

*****ATTACHMENTS*****

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new JMKAC Art Preserve storage building at 3636 Lower Falls Road.

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

REPORT DATE: June 11, 2021

MEETING DATE: June 14, 2021

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

JMKAC Art Preserve is proposing to construct a new storage building at 3636 Lower Falls Road. The applicant states the following the project:

- The proposed plan includes the construction of a new 3,600sf (60 x 60) pre-engineered metal accessory building. The eave height will not exceed 20 feet tall.
- This accessory storage building is proposed to be located on this existing development to serve as an essential part of the maintenance and groundskeeping needs of the Art Preserve.
- The building size was determined based on the equipment that will be housed on site to perform maintenance and upkeep of the facility/property. This equipment includes, but is not limited to, a full-size pickup truck with plow, all-terrain vehicles, lawn mowers, trailers, etc.
- The building is designed to have a low impact on the overall design intent on the property. Materials were selected to coordinate with those on the existing structures and the building will be screened with landscaping to limit visibility to the road. Ash gray siding and charcoal gray trim. Planting landscaping on the south side of the building.
- The location on the site was selected so as to not impede on the architectural design on the main building and its design intent on the property
- This building will be located to utilize the existing paving as its access to the building (former house location). Additional paving will consist of a 6 x 20 foot concrete apron.

- Building will be serviced by existing utilities on the property.
- Site lighting is limited to one (1) wall pack above the overhead door and one (1) wall pack over the man door. These lights shall both be controlled by dawn-dusk photo eye.
- This new use will not greatly affect traffic of customers, employees, or neighboring properties.

STAFF COMMENTS:

The applicant stated the following about the design of the main Art preserve facility:

Ms. Kohler has described the environmental design builder's collection as art made by humble people working with humble materials achieving extraordinary results. It is our goal that the building echoes this approach. It has a humble palette of concrete, wood, and glass (similar to art) used in an unconventional fashion.

The JMKAC Art Preserve is a very nice facility and property. The board will want to make sure that this metal storage building does not impact the visual aesthetics of the Art Preserve's main building and property.

The building is approximately 700+ feet from Indiana Avenue. Applicant is also installing landscaping on the south side of the building.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.

PARCEL NO.: 59281216522

MAP NO.:

ZONING CLASSIFICATION:

Office Use Only

DATE SUBMITTED:

REVIEW DATE:

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2019

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: John Michael Kohler Arts Center Art Preserve

ADDRESS: 3636 Lower Falls Road

E-MAIL ADDRESS: sleroy@quasius.com

PHONE: (920)-457-5585

FAX NO.: (920)-457-1045

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: JMKAC Art Preserve

ADDRESS OF PROPERTY AFFECTED: 3636 Lower Falls Road

NEW BUILDING: x

ADDITION:

REMODELING:

DESCRIPTION OF PROPOSED PROJECT: New 60x60 Storage building on premises to house maintenance and upkeep equipment.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS: None

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS: Will be a metal building, colors selected to be complimentary to adjacent buildings on the premises. Building to utilize landscape screening to hide from the road.

NAMES AND ADDRESSES

OWNER OF SITE: John Michael Kohler Arts Center Art Preserve

ADDRESS: 3636 Lower Falls Road

EMAIL: N/A

PHONE: () FAX NO.: ()

ARCHITECT: N/A

ADDRESS: _____

EMAIL ADDRESS: _____

PHONE: () FAX NO.: ()

CONTRACTOR: Quasius Construction, Inc.

ADDRESS: PO Box 727 Sheboygan, WI 53082

EMAIL: sleroy@quasius.com

PHONE: (920)-457-5585 FAX NO.: (920)-457-1045

3. APPLICATION SUBMITTAL REQUIREMENTS

A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.

B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

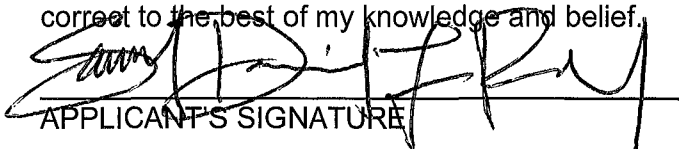
C. A .pdf file of all drawings either by email or CD

D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

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

5-13-21
DATE

SAM LEROY, QUASIUS CONST., INC.
PRINT ABOVE NAME

SITE NARRATIVE - CONDITIONAL USE APPLICATION

June 15th, 2021

PROJECT NAME AND ADDRESS:

John Michael Kohler Art Center Art Preserve - Maintenance Building
3636 Lower Falls Road
Sheboygan, WI 53081

ESTIMATED PROJECT COST:

\$250,000

PARCEL INFORMATION/SITE DATA/LEGAL DESCRIPTION:

- The parcel is defined as tax parcel 59281216522.
- It is defined as all of THAT PART LOT 1 27CSM215-219 #2024388 IN S1/2 SEC 21, T15N, R23E AND N1/2 SEC 28, AKA PART GOV LOTS 1,2,3 & 4, T15N, R23E, LYING WITHIN KOHLER SCHOOL DISTRICT.
- The entire lot area 30.52 acres.

ZONING CLASSIFICATION/ZONING REQUIREMENTS:

PUD - Planned Unit Development

EXISTING SITE CONDITIONS/LAND USE:

Current use is for Art Preserve constructed by the John Michael Kohler Arts Center.

PROPOSED LAND USE/LOT COVERAGE SITE DATA

- The proposed plan includes the construction of a new 60' x 60' pre-engineered metal accessory building that will coincide with the existing site development. The eave height will not exceed 20'.
- This building will be located to utilize the existing paving as its access to the building. Additional paving will consist of a 6' x 20' concrete apron.
- This new use will not greatly affect traffic of customers, employees, or neighboring properties.
- Building will be serviced by existing utilities on the property.

SITE DATA:

New Building Footprint: 3,600 Square Feet
New Paving: 120 Square Feet

SITE SELECTION

- This accessory storage building is proposed to be located on this existing development to serve as an essential part of the maintenance and groundskeeping needs of the Art Preserve.
- The location on the site was selected so as to not impede on the architectural design on the main building and it's design intent on the property.

LANDSCAPE REQUIREMENTS

- Landscape plan to comply with the requirements of Section 15.6 and the subsequent point values defined for all four landscape point criteria (Building Foundation, Developed Lot, Lot Frontage and Pavement).

PERFORMANCE STANDARDS/POTENTIAL NUISANCES:

- All performance standards to comply with City of Sheboygan Zoning Ordinance, Section 15-7 to ensure this development will not become a nuisance to neighboring residential property owners.

SITE LIGHTING:

- Additional site lighting is limited to one wall pack above overhead door and one wall pack over the man door. These shall both be controlled by dawn-dusk photo eye.

ARCHITECTURE:

- This accessory building is an essential part of the maintenance and upkeep vision for the Art Preserve. The building size was determined as such due to the equipment that will be housed on site to perform said maintenance and upkeep. This equipment includes, but is not limited to a full-size pickup truck with plow, all terrain vehicles, lawn mowers, trailers, etc.
- The building is designed to have a low impact on the overall design intent on the property. Materials were selected to coordinate with those on the existing structures, and the building will be screened with landscaping to limit visibility to the road.

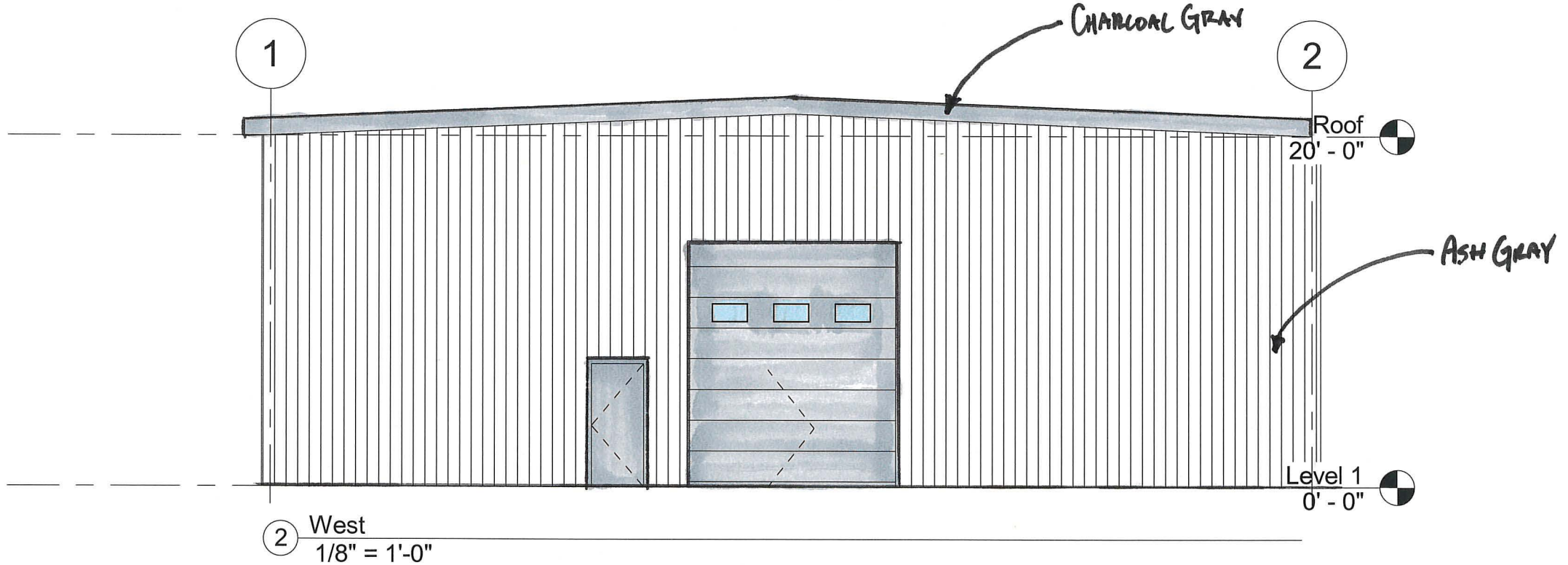
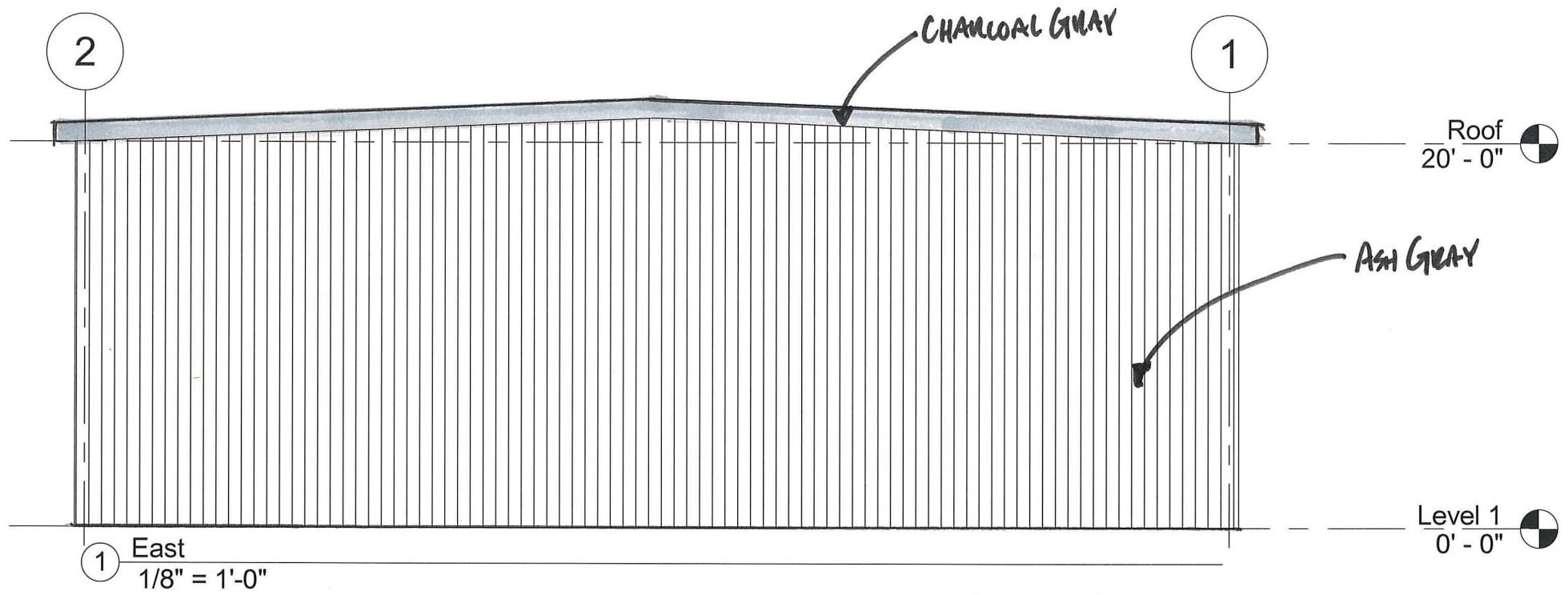


