



City of Sheboygan
PLANNING AND DEVELOPMENT

Sheboygan City Hall
828 Center Ave, Suite 201
Sheboygan, WI 53081

To: Redevelopment Authority

Date: August 27th, 2025

Subject: Past Due Lease Payments - Mackimus, LLC

Mackimus, LLC has a ground lease with the RDA at 528 and 534 South Pier Drive (Parcel# 59281322026). Mackimus, LLC has a ground lease as of 2021 assignment from Sparrows Point, LLC (See attached). The payment for the ground lease is 6 months past due in the amount of \$25,056.90.

Maximus, LLC wanted to obtain an occupancy permit and a SIP amendment for 534 South Pier to change the use from a wellness studio to a gallery space. Staff looked to see if there were any past debt on the property as required by City of Sheboygan Municipal Code 2-839. It requires payment of all debts owed to the City prior to permit issuance. It appears that 2-839 doesn't include RDA debtors so an occupancy permit was granted. What has been past practice for permit issuance to RDA debtors?

Staff is looking for guidance on how to move forward for the past due lease payments with Mackimus, LLC.