

March 3, 2026

Department of City Development
828 Center Ave., Suite 208
Sheboygan, WI 530841

PROJECT MALIBU – DISTRIBUTION CENTER

A. Architectural Review Application Project Description:

- Description of proposed general design, arrangement, texture, material and color of the building or structure: *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.*
- Description of relationship and factors to similar features of buildings located within the same block or located along the frontage or any block across the street from the proposed building or structure for which architectural approval is sought: *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.*

Sincerely,