

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Site Plan Review by Torginol, Inc. to construct a new storage tank at 4617 S. Taylor Drive. SI Zone (Sheboygan Business Park Protective Covenants).

REPORT PREPARED BY: Janet M Duellman, Community Development Planner

REPORT DATE: July 25, 2023

MEETING DATE: August 15, 2023

FISCAL SUMMARY:

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| Budget Line Item: | N/A |
| Budget Summary: | N/A |
| Budgeted Expenditure: | N/A |
| Budgeted Revenue: | N/A |

STATUTORY REFERENCE:

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| Wisconsin | N/A |
| Statutes: | |
| Municipal Code: | N/A |

BACKGROUND / ANALYSIS:

Torginol, Inc. is proposing to construct a new storage tank at their facility located at 4617 S. Taylor Drive. The applicant states the following about the proposal:

- Torginol is proposing to locate a third exterior tank on the facility's east side off of Concord Drive for the purpose of storage of the company's primary grade of sand. This product is a critical material which is color-coated, blended, packaged and sold as decorative and functional component for use in liquid-applied high performance flooring.
- The new tank will be located adjacent to the existing tanks and will be identical in diameter, paint color and appearance. Currently, there is an 80-ton tank and a 140-ton tank.
- The proposed tank height is 47 feet (140-ton capacity) and has a diameter of 12 feet which is the same as the second tank.
- Torginol, Inc. is a locally owned and operated company with 330 employees. The company is a manufacturer and distributor of products which add to the design and performance of liquid-applied, resinous flooring and the company is currently expanding the facility with operations in Fitzgerald GA, Bakersfield CA, Torreon, Coahuila, Mexico and one facility under an operating agreement in Brisbane Australia.

STAFF COMMENTS:**ACTION REQUESTED:**

Staff recommends approval of the site plan subject to the following conditions:

1. Applicant shall obtain all necessary permits for the construction of the tank as well as all necessary permits for the storage of hazardous chemicals (applicant shall be in contact with building inspection, fire department, etc.).
2. Submittal/approval of a proposed storm drainage plan, if necessary.
3. The uses shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
4. New lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance.
5. If there are any amendments to the approved site plan, the applicant will be required to submit a new site plan application reflecting those amendments.

ATTACHMENTS:

Site Plan Application and Attachments

PARCEL NO. _____

MAP NO. _____

ZONING CLASSIFICATION: _____

Office Use Only

DATE SUBMITTED: _____

REVIEW DATE: _____

FILING FEE: \$100.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN SITE PLAN REVIEW APPLICATION

(Requirements Per Section 15.908)

Revised May, 2012

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications that are not complete or that are not legible will not be accepted. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: Torginol, Inc.

ADDRESS: 4617 South Taylor Drive, Sheboygan, WI 53081

E-MAIL: tom@torginol.com

PHONE: (920) 694-4815 FAX NO.: (920) 694-4801

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Torginol, Inc.

ADDRESS OF PROPERTY AFFECTED: 4617 S. Taylor Drive

LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Marketer and manufacturer of decorative particles including Torginol® Polymer ColorFlakes, Quartz ColorGranules, Natural ColorMicas, and Metallic ColorPigments for use in liquid-applied, high performance floor coating systems and other applications. Locally owned business, 330 employees, production, warehouse, and offices at three facilities in Sheboygan Business Center (4617 South Taylor Drive (headquarters), 4350 Tower Drive, 3217 Behrens Parkway).

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: Steel, vertical exterior tank for storage of quartz / silica sand raw material.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: Tank dimensions are 12' in diameter, 47'-2" overall height, 45 degree hopper angle with four steel structural columns, usable capacity of 2,775 ft³ of sand, white paint color.

3. **NAME AND ADDRESSES**

OWNER OF SITE: Torginol, Inc.

ADDRESS: 4617 S. Taylor Drive, Sheboygan, WI 53081

E-MAIL: tom@torginol.com **FAX NO.:** (920) 694-4801

ARCHITECT: None

ADDRESS: _____

E-MAIL: _____ **FAX NO.:** ()

CONTRACTOR: A.C.E. Building Service

ADDRESS: 3510 S. 26th Street, P O Box 1626, Manitowoc, WI 54221-1626

E-MAIL _____ **FAX NO.:** ()

4. **CERTIFICATE**

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.


