



CITY OF SHEBOYGAN

APPLICATION FOR
CONDITIONAL USE

Fee: \$250.00

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) Thumper and Bones LLC		Authorized Representative Bret Stamper		Title Owner	
Mailing Address [REDACTED]		City Quincy		State IL	ZIP Code 62305
Email Address [REDACTED]			Phone Number (incl. area code) [REDACTED]		

SECTION 2: Landowner Information (complete these fields when project site owner is different than applicant)

Applicant Name (Ind., Org. or Entity) 816 Michigan Ave LLC		Contact Person Brian Passehl		Title Manager	
Mailing Address [REDACTED]		City Waldo		State WI	ZIP Code 53093
Email Address [REDACTED]			Phone Number (incl. area code) [REDACTED]		

SECTION 3: Project or Site Location

Project Address/Description 816 Michigan Ave	Parcel No. 59281102190 & 59281102270
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SECTION 4: Proposed Conditional Use

Name of Proposed/Existing Business:	Kickaas Creamery
Existing Zoning:	Central Comercial
Present Use of Parcel:	Ice Cream factoy
Proposed Use of Parcel:	Cheese Factory and Store
Present Use of Adjacent Properties:	Graphics shop, Offices, residence

SECTION 5: Certification and Permission

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.

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.

Name of Owner/Authorized Representative (please print) Bret Stamper	Title owner	Phone Number [REDACTED]
Signature of Applicant 		Date Signed 9/13/26

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.

Conditional Use Written Explanation Requirements:

Name of project/development.

Kickass Cheese Factory and Store

Summary of the conditional use and general operation of proposed use:

Description of existing use

The property was an ice cream factory for many years, with apartments and offices upstairs.

Description of proposed use(indoor, outdoor, etc.) Why was this site selected?

A small, artisanal cheese factory and retail store. This property is built out for dairy production, and already contains much of the necessary infrastructure to be licensed for cheese making, ie. milk intake bay, receiving dock, cold storage, production room, and plenty of three phase power. Its conversion to small scale cheese production is fairly straightforward. In addition, the east 'storefront' will work nicely for a quaint cheese shop.

All services, products, etc. to be provided

A variety of artisanal cheeses will be produced on a small scale. The retail store will sell cheeses, and other items that relate to or pair well with cheese, ie. a curated selection of bread, meats, jams, beer, wine....items one might procure for a cheese picnic.

Projected number of residents, employees, and/or daily customers.

We estimate the store and factory to employ between 3-10 people, and expect an average of about 50-60 customers per day. There will be no residents until apartments are renovated at a future date. There are three units, each with two bedrooms, so probably a maximum of 9 residents.

Proposed number of dwelling unit units, floor area, landscape area, and parking area expressed in square feet and acreage to the nearest 1/100 of an acre

A total of three dwelling units, each with 2 bedrooms, in an area of 5,000 ft². There is no landscape area, and a parking area measuring 11,000 ft².

Description of proposed building and all new site improve improvement(square footage of new and existing structures, traffic, ingress/egress, parking, sidewalk, retaining wall, walls, storm drainage, landscaping, lighting, dumpster, enclosure, screening of mechanicals,)

There will be no additions to the existing 17,000 ft² structure. As mentioned, there is an 11,000 ft² parking lot behind the building. Sidewalks already exist and trees planted along the facade of the building.

A written description of the proposed general orientation, design, arrangement, texture, material, and color of the building or structure, and how it is compatible with the development and redevelopment in and around the area.

The property has undergone a recent renovation of its facade, and is compatible with the downtown Storefront look, with brick, wood, and steel beams. We will make additional small improvements to the aesthetic of the facade, with handsome signage, period lighting for accent, and repainting.

An explanation of any interior and or exterior renovations

INTERIOR: conversion of the make room from ice cream production to cheese production, removing equipment that is not needed, and installing new stainless equipment for our purposes. We will repair the roof in several places, and renovate the eastern storefront into a small cheese shop.

EXTERIOR: We will repaint, add signs and period lighting.

Is access appropriate and is there sufficient customer/resident offstreet parking?

There is ample parking in our own lot behind the building.

Proposed signage

Something handsome and discreet that fits with the current exterior. A beautiful, historic, classic painted sign.

Project timeline and estimated value of project

STORE open in 1 year

CREAMERY operating in 2 years

Estimated value of the project is \$500,000

Compatibility of the proposed use and design with adjacent and other properties in the area

Our factory store will add to the walkability of the neighborhood. Our aim is to be a wonderful addition to the neighborhood, to the downtown, and the city. The store will be a destination for the

community and tourists. The cheese will be amazing, and customers will be able to look in at our cheesemaker working over a small vat to create something special.

How will you ensure that the business will not become a nuisance to adjacent properties? (i.e. parking, noise, smell, smells, hours of operation, etc..)

The cheese factory operation will not produce any noticeable noise, smells, or parking congestion. It will be a small, quiet operation. The hours of the cheese store will align with the daytime hours that other downtown shops will be open.

Other information that would be considered pertinent by the plan commission

We're excited for the opportunity to bring this to the community. We intend to be a small part of what makes Sheboygan a great place for many years.

If applicable, please describe any exceptions/variances that are required for this project (i.e. setbacks, parking, landscaping, etc.) No exceptions/variances will be needed.

