

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

PARCEL NO. 629110  
MAP NO. 10 326 001  
ZONING CLASSIFICATION: UI

Office Use Only  
APPLICATION/FILE NO. \_\_\_\_\_  
REVIEW DATE: 3/15/16

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 \$150 (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: Sadoff & Rudoy Industries dba, Sadoff Iron & Metal Co. – Sheboygan

ADDRESS: 3313 N 21<sup>st</sup> St., Sheboygan, WI 53082 E-MAIL: laskyb@sadoff.com

PHONE: (920) 457-2431 FAX NO. (920) 457-0175

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

NAME OF PROPOSED/EXISTING BUSINESS: Sadoff & Rudoy Industries, dba Sadoff Iron & Metal Co. – Sheboygan

ADDRESS OF PROPERTY AFFECTED: 3313 N 21<sup>st</sup> Street, Sheboygan, WI 53082

LEGAL DESCRIPTION: See attached

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Scrap Metal Processing

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Please see attached narrative

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: Please see attached narrative

**What we are seeking**

Sadoff Iron & Metal Co. is seeking approval for a conditional use permit to relocate the processing “downsizing” of cast iron from our Berlin Wisconsin site to our Sheboygan site. Downsizing of cast iron is the process of using pressure to downsize the iron castings to downsize the material to a size specification for foundries to melt in their furnaces.

**Why we are moving process**

Sadoff Iron & Metal Co. is closing our Berlin operation and terminated 2 employees and is in the process of relocating 5 employees and operations to other Sadoff locations due to the impact of industry pressures in the commodity marketplace.

**How we do it**

We utilize two methods for downsizing cast iron, and the driving factors for which process is used is the size of the casting, or the hardness of the casting. If a casting is 5’ and over, or if the casting is ductile or gray iron (harder castings) it will be downsized using a shear crane within a barrier structure, if the castings are 5’ and under or stove or sewer castings (less hard castings) it will be downsized mechanically (this is the current method and process used in Sheboygan).

Shearing is the process of sizing the material utilizing a “pinching” method to downsize oversized (5’ and over) cast iron using a shear crane within a barrier system (no footings) to size the material for Kohler, Neenah, and Waupaca foundries. The process will be described in detail below and is the process that we are seeking the conditional permit for. Our current Sheboygan process utilizes a mechanical machine called a “cast breaker” whereby we place 5’ and under castings in a chamber and the chamber utilizes pressure to crush the cast iron into small pieces, or product called stove cast, for Kohler foundry. There are two main differences in these processes 1) The size of the material 2) the hardness of the material. The application for the conditional use permit is to move the shearing process, which includes a shear crane and barrier system, to a **safe, nonvisible location** (to general public or neighbors) within our property. The activity will add 1 truck a week and the process will not add noise because the activity does not meet the current cast breaking noise threshold. I have included a flash drive with a short demo with sound of the process.

Our Sheboygan site has been selected because:

- Will sustain and support current jobs
- Current cast breaking operation is located here
- Logistically we would want to process here due to customer and material locations
- Rail access
- Safe Location
- Shearing of cast is a proven method in our industry for downsizing material.

Equipment Dimensions: (Picture is 2x bigger than what we are proposing)  
L 22' x W 22' x H 26'





Material



MATERIAL TO BE DOWNSIZED



FINISHED PRODUCT



# Site Map





**Selected Yard Location Rationale**

We have selected the placement of the operation with consideration of our neighbors and safety within in our facility. The site lines show that this operation will not be visible from public roads and will be hidden. The yellow boom is 40’ in the air and our proposed height is 26’. Noise will not be a factor because the operation will not meet the current noise threshold of current operations.



**Feedback**

We are open and welcome feedback after operations commence should there be any concerns that need to be addressed.

# PROPOSED SITE PLAN

INFORMATION ON THIS SITE PLAN COPIED FROM RICE ENGINEERING  
DRAWING REI PROJECT NO: 05-02-11A

SHEET	SHEET TITLE
1 OF 10	TITLE SHEET
2 OF 10	STORM SEWER PHASE 1
3 OF 10	STORM SEWER PHASE 2
4 OF 10	PAVING PLAN
5 OF 10	GRADING
6 OF 10	EROSION CONTROL
1 OF 1	LANDSCAPING
1 OF 1	SPCC

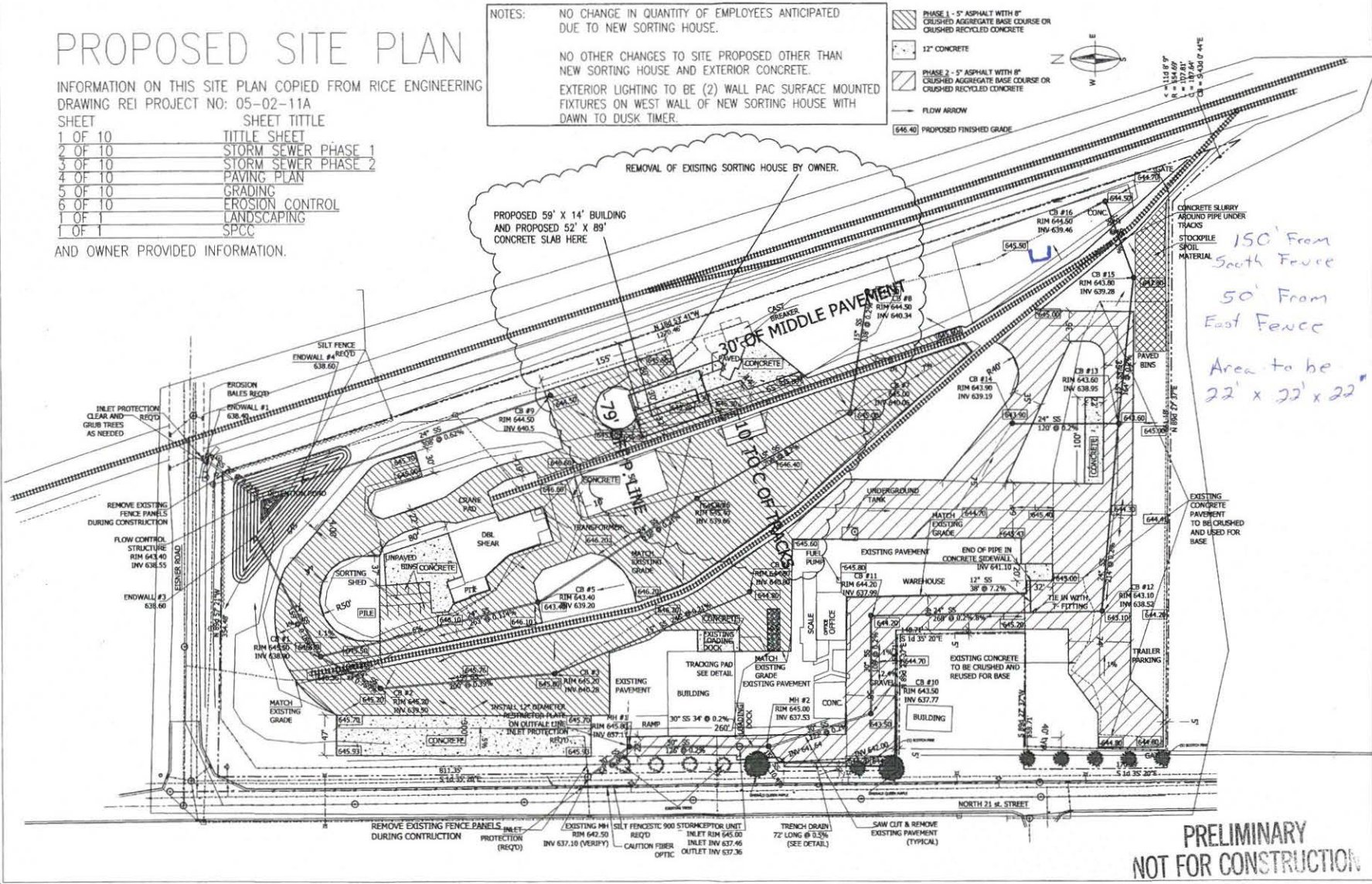
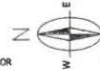
AND OWNER PROVIDED INFORMATION.

