

March 3, 2026

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

PROJECT MALIBU – DISTRIBUTION CENTER

A. Summary of the Conditional Use and general operation of proposed use:

- Description of existing use.
Site is currently two empty parcels within the Suburban Industrial District Zoning (SI Zoning). The two parcels are separated by South Taylor Dr. which will be vacated to create one parcel.
- Description of proposed use (indoor, outdoor, etc.), why was this site selected?
A new warehouse/distribution structure will be constructed and used to facilitate loading of deliver vehicles. Storage will be inside the building with no outside storage. The site was selected due to its proximity to key infrastructure, access to markets, state of readiness, and the collaborative nature of the community.
- All services, products, etc. to be provided.
This facility will temporarily house a variety of products for same-day delivery to local residents.
- Projected number of residents, employees, and/or daily customers.
The proposed facility will have up to 250 employees and serve the City of Sheboygan and surrounding community in the timely delivery of ordered products. The facility is not open to the public so there is no public customer access.
- Proposed number of dwelling units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest one-hundredth of an acre.
Proposed distribution center warehouse structure floor area will be 216,018sqft (4.96ac.). The parking areas will be approximately 860,000sqft (19.74ac.), and the landscape area will be approximately 537,000sqft (12.32ac.).
- Description of proposed building and all new site improvements (square footage of new and existing structure(s), traffic, ingress/egress, parking, sidewalk, retaining walls, storm drainage, landscaping, lighting, dumpster enclosure, screening of mechanicals, etc.).
Proposed distribution center warehouse structure floor area will be 216,018sqft (4.96ac.). The building perimeter will have a parapet wall to screen all roof mounted equipment. There are 5 proposed points of ingress/egress; four to the south along Sunset Rd. and one to the north at Stahl Rd. The points of site egress are purposely designed from a safety perspective to separate auto, delivery vehicle and trucks. Site will have private storm sewer network that will outlet to the adjacent stormwater management pond. Dumpster enclosure will have vinyl slats for screening. Site perimeter will be fenced. Landscape and site lighting will be designed per ordinance. Landscape retaining

walls are included to manage site grade changes.

- A written description of the proposed general orientation, design, arrangement, texture, material and color of the building or structure and how it is compatible with the development and redevelopment in and around the area.
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.
- An explanation of any interior and/or exterior renovations.
No renovations are proposed; all work will be new construction.
- Is access appropriate and is there sufficient customers/resident off-street parking?
Yes, access is appropriate, there are 5 proposed ingress/egress points and sufficient employee parking within the site. The facility is not open to the public and therefore no customer parking. There is no proposed off-street parking.
- Proposed signage.
Project is proposed to have 5 large entrance signs at each curb cut and interior wayfinding signage.
- Project timeline and estimated value of project. *Construction is scheduled to begin in June 2026 and be completed in August 2027 with business operations to follow shortly thereafter. The project value is estimated at \$40M.*
- Compatibility of the proposed use and design with adjacent and other properties in the area.
Adjacent properties in the area include storage facilities and other warehouse facilities in the SI zoning. The proposed warehouse building is set back from S. Business Dr.
- How will you insure that the business will not become a nuisance to adjacent properties (i.e. parking, noise, smells, hours of operations, etc). *The building fits well within the guidelines of the SI zoning code and will not generate noise beyond that of a typical industrial facility. There are no manufacturing operations so no smells will be created. Ample parking is provided on site for employees. The facility will operate 24/7. The user will also work to align its operational impact in a manner that causes the least disruption to the area. It also encourages the community and leaders to engage during operations to share any impact and will work to address concerns appropriately.*
- Other information that would be considered pertinent by the Plan Commission. *Delivery vans are scheduled to operate at off-peak hours thus lessening traffic impacts. The facility will be operated by a Fortune 500 company, providing a level of assurance the facility will be well maintained and operated.*

B. If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.)

Properties are zoned SI (Suburban Industrial) which requires a Conditional Use approval for the proposed use of Distribution Center. There are proposed 5 ingress/egress points for the Distribution Center.

C. Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate:

- a) 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 building fits well within the guidelines of the SI zoning and located at its southern boundary. The facility fits well with its industrial neighbors and will be an attractive addition to the area. The project also aligns with the City's stated goals on economic development namely diversifying its industry base and growing new business attraction.*
- b) 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? *The conditional use in the proposed location fits very well within the zoning district and its neighbors and will not result in any substantial or undue adverse impacts on nearby properties, the character of the neighborhood, environment, traffic, parking, public improvements, public property, or rights-of-way.*
- c) How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? *The facility fits very well within the site boundaries and the intended land usage. Its design and use are in line with the surrounding SI zoned properties. The building is set back far in relation to all adjoining streets and in particular is hundreds of feet from the main thoroughfare, Business Drive.*
- d) 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, there are adequate utilities to serve the proposed Distribution Center.*

Sincerely,