

CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, June 23, 2026

MEMBERS PRESENT: Mayor Ryan Sorenson (remote), Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller (remote), and Joe Clarke

EXCUSED: Braden Schmidt

STAFF/OFFICIALS PRESENT: City Administrator Casey Bradley, Director of Planning and Development Taylor Zeinert, City Planner Jeff Witte, Zoning Administrator Ellise Rose, and Administrative Coordinator Linnae Wierus

OPENING OF MEETING

1. Roll Call

Vice Chair Jerry Jones called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify Potential Conflict(s) of Interest

Joe Clarke abstained from agenda item #13.

MINUTES

4. Approval of the Plan Commission minutes from June 9, 2026.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON JUNE 9, 2026.

Motion made by Alderperson Michael Close, seconded by Joe Clarke

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller, and Joe Clarke

Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Lisa Blahnik to operate a dog grooming home occupation located at 1332 Logan Avenue.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller, and Joe Clarke

Motion carried.

6. Public hearing regarding application for Conditional Use Permit with exceptions by Little Rainbows, Inc. to operate an in-home childcare center with up to 12 children located at 2406 N 28th St.

MOTION TO CLOSE THE PUBLIC HEARING.

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

Motion carried.

7. Public hearing regarding application for Conditional Use Permit with exceptions by Watershed Cove LLC to operate Iris Wine Bar located at 1125 N 8th St.

MOTION TO CLOSE THE PUBLIC HEARING.

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

Motion carried.

8. Public hearing regarding application for Conditional Use Permit with exceptions by Lee Vang to operate a cafe located at 2719 Calumet Dr.

MOTION TO CLOSE THE PUBLIC HEARING.

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

Motion carried.

9. Public hearing regarding application for Conditional Use Permit with exceptions by PSCO Kieffer Inc. to install a monument sign located at 1012 S 22nd St.

MOTION TO CLOSE THE PUBLIC HEARING.

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

Motion carried.

10. Public hearing regarding Gen. Ord. 3-26-27 by Alderpersons Dekker and Kelly creating Article 48-VI: Pedestrian Malls.

MOTION TO CLOSE THE PUBLIC HEARING.

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

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

11. Application for Conditional Use Permit with exceptions by Lisa Blahnik to operate a dog grooming home occupation located at 1332 Logan Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

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

1. Applicant will meet all home occupation criteria listed in Section 105-722(s).
2. Prior to construction, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, health, etc.
3. The home occupation may only utilize 25 percent of the living area of the dwelling.
4. The use of the dwelling unit for a home occupation shall in no way be incompatible with the character of nearby residential areas and in no instance shall a home occupation create a nuisance for neighboring properties.
5. Not more than one sign, not to exceed two square feet, non-illuminated and flush wall mounted only, will be used to advertise the home occupation. Applicant is required to obtain a sign permit. No temporary signage is permitted for home occupations.
6. The City of Sheboygan has the right of entry during the stated hours of operation to ensure compliance per City of Sheboygan Ordinances and with this approval.
7. If any issues arise from the business, the City may again review the conditional use permit.
8. If the applicant moves from the present location the conditional use permit will discontinue immediately.
9. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments

Motion carried.

12. Application for Conditional Use Permit with exceptions by Little Rainbows, Inc. to operate an in-home childcare center with up to 12 children located at 2406 N 28th St.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Joe Clarke, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller, and Joe Clarke

1. Prior to operation, the applicant shall obtain all necessary permits and licenses including but not limited to building, plumbing, electrical, HVAC, fire, health, etc.
2. If the applicant moves from the present location the conditional use permit will not move with the applicant.
3. If there are any amendments to the approved conditional use permit and/or site plan, the applicant will be required to submit a new conditional use application reflecting those amendments.

Motion carried.

13. Application for Conditional Use Permit with exceptions by Watershed Cove LLC to operate Iris Wine Bar located at 1125 N 8th St.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Alderperson Michael Close, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump and Kimberly Meller

Abstained: Joe Clarke

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. 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.
6. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
7. 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.).
8. If there are any amendments to the approved use and/or site plan, the applicant may be required to submit a new conditional use application reflecting those amendments.

Motion carried.

14. Application for Conditional Use Permit with exceptions by Lee Vang to operate a cafe located at 2719 Calumet Dr.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Alderperson Michael Close, seconded by Joe Clarke

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller, and Joe Clarke

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. 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.
6. Applicant is responsible for working with all private and public utilities in order to adequately service this development proposal (applicant will need to provide the necessary easements and/or relocate utilities as necessary).
7. 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.).
8. If there are any amendments to the approved use and/or site plan, the applicant may be required to submit a new conditional use application reflecting those amendments

Motion carried.

15. Application for Conditional Use Permit with exceptions by PSCO Kieffer Inc. to install a monument sign located at 1012 S 22nd St.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Joe Clarke, seconded by Kevin Jump

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller, and Joe Clarke

1. Applicant shall obtain the necessary sign permits prior to installation.
2. The monument sign shall meet the required 10-foot vision triangle.
3. The free-standing sign shall be designed so as not to impede or impair vehicular and pedestrian traffic movement or exacerbate the potential for pedestrian/vehicular conflicts.
4. 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.
5. If there are any amendments to the approved sign or location, the applicant may be required to submit a new conditional use application reflecting those amendments.

Exception granted:

- To have a sign height of 16ft

Motion carried.

16. Gen. Ord. No. 3-26-27 by Alderperson Close creating article 48-VI: Pedestrian Malls. REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Alderperson Michael Close, seconded by Joe Clarke

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller, and Joe Clarke

Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

17. Tentative next meeting: July 14, 2026 at 4:00 PM

ADJOURN

18. Motion to Adjourn

MOTION TO RECOMMEND APPROVAL TO THE COMMON COUNCIL.

Motion made by Joe Clarke, seconded by Kimberly Meller

Voting yea: Mayor Ryan Sorenson, Alderperson Michael Close, Jerry Jones, Kevin Jump, Kimberly Meller, and Joe Clarke

Motion carried.

Meeting is adjourned at 4:25 pm.