APPLICANT'S SIGNATURE

7-21-23
DATE

TOM TESTWUIDE, JR.
PRINT ABOVE NAME

5. **APPLICATION SUBMITTAL REQUIREMENTS**

A. A written description of the intended use describing in reasonable detail the:

- Current land use present on the subject property.
- Proposed land use for the subject property.
- Projected number of residents, employees and /or daily customers.
- Proposed number of dwelling units, floor area and impervious surface area.
- Operation considerations relating to hours of operation, projected normal and peak water usage, sanitary sewer and traffic generation.
- Operational considerations relating to potential nuisance creation pertaining to compliance with the performance standards addressed in Sub-Chapter 15-7 (Sections 15.701 - 15.721) of the Zoning Ordinance including: street access, traffic visibility, parking, loading, exterior storage, exterior lighting, vibration, noise, air pollution, odor, electromagnetic radiation, glare and heat, fire and explosion, toxic or noxious materials, waste materials, drainage and hazardous materials.



Tom Testwuide, Jr.
President & Owner

Torginol, Inc.
4617 South Taylor Drive
Sheboygan, WI 53081
USA

Toll-Free: 800.558.7596
Phone: 920.694.4800
Office: 920.694.4815
Mobile: 920.627.1699
Fax: 920.694.4801

Email: tom@torginol.com
Website: torginol.com

July 21, 2023

Department of City of Development
CITY OF SHEBOYGAN
828 Center Avenue, Suite 104
Sheboygan, WI 53081

Re: *Proposed exterior bulk tank project*
Sand tank #3, 140-ton capacity, 47'-2" height

Dear Planning & Zoning Representative:

We would like to add an exterior tank at the facility's east side off Concord Drive for the purpose of silica sand storage. The product is a critical raw material for our organization; the sand is color-coated, blended, packaged, and sold as decorative and functional component for use in liquid-applied, high-performance flooring. Currently, we have an 80-ton and a 140-ton exterior tank—both dedicated for silica sand on the property. The third tank will provide greater storage capacity, flexibility, and allow us to better meet customer demand for coated sand.

The tank will be located adjacent to the existing tanks on the southeast side of the building. The proposed tank is the same size as the existing 140-ton tank (12' diameter, 47'-2" height).

Torginol, Inc. is a manufacturer and distributor of decorative components which contribute to the design and performance of liquid-applied high performance floor coating systems. The company, which is headquartered in Sheboygan, has 330 employees and operates from three industrial facilities in the Sheboygan Business Center. The company also has operations in Fitzgerald, Georgia, Bakersfield, California, Torreon, Coahuila, Mexico, and one facility under an operating agreement in Brisbane, Australia.

