

CITY PLAN COMMISSION AGENDA

May 23, 2023 at 4:00 PM

City Hall, 3rd Floor - Council Chambers, 828 Center Avenue, Sheboygan, WI

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377.

OPENING OF MEETING

- Roll Call
- 2. Pledge of Allegiance
- 3. Introduction of committee members and staff
- 4. Identify potential conflict of interest

MINUTES

5. April 25, 2023

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- 6. Application for Conditional Use Permit with exceptions by Jorge Gonzalez to operate a taxi home occupation from 2004 S.16th Street
- 7. Application for Conditional Use Permit with exceptions by Nemak to construct a new addition to their facility at 4243 Gateway Drive in the Sheboygan Business Park.

NEXT MEETING

8. June 13, 2023

ADJOURN

9. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, April 25, 2023

MEMBERS PRESENT: Mayor Sorenson, Ryan Sazama, Marilyn Montemayor, Kimberly Meller, and Jerry Jones

EXCUSED: Alderperson Trey Mitchell and Braden Schmidt

STAFF/OFFICIALS PRESENT: Manager of Planning & Zoning Steve Sokolowski

OPENING OF MEETING

1. Roll Call

Mayor Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify potential conflict of interest

No committee member had a conflict.

MINUTES

4. Approval of the Plan Commission minutes from April 11, 2023.

Motion by Jerry Jones, second by Kimberly Meller to approve. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

Application for Conditional Use and Sign Permit with exceptions by Sign Effectz, Inc. to install new signage at the Qdoba located at 3551 Washington Avenue S. Frontage Road.

Motion by Jerry Jones, second by Ryan Sazama to approve with the following conditions:

- 1. Applicant shall obtain the necessary sign permits prior to installation.
- 2. Raceway for individual letter signs shall match the color of the building (white/cream).
- 3. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
- 4. Any additional signage for this facility will be individual letters (no flat panel and/or cabinets) and shall obtain all approval and permits required (exception, sign permits, etc.).

Exceptions granted:

To have three (3) wall signs

Motion carried.

6. Application for Conditional Use Permit with exceptions by Nap4, LLC to operate a NAPA Auto Parts Store at 3619 Washington Avenue S. Frontage Road.

Motion by Jerry Jones, second by Marilyn Montemayor to approve with the following conditions:

Item 5.

- Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as mall required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, health, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
- 2. The present dumpster screening fence is in disrepair and shall be appropriately repaired/replaced. New dumpster(s) shall be screened/enclosed/gated and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit. Applicant shall work with staff with regards to appropriate location and design of enclosure.
- 3. Outdoor storage of materials, products or equipment shall be prohibited. Applicant shall immediately remove all pallets and miscellaneous materials adjacent to the loading dock.
- 4. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
- 5. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance (site lighting, building lighting, signage, etc.). There shall be no spillover light onto adjacent properties or the streets.
- 6. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
- 7. Proposed and future signage at this property/facility shall be individual letter signs (no flat panel or interior lit cabinet signs).
- 8. Applicant shall be permitted a freestanding monument sign for the site. Minimum setback of a monument sign is 12 feet. Maximum height of the monument sign is 8 feet.
- 9. Applicant shall remove all unused signs and all signage referring to previous businesses.
- 10. NAPA shall immediately remove temporary banner affixed to City street trees at their present location at 2817 S. Business Drive (city street trees in public right-of-way).
- 11. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
- 12. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
- 13. Building/occupancy permits shall be issued only at such time as the applicant can provide documentation that they own the parcel.
- 14. The approval is for retail use and not for any vehicle repairs, services, etc. Any future/additional uses of the facility/property (such as multi-tenant facility), additions, site improvements, etc. may require conditional use permit and architectural review.
- 15. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use and/or architectural review applications reflecting those amendments.

Exceptions granted:

• To maintain the existing 18 parking spaces at the site.

Motion carried.

7. Application for Conditional Use with exceptions by Quasius Construction to construct a new covered drive thru canopy at Camp Evergreen located at 2776 N. 31st Place.

Motion by Marilyn Montemayor, second by Kimberly Meller to approve with the following conditions:

1. Prior to building permit issuance, the applicant shall obtain all licenses and permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water,

Item 5.

- sewer, health, storm drainage, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
- 2. Submittal/approval of a proposed storm drainage plan prior to building permit issuance.
- 3. Dumpsters shall be screened and enclosed and constructed of like materials and colors of the facility. If a dumpster enclosure is not constructed, the dumpsters and garbage can shall be located inside the detached garage structure.
- 4. Outdoor storage of materials, products or equipment shall be prohibited.
- 5. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
- 6. All new lighting shall be installed per Section 15.707 of the Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
- 7. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall be permitted to install individual letter signs no cabinet or panel signs.
- 8. All areas used for parking/maneuvering of vehicles shall be paved.
- 9. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
- 10. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
- 11. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
- 12. The applicant shall construct the exterior renovations per the plan submitted and approved by the Plan Commission (design, materials, colors, etc.). The new plan calls for rough sawn cedar wood material to wrap the steel column supports in lieu of stone. However, if staff has any concerns with the design, the matter may be brought back to the Plan Commission for their consideration.
- 13. If there are to be any changes from the plans for the remodel/renovations to the exterior of the facility, the applicant will be required to obtain approval from the Architectural Review Board prior to receiving a building permit for such remodel/renovation.
- 14. Any future/additional uses of the facility/property such as additional tenants, additions, site improvements, etc. may require conditional use permit, architectural review, occupancy permit, etc.
- 15. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

NEXT MEETING

8. May 9, 2023

ADJOURN

9. Motion to Adjourn

Motion by Jerry Jones, second by Ryan Sazama to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 4:09 p.m.

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Jorge Gonzalez to operate a taxi home occupation from 2004 S.16th Street. NR-6 Zone

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

REPORT DATE: May 18, 2023 **MEETING DATE:** May 23, 2023

FISCAL SUMMARY: STATUTORY REFERENCE:

Budget Line Item: N/A Wisconsin N/A

Budget Summary: N/A Statutes:

Budgeted Expenditure: N/A Municipal Code: N/A

Budgeted Revenue: N/A

BACKGROUND / ANALYSIS:

Jorge Gonzalez is proposing to operate a taxi home occupation business from his residence located at 2004 S. 16th Street. The applicant states the following about the project:

- Jorge Gonzalez is proposing to use a small room in his basement for office purposes to operate a taxi business from his home and utilize his driveway/parking slab to park his vehicle/taxi at 2004 S. 16th Street. Mr. Gonzalez will be the only employee.
- Applicant indicates there would be no customer interaction at the home because he would be leaving his home to pick up and transport clients where they are wishing to go around the community.
- Most of the time I will be receiving phone calls in the taxi during the work day which is typically 11:00 am to 11:00pm so not much will be taking place at the home other than parking the vehicle.
- Taxi would be parked in the driveway from 11:00pm to 11:00am.
- There will be little to no disturbance in the neighborhood from the proposed taxi business.

STAFF COMMENTS:

Staff does not object to the proposal but is recommending that:

Mr. Gonzalez is the only employee permitted for this business.

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Item 6.

 Maximum one (1) typical passenger vehicle be permitted to park at this residential dwel (no commercial type vehicles).

A couple of items the Plan Commission may want the applicant to address:

- What type of vehicle will Mr. Gonzalez use for the taxi business? If similar to a typical residential vehicle that is fine but this should not should not be a bus or a larger commercial transport vehicle.
- The applicant has a trailer located on the paved area. Where does the applicant intend on storing the trailer when he parks his vehicle/taxi on this parking slab? The applicant could possibly store the trailer in his rear yard but would need to locate the trailer on a slab as required by the zoning ordinance. Applicant may work with the Building Inspection Department regarding the storing of the trailer and slab.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit subject to the following conditions:

- 1. Applicant will meet all home occupation criteria listed in Section 15.206(8)(s).
- 2. Applicant shall obtain all necessary licenses to operate the taxi business.
- 3. Applicant shall obtain all necessary permits for any type of construction including but not limited to building, plumbing, electrical, HVAC, etc.
- 4. The home occupation may only utilize 25 percent of the living area of the dwelling.
- 5. The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas and in no instance shall a home occupation create a nuisance for neighboring properties.
- 6. Not more than one sign, not to exceed two square feet, non-illuminated and flush wall mounted only, will be used to advertise the home occupation. Applicant is required to obtain a sign permit. No temporary signage is permitted for home occupations.
- 7. The City of Sheboygan has the right of entry during the stated hours of operation to insure compliance per City of Sheboygan Ordinances and with this approval.
- 8. If any issues arise from the taxi business, the City may again review the conditional use permit.
- 9. Jorge Gonzalez is the only employee permitted for this taxi business.
- 10. A maximum one (1) typical passenger vehicle is permitted to park at this residential dwelling (no commercial type vehicles).
- 11. Applicant shall remove trailer from the property and/or shall work with the building department to obtain the proper permits to create a slab to store such a trailer on per the zoning ordinance.
- 12. If the applicant moves from the present location the conditional use permit will discontinue immediately.
- 13. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

ATTACHMENTS:

Conditional Use and required attachments

Item 6.



