



- 2104 UNION AVE., P.O. Box 1084, SHEBOYGAN, WI 53082-1084
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March 15, 2024

SACO AEI Polymers
3220 Crocker Avenue
Sheboygan, WI 53081

Re: Chemical Storage Container Conditional Use Permit Description

- **Description of Existing Site and Improvements**

The SACO AEI Polymers campus is composed of 3 parcels connected on-site by driveway and parking areas. This Conditional Use Permit Application relates to the western of the 3 parcels (Parcel # 59281423853). The current site contains the 127,543sf Plant 1 manufacturing and laboratory facility. To support the Plant 1 facility, there is an existing 1,780sf Chemical Storage building located to the West.

- **Description of Existing Use**

The SACO AEI Polymers Plant 1 manufactures plastic compounds for use in other manufacturing industries. As part of the manufacturing process, SACO AEI Polymers utilizes chemicals that are categorized as flammable liquids. Based on the hazard classification of these flammable liquids, only small quantities are allowed to be stored inside the production facility. Currently, SACO AEI Polymers stores bulk quantities of these chemicals in the separated Chemical Storage building located to the West of Plant 1. Due to increased manufacturing demands and supply chain shortages, SACO AEI Polymers requires additional storage capacity for the flammable liquids.

- **Description of Proposed Site and Improvements**

SACO AEI Polymers is proposing purchasing a free-standing chemical storage container. This free-standing container is constructed with a 4-hour rated enclosure, a fire suppression system, an HVAC ventilation system, and the required containment if a tote / drum of a chemical stored inside ruptures. The chemical storage container will be located in the green space to the North of Plant 1. This location has been chosen due to its proximity to an overhead door into the production facility, and its ability to not disrupt traffic flow around the campus. A new 20'-8" x 40'-0" concrete pad will be poured for the container to sit on.





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- **Description of Proposed Use**

The new chemical storage container will allow SACO AEI Polymers to safely store additional quantities of flammable liquids on-site which will help mitigate the current supply chain demands and allow for continued manufacturing growth.

- **Variances**

SACO AEI Polymers is requesting a variance to the Industrial Park 20'-0" building separation requirement. Based on required building separation prescribed by the International Building Code, a 4-hour rated hazardous material storage building requires a 10'-0" separation from a non-rated exterior wall of a type F-1 factory occupancy. We are requesting a variance to abide by the 10'-0" separation required by the building code. The 10'-0" separation allows most forklift traffic and maneuvering to stay out of the truck driving lane just north of this area.

- **Conditional Use Written Justification**

- a) 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?

SACO AEI Polymers is a global manufacturer with locations in North America, Latin America, Europe, Middle East, Southeast Asia, China, and India. Over the last 30 years SACO AEI Polymers has continued its commitment to the City of Sheboygan by choosing to construct multiple Plant additions to increase their manufacturing capacity in Sheboygan. In 2015, SACO AEI Polymers chose to construct their global corporate headquarters on their Sheboygan Campus. To help navigate the current supply chain constraints and to allow for further manufacturing growth, SACO AEI Polymers requires the ability to safely store larger quantities of their flammable liquids.

- 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?

No.

- 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?

Consistent with the existing land use and context. Most neighboring sites are similar matured developments approaching maximum site usage.

- d) 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.