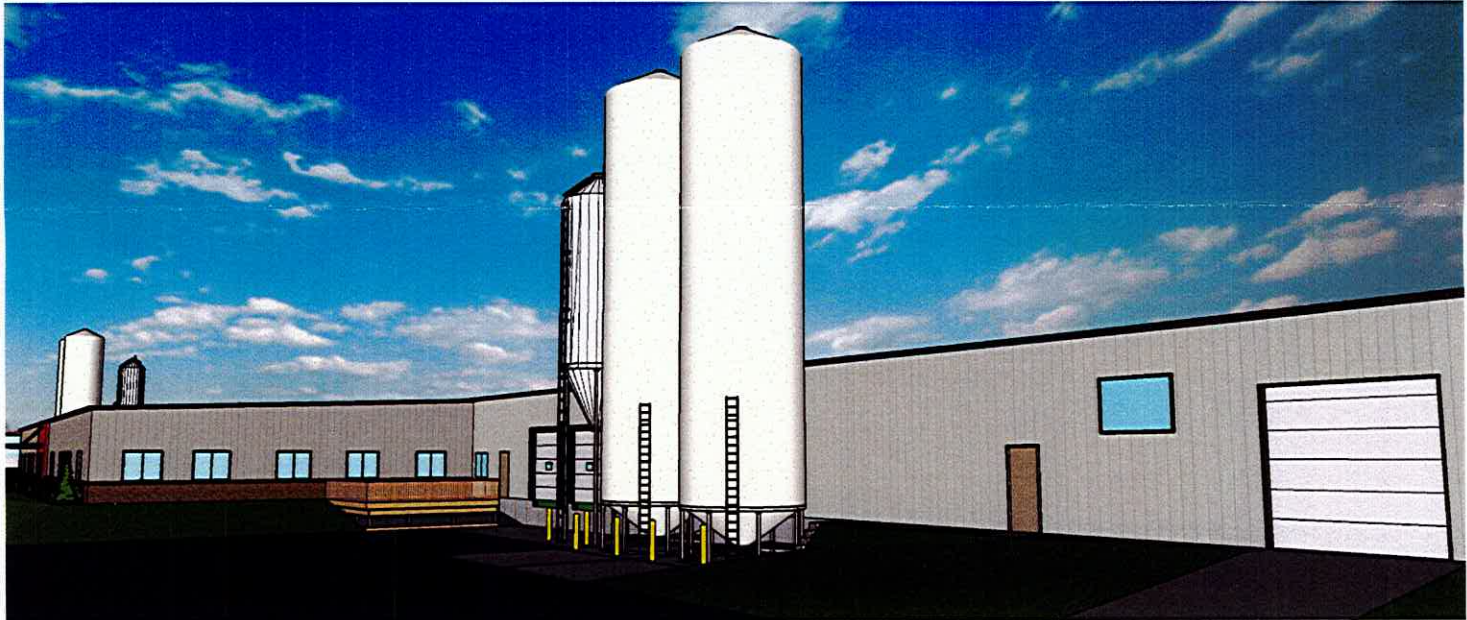
Please do not hesitate to let us know if you have any questions or require additional information on this project. Thank you for your assistance.

Kind regards,

Tom Testwuide, Jr.

PROPOSED BULK STORAGE SILO

TORIGINOL, INC.
4617 TAYLOR DRIVE
SHEBOYGAN, WI 53081







N 1/4 CORNER
SEC. 9-11-23
SHEBOYGAN, WI 53233
SHEBOYGAN, WI 53233
SHEBOYGAN, WI 53233
SHEBOYGAN, WI 53233

PROPOSED TANK DETAILS
DIAMETER: 12'
OVERALL HEIGHT: 47'-2"
APPROXIMATE MAXIMUM MATERIAL LOAD: 140 TONS
FOUNDATION: REINFORCED CONCRETE FOUNDATION

LANDSCAPING
LANDSCAPING IS NOT APPLICABLE DUE TO THE LOCATION OF THE NEW PROPOSED TANK.

SETBACK REQUIREMENTS
FRONT YARD SETBACK - 50 FEET FROM PROPERTY LINE
INTERIOR SIDE YARD SETBACK - 25 FEET FROM PROPERTY LINE
STREET SIDE YARD SETBACK - 50 FEET FROM PROPERTY LINE
REAR YARD SETBACK - 25 FEET FROM PROPERTY LINE

ON-SITE PARKING
TOTAL PARKING STALLS = 134 (INCLUDING 6 ACCESSIBLE)
REQUIREMENT: (1) PER EACH EMPLOYEE ON LARGEST SHIFT
LARGEST SHIFT = 48 EMPLOYEES

SIGNAGE
NO NEW SIGNAGE IS PLANNED FOR THIS PROJECT.

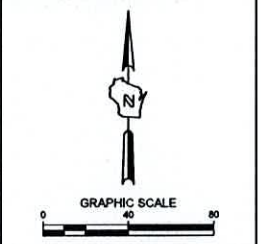
EXTERIOR LIGHTING
ALL EXTERIOR LIGHTING SHALL BE IN COMPLIANCE WITH SECTION 15.707 IN THE CITY OF SHEBOYGAN ZONING CODE.

ZONING
EXISTING PROPERTY IS ZONED SI (SUBURBAN INDUSTRIAL).
ALL PROPERTIES SURROUNDING THE SITE ARE ZONED SI.
THE EXISTING USE OF THE PROPERTY IS LIGHT INDUSTRIAL LAND USE.

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
6. WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.
7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



TORGINOL SILO PADS
4617 S TAYLOR DR
SHEBOYGAN, WISCONSIN
OVERALL SITE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

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