



EIGHTH REGULAR COMMON COUNCIL MEETING AGENDA

July 21, 2025 at 6:00 PM

**City Hall, 3rd Floor - Council Chambers, 828 Center Avenue,
Sheboygan, WI**

Notice of the 8th Regular Meeting of the 2025-2026 Common Council.

**This meeting may be viewed LIVE on:
Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and: www.wcsssheboygan.com/vod.**

Persons with disabilities who need accommodations to attend the meeting should contact Meredith DeBruin at the City Clerk's Office, 828 Center Avenue, (920) 459-3361. Members of the public who wish to participate in public forum remotely shall provide notice to the City Clerk at (920) 459-3361 by 12:00 p.m. on meeting day to be called upon during the meeting. All Alderpersons may attend the meeting remotely.

To view the meeting:

Microsoft Teams

Meeting ID: 220 446 046 216 9

Passcode: ra2Vn6ZM

OPENING OF MEETING

- 1. Call to order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**
Seventh Regular Council Meeting held on July 7, 2025
- 5. Resignations**
Dennis Wield from the Marina, Parks, and Forestry Committee
Allie Karrels from the Historic Preservation Commission
Dave Hanneman from the Business Improvement District
- 6. Mayoral Appointments**
Alder Susie Boorse to be considered for appointment to the Historic Preservation Board (Alder Rep)
Tou Bee Lee to be considered for appointment to the Parks, Forestry, and Marina Commission
- 7. Public Forum**
Limit of five people having five minutes each with comments limited to items on this agenda.
- 8. Mayor's Announcements**
Upcoming Community Events, Proclamations, Employee Recognitions

HEARINGS

9. Hearing No. 6-25-26 pursuant to notice published, this hearing is for the purpose of allowing interested parties to be heard relative to a proposed General Development Plan (PUD zoning) by Abacus Architects to construct site additions for outdoor learning experiences at Visit Sheboygan located at Parcel No. 59281110034, Sheboygan, WI.

CONSENT

10. Report 2-25-26 by City Attorney Department submitting the quarterly claims report.

Voted 5-0 by Finance and Personnel Committee to file

11. Report 3-25-26 by Comptroller Evan Grossen Pursuant to Sheboygan Municipal Code § 2-912(b), which requires the comptroller to file with the common council, not less than monthly, a list of the claims approved, showing the date paid, the name of the claimant, the purpose and the amount, the attached list of paid vouchers for May 2025 is being provided.

Voted 5-0 by Finance and Personnel Committee to file

12. Report 4-25-26 by City Attorney Department submitting the City Attorney's Office Monthly Report for July 2025.

Voted 5-0 by Finance and Personnel Committee to file

13. Report 1-25-26 by City Clerk submitting various license applications.

Voted 4-0 by Licensing, Hearings, and Public Safety Committee to grant the licenses

14. R. O. No. 8-25-26 by City Clerk submitting a Notice of Claim from Society Insurance for alleged injuries to their insured Therese Weaver.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

15. R. C. No. 267-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 254-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 40-23-24 by City Clerk submitting a notice of claim from Gregory R. Robinson for alleged injuries from a fall.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

16. R. C. No. 268-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 251-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 9-23-24 by City Clerk submitting a Notice of Injury from Jacobs Injury Law, S.C. regarding alleged injuries to their client, Robert Autman.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

17. R. C. No. 269-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 261-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 103-23-24 by City Clerk submitting a Notice of Injury from Attorney Jordan P. Blad representing Douglas C. Diedrichs.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

18. R. C. No. 270-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 263-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 127-23-24 by City Clerk submitting a claim from Irma Reyes and Jorge Martinez for alleged injuries due to an accident.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

19. R. C. No 272-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 30-24-25 by City Clerk submitting a Notice of Injury by Attorney Jordan P. Blad for Phillip Link for alleged injuries that occurred on the Taylor Drive Multi-use Pathway.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

20. R. C. No. 274-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 65-24-25 by City Clerk submitting a Notice of Claim from C. Norris Law Group in regards to alleged personal injuries and civil rights violations of Tommie Dixon.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

21. R. C. No. 275-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 54-24-25 by City Clerk submitting a notice of claim from Nora Gerber for alleged injuries resulting from a fall on the boardwalk.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

22. R. C. No. 280-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 107-24-25 by City Clerk submitting a Notice of Circumstances in the matter of Nathan Jackson, by his attorneys, Sperling Law offices LLC.

Voted 5-0 by Finance and Personnel Committee to file the R.O. and transfer the submitted claim information to the Attorney's office quarterly report.

23. R. C. No. 273-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 42-24-25 by City Clerk submitting a Summons and Complaint in the matter of Shirley Winkleman vs. Sheboygan Police Department.

Voted 5-0 by Finance and Personnel Committee to file

24. R. C. No. 279-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 97-24-25 by City Clerk submitting a Summons and Complaint in the matter of Planet Home Lending, LLC. vs. Breanna Crump et al.

Voted 5-0 by Finance and Personnel Committee to file

25. Res. No. 51-25-26 by Alderpersons Dekker, Rust, and Mitchell authorizing the filing of an application with the United States of America Department of Transportation and authorizing the executing of the contract pertaining to grants for calendar year 2026, under former Section 9 (USC 5307) of the Federal Transit Act of 1964, as amended.

Voted 6-0 by Transit Commission to adopt

26. Res. No. 56-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to execute a First Amendment to Option and Land Lease relating to the operation of a wireless communications tower and related structures at the Wastewater Treatment Facility property located at 3333 Lakeshore Drive, Sheboygan, Wisconsin.

