



# TWENTY-SIXTH REGULAR COMMON COUNCIL MEETING AGENDA

April 20, 2026 at 6:00 PM

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

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**Notice of the 26th Regular Meeting of the 2026-2027 Common Council.**

**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).**

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: 254 404 832 339 532

Passcode: Ni2VV63p

## **OPENING OF MEETING**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval of Minutes**  
Twenty-Fifth Regular Council Meeting held on April 8, 2026
- 5. Public Forum**  
Limit of five people having five minutes each with comments limited to items on this agenda.
- 6. Mayor's Announcements**  
Upcoming Community Events, Proclamations, Employee Recognitions

## **CONSENT**

- 7.** Report 55-25-26 by Board of License Examiners submitting applications for Building Contractor Licenses already granted.
- 8.** Report 54-25-26 by City Attorney Liz Majerus submitting the exit interview summary for the City of Sheboygan for Quarter 1 of 2026.

Voted 4-0 by Finance and Personnel to recommend filing

9. Report 56-25-26 by City Attorney Department submitting the quarterly claims report.

Voted 4-0 by Finance and Personnel Committee to recommend filing

10. Res. No. 201-25-26 by Alderpersons Mitchell and Perrella accepting the Harbor Centre Business Improvement District's 2025 Financial Review Letter Report.

Voted 4-0 by Finance and Personnel Committee to recommend adoption

11. Res. No. 204-25-26 by Alderpersons Rust and Boorse approving alcohol beverage/tobacco licenses (various).

Voted 5-0 by Licensing, Hearings, and Public Safety Committee to recommend adoption

12. Res. No. 207-25-26 by Alderpersons Dekker and Rust authorizing executing an easement for a mini-storm sewer (3212 North 21st Street).

Voted 4-0 by Public Works Committee to recommend adoption

13. Res. No. 210-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to execute a conflict waiver letter prepared by von Briesen & Roper, s.c. regarding representation of the City of Sheboygan, as buyer, and the Redevelopment Authority, as seller, in a real estate transaction.

Voted 4-0 by Finance and Personnel Committee to recommend adoption

14. Res. No. 209-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a First Amendment to Tax Incremental District Development Agreement between the City of Sheboygan and Malibu Apartments, LLC.

Voted 4-0 by Finance and Personnel Committee to recommend adoption of a substantially similar agreement

15. Res. No. 205-25-26 by Alderpersons Dekker and Rust making written findings pursuant to Wisconsin statutes section 32.03(6)(bm) concerning the proposed acquisition of property interests for the Southside Sanitary Sewer System Project.

Voted 4-0 by Public Works Committee to recommend adoption

16. Res. No. 202-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to execute a First Amendment to Tax Incremental District Development Agreement between Waterside Hospitality LLC and the City of Sheboygan revising the construction commencement date.

Voted 4-0 by Finance and Personnel Committee to recommend adoption of a substantially similar agreement

17. Res. No. 211-25-26 by Alderpersons Rust and Boorse authorizing application for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program Fiscal Year 2025 Local Solicitation and entering into a Memorandum of Understanding with Sheboygan County.

Voted 5-0 by Licensing, Hearings, and Public Safety Committee to recommend adoption

## REPORTS

**18.** Report 57-25-26 by City Clerk submitting a Summons and Complaint in the matter of El Rancho LLC et al vs. City of Sheboygan et al. REFER TO FINANCE AND PERSONNEL OF THE 2026-2027 COUNCIL YEAR

**19.** Report 34-25-26 by City Clerk submitting a Summons and Complaint in the matter of SCR RC Funding IV LLC vs. City of Sheboygan. FILE

Voted 4-0 by Finance and Personnel Committee to recommend referring to the Finance and Personnel Committee of the 2026-2027 Common Council

**20.** Report 36-25-26 by City Clerk submitting a Summons and Complaint in the matter of Waldo State Bank vs. Taylor Properties LLC et al (Case number 2025CV000834). FILE

Voted 4-0 by Finance and Personnel Committee to recommend referring to the Finance and Personnel Committee of the 2026-2027 Common Council

**21.** Report 37-25-26 by City Clerk submitting a Summons and Complaint in the matter of Waldo State Bank vs. Taylor Properties LLC et al (Case number 2025CV000835). FILE

Voted 4-0 by Finance and Personnel Committee to recommend referring to the Finance and Personnel Committee of the 2026-2027 Common Council

**22.** Report 49-25-26 by City Clerk submitting a Summons and Complaint in the matter of Planet Home Lending, LLC vs. Breanna Crump et al. FILE

Voted 4-0 by Finance and Personnel Committee to recommend referring to the Finance and Personnel Committee of the 2026-2027 Common Council

