

**CITY OF SHEBOYGAN**

**REQUEST FOR CITY PLAN COMMISSION CONSIDERATION**

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**ITEM DESCRIPTION:** Application for Conditional Use Permit with exceptions by Thumper and Bones LLC to operate Kickaas Creamery located at 816 Michigan Avenue. CC Zone.

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**REPORT PREPARED BY:** Ellise Rose, Zoning Administrator

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**REPORT DATE:** May 28, 2026

**MEETING DATE:** June 9, 2026

**FISCAL SUMMARY:**

**STATUTORY REFERENCE:**

Budget Line Item: N/A  
Budget Summary: N/A  
Budgeted Expenditure: N/A  
Budgeted Revenue: N/A

Wisconsin Statutes:  
Municipal Code: N/A

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**BACKGROUND / ANALYSIS:**

Thumper and Bones LLC is proposing to operate Kickaas Creamery located 816 Michigan Avenue. The applicant states the following:

- The property was an ice cream factory for many years, with apartments and offices upstairs.
- The proposed use is 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, i.e. 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.
- 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, i.e. a curated selection of bread, meats, jams, beer, wine...items one might procure for a cheese picnic.
- 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.
- A total of three dwelling units, each with 2 bedrooms, in an area of 5,000ft<sup>2</sup>.
- There is no landscape area, and a parking area measuring 11,000 ft<sup>2</sup>.
- There will be no additions to the existing 17,000 ft<sup>2</sup> structure. As mentioned, there is an 11,000 ft<sup>2</sup> parking lot behind the building. Sidewalks already exist and trees planted along the facade of the building.

- 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.
- INTERIOR: conversion of the make room from ice cream 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.
- There is ample parking in our own lot behind the building.
- Proposed signage is something handsome and discreet that fits with the current exterior. A beautiful, historic, classic painted sign.
- Projected timeline
  - Store open in 1 year
  - Creamery operating in 2 years
- Estimated value of the project is \$500,000
- 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.
- 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.
- 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.
- No exceptions/variances will be needed.
- 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.
- 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.
- The most observable activity on the premise will be the flow of customers to the cheese shop. Cheesemaking will be happening quietly within.
- 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.

## **STAFF COMMENTS:**

The applicant has not submitted a specific sign package for the site at this time. Applicant shall work with staff with regards to constructing a well-designed sign package for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission if there any concerns.

**ACTION REQUESTED:**

Staff recommends approval of the conditional use permit subject to the following conditions:

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will 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 using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slating (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new 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.
7. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain Architectural Review approval prior to receiving a building permit for such remodel/renovation.
8. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

**ATTACHMENTS:**

Conditional Use Permit Application and Attachments