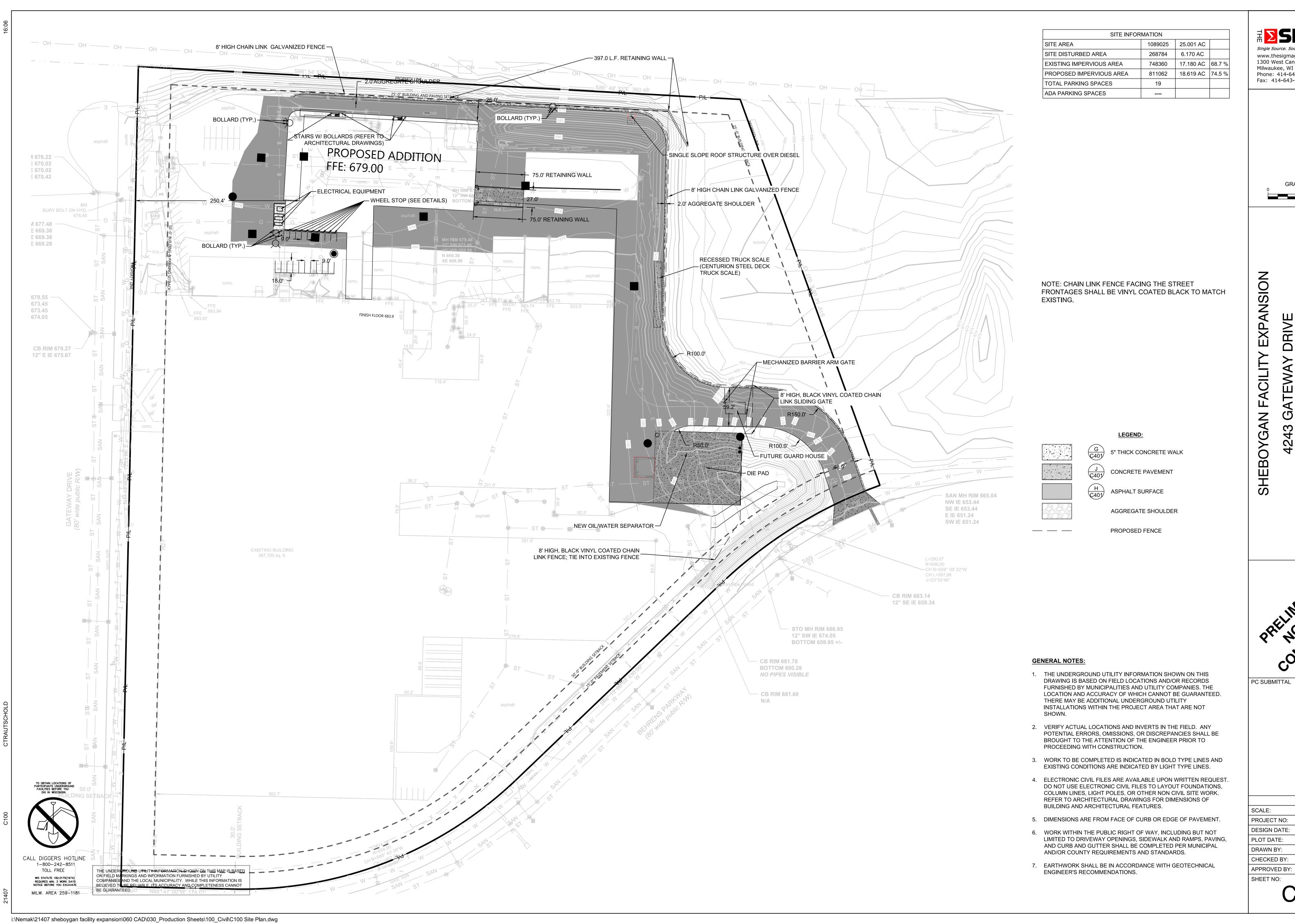
HOW DOES THE PROPOSED CONDITIONAL USE MAINTAIN THE DESIRED CONSISTENCY OF LAND USES IN RELATION TO THE SETTING WITHIN WHICH THE PROPERY IS LOCATED?

