

**\*\*\*ATTACHMENTS\*\*\***

**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Review and consideration of resubmitted architectural plans for a new Hygienic Fabrics and Filters Addition at located at 527 N. 13<sup>th</sup> Street.

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

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**REPORT DATE:** December 9, 2016

**MEETING DATE:** December 12, 2016

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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 Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

At the November 28, 2016 meeting, the Board made a recommendation to approve the footprint of the proposed building but the applicant needed to resubmit the proposed building elevations because there were a couple of minor design issues that the Board wanted the applicant to address.

Based on the comments from the Architectural Review Board at the November 28, 2016 meeting, the applicant is proposing the following:

1. The wall cap trim along the south and east facades was increased to 18” in height.
2. The vertical column lines on all elevations were extended to the ground with a dark grey color pattern on all elevations.
3. The column bases are stack bonded 10” split face concrete masonry units (CMU), with smooth faced CMU banding on all facades. Vertical masonry control joints are positioned each side of the stack bonding.
4. The infill CMU panels between the stack bonded split faced CMU columns are 8” smooth faced CMU’s on the south and west elevations and 10” smooth faced on all other elevations. The smooth faced CMU band lines are continues in those panels.
5. The vertical column lines above the 10” stack bonded split faced CMU column bases on the east elevation are 10” stack bonded smooth faced CMU’s with vertical masonry control joints positioned on each side of the stack bonding.
6. The top of footing lines on the east, south and west elevation integrate the foundation step points with the piers.

The applicant stated the following at the last meeting:

- The proposed addition is approximately 7,400sf and will be located on the south side of the existing facility closer to Pennsylvania Avenue. The total building square footage will now be 15,400sf.
- The south and west facades along Pennsylvania Avenue and N. 13<sup>th</sup> Street will be a combination of colored textured concrete masonry unit base with colored smooth faced concrete masonry unit stripes. The upper portions of these facades are to be faced with stucco faced vertical steel panels with concealed fasteners. That façade pattern is also proposed to wrap approximately five (5) feet around the southeast corner of the building.
- The remainder of the east wall is to be colored smooth faced concrete masonry units painted to match the color and architectural patterns of Pennsylvania Avenue. It should be noted that the east wall is presently pretty concealed with existing vegetation and a billboard and could be further concealed if a building was ever constructed on the property to the east.
- The existing facility is painted smooth faced concrete masonry units. The west/13<sup>th</sup> Street façade is proposed to be painted to match the colors and patterns of the new addition.
- Landscaping elements will help soften and blend the expansion into its surrounding environment. Trees and shrubs will be creatively used to break up the expanse of the building.

**STAFF COMMENTS:**

The proposed Hygienic's building addition is very visible on Pennsylvania Avenue. Pennsylvania Avenue is an important commercial corridor leading to downtown and the river/lake front. Thus, it is important to have a well-designed building along Pennsylvania Avenue.

Applicant has some large silver mechanical vents that are located on the west (overhead door) and north (above loading dock) sides of the building. Are these large silver vents needed or can they be removed from the building?

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.













**CITY OF SHEBOYGAN**

**REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION**

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**ITEM DESCRIPTION:** Review and consideration of architectural plans for a new cross dock distribution facility in the Sheboygan Business Park located at the southwest corner of Concord Drive and Gateway Drive (Parcel # 470938).

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

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**REPORT DATE:** December 9, 2016

**MEETING DATE:** December 12, 2016

---

**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 Statutes: N/A  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

KW SBM, LLC is proposing to construct a new cross deck distribution facility in the Sheboygan Business Park located at the southwest corner of Concord Drive and Gateway Drive (Parcel # 470938). The applicant states the following:

- The proposed building is about 27,839sf with a future addition on the east end of about 7,360sf (currently parking area).
- The 28,000sf facility is inward oriented with the majority of its business related activities occurring inside the confines of the initial Phase 42 revenue door cross- dock building where semi-trailers are loaded and unloaded with mechanized equipment. Future Expansion Phase can accommodate up to an additional 16 revenue doors with additional on-site trailer parking. This project will be a long term home for operations in the Sheboygan area. In addition to the cross-dock, the non-public administrative office area is located in close proximity to the parking offering convenient entry for employees and the occasional public visitor.
- The office area and main entrance (west side of building) shall be a precast concrete panel. The remainder of the building (dock area and maintenance bay) shall be metal panel sides and roof.
- Precast panels with bold architectural metal panel accents differentiate the office portion of the building from the cross dock and allow complimentary colors and wall masses to breakdown the scale of the building and provide visual relief.