CITY OF SHEBOYGAN

APPLICATION FOR CONDITIONAL USE

| Fee: | \$250.00 |
|------|----------|
| | 200 |

Review Date:

Zoning: NR-6

Read all instructions before completing. If additional space is needed, attach additional pages.

| SECTION 1: Applicant/ Permittee Info | rmation | | 32, 50 | | |
|---|------------------------|-----------------------|-------------------|------------|--------------------|
| Applicant Name (Ind., Org. or Entity) | Authorized Repres | entative | Title | | |
| Jorge gonzalez | 2234 | | | | |
| Mailing Address | City | | State | | ZIP Code |
| 2004 S. 16th Offeet | Shelova | Λ | $ \omega $ | | 53081 |
| Email Address | 1/22 | Phone Number (in | cl. area coo | (e) | J 1 |
| 10rge_gonzalez(|)4ddoxahoo.co | | 5(-1 | 691 | |
| SECTION 2: Landowner Information (c | | when project site c | The second second | fferent th | an applicant) |
| Applicant Name (Ind., Org. or Entity) | Contact Person | | Title | | |
| TOREE GONZAGEZ | Some | | owher | | |
| Mailing Address | City | | State | | ZIP Code |
| 20045.1657 | Sheboygan | | WI. | | 53081 |
| Email Address | | Phone Number (in | | de) | |
| (Nae-amZAleza422@ Volos. | COM | 920 377 169 | 7 | | |
| SECTION 3: Project or Site Location | | | | | |
| Project Address/Description | | | Parcel No |). | |
| 20045.165T. Sheboyaan | WI 53081 | | | | |
| SECTION 4: Proposed Conditional Use | 建设在水路线接收 货 | 位于2007年12日1日 | | | |
| Name of Proposed/Existing Business: | 612 TAXI | LLC. | | | |
| Existing Zoning: | Recidencia | | | | |
| Present Use of Parcel: | Priner Reci | den cial | | | |
| Proposed Use of Parcel: | owener | | | | |
| Present Use of Adjacent Properties: | Alt Reciden | C'AL | | | |
| SECTION 5: Certification and Permissic | n | | | | |
| Certification: I hereby certify that I am | the owner or author | ized representative | of the owr | er of the | property which is |
| the subject of this Permit Application. I | certify that the info | rmation contained ir | this form | and attac | hments is true and |
| accurate. I certify that the project will be | e in compliance wit | h all permit conditio | ns. I under | stand that | failure to comply |
| with any or all of the provisions of the | permit may result in | permit revocation a | nd a fine a | nd/or forf | eiture under the |
| provisions of applicable laws. | | | | | |
| | | | | | |
| Permission: I hereby give the City perm | nission to enter and i | nspect the property | at reasona | ble times | to evaluate this |
| notice and application, and to determine | ne compliance with a | ny resulting permit | coverage. | | |
| Name of Owner/Authorized Represent | ative (please print) | Title | | Phone No | |
| JORGE CONZAIEZ | | owner | | 9203 | 77-1697 |
| Signature of Applicant | | | Date Sign | ed | |
| JONGG GONZALEZ | | | | | |

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

| 140m | 6 |
|------|---|
| ITEM | |



CITY OF SHEBOYGAN

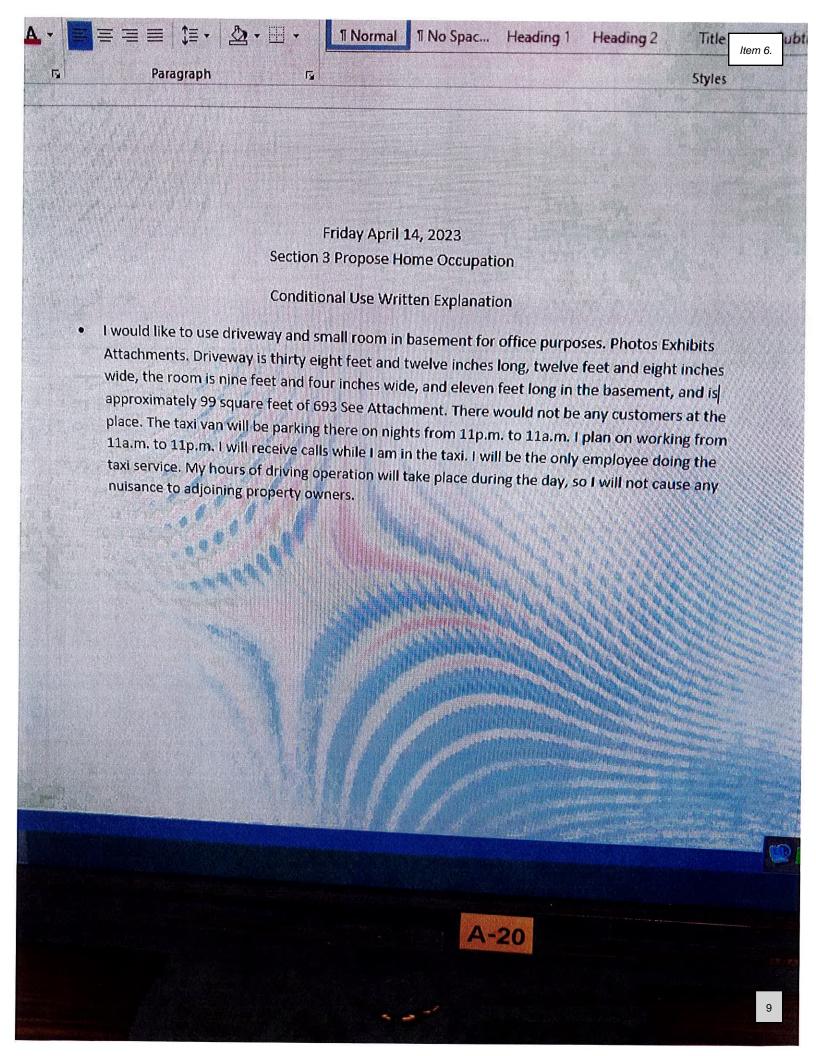
HOME OCCUPATION ZONING COMPLIANCE APPLICATION

| Fee: | |
|--------------|--|
| Review Date: | |

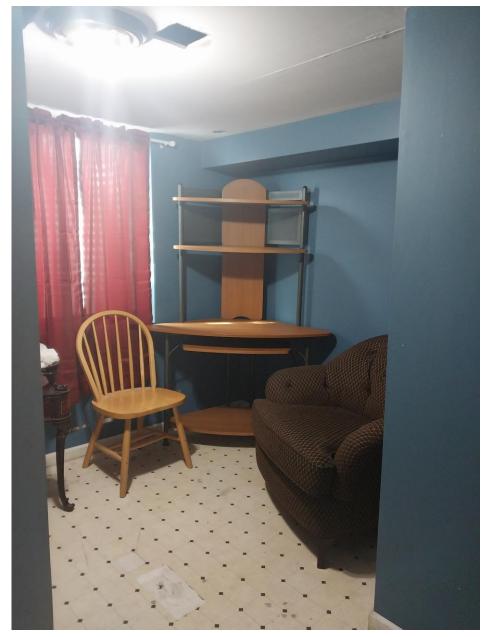
Read all instructions before completing.

| SECTION 1: Applicant/ Permittee Info | rmation | | | 15 S. | SS 45.00 | division |
|--|-------------------------|--------------------------|-------------|---|--------------|----------|
| Name (Ind., Org. or Entity) | | | | | | |
| jorge gonzalez | | | | | | |
| Mailing Address | City | | State | | ZIP Code | |
| 2004 S.16ST | sheboygan | | wiscons | in | 53081 | |
| Email Address | | Phone Number (in | cl. area co | de) | | |
| jorge_gonzalez0422@yahoo.com | | 920 377 1697 | | | | |
| SECTION 2: Other Person Involved in t | he Home Occupation | n | | | | |
| Name | | | | | | |
| | | | | | | |
| Mailing Address | City | | State | | ZIP Code | |
| Nilson in the control of the control | | | | | | |
| SECTION 3: Written Description of Pro | posed Home Occup | ation | | | TARREST | |
| Please attach written letter describing l | home occupation | | | | | |
| | | | | | | |
| SECTION 4: Certification and Permission | n | | | | | |
| Certification: I hereby certify that I am | the owner or author | rized representative | of the ow | ner of the | oronorty wi | nich is |
| the subject of this Home Occupation Zo | ning Compliance Ar | polication. I certify th | at the info | ormation of | ontained in | thic |
| form and attachments are true and acc | urate. I certify that t | the project will be in | complian | re with all | conditions | l I |
| understand that failure to comply with | any or all of the pro | visions of the permit | may resu | lt in nermi | revocation | n and a |
| fine and/or forfeiture under the provision | ons of applicable lay | vs. | may resu | ic in periin | , revocation | i aiiu a |
| Permission: I hereby give the City perm | ission to enter and i | nspect the property | at reason | ahle times | to evaluate | a thic |
| notice and application, and to determin | e compliance with a | nv resulting permit | coverage | abic tillies, | to evaluate | 2 (1113 |
| | | 25.5 RF | | | | |
| Name of Owner/Authorized Representa Jorge Gonzalez | itive (please print) | Title | | Phone Nu | | |
| | | Owner | | 920 377 | | 1697 |
| Signature of Applicant Jorge gor | zalez03 🛧 | 0-6 | Date Sigr | ned 03/2 | 20/2023 | 3 |
| 22.90 901 | 10200 301 | BE GONZAIEZ | | 00/2 | .0/2020 | , |

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. If required to be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.