NOTES:  
NO CHANGE IN QUANTITY OF EMPLOYEES ANTICIPATED DUE TO NEW SORTING HOUSE.

NO OTHER CHANGES TO SITE PROPOSED OTHER THAN NEW SORTING HOUSE AND EXTERIOR CONCRETE.

EXTERIOR LIGHTING TO BE (2) WALL PAC SURFACE MOUNTED FIXTURES ON WEST WALL OF NEW SORTING HOUSE WITH DAWN TO DUSK TIMER.

- PHASE 1 - 5" ASPHALT WITH 8" CRUSHED AGGREGATE BASE COURSE OR CRUSHED RECYCLED CONCRETE
- 12" CONCRETE
- PHASE 2 - 5" ASPHALT WITH 8" CRUSHED AGGREGATE BASE COURSE OR CRUSHED RECYCLED CONCRETE
- FLOW ARROW
- PROPOSED FINISHED GRADE



**PRELIMINARY  
NOT FOR CONSTRUCTION**

PROJECT: **NEW SORTING HOUSE**  
DATE: 3-23-06  
DRAWN BY: MF  
CAD FILE:  
JOB NO: B14/05  
SCALE: 1" = 30'  
SHEET: 1 OF 1

**GUS HOLMAN COMPANY**  
3313 NORTH 21st STREET  
SHEBOYGAN, WI 53083

**BUILDING SERVICE INC.**  
P.O. BOX 1029000, MILWAUKEE, WI 53210-0900  
TEL: 414.224.0000 FAX: 414.224.0000

THIS IS AN AS-BUILT DRAWING. WHILE WE ARE THE PROPERTY OF B.S.I. WE DO NOT GUARANTEE THE ACCURACY OF THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION CONTAINED HEREIN.

S  
T  
S

Downsizing Area



Eisner Ave

Eisner Ave

Eisner Ave

at 01/10/2018 09:27

PARCEL NO. 107310

MAP NO. \_\_\_\_\_

ZONING CLASSIFICATION: CC

Office Use Only

APPLICATION/FILE NO. \_\_\_\_\_

REVIEW DATE: 3/15/16

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

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Revised May 2012

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**1. APPLICANT INFORMATION**

APPLICANT: Michael C. Morey (Oakbrook Corporation)

ADDRESS: 2 Science Court E-MAIL: mcmorey@oakbrookcorp.com  
Madison, WI 53711

PHONE: (608) 443-1053 FAX NO. (608) 443-1153

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

NAME OF PROPOSED/EXISTING BUSINESS: Encore Apartments

ADDRESS OF PROPERTY AFFECTED: 727 N. 8<sup>th</sup> Street, Sheboygan, WI 53081

LEGAL DESCRIPTION: see attached

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: \_\_\_\_\_

Currently a vacant land parcel

DETAILED DESCRIPTION OF **PROPOSED** OPERATION OR USE INCLUDING ANY CHANGES TO THE EXISTING USE: Proposing a new mixed-use building

containing 81 apartments and approximately 4,000 SF of commercial space.

BRIEF DESCRIPTION OF ALL REQUESTED VARIANCES FROM PROVISIONS OF THE ZONING ORDINANCE, WHICH ARE RELATED TO THE PROPOSED OPERATION OR USE: \_\_\_\_\_

See attached Project Narrative

## PROJECT NARRATIVE

### ENCORE APARTMENTS Sheboygan, Wisconsin

Oakbrook Corporation is proposing to develop Encore Apartments, a mixed-use project containing 81 luxury apartment units and 4,000 square feet of retail/commercial space in downtown Sheboygan, Wisconsin. The project would be constructed on an approximately 1.60 acre parcel on a portion of the former Boston Store site at 727 N. 8<sup>th</sup> Street, situated between the Mead Public Library and the John Michael Kohler Arts Center. The subject site (currently vacant land) was previously occupied by a large department store building, which was acquired and subsequently demolished by the City of Sheboygan. The site's prime location in downtown Sheboygan presents a unique and exciting opportunity to create a mix of contemporary housing and dynamic retail space in close proximity to some of the City's great amenities and cultural attractions.

Encore will serve an important role by providing convenient, urban living with modern amenities. The demand for this housing exists in the market as evidenced by the strong occupancy through the City and the lack of recent development. Many of the local employers that are growing and actively recruiting workers to the area have expressed a significant need for quality housing in close proximity to restaurants, retail, services, public transportation, recreation, and cultural destinations. The redevelopment of this parcel, which includes the creation of a new public, multi-purpose green space, will bring a new vibrancy to downtown and the Arts & Culture District. The project will be financed with a combination of Developer equity and Tax Incremental Financing (TIF) as well as a first mortgage provided by a private bank on the most competitive terms available. The total project cost will be approximately \$11M.

#### ZONING

The subject parcel is zoned Central Commercial (CC). Multifamily housing is a conditional use under the current zoning classification. Oakbrook is submitting a conditional use permit application for consideration by City staff and Plan Commission. As part of the permit application, we will be requesting approval of several variances.

	<u>Zoning Requirement</u>
1. Lot Area:	Minimum 1,000 SF of Lot Area Per Unit
2. Density:	Maximum 40 Dwelling Units Per Acre
3. Parking:	2 Spaces per Two Bedroom Unit; 1.5 Spaces per Unit w/ One Bedroom or less

Please refer to the plans for Items 1 and 2 above. The project contains 125 parking spaces between the underground garage and the dedicated surface spaces. Based on the proposed unit mix, the parking requirement per the zoning code would require 138 spaces. Based on our experience, one parking space per bedroom is more than adequate to meet the needs of the project.

#### PROJECT OVERVIEW

The proposed development will include the new construction of a total of 81 studio, one and two bedroom apartment homes and 4,000 square feet of commercial space in a three-story building. The underground parking garage will include 81 reserved spaces (one per dwelling unit). In addition, there will be 44 surface parking spaces available to residents and guests on a first come first serve basis. 42 of the surface stalls are located in the City Parking Lot to the north of the development, and are being leased to the project under a long-term lease agreement. The building construction will consist of wood frame construction on top of a poured concrete foundation and underground parking structure with precast concrete ceiling and columns. The exterior façade will include a combination of masonry and/or natural stone and cement fiber board siding such as Hardiplank.