- Enhanced landscaping and earth sculpting will create visual relief for the building and operations.
- Located east of the proposed building is a lube shed with an overhead canopy. There shall be one buried 20,000 gallon diesel fuel tank. The Lube Shed is 12' x 16', with metal panel siding and roof.

**STAFF COMMENTS:**

The applicant does not detail the proposed fueling station. The fueling station design shall architecturally match the main cross dock facility with regards to design, materials, colors, etc.

**ACTION REQUESTED:**

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

**ATTACHMENTS:**

Architectural Review Board Application and required attachments.



December 6, 2016

## Conditional Use Application - Narrative

**Project:** Crossdock Facility  
Concord Drive and Gateway Drive  
Sheboygan Business Center  
Sheboygan, Wisconsin 53081

**Developer:** KW SBM, LLC

**Zoning:** Suburban Industrial (SI) District

**Existing land use:** Vacant field and existing wetland relocation area, 33.2 acres (part of Sheboygan Business Center, with adjacent commercial buildings)

**Proposed land use:** Crossdock Facility distribution center: visitor parking, employee parking, tractor and trailer parking, office, and 44 overhead door cross dock. One of the overhead doors will be used for a drive-in ramp and another for the dumpster/compactor. The semi trailers are loaded and unloaded with mechanized equipment. With the cross dock system there is no long term storage of any product. The parcel shall be divided into two lots. Lot 1 (16.1 acres) for the proposed development and Outlot 2 (17.1 acres) for the existing wetland relocation area and proposed storm water detention basin

### Proposed Use Data:

Reason for site selection – the site is located within the Sheboygan Business Center with established concrete roads to route semi traffic safely and efficiently. The site is also serviced by public utilities. The standard Crossdock Facility site plan layout dimensional fits the lot.

Estimated Employees – 42 full time employees

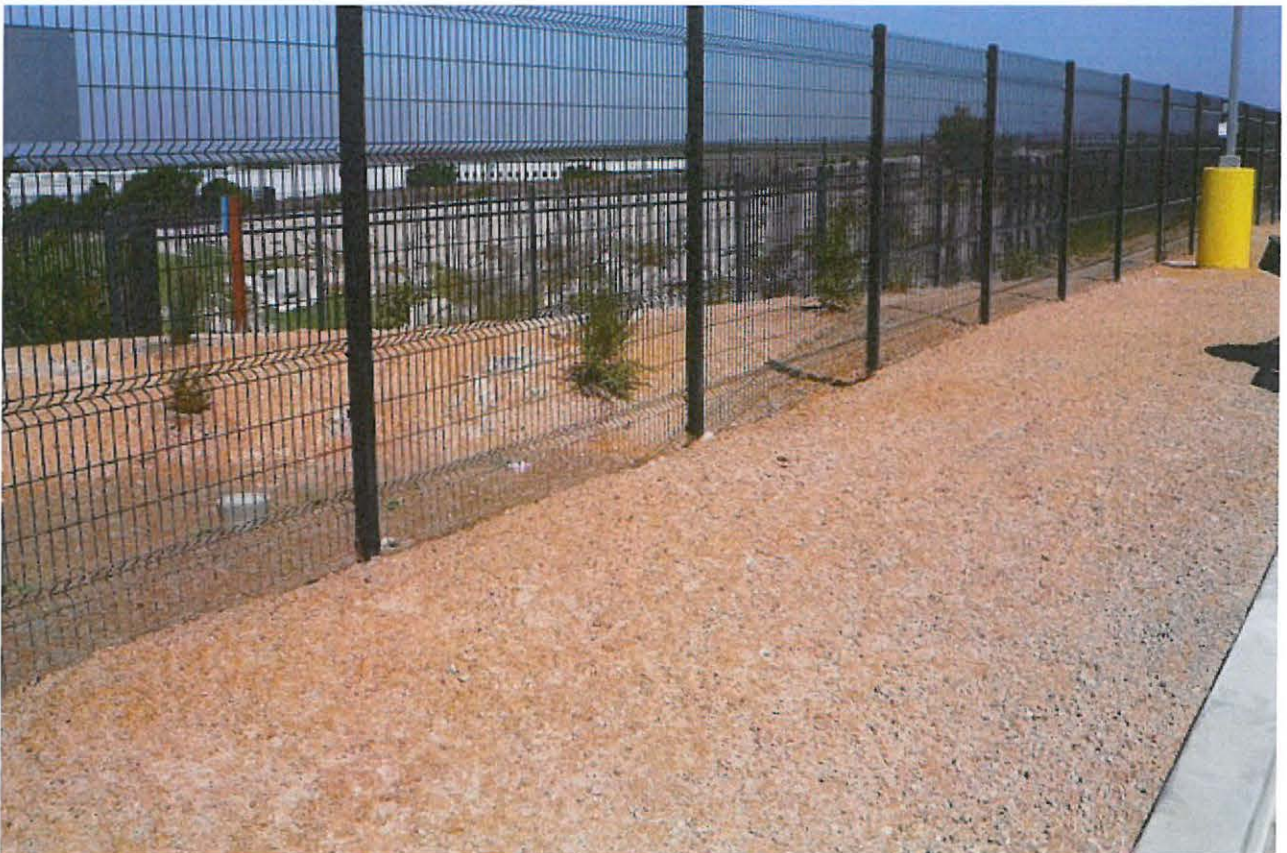
Number of shifts – 3 split shifts for loading and unloading with a down period in between

