
	CITY OF SHEBOYGAN	Fee: \$250.00 _____
	APPLICATION FOR CONDITIONAL USE	Review Date: _____
		Zoning: _____

Read all instructions before completing. If additional space is needed, attach additional pages.

SECTION 1: Applicant/ Permittee Information			
Applicant Name (Ind., Org. or Entity) Theo's Pizza & Catering, Inc.		Authorized Representative Carol Theodoroff	
Mailing Address 1424 Ashland Ave.		City Sheboygan	Title President
Email Address cmtheo3@gmail.com		State WI	ZIP Code 53081
Phone Number (incl. area code) (920) 254-0905			
SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)			
Applicant Name (Ind., Org. or Entity) TAT CT LLC		Contact Person James P. Theodoroff	
Mailing Address 1434 South 12th Street		City Sheboygan	Title Property Manager; Managing Agent
Email Address kfcsheboy@aol.com		State WI	ZIP Code 53081
Phone Number (incl. area code) (920) 207-4827			
SECTION 3: Project or Site Location			
Project Address/Description 2329 South Business Drive		Parcel No. 59281-416920	
SECTION 4: Proposed Conditional Use			
Name of Proposed/Existing Business:		Theo's Pizza & Catering, Inc.	
Existing Zoning:		Urban Commercial District (UC)	
Present Use of Parcel:		Restaurant (Take-out restaurant use has been historic use as well)	
Proposed Use of Parcel:		105-450(a)(5) indoor sales, (c)(11) indoor storage and wholesaling, (d)(3)(d) accessory pizza assembly	
Present Use of Adjacent Properties:		(SW) KFC (affiliate) and McD;(NE) Dollar Loan Retail & Aurora park lot;(SE) multi-fam res;(NW) RR	
SECTION 5: Certification and Permission			
<p>Certification: I hereby certify that I am the owner or authorized representative of the owner of the property which is the subject of this Permit Application. I certify that the information contained in this form and attachments is true and accurate. I certify that the project will be in compliance with all permit conditions. I understand that failure to comply with any or all of the provisions of the permit may result in permit revocation and a fine and/or forfeiture under the provisions of applicable laws.</p>			
<p>Permission: I hereby give the City permission to enter and inspect the property at reasonable times, to evaluate this notice and application, and to determine compliance with any resulting permit coverage.</p>			
Name of Owner/Authorized Representative (please print) James P. Theodoroff of TAT CT LLC		Title Property Mgr/Managing Agent	Phone Number (920) 207-4827
Signature of Applicant 		Date Signed March 20, 2025	

Complete application is to be filed with the Department of City Development, 828 Center Avenue, Suite 208. To be placed on the agenda of the City Plan Commission, application must be filed three weeks prior to date of meeting – check with City Development on application submittal deadline date. Applications will not be processed if all required attachments and filing fee of \$250 (payable to the City of Sheboygan) are not submitted along with a complete and legible application. Application filing fee is non-refundable.

Theo's Pizza & Catering, Inc.
Conditional Use Permit Application
2329 South Business Drive, City of Sheboygan

INTRODUCTION: The applicant, Theo's Pizza & Catering, Inc. ("Theo's"), which is also the name of the project and tenant, has been a successful and popular operator of a pizza restaurant, catering, and take-out business in the City Sheboygan, with its current base of operations located at 3329 South Business Drive, Sheboygan, Wisconsin (the "Southtown Mall Location"). Carol Theodoroff, the founder and President of Theo's has successfully grown the business in the community, including significant support of community non-profit activities, a popular dine-in and take-out restaurant, and catering. The growth of the business provides an opportunity to add an additional area retail location directly fronting on South Business Drive (instead of in a shopping center) with the opportunity to add wholesale sales and storage to fulfill the interest of area grocery stores in stocking Theo's frozen pizzas. The Subject Site, at 2329 South Business Drive, is zoned UC-Urban Commercial and intended for uses like this and is owned by an affiliate owner, TAT CT, LLC (the "Site Owner"), the property manager of which is Carol's brother Jim Theodoroff who also operates the adjacent KFC restaurant, and the member of which is Carol's mother Clara Theodoroff. The assembly of pizzas at this location is the same as at the current Southtown Mall Location, with all dough, sauces, and toppings already made off-site, brought to the property in packages, and simply assembled, similar to other area pizza restaurants, like Papa John's, Little Caesars, and Faye's, which have the same zoning.

