

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: A.C.E. Building Service – Contact: Chris Herzog

ADDRESS: 3510 S. 26th St. Manitowoc, WI 54220

E-MAIL: cherzog@acebuildingservice.com

PHONE: (920) 682-6105 FAX NO.: (n/a)

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Torginol, Inc.

ADDRESS OF PROPERTY AFFECTED: Behrens Pkwy.

LEGAL DESCRIPTION: Part of Lot 9, Sheboygan Business Center (a subdivision) located in the SW 1/4 SE 1/4, NW 1/4 SE 1/4, SE 1/4 SW 1/4, and NE 1/4 SW 1/4, Section 4, T14N, R23E, City of Sheboygan, Sheboygan County, Wisconsin:

Commencing at the S 1/4 corner Section 4, T14N, R23E; thence N01°00'55"W, along the west line SE 1/4 Section 4, 1009.38 feet to the point of beginning on the north line of the Certified Survey Map recorded in Volume 17, Pages 1 and 2 of Sheboygan County Certified Survey Maps.

Thence, S79°06'56"W, along the north line of the Certified Survey Map recorded in Volume 17, Pages 1 and 2 of Sheboygan County Certified Survey Maps, 78.79 feet; thence N00°01'39"W 348.34 feet (recorded as North 348.47 feet) to the south line of Behrens Parkway; thence 197.10 feet northeasterly, along said south line, on the arc of a curve to the left, said curve having a radius of 684.00 feet and a main chord which bears N52°47'43"E 196.42 feet; thence, continuing on the south line of Behrens Parkway, N44°32'13"E 429.95 feet (recorded as N44°31'56"E 430.00 feet); thence S58°52'23"E 274.69 feet (recorded as S58°50'52"W 274.23 feet); thence S00°27'24"E (recorded as S00°28'10"E)

497.71 feet, to the northeast corner of the Certified Survey Map recorded in Volume 26, Pages 87 and 88 of Sheboygan County Certified Survey Maps; thence S79°08'19"W, along the north line of said Certified Survey Map, 316.94 feet (recorded as 317.24 feet) to the northwest corner of said Certified Survey Map, and the northeast corner of the Certified Survey Map recorded in Volume 17, Pages 1 and 2 of Sheboygan County Certified Survey Maps; Thence S79°06'56"W, along said north line, 313.96 feet to the point of beginning, and containing 369938 square feet (8.4926 acres) of land.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: N/A

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE:

Torginol is a manufacturer of end use materials for the resinous flooring industry.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE:

Building will include approximately 67,190 square feet of warehouse storage and approximately 310 square feet of office space.

3. **NAME AND ADDRESSES**

OWNER OF SITE: Torginol, Inc. – Contact: Tom Testwuide, Jr.

ADDRESS: Behrens Pkwy.

E-MAIL: tom@torginol.com FAX NO.: (n/a)

ARCHITECT: A.C.E. Building Service, Inc. – Contact: Chris Herzog

ADDRESS: 3510 S. 26th St., Manitowoc, WI 54220

E-MAIL: cherzog@acebuildingservice.com FAX NO.: (n/a)

CONTRACTOR: A.C.E. Building Service, Inc.- Contact: Chris Herzog

ADDRESS: _____

E-MAIL _____ FAX NO.: ()



City of Sheboygan
Site Plan Review Committee
828 Center Avenue
Suite 104
Sheboygan, WI 53081

Ladies and Gentlemen:

Attached please find information pertaining to the proposed new building construction for Torginol, Inc. located at Behrens Parkway in the City of Sheboygan, Wisconsin.

It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct a 67,500 square foot new building. Torginol has experienced several stages of growth over the past several years at their current location in the City of Sheboygan in addition to acquiring additional property on Tower Drive. This expansion is necessary to increase material storage capacity, 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 the early portion of August, 2021.

The development will include the installation of new stormwater piping and fixtures that will tie into the existing storm water pond to the northeast of the proposed building location. The building will be classified as S-2, Low Hazard Storage by the International Building Code. 38 new building downspouts will be plumbed to underground storm piping and diverted to the existing storm water treatment area. This is about 67,500 square feet of roof surface runoff that will be diverted to the storm water management area.

The site design includes connecting the existing driveway at Torginol's Tower Drive facility to the new driveway. The purpose of this is to create a route for truck and plant traffic in lieu of having to use Behrens Parkway. It will also provide access for Torginol staff to go between the Tower Drive and Behrens Parkway buildings easily and efficiently without having to enter public ways.

