



# TWENTY-FIRST REGULAR COMMON COUNCIL MEETING AGENDA

**February 03, 2025 at 6:00 PM**

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

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"Do what is right, not what is easy" - Unknown

This meeting may be viewed LIVE on Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and:  
[www.wscssheboygan.com/vod](http://www.wscssheboygan.com/vod).

Notice of the 21st Regular Meeting of the 2024-2025 Common Council at 6:00 PM, MONDAY, February 3, 2025, in City Hall, 3rd Floor - Council Chambers, 828 Center Avenue, Sheboygan, WI. 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 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

## OPENING OF MEETING

**1. Roll Call**

*Aldersperson Felde may attend meeting remotely*

**2. Pledge of Allegiance**

**3. Approval of Minutes**

*Twentieth Regular Council Meeting held on January 20, 2025*

**4. Resignation**

*Kyle Kaboord from the Board of License Examiners*

**5. Mayoral Appointments**

*Craig Seider (Full position), Samuel Payne (Full position), Craig Wakefield (1st Alternate), John Gilipsky (2nd Alternate) to the Board of License Examiners*

**6. Public Forum**

*Limit of five people having five minutes each with comments limited to items on this agenda.*

**7. Mayor's Announcements**

*Upcoming Community Events, Proclamations, Employee Recognitions*

## HEARINGS

- 8.** Hearing No. 13-24-25 pursuant to a notice published by the City Clerk, this hearing is to allow interested parties to be heard relative to a proposed amendment to the City of Sheboygan's Zoning Ordinance. The purpose of the amendment is to eliminate the Architectural Review Board and give those powers to the Plan Commission.

## CONSENT

- 9. Motion to Receive and File all R.O.'s, Receive all R.C.'s and Adopt all Resolutions and Ordinances**
10. R. O. No. 105-24-25 by Board of Water Commissioners submitting the report on the Water Utility for the fourth quarter of 2024.
11. R. C. No. 206-24-25 by Finance and Personnel Committee to whom was referred Res. No. 150-24-25 by Alderpersons Mitchell and Perrella supporting the partial release of judgment liens filed on behalf of the City against property owned by the Estate of Rae R. Pape; recommends adopting the Resolution.
12. R. C. No. 207-24-25 by Public Works Committee to whom was referred Res. No. 149-24-25 by Alderpersons Dekker and Ramey authorizing the appropriate City officials to enter into contract with Kaschak Roofing, Inc. for roof replacement at the City of Sheboygan Municipal Service Building; recommends adopting the Resolution.
13. R. C. No. 209-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 101-24-25 by Fire Chief Eric Montellano pursuant to section 24-459 of the Municipal Code, submitting the quarterly report showing the Benchmark Measurements for the Fire Department, for the period commencing October 1, 2024 and ending December 31, 2024; recommends filing the report.
14. R. C. No. 210-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred Direct Referral R. O. No. 104-24-25 Police Chief Kurt Zempel pursuant to section 30-50 of the Municipal Code, submitting the quarterly report showing the Benchmark Measurements for the police department for the period commencing October 1, 2024 and ending December 31, 2024; recommends filing the report.
15. R. C. No. 212-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred pursuant to R. O. No. 102-24-25 by City Clerk submitting various license applications; recommends granting the License applications Nos. 3709 and 3553 and the Change of agent for CVS Pharmacy.

## REPORT OF OFFICERS

16. R. O. No. 111-24-25 by City Plan Commission to whom was referred Gen. Ord. No. 34-24-25 by Alderperson Belanger amending section 105-1006 of the Sheboygan Municipal Code so as to remove responsibility for the Housing Rehabilitation Load Program from the Historic Preservation Commission; recommends adopting the Ordinance.
17. R. O. No. 109-24-25 by City Plan Commission to whom was referred Gen. Ord. No. 32-24-25 by Alderperson Belanger and R. O. No. 100-24-25 by City Clerk submitting an application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. Commerce Street – Parcel No. 59281501550 from Class Urban Commercial to Class Urban Industrial Classification; recommends filing the R. O. and adopting the Ordinance. LAYS OVER
18. R. O. No. 110-24-25 by City Plan Commission to whom was referred Gen. Ord. No. 31-24-25 by Alderperson Belanger and R. O. No. 99-24-25 by City Clerk submitting an application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. Commerce Street – Parcel No. 59281501600 from Class Urban Commercial to Class Urban Industrial Classification; recommends filing the R. O. and adopting the Ordinance. LAYS OVER
19. R. O. No. 108-24-25 by City Clerk submitting various license applications. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE

20. R. O. No. 106-24-25 by City Clerk submitting an application for amendment of the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930 from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay Classification. REFER TO CITY PLAN COMMISSION
21. 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. REFER TO FINANCE AND PERSONNEL COMMITTEE