SITE USE AND OPERATION: The Subject Site has had historic use as a retail and restaurant space with former uses as Art's BBQ, Mars, and Taco Bell. The applicant will not be using the drive-thru, delivery driver service, or provide dine-in service at the Subject Site. Dine-in customers and food delivery services (such as Eat Street, Door Dash and Uber Eats) will continue to visit the current Southtown Mall Location at 3329 South Business Drive. Therefore, the traffic and parking impact at the Subject Site and the neighborhood is significantly less than prior uses of the Subject Site. The Subject Site will employ approximately four (4) employees, with total future employment not to exceed ten (10) employees. Customer traffic will be limited due to continued use and promotion of the Southtown Mall Location as the primary location, with no dine-in or drive-thru or food delivery services at the Subject Site, and will be limited to those customers who prefer to pick up their own take-away pizza during the hours that the Subject Site retail counter is open. Hours of business operation at the Subject Site will be not earlier than 9:00AM and not later than 8:00PM, with retail counter hours more limited and dependent upon customer demand. The products sold from the Subject Site will include items on the current Theo's menu and related food retail (including spices, flavors, and sauces) and restaurant items.

SUBJECT SITE AND DIMENSIONS: A certified survey map is provided with this application. The Subject Site is 200 feet (side yard) by 144 feet (street frontage and rear yard) or 28,800 square feet. The building setbacks are more than required, with 66.7 feet from the street

frontage, 63 feet from the northeast side, 45 feet from the southwest side (operated by the affiliate KFC), and 75 feet from the rear yard. An existing fence provides privacy screening from the residential apartments southeast of the Subject Site. The trash dumpster is contained in an enclosure. The building is 2,100 square feet and has a newly painted white stucco exterior, with black metal shingle roof, and has a single stylized architectural arch feature on the front of the building. The building and grounds are suitable with and consistent with the neighboring parcels. The exterior of the Subject Site provides thirty-five (35) parking stalls with handicapped parking stalls. No additional exterior renovations or changes are planned or requested. No exceptions or variances are required or requested for the Subject Site.

TIMING OF OPERATIONS: Sheboygan County has confirmed that it will defer to the State of Wisconsin Food and Health inspectors due to the continuation of Theo's existing business at a second location. The State of Wisconsin Food and Health inspectors will be inspecting the interior premises for compliance after the installation of remaining additional equipment. The remaining equipment is available for delivery to and installation at the Subject Site and will be delivered and installed immediately after the issuance of the Conditional Use Permit by the City. Therefore, the timeline is (1) issuance of the City CUP, (2) delivery and installation of remaining food related equipment, (3) State of Wisconsin inspection, and (4) open for business, all as soon as possible.

RATIONALE FOR SUBJECT SITE: The Subject Site was selected due to the appropriate use on South Business Drive, the sufficiency of the existing building without any exterior remodeling, the affiliation of the Site Owner, the existing compliance with setback, traffic and parking requirements, and the presence of a commercial kitchen in the building at the premises. The Conditional Use of wholesale storage and sales of frozen pizzas is consistent with the existing use of the neighboring area for retail restaurant businesses and complements the proposed retail operation of the Subject Site. The proximity to the Southtown Mall Location (less than 1-1/2 miles away) enables the necessary expansion of the Theo's business without losing on-site management supervision and oversight at both locations and provides the needed floor area of the building at the Subject Site to increase the business operations to meet the demand. The activity of making pizzas from dough, sauces, and toppings already made off-site by vendors and brought to the property in packages (as an accessory CUP use) is the same as at other pizza restaurants. Pizzas will be made more efficiently to enable Theo's to conduct wholesale sales of its successful frozen pizzas. Wholesale delivery and distribution operations of the pizzas will be limited in impact with vehicles no larger than mini-van automobiles. The impact of operations under the CUP on the neighborhood will be less than prior uses and will result in no adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property, or rights of way. This is a consistent use of the Subject Site and all utilities and services by public agencies are sufficient.

REGISTERED LAND SURVEYORS
& CONSULTING ENGINEERS

**Hinze
Bruggink** LLC.

OUR FOCUS IS YOU

2602 North Fifteenth St.
Sheboygan, Wisconsin 53083

www.hinzebrugginkllc.com
920.458.5921

Survey Prepared for: KENTUCKY FRIED CHICKEN
Survey Address: 2329 SOUTH BUSINESS DRIVE
CITY OF SHEBOYGAN

