

*****ATTACHMENTS*****

PARCEL NO. _____
MAP NO. _____
ZONING CLASSIFICATION: _____

Office Use Only

APPLICATION/FILE NO. _____
REVIEW DATE: _____

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: Dr David Belardi – Endodontic Specialists

ADDRESS: 3314 Superior Ave, Sheboygan 53081

E-MAIL: shelley@endoking.com

PHONE: (920) 452-9550 FAX NO. () N/A

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF EXISTING BUSINESS: Endodontic Specialists

ADDRESS OF PROPERTY AFFECTED: 3314 Superior Ave, Sheboygan 53081

LEGAL DESCRIPTION: Please see enclosed site survey

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: _____

Dental office specializing in endodontic services

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

Use will not change

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



N173 W21010

Northwest Passage Way

Jackson, WI 53037

Tel: 262.677-9933

Fax: 262.677.9934

Planning Commission
City of Sheboygan
828 Center Avenue
Sheboygan, Wisconsin 53081

August 22, 2014

Re: Project Narrative:

Introduction:

Attached to this project narrative you will find the graphical information regarding the proposed business development located at 3314 Superior Ave. The proposed development will be a renovation of the existing dental practice for Endodontic specialists of Wisconsin

Existing Building & Site:

The existing Endodontic Specialists building is located on approximately .58 acres. The existing site development includes a 1,793 s.f. building and parking for client and employee vehicles. The existing building has five (5) treatment rooms and associated office support areas. The primary building orientation is toward Superior Ave with secondary orientation east towards N. 33rd Place, which is a private street frontage. Vehicular access to the site is via two existing access points from N. 33rd Place. The existing building materials are a mixture of modular face brick, painted cedar siding and cedar roof shakes. There is signage in the form of a monument sign along Superior Ave.

Existing Site Re-Development:

The site work for this project will be very minimal. A section of an existing sidewalk along the east side of the building will be removed to make way for the proposed building addition. Several trees on the east property line will remain. Relocation of existing utilities will require landscaping repair.

Existing Building Renovation and Addition:

The building addition will provide additional waiting area for patients, new private office and a larger more functional reception space. Some of the dental support spaces will be reconfigured, a new ADA toilet will be constructed, the treatment rooms will be updated with new equipment and all spaces will receive upgraded finishes.

Plan of Operation:

The plan of operation for the re-development will not change from the existing dental practice. The days and hours of operation will be 8:00am – 5:00pm Monday through Friday. The practice has two(2) Doctors that practice three days of the week, four (4) full time employees one (1) part time employee. This employee count will not change as the result of the building addition and renovation.

We do not believe this re-development will negatively impact or be a nuisance to the surrounding neighborhood and that it complies with all requirements of sub-chapter 15-7. This is a re-development of a long standing established use and is consistent with the nature of the surrounding neighborhood. The neighborhood is currently a mix of commercial development and residential housing. The traffic patterns in the neighborhood are already established and will not be affected by the new development.

If you have any questions or concerns regarding this proposed development please feel free to contact my office.

Sincerely,

Mark Hertzfeldt

Design 2 Construct

ALTA/ACSM Land Title Survey

for

Tract "Four" "(4)" of CERTIFIED SURVEY MAP, recorded in the Sheboygan County Registry on June 30, 1988 in Volume 8 of Certified Survey Maps on page 276, as Document No. 1371854 and being part of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

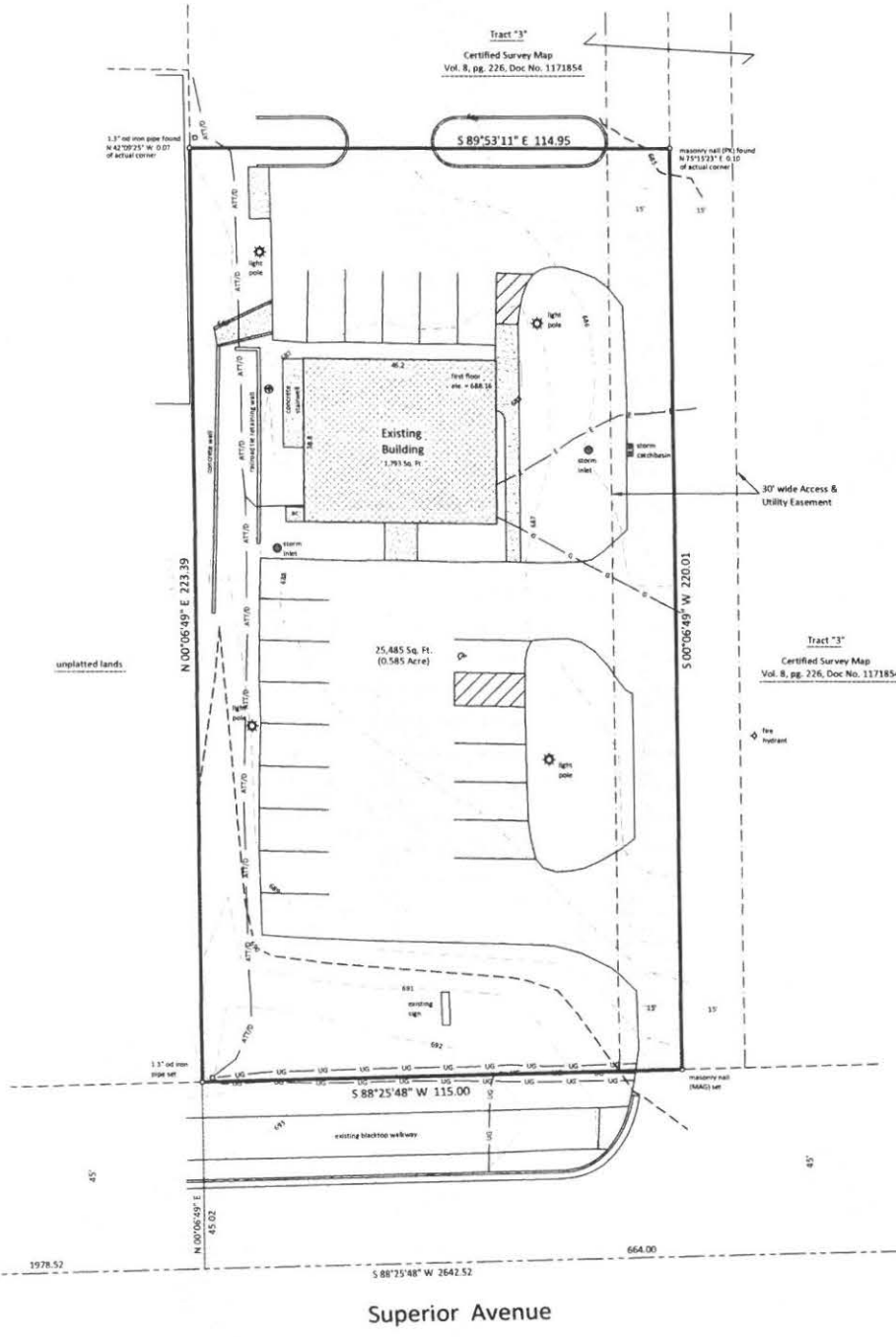
Surveyor's Certificate:

To _____ and Title Co. is First American Title Insurance Co. This is to certify that the map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4 (in square feet or acres), 11(a), 11(b), and if buildings are located on the land, Items 7(a), 7(b)(1), 8, 9, 10(a), of Table A thereof.