Elevations

Project number . 5/6/2021
Date Drawn by SDL
Checked by SDL

**JMKAC
Storage Building**

A2



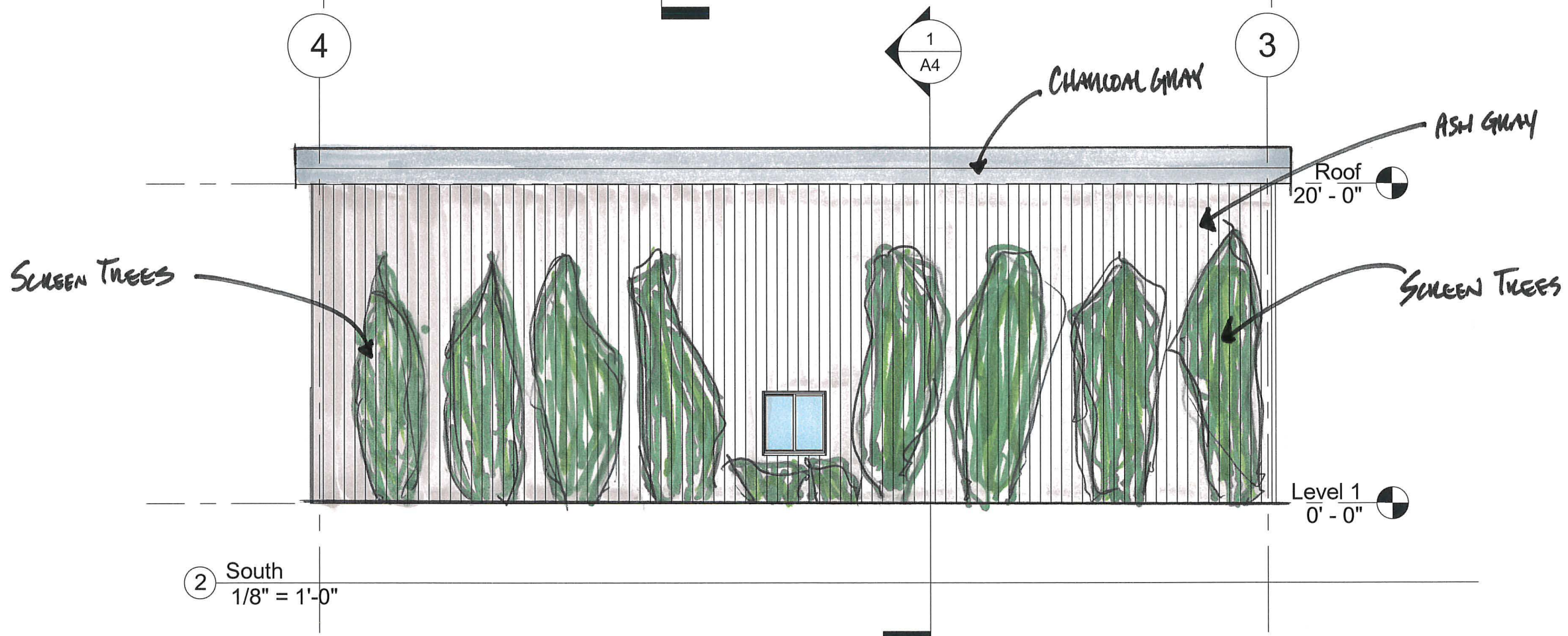
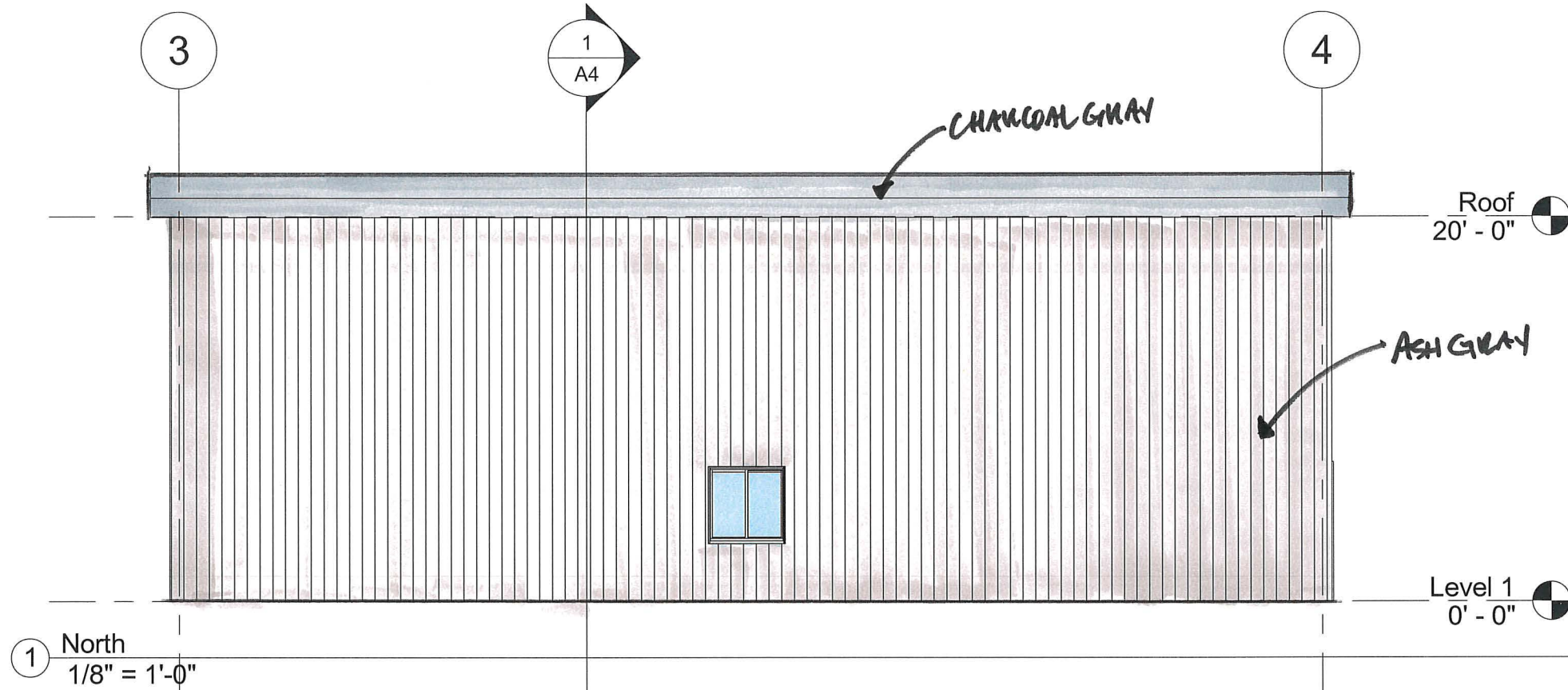
Elevations

Project number . 5/6/2021
 Date Drawn by SDL
 Checked by SDL

**JMKAC
 Storage Building**

A3

Scale 1/8" = 1'-0"





First Floor Plan

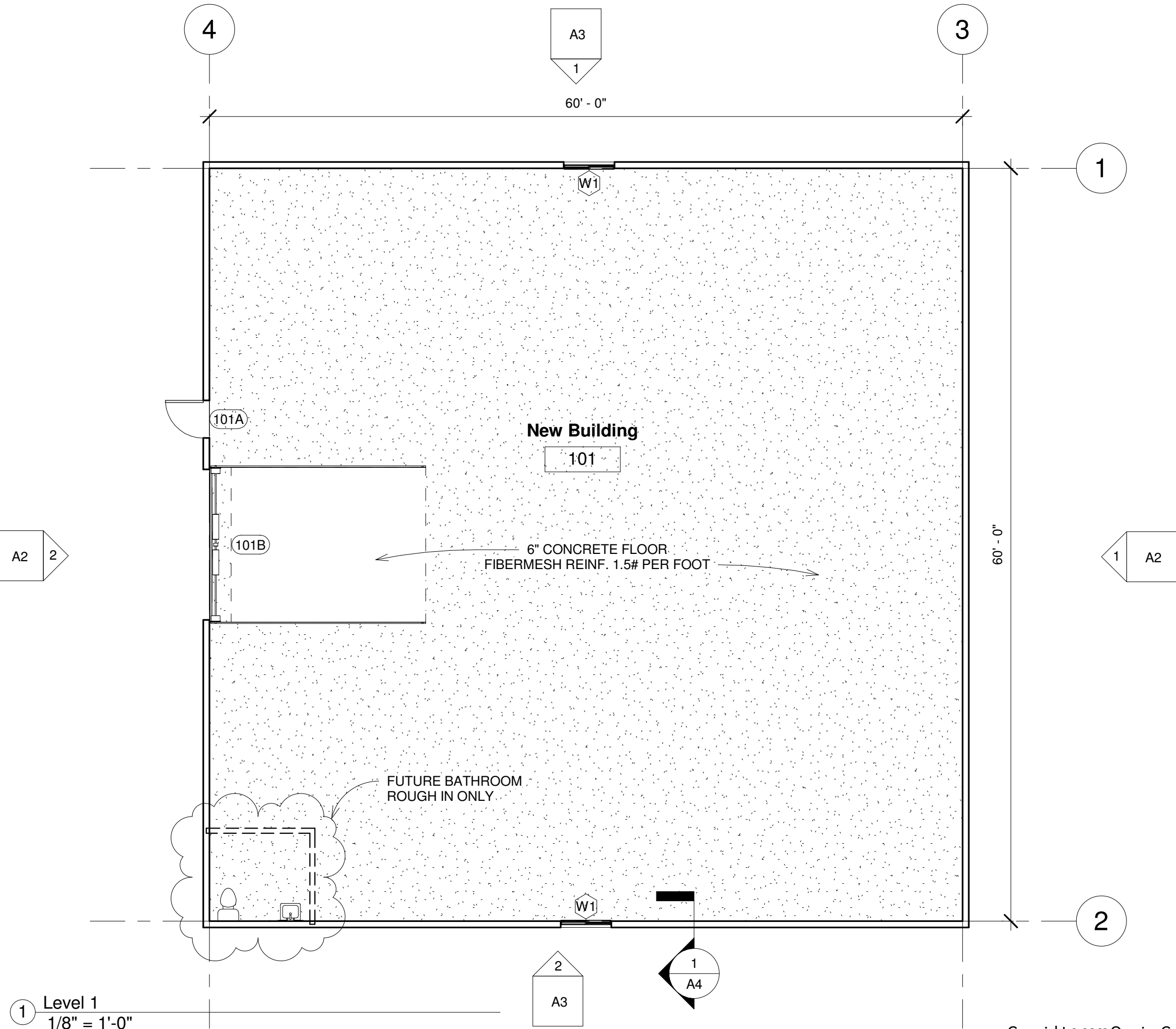
Project number . 5/6/2021
Date Drawn by SDL
Checked by SDL

**JMKAC
Storage Building**

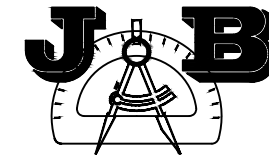
A1

Scale 1/8" = 1'-0"

