CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, October 27, 2026

MEMBERS PRESENT: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump, Kimberly Meller, Braden Schmidt, and Joe Clarke
EXCUSED: Alderperson Michael Close
STAFF/OFFICIALS PRESENT: Finance Director Krueger, Planning and Development Director Zeinert, Assistant to City Administrator Foss, City Planner Jeff Witte and Zoning Administrator Ellise Rose

OPENING OF MEETING

1. Roll Call

   Mayor Ryan Sorenson called the meeting order.

2. Pledge of Allegiance

   The Pledge of Allegiance is recited.

3. Identify Potential Conflict(s) of Interest

   No conflicts of interest are identified.

MINUTES

4. Approval of the Plan Commission minutes from October 13, 2026.

   MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON OCTOBER 13, 2026.
   Motion made by Jerry Jones, seconded by Braden Schmidt
   Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Mayor Ryan Sorenson

   Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Sheboygan Blueline Association to construct and operate a new indoor ice arena located at parcel #59281470560.

   No public comment.

   MOTION TO CLOSE THE PUBLIC HEARING.
   Motion made by Jerry Jones, seconded by Joe Kimberly Meller
   Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Mayor Ryan Sorenson

   Motion carried

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Application for Conditional Use Permit with exceptions by Sheboygan Blueline Association to construct and operate a new indoor ice arena located at parcel #59281470560.

   MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.
   Motion made by Jerry Jones, seconded by Braden Schmidt
   Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Mayor Ryan Sorenson

1. Prior to operation/occupancy, the applicant shall obtain all licenses, and occupancy permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, health, state, federal, etc. An occupancy permit will be granted only at such time as the applicant has met all requirements.
2. The facility will meet all zoning requirements including but not limited to noise, smells, vibration, hazardous materials, etc. If any issues arise, this matter may be brought back to the Plan Commission for review.
3. If using dumpsters, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. If using chain link fencing, the applicant shall install Privacy Decorative Slatting (PDS) material in order to effectively screen and enclose the dumpster.
4. All outdoor storage of materials, products or equipment shall be prohibited.
5. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
6. All new lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
7. Submittal and approval of a landscape plan prior to building permit issuance. Landscaping shall be installed prior to occupancy permit.
8. Applicant shall obtain the necessary sign permits prior to installation. Applicant shall work with staff with regards to constructing a well-designed signage for the site. Staff may bring the proposed signage design back to the Plan Commission for review/approval.
9. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal.
10. Any work within City of Sheboygan Public rights-of-way shall be discussed with the City Engineering Department and constructed to standard City specifications (including, but not limited to, new and old ingress/egress driveway openings, curb, gutter, sidewalk, pavement, utilities, street trees, etc.).
11. If there are any amendments to the approved use and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

   Exceptions granted:

- A 0- foot setback from the paved surface.
- 327 parking stalls instead of the minimum 584

   Motion carried.

7. Architectural Review of a new Sheboygan Lakers Ice Arena located at parcel 59281470560

   MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS APPROVED BY STAFF.

Motion made by Joe Clarke, seconded by Kimberly Meller
Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Mayor Ryan Sorenson

1. Applicant shall resubmit plans/elevations of the corner accents at equal heights for staff review.

Motion carried.

8. Application for Special Use Permit by Royal Rainbow Christian Academy to operate a childcare center located at 2135 S Business Dr.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.
Motion made by Alderperson Joe Clarke, seconded by Jerry Jones
Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Mayor Ryan Sorenson.

1. This Special Use approval is contingent upon Common Council's approval of the rezone to Urban Commercial.
2. Prior to building permit issuance, the applicant shall obtain all licenses/permits as well as meet all required codes including but not limited to building, plumbing, electrical, HVAC, fire, water, sewer, storm drainage, health, State of Wisconsin, etc. An occupancy permit shall be granted only at such time as the applicant has met all requirements.
3. If dumpsters are used, dumpster(s) shall be screened/enclosed and constructed of like materials and colors of the facility. Applicant will provide plans that show the location of any dumpsters and will provide plans that show how the dumpster is to be screened and enclosed (design, materials, colors, location, etc.).
4. Outdoor storage of materials or equipment shall be prohibited.
5. All lighting shall be installed per Section 105-932 of the City of Sheboygan Zoning Ordinance. There shall be no spillover light onto adjacent properties or the streets.
6. Applicant shall work with staff with regards to appropriate signage. Only at such time as the sign package has been reviewed and approved may the applicant obtain sign permits to install the proposed signage. If staff has any concerns with proposed signage design, the matter may be brought back to the Plan Commission for their consideration.
7. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain Architectural Review approval prior to receiving a building permit for such remodel/renovation.
8. If there are any amendments to the approved Special Use Permit, the applicant will be required to submit a new application reflecting those amendments.

Motion carried.

9. Res. No. 133-26-27 by Alderperson Close of the City Plan Commission of the City of Sheboygan, Wisconsin, approving and recommending the adoption of the City of Sheboygan Comprehensive Plan (Vision 2046).

MOTION TO APPROVE.
Motion made by Jerry Jones, seconded by Braden Schmidt
Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Mayor Ryan Sorenson.

Motion carried.

10. Discussion regarding community engagement for proposed zoning ordinance.

    Commission discussed community engagement opportunities around environmental issues.

TENTATIVE DATE OF NEXT REGULAR MEETING

11. Next scheduled meeting: November 10, 2026, at 4:00 PM

ADJOURN

12. Motion to Adjourn

    MOTION TO ADJOURN THE MEETING.
    Motion made by Jerry Jones, seconded by Joe Clarke
    Voting yea: Jerry Jones, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Mayor Ryan Sorenson.

    Motion carried

Meeting is adjourned at 4:29 p.m.