

**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 expansion will add capacity to Torginol's production and warehouse capacity. They plan to have a mix of approximately 50% warehouse and 50% manufacturing operations in the completed facility.

**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 68,225 or 104,225 square feet / 1.57 or 2.39 acres
- ii. Landscape area: 107,000 square feet (seeded & landscaped area)
- iii. Parking area: 28,000 square feet / 0.64 acres
- iv. Total area of impact: 203,000 square feet / 4.66 acres

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

- i. The existing structure at Behrens Parkway is 67,500 square feet. The proposed expansion. It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct either a 68,225 square foot or 104,225 square foot expansion. The site design includes the construction of an access road around the west and south sides of the facility. The road will then cross the drainage swale to access the adjacent south parcel and

continue in a westward direction and connect to the existing access road of the Tower Drive facility. The road will allow access to the proposed loading docks, access for fire department and emergency response vehicles, and create an access path that encircles both facilities, providing access for Torginol staff to go between the Tower Drive and Behrens Parkway buildings easily and efficiently without having to enter public ways. The project will include the installation of new stormwater piping that will tie into the existing storm water pond to the northeast of the proposed building location. Downspouts for the expansion will be tied into the proposed storm piping. 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. In addition, light poles will be installed to illuminate the south parking lot. 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 to the south of the existing structure. Dimensions will measure either 180' x 375' or 180' x 575'. Either option will have a 29'x25' loading dock structure on the south face. The design of the expansion will be an extension of the existing building in terms of style, materials, colors, eave heights, and glass. Both the expansion 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. Two framed openings will be created between the existing building and the expansion to create traffic flow between the two spaces. On the exterior, the only renovation on the existing building will be the conversion from a red accent band color to black. The material will remain in the same locations.
- 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 add (70) parking spots that will benefit both the Behrens Parkway and Tower Drive facilities.

- j. Proposed signage**
    - i. Torginol plans to install monument signage for the facility at a later date and will handle as a separate project.
  - k. Project timeline and estimated value of project**
    - i. The project timeline is not solidified, but could be ready to commence work in the 3<sup>rd</sup> quarter of 2024. 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 3.5 million and 4 million dollars for the 68,225 square foot option.
  - l. 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 expansion is simply an extension in every way of what Torginol currently does and who they currently are as a company. There not be any new operations, products, processes, or radical design changes as a result of the expansion. They simply need additional square footage to accommodate client demand.
- 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 expansion.

**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. As previously stated, the expansion is required to accommodate growth and respond to client demand. This will create additional revenue for Torginol, which in turn will allow them to create additional future employment opportunities and doing so in a way that is code compliant, that does not negatively impact the community or the environment, and that has a trickle-down effect to other local businesses that provide services to Torginol.
- 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 expansion 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 not be a significant amount of new traffic created, the project exceeds the amount of parking needed for current employment levels, and 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 an expansion 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.

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

- i. The expansion will add capacity to Torginol's production and warehouse capacity. They plan to have a mix of approximately 50% warehouse and 50% manufacturing operations in the completed facility.

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

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

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

- i. Floor area: either 68,225 or 104,225 square feet / 1.57 or 2.39 acres
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**f. Description of proposed building and all new site improvements**

- i. The existing structure at Behrens Parkway is 67,500 square feet. The proposed expansion. It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct either a 68,225 square foot or 104,225 square foot expansion. The site design includes the construction of an access road around the west and south sides of the facility. The road will then cross the drainage swale to access the adjacent south parcel and

continue in a westward direction and connect to the existing access road of the Tower Drive facility. The road will allow access to the proposed loading docks, access for fire department and emergency response vehicles, and create an access path that encircles both facilities, providing access for Torginol staff to go between the Tower Drive and Behrens Parkway buildings easily and efficiently without having to enter public ways. The project will include the installation of new stormwater piping that will tie into the existing storm water pond to the northeast of the proposed building location. Downspouts for the expansion will be tied into the proposed storm piping. 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. In addition, light poles will be installed to illuminate the south parking lot. 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.**
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- 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 add (70) parking spots that will benefit both the Behrens Parkway and Tower Drive facilities.

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  - l. 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.....)**
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