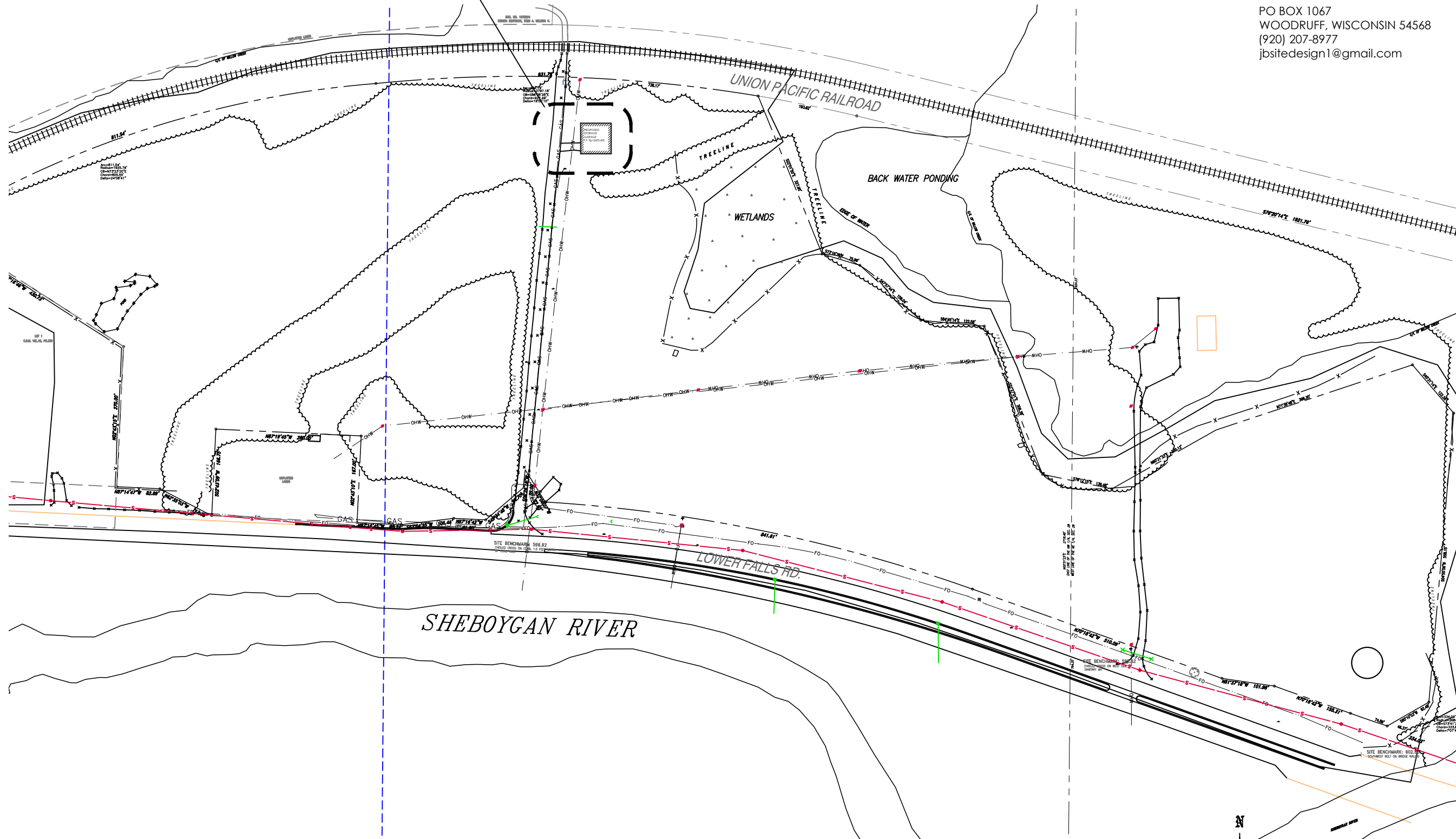
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PROPOSED
60'x60' STORAGE
GARAGE



SITE DESIGN AND ENGINEERING, LLC
PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977
jbsitedesign1@gmail.com



OVERALL SITE PLAN

SCALE: 1" = 200'

DETACHED STORAGE GARAGE

JOHN MICHAEL KOHLER ART CENTER
CREATION & PRESERVATION PARTNERS INC
3636 LOWER FALLS RD
CITY OF SHEBOYGAN, WISCONSIN

REVISIONS

Date	Description
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PRELIMINARY
SET

Overall Site
Plan

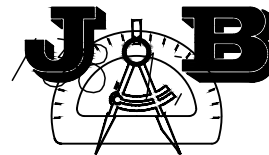
ISSUE DATE: 05/18/202

DRAWN BY:

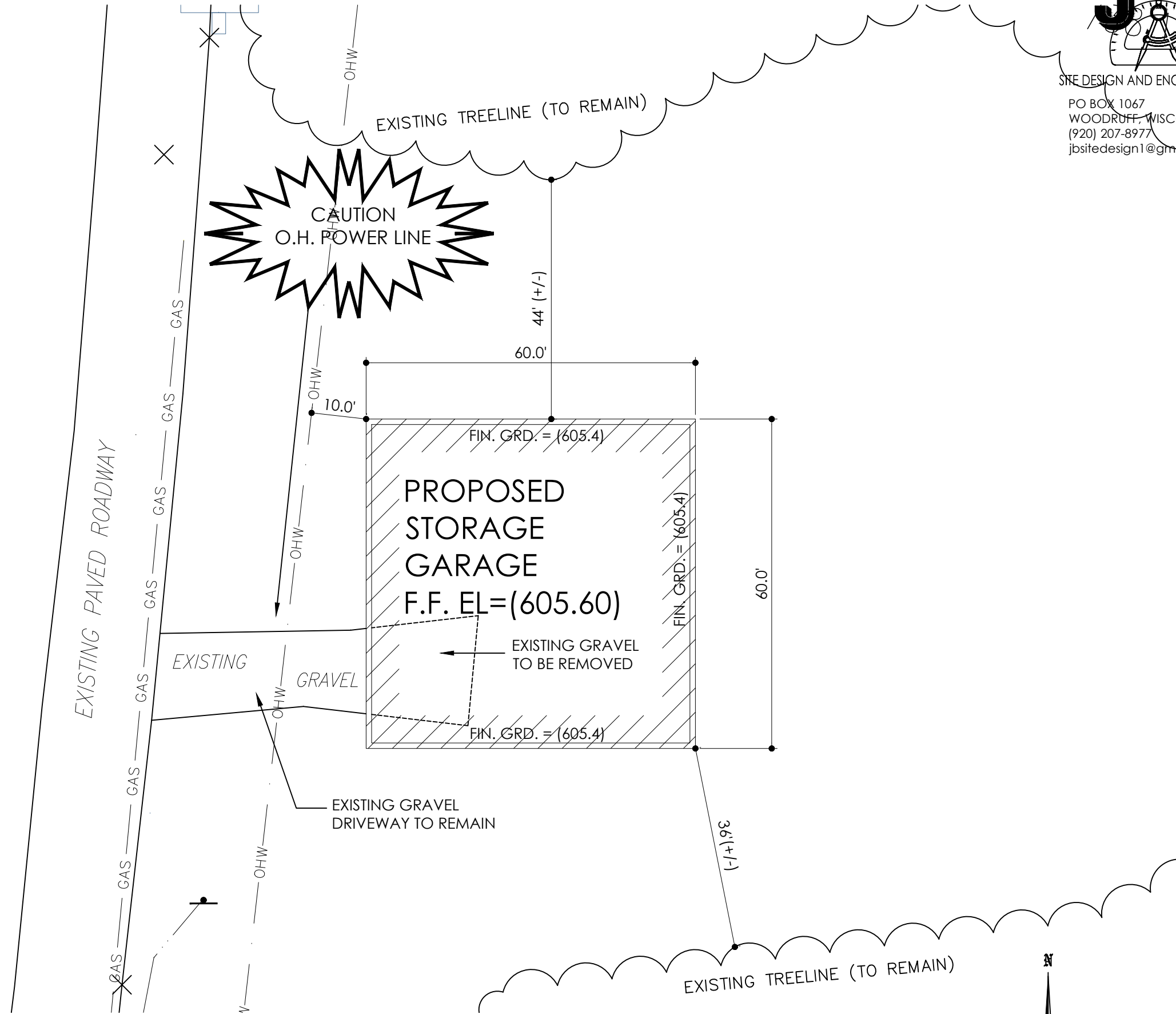
CHECKED BY:

PROJECT #:

C101



SITE DESIGN AND ENGINEERING, LLC
 PO BOX 1067
 WOODRUFF, WISCONSIN 54568
 (920) 207-8977
 jbsitedesign1@gmail.com



PARTIAL SITE PLAN

SCALE: 1" = 20'

DETACHED STORAGE GARAGE

JOHN MICHAEL KOHLER ART CENTER
 CREATION & PRESERVATION PARTNERS INC
 3636 LOWER FALLS RD
 CITY OF SHEBOYGAN, WISCONSIN

REVISIONS

Date	Description
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PRELIMINARY SET

Partial Site Plan

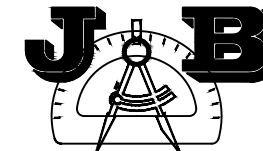
ISSUE DATE: 05/18/202

DRAWN BY:

CHECKED BY:

PROJECT #:

C102



SITE DESIGN AND ENGINEERING, LLC

PO BOX 1067
WOODRUFF, WISCONSIN 54568
(920) 207-8977
jbsitedesign1@gmail.com

SYMBOL	MARK	QTY.	BOTANICAL NAME	COMMON NAME	PLANTED SIZE
	AV TYPE 1	13	THUJA OCCIDENTALIS 'TECHNY'	PYRAMEDIAL, TECHNY	6'0" TALL

LANDSCAPE POINTS REQUIRED FOR 'SO' SUBURBAN OFFICE ZONING

BUILDING FOUNDATIONS = 240 LINEAL FEET

PER SECTION 15.604 AND TABLE 15.604: BUILDING FOUNDATION LANDSCAPE REQUIREMENTS
40 POINTS PER 100 LINEAL FEET - FOR A TOTAL OF 96 POINTS REQUIRED
- NO CLIMAX TREES OR TALL TREES ALLOWED TO MEET REQUIREMENT

DEVELOPED LOTS = 3,600 SQUARE FOOT BUILDING FOOTPRINT

PER SECTION 15.605 AND TABLE 15.605: DEVELOPED LOT LANDSCAPE REQUIREMENTS
15 POINTS PER 1,000 SQUARE FEET - FOR A TOTAL OF 54 POINTS REQUIRED

STREET FRONTAGE = N/A

PAVEMENT AREA/CONCRETE AREA = N/A

BUILDING FOUNDATION

TOTAL = 240 L.F.

96 POINTS (MIN.) REQUIRED

96 POINTS PROVIDED

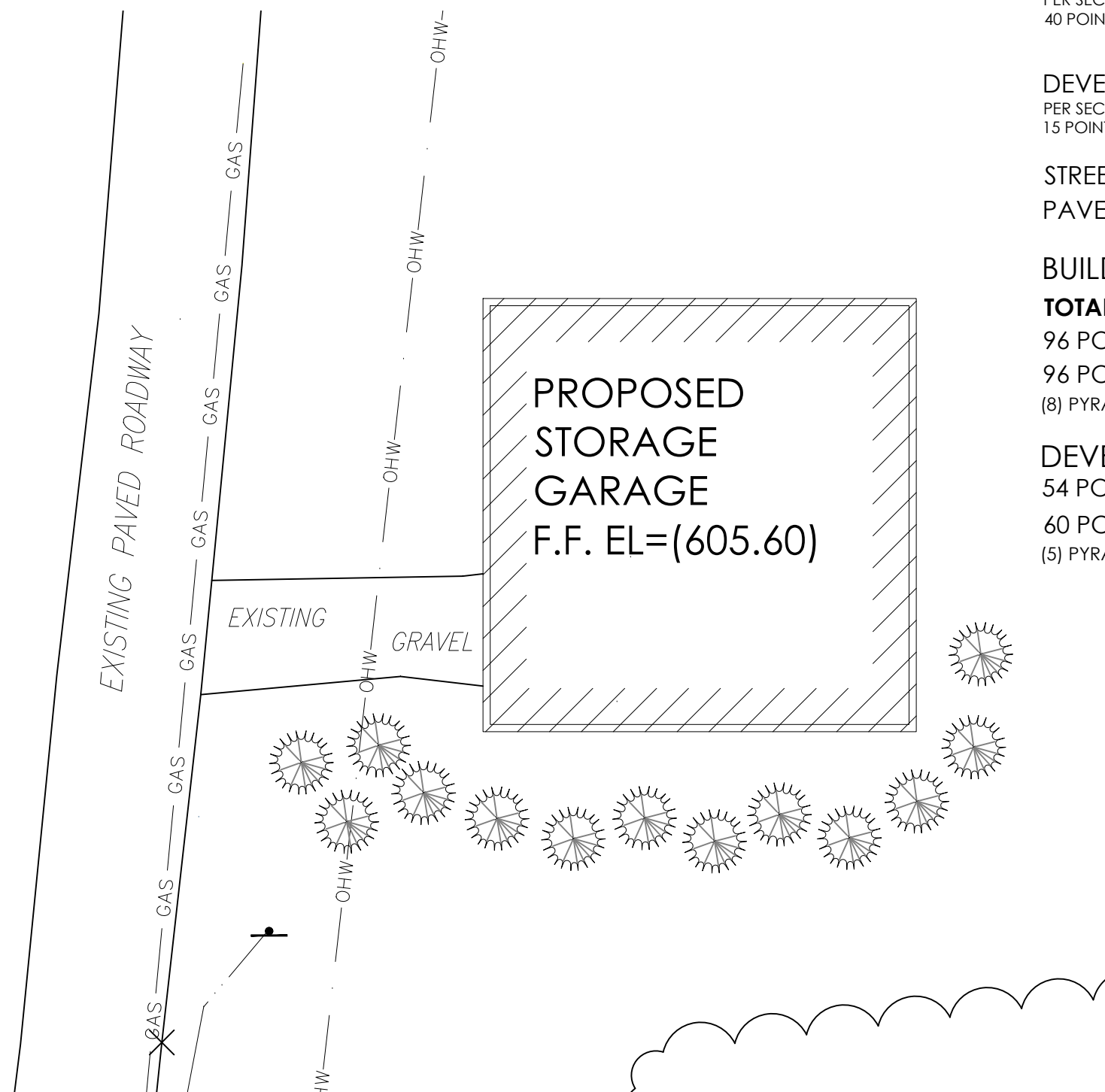
(8) PYRAMEDIAL ARBORVITAE = (12) PTS. PER - 96 POINTS

