

*****ATTACHMENTS*****

PARCEL NO. 59281470938

MAP NO. N/A

ZONING CLASSIFICATION: (SI) DISTRICT
SUBURBAN INDUSTRIAL

Office Use Only

APPLICATION/FILE NO. _____

REVIEW DATE: 12/13/16

FILING FEE: \$250.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
APPLICATION FOR
CONDITIONAL USE PERMIT
Requirements Per Section 15.905
Revised May 2012

Completed application is to be filed with the Department of City Development, 828 Center Avenue, Suite 104. To be placed on the agenda of the City Plan Commission, application must be filed two weeks prior to date of meeting. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

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

ADDRESS: P.O Box 979 Telluride, CO 81435 E-MAIL: 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

LEGAL DESCRIPTION: Lots SE and SW corners of Concord Dr and Gateway Dr, a total of 14.2 acres

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Existing site is not developed and has no buildings on it. There are Industrial buildings immediately adjacent to the proposed site.

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: 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.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: We may request a variance for complying with the landscape code requirements. We may also request a variance for a 6'-0" chain-linked fence with 1'-0" barbed wire topping as required for tenant security purposes. Enhanced perimeter landscaping and earth sculpting will create visual relief for the building, fencing, and operations on the north side of the site adjacent to Concord Drive.

3. JUSTIFICATION OF THE PROPOSED CONDITIONAL USE

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate.

How is the proposed conditional use (independent of its location) in harmony with the purposes, goals, objectives, policies and standards of the City of Sheboygan Comprehensive Master Plan? The proposed development land use shall be for an office and distribution center that follows the current zoning as permitted by right and/or conditional use; and within the City of Sheboygan Business Center. The development shall follow the Business Center Protective Covenants. The sign location is shown on the site plan. The sign permit application shall be pursued at a later date.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property the character of the neighborhood, environment, traffic, parking, public improvements, public property or rights-of-way? The proposed development shall not create any adverse impact. The property will have direct access to the public street (Concord Drive – full concrete with integral curbs) and connection to existing sanitary and water services. The development shall be properly designed to comply with the WDNR and City of Sheboygan storm water management and erosion control ordinances.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? The proposed development is within the City of Sheboygan Business Center

Is the proposed conditional use located in an area that will be adequately served by utilities, or services provided by public agencies? If not, please explain. Public utilities of electric, gas, sanitary sewer, water, and storm water are available to the proposed development



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

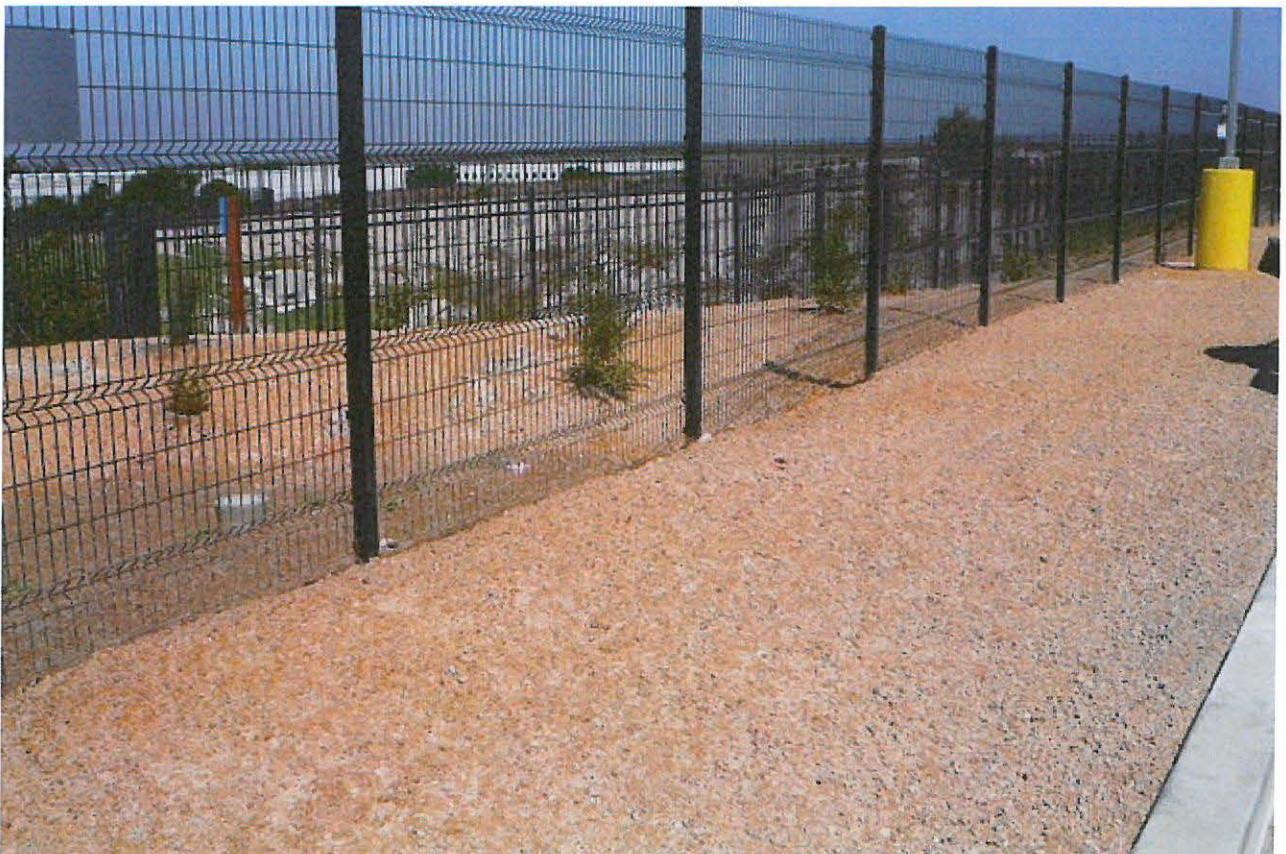
Number of shifts – 3 split shifts for loading and unloading with a down period in between