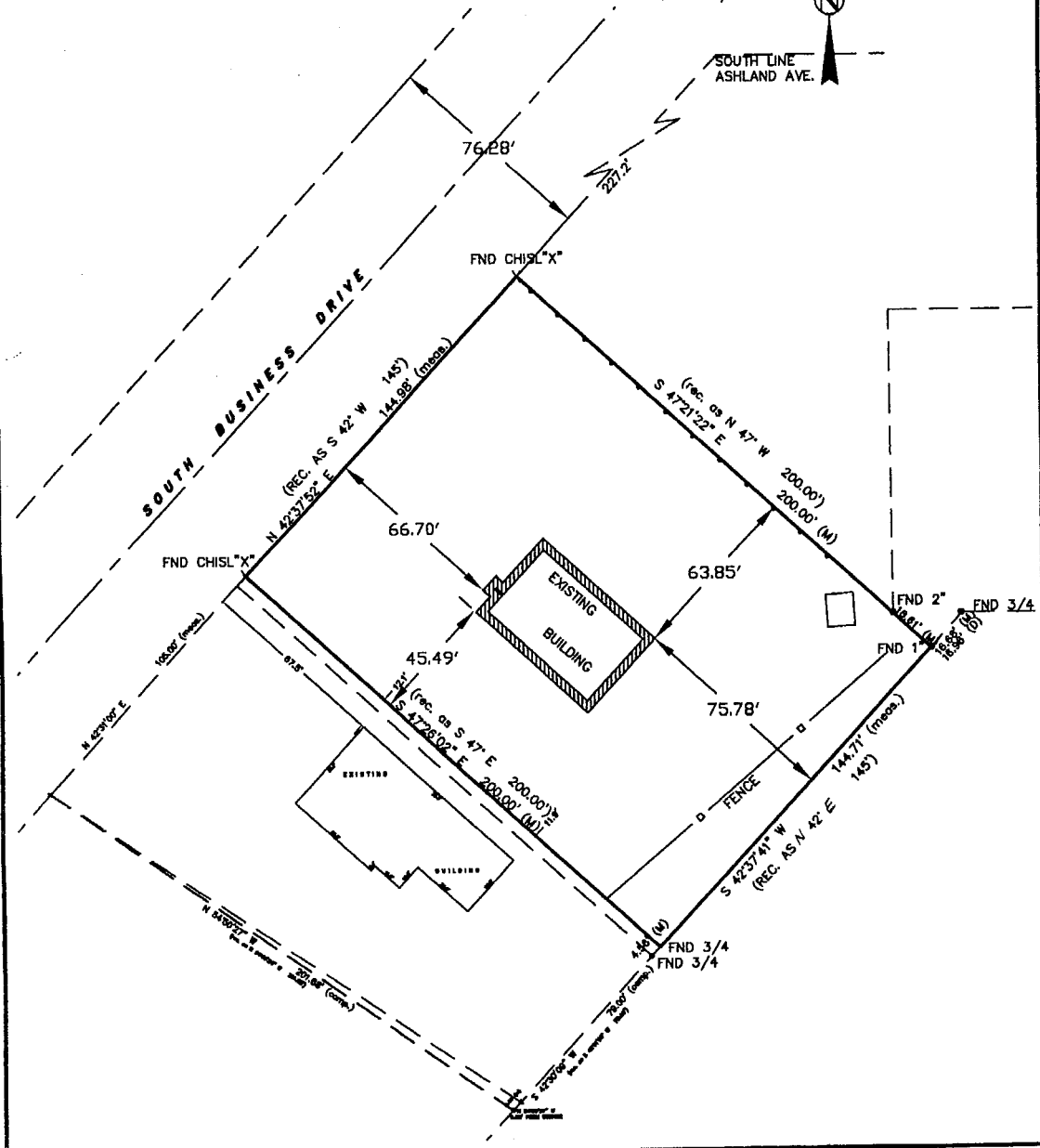
Description: SOUTH SHEBOYGAN PART OF LOT "A" DECS. AS: PART OF THE N/E 1/4 OF SECTION 34, T. 15 N. R. 23 E. COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF ASHLAND AVE. AND THE SOUTHEASTERLY LINE OF SOUTH BUSINESS DRIVE, THENCE S 42-00-00 W, ALONG THE EASTERLY LINE OF SOUTH BUSINESS DRIVE, 227.2 TO THE POINT OF BEGINNING THENCE S 42-00-00 W 145.00', THENCE S 47-00-00 E 200.00', THENCE N 42-00-00 E 145.00', THENCE N 47-00-00 W 200.00' TO THE POINT OF BEGINNING, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

PARCLE #: : 59281416920

APRIL, 2008



Scale: 1" = 50'



SURVEY CERTIFICATE

I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, FENCES, APPARENT EASEMENTS AND ROADWAYS, AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THEREIN WITHIN ONE (1) YEAR FROM DATE HEREOF.

Craig J. Hualbeus
SURVEYOR

Sheboygan County I-

▼ Q TAT CT LLC ×