FLOORPLAN

Borrower: JORGE GONZALEZ

Borrower: JORGE GONZALEZ

File No.: 020261

Case No.: 581-2366648

City: SHEBOYGAN

State: WI

Zip: 53081

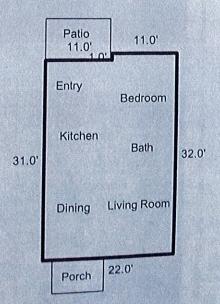
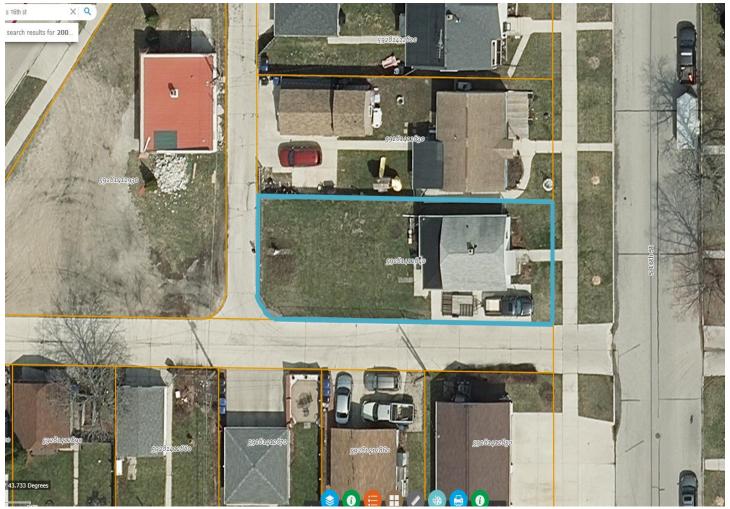


Exhibit A floorplan of Basement Bathroom room













CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Conditional Use Permit with exceptions by Nemak to construct a new addition to their facility at 4243 Gateway Drive in the Sheboygan Business Park. SI Zone and Sheboygan Business Park Protective Covenants.

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

REPORT DATE: May 18, 2023 **MEETING DATE:** May 23, 2023

FISCAL SUMMARY: STATUTORY REFERENCE:

Budget Line Item: N/A Wisconsin N/A

Budget Summary: N/A Statutes:

Budgeted Expenditure: N/A Municipal Code: N/A

Budgeted Revenue: N/A

BACKGROUND / ANALYSIS:

Nemak is proposing to construct a new addition to their facility at 4243 Gateway Drive in the Sheboygan Business Park. The applicant states the following:

- The 49,500sf building addition is proposed to be located on the north side of the existing manufacturing facility. 35,300sf of the addition will be a diecasting production area with die storage. The proposed addition will provide space for two (2) new 4,500-ton diecast machines and auxiliary equipment.
- In addition to the proposed manufacturing space, the addition will include a connector for the transport of molten aluminum from the existing furnaces to the new diecast machines, office space on the west end of the proposed addition, electrical building, compressor room and dock area.
- The existing building materials consist of warm grey precast concrete wall panels with a
 prefinished metal coping and aluminum storefront windows, both in a dark bronze color.
 The proposed manufacturing building addition materials will consist of matching warm
 grey precast concrete panels, dark bronze prefinished metal coping, and dark bronze
 aluminum storefront or curtainwall windows.
- The current number of employees at the facility is 900. Final staffing numbers upon project completion have not yet been determined but is it anticipated that additional employees will be hired. Additional staffing will be required to operate the equipment in the new addition with the number of added employees not fully determined.

- Approximately \$18,000,000 construction value.
- The proposed development timeline is a June 2023 start with an anticipated completion date of September 2024.
- Due to the timing of the project, the owner has decided to build the project in phases with the DCM production area being the highest priority:
 - First Phase is the Production Space, building connector and the necessary support spaces (electrical, plumbing, compressor room) required for this phase of the project with room in the support space to accommodate full buildout. Overall square footage was examined and made as efficient as possible.
 - Second Phase would likely be the Office Addition. This phase would also possibly be adding on to the West for one more machine. The current phase is prepared from a utility standpoint to accommodate this. At this point the truck traffic off of gateway would be reconfigured to as previously shown and employee parking and landscaping would be added to the office area as previously shown.
 - The Third Phase would be the addition of two more machines, and some interior storage for tools. This would be maximizing the building to the West property line and also reconfiguring the site access along the West property line to something close to the original submittal.
- As the automotive industry transitions from the internal combustion engine to electrically
 powered vehicles, larger diecast machines will be required to produce automotive
 components and structural members. The proposed expansion will help ensure long term
 sustainability and future growth of Nemak-Wisconsin in the City of Sheboygan.

Site improvements include:

- Security fencing will be provided around the expansion area. The proposed fencing will
 match the existing fencing which is 8' high chain link. Fencing facing street ROWs will be
 black vinyl clad chain link to match existing. Barrier arm gates and a sliding chain link
 gate will be provided to control access on the drive from Behrens Parkway.
- The existing access drive off Behrens Parkway will be widened and improved with a security gate and truck scale; this will be the primary point of entrance and exit for trucks
- The current truck access at the north end of Gateway Drive will remain as is.
- The primary parking lot on the west side of Gateway Drive will still be used for employee and guest parking. Existing truck parking and loading docks will still be utilized.
- New utility connections for sanitary sewer and storm sewer for the building addition and redevelopment area will be made to the public mains in Gateway Drive and new electric service from the northwest corner of the property near Gateway Drive. The gas service will remain in the current location.

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- Landscaping will be provided using an approach which ensures species resiliency and complimentary aesthetics and will be coordinated with the city landscaper. The landscape intent is to blend with the existing site utilizing similar species to match current aesthetics and are resilient to climate and site conditions. The City of Sheboygan landscaping point system is followed, and landscaping provided is within City code.
- Site lighting will comply with the City ordinance in a fashion that provides appropriate light intensity for safety with cut-off fixtures for minimal light trespass with fixtures and light poles to match the existing.
- Waste enclosure no new waste enclosure will be provided; waste will be handled as currently provided for.
- All raw materials and finished products are stored inside the building or loaded on to trailers for shipping. The proposed addition will provide space for inside storage of a majority of the dies used in the diecasting processes. A limited number of dies are currently, and will temporarily be stored outside until they are moved inside for use or, decommissioned, at which time they would be removed.
- No new ground signage is proposed with this project other than directional signage that will match the existing, this will be submitted for approval in the future.
- Building signage will be included on the west elevations. This building mounted signage will be permitted separately by the chosen sign vendor.

STAFF COMMENTS:

The applicant indicates there will be new signage but nothing has been submitted at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building and meet the Sheboygan Business Center Protective Covenants. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

The Plan Commission may want to have the applicant address:

- Explanation what the die casting machines are used for (is Nemak working on a new product)?
- Explanation of the die casting work flow process through the new addition.
- How does this benefit Nemak now and in the future?
- Explanation of new truck loading and unloading patterns to, thru and existing the site and the specific improvements associated with this (driveways, guard shacks, traffic pattern, loading/unloading, emergency access, etc.).
- Timing of this project?
- Timeline for Nemak's future plans for other potential structures and/or improvements?

The applicant is requesting the following exceptions:

 Requesting to have a building height of 60 feet tall – Maximum building height in excess of 50 feet is permitted with a conditional use permit.

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The 60 foot height is requested to provide the required interior clearance for the new die machines and overhead crane that is required for the diecast machines.

 Requesting to continue to allow temporary outside storage of old/damaged dies and limited storage of usable dies. – Outdoor storage is not permitted in the Sheboygan Business Park

This area is located to the north of the existing building and east of the proposed addition. It will not be visible from the public rights-of-way or adjacent properties. This is the same location dies are currently stored.