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 barbs 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 – Y 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

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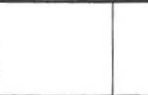


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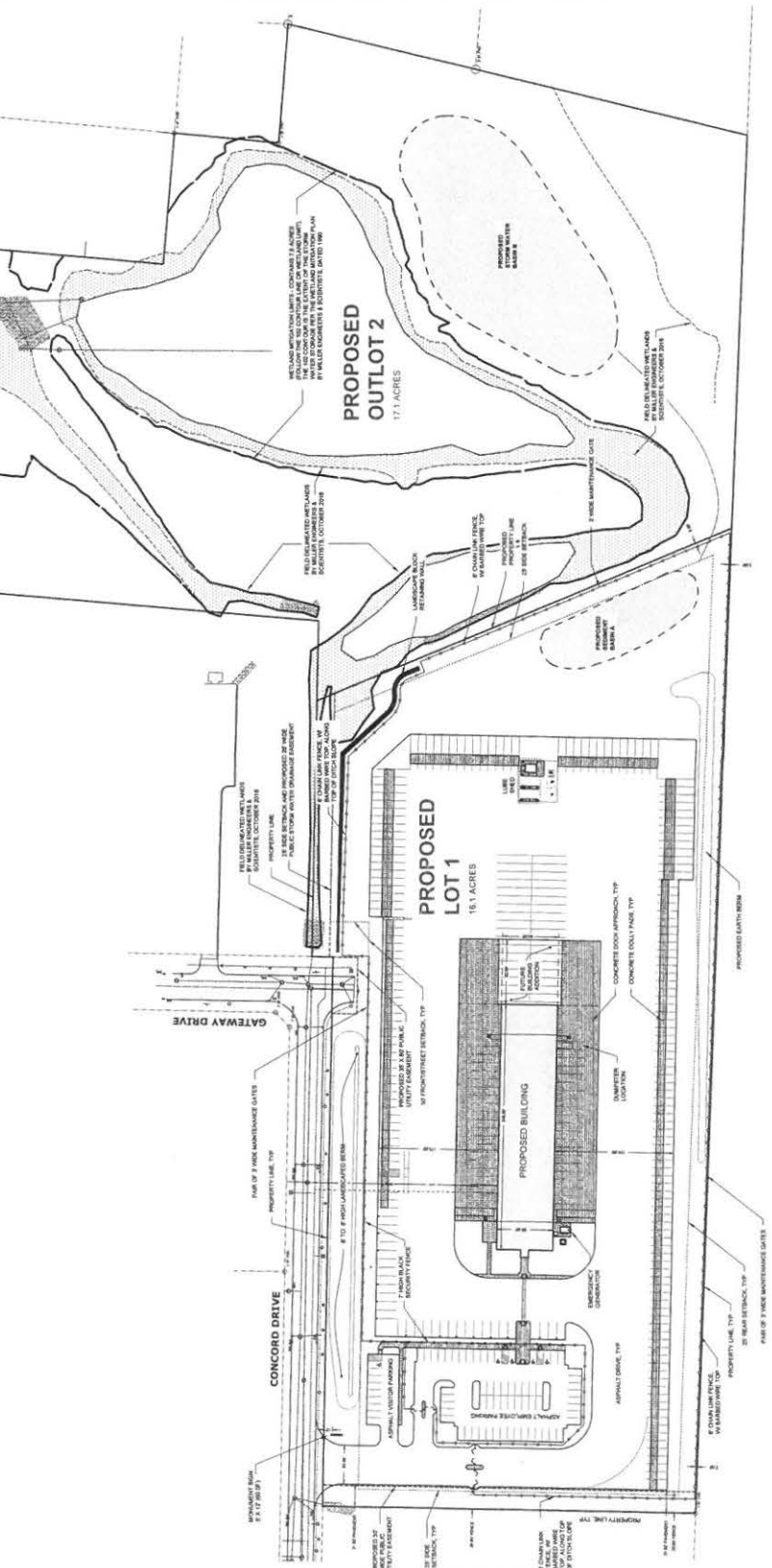
No.	Revision	Date
1		
2		
3		
4		
5		
6		