DEVELOPED LOTS

54 POINTS (MIN.) REQUIRED

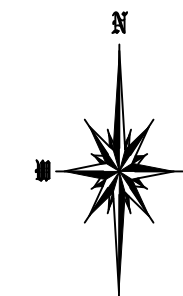
60 POINTS PROVIDED

(5) PYRAMEDIAL ARBORVITAE = (12) PTS. PER - 60 POINTS



PARTIAL SITE LANDSCAPE PLAN

SCALE: 1" = 20'



DETACHED STORAGE GARAGE

JOHN MICHAEL KOHLER ART CENTER
CREATION & PRESERVATION PARTNERS INC
3636 LOWER FALLS RD
CITY OF SHEBOYGAN, WISCONSIN

REVISIONS

Date	Description
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PRELIMINARY SET

Partial Site
Landscape Plan

ISSUE DATE: 05/18/202

DRAWN BY:

CHECKED BY:

PROJECT #:

C104



1 Site
1" = 20'-0"



Site Layout

Project number . 3/15/2020
Date
Drawn by SDL
Checked by SDL

**Art PReserve
Storage Building**



Scale 1" = 20'-0"

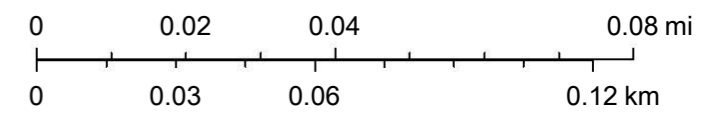
ArcGIS Web Map



4/27/2021, 9:59:51 AM

- 2021 TaxParcel
- Road Centerlines
- Orthos2019
- Red: Band_1
- Green: Band_2
- Blue: Band_3

1:2,257



Esri Community Maps Contributors, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA



3636 Lower Falls Rd X
Sheboygan, WI 53081
43.74°N, 87.76°W

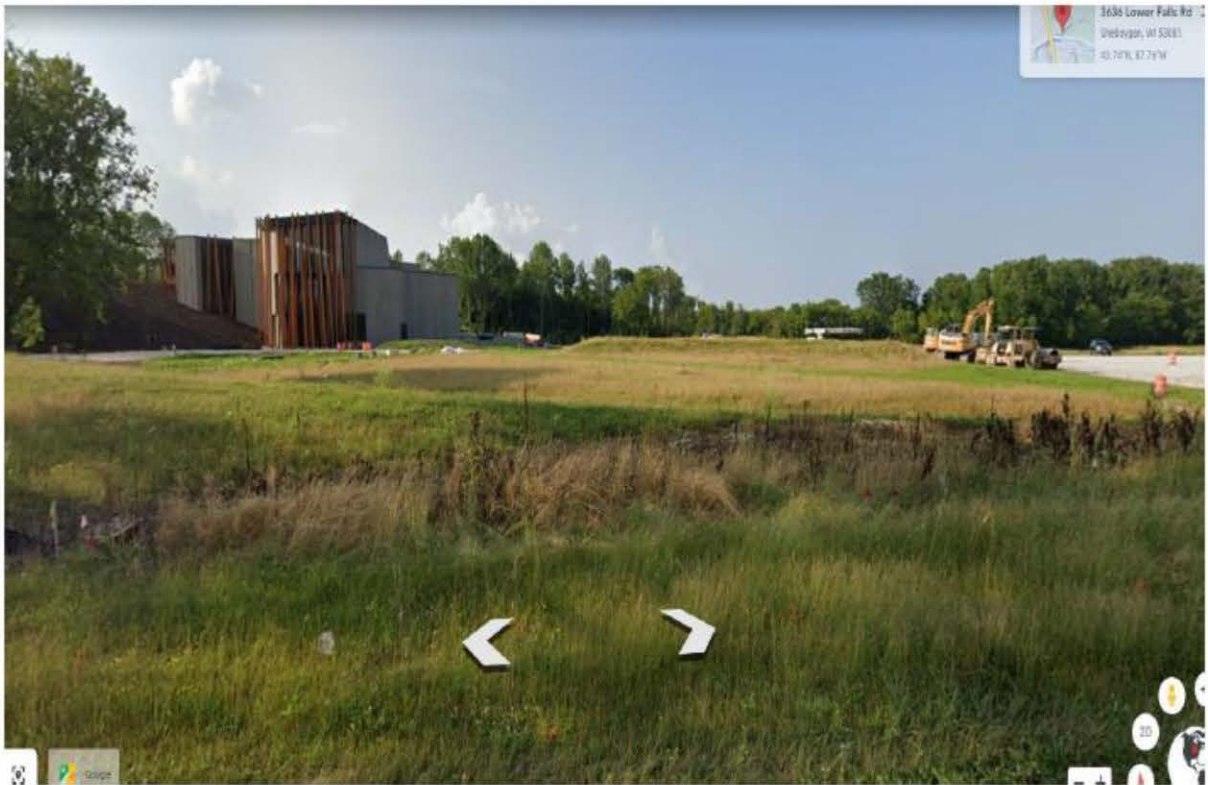
Art Preserve of
the John Michael...

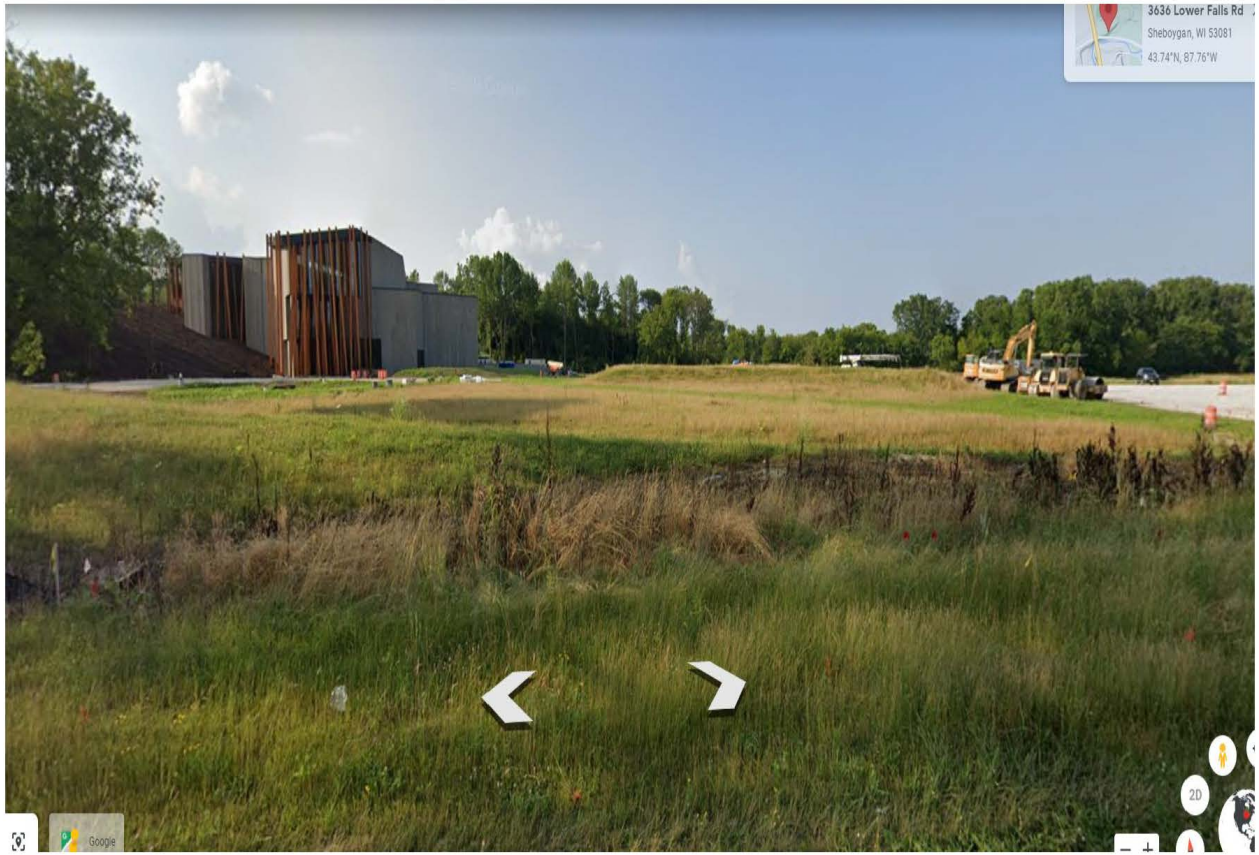
3636 Lower Falls Rd

Sheboygan River









John Michael Kohler Arts Center Art Preserve

Precise Implementation Plan

3530 Lower Falls Road, Sheboygan, WI

Date: December 15 2017

Client: John Michael Kohler Arts Center



View from Lower Falls Road



Mid-Range View



Entry view



tres birds workshop
3821 Steere Street, Unit B
Denver, CO 80205

FUTURE HOME OF

JOHN MICHAEL KOHLER
ARTS CENTER

920.458.6144
www.jmkac.org

■ ■ ■ tres birds workshop

303.442.3790
www.tresbirds.com


Mortenson
construction

262.879.2500
www.mortenson.com

JOHN MICHAEL KOHLER ARTS CENTER ART PRESERVE

PARCEL NO.:

Office Use Only

DATE SUBMITTED: _____

REVIEW DATE: _____

CITY OF SHEBOYGAN ARCHITECTURAL REVIEW APPLICATION

Revised November 2019

FEE \$100.00

Completed application must be filed with the Department of City Development, 828 Center Avenue, Suite 208. 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: A.C.E. Building Service – Contact – Chris Herzog

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

E-MAIL ADDRESS: 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.

NEW BUILDING: X ADDITION: _____ REMODELING: _____

DESCRIPTION OF PROPOSED PROJECT:

The proposed project includes the construction of a new 67,500 square foot building. The new stormwater system will tie into the existing stormwater pond located to the northeast of the project location.

DESCRIPTION OF **EXISTING** EXTERIOR DESIGN AND MATERIALS:

N/A

DESCRIPTION OF THE **PROPOSED** EXTERIOR DESIGN AND MATERIALS:

The proposed building will be a pre-engineered metal building with metal wall & roof panels. Additionally, brick masonry wainscot with stone ledge, architectural metal accent panel, windows, and landscaping will be incorporated with the expansion to clearly define the entrance to the facility.

NAMES AND ADDRESSES

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

ADDRESS: _____ 4617 South Taylor Drive, Sheboygan, WI 53081 _____

PHONE: (920) 694-4800 _____ FAX NO.: (920) 694-4801 _____

ARCHITECT: _____ A.C.E. Building Service, Inc. _____

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

EMAIL ADDRESS: _____ chertzog@acebuildingservice.com _____

PHONE: (920) 684-5583 _____ FAX NO.: (920)684-5584 _____

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

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

PHONE: (920) 682-6105 _____ FAX NO.: () N/A _____

3. APPLICATION SUBMITTAL REQUIREMENTS

A. A scale drawing of all exterior elevations showing the design and appearance of the proposed building or structure.

B. Three 11 X 17 colored renderings of the proposed building elevations and material samples.

C. A .pdf file of all drawings either by email or CD

D. A scale drawing of the site plan showing the relationship of the building to the site and adjacent properties.

E. A written description of the proposed general design, arrangement, texture, material and color of the building or structure. Describe the relationship of such factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought.

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

DATE

PRINT ABOVE NAME

OFFICE USE ONLY

ACTION BY ARCHITECTURAL REVIEW BOARD

DATE OF MEETING: _____



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 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

3510 S. 26th Street | Manitowoc, WI 54220

Manitowoc: 920.682.6105 | Sheboygan: 920.457.4960 | Fax: 920.682.7700 | www.acebuildingservice.com



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.



