



# TWENTY-THIRD REGULAR COMMON COUNCIL MEETING AGENDA

**March 06, 2023 at 6:00 PM**

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

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"Every accomplishment starts with the decision to try." - John F. Kennedy

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 23rd Regular Meeting of the 2022-2023 Common Council at 6:00 PM, MONDAY, March 06, 2023 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**

*Alderspersons Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, and Salazar may attend the meeting remotely.*

**2. Pledge of Allegiance**

**3. Approval of Minutes**

*Twenty-Second Regular Council Meeting held on February 20, 2023*

**4. Public Forum**

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

**5. Mayor's Announcements**

*Upcoming Community Events, Proclamations, Employee Recognitions*

## CONSENT

**6. Motion to Receive and File all R.O.'s, Receive all R.C.'s and Adopt all Resolutions and Ordinances**

- 7.** R. C. No. 172-22-23 by Finance and Personnel Committee to whom was referred Res. No. 133-22-23 by Alderspersons Mitchell and Filicky-Peneski authorizing the purchase of 1214 South 11th Street to assist in infrastructure development for the City; recommends adopting the Resolution.

- 8.** R. C. No. 173-22-23 by Finance and Personnel Committee to whom was referred Res. No. 137-22-23 by Alderspersons Mitchell and Filicky-Peneski terminating the City of Sheboygan Tax Incremental District (TID) No. 6 (South Pier/Lakefront District) and authorizing the Finance Director to distribute excess increment to overlying taxing districts; recommends adopting the Resolution.

9. R. C. No. 174-22-23 by Finance and Personnel Committee to whom was referred Res. No. 138-22-23 by Alderpersons Mitchell and Filicky-Peneski terminating the City of Sheboygan Tax Incremental District (TID) No. 10 (Water Street Neighborhood) and authorizing the Finance Director to distribute excess increment to overlying taxing districts; recommends adopting the Resolution.
10. R. C. No. 175-22-23 by Finance and Personnel Committee to whom was referred Res. No. 139-22-23 by Alderpersons Mitchell and Filicky-Peneski terminating the City of Sheboygan Tax Incremental District (TID) No. 12 (Niagara Avenue) and authorizing the Finance Director to distribute excess increment to overlying taxing districts; recommends adopting the Resolution.
11. R. C. No. 176-22-23 by Finance and Personnel Committee to whom was referred Res. No. 140-22-23 by Alderpersons Mitchell and Filicky-Peneski terminating the City of Sheboygan Tax Incremental District (TID) No. 13 (Landmark Square/Founders Club) and authorizing the Finance Director to distribute excess increment to overlying taxing districts; recommends adopting the Resolution.
12. R. C. No. 177-22-23 by Finance and Personnel Committee to whom was referred Res. No. 141-22-23 by Alderpersons Mitchell and Filicky-Peneski terminating the City of Sheboygan Tax Incremental District (TID) No. 14 (Taylor Drive) and authorizing the Finance Director to distribute excess increment to overlying taxing districts; recommends adopting the Resolution.
13. R. C. No. 178-22-23 by Finance and Personnel Committee to whom was referred Res. No. 142-22-23 by Alderpersons Mitchell and Filicky-Peneski terminating the City of Sheboygan Tax Incremental District (TID) No. 15 (Pick N Save-Southside) and authorizing the Finance Director to distribute excess increment to overlying taxing districts; recommends adopting the Resolution.
14. R. C. No. 179-22-23 by Finance and Personnel Committee to whom was referred Gen. Ord. No. 28-22-23 by Alderpersons Mitchell and Filicky-Peneski amending the process for preparation and approval of the City's Executive Budget contained in Sections 2-903 and 2-905 of the Municipal Code; recommends adopting the Ordinance.
15. R. C. No. 180-22-23 by Committee of the Whole to whom was referred Res. No. 136-22-23 by Alderperson Dekker adopting the City of Sheboygan 2023-2028 Strategic Plan; recommends filing the document and request Baker Tilly work with elected and appointed city management and administration to create an updated document for the 2023-2024 Common Council with the intention of the 2023-2024 Common Council bringing a Resolution back to the Committee of the Whole at a bare minimum for discussion regarding future strategic plan.
16. R. C. No. 181-22-23 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 110-22-23 by City Clerk submitting various license applications; recommends granting the applications.

## **REPORT OF OFFICERS**

17. R. O. No. 115-22-23 by City Plan Commission to whom was referred Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification; recommends adopting the Ordinance. LAYS OVER
18. R. O. No. 116-22-23 by City Plan Commission to whom was referred Gen. Ord. No. 22-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification; recommends adopting the Ordinance. LAYS OVER