The field work was completed on _____, 2014

Date of Plat or Map: _____, 2014

Dated this _____ day of _____, 2014



UG - means "underground utility" which was unidentifiable at time of survey

(r.a.) - means "recorded as"

Bearings are referenced to the monumented south line of the SW 1/4 of Sec. 16-15-23 which has a recorded bearing of S 88°25'48\"/>



Scale in feet
1" = 20'

Southwest corner
Sec. 16-15-23
1.3" od iron pipe found

South Quarter corner
Sec. 16-15-23
masonry nail (PK) found

Superior Avenue

DESIGN
12
CONSTRUCT
 DEVELOPMENT CORPORATION

1473 W2100
 HONEYCREST PARKWAY WAY
 JACKSON, WI 53037

PHONE 262.477.8923
 FAX 262.477.8924
 info@design12construct.com

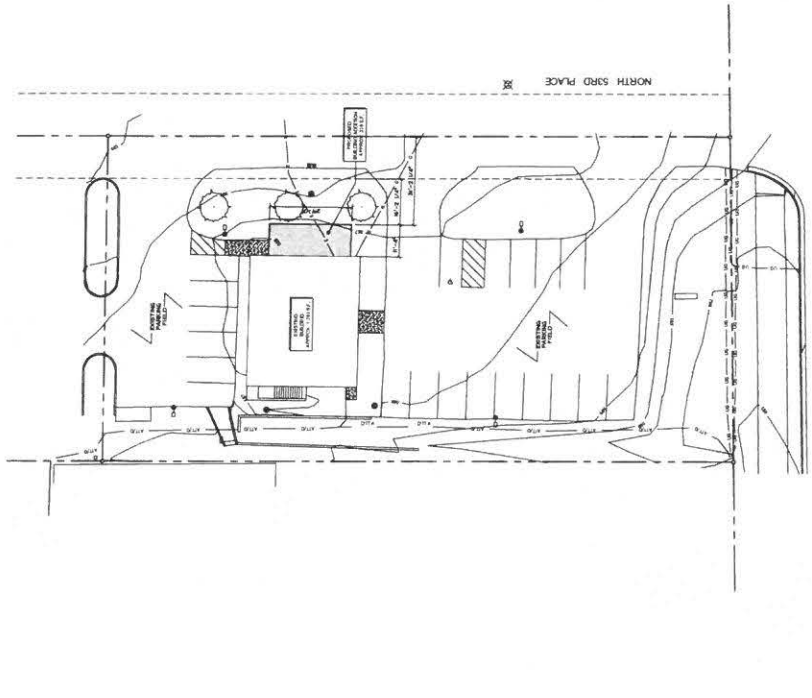
BUILDING DESIGN FIRM
ENDODONTIC SPECIALISTS
 3314 SUPERIOR AVENUE
 SHEBOYGAN, WISCONSIN 53081

SHEET TITLE	SITE PLAN
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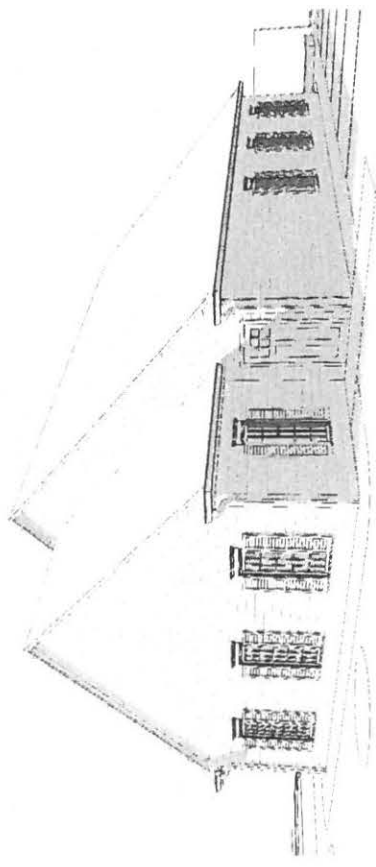
REVISIONS	
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PROJECT DATA	
DATE	07.14.2014
JOB NO.	14-00147
REVISION	PRELIMINARY
FILE NAME	
DRAWN BY	D.M.A.S.
SHEET NO.	001

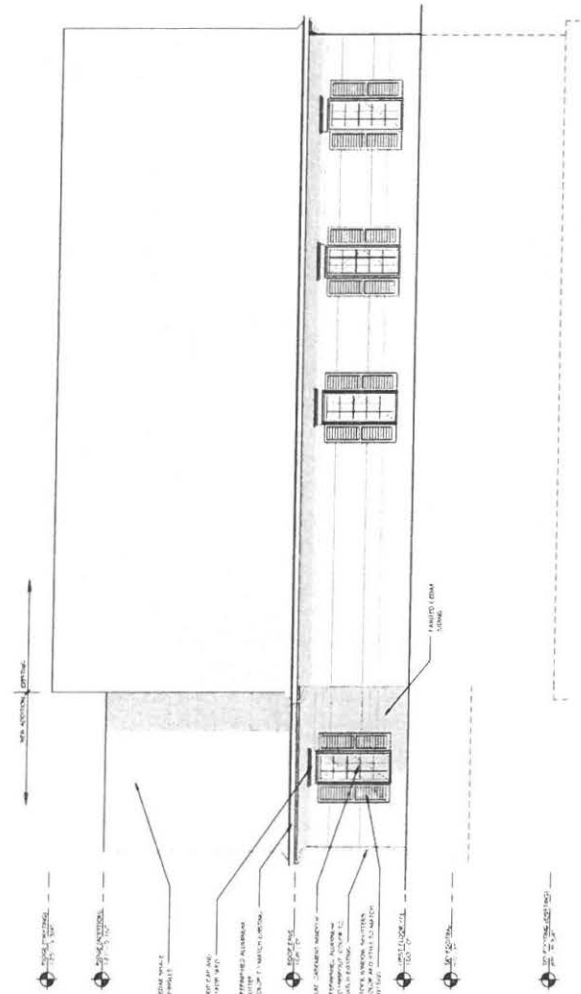
A1.0



1 SITE PLAN
 SCALE 1" = 20'



2 NORTH EAST PERSPECTIVE
 SCALE:



1 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

ENDODONTIC SPECIALISTS

SHEBOYGAN, WISCONSIN



SOUTHEAST PERSPECTIVE



© 2011 DESIGN 2 CONSTRUCT DEVELOPMENT CORPORATION, JACKSON, WI 53037
WWW.DESIGN2CONSTRUCT.COM

ENDODONTIC SPECIALISTS

SHEBOYGAN, WISCONSIN



NORTHEAST PERSPECTIVE



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Revised May 2012

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1. APPLICANT INFORMATION

APPLICANT: A.C.E. Building Service – Contact: Chris Herzog
ADDRESS: 3510 S. 26th Street, Manitowoc, WI 54220
E-MAIL: cherzog@acebuildingservice.com
PHONE: (920) 682-6105 FAX NO. (920) 682-7700

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Torginol, Inc.
ADDRESS OF PROPERTY AFFECTED: 4617 S. Taylor Drive

LEGAL DESCRIPTION:

Part of the NW 1/4 of the NW 1/4 of Section 9, Town 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, previously described in Document No.: 1920646, now being described as follows:

Commencing at the NW Corner of said Section 9; Thence S 88°47'10" E, 758.80 feet coincident with the north line of said NW 1/4; Thence S 00°41'21" W, 45.07 feet to the south right-of-way line of Weeden Creek Road being the point of beginning; Thence S 88°47'36" E, 614.43 feet coincident with said south right-of-way line to the northwest corner of a Certified Survey Map recorded in volume 16, page 104/105; Thence S 01°12'24" W, 511.33 feet to the southwest corner of said Certified Survey Map; Thence N 88°47'36" W, 738.97 feet coincident with the north right-of-way line of Concord Drive to the easterly right-of-way line of South Taylor Drive; Thence N 45°42'02" W, 44.22 feet; Thence Northerly, 384.60 feet along the arc of a 1400.00 foot radius curve to the right, the chord of which bears N 02°20'04" E 383.39 feet; Thence N 10°12'15" E, 30.00 feet; Thence N 50°42'11" E, 104.94 feet all coincident



City of Sheboygan
Conditional Use Committee
828 Center Avenue
Suite 104
Sheboygan, WI 53081

Ladies and Gentlemen:

Attached please find information pertaining to the proposed building addition to Torginol, Inc. located at 4617 S. Taylor Drive in the City of Sheboygan, Wisconsin. There is no zoning change, or increase in parking associated with the proposed expansion. The conditional use is for a locational variance for building foundation landscaping.

It is our request as agent of Torginol, Inc. for approval of the enclosed plans and information to construct a 24,750 square foot addition to the east side of the existing facility. Torginol has experienced several stages of growth over the past several years at their former location in Sheboygan Falls, WI. Their relocation to the City of Sheboygan was one based on growth potential and market availability. This expansion is necessary to continue the growth of the company to allow them to respond to domestic and international client demand.

