

CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, July 28, 2026

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

STAFF/OFFICIALS PRESENT: City Administrator Casey Bradley, Director of Planning and Development Taylor Zeinert, Assistant to City Administrator Marie Foss and Planner Jeff Witte

OPENING OF MEETING

1. Roll Call

Jerry Jones called the meeting.

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 July 14, 2026.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON JULY 14, 2026.

Motion made by Joe Clarke, seconded by Kevin Jump

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

Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit by A.C.E Building Services, Inc to construct an addition to the Torginol Inc. manufacturing facility located at 3217 Behrens Parkway.

No public comment

MOTION TO CLOSE THE PUBLIC COMMENT.

Motion made by Joe Clarke, seconded by Kimberly Meller

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

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Application for Conditional Use Permit by A.C.E Building Services, Inc to construct an addition to the Torginol Inc. manufacturing facility located at 3217 Behrens Parkway.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Alderperson Michael Close, seconded by Braden Schmidt

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

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. 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 that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

Motion carried.

7. Architectural Review of exterior remodel at 3217 Behrens Parkway.

MOTION TO APPROVE AS PRESENTED.

Motion made by Joe Clarke, seconded by Kimberly Meller

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

Motion carried.

8. Architectural Review of an exterior remodel and addition at Edward Jones located at 3019 Superior Avenue.

MOTION TO TABLE.

Motion made by Joe Clarke, seconded by Kevin Jump

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

Motion carried.

9. Gen. Ord. No. 8-26-27 by Alderpersons Heidemann and Close annexing territory to the City of Sheboygan, Wisconsin (Land along County Hwy A and Weeden Creek Rd, Sheboygan, WI).
REFER TO CITY PLAN COMMISSION

MOTION TO RECOMMEN APPROVAL TO THE COMMON COUNCIL.

Motion made by Alderperson Michael Close, seconded by Kevin Jump

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

Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

10. Tentative next meeting: August 11, 2026 at 4:00 PM

ADJOURN

11. Motion to Adjourn

MOTION TO ADJOURN THE MEETING.

Motion made by Braden Schmidt, seconded by Joe Clarke

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

Motion carried.

Meeting is adjourned at 4:18 pm