

CITY OF SHEBOYGAN
COMMITTEE OF THE WHOLE MINUTES
Tuesday, March 24, 2026

OPENING OF MEETING

1. Roll Call
Alderspersons present: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Perrella, Rust – 9.
Aldersperson excused: Mitchell – 1.
2. Pledge of Allegiance
3. Approval of Minutes
Committee of the Whole minutes from November 5, 2025

MOTION TO APPROVE THE MINUTES

Motion made by Dekker, Seconded by Perrella
Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Perrella,
Rust – 9.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Presentation by Sam Schulz introducing draft zoning code
5. Attendee participation will occur after presentations have concluded. Attendees wishing to participate should sign in at the podium prior to meeting commencement and will be limited to three minutes per person. Attendee participation will end no later than 7:30 p.m.

Jim Williams, Lisa Salgado, Frank Koczan, Mark Mahoney, Mary Dotz, Julie Felbab, Mandelyn Tenpas, Tracy Brunette, Mary Lynne Donohue, Liz Mentink, Kimberly Meller, Rosanne Brandt, Drew Phillips, Rebecca Clarke, Peter Jacobs, Robin Brox, Judi Pook, Maeve Quinn, and Dave Repinski all spoke.

6. Gen. Ord. No. 39-25-26 by Alderspersons Dekker and Rust repealing and replacing Chapter 105 of the Municipal Code relating to zoning.

The following amendments to the document were discussed:

1. Require large scale F uses to obtain Plan Commission and Council approval regardless whether a zoning change is necessary to support development. All members in favor.
2. Establish mid-scale F use regulations and require mid-scale F uses to obtain Plan Commission and Council approval regardless whether a zoning change is necessary to support development. Seven members in favor.
3. Require H1 uses to obtain Plan Commission and Council approval regardless whether a zoning change is necessary to support development. All members in favor.
4. Update the environmental regulations to more closely mirror existing. All members in favor.

5. Allow ADUs on duplex residential lots. All members in favor.
6. Allow ADUs on triplex residential lots. Four members in favor.
7. Allow ADUs on townhome residential lots. Five members in favor.
8. Remove restriction that prohibits ADU entrances from principal building's front face. Six members in favor.
9. Remove restriction that prohibits ADU entrances from side and rear access as long as language accounts for emergency response needs. Seven members in favor.
10. Expand the list of allowable home occupations in SN districts. Six members in favor.
11. Expand the list of allowable home occupations in UN districts. Five members in favor.
 - a. Note that for items 10 and 11, we will need to discuss internally how to achieve this. Home occupations are generally permitted in all districts except Industrial, Open Space, and Natural Resource Protection.
12. Permit businesses in SN districts if on a collector or arterial street but prohibit on local streets. Six members in favor.
13. Permit businesses in UN districts if on a collector or arterial street but prohibit on local streets. Four members in favor.

MOTION TO REFER DOCUMENT TO THE 2026-2027 COMMON COUNCIL/COMMITTEE OF THE WHOLE WITH RECOMMENDATIONS AND TO DISCUSS DATA CENTERS

Motion made by Belanger, Seconded by Boorse

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Perrella,
Rust – 9.

TENTATIVE DATE OF NEXT REGULAR MEETING

7. Next scheduled meeting: None this council year.

ADJOURN

8. Motion to Adjourn

MOTION TO ADJOURN SINE DIE AT 8:54 PM

Motion made by Dekker, Seconded by Belanger

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Perrella, Rust – 9.