

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: Application for Special Use Permit and Site Plan Review by The Mighty Three Stripes, LLC to construct a 72,105 square-foot industrial building located at the Northeast corner of Weeden Creek Road and C.T.H. "A".

REPORT PREPARED BY: Ellise Rose, Zoning Administrator

REPORT DATE: August 18, 2026

MEETING DATE: August 26, 2026

APPLICANT PROPOSAL:

Mighty Three Stripes, LLC is proposing to construct a 72,105 square-foot industrial building located at the Northeast corner of Weeden Creek Road and C.T.H. "A". The applicant states the following:

- 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.
- 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.
- 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.
- 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

STAFF ANALYSIS:

The use is permitted as special use under the Suburban Industrial (SI) zoning district as a manufacturing facility.

The applicant is proposing two options: a 72,105 S.F. building, or a 90,142 S.F. building with an additional 10,800 S.F. of pavement. Neither option is requesting any exceptions to the zoning ordinance. Staff would recommend approval of both options.

ACTION REQUESTED:

Staff recommends approval of the site plan 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, fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
4. Outdoor storage of materials or equipment shall be prohibited.
5. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
7. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
8. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
9. 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.).
10. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
11. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
12. 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.

13. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

ATTACHMENTS:

Special Use Permit and Site Plan Review application and attachments