Per the Sheboygan Business Park Covenants, open outdoor storage of materials, products or equipment shall be prohibited without written permission from the City Plan Commission. Permission may be granted upon review of a plan for storage areas on a site. If permission is granted, storage areas will be maintained in a neat and orderly manner, be located within a rear yard, and be visually screened by fencing which is a maximum of ten (10) feet in height.

The applicant is not proposing a fence. The present outdoor storage that Nemak has is much higher than 10 feet, thus, the 10 foot high fence requirement would not screen the diecast as presently stored on his property.

• Requesting a variance from the locational landscaping requirements - Applicant shall meet the four (4) locational landscaping requirements.

ACTION REQUESTED:

Staff recommends approval of the conditional use permit and exceptions subject to the following conditions:

- 1. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, demolition, fire, water, sewer, storm drainage, health, hazardous materials, State of Wisconsin, Federal, etc. (Applicant shall be in contact with building inspection, fire, police, etc.). An occupancy permit will be granted only at such time as the applicant has met all requirements.
- 2. Applicant shall meet all zoning requirements including but not limited to noise, vibration, hazardous materials, etc.
- Applicant shall obtain all necessary permits for the construction, the storage and the handling of hazardous chemicals and/or fuels (applicant shall be in contact with building inspection, fire department, etc.).
- 4. Submittal and approval of a proposed storm drainage plan prior to building permit issuance.
- 5. Submittal and approval of a proposed landscape plan prior to building permit issuance. Applicant will submit a landscape plan that addresses all four (4) landscaping requirements. Landscaping shall be installed prior to issuance of an occupancy permit.
- 6. Retaining wall and fencing shall be installed per Section 15.720(3)(c) of the City Zoning Ordinance. The applicant shall install the black vinyl fencing as proposed to match existing.
- 7. Dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility and shall be completed prior to issuance of an occupancy permit.

Item 7.

- 8. Outdoor storage of materials, products or equipment shall be prohibited (except authorized/approved by the Plan Commission).
- 9. All ground level and rooftop mechanicals shall be screened and/or enclosed and constructed of like materials and colors of the facility (HVAC equipment, etc.).
- 10. All new lighting shall be installed per Section 15.707 of the City of Sheboygan Zoning Ordinance. There shall be no spill-over of light and glare on operators of motor vehicles, pedestrians, and land uses in the vicinity.
- 11. Applicant shall obtain the necessary sign permits prior to installation. The proposed signage shall meet the City of Sheboygan Zoning Ordinance and Business Park Protective Covenants. All signage must be submitted to and reviewed/approved by the City of Sheboygan Architectural Review Board.
- 12. Applicant shall be permitted to install individual letter signs no cabinet or panel signs.
- 13. All areas used for parking or maneuvering of vehicles shall be paved (no gravel permitted).
- 14. All areas that are not required to be paved shall be landscaped with grass and/or approved landscaping.
- 15. Any new ingress/egress driveway openings shall be improved to standard City specifications. All existing access drives that are no longer used shall be removed and all unused driveways shall be closed and improved to standard City specifications.
- 16. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, etc.
- 17. Any work within City of Sheboygan Public rights-of-way, stormwater easements, etc. shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new street improvements, new and/or closed ingress/egress driveway openings, driveways over storm water easements, curb, gutter, sidewalk, pavement, utilities, retaining walls, street trees, etc.).
- 18. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
- 19. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
- 20. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
- 21. All vehicles, equipment, materials, products, etc. shall be located on the applicant's property (no storage on public rights-of-way).
- 22. It will be the applicant's responsibility to work with all private and public utilities in order to provide easements and/or relocate utilities as necessary.
- 23. Applicant shall adequately address all Sheboygan Water Utility concerns related to this development.
- 24. Applicant shall adequately address all Fire Department concerns related to this development.
- 25. Applicant shall meet the Sheboygan Business Park Protective Covenants.
- 26. Prior to building permit issuance, the City of Sheboygan Architectural Review Board shall review/approve the proposed building design.
- 27. If there are any amendments to the approved conditional use permit (including but not limited to site plan, architectural design, use, etc.), the applicant will be required to submit a new conditional use, architectural review, etc. reflecting those amendments.

5

21

ATTACHMENTS:

Conditional Use Permit Application and Attachments



CITY OF SHEBOYGAN

APPLICATION FOR CONDITIONAL USE

| Fee: | \$250.00 | |
|-------|-----------|-------|
| Revie | w Date: _ | _ |
| Zonir | ng: | _ |

Read all instructions before completing. If additional space is needed, attach additional pages.

| SECTION 1: Applicant/ Permittee Infor | | the state | 2 ** - | | : |
|---|--|------------------------|-------------------------------|--------------|--------------------|
| Applicant Name (Ind., Org. or Entity) | Authorized Representative | | Title | | |
| Nemak | Dan Nack | *** | Technical Performance Manager | | |
| Mailing Address | City | | State | | ZIP Code |
| 4243 Gateway Drive | Sheboygan | | WI | | 53081 |
| Email Address | | Phone Number (in | cl. area co | de) | |
| Dan.nack@nemak.com | | 920-980-3609 | | | |
| SECTION 2: Landowner Information (c | omplete these fields | when project site o | wner is d | ifferent th | an applicant) |
| Applicant Name (Ind., Org. or Entity) | Contact Person | | Title | | |
| Same as Applicant Above | | | | | |
| Mailing Address | City | | State | | ZIP Code |
| | | | | | |
| Email Address | | Phone Number (inc | cl. area co | de) | |
| | | | | | |
| SECTION 3: Project or Site Location | | | | | |
| Project Address/Description | | | Parcel No | 0. | |
| 4243 Gateway Drive, Sheboygan WI | 59281479013 | | | | |
| SECTION 4: Proposed Conditional Use | | | | | |
| Name of Proposed/Existing Business: | Nemak | | | | |
| Existing Zoning: | SI Suburban Industrial District | | | | |
| Present Use of Parcel: | Manufacturing | | | | |
| Proposed Use of Parcel: | Manufacturing | | | | |
| Present Use of Adjacent Properties: | Vacant land to north and east; manufacturing/industrial to south and west. | | | | |
| SECTION 5: Certification and Permission | | | | | |
| Certification: I hereby certify that I am | the owner or author | ized representative | of the owi | ner of the p | property which is |
| the subject of this Permit Application. I | certify that the info | rmation contained in | n this form | and attac | hments is true and |
| accurate. I certify that the project will b | e in compliance witl | h all permit condition | ns. I under | stand that | failure to comply |
| with any or all of the provisions of the p | permit may result in | permit revocation a | nd a fine a | nd/or forfe | eiture under the |
| provisions of applicable laws. | | | | | |
| | | | | | |
| Permission: I hereby give the City perm | ission to enter and i | nspect the property | at reason | able times, | to evaluate this |
| notice and application, and to determin | ne compliance with a | ny resulting permit | coverage. | | |
| Name of Owner/Authorized Representa | Title | | Phone Nu | ımber | |
| Nemak/Dan Nack | | Tech. Performance | Mgr. | 920-980- | 3609 |
| Signature of Applicant | 1. | | Date Sigr | ned j | / |
| (la long Mi | M | | | 3/21 | /23 |
| 11 (1) | | | | 7 7 | |

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

May 1, 2023

CUP & Architectural Review Project Description

PROJECT NAME AND EXISTING SITE ADDRESS:

Nemak 4243 Gateway Drive Sheboygan, WI 53081

PARCEL INFORMATION/ZONING CLASSIFICATION/SITE DATA

Parcel - 59281479013 SI Suburban Industrial District Total area of parcel is 25 acres.

EXISTING SITE CONDITIONS/LAND USE:

 Site is existing Nemak diecasting facility that produces lightweight die cast components for the automotive industry.

PROPOSED USE:

No change in use is proposed.

SITE SELECTION

Nemak diecasting facility is already in operation at this location.