Torginol is a manufacturer & supplier of decorative materials for use with resinous flooring systems. Torginol manufactures, stores & ships flakes, pigments & granules from its existing facility located at 4617 S. Taylor Drive in Sheboygan, WI. The facility also has office space for all of the daily business operations. The existing property is zoned SI for Suburban Industrial. Torginol is considered Light Industrial Land use. The existing building is 108,111 sf.

There is no change to the use or operation of the facility. This expansion is needed for additional warehousing & additional manufacturing space for the same activities that are conducted at this time. There are currently (99) direct hire & (7) temporary employees at this facility. This expansion will allow for the addition of approximately 5 to 25 new employees. The current hours of operation are (3) shifts, 24 hours a day M-F & some Saturdays. There are no current plans to change the hours of operation at this time. There are approximately (10) less-than-truckload carriers, (2) inbound receiving semi loads, & (1) silo delivery per day. No increase of trucks or deliveries is expected with this expansion.

The development will include a 90' x 275' building addition & the creation of a storm water dry basin on the east portion of the lot to the east of the addition. The new downspouts will be plumbed to underground storm piping and diverted to the storm water dry basin. The outfall from the storm water treatment area will be connected to on-site storm sewer. A.C.E. Building Service is requesting

3510 S. 26th Street | PO Box 1626 | Manitowoc, WI 54221-1626

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



a locational variance for (7) Sugar maples, that will be installed for a total of 525 points. Only 430 points are required, however climax trees are not to be counted towards the building foundation landscaping. We are requesting with additional points, that the locational variance for foundation landscaping be approved.

1,800 sf of existing asphalt will be removed & replaced with greenspace. A 336 sf concrete approach to the new at grade overhead door located on the south side of the proposed expansion will be installed. No new fencing or screening is planned, other than the (7) trees being installed along Weeden Creek Road. The business will not become a nuisance to adjoining property owners or negatively affect the area because the existing conditions will not change.

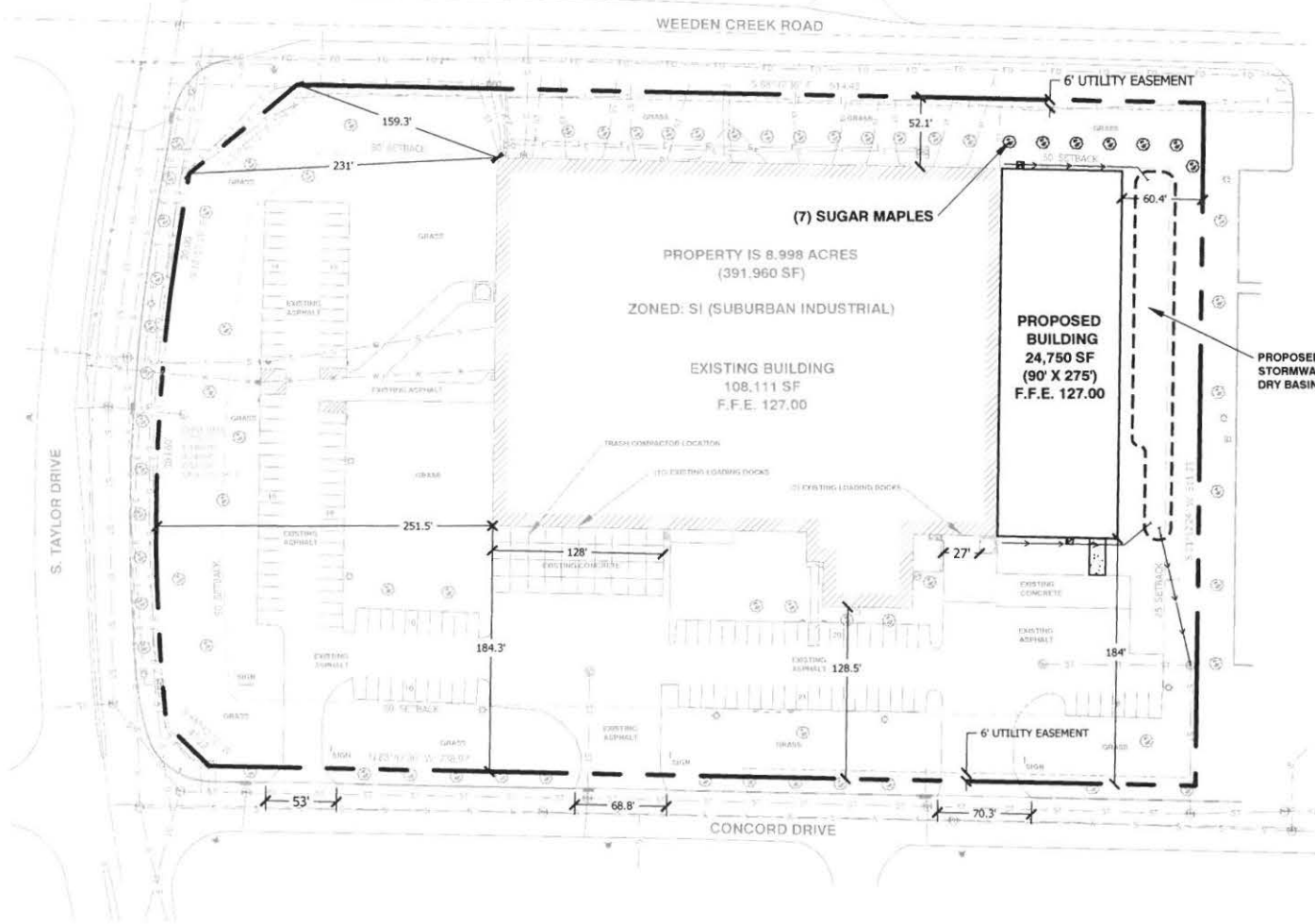
The expansion will be a building construction type consistent with the existing structure. Specifically, a pre-engineered metal building with prefinished metal wall panels, prefinished gutters and downspouts, and prefinished gable trim. The wall panel profile is an exact match of the existing profile which is a semi-concealed fastener panel. The addition eave heights and ridge elevation will match those of the existing building. There is one at-grade overhead door on the south elevation of the addition. When approaching the building from Weeden Creek Road, it will appear exactly as it does currently, with the exception of the windows that will be placed on the east elevation of the addition. Additionally, windows will also be placed on the north elevation of the addition.

The expansion will not change the existing appearance of the building with the exception that the east wall will be 90' closer to the east property line. It should be noted that the new east wall location is within the required setback distance of the east property line. There are several existing buildings on surrounding properties that reflect the proposed addition and overall building appearance. These facilities have an entry and office area with masonry architectural accents and a main building area construction type of pre-engineered steel with prefinished metal wall panel, which is consistent with the Torginol facility in its existing state and with the proposed expansion.

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

Respectfully Submitted,

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



LANDSCAPING

PLANT MATERIAL SCHEDULE - DEVELOPED LOT - 24,750 SF
 15 POINTS PER 1,000 SF OF GROSS FLOOR AREA
 24,750 / 1,000 = 24.75 * 10 = 247.5 - 248 REQUIRED POINTS

PLANT MATERIAL SCHEDULE - BUILDING FOUNDATIONS - 455 LF
 40 POINTS PER 100 LF OF BUILDING FOUNDATION PERIMETER
 455 / 100 = 4.55 * 40 = 182 REQUIRED POINTS*

*A.C.E. IS REQUESTING A LOCATIONAL VARIANCE TO USE CLIMAX TREES FOR BUILDING FOUNDATION LANDSCAPING.

PLANT MATERIAL SCHEDULE - STREET FRONTAGES
 NOT APPLICABLE FOR BUILDING ADDITIONS.

PLANT MATERIAL SCHEDULE - PAVED AREAS
 NOT APPLICABLE - NOT ADDING ANY ADDITIONAL PAVED AREAS.

TOTAL POINTS REQUIRED = 430 LANDSCAPING POINTS
 (7) SUGAR MAPLE (ACER SACCHARUM) @ 75 POINTS PER EACH
 SUGAR MAPLES TO HAVE MINIMUM DIAMETER OF 2".
 TOTAL = 7 * 75 = 525 POINTS PROVIDED
 85 POINTS ABOVE REQUIRED AMOUNT PER ZONING CODE WITH LOCATIONAL VARIANCE FOR LANDSCAPING.