The unit mix for the proposed development can be summarized as follows:

<u>Unit Type</u>	<u>Unit Count</u>	<u>Unit Size</u>	<u>Market Rent</u>
Studio	8	625 – 660 SF	\$885 - \$900
One Bedroom / One Bath	20	700 – 740 SF	\$945 - \$985
One Bedroom / One Bath	14	750 SF	\$985 - \$1025
One Bedroom / One Bath	6	800 – 940 SF	\$1025 - \$1075
Two Bedroom / Two Bath	14	950 – 1030 SF	\$1145 - \$1185
Two Bedroom / Two Bath	9	1050 – 1080 SF	\$1225 - \$1265
Two Bedroom / Two Bath	10	1150 – 1230 SF	\$1305 - \$1345

**Development Amenities:**

LIFESTYLE

High Speed Internet + Cable  
 Outdoor Seating + Grilling Area  
 State of the Art Fitness Center  
 Yoga Studio + Fitness Classes  
 Community Room + Kitchen  
 Coffee Bar + WiFi Lounge  
 Pet Friendly Amenities (Dog Wash)  
 View of Lake Michigan  
 Overlooking NEW Public Greenspace  
 Resident Social Programs

CONVENIENCE

On-Site Management Office  
 Heated Underground Parking (One Space Included in Rent)  
 Car Wash + Bike Storage  
 Storage Lockers  
 Online Payments / Work Orders  
 24/7 Maintenance Services  
 Commercial / Retail Space

**Unit Amenities:**

**DESIGN**

Open Floor Plan  
 Kitchen Islands  
 9-Foot Ceilings  
 Patios & Balconies  
 Walk-In Closets  
 In-Unit Washers & Dryers

**FINISHES**

Maple Cabinetry with Hardware  
 Hard Surface Countertops (Quartz or Granite)  
 Stainless Steel, Energy Star Appliances  
 LVP Wood Flooring  
 Tile Flooring (Bathrooms)  
 Carpet (Bedrooms)

MANAGEMENT

Hours of Operation

Typical office hours on site will be 8:00 a.m. to 5:00 p.m., Monday through Friday. Evening and weekend hours will be offered to accommodate resident/prospect schedules on an “as needed” basis. Site staff will include a full-time Property Manager and a Maintenance Technician; both will be employees of Oakbrook. Management will be available to assist residents during these hours. Maintenance staff will also be on-call 24/7 in the event of an emergency, urgent maintenance request, lockout, etc.

Building Security

The building entry doors will lock automatically and be controlled by a key fob system. Residents will be issued apartment keys unique to their specific unit as well as a key fob for building access and a garage door opener should they elect underground parking. Interior and exterior common areas and entrances as well as building grounds will be monitored by a security camera system accessible from the web at all times. Cameras will be reviewed regularly to ensure our ability to provide residents with a safe and secure living environment.



ARCHITECTS + PLANNERS, INC.

ARCHITECTURE  
LAND PLANNING  
LANDSCAPE ARCHITECTURE  
INTERIOR ARCHITECTURE

February 23, 2016

Mayor Mike Vandersteen, Common Council Members  
and the Architectural Review Board  
City of Sheboygan  
828 Center Street  
Sheboygan, WI 53081

RE: Architectural Narrative, Oakbrook Corporation Mixed Use Building Proposal

Dear Mayor and all:

The Architects, Planners and Landscape Architects were given the following design goals for the proposed building and site:

- Compliance with 8<sup>th</sup> Street Design Standards for New Buildings
- Continue the street wall on 8<sup>th</sup> Street
- Define, respect and activate the planned open space to the south by maximizing residential southerly views and orienting the interior and exterior residential amenity spaces to the south
- Use the building shape, landscape and hardscape to define a gradual but perceptible transition from the southern planned public open space to the private residential spaces without using hard edges or barriers
- Create a defined high quality and formal residential parking area and building entry on the north façade
- Treat all sides of the building as a "front"
- Prepare a *contextually friendly façade*, that is, be a good neighbor especially to the 8<sup>th</sup> Street mercantile corridor in building massing, components, details, materials and colors
- Break down the building into visually interesting parts to avoid monotony
- Building is not to be "dated" either as a period piece or identified with the year of its construction, but instead stand the test of time

We think the proposed building and site designs do these things. We look forward to your review and comments!

Sincerely,

Mark Hopkins, Principal

CC: Michael L Morey, Oakbrook Corporation  
Michael C Morey, Oakbrook Corporation



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12	2nd Floor Plan
13	3rd Floor Plan
14	Photometrics
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C-2.0	Demolition Plan
C-3.0	Site Plan
C-4.0	Grading & Erosion Control Plan
C-5.0	Utility Plan
C-6.0	Construction Details
C-6.1	Construction Details
C-6.2	Construction Details



Sheet 1

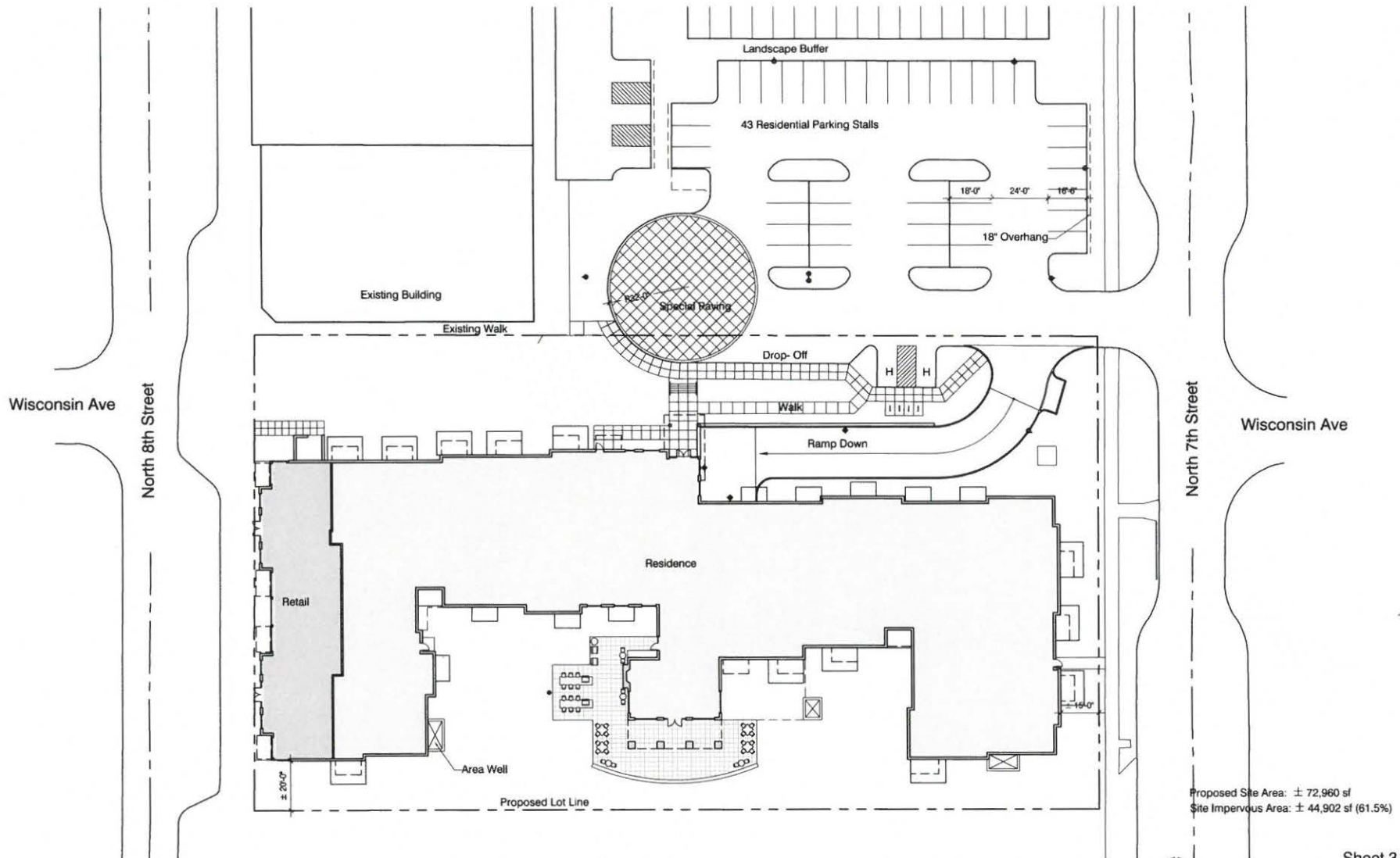
Perspective

**Oakbrook Corporation**  
Integrated Real Estate Services  
Sheboygan, Wisconsin

43 South Val Avenue  
Arlington Heights, Illinois 60005  
Job No. 10028 © 2018  
February 23, 2018  
**HKMI**  
ARCHITECTS - PLANNERS, INC.