The additional parking spaces at the Behrens Parkway facility are to accommodate a future increase in employees at the site. A larger parking area was included in early schematic designs but ultimately scaled back as part of the original site plan submittal. After further



consideration, Torginol elected to include the additional parking stalls now, while equipment and contractor's area at the site as opposed to a separate project at a later date.

The construction type will be consistent with the existing structure that was recently constructed at the Torginol facility located on Taylor Drive. Specifically, a pre-engineered metal building with prefinished metal wall panels, gable trim, gutter, and downspouts. The wall panel

profiles will match the existing building panel profiles. There will be (1) at-grade overhead door and (3) loading docks being added as part of this project.

There will be no fencing, screening, or dumpster enclosures included as part of this project. As the end use of the expansion is a warehouse, there will be no nuisances created that will impact surrounding businesses. The new building is set back well away from the adjacent streets and will not create a vision barrier to public traffic nor off-street parking traffic.

Future expansion on this site will be of similar size to this project and no larger than this proposed building.

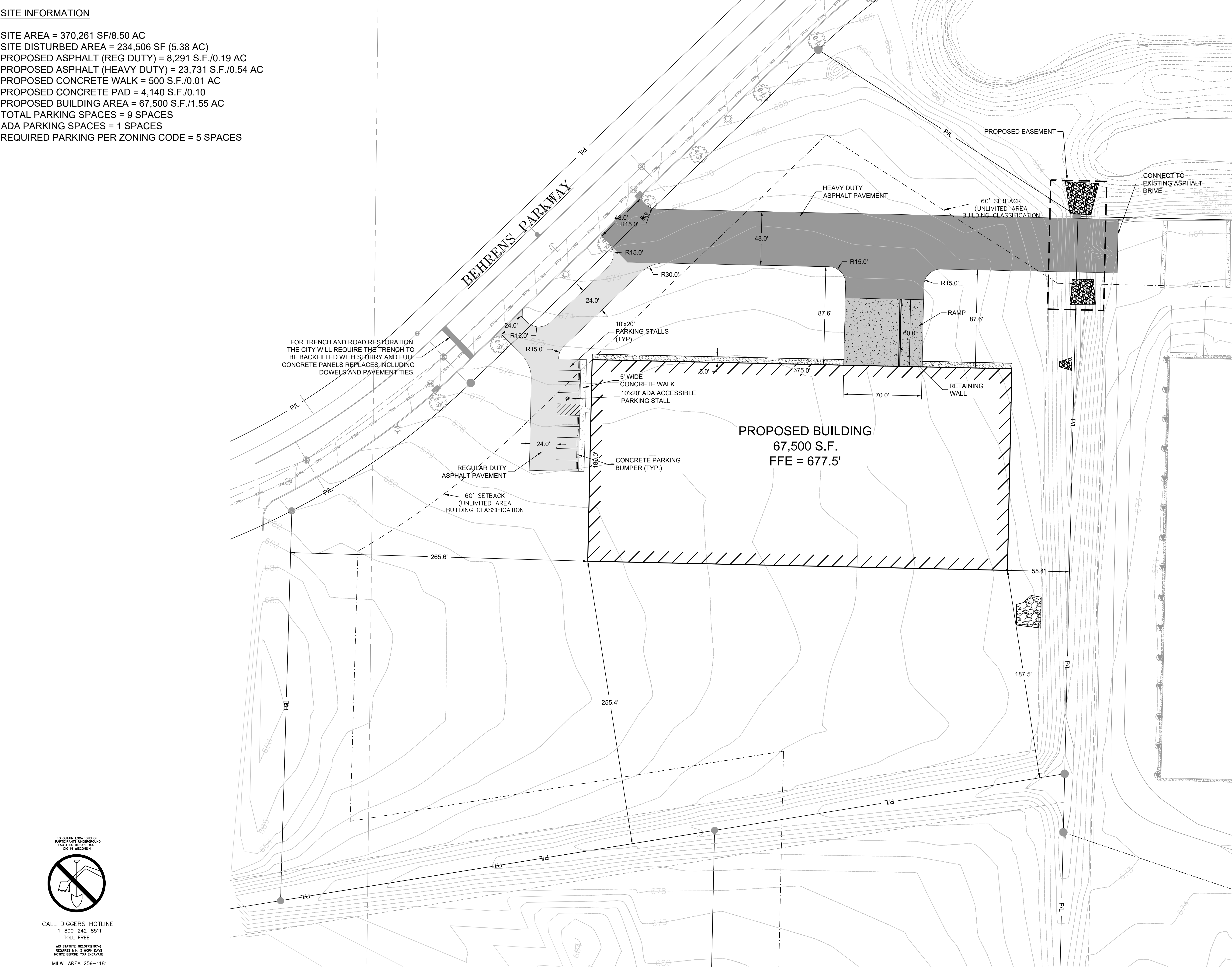
Please feel free to contact me with any questions regarding this project. Thank you in advance for your consideration.