SETBACK REQUIREMENTS

FRONT YARD SETBACK - 50 FEET FROM PROPERTY LINE
 INTERIOR SIDE YARD SETBACK - 25 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 = 154 (INCLUDING 6 ACCESSIBLE)
 REQUIREMENT: (1) PER EACH EMPLOYEE ON LARGEST SHIFT
 LARGEST SHIFT = 48 EMPLOYEES

SIGNAGE

NO NEW SIGNAGE IS PLANNED FOR THE EXPANSION.

EXTERIOR LIGHTING

ALL EXTERIOR LIGHTING SHALL BE IN COMPLIANCE WITH SECTION 15.707 IN THE CITY OF SHEBOYGAN ZONING CODE.

ZONING

EXISTING PROPERTY IS ZONED S1 (SUBURBAN INDUSTRIAL).
 ALL PROPERTIES SURROUNDING THE SITE ARE ZONED S1.
 THE EXISTING USE OF THE PROPERTY IS LIGHT INDUSTRIAL LAND USE.

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



SITE PLAN

REVISION DESCRIPTION	DATE	REV. BY

A.C.E. BUILDING SERVICE
 Our reputation is our foundation.
 P.O. BOX 168 • SHEBOYGAN, WI 53081 • TEL: 920.851.4821 • FAX: 920.851.4822
 PHONE: 920.851.4128 • FAX: 920.851.7300 • WWW.ACEBUILDINGSERVICE.COM
 SUPERVISING PROFESSIONAL

PROPOSED BUILDING ADDITION
 TORONOL, 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.	180214
DATE:	08/25/14
DRAWN BY:	5303
SCALE:	1" = 40'
SHEET:	C1.0

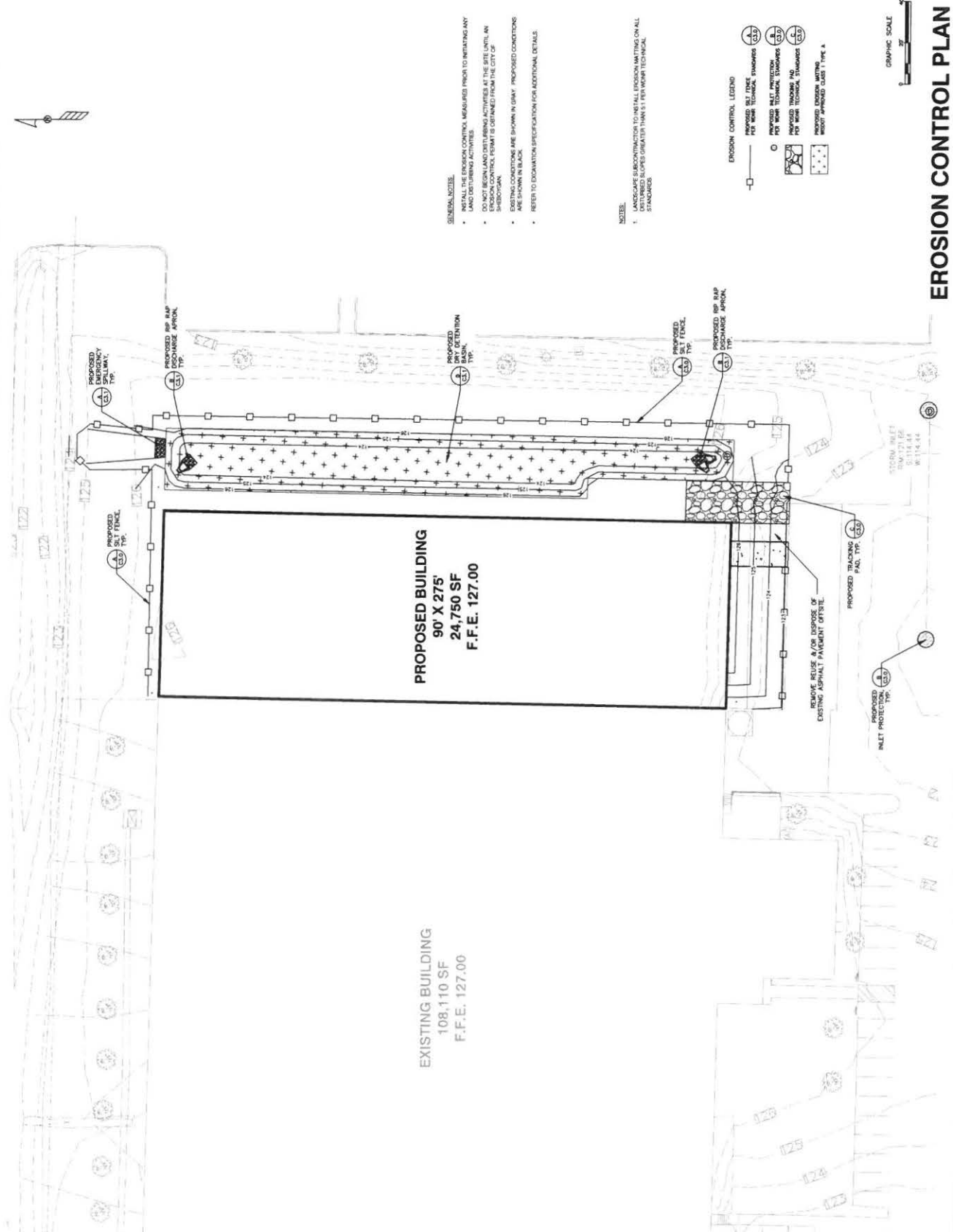
DATE	REV. BY

ACE BUILDING SERVICE
 1001 N. W. 10TH STREET, SUITE 100
 MIAMI, FL 33136
 TEL: 305.571.1111 FAX: 305.571.1112
 WWW.ACEBUILDINGSERVICE.COM

PROPOSED BUILDING ADDITION
 TORINO, INC.
 4617 SOUTH TAYLOR DRIVE
 MAINTOW, WI, 53081

SHEET INFORMATION
 A.C.E. JOB NO. 190214
 DATE: 08/25/14
 DRAWN BY: RFP
 SCALE: 1" = 20'
 SHEET: C1.1

EROSION CONTROL PLAN



GENERAL NOTES:
 1. INSTALL THE EROSION CONTROL MEASURES PRIOR TO INITIATING ANY LAND DISTURBING ACTIVITIES.
 2. DO NOT BEGIN LAND DISTURBING ACTIVITIES AT THE SITE UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM THE CITY OF MIAMI.
 3. EXISTING CONDITIONS ARE SHOWN IN GRAY. PROPOSED CONDITIONS ARE SHOWN IN BLACK.
 4. REFER TO EXISTING SPECIFICATIONS FOR ADDITIONAL DETAILS.

NOTES:
 1. LANDSCAPE SUBCONTRACTOR TO INSTALL EROSION MATTING ON ALL EXISTING SLOPES GREATER THAN 5:1 PER WEIR TECHNICAL STANDARD.

EXISTING BUILDING
 108,110 SF
 F.F.E. 127.00

PROPOSED BUILDING
 90' X 275'
 24,750 SF
 F.F.E. 127.00

EROSION CONTROL LEGEND
 Silt Fence (Symbol)
 Straw Wattle (Symbol)
 Proposed Silt Fence (Symbol)
 Proposed Straw Wattle (Symbol)
 Proposed Erosion Matting (Symbol)
 Proposed BMP (Symbol)

GRAPHIC SCALE
 0 10 20
 FEET

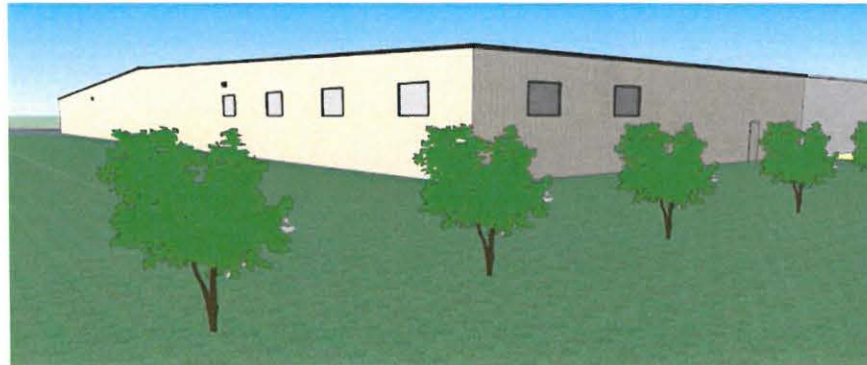
CALL DIGGERS HOTLINE
 TOLL FREE
 1-800-242-8011
 WE STRIKE INCENTIVES
 TO PROTECT YOUR INVESTMENT.



