

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of a new addition by Torginol, Inc. located at 3217 Behrens Parkway in the City of Sheboygan Business Park.

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: July 12, 2024

MEETING DATE: July 22, 2024

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:

Torginol, Inc. is proposing to construct a new addition to their facility located at 3217 Behrens Parkway in the Sheboygan Business Park. The applicant states the following:

- Torginol, Inc. is proposing to construct either a 68,225 square foot or 104,225 square foot expansion on the proposed site with the selected size to be determined in the coming weeks.
- Torginol has experienced several stages of growth over the past several years at their current location in the City of Sheboygan. This expansion is necessary to increase capacity for material storage, which in turn will bolster their overall business operation and better respond to domestic and international client demand.
- It is our intent to commence construction as soon as is feasible, presumably in the third quarter of 2024.

The applicant states the following about the structure:

- The expansion construction type will be consistent with the existing facility, which was completed in 2022. Specifically, a pre-engineered metal building with prefinished metal wall panels, gable trim, gutter, and downspouts.
- The expansion low eave height will be 28'-0" A.F.F. and the high eave height will be 31'-9" A.F.F.
- There are (2) loading docks included as part of this project, located on the south or rear elevation of the building.

- Windows matching the size and color will be installed on the south elevation on the expansion.
- 38 new building downspouts will be plumbed to underground storm piping and diverted to the existing storm water treatment area. This is about 68,225 square feet of roof surface runoff that will be diverted to the storm water management area.
- The wall panel color scheme of the expansion will match that of the existing building complete with contrasting color sections of wall panel. Architectural metal panel accents will be installed perpendicular to the main building panel. The accent panel color on the exiting building will be changed from the current red color to black.
- Although the south elevation of the building faces away from the road, Torginol recognizes that it will be very visible on Tower Drive.
- Base plantings will be installed in a stone landscape bed and trees planted along the proposed drive, parking, and grassy areas as indicated on the proposed landscape plan.
- There are no windows or architectural accents included on the proposed west elevation of the 68,225 square foot option. Due to the historical growth Torginol has experienced, it is likely that a subsequent expansion would take place within 5 years. The 104,225 square foot rendering shows windows, contrasting color wall panel, and architectural accent panel on the west and north faces to compliment the rest of the building exterior. If the 68,225 square foot option is constructed, it is our intent to construct the future west expansion to this design.
- It is our request to forego architectural elements on the west face of the 68,225 square foot expansion so as to not incur costs that will be lost with future expansion and instead include accents on the south or rear of the building to create a visually pleasing appearance from Taylor Drive.

STAFF COMMENTS:

The board may want to have the applicant address the 38 new building downspouts that will be plumbed to underground storm piping and diverted to the existing storm water treatment area. The applicant does not show the location of these downspouts on the drawings. Board may want to have the applicant explain how the downspouts are spaced, where are they located, materials, colors, etc.

ACTION REQUESTED:

Motion to approve with possible amendments as determined by the Board.

ATTACHMENTS:

Architectural Review Board Application and required attachments.