

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use with exceptions by SACO AEI Polymers to install a new free-standing chemical storage container at 3220 Crocker Avenue. SI Zone

REPORT PREPARED BY: Ellise Rose, Associate Planner

REPORT DATE: March 26, 2024

MEETING DATE: April 9, 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:

SACO AEI Polymers is proposing to install a new free-standing chemical storage container at 3220 Crocker Avenue. The applicant states the following the project:

- 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.
- 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.

- 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.
- 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.
- 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.

STAFF COMMENTS:

The applicant is requesting the following exceptions:

- Applicant is proposing a 10' building separation – minimum required building separation is 20'.

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. Applicant is 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.

ACTION REQUESTED:

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

1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC,

fire, water, sewer, storm drainage, health, State of Wisconsin DNR, Army Corp of Engineers, floodplain, etc.

2. Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire/police departments, etc.).
3. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
4. Submittal and approval of a landscape plan prior to building permit issuance.
5. Outdoor storage of materials, products or equipment shall be prohibited.
6. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
7. All areas used for parking/maneuvering of vehicles shall be paved.
8. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
9. Any new ingress/egress driveway openings and any drives to be closed or modified shall be improved to standard City specifications.
10. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
11. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
12. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
13. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
14. If there are any amendments to the approved site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use Permit Application and required attachments.