TO BEAL LOCATIONS OF
 FACILITY IN MIAMI, FL

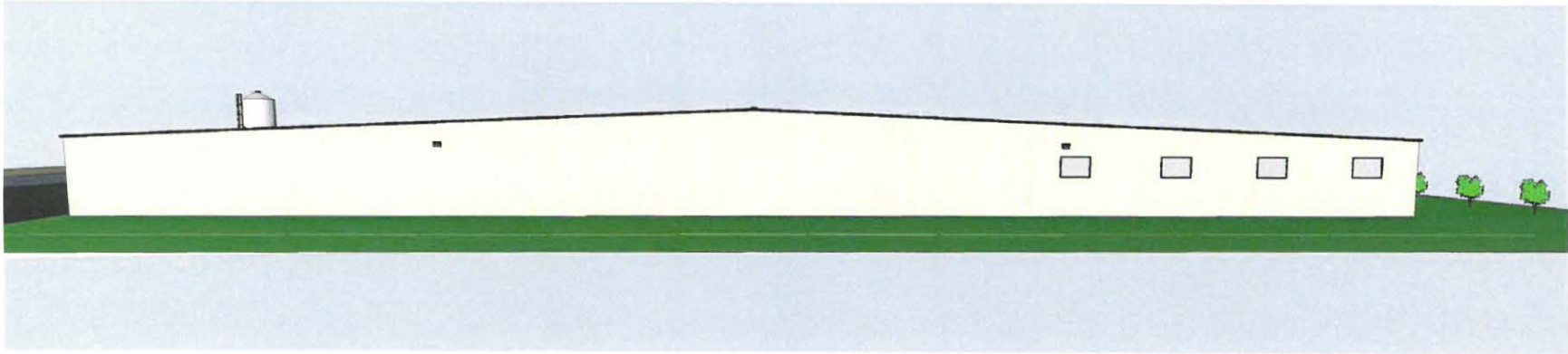


EXISTING VIEW - NORTHEAST CORNER OF TORGINOL FACILITY TAKEN FROM WEEDEN CREEK ROAD

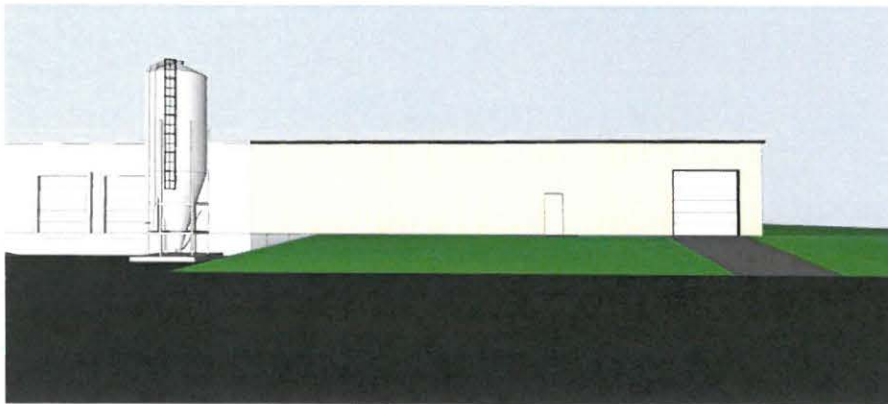


PROPOSED VIEW - NORTHEAST CORNER OF TORGINOL FACILITY

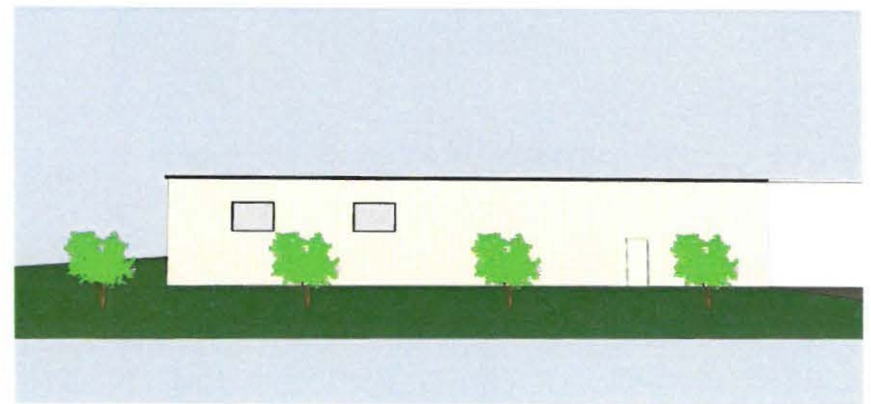




PROPOSED EAST ELEVATION

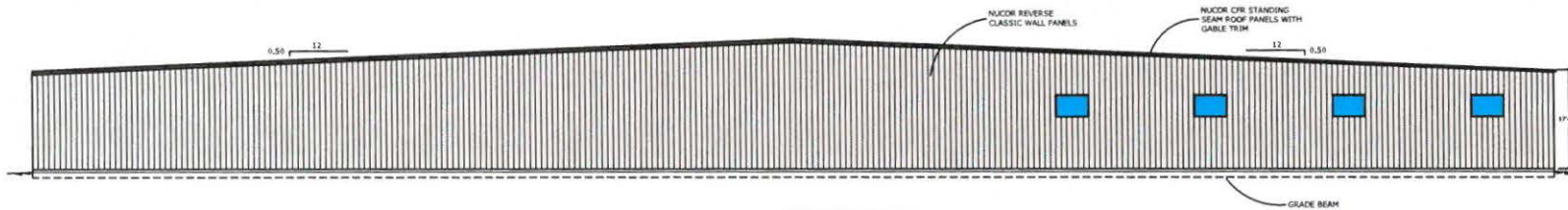


PROPOSED SOUTH ELEVATION

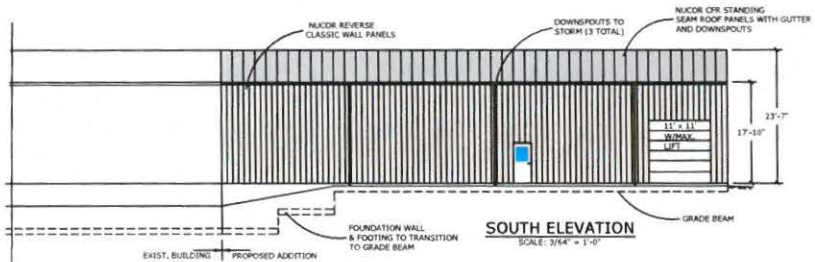


PROPOSED NORTH ELEVATION

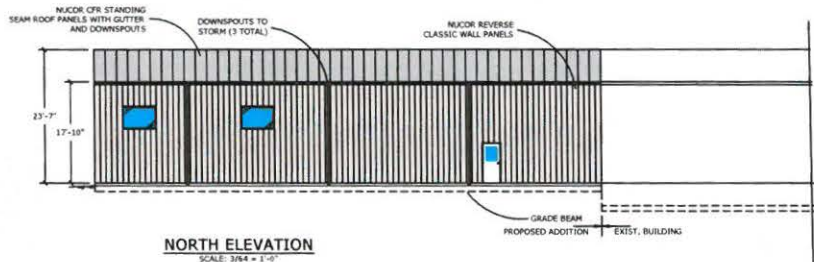




EAST ELEVATION
SCALE: 3/64" = 1'-0"



SOUTH ELEVATION
SCALE: 3/64" = 1'-0"



NORTH ELEVATION
SCALE: 3/64" = 1'-0"

