

CITY OF SHEBOYGAN

REQUEST FOR ARCHITECTURAL REVIEW CONSIDERATION

ITEM DESCRIPTION: Architectural review of a proposed warehouse and distribution building located at parcels 59281470998 & 59281470999.

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: March 18, 2026

MEETING DATE: March 24, 2026

FISCAL SUMMARY:

STATUTORY REFERENCE:

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

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

BACKGROUND / ANALYSIS:

Seefried Industrial Properties is proposing to construct a warehouse and distribution building located at parcels 59281470998 & 59281470999. The applicant states the following:

- Proposed distribution center warehouse structure floor area will be 216,018sqft (4.96ac.) will be constructed and used to facilitate loading of deliver vehicles.
- The distribution warehouse building will be oriented in a north-south direction with the truck yard to the north and employee parking to the south.
- Delivery van loading and parking will be to the east and west sides of the building.
- A canopy will cover the delivery van loading areas on the east and west side of the building.
- The building will be constructed with precast and metal panel and include architectural metal panels at the main point of entry.
- Building colors will be gray with a blue section along the top of the building.
- The building perimeter will have a parapet wall to screen all roof mounted equipment.
- All storage will be inside the building with no outside storage.
- Adjacent properties in the area include storage facilities and other warehouse facilities in the SI zoning.
- The buildings design and use are in line with the surrounding SI zoned properties, fits well within the guidelines of the SI zoning, and located at the City’s SI Zoning southern boundary.
- The buildings architecture is very similar to the adjacent existing buildings.
- The building is set back far in relation to all adjoining streets and in particular is hundreds of feet from the main thoroughfare, S. Business Drive.
- The facility fits well with its industrial neighbors and will be an attractive addition to the area.

STAFF COMMENTS:

None

ACTION REQUESTED:

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

ATTACHMENTS:

Architectural Review Application and required attachments.