DESCRIPTION OF SITE IMPROVEMENTS:

- Proposed 49,500 square foot building addition proposed on the north side of the existing
 manufacturing facility. The proposed addition will provide space for two (2) new 4,500-ton
 diecast machines and auxiliary equipment. In addition to the proposed manufacturing space, the
 addition will include a connector for the transport of molten aluminum from the existing
 furnaces to the new diecast machines, office space on the west end of the proposed addition,
 electrical building, compressor room and dock area.
- The existing access driveway off Behrens Parkway will be widened and improved with
 mechanical barrier arm gates, manual sliding gates, and truck scale; this will be the primary
 point of entrance and exit for trucks. A guard house will be provided in the future. The current
 access from Gateway Drive will remain as is for this phase. The primary use of this access will be
 automobile traffic.
- Security fencing will be provided around the expansion area. The proposed fencing will match the existing fencing which is 8' high chain link. Fencing facing street ROWs will be black vinyl clad chain link to match existing. Barrier arm gates and a sliding chain link gate will be provided to control access on the drive from Behrens Parkway.
- Site disturbance will total 6.17 acres.
- New utility connections for sanitary sewer and storm sewer for the building addition and redevelopment area will be made to the public mains in Gateway Drive and new electric service from the northwest corner of the property near Gateway Drive. The gas service will remain in the current location.
- The project will result in an increase in 62,682 square feet (1.439 acres) of new impervious surface on the subject development site. We understand through correspondence with the City

Engineering Department that storm water management for the site is provided for by offsite regional storm water basins. Stormwater from the development will be directed towards proposed inlets. Storm water collected from the western portion of the site will be conveyed by storm sewer and discharged to the public storm sewer in Gateway Drive. Storm water collected in the area east of the connector building will be discharged to the existing storm sewer system on the site which ultimately discharges to the regional storm water basin across Behrens Parkway. The project will result in 6.17 acres of disturbance, and a Construction Stormwater NOI will be obtained from the WDNR.

- Landscaping will be provided using an approach which ensures species resiliency and
 complimentary aesthetics and will be coordinated with the city landscaper. The landscape intent
 is to blend with the existing site utilizing similar species to match current aesthetics and are
 resilient to climate and site conditions. The City of Sheboygan landscaping point system is
 followed, and landscaping provided is within City code.
- Site lighting will comply with the City ordinance in a fashion that provides appropriate light
 intensity for safety with cut-off fixtures for minimal light trespass with fixtures and light poles to
 match the existing.
- Waste enclosure no new waste enclosure will be provided; waste will be handled as currently provided for.
- All required building and pavement setback requirements are met. Per covenants, front yard setbacks are 50' for bldgs. and pavement; streetside yard=50' for bldgs. and 25' for pavement; interior side yard=25' for bldgs. and pavement; rear yard=25' for bldgs.
- Roof top mechanicals will be visible as consistent with other buildings in the industrial park.

EXPLANATION BUSINESS ACTIVITIES:

- Is this facility in operation 24/7/365 utilizing multiple shifts to provide continuous operations.
- The current number of employees at the facility is 900 (see above, how many on each shift).
 Final staffing numbers upon project completion have not yet been determined but is it anticipated that additional employees will be hired. Additional staffing will be required to operate the equipment in the new addition with the number of added employees not fully determined.
- Projected number of daily customers: No increase in the number of daily customers will result from the proposed expansion. This is a manufacturing facility and daily customers are infrequent.
- All raw materials and finished products are stored inside the building or loaded on to trailers for shipping. The proposed addition will provide space for inside storage of a majority of the dies used in the diecasting processes. A limited number of dies are currently, and will temporarily be stored outside until they are moved inside for use or, decommissioned, at which time they would be removed.

PARKING REQUIREMENTS:

 The primary parking lot on the west side of Gateway Drive will still be used for employee and guest parking. Existing truck parking and loading docks will still be utilized.

HOW WILL SITE BE SERVICED WITH STREETS AND UTILITIES:

- The existing access drive off Behrens Parkway will be widened and improved with a security gate and truck scale; this will be the primary point of entrance and exit for trucks.
- The current truck access at the north end of Gateway Drive will remain as is.

- A combined domestic/fire protection water service line for the building addition will be provided from the existing 8" water service into the site from the public water main in Gateway Drive.
 The fire protection will include additional fire hydrants that will be fed off of the existing 8" water service.
- The existing facility is served by municipal sanitary sewer; the wastewater plumbing for the new addition will be connected to a new lateral from Gateway Drive.

PROPOSED TRAFFIC IMPACTS TO ADJOINING STREETS IN THE NEIGHBORHOOD BASED ON THIS DEVELOPMENT:

• No negative traffic impacts to the neighborhood are anticipated as no change in use is proposed. It is anticipated the new traffic patterns will improve site circulation.

PROPOSED SIGNAGE:

- No new ground signage is proposed with this project other than directional signage that will match the existing, this will be submitted for approval in the future.
- Building signage will be included on the west elevations. This building mounted signage will be permitted separately by the chosen sign vendor.

DESCRIPTION OF THE GENERAL ORIENTATATION, DESIGN, ARRANGEMENT, TEXTURE, MATERIAL AND COLOR OF THE BUILDING OR STRUCTURE AND HOW IIT IS COMPATIBLE WITH THE DEVELOPMENT IN AND AROUND THE AREA:

- The proposed development will include an approximately 49,500 square foot (gross floor area) building addition that will include approximately 35,300 square feet of diecasting production area with die storage, the remainder of the addition will be comprised of an electrical room, compressor room, dock area, and pedestrian and equipment access areas to provide access through the proposed addition and between the proposed addition and the existing facility.
- The existing building materials consist of warm grey precast concrete wall panels with a prefinished metal coping and aluminum storefront windows, both in a dark bronze color. The proposed manufacturing building addition materials will consist of matching warm grey precast concrete panels, dark bronze prefinished metal coping, and dark bronze aluminum storefront or curtainwall windows. The proposed office addition materials will consist of matching warm grey precast concrete panels, aluminum storefront or curtainwall windows and architectural metal panels. The office design has not been finalized so exterior views provided with this submittal are for massing purposes only.

POTENTIAL NUISANCES TO ADJOINING PROPERTY OWNERS:

- The proposed development will have no negative impacts to the neighborhood.
- Site lighting will meet City light intensity requirements and cut-off fixtures will be used for minimal light trespass.
- The architectural style of the building will fit in and complement surrounding commercial developments.

ESTIMATED VALUE OF PROJECT:

• Approximately \$18,000,000 construction value.

CONSTRUCTION TIMELINE:

The proposed development timeline is a June 2023 start with an anticipated completion date of

September 2024

VARIANCE REQUESTS

- Exception to the maximum building height limit of 50 feet; the proposed addition will be 60 feet
 in height to provide the required interior clearance for the new diecast machines and overhead
 crane that is required for the diecast machines.
- Exception to the prohibition on outside storage is requested to continue to allow temporary
 outside storage of old/damaged dies and limited storage of usable dies. This area is located to
 the north of the existing building and east of the proposed addition. It will not be visible from
 the public rights-of-way or adjacent properties. This is the same location dies are currently
 stored.
- A locational variance for the building foundation landscaping points required (40 points per 100 linear feet of building foundation) is being requested for the proposed addition. The location of the addition (to the back of the lot behind existing development) combined with docks and vehicle maneuver/emergency vehicle access areas adjacent to the building addition make building foundation landscaping impractical. 275 points of the required 478 points are provided to the south of the site along Behrens Parkway and have been placed to provide screening for the adjacent loading area.
- Other landscaping requirements include:
 - 10 landscaping points per 1,000 SF of GFA.
 - 452.5 points are required, and 490 points are provided.
 - 40 landscaping points per 100 linear feet of building foundation.
 - 440 points are required, and 478 points are provided.
 - A locational variance is requested to meet this requirement.
 - 40 landscaping points per 100 linear feet of street frontage
 - 8 points are required, and 30 points are provided. This is for the areas of new driveways.
 - 80 landscape points per 10,000 SF of pavement area or per each 20 parking stalls (new stalls) (whichever yields the greater number of points).
 - 510 points are required, and 510 points are provided.

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 City of Sheboygan Comprehensive Plan Future Land Use Map designates the area of the City that includes this property as "Employment". As the automotive industry transitions from the internal combustion engine to electrically powered vehicles, larger diecast machines will be required to produce automotive components and structural members. The proposed expansion will help ensure long term sustainability and future growth of Nemak-Wisconsin in the City of Sheboygan. This is consistent with the Plan, provides employment opportunities, and is therefore consistent with the purposes, goals, objectives, policies, and standards of the Plan.

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?

