

## CITY OF SHEBOYGAN

### REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

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**ITEM DESCRIPTION:** Construction of a new addition at Nemak located at 4243 Gateway Drive in the Sheboygan Business Center.

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**REPORT PREPARED BY:** Steve Sokolowski, Manager of Planning and Zoning

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**REPORT DATE:** May 18, 2023

**MEETING DATE:** May 22, 2023

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#### FISCAL SUMMARY:

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

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#### STATUTORY REFERENCE:

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

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#### BACKGROUND / ANALYSIS:

Nemak is proposing to construct a new addition to their facility at 4243 Gateway Drive in the Sheboygan Business Park. The applicant states the following:

- The 49,500sf building addition is proposed to be located on the north side of the existing manufacturing facility. 35,300sf of the addition will be a diecasting production area with die storage. The proposed addition will provide space for two (2) new 4,500-ton diecast machines and auxiliary equipment.
- In addition to the proposed manufacturing space, the addition will include a connector for the transport of molten aluminum from the existing furnaces to the new diecast machines, office space on the west end of the proposed addition, electrical building, compressor room and dock area.
- The current number of employees at the facility is 900. Final staffing numbers upon project completion have not yet been determined but it is anticipated that additional employees will be hired. Additional staffing will be required to operate the equipment in the new addition with the number of added employees not fully determined.
- Approximately \$18,000,000 construction value.
- The proposed development timeline is a June 2023 start with an anticipated completion date of September 2024.

The applicant states the following about the architecture of the addition:

- The existing building materials consist of warm grey precast concrete wall panels with a prefinished metal coping and aluminum storefront windows, both in a dark bronze color.
- The proposed manufacturing building addition materials will consist of matching warm grey precast concrete panels, dark bronze prefinished metal coping, and dark bronze aluminum storefront or curtainwall windows.
- Roof top mechanicals will be visible as consistent with other buildings in the industrial park.

**STAFF COMMENTS:**

The Board may want to have the applicant address:

- The applicant states :

“Roof top mechanicals will be visible as consistent with other buildings in the industrial park.”

The Board may want to have the applicant explain exactly what this statement means.

Are their stacks if so where are they located and how tall?

- Timing of construction? Timing of future construction ?

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.