Respectfully Submitted,

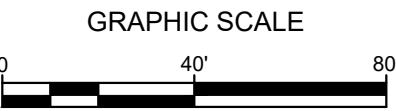
Christopher Herzog
A.C.E. Building Service, Inc.

SITE INFORMATION

SITE AREA = 370,261 SF/8.50 AC
SITE DISTURBED AREA = 234,506 SF (5.38 AC)
PROPOSED ASPHALT (REG DUTY) = 8,291 S.F./0.19 AC
PROPOSED ASPHALT (HEAVY DUTY) = 23,731 S.F./0.54 AC
PROPOSED CONCRETE WALK = 500 S.F./0.01 AC
PROPOSED CONCRETE PAD = 4,140 S.F./0.10
PROPOSED BUILDING AREA = 67,500 S.F./1.55 AC
TOTAL PARKING SPACES = 9 SPACES
ADA PARKING SPACES = 1 SPACES
REQUIRED PARKING PER ZONING CODE = 5 SPACES



DRAFT



LEGEND:

- 5" THICK CONCRETE WALK ON 4" OF GRAVEL (C C401)
- 8" CONCRETE PAVEMENT ON 8" OF GRAVEL (D C401)
- 3 1/2" ASPHALT SURFACE (REGULAR DUTY) ON 12" OF GRAVEL (A C401)
- 5" ASPHALT SURFACE (HEAVY DUTY) ON 12" OF GRAVEL (B C401)

GENERAL NOTES:

- 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.
- 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.
- WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
- 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.
- DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
- 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.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS. STATUTE 182.0175 (1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU DIG ANYWAY!
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

SITE PLAN

REVISION DESCRIPTION	REV	BY

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
P.O. BOX 1626 • 35110 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54221-1626
PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM

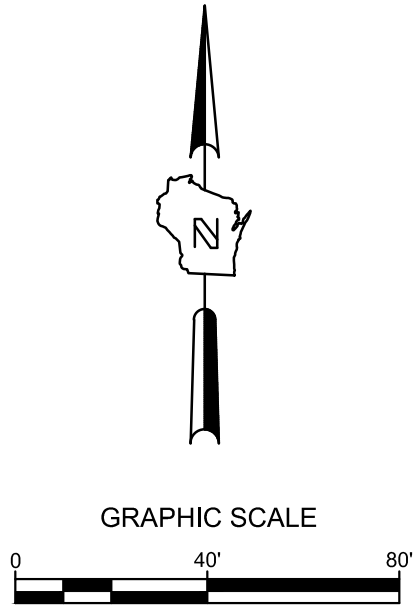
PROJECT INFORMATION:

BEHRENS PARKWAY

SHEBOYGAN, WI 53081

SHEET INFORMATION	
A.C.E. JOB NO.	
DATE: 04/22/2021	
DRAWN BY: RST	
SCALE: AS NOTED	
SHEET	
C100	

SITE AREA = 370,261 SF/8.50 AC
SITE DISTURBED AREA = 234,506 SF (5.38 AC)
PROPOSED ASPHALT (REG DUTY) = 7,875 S.F./0.18 AC
PROPOSED ASPHALT (HEAVY DUTY) = 21,928 S.F./0.50 AC
PROPOSED CONCRETE WALK = 568 S.F./0.01 AC
PROPOSED CONCRETE PAVEMENT = 5,320 S.F./0.12 AC
PROPOSED BUILDING AREA = 67,500 S.F./1.55 AC
TOTAL PARKING SPACES = 24 SPACES
ADA PARKING SPACES = 1 SPACES
REQUIRED PARKING PER ZONING CODE = 5 SPACES



- | <u>LEGEND:</u> | |
|---|---|
|  | 5" THICK CONCRETE WALK
ON 4" OF GRAVEL  |
|  | 8" CONCRETE PAVEMENT
ON 8" OF GRAVEL  |
|  | 3 1/2" ASPHALT SURFACE (REGULAR DUTY)
ON 12" OF GRAVEL  |
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ON 12" OF GRAVEL  |

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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, CULM LINES, LIGHT POLES, OR OTHER NON-CITY 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.



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SITE PLAN

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A.C.E. BUILDING SERVICE
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PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM

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BEHRENS PARKWAY

SHEBOYGAN, WI 53081

THIS PLAN AND IDEAS
EXPRESSED HERE-IN ARE
THE PROPERTY OF A.C.E.
BUILDING SERVICE, INC.
THESE PLANS SHALL NOT BE
SHARED BY VISUAL MEANS
OR REPRODUCED WITHOUT
THE CONSENT OF A.C.E.
BUILDING SERVICE, INC.

