

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit by A.C.E. Building Services to construct an addition to the Torginol Inc. manufacturing facility located at 3217 Behrens Parkway. SI Zone

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: July 20, 2026

MEETING DATE: July 28, 2026

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:

Ace Building Services is proposing to construct an addition to the Torginol Inc. manufacturing facility located at 3217 Behrens Parkway. The applicant states the following:

- Attached please find information pertaining to the proposed building expansion for Torginol Inc. 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 Inc. 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 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 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 issue. The expansion is set back from Behrends Parkway and will not create vision issues with motorists or vehicles entering or leaving the property.
- Additional parking is not needed to 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.

STAFF COMMENTS:

The applicant has not submitted a specific sign package for the site 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. Staff may bring the proposed signage design back to the Plan Commission if there are any concerns.

ACTION REQUESTED:

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

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

ATTACHMENTS:

Conditional Use Permit Application and Attachments