• The proposed project is not requesting a change in use; the use will be consistent with the existing Nemak use.

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.

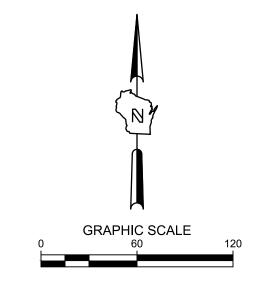
• Yes, existing utility services are in place and will be utilized for the new building.





Single Source. Sound Solutions.

Www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



53082

PRELIMINARY CONSTRUCTION

JBMITTAL 05-01-2023

 SCALE:
 1"=60'

 PROJECT NO:
 21407

 DESIGN DATE:
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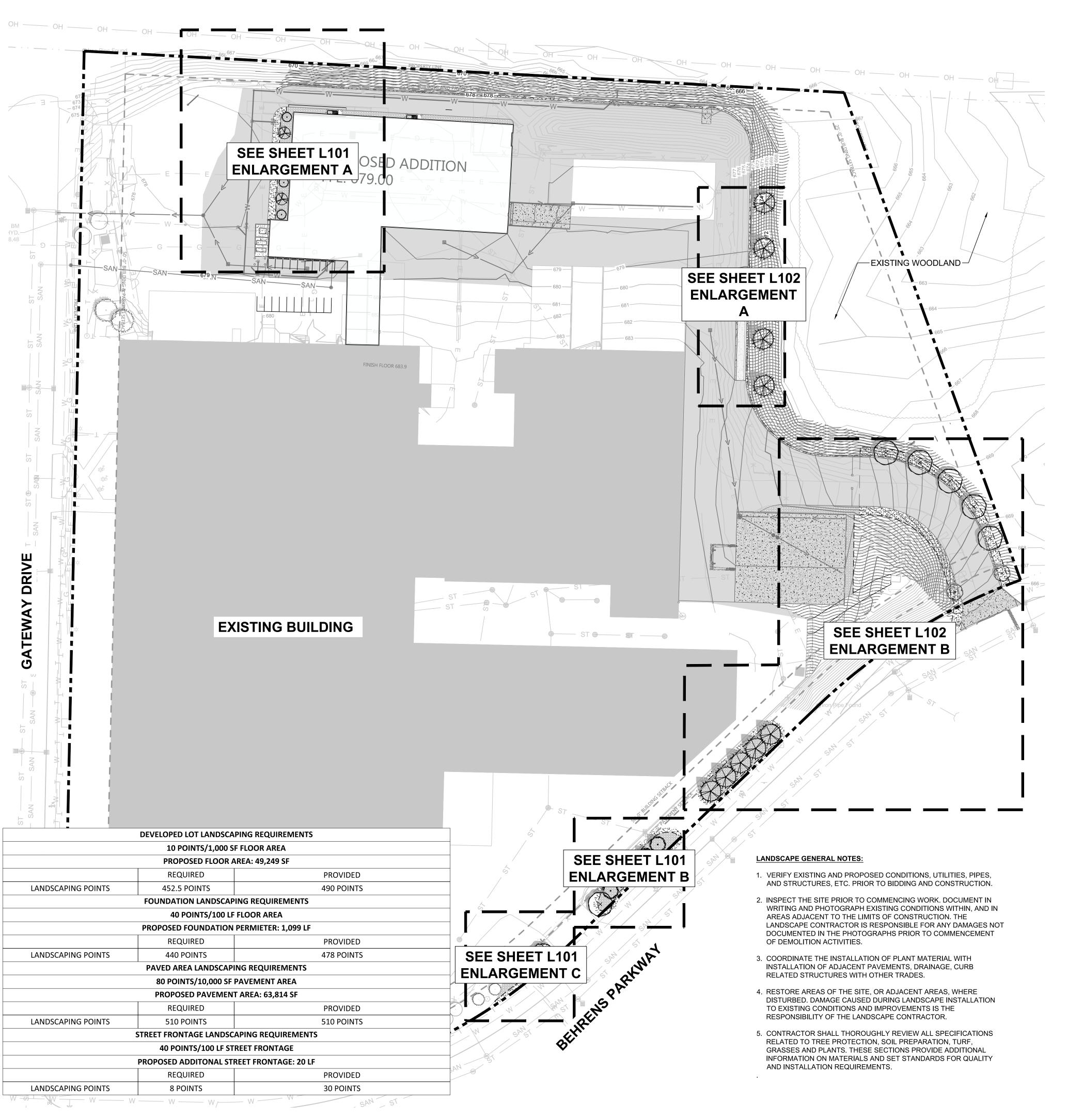
 PLOT DATE:
 4/28/2023