**23.** Report 52-25-26 by City Clerk submitting a Summons and Complaint in the matter of Wal-Mart Stores Inc. vs. City of Sheboygan. FILE

Voted 4-0 by Finance and Personnel Committee to recommend referring to the Finance and Personnel Committee of the 2026-2027 Common Council

**24.** R. O. No. 10-25-26 by City Clerk submitting a Summons and Complaint in the matter of Katherine Kobs v. City of Sheboygan. FILE

Voted 4-0 by Finance and Personnel Committee to recommend referring to the Finance and Personnel Committee of the 2026-2027 Common Council

**25.** R. C. No. 271-24-25 by Finance and Personnel Committee to whom was referred R. C. No. 266-23-24 by Finance and Personnel Committee to whom was referred R. O. No. 78-23-24 by City Clerk submitting a Summons and Complaint in the matter of Walmart Real Estate Business Trust c/o Wal-Mart Stores, Inc. vs. City of Sheboygan. FILE

Voted 4-0 by Finance and Personnel Committee to recommend referring to the Finance and Personnel Committee of the 2026-2027 Common Council

- 26.** R. C. No. 277-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 85-24-25 by City Clerk submitting a Summons and Complaint in the matter of SCR RC Funding IV LLC vs City of Sheboygan. FILE

Voted 4-0 by Finance and Personnel Committee to recommend referring to the Finance and Personnel Committee of the 2026-2027 Common Council

- 27.** R. C. No. 276-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 16-24-25 by City Clerk submitting a Summons and Complaint in the matter of SCF RC Funding IV LLC vs. City of Sheboygan. FILE

Voted 4-0 by Finance and Personnel Committee to recommend referring to the Finance and Personnel Committee of the 2026-2027 Common Council

- 28.** R. C. No. 278-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 89-24-25 by City Clerk submitting a Summons and Complaint in the matter of Wal-Mart Stores, Inc. v. City of Sheboygan. FILE

Voted 4-0 by Finance and Personnel Committee to recommend referring to the Finance and Personnel Committee of the 2026-2027 Common Council

## **RESOLUTIONS**

- 29.** Res. No. 206-25-26 by Alderpersons Dekker and Perrella creating Tax Incremental District No. 26, approving its project plan and establishing its boundaries. ADOPT RESOLUTION
- 30.** Res. No. 212-25-26 by Alderpersons Dekker and Perrella authorizing retaining outside legal counsel to represent the City in the matter of Sheboygan County Case 2026CV253; El Rancho LLC and Juan Negrete vs. City of Sheboygan and City of Sheboygan Common Council, and authorizing payment for said services. SUSPEND THE RULES AND ADOPT THE RESOLUTION
- 31.** Res. No. 213-25-26 by Alderpersons Dekker and Perrella authorizing the appropriate City officials to execute a Quit Claim Deed conveying a parcel of land to the Redevelopment Authority of Sheboygan to support the redevelopment of land associated with the former Mayline property (Parcel No. 59281501541). SUSPEND THE RULES AND ADOPT THE RESOLUTION
- 32.** Res. No. 214-25-26 by Alderpersons Dekker and Perrella authorizing the appropriate City officials to execute a Quit Claim Deed conveying a parcel of land to the Redevelopment Authority of Sheboygan to support the redevelopment of land associated with the former Mayline property (Parcel No. 59281501650). SUSPEND THE RULES AND ADOPT THE RESOLUTION
- 33.** Res. No. 208-25-26 by Alderpersons Mitchell and Perrella authorizing the purchase of 1127 South 7<sup>th</sup> Street in the City of Sheboygan from the County of Sheboygan.

Voted 4-0 by Finance and Personnel Committee to recommend adoption

- 34.** Res. No. 203-25-26 by Alderpersons Rust and Boorse approving the transfer of alcohol beverage/tobacco license (License App. No. 3475).

Voted 5-0 by Licensing, Hearings, and Public Safety Committee to recommend referring to the Licensing, Hearings, and Public Safety Committee of the 2026-2027 Common Council

## **GENERAL ORDINANCES**

- 35.** Gen. Ord. No. 42-25-26 by Alderpersons Dekker and Rust amending Sections 46-1; 46-82; 46-88; 46-89; and 46-91 of the Municipal Code relating to solid waste and recycling in general.

Voted 4-0 by Public Works Committee to recommend adoption

## **MATTERS LAID OVER**

- 36.** Res. No. 197-25-26 by Alderpersons Dekker and Rust vacating and discontinuing portions of South Taylor Drive in the City of Sheboygan. REFER TO THE 2026-2027 COMMON COUNCIL

Voted 5-0 by Public Works Committee to recommend adoption

## **OTHER MATTERS AUTHORIZED BY LAW**

## **ADJOURN MEETING**

- 37.** Motion to Adjourn Sine Die

**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