12/16/16
DATE

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



1
SITE PLAN FOR APPROVAL

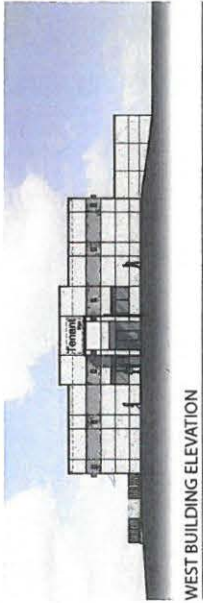


EMPLOYEE COUNT	APPROXIMATE EMPLOYEE COUNT	42 EMPLOYEES
REGULARS	42	42
TOTAL REGULARS	42	42
PROPOSED STALLS	42	42
APPROXIMATE EMPLOYEE COUNT	42	42
REGULARS	42	42
TOTAL REGULARS	42	42
PROPOSED STALLS	42	42
APPROXIMATE EMPLOYEE COUNT	42	42
REGULARS	42	42
TOTAL REGULARS	42	42
PROPOSED STALLS	42	42

GRAPHIC SCALE
1 inch = 60 ft.
Scale of 1/4" = 1' = 60 ft.



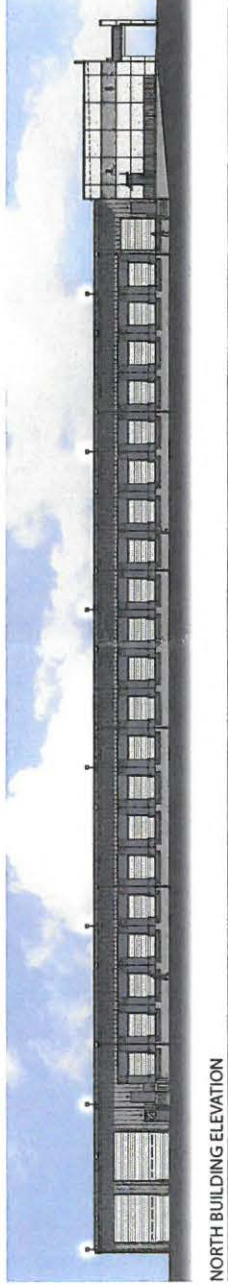
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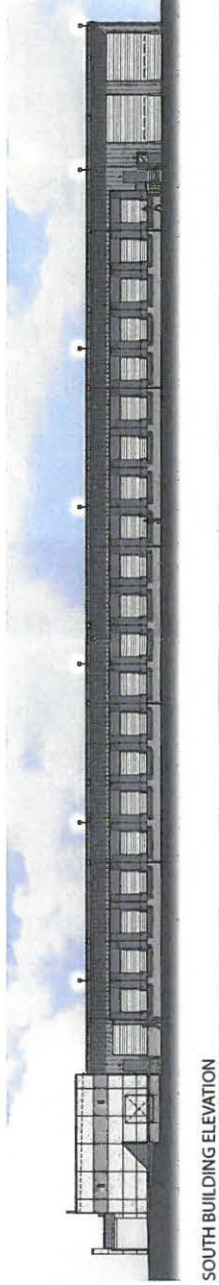
WEST BUILDING ELEVATION