Hours of operation – 24 / 7 / 365 facility

Types of trucks – Tractor and 53' trailer, PUP trucks (double trailers at 28'), and vans

Access – From Concord Drive, one entrance is proposed for entry and exit. The entrance drive is gated for security purposes. The gate is 230' from Concord Drive to avoid backup onto the public street. The entrance drive gate will be operated by each driver's security card. The pedestrian gates are operated by the employee's security card.

Security – The entire premises will be fenced and monitored with a CCTV security system. There shall be pedestrian gates and tractor/trailer gates, with card readers. The pedestrian gates shall be a handicapped security gate and a turnstile gate. The perimeter security fence along Concord Drive shall be the BetaFence. It is 7' high and color black (picture shown). The fence is a 6 gauge galvanized steel wire and the posts are 2" x 2" square galvanized steel. The galvanized steel wire and posts are coated with an architectural grade black powder coat. A fence specification sheet is attached.



Picture of BetaFence

The bi-fold truck entrance gates are galvanized with a chain link infill as seen in the photo.



Picture of truck gates and adjacent BetaFence

The security perimeter fence for the east, south, and west sides shall be a 6' high galvanized chain link fence with 1' high barbed wire top as required for tenant security purposes. It is our understanding that a variance may be required for the barbed wire top.



Picture of galvanized chain link fence with barbed wire top

Site Data:	Proposed Lot 1 .....	700,265 sf	(16.1 acres)
	Proposed Building.....	27,839 sf	
	Proposed Asphalt, Conc, Misc.....	419,160 sf	
	Total impervious area .....	446,999 sf	(64% of lot)
	Landscape area – pervious area .....	253,266 sf	(36% of lot)
Density and Intensity:			<u>Proposed</u>
	Minimum Landscape Surface Ratio.....	25%	36%
	Minimum Lot Area .....	1 acre	16.1 acres
	Maximum Building Size .....	NA	27,839 sf
	..... Future addition		7,360 sf

Setbacks:	<u>Covenant Code</u>	<u>Proposed</u>
Street / Front setback		
Building	50'	240.00'
Pavement	50'	60.00'
Side yard setback		
Building - east	25'	497.08'
Pavement - east	25'	94.47'
Building – west	25'	356.32'
Pavement – west	25'	31.82'
Rear setback		
Building	25'	217.46'
Pavement	25'	36.16'
Maximum building height	50'	23.5'

On-site Parking:

Required stalls (1 stall per employee)	
Regular stalls	42 stalls
Handicap stalls (1/25)	2 stalls
Total required	44 stalls
Proposed stalls	
Employee regular	59 stalls
Employee handicap	4 stalls
Employee Subtotal	63 stalls
Visitor regular	8 stalls
Visitor handicap	1 stall
Visitor Subtotal	9 stalls
TOTAL proposed stalls	72 stalls

Landscape and Berming:

The landscape plan shall be submitted and approved prior to the building permit issuance. A variance is requested for the location of landscape points, but not the total number of points required.

A 6' high by 500' long earth berm is proposed on the north side of the parcel and located between the trailer parking pavement edge and Concord Drive (within the 50' wide setback). The proposed landscape trees and shrubs on the top and sides of the berm, shall screen the majority of the parked trailers. A smaller berm is also proposed on the south and southeast corner of the lot. The size and location shall be dependent of the proposed grades.