• No negative impacts to neighboring properties, environment, traffic, or the public are anticipated from the proposed project. The project will expand an existing use that will result in

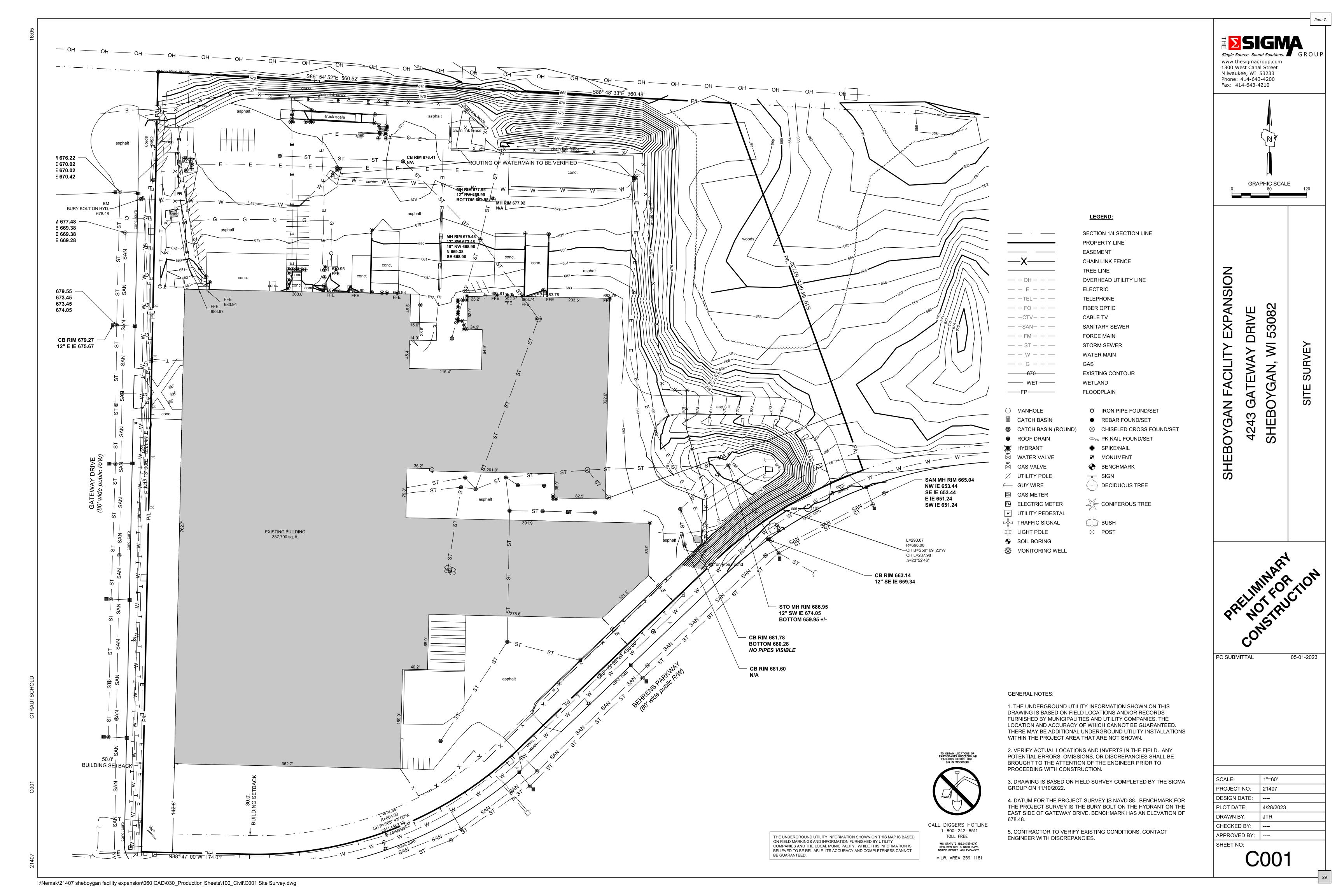
additional employment opportunities and will ensure long term sustainability and future growth of Nemak in Sheboygan.

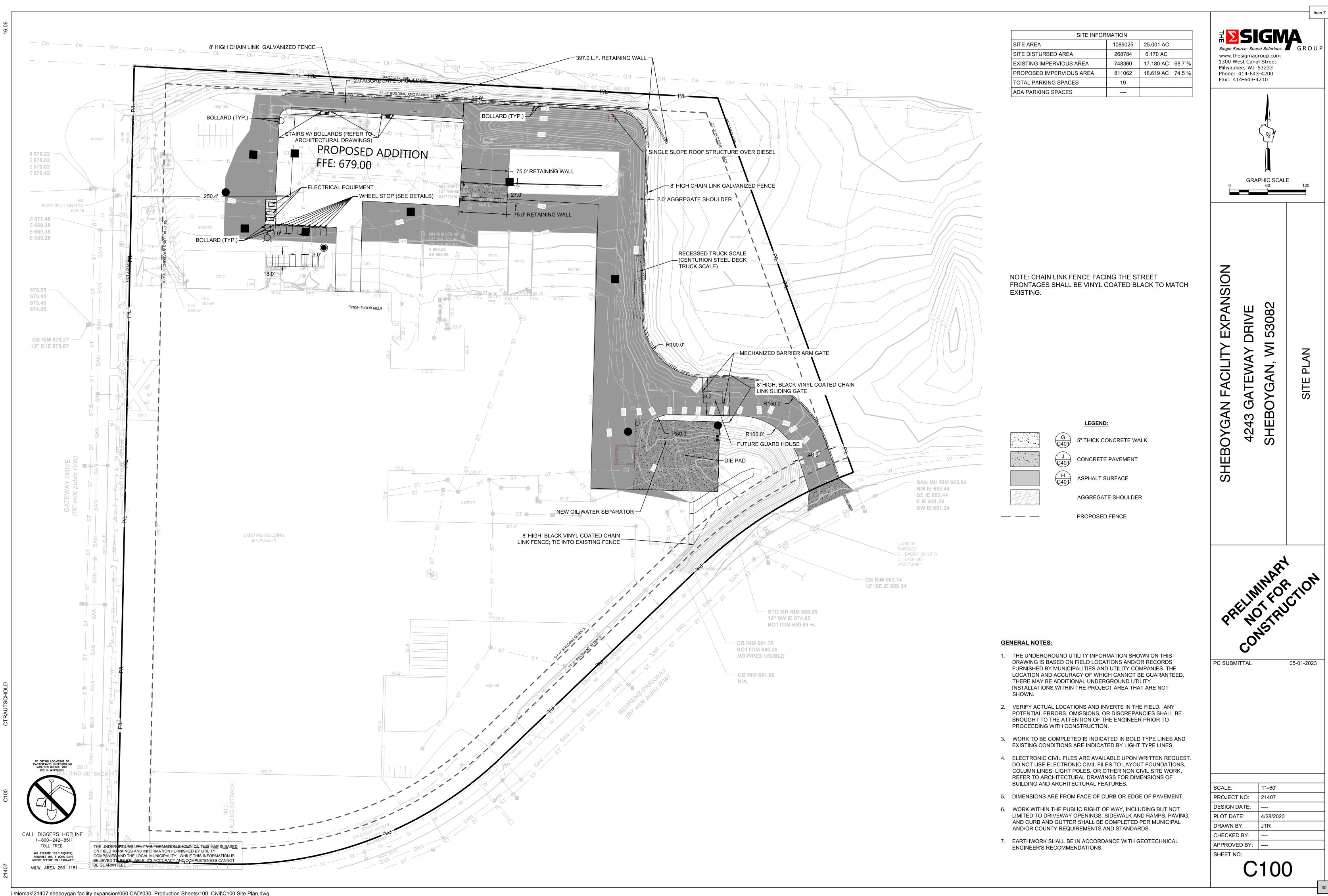
HOW DOES THE PROPOSED CONDITIONAL USE MAINTAIN THE DESIRED CONSISTENCY OF LAND USES IN RELATION TO THE SETTING WITHIN WHICH THE PROPERY IS LOCATED?