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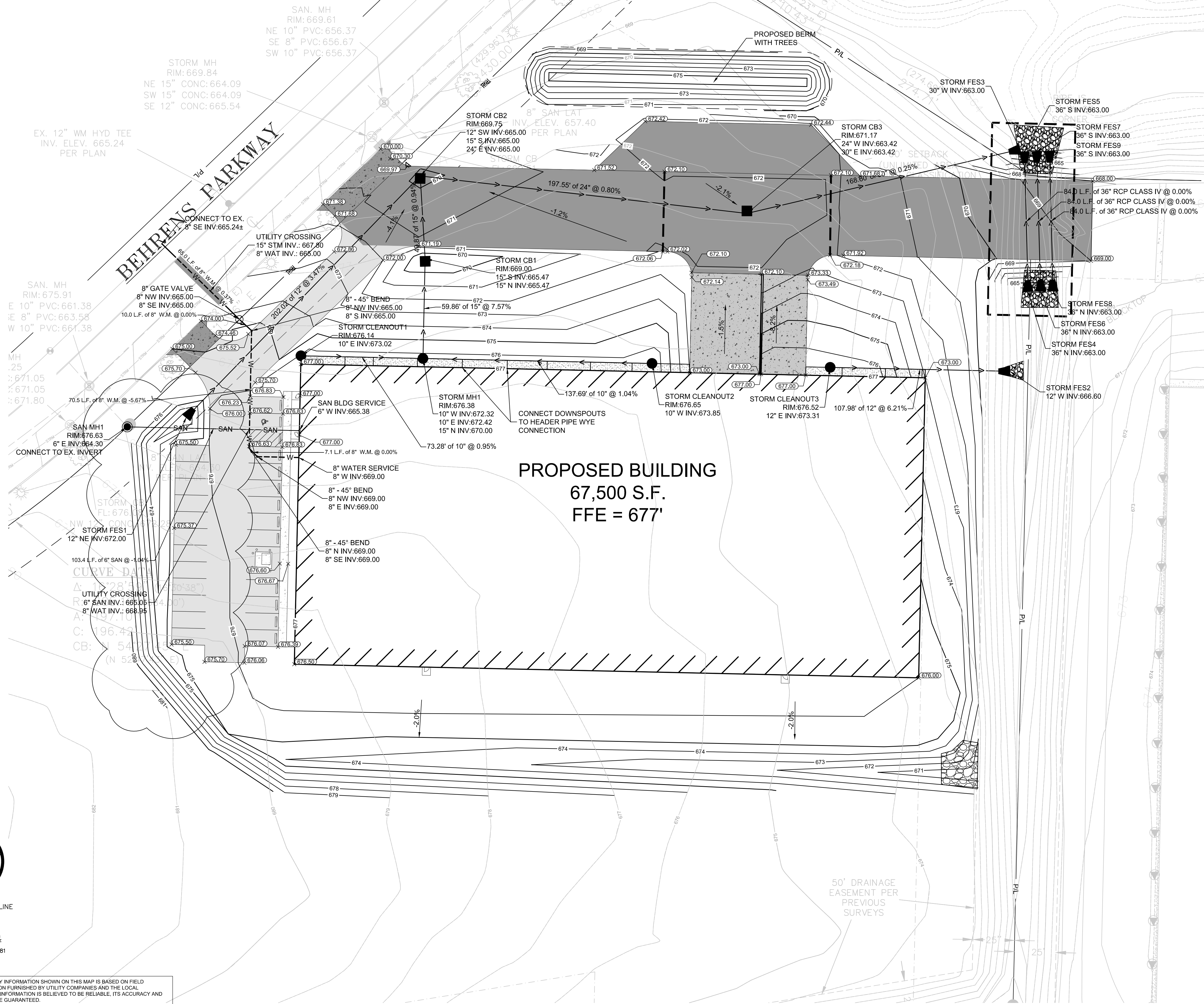
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- LEGEND:**
- 5 ——— EXISTING CONTOUR
 - 5 ——— PROPOSED CONTOUR
 - — — GRADE BREAK
 - X (100.00) PROPOSED ASPHALT SPOT GRADE
 - X (100.00) EXISTING SURFACE SPOT GRADE (MATCH)
 - W — PROPOSED WATER SERVICE
 - SAN — PROPOSED SANITARY SERVICE
 - — — PROPOSED STORM SEWER
 - PROPOSED STORM INLET (J C401)
 - ▲ PROPOSED FLARED END SECTION
 - PROPOSED SANITARY MANHOLE (K C401)
 - PROPOSED STORM MANHOLE

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 - EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
 - ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
 - PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
 - PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
 - COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
 - IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
 - WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
 - INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S 44.45.46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.

