

CITY OF SHEBOYGAN
EIGHTH REGULAR COMMON COUNCIL MEETING MINUTES
Monday, July 21, 2025

OPENING OF MEETING

1. Call to order

The meeting was called to order at 6:00 p.m.

2. Roll Call

Alderspersons present: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

Alderspersons excused: Close, Rust – 2.

3. Pledge of Allegiance

4. Approval of Minutes

Seventh Regular Council Meeting held on July 7, 2025

MOTION TO APPROVE THE MINUTES

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

5. Resignations

Dennis Wield from the Marina, Parks, and Forestry Board

Allie Karrels from the Historic Preservation Commission

Dave Hanneman from the Business Improvement District

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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 Marina, Parks, and Forestry Board.

LAYS OVER

7. Public Forum

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

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.
No one spoke.

MOTION TO CLOSE THE HEARINGS

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

CONSENT

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

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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

MOTION TO GRANT THE LICENSE APPLICATIONS

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO FILE AND TRANSFER THE SUBMITTED CLAIM INFORMATION TO THE ATTORNEY'S OFFICE QUARTERLY REPORT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO FILE AND TRANSFER THE SUBMITTED CLAIM INFORMATION TO THE ATTORNEY'S OFFICE QUARTERLY REPORT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO FILE AND TRANSFER THE SUBMITTED CLAIM INFORMATION TO THE ATTORNEY'S OFFICE QUARTERLY REPORT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO FILE AND TRANSFER THE SUBMITTED CLAIM INFORMATION TO THE ATTORNEY'S OFFICE QUARTERLY REPORT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO FILE AND TRANSFER THE SUBMITTED CLAIM INFORMATION TO THE ATTORNEY'S OFFICE QUARTERLY REPORT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO FILE AND TRANSFER THE SUBMITTED CLAIM INFORMATION TO
THE ATTORNEY'S OFFICE QUARTERLY REPORT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell,
Perrella – 8.

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.

MOTION TO FILE AND TRANSFER THE SUBMITTED CLAIM INFORMATION TO
THE ATTORNEY'S OFFICE QUARTERLY REPORT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell,
Perrella – 8.

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.

MOTION TO FILE AND TRANSFER THE SUBMITTED CLAIM INFORMATION TO
THE ATTORNEY'S OFFICE QUARTERLY REPORT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell,
Perrella – 8.

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.

MOTION TO FILE AND TRANSFER THE SUBMITTED CLAIM INFORMATION TO
THE ATTORNEY'S OFFICE QUARTERLY REPORT

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell,
Perrella – 8.

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.

MOTION TO FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell,
Perrella – 8.

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.

MOTION TO FILE

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella -8 .

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Heidemann, La Fave, Menzer, Mitchell – 6.
Voting Nay: Boorse, Perrella – 2.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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).

MOTION TO ADOPT THE SUBSTITUTE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

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.

MOTION TO ADOPT THE RESOLUTION

Motion made by Belanger, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Heidemann, La Fave, Menzer, Mitchell – 6.

Voting Nay: Boorse, Perrella – 2.

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.

MOTION TO ADOPT THE ORDINANCE

Motion made by Mitchell, Seconded by Dekker.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.

OTHER MATTERS AUTHORIZED BY LAW – None

TENTATIVE DATE OF NEXT REGULAR MEETING

46. Next Regular Meeting Date: August 4, 2025

ADJOURN MEETING

47. Motion to Adjourn

MOTION TO ADJOURN AT 6:40 PM

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella – 8.