

**CITY OF SHEBOYGAN**  
**TWENTY-FIRST REGULAR COMMON COUNCIL MEETING**  
**MINUTES**

**Monday, February 03, 2025**

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**OPENING OF MEETING**

**1. Roll Call**

Alderspersons present: Belanger, Dekker, Felde (remote), Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 9.  
Aldersperson excused: Ramey – 1.

**2. Pledge of Allegiance**

**3. Approval of Minutes**

Twentieth Regular Council Meeting held on January 20, 2025

**MOTION TO APPROVE THE MINUTES**

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella,  
Peterson, Rust – 9.

**4. Resignation**

Kyle Kaboord from the Board of License Examiners

**MOTION TO ACCEPT AND FILE**

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella,  
Peterson, Rust – 9.

**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 – Lays Over

**6. Public Forum**

Limit of five people having five minutes each with comments limited to items on this agenda. No one spoke.

**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.

No one spoke.

MOTION TO CLOSE THE HEARING

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 9.

**CONSENT**

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 9.

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.

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 9.

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.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 9.

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.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 9.

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.

MOTION TO RECEIVE THE R. C. AND FILE THE REPORT

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella,

Peterson, Rust – 9.

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 by 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.

**MOTION TO RECEIVE THE R. C. AND FILE THE REPORT**

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 9.

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 Application Nos. 3709 and 3553 and the Change of agent for CVS Pharmacy.

**MOTION TO RECEIVE THE R. C. AND GRANT THE APPLICATIONS**

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 9.

**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 Loan Program from the Historic Preservation Commission; recommends adopting the Ordinance.

**MOTION TO RECEIVE THE R. O. AND ADOPT THE ORDINANCE**

Motion made by Belanger, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 9.

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.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION**

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 9.

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.

**MOTION TO RECEIVE THE R. C. AND ADOPT THE ORDINANCE**

Motion made by Rust, Seconded by La Fave.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 9.

**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**

Motion made by Belanger, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 9.

**OTHER MATTERS AUTHORIZED BY LAW – None.**

## **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.

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 9.

\*Aldersperson Felde left the meeting.

## **RECONVENE IN OPEN SESSION**

37. Motion to reconvene in open session for discussion and possible action relating to open session.

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 8.

38. Res. No. 153-24-25 by Alderspersons Dekker and Rust authorizing execution of a Settlement Agreement and Release in Case No. 24-cv-049, *Vicky A. Schneider v. City of Sheboygan*.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Rust.

Voting Yea: Dekker, La Fave, Perrella, Peterson, Rust – 5.

Voting Nay: Belanger, Heidemann, Mitchell – 3.

## **ADJOURN MEETING**

39. Motion to Adjourn

MOTION TO ADJOURN AT 7:48 PM

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Heidemann, La Fave, Mitchell, Perrella, Peterson, Rust – 8.