**Site Lighting:** LED site lights placed to achieve 1 fc minimum within the fenced yard. We will use cut-off optics if light spillage onto adjacent property is an issue. Given the industrial zoning, light is usually considered a security amenity between parcels. LED wall packs at pedestrian entrances to meet Code exit lighting. Typical site poles are 35' tall mounted on 4' concrete base. There are LED floodlights mounted at every other bay on the dock to illuminate the dock apron. The visitor, employee, and trailer parking lots will be illuminated.

**Signs:** The sign permit application shall be submitted and approved prior to the building permit issuance. A monument sign is proposed at the drive entrance from Concord Drive. The proposed sign shall be setback a minimum of 12' from the property line per the City of Sheboygan ordinance. The sign is illuminated from inside. Both sides of the sign are the same. The sign area is 5' x 12' = 60 sf. The maximum allowed by code is 250 sf. There will also be a wall mounted sign above the main office entry.

**Building:** The proposed building is about 27,839 sf with a future addition on the east end of about 7,360 sf (currently parking area). The value of this proposed development is about \$10,500,000; with a total build out value of \$19,200,000. The proposed development shall be completed in 2017, and the future expansion typically in 8 years. There are 44 dock doors proposed with an additional 16 doors with the future expansion.

The office area and main entrance (west side of building) shall be a precast concrete panel. The remainder of the building (dock area and maintenance bay) shall be metal panel sides and roof.



Picture of precast panel at main entrance



Picture of dock area and metal wall panels

Precast colors –precast wall panels are light gray, and the accent strips are dark gray

Metal colors – the main roof is galvalume, the metal wall panels are light gray, and the trim (gutters, eaves, downspouts) are dark gray

Window colors – the window frames are clear anodized and the glazing is tinted “solar gray”

Located east of the proposed building is a lube shed with an overhead canopy. There shall be one buried 20,000 gallon diesel fuel tank. The Lube Shed is 12’ x 16’, with metal panel siding and roof.



Picture of lube shed

#### Storm Water Management:

The stormwater management sediment basin shall be located on the tenants Lot 1. The stormwater management detention basin shall be located on Outlot 2 that is owned by the City of Sheboygan. The stormwater basins shall be designed and constructed by the Developer for the Crossdock Facilities stormwater runoff only. Easements and agreements shall be drafted between the City of Sheboygan and the

developer for access and maintenance responsibilities. The existing wetland relocation conservancy area located within Outlot 2 shall not be disturbed (approximately 7.8 acres).

#### Dumpster Enclosure:

A trash compactor and enclosed dumpster will be located on the south side of the building at one of the dock doors. No open dumpsters will be on this site. The trash compactor and dumpster could be screened similar to the Emergency Generator panel screen.

#### Emergency Generator Screening:

The emergency generator will be screened with a precast concrete panel



Picture of emergency generator screening

#### Performance Standards and Potential Nuisances:

Performance standards shall comply with the City of Sheboygan Zoning Ordinance and the Sheboygan Business Center Protective Covenants, to ensure that this development will not become a nuisance to adjacent property owners.

The proposed crossdock distribution facilities use is consistent with the adjacent commercial uses in the Sheboygan Business Center. The type of activity occurring with this development should not adversely impact the adjacent property owners.



# The Strong and Affordable Alternative to Chain Link



## THE GLOBAL STANDARD

The Prism 3-D Fence System is the global standard for mesh panel fencing, and is now manufactured in the United States, providing a high value, attractive security fence solution.

### *Recommended for:*

- Public Buildings
- Industrial Facilities
- Airports
- Schools
- Parks
- Playgrounds
- Ball Fields
- Sports Stadiums

## BENEFITS

### **Rigidity**

Heavy welded security mesh panels with rectangular meshes and horizontal reinforcement ribs guarantee strength and rigidity.

### **Complete System**

The system consists of high-quality panels available in various heights, secured to high-strength steel posts. Swing, sliding and cantilever gates are available for the Prism 3-D Fence System.

### **Long Service Life**

Betafence USA's exclusive super-durable powder coating assures a long service life for this fence system. This coating is applied over galvanization to ensure total protection of panels and gates.

### **Fast Installation**

All components have been developed to provide a professional product of high quality that can be installed efficiently and rapidly.

**B** **BETAFENCE**  
**USA**

MANUFACTURED BY PAYNE



The original 3-D fence, developed by Betafence, made in the U.S.A.