Written justification for the proposed conditional use, indicating reasons why the applicant believes the proposed conditional use is appropriate: Small cheese factories with stores in towns is part of what makes Wisconsin historically unique and special. Our proposed use will enrich the downtown area, and its small production scale will ensure that there will be no negative impact on the commercial and residential neighbors.

How is the proposed conditional use (independent of its location.) in harmony with the purposes, goals, objectives, policies, and standards of the city of Sheboygan comprehensive master plan?

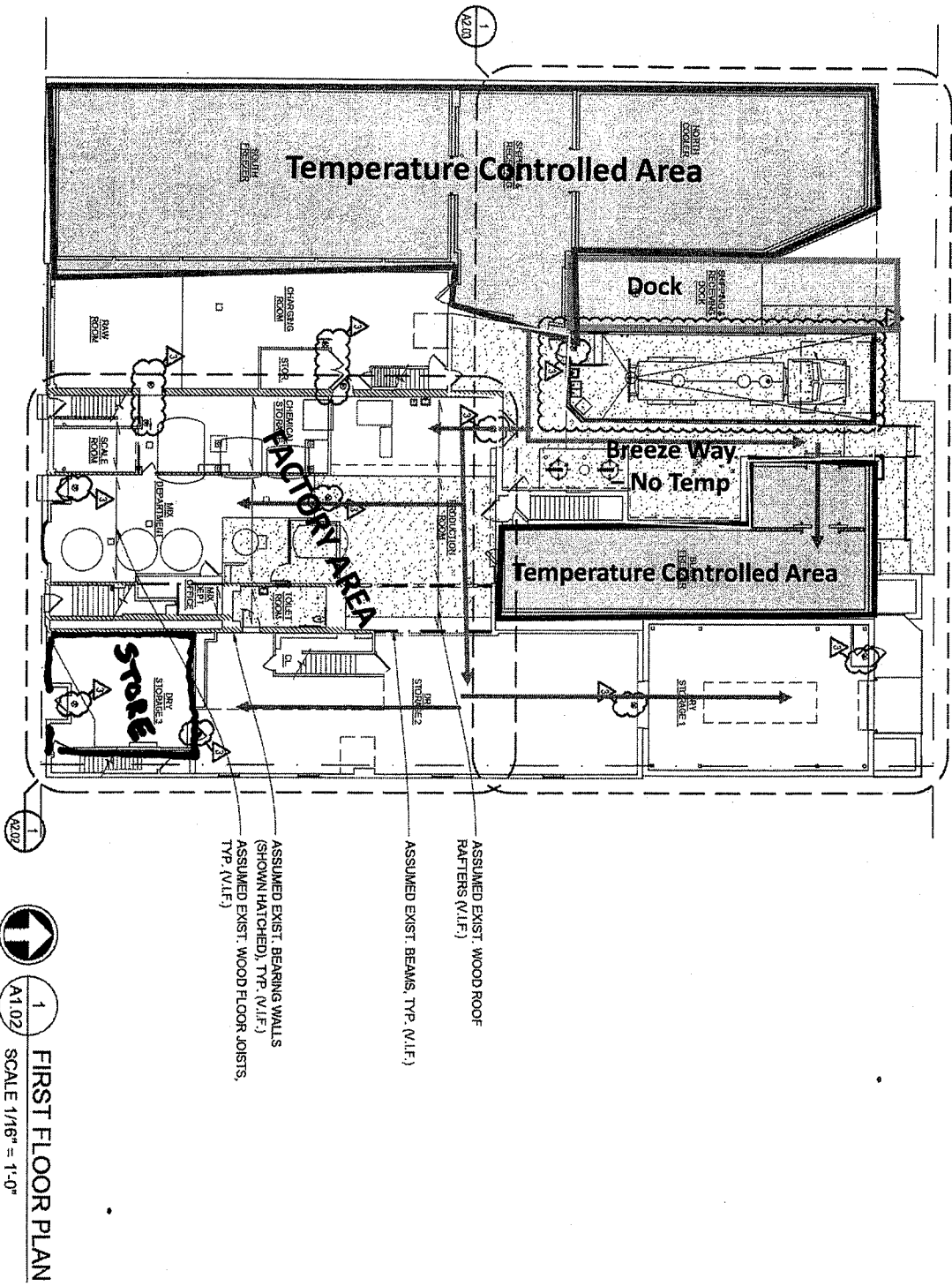
The proposed use will contribute to the goal of a diverse and prosperous community, adding a unique experience and attraction for the residents and visitors to this coastal community. Furthermore, it will be a small part of the revitalization of the downtown area, transforming a sizeable, currently inactive historic block into a thriving, bustling destination.

Does the conditional use, in its proposed location, result in any substantial or undue adverse impact on nearby property, the character of the neighborhood, environment, traffic, parking, public improvements, public property, or rights of way? No, not in any way.

How does the proposed conditional use maintain the desired consistency of land uses in relation to the setting within which the property is located? The most observable activity on the

premises will be the flow of customers to the cheese shop. Cheesemaking will be happening quietly within.

Is the proposed conditional use located in an area that will be adequately served by utilities or services provided by public agencies? If not, please explain. Yes. The building has the necessary electricity and water present for the proposed use. Furthermore, the city of Sheboygan has a robust water treatment capability to accommodate very large cheese factories that currently exist, and can easily intake the small volume of wastewater that a micro-artisanal dairy will produce.



Thumper and Bones, LLC., Kickaas Cheese Factory