



City of Sheboygan
Site Plan Review Committee
828 Center Avenue
Suite 104
Sheboygan, WI 53081

Ladies and Gentlemen:

Attached please find information pertaining to the proposed building expansion for Torginol LLC at their "Plant C" Behrens Parkway location in the City of Sheboygan, Wisconsin.

It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct a 41,900 square-foot building expansion. Torginol continues to experience notable growth and this expansion is needed to increase material storage capacity as well as improve product flow between this location and their other plants, which in turn will support their overall business operation and allow them to better respond to domestic and international client demand. It is our intent to commence construction as soon as is feasible, presumably September 2026.

The development will include minor site stormwater infrastructure that will tie into the existing infrastructure, which was planned at the time of original construction. The building will be classified as S-2, Low Hazard Storage by the International Building Code and will be fully protected by an automatic fire protection system. We plan to create a temporary construction driveway so as to not cause undue wear and tear on the existing asphalt drive and parking areas. This temporary driveway will be removed at the completion of the project.

The construction type will be consistent with the existing structure in terms of building type, color scheme, accents, and windows. There will be (1) southern facing at-grade overhead door. There will be no fencing, screening, or dumpster enclosures included as part of this project. As the end use of the expansion remains consistent with existing operations, there will be no nuisances or new business activities that will negatively impact the surrounding businesses. The new building is set back well away from the adjacent streets and will not create a vision. The expansion is set back from Behrens Parkway and will not create vision issues with motorists or vehicles entering or leaving the property.





Additional parking is not needed so support the function of the proposed expansion. Future expansion on this parcel is not anticipated. Additional or new site or building signage is not anticipated. If this changes, a separate sign approval process will be initiated.

Please feel free to contact me with any questions regarding this project. Thank you in advance for your consideration.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'CH', is positioned above the printed name.

Christopher Herzog
A.C.E. Building Service, Inc.