## **RESOLUTIONS**

22. Res. No. 154-24-25 by Alderpersons Dekker and Ramey authorizing the Harbor Centre Marina Harbormaster to establish and manage a Rewards Program. REFER TO PUBLIC WORKS COMMITTEE
23. Res. No. 155-24-25 by Alderpersons Dekker and Ramey authorizing the Department of Public Works to donate a Peace Tree sign to the Sheboygan County Museum. REFER TO PUBLIC WORKS COMMITTEE
24. Res. No. 156-24-25 by Alderpersons Dekker and Ramey approving an Evergreen Park Trail Assessment and Trail Improvement Concept Plan. REFER TO PUBLIC WORKS COMMITTEE
25. Res. No. 158-24-25 by Alderpersons Dekker and Ramey authorizing Lakeshore Child Advocacy Center to sublease a portion of their office space within Uptown Social senior community center located at 1817 N. 8th Street, Sheboygan, to CASA Sheboygan. REFER TO PUBLIC WORKS COMMITTEE
26. Res. No. 157-24-25 by Alderpersons Rust and La Fave authorizing the appropriate City officials to accept and expend funds received from the Wisconsin Department of Justice as part of the Byrne Memorial Justice Assistance Grant (JAG) Program. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE
27. Res. No. 160-24-25 by Alderpersons Rust and La Fave authorizing the appropriate City officials to enter into an Agreement with Lexipol, LLC for training and policy materials. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE
28. Res. No. 159-24-25 by Alderpersons Rust and La Fave authorizing the appropriate City officials to execute a Waiver of Right to Claim Damages and a Liability Release document in order to allow fire personnel access to an SBA Communications Corporation tower for training purposes. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE

## **REPORT OF COMMITTEES**

29. R. C. No. 208-24-25 by Public Works Committee to whom was referred Res. No. 152-24-25 by Alderpersons Dekker and Ramey authorizing the appropriate City officials to enter into contract for a comprehensive structural and mechanical condition analysis of most city-owned buildings to aid in future maintenance and proactive future budget planning; recommends adopting the Resolution.
30. R. C. No. 211-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred Gen. Ord. No. 33-24-25 by Alderpersons Rust and La Fave amending Section 2-581 of the Sheboygan Municipal Code regarding residency requirements to delete the reference to the Architectural Review Board; recommends adopting the Ordinance.

## **GENERAL ORDINANCES**

31. Gen. Ord. No. 35-24-25 by Alderpersons Mitchell and Perrella amending the Sheboygan Municipal Code so as to move Housing Rehabilitation Loan Program responsibilities to the Finance and Personnel Committee. REFER TO FINANCE AND PERSONNEL COMMITTEE
32. Gen. Ord. No. 36-24-25 by Alderperson Belanger amending Section 101-19 of the Sheboygan Municipal Code to add a person with architectural experience to the Plan Commission. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE
33. Gen. Ord. No. 37-24-25 by Alderperson Belanger amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930 from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay Classification. REFER TO CITY PLAN COMMISSION
34. Gen. Ord. No. 38-24-25 by Alderpersons Rust and La Fave amending several sections of Article 14-VIII of the Sheboygan Municipal Code regarding Landscaping and Tree Removal Services so as to change the licensing process. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE

#### **MATTERS LAID OVER**

35. R. O. No. 103-24-25 by City Plan Commission to whom was referred Gen. Ord. No. 30-24-25 by Alderperson Belanger amending several sections of Chapter 105 of the Sheboygan Municipal Code so as to eliminate the Architectural Review Board and giving those powers to the Plan Commission; recommends adopting the Ordinance. RECEIVE THE R. O. AND ADOPT THE ORDINANCE

#### **OTHER MATTERS AUTHORIZED BY LAW**

#### **CLOSED SESSION**

36. Motion to convene in closed session under the exemption provided in Sec. 19.85(1)(g), for conferring with legal counsel who is rendering oral advice concerning strategy to be adopted by the common council with respect to litigation in which it is involved related to a potential settlement in the matter of Vicky Schneider v. City of Sheboygan.  
AND  
Motion to convene in closed session under the exemption provided in Sec. 19.85(1)(c), for considering employment, compensation, or performance evaluation date of a public employee over which the governmental body exercises responsibility, to wit: annual city administrator evaluation.

#### **RECONVENE IN OPEN SESSION**

37. Motion to reconvene in open session for discussion and possible action relating to open session.
38. Res. No. 153-24-25 by Alderpersons Dekker and Rust authorizing execution of a Settlement Agreement and Release in Case No. 24-cv-049, *Vicky A. Schneider v. City of Sheboygan*.

#### **ADJOURN MEETING**

39. 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*