PROJECT INFO: PROPOSED BUILDING ADDITION
 TORGINOL, INC.
 4617 SOUTH TAYLOR DRIVE
 SHEBOYGAN, WISCONSIN 53081

REVISION DESCRIPTION	DATE	REV. BY



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

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SHEET INFORMATION	
A.C.E. JOB NO.	850/13
DATE:	08/25/14
DRAWN BY:	SJGJ
SCALE:	3/64" = 1'
SHEET	1

PARCEL NO. _____
MAP NO. _____
ZONING CLASSIFICATION: _____

Office Use Only

DATE SUBMITTED: _____
REVIEW DATE: _____

FILING FEE: \$100.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION 
(Requirements Per Section 15.908)
Revised May, 2012

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1. APPLICANT INFORMATION

APPLICANT: Plastics Engineering Company
ADDRESS: 3518 Lakeshore Road, Sheboygan, WI 53083
E-MAIL: wkleine@plenco.com
PHONE: (920) 458-2121 FAX NO.: (920) 451-3804

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: Plastics Engineering Company
ADDRESS OF PROPERTY AFFECTED: 2732 N. 15th St.
LEGAL DESCRIPTION: _____

BRIEF DESCRIPTION OF **EXISTING** OPERATION OR USE: Plastic resin
manufacturing

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

BRIEF DESCRIPTION OF TYPE OF STRUCTURE: Metal building addition to
existing metal building to enclose 2 loading docks.

Sokolowski, Steve

From: Erik Jensen <ljm01@excel.net>
Sent: Tuesday, September 02, 2014 10:58 AM
To: Sokolowski, Steve
Subject: Plastics Engineering

Steve...in response to your questions of 8/26/14, building 33 contains the tool room (machine shop) for the plant and an area for a molding operation (production). The enclosed dock replaces an existing open dock which is and has been very inconvenient during the winter months and any other inclement weather.

Erik Jensen, AIA



813 Riverfront Drive
Sheboygan, WI 53081
920-458-4800
Fax 920-458-1485
Cell 920-946-1664



August 25, 2014

New Loading Dock Addition for Building 33 at Plastics Engineering Company

Plastics Engineering is a producer of plastic resins. Building 33 has a building footprint of approximately 7,600 SF and is used primarily as a machine shop.

The new construction will provide an enclosure for 2 new loading docks where a single open loading dock currently exists. The project footprint is 1,650 SF (current dock is approximately 320 SF).

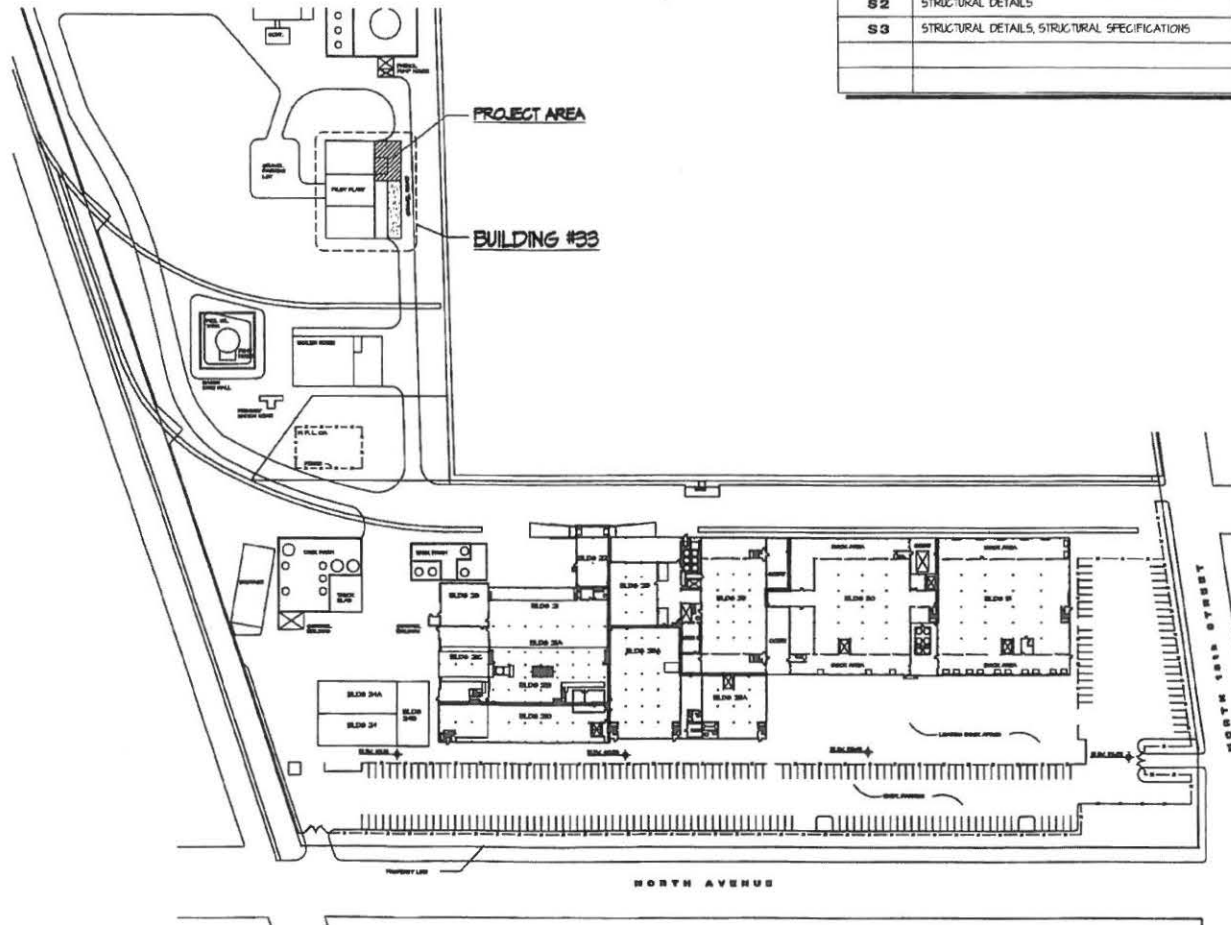
Enclosed is a site plan showing a large portion of the Plastics Engineering campus. Also enclosed are photos of the existing building and open dock, and an aerial photo of Building 33 annotated to indicate the new addition area.

PLASTICS ENGINEERING CORP.

BUILDING #33 ADDITION

NORTH 15TH STREET
SHEBOYGAN, WI 53083

DRAWING INDEX	
SHEET	DESCRIPTION
T1	TITLE, INDEX, BUILDING DATA, VICINITY MAP
A1.0	FOUNDATION PLAN
A1.1	FLOOR PLAN
A2	ELEVATIONS
A3	SECTION
S1	STRUCTURAL DETAILS
S2	STRUCTURAL DETAILS
S3	STRUCTURAL DETAILS, STRUCTURAL SPECIFICATIONS



BUILDING DATA	
BUILDING CODE	IBC 2001
OCCUPANCY	F-1
CLASS OF CONSTRUCTION	IB
AREA OF BUILDING	
EXISTING	7564 SF.
ADDITION	1650 SF.
TOTAL	9214 SF.
FIRE PROTECTION SYSTEM	FULLY SPRINKLERED
NUMBER OF STORIES	1 STORY
MAX. EXIT DISTANCE	250'

 **SITE PLAN**
SCALE: 1" = 150'-0"

NO.	REVISIONS	DATE

LJM Architects
813 Bradford Drive
Sheboygan, WI 53081
Phone (920) 468-4800 Fax (920) 458-1485