Trees			
Botanic Name	Common Name	Size	Notes
<i>Acer x freemanii</i>	Freeman Maple (narrow)	2.5' BB	
<i>Ainus glikianae</i>	Black Alder	8' Ht. BB	multi-stem
<i>Amelanchier x grandiflora</i>	Apple Serviceberry	8' Ht. BB	multi-stem
<i>Malus David</i>	White Crabapple	2.5' BB	multi-stem
<i>Acer saccharinum 'Morton'</i>	Morton Sugar Maple	2.5' BB	
<i>Pinus strobus</i>	White Pine	8' Ht. BB	
<i>Populus tremuloides</i>	Quaking Aspen	8' Ht. BB	multi-stem
<i>Quercus bicolor</i>	Swamp White Oak	1.5' BB	
<i>Liriodendron 'Morton'</i>	Morton Elm	2.5' BB	
Shrubs			
Botanic Name	Common Name	Size	Notes
<i>Buxus x glaucocor</i>	Glencoe Boxwood	24" BB	
<i>Cotoneaster Luridus</i>	Hedge Cotoneaster	24" BB	
<i>Oenothera serratifolia 'Butterfly'</i>	Southern Bush Honeysuckle	24" BB	
<i>Euconymus alatus 'Compactus'</i>	Deerf Burningbush	18" BB	
<i>Ilex virgata 'Morton'</i>	Morton Bitterspire	18" BB	
<i>Rhus aromatica 'Neo Low'</i>	Neo Low Sumac	18" BB	
<i>Spirea x bumalda 'Froebelii'</i>	Froebel's Spirea	18" BB	
<i>Viburnum dentatum 'Ralph Benier'</i>	Arrowwood Viburnum	8" BB	
Perennials			
Botanic Name	Common Name	Size	Notes
<i>Allium 'Summer Beauty'</i>	Summer Beauty Onion	#1 Cont.	18" on center
<i>Calamagrostis scutiflora 'Karl Foerster'</i>	Karl Foerster F. Reed Grass	#1 Cont.	24" on center
<i>Hemerocallis 'Nappy Natural'</i>	Yellow Daylily	#1 Cont.	18" on center
<i>Hemerocallis 'Little Wine Cup'</i>	Red Purple Daylily	#1 Cont.	18" on center
<i>Hosta 'Guacamole'</i>	Guacamole Hosta	#1 Cont.	18" on center
<i>Mattiaucia struthifera</i>	Ornitho Fern	#1 Cont.	18" on center
<i>Pennisetum alopecuroides 'Cassini'</i>	Cassini Fountain Grass	#1 Cont.	18" on center
<i>Sedum 'Nanon'</i>	Nanon Stonecrop	#1 Cont.	18" on center
<i>Sesleria autumnalis</i>	Autumn Moor Grass	#1 Cont.	18" on center
<i>Stachys officinalis 'Humalo'</i>	Humalo Betony	#1 Cont.	18" on center





Proposed Site Area: ± 72,960 sf  
 Site Impervious Area: ± 44,902 sf (61.5%)





