City of Sheboygan
PLANNING AND DEVELOPMENT
Sheboygan City Hall
828 Center Ave, Suite 201
Sheboygan, WI 53081

To: Redevelopment Authority

Date: November 4, 2026

Subject: 809 Riverfront Drive – Consent Request

Ashton and James Rautmann, through their respective entities, Weather Center Café 2.0, LLC (the operating company) and Rautmann River, LLC (the real estate holding company), are in the process of purchasing the Weather Center Café building located on parcel 59281109920. The underlying land is owned solely by the Sheboygan Redevelopment Authority (RDA), which owns the land but not the building.

To facilitate the transaction and meet the anticipated closing date of November 6, 2026, the purchasers are requesting RDA consideration and approval of the following:

1. Consent and Assignment of Commercial Lease: Approval of the assignment of the existing RDA ground lease for the Weather Center Café property to Rautmann River, LLC, allowing it to become the successor tenant under the lease.

2. Consent to Seller-Financing Collateral Documents: Approval of collateral arrangements securing the seller-financed portion of the purchase price, which may include business assets, equipment, fixtures, and other personal property associated with the business.

3. Consent to Leasehold Mortgage: Approval of a leasehold mortgage securing the seller-financed portion of the purchase price, allowing a mortgage lien to be placed against Rautmann River, LLC's leasehold interest in the RDA property and, as permitted, the building and improvements.

The RDA's consideration and approval of these requests are necessary to facilitate the sale and transfer of the Weather Center Café and allow the transaction to proceed toward its anticipated closing date of November 6, 2026.

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