**Panels**

The panels have a width of 8.2 feet and heights ranging from 2 to 8 feet. The panels have vertical bars of 1.2 inches on one side and are reversible (barbs at top or at bottom). Mesh sizes are 7 7/8" x 2", and 4" x 2" for the beam sections. The heavy wires guarantee strength and rigidity.

**Posts**

The panels are attached with high strength steel brackets to the front side of galvanized steel square tubular posts (2" x 2").

**Gates**

The Prism 3-D Fence System includes the availability of swing, slide and cantilever gates.

**Coating**

The welded mesh panels are manufactured using galvanized steel wire, coated with Payne Fence Products' exclusive Architectural Grade Powder Coat. This coating, used exclusively by Payne Fence Products, is super-durable and environmentally sound. Our powder coating provides the industry's Highest Weatherability and Gloss Retention in U.V. exposure – up to 5 times longer than competitors' powder coatings!



**Colors**

Payne 3D is standard available in black. Custom colors are available.

**Warranty**

The Prism 3-D Fence System is produced using the highest quality material and equipment – and is backed by our 10-year Manufacturer's Warranty.



**Prism 3-D Specifications**

Additional mesh configurations (wire gauge, mesh openings) are available upon request.

Mesh Openings in.	Wire Diameter – H gauge	Wire Diameter – V gauge	Panel Width ft.	Panel Height ft/ (Number of Bends)	Brackets Per Post
7.87 x 2.0	6 ga.	6 ga.	8.20	4 (2)	4' – 4
				5 (3)	5' – 4
				6 (3)	6' – 5
				7 (4)	7' – 6
				8 (4)	8' – 7

**Contact Us** 3309 SW Interstate 45  
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 (972) 878-7000 – phone  
 (214) 887-4552 – fax  
 Prism@BetafenceUSA.com  
 www.BetafenceUSA.com



**B** **BETAFENCE**  
**USA**

MANUFACTURED BY PAYNE

PARCEL NO.: 59281470938

MAP NO.: N/A

ZONING CLASSIFICATION: (SI) DISTRICT  
SUBURBAN INDUSTRIAL

Office Use Only

DATE SUBMITTED: \_\_\_\_\_

REVIEW DATE: \_\_\_\_\_

## CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2009

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the Architectural Review Board, 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.

### 1. APPLICANT INFORMATION

APPLICANT: KW SBM, LLC Contact: Michael G. Fa

ADDRESS: P.O Box 979 Telluride, CO 81435

E-MAIL ADDRESS: mfa@designfusion.biz

PHONE: (602) 432.3767 FAX NO.: ( )

### 2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Cross Dock Facility

ADDRESS OF PROPERTY AFFECTED: Lots SE and SW corners of Concord Dr and Gateway Dr, a total of 14.2 acres

NEW BUILDING:  ADDITION: \_\_\_\_\_ REMODELING: \_\_\_\_\_

DESCRIPTION OF PROPOSED PROJECT: The initial phase 42 revenue door cross-dock building where semi-trailers are loaded and unloaded with mechanized equipment. Future expansion can accommodate up to an additional 16 revenue doors with additional on-site trailer parking. In addition to the cross-dock, the non-public administrative office area is located in close proximity to the parking offering convenient entry for employees and the occasional public visitor.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: The existing site is not developed and has no buildings on it. There are Industrial buildings immediately adjacent to the proposed site constructed with concrete and metal panels.

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: Precast concrete panels with bold architectural metal panel accents differentiate the office portion of the building from the cross-dock and allow for complimenting colors and wall masses to breakdown the scale of the building and provide visual relief in a climate where shadow lines are frequently muted. Enhanced perimeter landscaping and earth sculpting will create visual relief for the building and operations.