Sheet 5

Perspective



Sheet 6

Perspective



Perspective



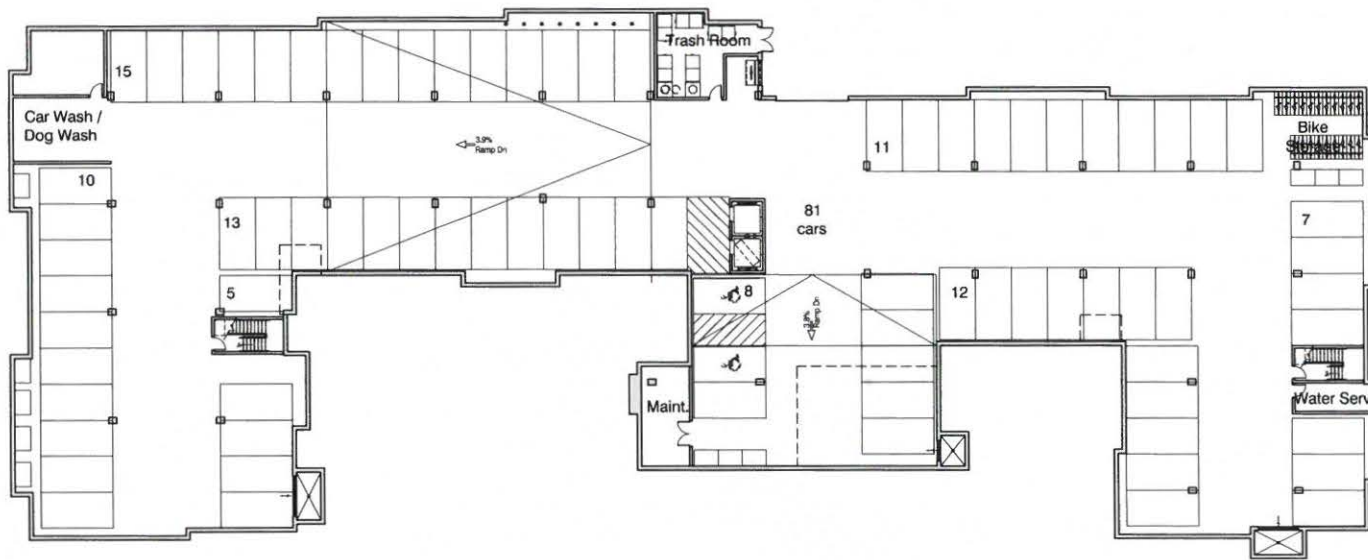


7TH STREET PLACE

Elevation Detail

Sheet 9





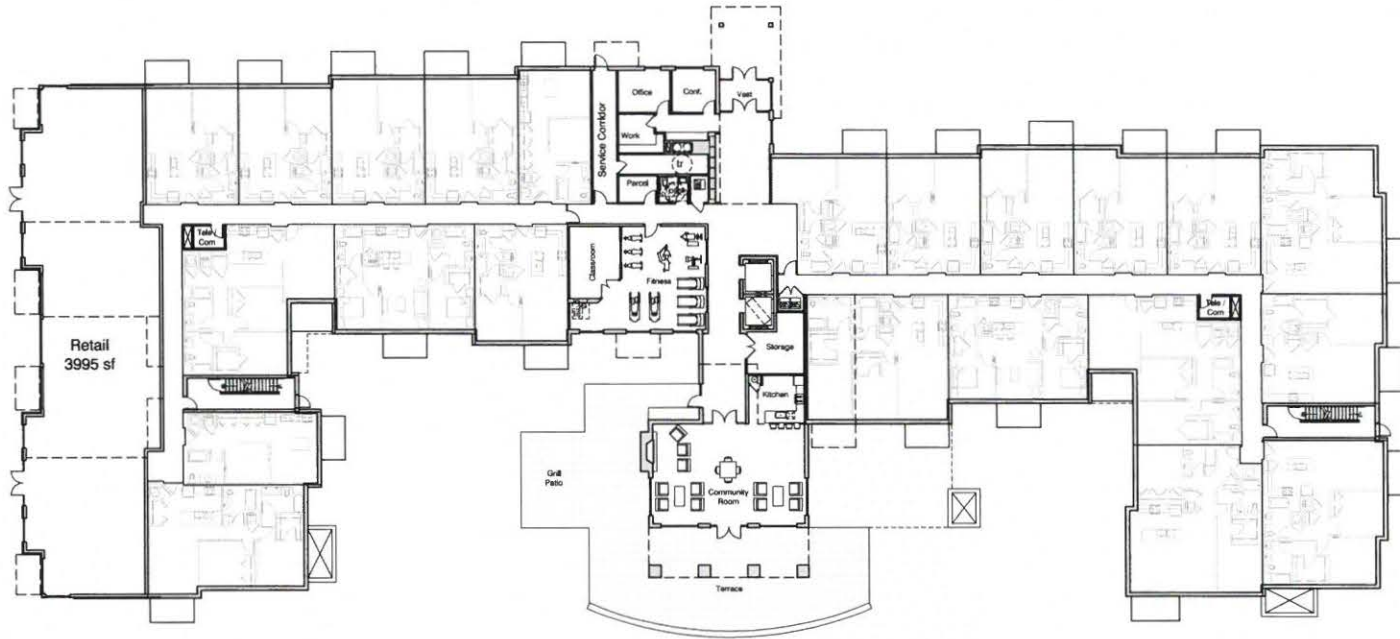
**Residential Building Area Summary**

Level	GSF	Unit Count
First floor:	26,823 GSF	22
Second Floor:	29,142 GSF	29
Third Floor:	29,418 GSF	30
<b>Total:</b>	<b>85,383 GSF</b>	<b>81</b>

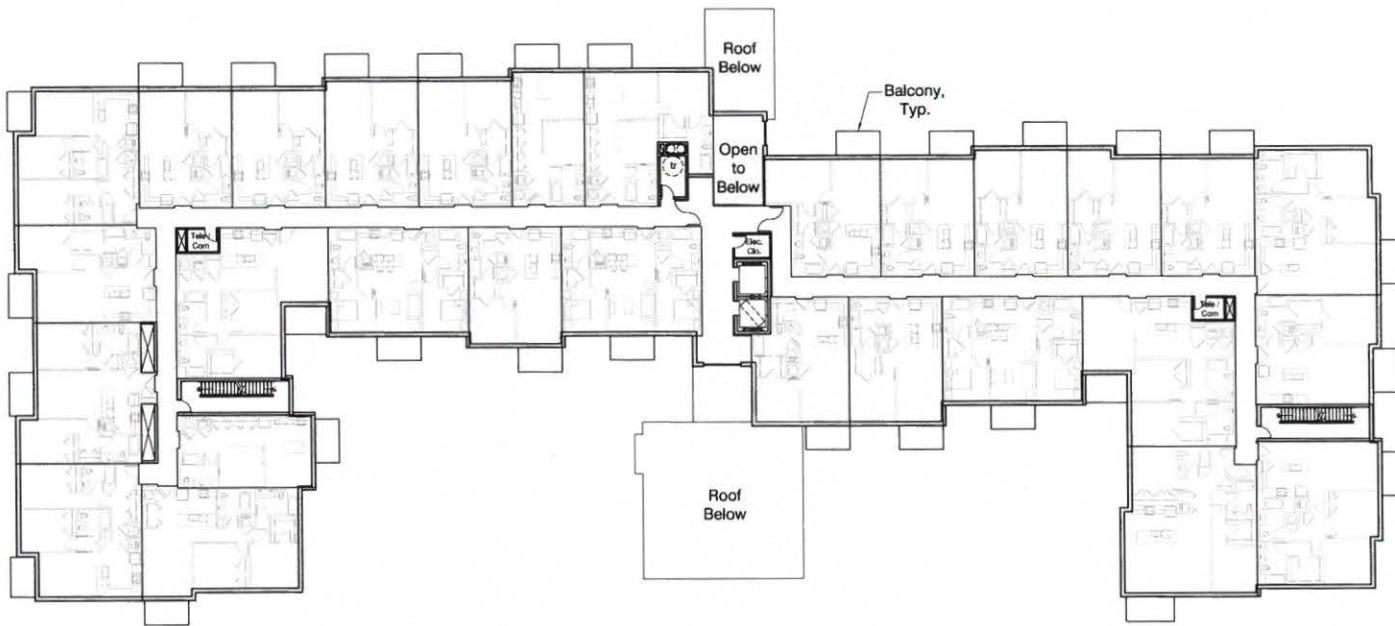
**Unit Mix Summary**

8	Studio Units
40	One Bedroom Units
33	Two Bedroom Units

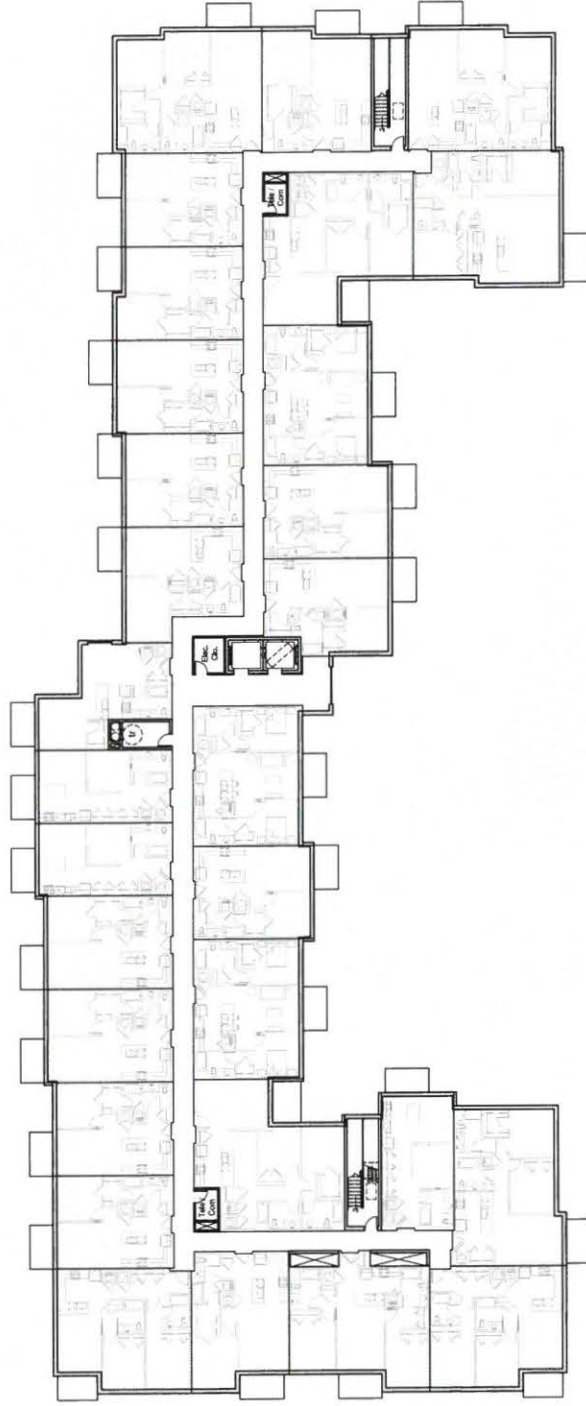
Basement Parking*:	31,946 GSF (81 Parking Spaces)
Retail*:	3,995 GSF
<b>Total Building GSF:</b>	<b>121,324 GSF</b>



First Floor Plan



Second Floor Plan



North 0 15' 30' 60'