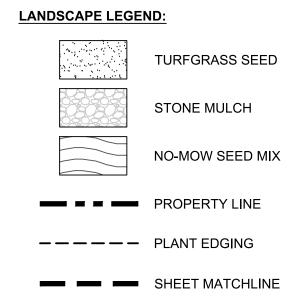
 DRAWN BY:
 JTR

 CHECKED BY:
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 APPROVED BY:
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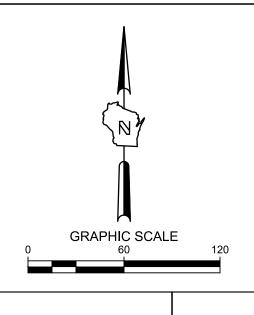
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CLIMAX TREES (75 PTS)	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
X	QS	Quercus x schuettei / Swamp Bur Oak	2" Cal.	B&B	7
LOW DECIDUOUS TREES (10 PTS)	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	AG2	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	4` Ht.	B&B	3
LOW EVERGREEN TREES (12 PTS)	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
A TONING THE REPORT OF THE PARTY OF THE PART	PG	Picea glauca 'Densata' / Black Hills White Spruce	3` Ht.	B&B	5
MEDIUM EVERGREEN TREES (20 PTS)	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
3 · C	TD	Thuja occidentalis 'Dark Green' / Dark American Arborvitae	4` Ht.	B&B	7
TALL DECIDUOUS TREES (30 PTS)	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
X	TR	Tilia americana 'Redmond' / Redmond American Linden	2" Cal.	B&B	2
TALL EVERGREEN TREES (40 PTS)	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
A STATE OF THE STA	PS	Pinus strobus / White Pine	5` Ht.	B&B	10
LOW EVERGREEN SHRUB (3 PTS)	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
•	JY	Juniperus horizontalis 'Youngstown' / Creeping Juniper	1` Ht.	Cont.	18
MEDIUM DECIDUOUS SHRUBS (3 PTS)	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	FM	Forsythia x intermedia 'Mindor' / Show Off® Forsythia	2` Ht.	Cont.	15
MEDIUM EVERGREEN SHRUB (5 PTS)	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
ANANANA KE	TD2	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	1.5` Ht.	Cont.	3
TALL DECIDUOUS SHRUBS (5 PTS)	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
	CR	Cornus sericea 'Cardinal' / Cardinal Red Twig Dogwood	3` Ht.	Cont.	37





ISSUANCE #### #### #### ####

NO. REVISION

####
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#####

##### #### #### #### ####

 SCALE:
 1"=60'

 PROJECT NO:
 21407

 DESIGN DATE:
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 PLOT DATE:
 2023.04.28

 DRAWN BY:
 HLY

 CHECKED BY:
 --- 

 APPROVED BY:
 --- 

 SHEET NO:

DATE

DATE

L100

SCALE: 1/16" = 1'-0"

EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

ON FOR: **V DCM**AN, WI 53081

PROPOSED BUILDING ADDITION FOR:

NEMAK - 4500 TON DCN
243 GATEWAY DRIVE • SHEBOYGAN, WI 530

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 20, 2023

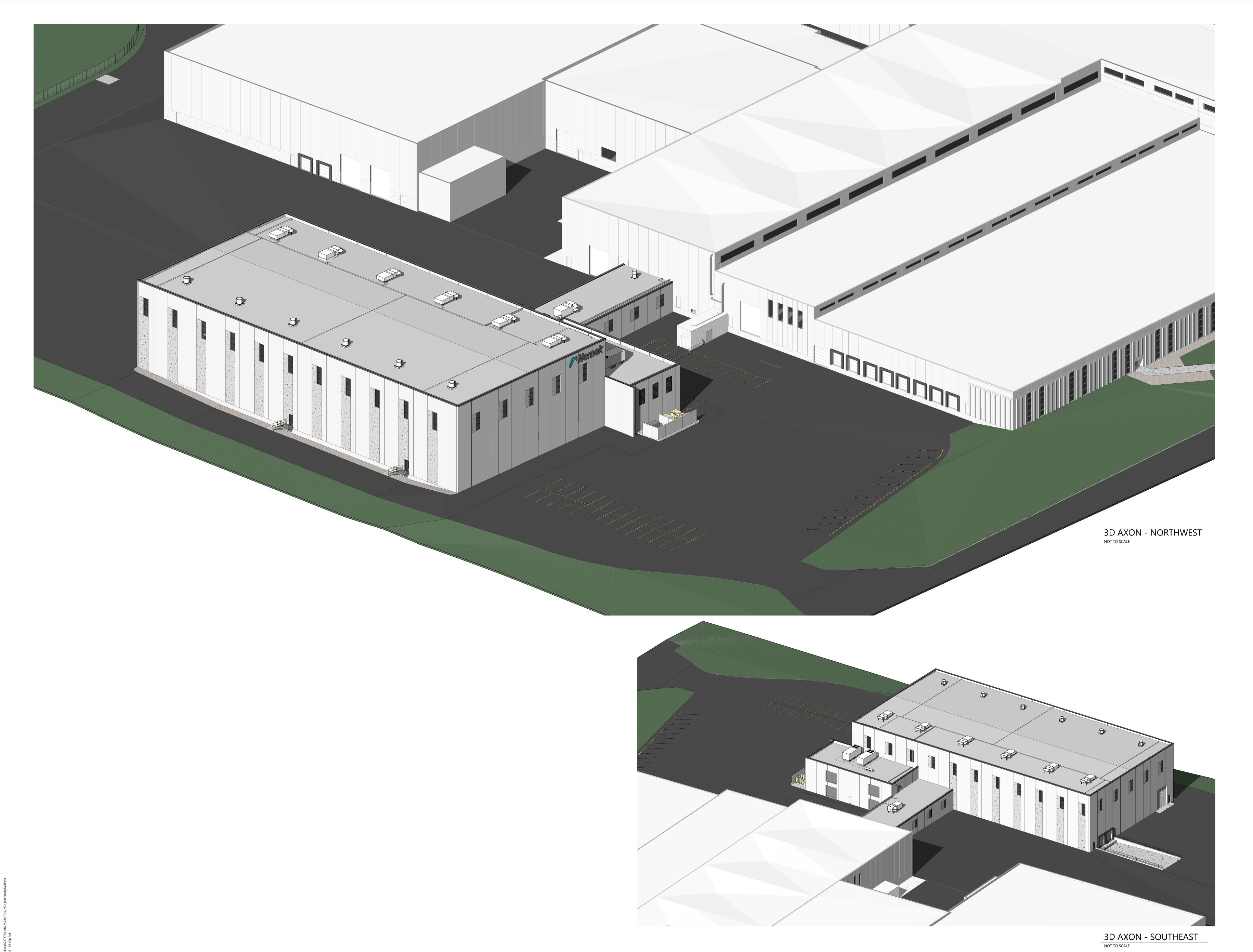
APR. 4, 2023

MAY 1, 2023

JOB NUMBER 2275740

SHEET NUMBER

A2.0



EXCEL

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100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

OJECT INI ONIVIATION

• SHEBOYGAN, WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 20, 2023
APR. 4, 2023
MAY 1, 2023

MAY 1, 2023

JOB NUMBER 2275740

SHEET NUMBER

A2.1



PROJECT INFORMATION

ED BUILDING ADDITION FOR:

( - 4500 TON DCM

V DRIVE - SHEROVGAN WI 53081

PROFESSIONAL SEAL

PRELIMINARY DATES

APR. 2, 2023

APR. 3, 2023

APR. 4, 2023

APR. 14, 2023

APR. 28, 2023

MAY 1, 2023

APR. 28, 2023 MAY 1, 2023

JOB NUMBER
2275740

SHEET NUMBER

PREST FLOOR - OVERALL

ARCHITECTRUAL FIRST FLOOR PLAN - OVERALL

TRIM PRESS

WALLS ARE 12'-0" HIGH ON 4" CURB

> 10K DBL WALL POLY TANK

10K DBL WALL POLY TANK

(1) BRIDGE CRANE

80 TON HOIST/TROLLEY

50 TON HOIST/TROLLEY

120 TON RAILS

DIE STORAGE BAY

5' HIGH BASKET @ 3 STACKED

With substantial super language super

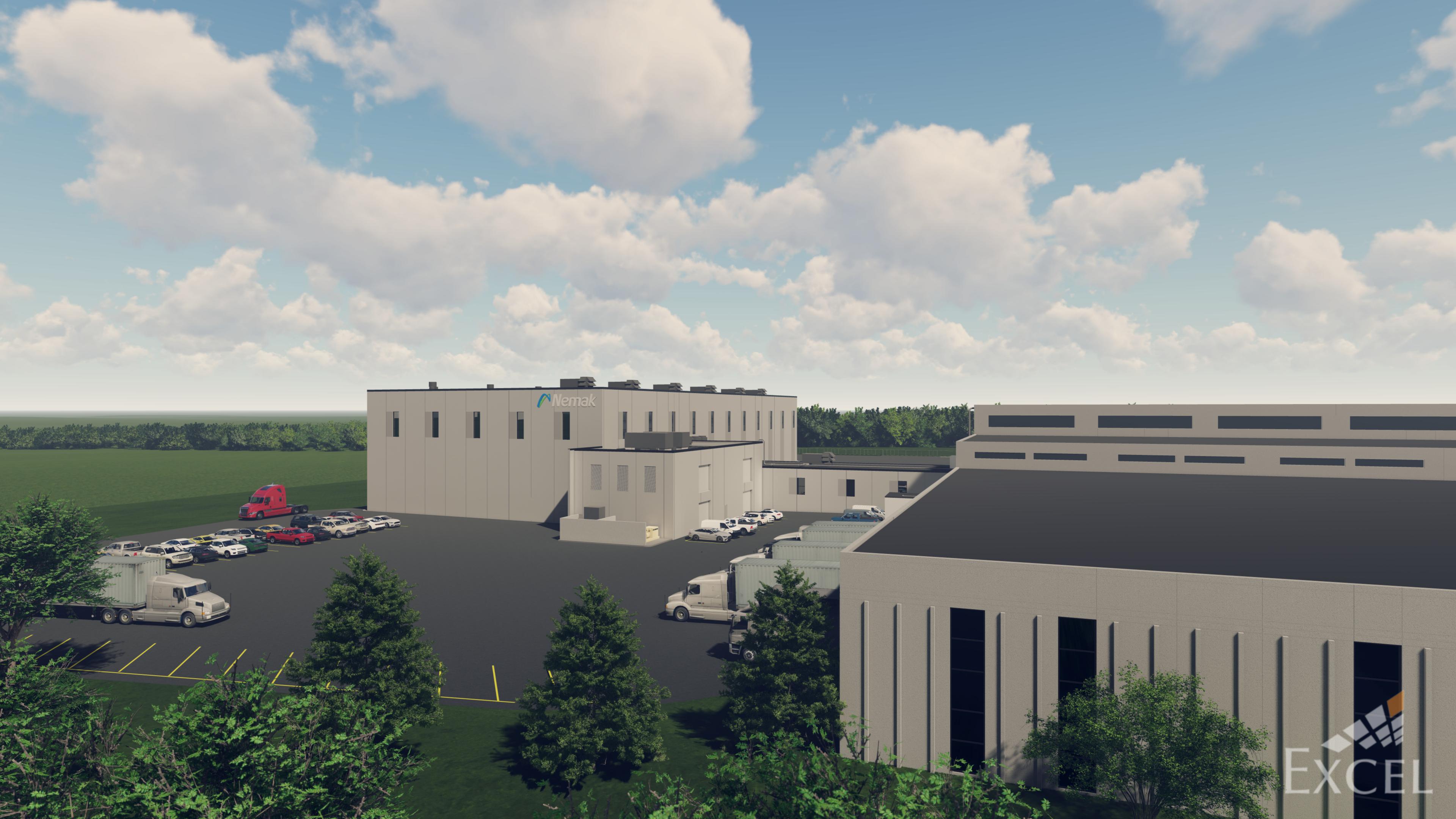
POUR AISLE

WORK AISLE

PEDESTRIAN AISLE











# 1602 TRAFFIC CONTROL

## BARRIER GATE OPERATOR



#### **COMMERCIAL • INDUSTRIAL**



Automatic P.A.M.S. sequencing with slide and swing gates



Octagonal Lighted Signal Arm Option light the way for customers to exit easily and safely with signals and sensors

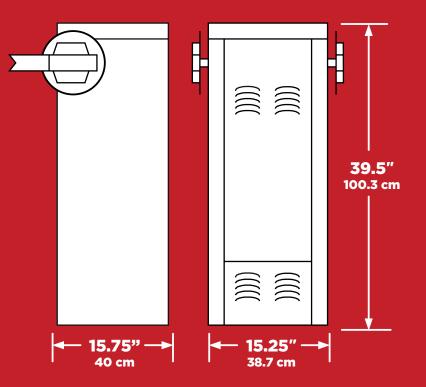


DKS Pedestrian
Protection System
it's aware - even when they're not



Wishbone Style
Aluminum
arms up to 27 feet in length





MODEL	1602		
CLASS OF OPERATION	II, III, IV		
ARM TYPE/MAX LENGTH	20 Ft (6.1 m) / Aluminum 24 Ft (7.3 m) / Aluminum 27 Ft (8.2 m) / Aluminum 20 Ft. (6.1 m) / Wood		
MOTOR	1 HP Continuous Duty AC Motor		
INPUT	115 VAC, 60 Hz, 5.4A 230 VAC, 60 Hz, 2.7A' 460 VAC, 60 Hz, 1.4A'		
OPTIONS	Convenience Open Package² Heater and Fan Kits Lighted Arm³		

- 1. These operators use a step-down transformer to achieve 115 VAC operating voltage.
- 2. Optional factory installed DC powered drive system provides an automatic method to open the gate when primary (AC) power fails.
- 3. Lighted Arm available with aluminum arm type only.