WEST BUILDING ELEVATION



EAST BUILDING ELEVATION



NORTH BUILDING ELEVATION



SOUTH BUILDING ELEVATION



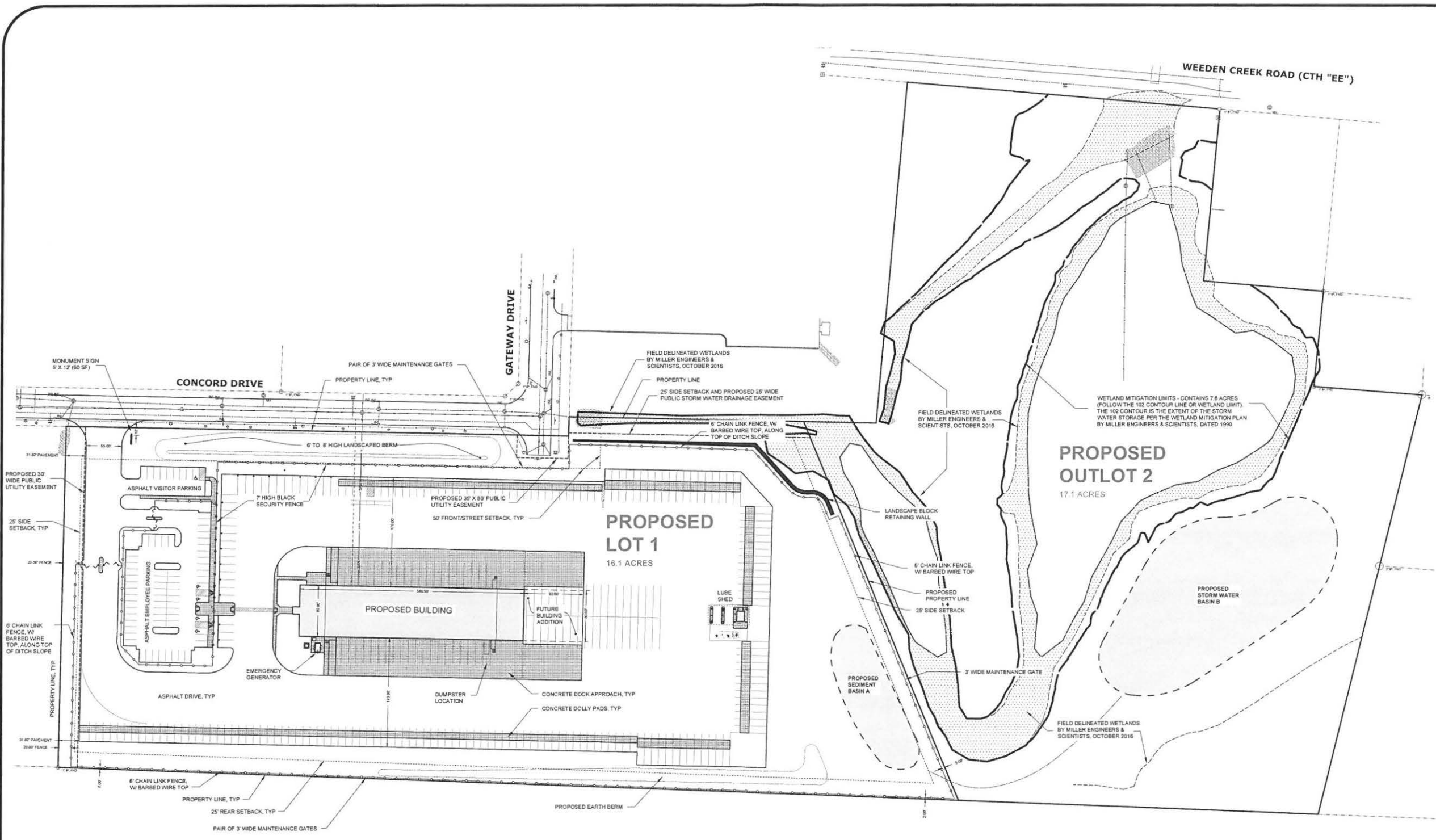
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4		
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1		

**Wagner**  
EXCAVATING, INC.  
3437 FINE AVENUE  
SHEBOYGAN, WI 53081  
(920) 458-8062  
FAX (920) 458-8065

Sheboygan Business Center  
Crossdock Facility  
Sheboygan, Wisconsin  
For: KW SBM, LLC

DATE  
12/6/16

1



**PARKING SCHEDULE**

EMPLOYEE COUNT:	ANTICIPATED EMPLOYEE COUNT	42 EMPLOYEES
REQUIRED STALLS:	REGULAR = 1 STALL PER EACH EMPLOYEE	42 STALLS
	HANDICAP = 1/25 STALLS	2 STALLS
	TOTAL REQUIRED	44 STALLS
PROPOSED STALLS:	EMPLOYEE REGULAR	59 STALLS
	EMPLOYEE HANDICAP	4 STALLS
	VISITOR REGULAR	8 STALLS
	VISITOR HANDICAP	1 STALL
	TOTAL PROPOSED STALLS	72 STALLS



GRAPHIC SCALE  
0 30 60 120  
1 inch = 60 ft.  
FOR 30" X 42" PRINT

**SITE PLAN FOR APPROVAL**

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