Sheet 13

Third Floor Plan



# CERTIFIED SURVEY MAP No.

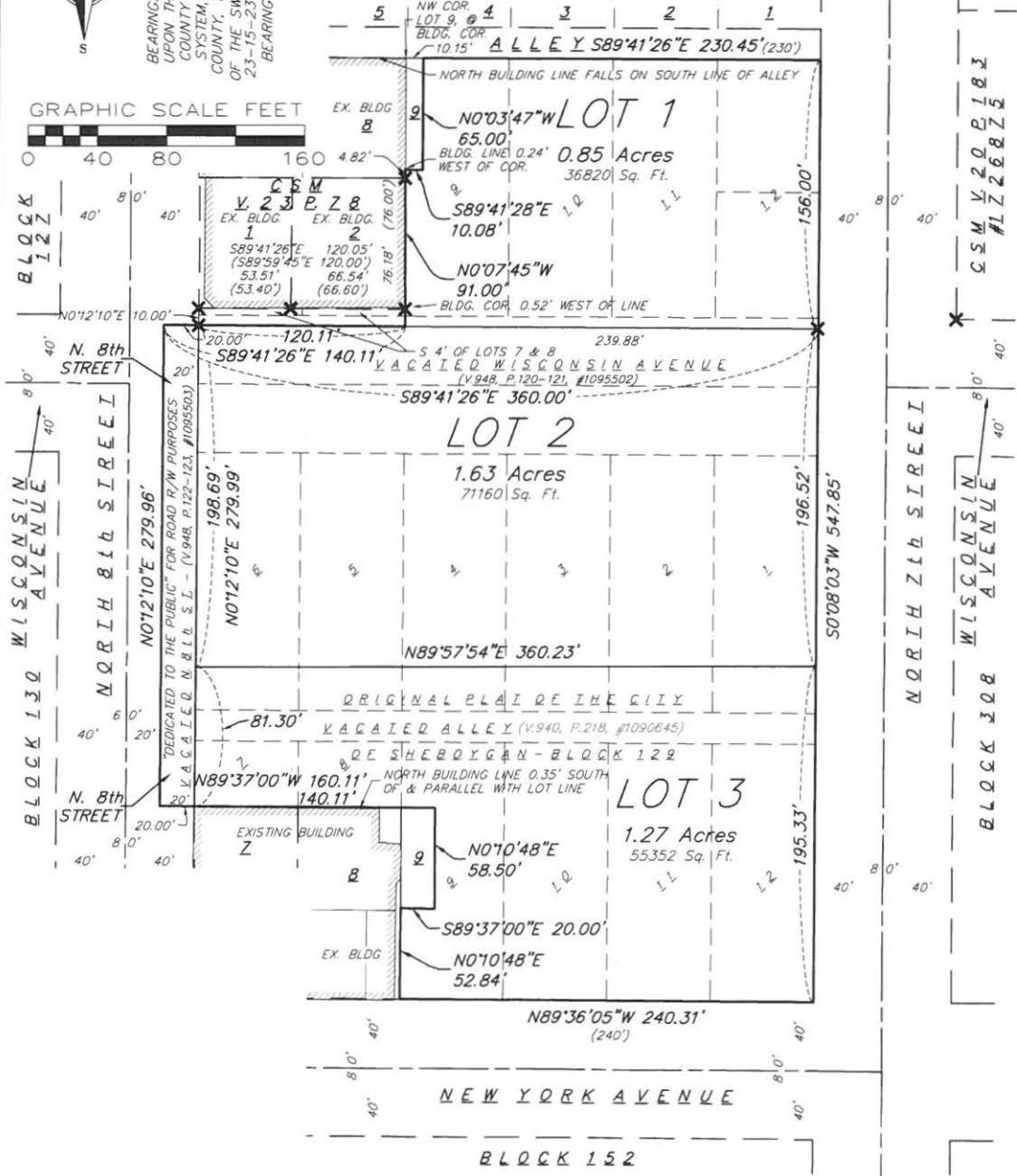
ALL OF LOTS 10-12, AND PART OF LOT 9, BLOCK 128, ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, ALSO ALL OF LOTS 1-6, ALL OF LOTS 10-12, AND PART OF LOTS 7-9, ALL IN BLOCK 129, ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, ALSO ALL OF THE VACATED ALLEY LYING WITHIN SAID BLOCK 129, AS VACATED BY ORDINANCE RECORDED IN V.940 OF RECORDS, P.218, AS DOC. #1090645, SHEBOYGAN COUNTY REGISTER OF DEEDS, ALSO PART OF VACATED WISCONSIN AVENUE ADJACENT TO SAID BLOCKS 128 & 129, AS VACATED BY ORDINANCE RECORDED IN V.948 OF RECORDS, ON P.120, AS DOC. #1095502, SHEBOYGAN COUNTY REGISTER OF DEEDS, ALSO VACATED N. 8th STREET AS VACATED BY ORDINANCE RECORDED IN V.948 OF RECORDS, P.122, AS DOC. #1095503, SHEBOYGAN COUNTY REGISTER OF DEEDS, LOCATED IN THE NE 1/4-SW 1/4 OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN



**NOTES:**

1. See sheet 2 for legend, section tie detail, and additional notes.
2. See sheet 3 for detail of additional property irons found.
3. See sheet 4 for easements detail.

**ORIGINAL PLAT OF THE CITY OF SHEBOYGAN - BLOCK 128**



25 Feb 2016 - 3:48p M:\Oakbrook Corp\150094\_Sheboygan Harbor Centre\CADD\150094\_CSM.dwg by: mmar

**vierbicher**  
planners | engineers | advisors

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fourter Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 826-0532 Fax: (608) 826-0530

FN: 150094  
DATE: 02/22/2016  
REV:  
Drafted By: MMAR  
Checked By: MZIE

**SURVEYED FOR:**  
Oakbrook Corporation  
attn: Michael Morey  
2 Science Drive  
Madison, WI 53744

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
1 OF 7

# CERTIFIED SURVEY MAP No.

ALL OF LOTS 10-12, AND PART OF LOT 9, BLOCK 128, ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, ALSO ALL OF LOTS 1-6, ALL OF LOTS 10-12, AND PART OF LOTS 7-9, ALL IN BLOCK 129, ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, ALSO ALL OF THE VACATED ALLEY LYING WITHIN SAID BLOCK 129, AS VACATED BY ORDINANCE RECORDED IN V.940 OF RECORDS, P.218, AS DOC. #1090645, SHEBOYGAN COUNTY REGISTER OF DEEDS, ALSO PART OF VACATED WISCONSIN AVENUE ADJACENT TO SAID BLOCKS 128 & 129, AS VACATED BY ORDINANCE RECORDED IN V.948 OF RECORDS, ON P.120, AS DOC. #1095502, SHEBOYGAN COUNTY REGISTER OF DEEDS, ALSO VACATED N. 8th STREET AS VACATED BY ORDINANCE RECORDED IN V.948 OF RECORDS, P.122, AS DOC. #1095503, SHEBOYGAN COUNTY REGISTER OF DEEDS, LOCATED IN THE NE 1/4-SW 1/4 OF SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

## SECTION TIE DETAIL

(NOT TO SCALE)



BEARINGS ARE BASED UPON THE WISCONSIN COUNTY COORDINATE SYSTEM, SHEBOYGAN COUNTY, THE WEST LINE OF THE SW 1/4 OF SECTION 23-15-23 MEASURED AS BEARING S00°01'01"W

W 1/4 CORNER OF SEC. 23-15-23 COMPUTED POSITION PER TIE SHEET PUBLISHED COUNTY PLANE COORD.'S  
N=177625.455  
E=217186.778

N89°52'44"W  
123.01'

