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**NORTHLAND  
PLASTICS** inc

August 18, 2026

City of Sheboygan  
828 Center Avenue  
Sheboygan, WI 53081

**RE:** Northland Plastics; Site & Building Plan Approval

Dear City Plan Commission Members,

### **Executive Summary & Project Intent**

Northland Plastics is a third-generation custom plastics manufacturer that has proudly operated in the City of Sheboygan for over 70 years. Due to substantial business growth, the company's current site is surrounded by residential properties that can no longer accommodate planned expansions.

To ensure long-term viability and maintain its commitment to remain within the City of Sheboygan, Northland Plastics proposes relocating its headquarters to a compatible industrial location better suited for its current operations and future growth.

### **Property Location & Development Overview**

- **Site Location:** Northeast corner of Weeden Creek Road and C.T.H. "A" (Parcel #59030453123 – Outlot 1).
- **Initial Proposed Facility:** A 72,105 sq. ft. conventional steel industrial building featuring painted precast concrete wall panels. The exterior features a cool color palette designed to align with Northland Plastics' branding while visually harmonizing with surrounding properties, including Old Wisconsin to the east, Kohler to the south, and Crossroads Community Church to the north. The main entrance and employee entrance canopies feature ACM panels.
- **Site Orientation & Layout:** The prominent glass main entrance and primary office spaces will be situated along the west and south facades, thoughtfully oriented toward the roundabout at Weeden Creek Road and C.T.H. "A" to create a welcoming visual anchor at the intersection.
- **Immediate Phase Option:** The submittal documents include an optional northern bay expansion that would bring the initial construction footprint to 90,142 sq. ft. Northland Plastics is currently completing a space utilization study to determine if this expansion is necessary.

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- **Master Planning & Setbacks:** To proactively plan for long-term growth, the proposed stormwater retention pond has been engineered to accommodate future facility expansions up to approximately 240,000 sq. ft. Positioning the pond along the property frontages creates generous building setbacks, nearly 200 feet from Weeden Creek Road and 145 feet from C.T.H. "A" and will be visually enhanced with maintained, seeded lawn.

### **Community Commitment & Partnership**

Keller, Inc. and Northland Plastics are committed to being transparent partners with the City of Sheboygan throughout the planning and construction process. We appreciate the Plan Commission and City Planning & Development Department's consideration of this economic reinvestment in the City of Sheboygan. Please contact Keller, Inc. with any questions.

#### **OWNER**

The Mighty Three Stripe LLC  
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#### **ARCHITECT/ BUILDER**

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#### **CIVIL ENGINEER**

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