



Wisconsin's Best, LLC  
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## **Wisconsin's Best, LLC – Wisconsin Cheese Company, LLC**

### **Wisconsin Shop, LLC**

### **Highway 14 and 138 Proposed Use**

Wisconsin's Best and Wisconsin Cheese Company is a wholesale manufacturing warehouse and distribution company of cheese, sausage and other Wisconsin made products.

The Company distributes nationally to convenience and grocery stores across the USA, cheese and meat snacks. The cheese and meats are packaged in different locations across the State of Wisconsin and then consolidated into a local warehouse (currently rented in Madison) where they are then palletized by order and shipped across the USA for distribution to our customers to be sold in their retail locations.

Wisconsin Shop, LLC is a retail, e-commerce business currently which manufactures gift boxes including variations of Wisconsin Cheeses, Sausages, Pretzels, Mustards and other novelties.

#### **Site Proposal:**

The proposed site for the Company's would be a location to consolidate our various manufactured warehouse and distribution locations. Currently we have four co-packaging locations which are consolidated in Madison. This location would be used for our own consolidation verses our currently rented location. It would also allow us to assemble and warehouse our gift boxes at the same location. The new location would also serve as a retail outlet for our products which we currently do not have.

#### **Building Proposal:**

Size: 14,000 Sq. Ft. (See attached)

Uses: Approximately, 3000 to 4000 Sq. Ft. of Retail  
Approximately, 5000 Sq.ft. manufacturing assembly  
Approximately, 5000 Sq. ft. Cold Storage

#### **Business Operation:**

Hours of Operation: 6am to 9pm (Warehouse and Retail).  
Employees: Approximately 10, with additions during seasonal demands.  
Truck Traffic: Approximately 10 pick-up and deliveries per week.

#### **Expansion:**

Time Frame: 1-2 years (more than likely an additional cold storage building)



**Signage:**

Proposed signage will be for in front or attached to our building as well as street side near the Highway 138 entrance following all signage guidelines.

**Development:**

There has been other interest in the location from, Recreational Concepts. Currently a local Oregon business providing construction of swimming pools and other outdoor installations. There has been no commitment pending zoning that would insure their retail and business uses.

**Overall Site Evaluation:**

Wisconsin's Best and Company's interest in this location is due to a few factors;

1. It is in the township I current live in and therefore an easy location for me to run my business from.
2. The location is centrally located with my current co-packing locations in Northern and Southern Wisconsin
3. Although it is not a high traffic area for retail, it still offers an easy access for a destination location for some retail opportunity.
4. It is convenient in location for my current employees.
5. I feel we can offer some opportunities with our growth in this local community.

**Final Notes;**

I appreciate the opportunity to present my proposal. I feel this is a great opportunity for my businesses and the local community. Please feel free to contact me with any additional questions you may have.

Thank you,

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