Voted 4-0 by Public Works Committee to adopt

27. Res. No. 63-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into an Agreement with MSA Professional Services, Inc. for the completion of the Sheboygan Safe Streets and Roads for All ("SS4A") Action Plan.

Voted 4-0 by Public Works Committee to adopt

28. Res. No. 62-25-26 by Alderpersons Rust and La Fave authorizing the appropriate City officials to execute an agreement with the Town of Sheboygan for the temporary use of their 2021 Polaris UTV and trailer to support the MidWest Powerboat P1 race event.

Voted 4-0 by Licensing, Hearings, and Public Safety Committee to adopt

29. Res. No. 55-25-26 by Alderpersons Mitchell and Perrella authorizing retaining outside legal counsel to represent the City in the matter of the Estate of Gertrude M. Florian.

Voted 5-0 by Finance and Personnel Committee to adopt

30. Res. No. 54-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a non-binding Letter of Intent with KBC Advisors – Services, LLC regarding property located at the intersection of Stahl Road and South Taylor Drive.

Voted 5-0 by Finance and Personnel Committee to adopt

RESOLUTIONS

31. Res. No. 67-25-26 by Alderpersons Dekker and Perrella confirming the appointment of Quarles & Brady LLP as bond and disclosure counsel regarding the issuance of general obligation promissory notes, series 2025A and 2025B. SUSPEND THE RULES AND ADOPT THE RESOLUTION
32. Res. No. 70-25-26 by Alderperson Dekker authorizing the City of Sheboygan Parking Utility to sell parcel nos. 59281106220 and 59281106225 to Above & Beyond Corporation. ADOPT RESOLUTION
33. Res. No. 68-25-26 by Alderperson Close approving the General Development Plan and Specific Implementation Plan submitted by Abacus Architects, Inc. for construction of site additions for outdoor learning experiences at Visit Sheboygan located at parcel 59281110034 within a Planned Unit Development (PUD) zone. ADOPT RESOLUTION
34. Res. No. 58-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a First Amendment to Tax Incremental District Development Agreement with Luedke Apartments, LLC f/k/a Jakum Hall Apartments, LLC regarding the development of the property located at 2601 North 15th Street.

Voted 5-0 by Finance and Personnel Committee to adopt

35. Res. No. 69-25-26 by Alderperson Close approving the amended Specific Implementation Plan submitted by Jake Buswell for construction of the Luedke Apartments on parcel nos. 59281718350 and 59281712930 within a Planned Unit Development (PUD) zone. ADOPT RESOLUTION

- 36.** Res. No. 53-25-26 by Alderpersons Mitchell and Perrella authorizing the purchase of approximately 78.06 acres of land in the Town of Wilson, identified as Parcel Numbers 59030458910 and 59030458900, from Clare A. Gartman.

Voted 5-0 by Finance and Personnel Committee to adopt

- 37.** Res. No. 57-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a Tax Incremental District Development Agreement with Waterside Hospitality LLC for the development of the property located at North 8th Street and Ontario Avenue.

Voted 5-0 by Finance and Personnel Committee to adopt

- 38.** Res. No. 59-25-26 by Alderpersons Mitchell and Perrella authorizing the City Attorney Department to engage the services of special outside legal counsel to represent the Licensing, Hearings, and Public Safety Committee and Common Council with regard to an upcoming quasi-judicial hearing.

Voted 5-0 by Finance and Personnel Committee to adopt

- 39.** Direct Referral Res. No. 26-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a Tax Incremental District Development Agreement with North Sixth Seventh, LLC for the development of the former Aurora Sheboygan Memorial Medical Center site located at 2629 North 7th Street.

Voted 4-1 by Finance and Personnel Committee to adopt

- 40.** Res. No. 65-25-26 by Alderpersons Mitchell and Perrella authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$2,305,000 Taxable General Obligation Promissory Notes, Series 2025B.

Voted 5-0 by Finance and Personnel Committee to adopt

- 41.** Res. No. 64-25-26 by Alderpersons Mitchell and Perrella authorizing the Issuance and Establishing Parameters for the Sale of Not to Exceed \$13,375,000 General Obligation Promissory Notes, Series 2025A.

Voted 5-0 by Finance and Personnel Committee to adopt

- 42.** Res. No. 60-25-26 by Alderpersons Dekker and Rust authorizing and directing the Chief of Police to temporarily close certain streets, to prohibit parking, and to close boat ramps within the Harbor Centre Marina in support of the 2025 Midwest Powerboat P1 Race Event August 7-10, 2025.

Voted 4-0 by Public Works Committee to adopt

- 43.** Res. No. 61-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a State/Municipal Agreement with the State of Wisconsin Department of Transportation for the Carbon Reduction Program project, New Jersey Avenue Trail (South Taylor Drive to Riverpark Road).

Voted 4-0 by Public Works Committee to amend the Resolution to reflect \$1,086,199.20 as the maximum Federal and State contribution to the project

- 44.** Res. No. 66-25-26 by Alderperson Close approving the final plat of the Northern Lights Subdivision located on North Avenue between North 6th Street and North 7th Street.

Voted 6-0 by City Plan Commission to adopt

GENERAL ORDINANCES

45. Gen. Ord. No. 10-25-26 by Alderpersons Mitchell and Perrella creating section 2-3 of the Sheboygan Municipal Code so as to establish a Nondiscrimination Ordinance.

Voted 5-0 by Finance and Personnel Committee to adopt

OTHER MATTERS AUTHORIZED BY LAW

TENTATIVE DATE OF NEXT REGULAR MEETING

46. Next Regular Meeting Date: August 4, 2025

ADJOURN MEETING

47. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

*City Hall • Mead Public Library
Sheboygan County Administration Building • City's website*