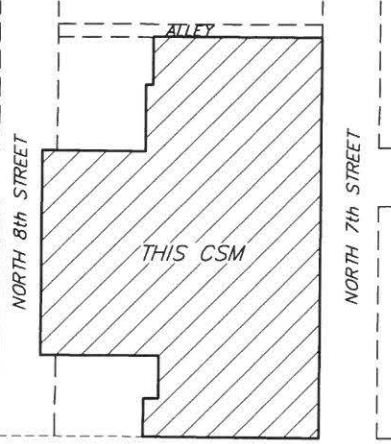
MEANDER CORNER TO W 1/4 CORNER OF SEC. 23-15-23 PK NAIL FOUND PUBLISHED COUNTY PLANE COORD.'S  
N=177625.195  
E=217309.787

628.06'

S00°01'01"W 2667.13'

2039.07'

S89°36'05"E 6.39.55'



NEW YORK AVENUE

## SURVEY LEGEND

- FOUND 1 1/4" Ø IRON ROD      ☒ SET 3/4" x 18" SOLID IRON RE-ROD, WT. 1.50 lbs./ft. MIN.
- ⊗ FOUND 2" Ø IRON PIPE
- ⊙ FOUND 1" Ø IRON PIPE      △ SET PKNAIL
- ✕ FOUND CHISELED CROSS      ( ) RECORDED AS INFORMATION
- ▲ FOUND PK NAIL

### NOTES:

- Subject to Terms and Conditions of Redevelopment Plan - Sheboygan Central City Renewal Project recorded in Volume 664 of Records, on Pages 639-662; as indexed by Affidavit recorded in Volume 682 of Records, on Pages 638-639; as modified by an Affidavit recorded in Volume 768 of Records, on Pages 591-594; and as further modified by an Ordinance recorded in Volume 953 of Records, on Pages 329,334.
- Subject to Easement and Release as recorded in Volume 953 of Records, on Pages 821-824, as Document No. 1098798. (Storm Sewer Easement to City of Sheboygan shown on sheet 4 and is located on Lot 2 of this CSM. The second strip described in this document lies within lands "Dedicated to the Public" for Road R/W purposes and is therefore not shown.)
- Subject to Driveway Restoration Agreement recorded in Volume 756 of Records, on Pages 320-321, as Document No. 986915. (Location of driveway access shown on sheet 4 and is located on Lot 3 of this CSM.)
- Subject to Driveway Restoration Agreement recorded in Volume 930 of Records, on Pages 301-302. (Location of driveway access shown on sheet 4 and is located on Lot 2 of this CSM.)
- Subject to Easement Agreement recorded in Volume 991 of Records, on Pages 549-550, as Document No. 1120175. (Gas Main Easement to Wisconsin Public Service Corporation, of Green Bay, Wisconsin, shown on sheet 4 and is located on Lot 3 of this CSM.)
- Subject to Terms and Conditions of Easements recorded in Volume 946 of Records, on Pages 53-54, as Document No. 1094224. (Easement shown on sheet 4 and is located on Lot 1 of this CSM.)
- Subject to Terms and Conditions of Easements recorded in Volume 946 of Records, on Pages 55-56, as Document No. 1094225. (Easement shown on sheet 4 and is located on Lot 1 of this CSM.)
- Subject to Terms and Conditions of Easement Agreement recorded in Volume 956 of Records, on Pages 984-989, as Document No. 1100672. (Easement shown on sheet 4 and is located partially on lands "Dedicated to the Public" for Road R/W purposes and partially on Lot 2 of this CSM.)
- Subject to Easement Underground Electric to Wisconsin Power and Light Company, as recorded in Document No. 2006992. (Easement shown on sheet 4 and is located on Lot 3 of this CSM.)

25 Feb 2016 - 3:53p M:\Oakbrook Corp\150094\_Sheboygan Harbor Centre\CADD\150094\_CSM.dwg by:mmar

**vierbicher**  
planners | engineers | advisors



FN: 150094  
DATE: 02/25/2016  
REV:  
Drafted By: MMAR  
Checked By: MZIE

**SURVEYED FOR:**  
Oakbrook Corporation  
attn: Michael Morey  
2 Science Drive  
Madison, WI 53744

C.S.M. No. \_\_\_\_\_  
Doc. No. \_\_\_\_\_  
Vol. \_\_\_\_\_ Page \_\_\_\_\_

**SHEET**  
**2 OF 7**

REEDSBURG - MADISON - PRAIRIE DU CHIEN  
999 Fourter Drive, Suite 201 Madison, Wisconsin 53717  
Phone: (608) 829-0532 Fax: (608) 829-0530



Office Use Only

PARCEL NO. 470928  
MAP NO. 09 102 001  
ZONING CLASSIFICATION: SI

DATE SUBMITTED: \_\_\_\_\_  
REVIEW DATE: 3/15/16

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: Tom Testwuide, Jr.

ADDRESS: 4617 S. Taylor Drive, Sheboygan, WI 53081

E-MAIL: tom@torginol.com

PHONE: (920) 694-4815 FAX NO.: (920) 694-4801

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

NAME OF PROPOSED/EXISTING BUSINESS: Torginol, Inc.

ADDRESS OF PROPERTY AFFECTED:  
4617 S. Taylor Drive, Sheboygan, WI 53081, U.S.A.

LEGAL DESCRIPTION: Torginol, Inc.

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Torginol, Inc. uses the existing site to operate light manufacturing processes, warehouse inventory, and conduct business administration.

BRIEF DESCRIPTION OF **PROPOSED** OPERATION OR USE: Torginol, Inc. will continue to use the site in the same fashion with the following addition: 140 ton exterior tank for storage of a key raw material.

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: The tank will be 12' diameter, overall height of 47'- 2", with 2,775 ft<sup>3</sup> of usable capacity. The steel tank will be painted white and be located on the south side of the building west of an existing tank along Concord Drive.

**3. NAME AND ADDRESSES**

OWNER OF SITE: Tom Testwuide, Jr. (Torginol, Inc.)



Tom Testwuide, Jr.  
President & Owner

Torginol, Inc.  
4617 South Taylor Drive  
Sheboygan, WI 53081  
USA

Toll-Free: 800.558.7596  
Phone: 920.694.4800  
Fax: 920.694.4801

Office: 920.694.4815  
Mobile: 920.627.1699

Skype: tom.testwuidejr  
Email: tom@torginol.com  
Website: www.torginol.com

February 15, 2016

Steve Sokolowski  
Manager of Planning & Zoning  
**CITY OF SHEBOYGAN**  
828 Center Avenue, Suite 104  
Sheboygan, WI 53081

Re: *Proposed exterior bulk tank project*  
*Sand tank #2, 140 ton capacity*

Dear Steve:

We would like to add an exterior tank at the facility's east side off Concord Drive for the purpose of storage of the company's primary grade of sand. This product is a critical material which is color-coated, blended, packaged and sold as a decorative and functional component for use in liquid-applied, high performance flooring. There is presently one 80 ton exterior sand tank. The second tank provides greater storage capacity, flexibility, and allow us to better meet customer demand for the product. The smaller tank will be repurposed for storage of different sand grades which are currently received in 3,000 pound bulk bags.

The tank will be located adjacent to an existing tank and will be identical in diameter, paint color and appearance, however, it will be taller. The proposed tank height is 47'-2" (140 ton capacity).