**BUILDING ADDITION FOR
PLASTICS ENGINEERING COMPANY
BUILDING #33
SHEBOYGAN, WI**

SHEET TITLE

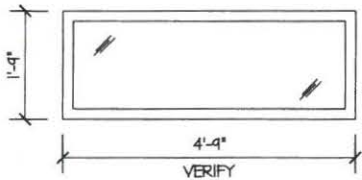
DRAWN BY
JA

CHECKED BY
EJ

DATE
05-28-14

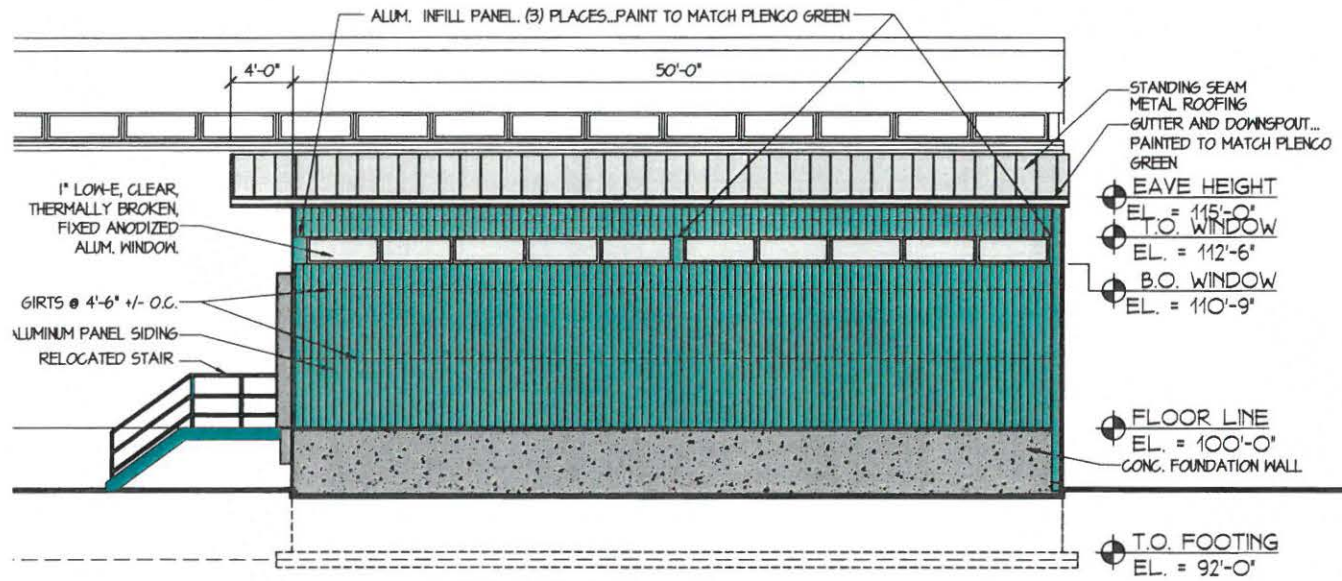
PROJECT NO.
1409

SHEET NO.
T1



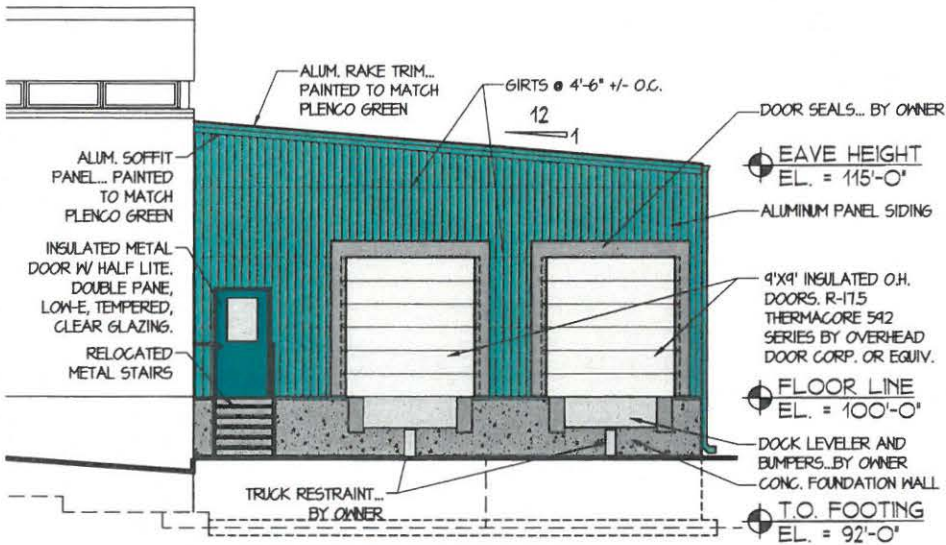
TYPICAL WINDOW

SCALE 1/2" = 1'-0"



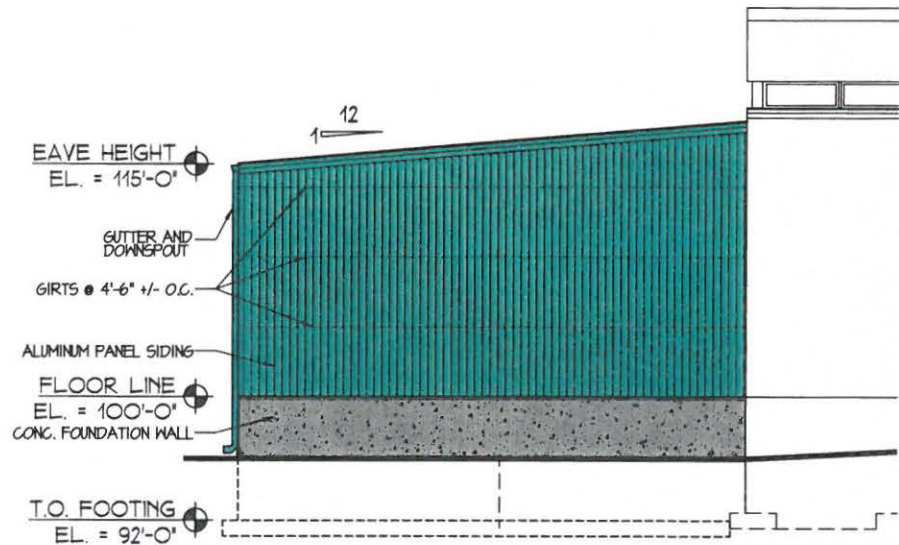
EAST ELEVATION

SCALE 1/8" = 1'-0"



SOUTH ELEVATION

SCALE 1/8" = 1'-0"



NORTH ELEVATION

SCALE 1/8" = 1'-0"

NO.	REVISIONS	DATE

LJM Architects
 813 Riverside Drive
 Sheboygan, WI 53081
 Phone (920) 468-6800 Fax (920) 468-1468

**BUILDING ADDITION FOR:
 PLASTICS ENGINEERING COMPANY
 BUILDING 33
 SHEBOYGAN, WI**

SHEET TITLE
DRAWN BY JA
CHECKED BY EJ
DATE 05-26-14
PROJECT NO. 1408
SHEET NO. A2



PROJECT AREA



BIRDEYE VIEW LOOKING WEST

SCALE: NOT TO SCALE

SHEET NO. C1	PROJECT NO. 1408	DATE 09-25-14	BUILDING ADDITION FOR: PLASTICS ENGINEERING COMPANY BUILDING 33 SHEBOYGAN, WI	 LJM Architects 813 Riverfront Drive Sheboygan, WI 53081 Phone (920) 458-4800 Fax (920) 458-1486	NO. REVISIONS	DATE
	DRAWN BY JA CHECKED BY EJ DATE 09-25-14					

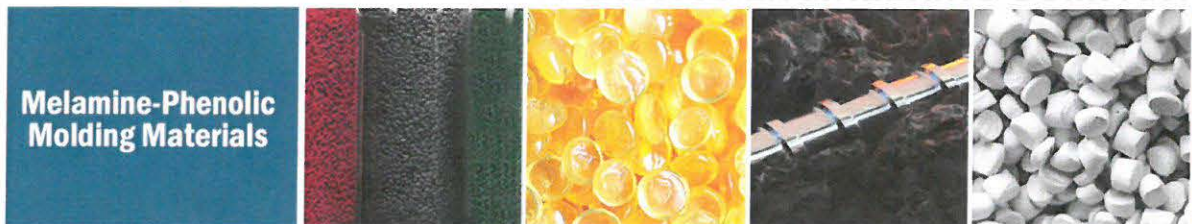




EMPLOYEE LOGIN

PlastiScope21

PLASTICS ENGINEERING COMPANY



Melamine-Phenolic Molding Materials

- HOME
- COMPANY OVERVIEW
- PRODUCTS
- TECHNICAL SERVICE
- CUSTOMER SUPPORT
- CONTACT US

Products

Phenolic Novolac and Resol Resins

Phenolic Molding Materials

BMC / Thermoset Polyester Molding Materials

Melamine-Phenolic Molding Materials

Welcome to Plastics Engineering Company

Plastics Engineering Company is a leading North American manufacturer of phenolic resins and thermoset molding materials, selling products under its trademark Plenco.