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

Ladies and Gentlemen:

Attached please find information pertaining to the proposed new facility for Torginol, Inc. located on Behrens Parkway in the City of Sheboygan, Wisconsin. There is no zoning change associated with the proposed facility.

It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct a 67,500 square foot facility on the proposed site. 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 capacity for material storage, which in turn will bolster their overall business operation and better respond to domestic and international client demand. Their demand is steadily increasing and they require the additional warehouse space to accommodate the inventory necessary for the demand. It is our intent to commence construction as soon as is feasible, presumably early August, 2021.

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 expansion construction type will be consistent with the new facility addition that was built at Torginol's Taylor drive existing facility. Specifically, a pre-engineered metal building with prefinished metal wall panels, gable trim, gutter, and downspouts. The wall panel profile will match the Taylor Drive building panel profile. The new facility low eave height will be 28'-0" A.F.F. and the high eave height will be 31'-9" A.F.F. There is (1) at-grade overhead door and (3) loading docks being added as part of this project.

3510 S. 26th Street | Manitowoc, WI 54220

Manitowoc: 920.682.6105 | Sheboygan: 920.457.4960 | Fax: 920.682.7700 | www.acebuildingservice.com



Brick masonry wainscot with standard grey mortar will be included on the south and west elevations of the expansion to match the condition of the existing office structure on Taylor Drive. Windows of similar style and exterior color will be installed. The new office entrance will be surrounded by an architectural metal panel installed perpendicular to the main building panel. This along with the entrance canopy will clearly define and architecturally enhance the entrance to the facility. Base plantings will be installed in a stone landscape bed along the entire length of the south and west sides of the expansion to enhance the balance and symmetry of the masonry and windows.

The metal panel material colors for the new facility will match the existing Taylor Drive facility to create a contemporary appearance. The final color selection of the brick will match the existing brick as closely as possible.

The expansion project and color/material selections will be complimentary to the adjacent and surrounding businesses in both style and materials used.

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

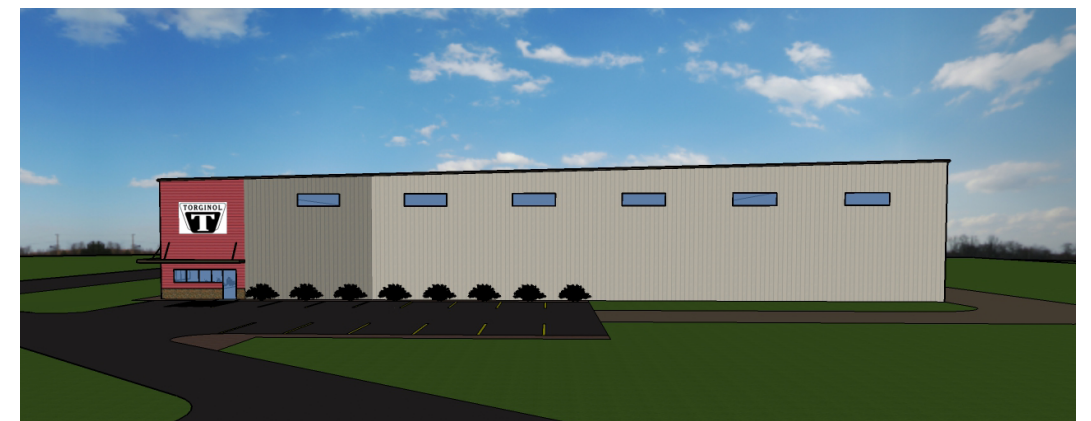
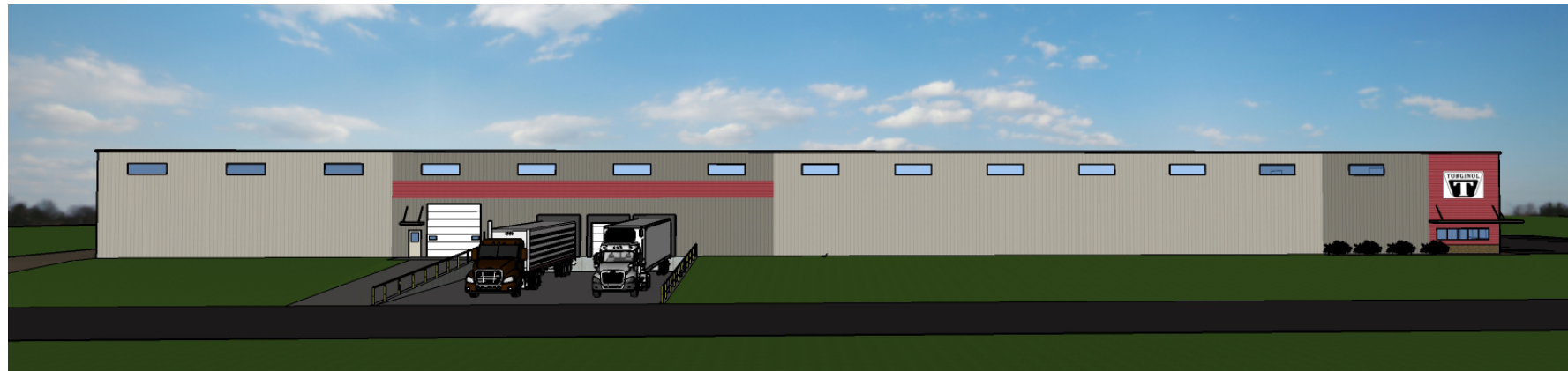
Respectfully Submitted,

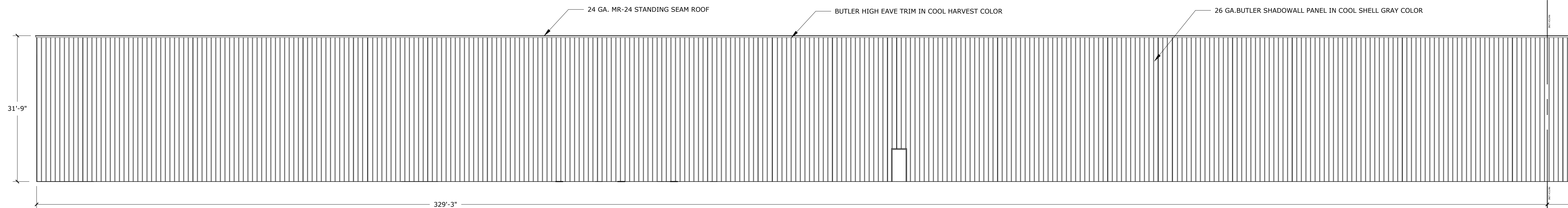
Christopher Herzog
A.C.E. Building Service, Inc.



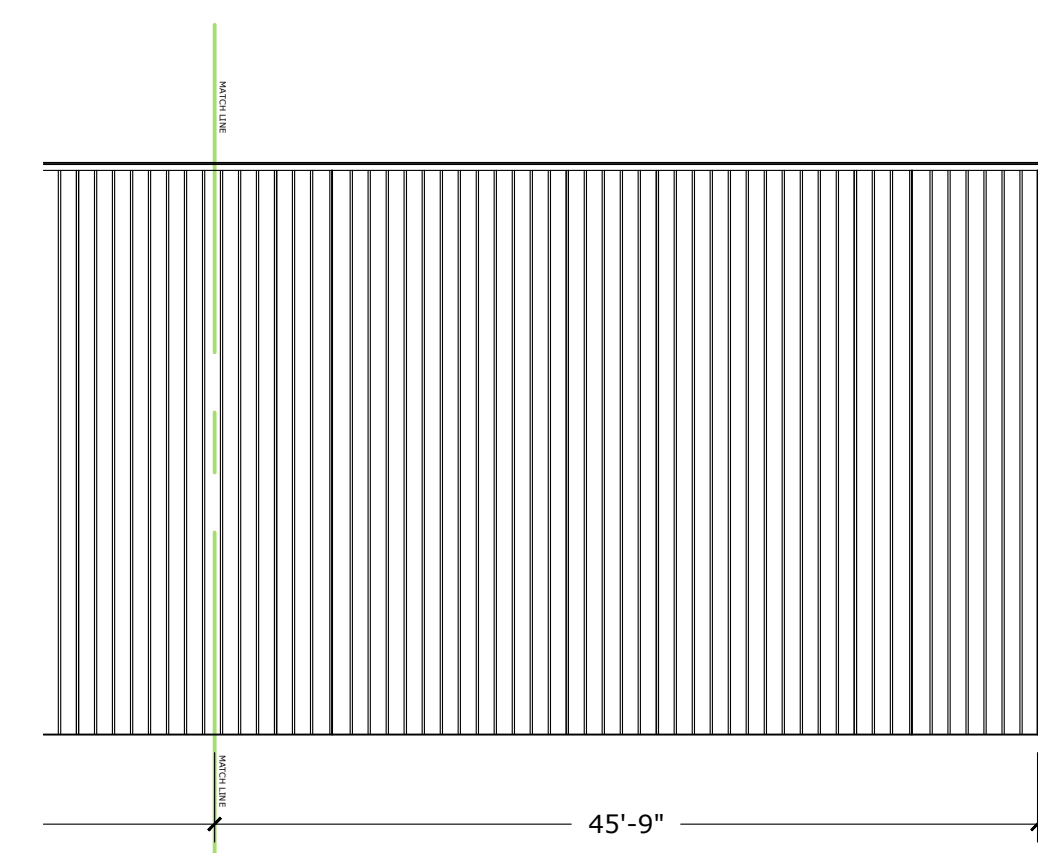
BEHRENS PARKWAY

WAREHOUSE & DISTRIBUTION FACILITY

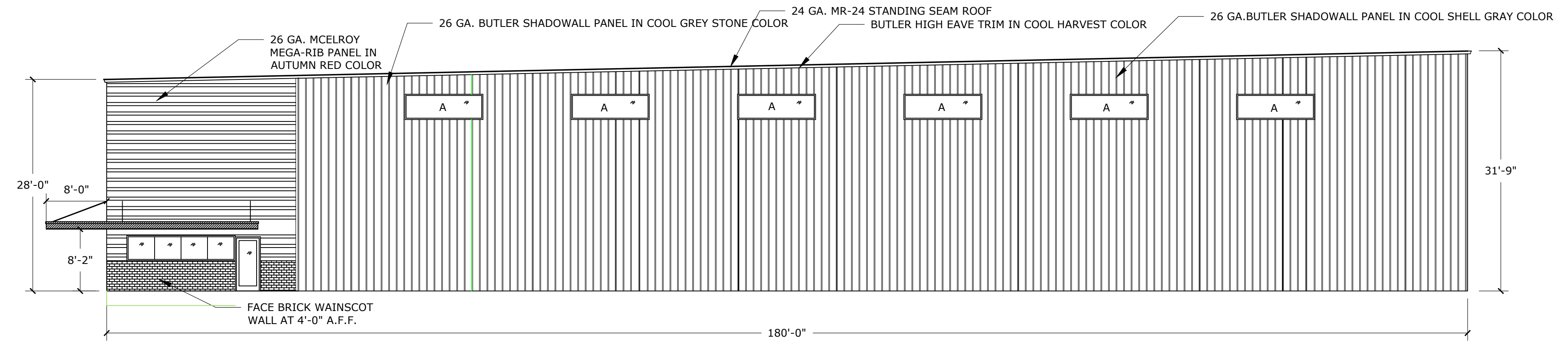




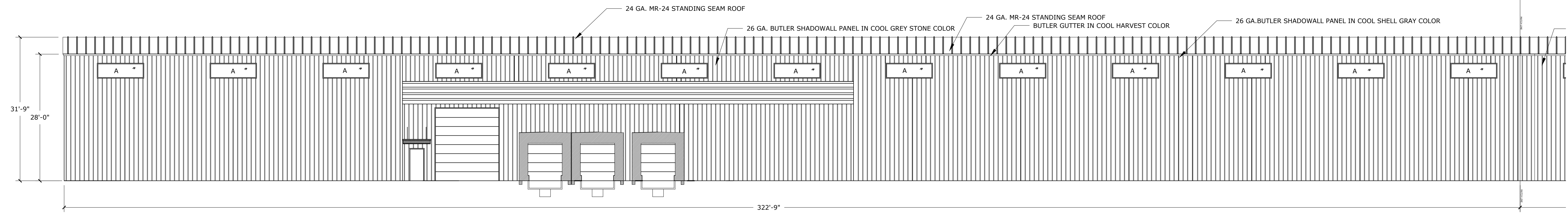
SOUTH ELEVATION - WEST
3/32" = 1'-0"