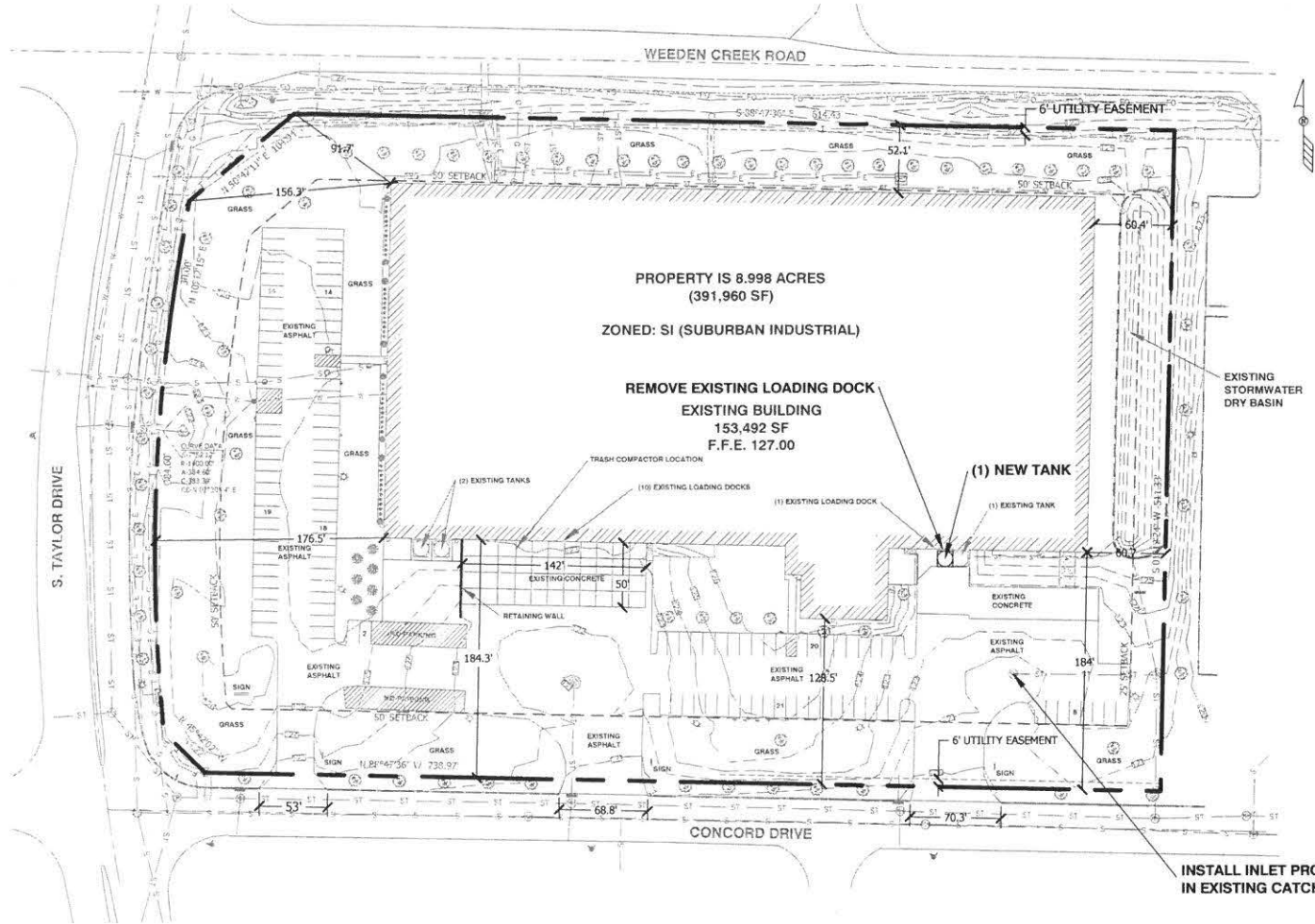
Torginol, Inc. is a locally owned and operated company with approximately 125 employees. The company is a manufacturer and distributor of decorative materials which contribute to the design and performance of liquid-applied, high performance floor coating systems. The company also operates a facility in Torreon, Coahuila, Mexico.

Please don't hesitate to let us know if you have any questions or require additional information on this project. Thank you for your assistance.

Kind Regards,

Tom Testwuide, Jr.





PROPERTY IS 8.998 ACRES  
(391,960 SF)

ZONED: SI (SUBURBAN INDUSTRIAL)

REMOVE EXISTING LOADING DOCK  
EXISTING BUILDING  
153,492 SF  
F.F.E. 127.00

(1) NEW TANK

EXISTING  
STORMWATER  
DRY BASIN

INSTALL INLET PROTECTION  
IN EXISTING CATCH BASIN

**PROPOSED TANK DETAILS**

- DIAMETER: 12'
- OVERALL HEIGHT: 47'-2"
- APPROXIMATE MAXIMUM MATERIAL LOAD: 140 TONS
- FOUNDATION: REINFORCED CONCRETE FOUNDATION

**LANDSCAPING**

LANDSCAPING IS NOT APPLICABLE DUE TO THE LOCATION OF THE NEW PROPOSED TANK.

**SETBACK REQUIREMENTS**

- FRONT YARD SETBACK - 60 FEET FROM PROPERTY LINE
- INTERIOR SIDE YARD SETBACK - 26 FEET FROM PROPERTY LINE
- STREET SIDE YARD SETBACK - 50 FEET FROM PROPERTY LINE
- REAR YARD SETBACK - 25 FEET FROM PROPERTY LINE

**ON-SITE PARKING**

- TOTAL PARKING STALLS = 134 (INCLUDING 6 ACCESSIBLE)
- REQUIREMENT: (1) PER EACH EMPLOYEE ON LARGEST SHIFT
- LARGEST SHIFT = 48 EMPLOYEES

**SIGNAGE**

NO NEW SIGNAGE IS PLANNED FOR THIS PROJECT.

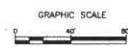
**EXTERIOR LIGHTING**

ALL EXTERIOR LIGHTING SHALL BE IN COMPLIANCE WITH SECTION 18.707 IN THE CITY OF SHEBOYGAN ZONING CODE.

**ZONING**

- EXISTING PROPERTY IS ZONED SI (SUBURBAN INDUSTRIAL).
- ALL PROPERTIES SURROUNDING THE SITE ARE ZONED SI.
- THE EXISTING USE OF THE PROPERTY IS LIGHT INDUSTRIAL LAND USE.

LEGEND	
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING ELECTRICAL
	EXISTING TELEPHONE / TV
	EXISTING FIBER OPTIC
	EXISTING WATER LINE
	EXISTING PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING GRADIENT LINE
	PROPOSED STORM SEWER
	EXISTING FIRE HYDRANT
	EXISTING LIGHT POLE
	EXISTING MANHOLE
	EXISTING CURB INLET
	EXISTING TREE
	PROPOSED TREE



**SITE PLAN & SITE GRADING / DRAINAGE PLAN**

REVISION DESCRIPTION	DATE	REV. BY

**A.C.E. BUILDING SERVICE**  
OUR REPUTATION IS OUR FOUNDATION  
P.O. BOX 1818 • 1818 W. WATKINS ST. • SHEBOYGAN, WI 53081-1818  
PHONE 920.482.8100 • FAX 920.482.7700 • WWW.ACEBUILDINGSERVICE.COM  
SUPERVISING PROFESSIONAL

**PROPOSED STORAGE TANK**  
TORGINOL, INC.  
4617 SOUTH TAYLOR DRIVE  
MANTOWOC, WI 53081

THIS PLAN AND IDEAS EXPRESSED HEREIN 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.	160/18
DATE	2/17/15
DRAWN BY	SJD
SCALE	1" = 40'

SHEET  
**C1.0**

# PROPOSED BULK STORAGE SILO

TORIGINOL, INC.

4617 TAYLOR DRIVE

SHEBOYGAN, WI 53081