19. R. O. No. 117-22-23 by City Plan Commission to whom was referred Gen. Ord. No. 23-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification; recommends adopting the Ordinance. LAYS OVER
20. R. O. No. 111-22-23 by City Plan Commission to whom was referred Gen. Ord. No. 24-22-23 by Alderperson Felde and R. O. No. 107-22-23 by City Clerk submitting an application from Froedtert Health, Inc. to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification; recommends filing the R. O. and adopting the Ordinance. LAYS OVER
21. R. O. No. 112-22-23 by City Plan Commission to whom was referred Gen. Ord. No. 25-22-23 by Alderperson Felde and R. O. No. 108-22-23 by City Clerk submitting an application from Froedtert Health, Inc. to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification; recommends filing the R. O. and adopting the Ordinance. LAYS OVER
22. R. O. No. 113-22-23 by City Plan Commission to whom was referred Gen. Ord. No. 26-22-23 by Alderperson Felde and R. O. No. 109-22-23 by City Clerk submitting an application from Froedtert Health, Inc. to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification.; recommends filing the R. O. and adopting the Ordinance. LAYS OVER
23. R. O. No. 114-22-23 to whom was referred Gen. Ord. No. 27-22-23 by Alderperson Mitchell amending Section 15.207 of the City of Sheboygan Zoning Ordinance, Nonconforming Use Regulations, and Section 15.934, Zoning Board of Appeals, so as to streamline and expedite the process of reviewing nonconforming use applications; recommends adopting the Ordinance. LAYS OVER
24. R. O. No. 118-22-23 by City Clerk submitting an encroachment request from JB Site Design and Engineering, LLC pursuant to the request of the owner (Sheboygan Self Storage, LLC) of South 13<sup>th</sup> Street and Kentucky Avenue right of way for the purpose of addressing the existing building structure, emergency egress, and adding a sun shade. REFER TO CITY PLAN COMMISSION
25. R. O. No. 120-22-23 by City Clerk submitting a notice of claim and claim on behalf of Jamie Haack, by her attorneys, Diane M. Welsh and Eduardo E. Castro of Pines Bach LLP, for alleged damages. REFER TO FINANCE AND PERSONNEL COMMITTEE
26. R. O. No. 119-22-23 by City Clerk submitting a notice of claim and claim on behalf of Alexandra Guevara, by her attorneys, Diane M. Welsh and Eduardo E. Castro of Pines Bach LLP, for alleged damages. REFER TO FINANCE AND PERSONNEL COMMITTEE
27. R. O. No. 121-22-23 by City Clerk submitting various license applications. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE

## RESOLUTIONS

28. Res. No. 148-22-23 by Alderpersons Felde and Filicky-Peneski authorizing the appropriate City officials to execute a License Agreement and Addendum with the Sheboygan County Register of Deeds regarding

online access to real estate records maintained in the Register of Deeds office. SUSPEND THE RULES AND ADOPT THE RESOLUTION

29. Res. No. 152-22-23 by alderpersons Felde and Filicky-Peneski ordering a hearing on the vacation and discontinuance of the east-west alley between South 10th Street and the former South Commerce Street, located in Block 243 of the Original Plat. SUSPEND THE RULES AND ADOPT THE RESOLUTION
30. Res. No. 154-22-23 by Alderpersons Felde and Filicky-Peneski vacating the east-west alley between South 10th Street and the former South Commerce Street, located in Block 243 of the Original Plat. REFER TO CITY PLAN COMMISSION
31. Res. No. 149-22-33 by Alderpersons Mitchell and Filicky-Peneski authorizing the Director of Public Works to issue purchase orders for the purchase of six mobile column hoists at the Municipal Services Building and authorizing an adjustment to the 2023 budget to fund the unanticipated purchase. REFER TO FINANCE AND PERSONNEL COMMITTEE
32. Res. No. 143-22-23 by Alderpersons Mitchell and Filicky-Peneski confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 1. REFER TO FINANCE AND PERSONNEL COMMITTEE
33. Res. No. 144-22-23 by Alderpersons Mitchell and Filicky-Peneski confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 2. REFER TO FINANCE AND PERSONNEL COMMITTEE
34. Res. No. 145-22-23 by Alderpersons Mitchell and Filicky-Peneski confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 4. REFER TO FINANCE AND PERSONNEL COMMITTEE
35. Res. No. 146-22-23 by Alderpersons Mitchell and Filicky-Peneski confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 5. REFER TO FINANCE AND PERSONNEL COMMITTEE
36. Res. No. 147-22-23 by Alderpersons Dekker and Rust authorizing executing a one-year lease for the agricultural property in the City of Sheboygan formerly owned by John Poth, Jr. REFER TO PUBLIC WORKS COMMITTEE
37. Res. No. 150-22-23 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with Klunck Masonry LLC for the 2023 Sidewalk Program. REFER TO PUBLIC WORKS COMMITTEE
38. Res. No. 151-22-23 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with Buteyn-Peterson Construction Company for miscellaneous sewer repairs. REFER TO PUBLIC WORKS COMMITTEE
39. Res. No. 153-22-23 by Alderpersons Mitchell and Filicky-Peneski appointing the chairperson of the Finance and Personnel Committee to take certain actions and exercise certain authority of the common council as has been delegated to the city administrator during the current vacancy in the position of city administrator. REFER TO FINANCE AND PERSONNEL COMMITTEE

## **REPORT OF COMMITTEES**

## **GENERAL ORDINANCES**

40. Gen. Ord. No. 29-22-23 by Alderperson Perrella granting Sheboygan Self Storage, LLC, its successors and assigns, the privilege of encroaching upon described portions of South 13<sup>th</sup> Street and Kentucky Avenue right of way in the City of Sheboygan for the purpose of addressing the existing building structure, emergency egress, and adding a sun shade feature. REFER TO CITY PLAN COMMISSION

**OTHER MATTERS AUTHORIZED BY LAW**

41. Res. No. 155-22-23 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with Vinton Construction Company for the construction of the Calumet Drive Pavement Repair. REFER TO PUBLIC WORKS COMMITTEE

**ADJOURN MEETING**

42. 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*