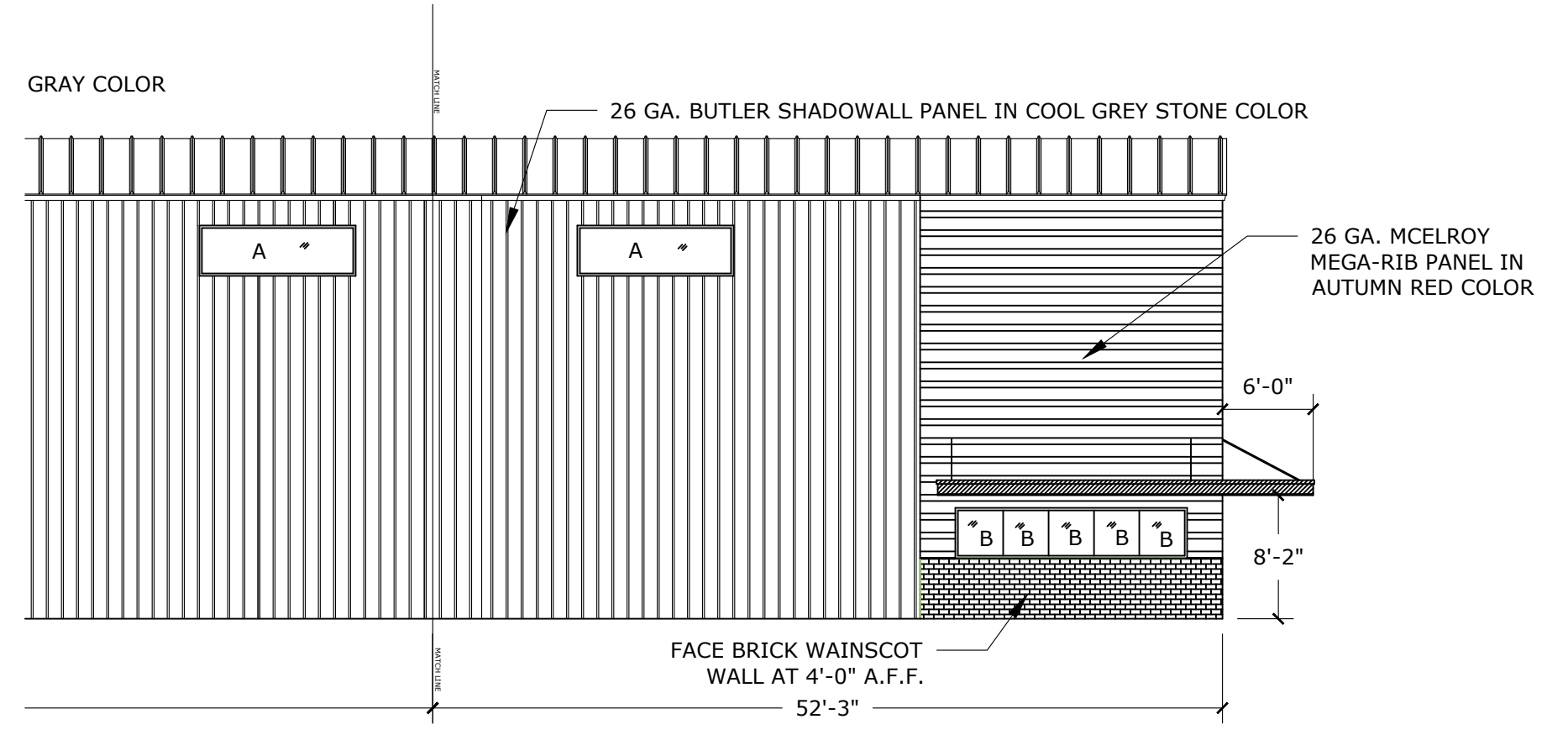
SOUTH ELEVATION - EAST
3/32" = 1'-0"



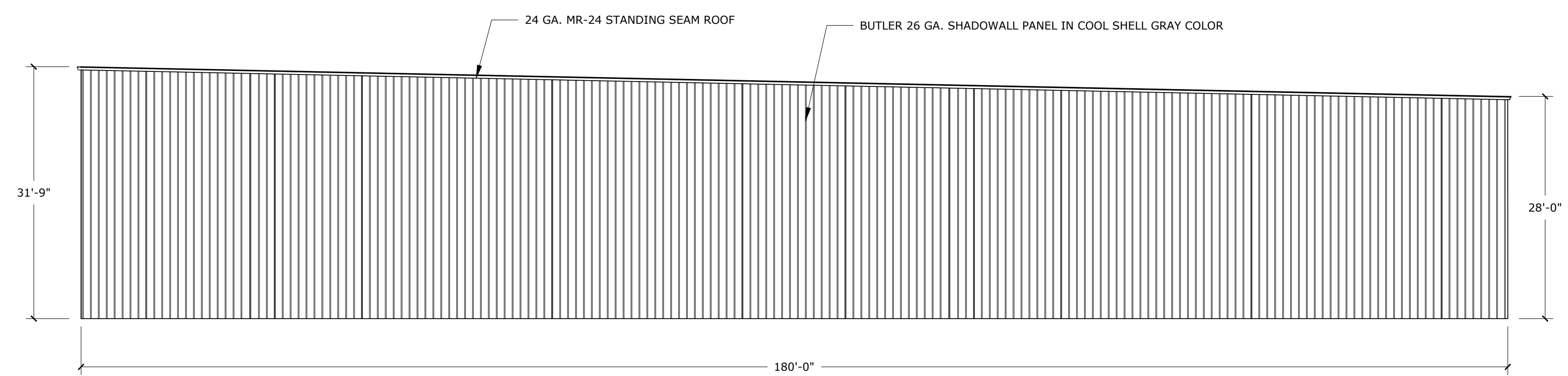
WEST ELEVATION
3/32" = 1'-0"



NORTH ELEVATION - EAST
3/32" = 1'-0"



NORTH ELEVATION - WEST
3/32" = 1'-0"



EAST ELEVATION
3/32" = 1'-0"

REVISION	DESCRIPTION	DATE	REV BY

ACE BUILDING SERVICE
OUR REPUTATION IS OUR FOUNDATION
P.O. BOX 1626 • 3510 SOUTH 26TH STREET • MANITOWOC, WISCONSIN • 54221-1626
PHONE: 920-682-6105 • FAX: 920-682-7700 • WWW.ACEBUILDINGSERVICE.COM
SUPERVISING PROFESSIONAL:

PROJECT INFORMATION:
NEW WAREHOUSE FACILITY
TORGINOL, INC.
BEHRENS PKWY.
SHEBOYGAN, WI 53081

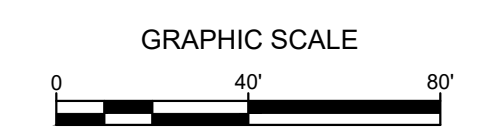
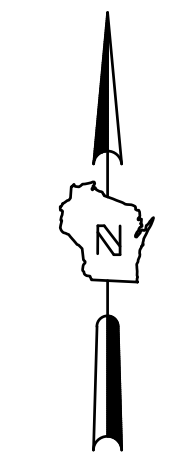
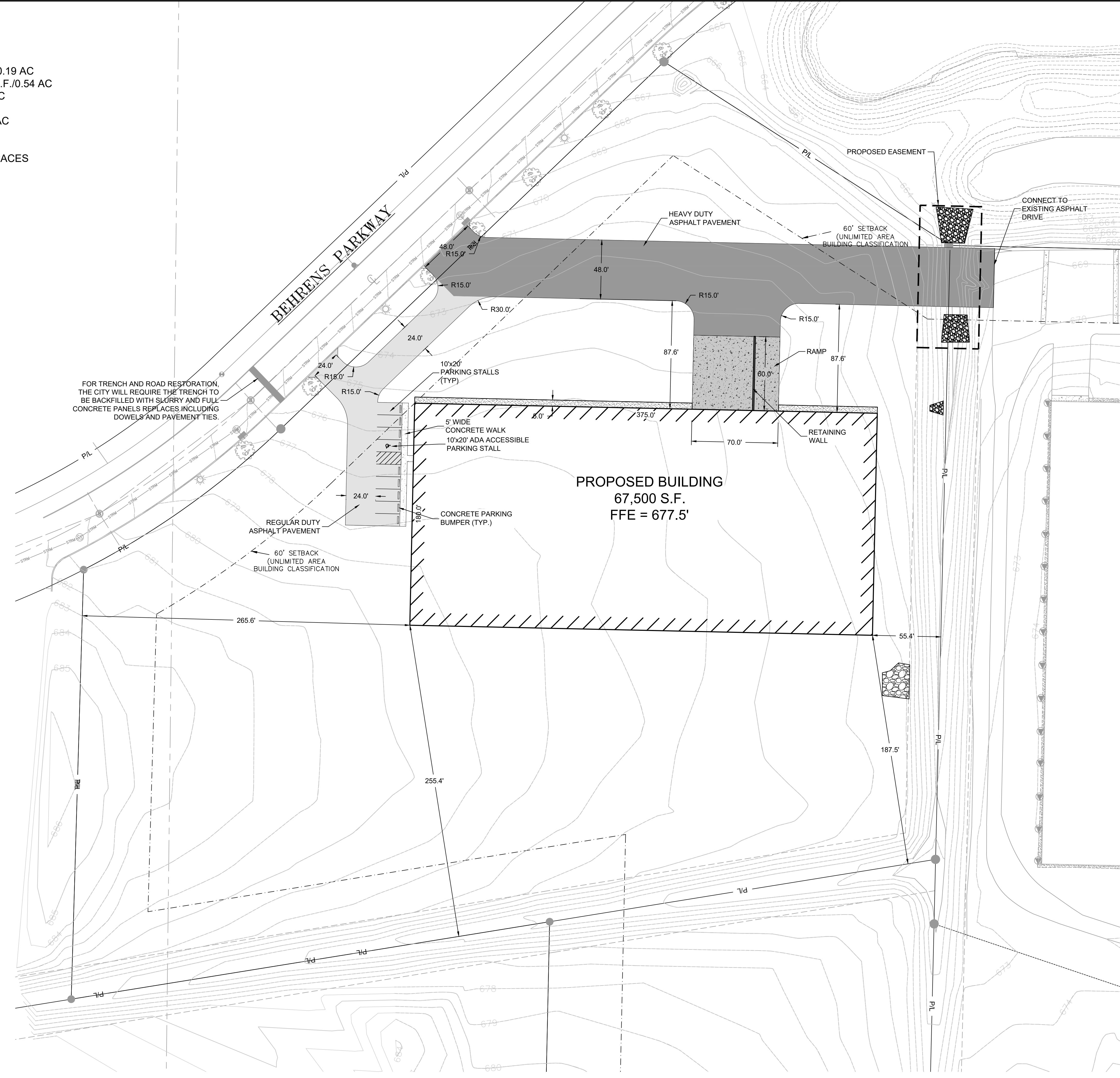
THIS PLAN AND IDEAS EXPRESSED HERE-IN ARE THE PROPERTY OF A.C.E. BUILDING SERVICE, INC. THESE PLANS SHALL NOT BE SHARED BY VISUAL MEANS OR REPRODUCED WITHOUT THE CONSENT OF A.C.E. BUILDING SERVICE, INC.

SHEET INFORMATION
A.C.E. JOB NO. _____
DATE: 04/13/21
DRAWN BY: KDR
SCALE: VARIES
SHEET
A3.0

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 (C401)
 - 8" CONCRETE PAVEMENT ON 8" OF GRAVEL (D401)
 - 3 1/2" ASPHALT SURFACE (REGULAR DUTY) ON 12" OF GRAVEL (A401)
 - 5" ASPHALT SURFACE (HEAVY DUTY) ON 12" OF GRAVEL (B401)

FOR TRENCH AND ROAD RESTORATION, THE CITY WILL REQUIRE THE TRENCH TO BE BACKFILLED WITH SLURRY AND FULL CONCRETE PANELS REPLACES INCLUDING DOWELS AND PAVEMENT TIES.

- 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(974)
 REQUIRED MIN. 3 WORK DAYS
 NOTICE BEFORE YOU DIG!
 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.

REVISION DESCRIPTION	DATE	REV. BY

ACE BUILDING SERVICE
 OUR REPUTATION IS OUR FOUNDATION
 P.O. BOX 1626 • 3510 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

SITE PLAN

C100

NORTH IS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM (PER THE COUNTY PUBLISHED COORDINATES)

SCALE 1" = 60'

TOTAL AREA
974,552 Sq. Ft.
22.373 Ac.