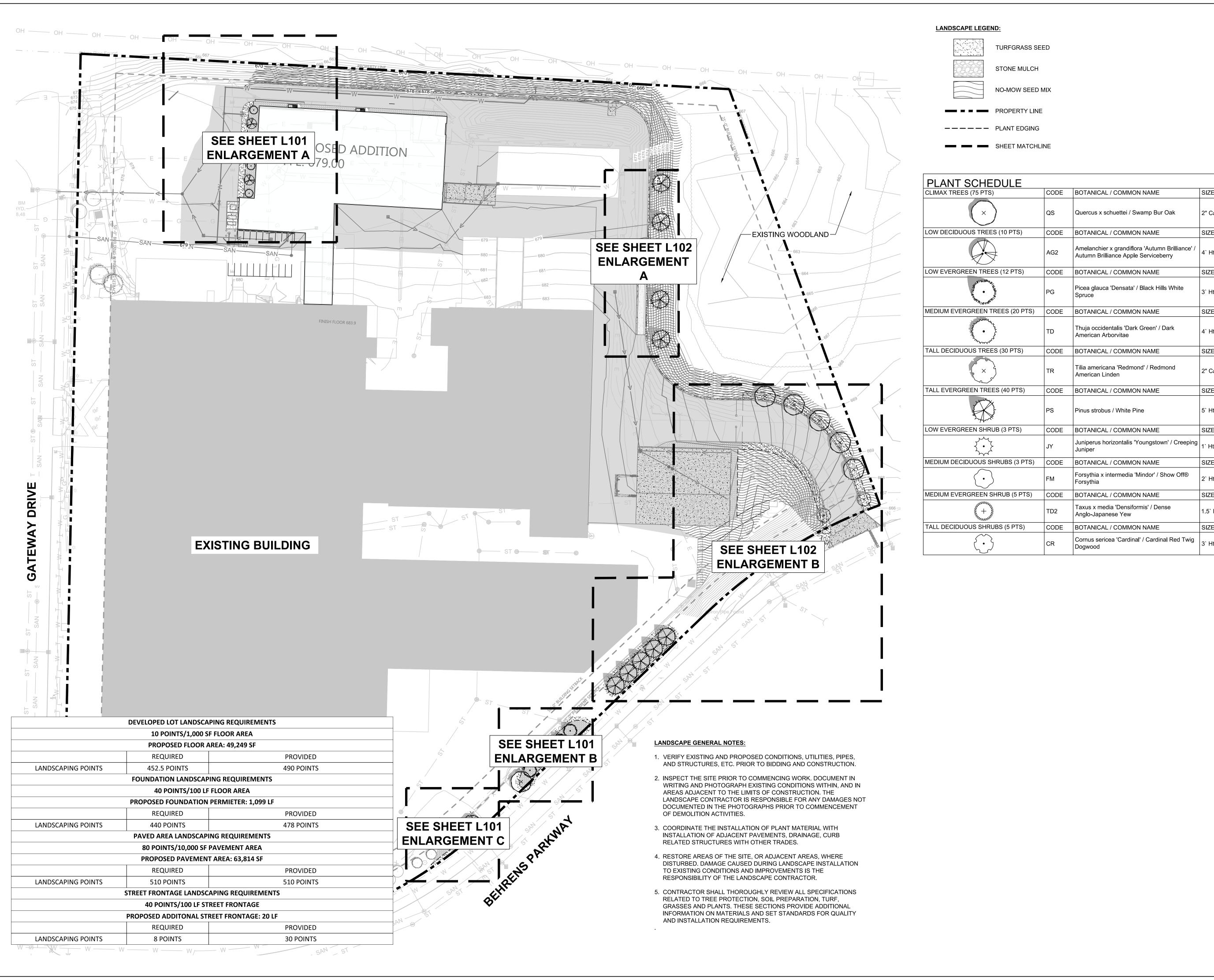
• The proposed project is not requesting a change in use; the use will be consistent with the existing Nemak use.

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.

• Yes, existing utility services are in place and will be utilized for the new building.

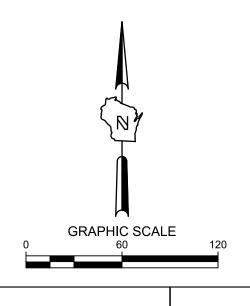






| PLANT SCHEDULE | CODE | POTANICAL / COMMONI NIANAT | CIZE | CONTAINED | OTY |
|---|------|---|----------|-----------|-----|
| CLIMAX TREES (75 PTS) | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| X | QS | Quercus x schuettei / Swamp Bur Oak | 2" Cal. | B&B | 7 |
| LOW DECIDUOUS TREES (10 PTS) | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| | AG2 | Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry | 4` Ht. | B&B | 3 |
| LOW EVERGREEN TREES (12 PTS) | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| A TOWN WOOD WALLE TO THE PARTY OF THE PARTY | PG | Picea glauca 'Densata' / Black Hills White Spruce | 3` Ht. | B&B | 5 |
| MEDIUM EVERGREEN TREES (20 PTS) | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| 3 · C | TD | Thuja occidentalis 'Dark Green' / Dark American Arborvitae | 4` Ht. | B&B | 7 |
| TALL DECIDUOUS TREES (30 PTS) | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| × | TR | Tilia americana 'Redmond' / Redmond American Linden | 2" Cal. | B&B | 2 |
| TALL EVERGREEN TREES (40 PTS) | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| | PS | Pinus strobus / White Pine | 5` Ht. | B&B | 10 |
| LOW EVERGREEN SHRUB (3 PTS) | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| • | JY | Juniperus horizontalis 'Youngstown' / Creeping Juniper | 1` Ht. | Cont. | 18 |
| MEDIUM DECIDUOUS SHRUBS (3 PTS) | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| | FM | Forsythia x intermedia 'Mindor' / Show Off® Forsythia | 2` Ht. | Cont. | 15 |
| MEDIUM EVERGREEN SHRUB (5 PTS) | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| MANANANANANANANANANANANANANANANANANANAN | TD2 | Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew | 1.5` Ht. | Cont. | 3 |
| TALL DECIDUOUS SHRUBS (5 PTS) | CODE | BOTANICAL / COMMON NAME | SIZE | CONTAINER | QTY |
| | CR | Cornus sericea 'Cardinal' / Cardinal Red Twig Dogwood | 3` Ht. | Cont. | 37 |





| 4243 GATEWAY DRIVE | SHEBOYGAN, WI 53082 |
|--------------------|---------------------|
| | MARY |

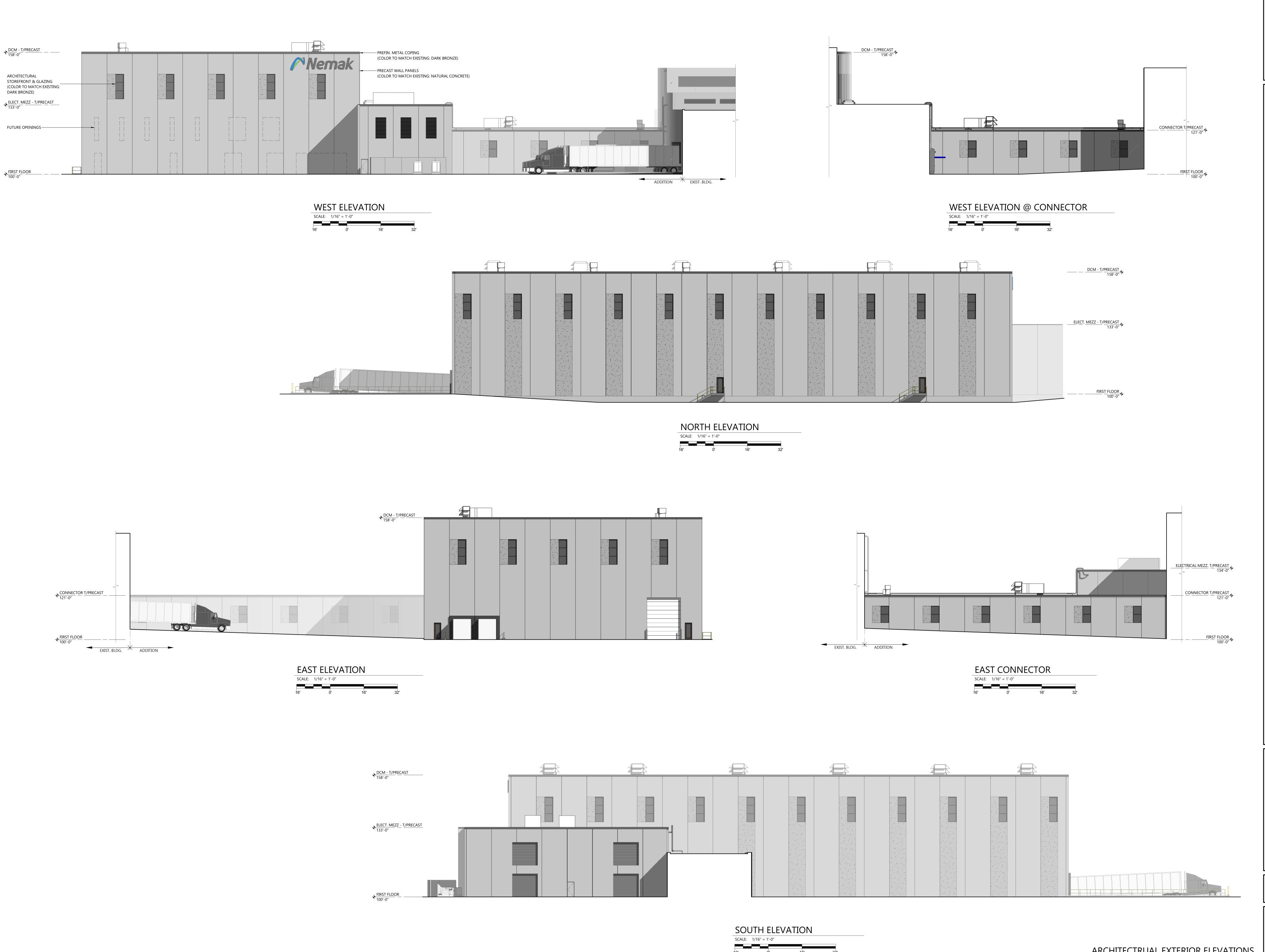
NO. REVISION

DATE

DATE

####

| SCALE: | 1"=60' |
|--------------|------------|
| PROJECT NO: | 21407 |
| DESIGN DATE: | |
| PLOT DATE: | 2023.04.28 |
| DRAWN BY: | HLY |
| CHECKED BY: | |
| APPROVED BY: | |
| SHEET NO: | |