If you have a phenolic resin or thermoset molding material project, chances are, the Plenco team can make it work. We've been doing it for over 80 years.

Come and benefit from the Plenco difference.

Plastics Engineering Company, a family owned and managed business founded in 1934, established as its corporate mission a sincere desire to respond efficiently to the needs of our customers through development, manufacture, and servicing of useful, high-value products. Our mission is accomplished by an uncompromising adherence to customer requirements and safety in manufacturing, with consideration given to our environment and surrounding community, and with sensitivity to the needs of our employees.

[Read more >](#)

Plenco Introduction



Learn more about Plenco as Mike Brotz speaks about the company history and current products manufactured at their facility in Sheboygan, Wisconsin.

[Click here to view video](#)

Technical Service

Customers rely on Plenco's quality technical service to keep their production on schedule.

[Click here to read more](#)



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[Company History](#)

[The Facilities](#)

[Research and Development](#)

[Customer Relations](#)

Products

[Phenolic Novolac and Resol Resins](#)

[Phenolic Molding Materials](#)

[BMC/Thermoset Polyester Molding Materials](#)

[Melamine-Phenolic Molding Materials](#)

Technical Service

[Overview](#)

[Plenco Data Reports/MSDS](#)

[Plenco Data Glossary](#)

[Technical Tips](#)

[REACH Statement](#)

[REACH Document](#)

[RoHS Document](#)

[Conflict Minerals Act Document](#)

[Plenco Processing Guide](#)

[Plenco Procesamiento de la quia](#)

[UL Listing from www.ul.com](#)

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[Engineering Support](#)

[Materials Engineering Laboratory](#)

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PARCEL NO. 427690
MAP NO. 34 227001
ZONING CLASSIFICATION: NC

Office Use Only
DATE SUBMITTED: _____
REVIEW DATE: 9/9/14

FILING FEE: \$100.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
SITE PLAN REVIEW APPLICATION Pd
(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: Jeff Moser
ADDRESS: 413 Wisconsin Ave
E-MAIL: jmoser@juno.com
PHONE: (920) 627-2683 FAX NO.: ()

2. DESCRIPTION OF THE SUBJECT SITE/PROPOSED PROJECT

NAME OF PROPOSED/EXISTING BUSINESS: CITY SHOE REPAIR + MORE
ADDRESS OF PROPERTY AFFECTED: 1327 UNION AVE
LEGAL DESCRIPTION: Neighborhood / Commercial
BRIEF DESCRIPTION OF EXISTING OPERATION OR USE: AT
PRESENT IT IS VACANT
BRIEF DESCRIPTION OF PROPOSED OPERATION OR USE: Shoe
REPAIR AND RETAIL MAYBE SPECIALTY
FURNITURE
BRIEF DESCRIPTION OF TYPE OF STRUCTURE: BRICK / WOOD /
ALUM SIDING

City Shoe Repair & More
1327 Union Ave.
Sheboygan, WI 53081
"If the Shoe Fits, Repair It"

We intend to use the building on 1327 Union Ave. Sheboygan, WI, for City Shoe Repair & More. Everyone wears out shoes.

It will be a full time full service shoe repair business. Business hours will be 9:30 to 5:30 Monday thru Friday. There may be seasonal hours added in the future, i.e. winter / summer hours. With the hours we intend to be open, there will be a quicker turn around for the services and two workers, Jeff and Elsie Moser.

Everyone in Sheboygan area need their shoes repaired. We believe this is a business that Sheboygan needs, in hard times and in good times. It's cheaper to repair shoes and accessories rather than buy new. And some people are just attached to their things, so they would repair them rather than throw it away. The Sheboygan area is thrifty.

Advertising will play a major roll. We tentatively plan to rejoin with the Chamber of Commerce also. We plan on advertising New Location to bring in new customers.

There is growth potential via the internet for mail in shoe repair. We are also planning to look into different lines of American made shoes to sell. We have local pick up and delivery for special needs customers.

We have looked on the internet and plan on keeping prices competitive and reasonable enough for younger and older customers.

This service has a niche market in the area. There used to be over thirty Shoe Repair shops in Sheboygan County, now there are only three, which we know of.

We have been running City Shore Repair & More out of our garage for 4 years and have a very good cliental built up. We believe the move to the south side of Sheboygan will increase the business. There is a parking lot that has 7 spaces so parking shouldn't be a problem.

We hope to sell more shoe accessories and also get some fine crafted items to sell also.

Services Available:

Men's Shoe Repair
Rubber Heels
Combination Heels
Rubber Half Soles and Heels
Rubber Full Soles and Heels
Leather Half Soles and Heels
Leather Full Soles and Heels
Protective Soles
Plastic Heel Plate
Sport & Walking Shoe Heels & Soles

Woman's Shoe Repair
Pin Lifts (High Heels)
Rubber Heels
Rubber Half Soles and Heels
Leather Half Soles and Heels
Rubber/Leather Full Sole Loafer
Protective Soles
Tips
Plastic Heel Plate
Sport & Walking Shoe Heels & Soles

Other Services
Shine/Polish
Refinishing/Restoring
Stretching
Stitching
Cement (glue) Soles
Counters Repaired (inside of the heel)
Leather Repair
Welting
Leather Bag Mending
Purse Strap Shortening/or Replacing
Purse & Wallet Repair
Bridle Mending
Snaps & Eyelet Replaced
Re-lacing (ball gloves, moccasin, deck shoes)
Replace elastic
Button Replacement or Reattaching
Build Ups
Dog Chewed Items Repaired

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City Map



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1596272

SHEBOYGAN COUNTY, WI
RECORDED ON

05-01-2001 11:50 AM

DARLENE J. NAVIS
REGISTER OF DEEDS

RECORDING FEE: 12.00
TRANSFER FEE:

056929 6

CERTIFIED SURVEY MAP
OF

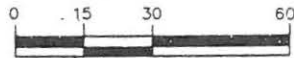
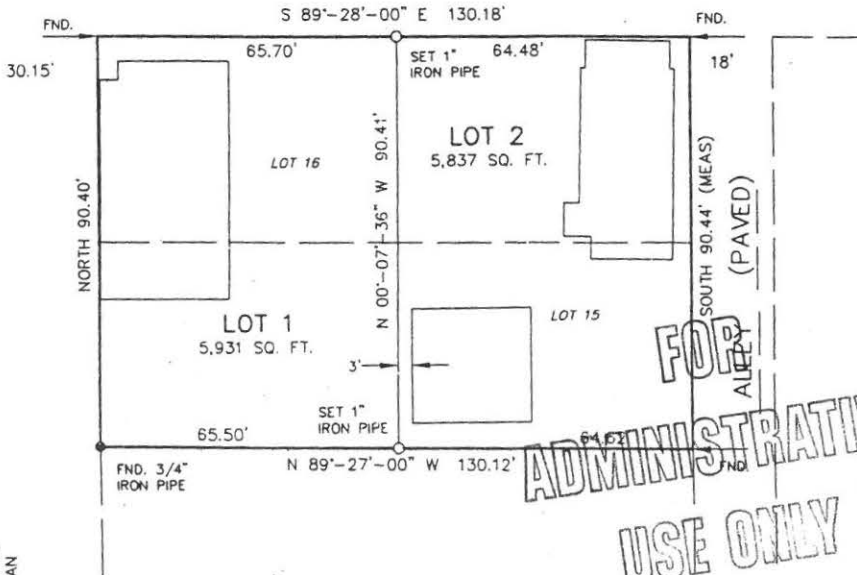
LOTS 15 & 16, BLOCK 7, WEDEMEYER'S DIVISION,
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

UNION AVENUE

SOUTH 14th STREET



NORTH IS REFERENCED TO THE EAST LINE
OF THE SOUTH 14th STREET, HAVING AN
ASSUMED BEARING OF NORTH



SCALE 1" = 30'



Gary L. Krueger
4-30-01

KRUEGER LAND SURVEYING
1521 SUPERIOR AVENUE
SHEBOYGAN, WISCONSIN 53081
(920) 452-9558

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