### TECHNICAL FEATURES

#### **MECHANICAL**

Primary Reduction is provided by a 60:1 worm gear reduction system running in a continuous oil bath

Arm rotates 90° in approximately 5.5 seconds

G90 galvanized steel housing, painted white rated NEMA 4x

Fail-secure mechanical release method

Left- or right-hand mount

Arm Kits: Three-piece 3" round aluminum arm available in 20. 24 and 27 foot length

Arm kits include arm mounting hubs, hardware, and counterbalance weights

#### **DKS Pedestrian Protection System:**

The system reverses barrier arm if person is detected, and lowers barrier arm if unauthorized vehicle enters. Additional protection to help prevent inadvertent accidents (optional)

#### **GATE TRACKER™**

Reporting output provides operator data to a DKS 1833, 1835, 1837 or 1838 access control system (requires 2358 expansion board)

#### **ELECTRICAL**

Magnetic electronic limit controls

Auto-close timer 1-23 seconds

P.A.M.S. (Perimeter Access Management System) sequence with a slide or swing gate operator

Up input memory buffer

Down memory option

Multiple up commands

Port for plug-in open (up) detector

Port for plug-in reverse (down) detector

Ports for plug-in loop detectors

Programming switches

Built-in power On/Off switch

#### **MISCELLANEOUS**

Environmental: 10°F to 140°F (-12°C to 62°C)

Thermostatically controlled heater kit recommended for colder environments

Shipping weight approximately 160-180 Lbs (72-81 kg) Arm kit: 45 Lbs (20 kg)



## DoorKing® Inc.

Access Control Solutions since 1948



120 S. Glasgow Avenue, Inglewood, California 90301 U.S.A. Tel: 310-645-0023 FAX: 310-641-1586 www.doorking.com

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#### **MEMBER:**













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