GRADING AND UTILITY PLAN

REVISION DESCRIPTION	DATE	REV BY
WATER LATERAL	9/13/21	PRE

ACE BUILDING SERVICE
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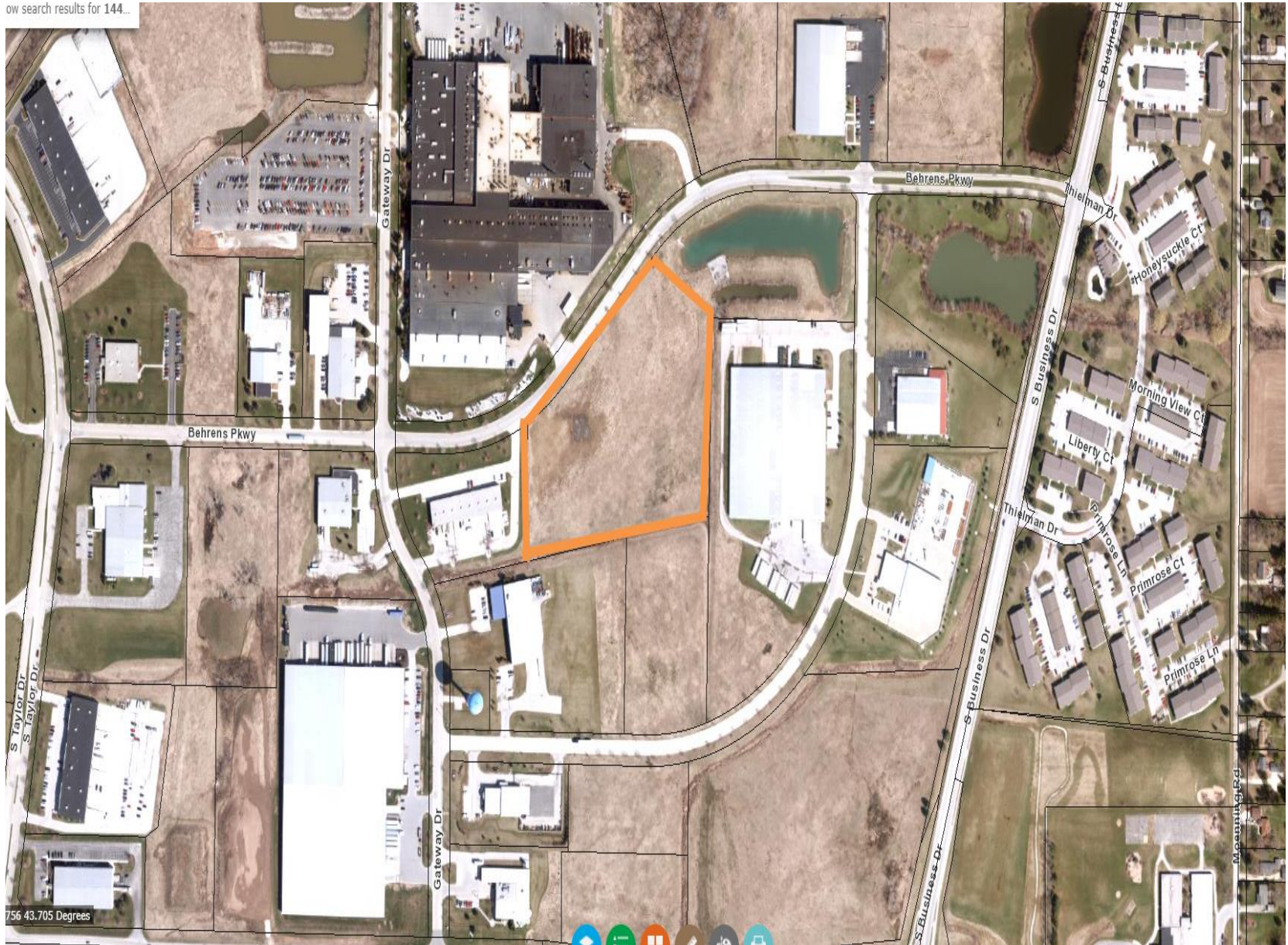
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DATE: 04/22/2021
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SCALE: AS NOTED
SHEET

C200

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BEHRENS PARKWAY

WAREHOUSE & DISTRIBUTION FACILITY