SITE ADDRESS:
4350 Tower Drive
Sheboygan, WI 53081

LEGEND

- ⊙ = EXISTING 2" IRON PIPE
- ⊙ = EXISTING 3/4" IRON PIPE
- = EXISTING 1" IRON PIPE
- ☐ = EXISTING MAILBOX
- ☼ = EXISTING LIGHT POLE
- ☒ = EXISTING TRANSFORMER
- ⊖ = EXISTING SEWER CLEANOUT
- ⊖ = EXISTING SIGN
- ⊖ = EXISTING DOWNSPOUT
- ⊖ = EXISTING CURB INLET
- ⊖ = EXISTING STORM MANHOLE
- ⊖ = EXISTING STORM INLET
- ⊖ = EXISTING SANITARY MANHOLE
- ⊖ = EXISTING ELECTRIC METER
- ⊖ = EXISTING GAS METER
- ⊖ = EXISTING TELEPHONE PEDESTAL
- ⊖ = EXISTING CABLE TV PEDESTAL
- ⊖ = EXISTING HYDRANT
- ☼ = DECIDUOUS TREE
- ☼ = CONIFEROUS TREE
- ☼ = SHRUB LINE
- T — = TELEPHONE LINE
- G — = GAS LINE
- E — = ELECTRIC LINE
- C — = CABLE TV LINE
- S — = SANITARY SEWER LINE
- SW — = STORM SEWER LINE
- 600 --- = EXISTING CONTOUR LINE W/ELEVATION

WARNING:

DIGGERS HOTLINE WAS CONTACTED TO MARK UNDERGROUND UTILITIES. (DIGGER'S HOTLINE DOES NOT MARK PRIVATE SEWER AND WATER LATERALS, A MARKING COMPANY MUST BE HIRED TO MARK LATERALS). THOSE UTILITIES SHOWN HEREON ARE BASED ON THE MARKINGS FROM DIGGER'S HOTLINE, INFORMATION PROVIDED BY THE CITY OF SHEBOYGAN AND FIELD OBSERVATIONS. SANITARY SEWER, STORM SEWER, WATERMAIN AND SOME ELECTRIC LINES WERE NOT MARKED. OTHER UTILITIES MAY NOT HAVE BEEN MARKED AND THEREFORE ARE NOT SHOWN.

CONTACT DIGGERS HOTLINE AND VERIFY ALL UTILITY LOCATIONS BEFORE DIGGING.

BENCHMARK:

- 666.98 - TOP OF FIRE HYDRANT, EAST SIDE OF TOWER DRIVE, NEAR NORTH LINE OF PARCEL.
- 676.29 - TOP OF FIRE HYDRANT, EAST SIDE OF TOWER DRIVE, ±375' SOUTH OF NORTH PROPERTY LINE.
- 672.79 - TOP OF FIRE HYDRANT, SOUTHEAST SIDE OF TOWER DRIVE, ±770' SOUTH OF NORTH PROPERTY LINE.
- 675.29 - TOP OF FIRE HYDRANT, SOUTHEAST SIDE OF TOWER DRIVE, ±500' EAST OF WEST PROPERTY LINE.
- 681.71 - TOP OF FIRE HYDRANT, SOUTH SIDE OF TOWER DRIVE, ±90' EAST OF WEST PROPERTY LINE.
- 675.16 - TOP OF FIRE HYDRANT, NORTH SIDE OF BEHRENS PARKWAY, ±330' NORTHEAST OF WEST PROPERTY LINE.

SURVEYORS CERTIFICATE:

I, Jeffrey A. DeZeeuw of Corner Point, do hereby certify that this survey was made under the direction of the client shown herein by the undersigned of the described property on the date shown below and that this survey complies with Chapter 19.01 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

5/3/2021
DATE

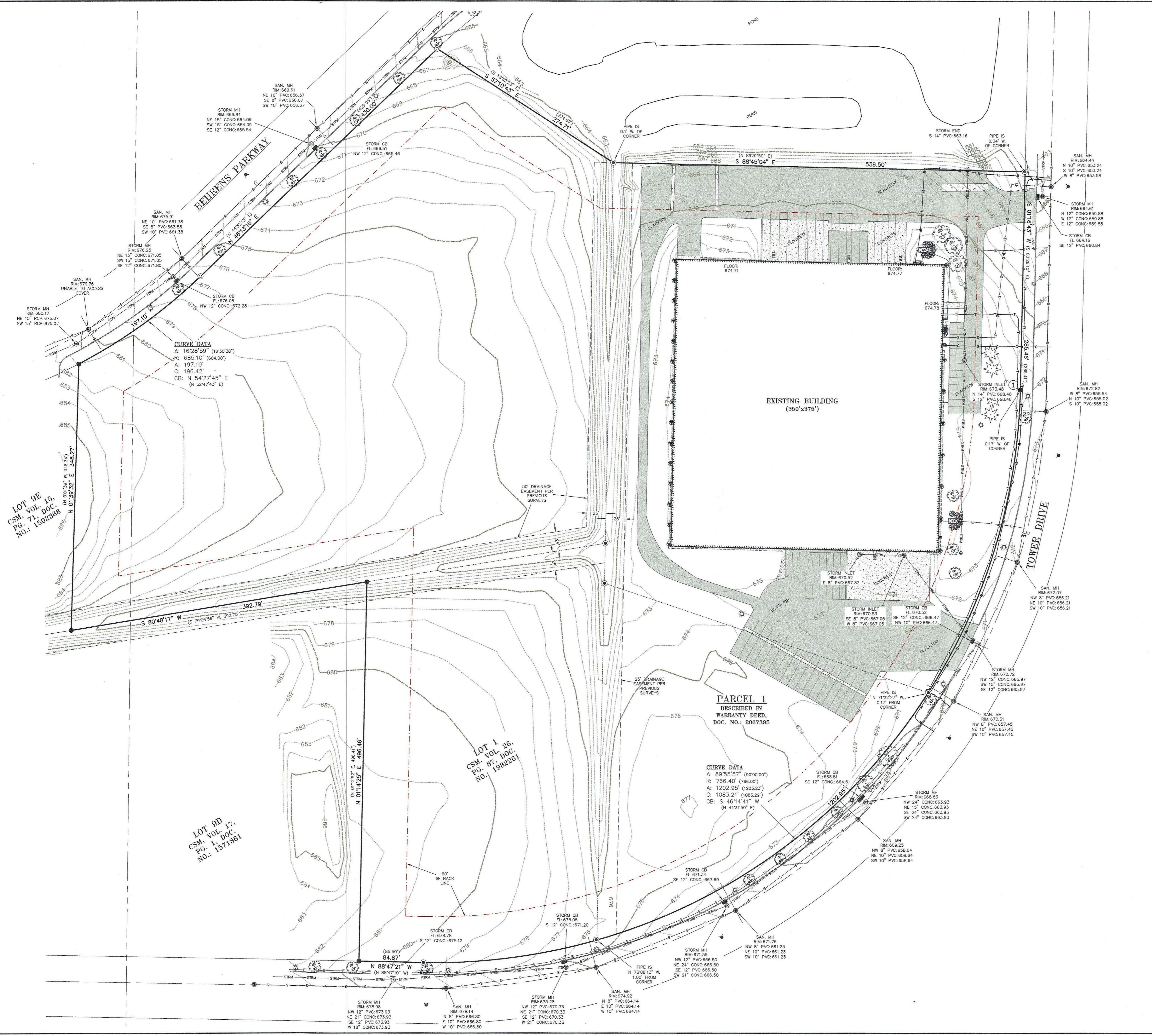
Jeffrey A. DeZeeuw
Jeffrey A. DeZeeuw, PLS
LAND SURVEYOR
S-2294
MANITOWOC
WI

LOCATED IN LOT 9 OF THE SHEBOYGAN BUSINESS CENTER, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

ACE BUILDING SERVICE
3510 S. 26th STREET
MANITOWOC, WI 54220

DISCLAIMER:
CORNER POINT, LLC IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES AND/OR ADDITIONS TO THE HEREON MAP/DRAWING.

FIELD WORK COMPLETION DATE: 3/8/2021
DRAWN BY: JAD
JOB NO.: 971021
DATE FILED: SHEBOYGAN COUNTY RECORDS, 5/3/2021
SCALE: 1" = 60'



CURVE DATA
Δ: 16°28'59" (16°30'38")
R: 685.10' (684.00')
A: 197.10'
C: 196.42'
CB: N 54°27'45" E
(N 52°47'43" E)

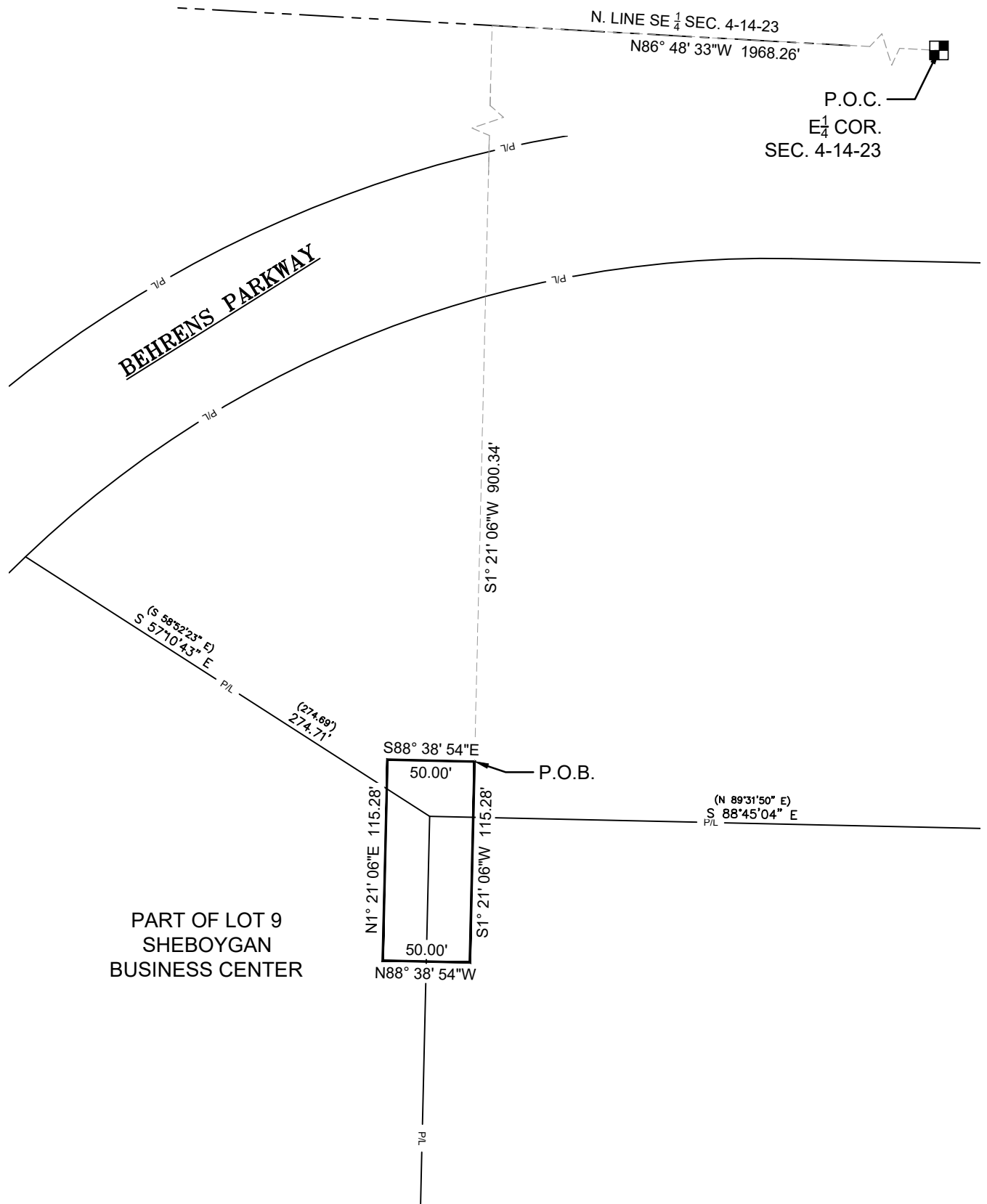
PARCEL 1
DESCRIBED IN
WARRANTY DEED,
DOC. NO.: 2067395

CURVE DATA
Δ: 89°55'57" (90°00'00")
R: 766.40' (766.00')
A: 1202.95' (1203.23')
C: 1083.21' (1083.29')
CB: S 46°14'41" W
(N 44°31'50" E)

LOT 9E
CSM, VOL. 15,
PG. 71, DOC.
NO.: 1502368

LOT 9D
CSM, VOL. 17,
PG. 1, DOC.
NO.: 1571381

LOT 1
CSM, VOL. 26,
PG. 87, DOC.
NO.: 1982281

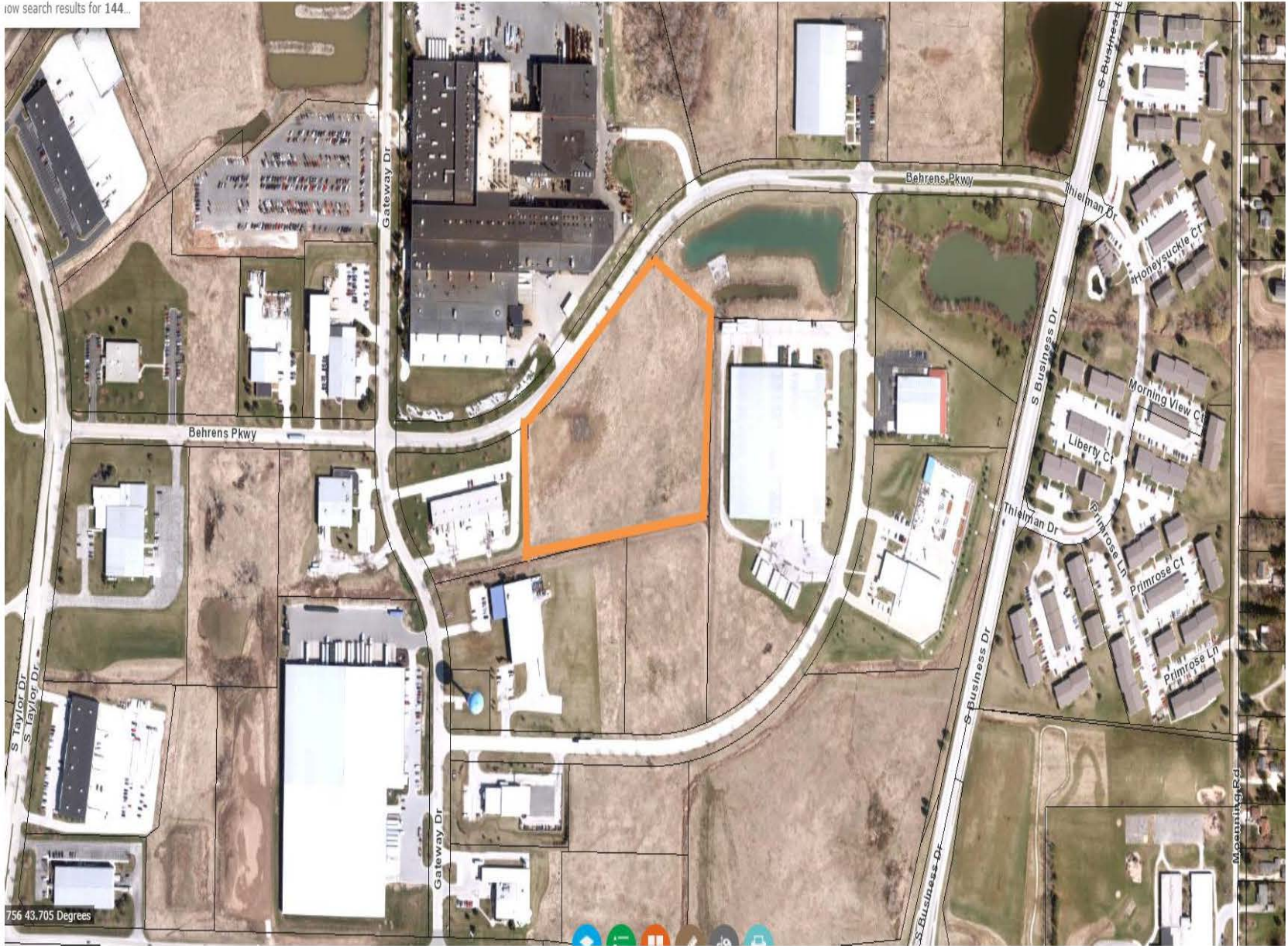


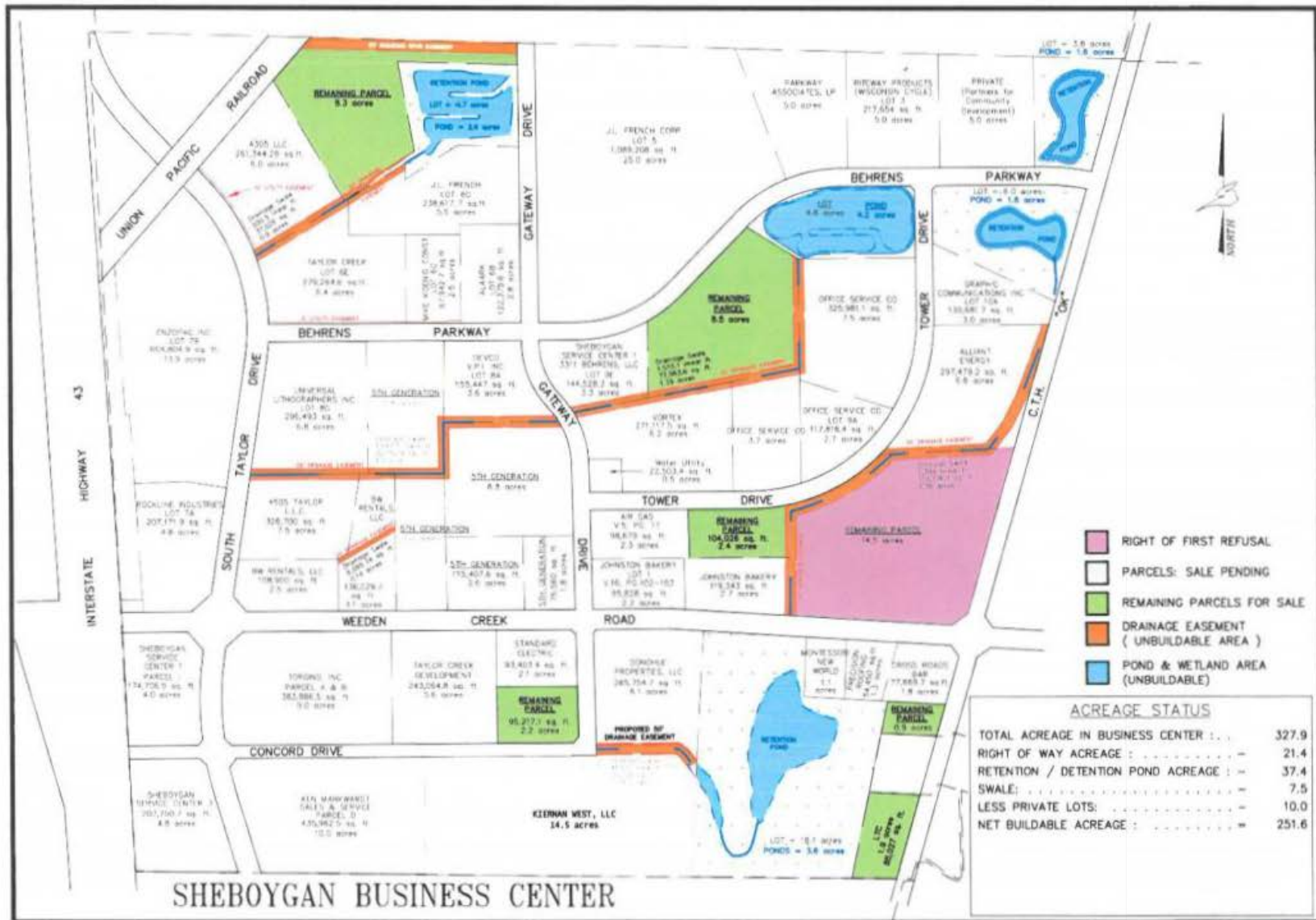
THE SIGMA GROUP
 Single Source. Sound Solutions.
 www.thesigmagroup.com
 1300 West Canal Street
 Milwaukee, WI 53233
 Phone: 414-643-4200
 Fax: 414-643-4210



PROJECT NUMBER 20074 DRAFTED BY BMR 6-02-2021

Exhibit _____





City of Sheboygan
split on the later

SHEBOYGAN BUSINESS CENTER
LOT DIVISIONS AND REMAINING ACREAGE

SHEBOYGAN, WISCONSIN

Scale: 1" = 200'
Revised 02/21/18









CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW BOARD CONSIDERATION

ITEM DESCRIPTION: Construction of new warehouse by Torginol, Inc. on parcel # #59281479085 located along Behrens Parkway in the City of Sheboygan Business Park.

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

REPORT DATE: June 11, 2021

MEETING DATE: June 14, 2021

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Torginol, Inc. is proposing to construct a new warehouse facility on their property located along Behrens Parkway in the Sheboygan Business Park (parcel #59281479085). The applicant states the following:

- Torginol, Inc. is proposing to construct a new 67,500sf new warehouse facility on this eight (8) acre parcel located in the Sheboygan Business Park. This expansion is necessary to increase material storage capacity, which in turn will bolster their overall business operations and better respond to domestic and international client demand. Demand is steadily increasing and the new warehouse is required to accommodate the inventory necessary to meet this demand. It is our intent to commence construction as soon as is feasible, presumably the early portion of August, 2021.
- Torginol has experienced several stages of growth over the past several years at their current locations in the City of Sheboygan Business Park at 4617 S. Taylor Drive and their recent acquisition of the facility located at 4350 Tower Drive.
- Torginol manufactures and markets decorative materials that contribute to the design and performance qualities of high-performance floor coating systems. Products include: polymer flakes, coated quartz granules, pearlescent mica powders, veneer wood chips, polyester glitter, and mica flakes. In addition to operations, Specialty Products, Technical Services, Customer Service, Administration, and Management are located at this facility.
- Torginol, Inc. is a locally owned and operated company with 300 employees.

The applicant states the following about the structure:

- The new warehouse will be 67,500sf (180 x 375).
- The expansion construction type will be consistent with the new facility addition that was built at Torginol's Taylor drive existing facility. Specifically, a pre-engineered metal building with prefinished metal wall panels, gable trim, gutter, and downspouts. The wall panel profile will match the Taylor Drive building panel profile. The new facility low eave height will be 28 feet and the high eave height will be 31.8 feet. There is one (1) at-grade overhead door and three (3) loading docks being added as part of this project.
- Brick masonry wainscot with standard grey mortar will be included on the south and west elevations of the expansion to match the condition of the existing office structure on Taylor Drive.
- Windows of similar style and exterior color will be installed.
- The new office entrance will be surrounded by an architectural metal panel installed perpendicular to the main building panel. This along with the entrance canopy will clearly define and architecturally enhance the entrance to the facility.
- Base plantings will be installed in a stone landscape bed along the entire length of the south and west sides of the expansion to enhance the balance and symmetry of the masonry and windows.
- The metal panel material colors for the new facility will match the existing Taylor Drive facility to create a contemporary appearance. The final color selection of the brick will match the existing brick as closely as possible.
- 38 new building downspouts will be plumbed to underground storm piping and diverted to the existing storm water treatment area. The downspouts are prefinished steel and will be the same color as the primary building wall panel. The downspouts blend into the wall surface very well when paint colors match and are very discreet. If desired, we will paint the portion of the downspouts that pass in front of the horizontal accent band to match that color as well. They will be evenly spaced along the north side of the building with the exception of the loading dock area where they will be positioned to not interfere with loading dock doors. The quantity of downspouts is determined by code requirements for our geographical area.
- The expansion project and color/material selections will be complimentary to the adjacent and surrounding businesses in both style and materials used.
- 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.

STAFF COMMENTS:

A couple of comments for the Board to consider regarding this project:

- Does the brick masonry wainscot around the entrance provide a strong-enough presence to justify the unique location/use?
- This is a large building where the mass needs to be broken down with an additional level of refinement (will likely double in size with future addition). Appears the applicant has tried to emphasize the entry corner and loading dock but the rest of the building still needs to be addressed from an architectural perspective.
- The vertical blocks of color appear to just subdivide the huge wall expanses. The clerestory windows are the only architectural feature trying to tie all the pieces back together. It appears there are options that could give the building a little definition. Options could include:
 - Additional horizontal banding to tie the building all together.
 - Introduce more vertical elements to help break up the horizontality which you started doing at your corner element and loading dock.
 - If using that series of vertical elements, the challenge is to have enough horizontal elements/relationships to tie the whole bundle together again.
- Applicant mentions 38 new building downspouts will be plumbed to underground storm piping and diverted to the existing storm water treatment area but does not show the location of these downspouts on the drawings. Board may want to have the applicant explain how the downspouts are spaced, where are they located, materials, colors, etc.

It appears there are a couple of things the applicant could do to improve the overall architectural design of this building that will eventually be double in size.

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Board Application and required attachments.