EAST BUILDING ELEVATION



NORTH BUILDING ELEVATION

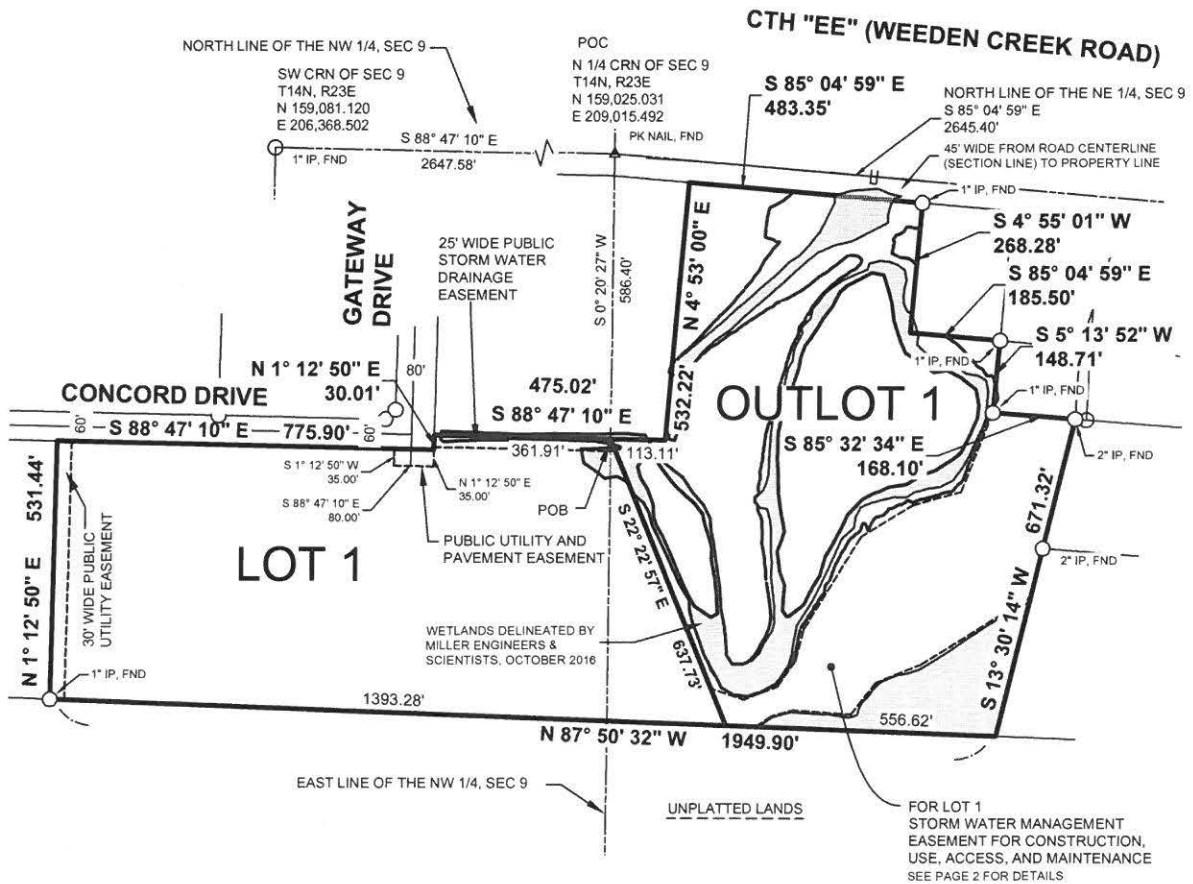


SOUTH BUILDING ELEVATION

CERTIFIED SURVEY MAP
 PART OF THE NE 1/4 OF THE NW 1/4 AND
 PART OF THE NW 1/4 OF THE NE 1/4, BOTH OF
 SECTION 9, T14N, R23E
 CITY OF SHEBOYGAN
 SHEBOYGAN COUNTY, WISCONSIN

PAGE 1 OF 4

PRELIMINARY



BEARINGS AND DISTANCES SHOWN ARE REFERENCED TO THE NORTH LINE OF THE NW 1/4 OF SECTION 9, T14N, R23E, WHICH BEARS S88°47'10"E, AND BASED ON THE SHEBOYGAN COUNTY COORDINATE SYSTEM

DRAWING DATE DECEMBER 7, 2016



GRAPHIC SCALE



1 inch = 300 ft.

Wagner
EXCAVATING, Inc.
 3437 PAINE AVENUE, SHEBOYGAN, WI 53081
 (920) 458-9082 FAX (920) 458-0565

KW SBM, LLC
 CITY OF SHEBOYGAN
 SHEBOYGAN COUNTY
 Parcel Number: 59281470938
 Situs Address: Weeden Creek Road



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