Always a Better Plan 100 Camelot Drive Fond du Lac, WI 54935 920-926-9800 excelengineer.com

PROJECT INFORMATION

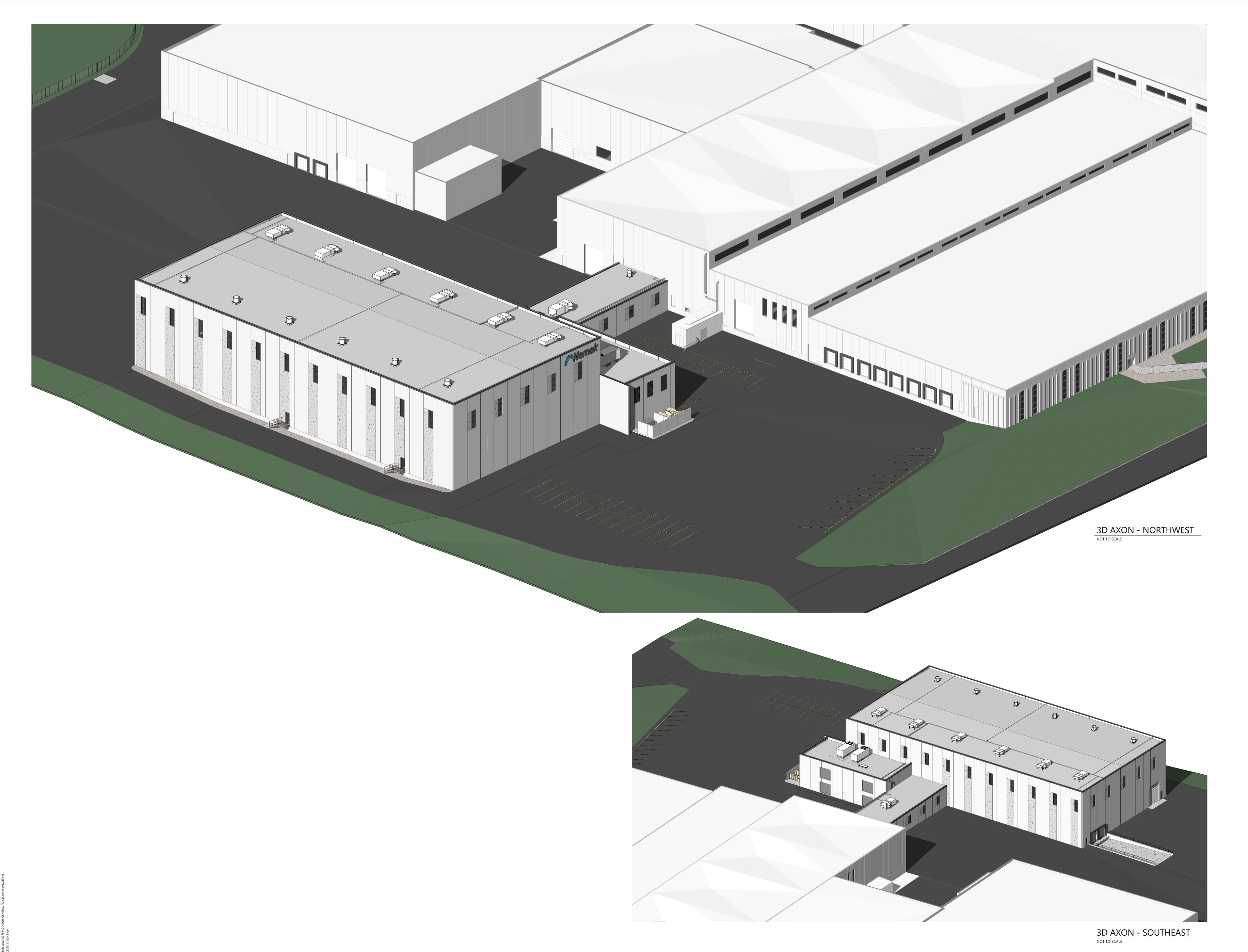
D BUILDING ADDITIONS - 4500 TON TON TONE • SHEBOYGA

PROFESSIONAL SEAL

PRELIMINARY DATES MAR. 20, 2023 APR. 4, 2023 MAY 1, 2023

JOB NUMBER 2275740

SHEET NUMBER



EXCEL

Always a Better Plan

100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

NOSECT INTONIVIATION

1 AK - 4500 TON DCM
TEWAY DRIVE • SHEBOYGAN, WI 5308

PROFESSIONAL SEAL

MAR. 20, 2023
APR. 4, 2023
MAY 1, 2023

MAY 1, 2023

2275740

SHEET NUMBER

A2.1



PROJECT INFORMATION

PROFESSIONAL SEAL

PRELIMINARY DATES APR. 2, 2023 APR. 3, 2023 APR. 4, 2023 APR. 14, 2023 APR. 28, 2023 MAY 1, 2023

AREA 'A'

KEY PLAN

ARCHITECTRUAL FIRST FLOOR PLAN - OVERALL

JOB NUMBER 2275740













1602 TRAFFIC CONTROL

BARRIER GATE OPERATOR



COMMERCIAL • INDUSTRIAL



Automatic P.A.M.S. sequencing with slide and swing gates



Octagonal Lighted Signal Arm Option light the way for customers to exit easily and safely with signals and sensors

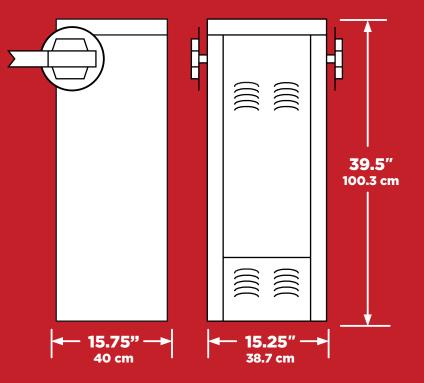


DKS Pedestrian Protection System it's aware - even when they're not



Wishbone Style Aluminum arms up to 27 feet in length





| MODEL | 1602 |
|---------------------|---|
| CLASS OF OPERATION | II, III, IV |
| ARM TYPE/MAX LENGTH | 20 Ft (6.1 m) / Aluminum 24 Ft (7.3 m) / Aluminum 27 Ft (8.2 m) / Aluminum 20 Ft. (6.1 m) / Wood |
| MOTOR | 1 HP Continuous Duty AC Motor |
| INPUT | 115 VAC, 60 Hz, 5.4A 230 VAC, 60 Hz, 2.7A' 460 VAC, 60 Hz, 1.4A' |
| OPTIONS | Convenience Open Package² Heater and Fan Kits Lighted Arm³ |

- 1. These operators use a step-down transformer to achieve 115 VAC operating voltage.
- 2. Optional factory installed DC powered drive system provides an automatic method to open the gate when primary (AC) power fails.
- 3. Lighted Arm available with aluminum arm type only.

TECHNICAL FEATURES

Item 7.

MECHANICAL

Primary Reduction is provided by a 60:1 worm gear reduction system running in a continuous oil bath

Arm rotates 90° in approximately 5.5 seconds

G90 galvanized steel housing, painted white rated NEMA 4x

Fail-secure mechanical release method

Left- or right-hand mount

Arm Kits: Three-piece 3" round aluminum arm available in 20. 24 and 27 foot length

Arm kits include arm mounting hubs, hardware, and counterbalance weights

DKS Pedestrian Protection System:

The system reverses barrier arm if person is detected, and lowers barrier arm if unauthorized vehicle enters. Additional protection to help prevent inadvertent accidents (optional)

GATE TRACKER™

Reporting output provides operator data to a DKS 1833, 1835, 1837 or 1838 access control system (requires 2358 expansion board)

ELECTRICAL

Magnetic electronic limit controls

Auto-close timer 1-23 seconds

P.A.M.S. (Perimeter Access Management System) sequence with a slide or swing gate operator

Up input memory buffer

Down memory option

Multiple up commands

Port for plug-in open (up) detector

Port for plug-in reverse (down) detector

Ports for plug-in loop detectors

Programming switches

Built-in power On/Off switch

MISCELLANEOUS

Environmental: 10°F to 140°F (-12°C to 62°C)

Thermostatically controlled heater kit recommended for colder environments

Shipping weight approximately 160-180 Lbs (72-81 kg) Arm kit: 45 Lbs (20 kg)



DoorKing[®] Inc.

Access Control Solutions since 1948



MADE IN USA

120 S. Glasgow Avenue, Inglewood, California 90301 U.S.A. Tel: 310-645-0023 FAX: 310-641-1586 www.doorking.com

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MEMBER:















