

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

**Monday, March 03, 2025**

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**OPENING OF MEETING**

**1. Roll Call**

Alderspersons present: Belanger, Dekker, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

Aldersperson excused: Felde – 1.

**2. Pledge of Allegiance**

**3. Approval of Minutes**

Twenty-Second Regular Council Meeting held on February 17, 2025

**MOTION TO APPROVE**

Motion made by Dekker, Seconded by Rust.

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

**4. Public Forum**

Limit of five people having five minutes each with comments limited to items on this agenda. Mike Scharinger, Judd Baumann, Scott Hollowell, Jim Van Akkeren, and Robert Lyons all spoke.

**5. Presentation**

Mayor's International Committee

**6. Presentation**

DPW/Planning Structure Review by Bold Path Consulting

**7. Mayor's Announcements**

Upcoming Community Events, Proclamations, Employee Recognitions

**HEARINGS**

8. Hearing No. 17-24-25 pursuant to a notice published and letters sent 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 Official Zoning Map. The purpose of the amendment is 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 Class Urban Residential (UR-12) PUD Overlay Classification.  
No one spoke.

MOTION TO CLOSE THE HEARING.

Motion made by Dekker, Seconded by Rust.

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

- Hearing No. 18-24-25 pursuant to a notice published, this hearing is for the purpose of allowing interested parties to be heard relative to a proposed PUD-GDP designation for property located at N. 15<sup>th</sup> Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930.  
No one spoke.

**MOTION TO CLOSE THE HEARING**

Motion made by Dekker, Seconded by Rust.

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

**CONSENT**

**10. 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, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

- R. C. No. 227-24-25 by Finance and Personnel Committee to whom was referred Res. No. 166-24-25 by Alderpersons Mitchell and Perrella authorizing execution of a Consent and Estoppel Certificate on behalf of the City regarding the Oscar Apartments; 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, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

- R. C. No. 226-24-25 by Finance and Personnel Committee to whom was referred Res. No. 163-24-25 by Alderpersons Mitchell and Perrella authorizing the continuation of the self-insured worker's compensation program; 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, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

- R. C. No. 229-24-25 by Public Works Committee to whom was referred Res. No. 164-24-25 by Alderpersons Dekker and Ramey authorizing the purchasing agent to issue a purchase order for the purchase and installation of laboratory cabinets, countertops, and related equipment for the upgrade and improvement of the laboratory at the Wastewater Treatment Plant; 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, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

14. R. C. No. 230-24-25 by Public Works Committee to whom was referred Res. No. 167-24-25 by Alderpersons Dekker and Ramey authorizing execution of a Wetland Credit Agreement and Affidavit of Credit Purchase on behalf of the City regarding the purchase of wetland credits at the Gartman subdivision project; 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, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

15. R. C. No. 234-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred Res. No. 162-24-25 by Alderpersons Rust and La Fave approving the 2025 City of Sheboygan Emergency Management and Response Plan; 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, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 9.

## **REPORT OF OFFICERS**

16. R. O. No. 120-24-25 by City Clerk submitting a Summons and Complaint in the matter of Roger Miller, Erik Thelen, Belle Ragins, John Ehmann, Kenneth Lisberg, Deborah Lisberg, Gregory Hopkins, Toni Destefano vs. City of Sheboygan Plan Commission and City of Sheboygan Zoning Board of Appeals. REFER TO FINANCE AND PERSONNEL COMMITTEE
17. R. O. No. 119-24-25 by City Clerk submitting a liquor license application. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE
18. R. O. No. 121-24-25 by City Clerk submitting a claim from State Farm for alleged damages to a vehicle owned by one of their insured drivers. REFER TO FINANCE AND PERSONNEL COMMITTEE

## **RESOLUTIONS**

19. Res. No. 178-24-25 by Alderpersons Belanger and Perrella approving the General Development Plan and Specific Implementation Plan submitted by Jake Buswell for construction of Jakum Hall Apartments on parcel nos. 59281718350 and 59281712930 within a Planned Unit Development (PUD) zone.

MOTION TO ADOPT THE RESOLUTION

Motion made by Belanger, Seconded by Perrella.

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

20. Res. No. 180-24-25 by Alderpersons Mitchell and Perrella authorizing the purchase of Parcel No. 59281106170, located adjacent to Ontario Avenue, from the Sheboygan Area School District for future use by the City.

**MOTION TO SUSPEND THE RULES AND ADOPT THE RESOLUTION**

Motion made by Mitchell, Seconded by Perrella.

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

21. Res. No. 170-24-25 by Alderpersons Mitchell and Perrella confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 1. REFER TO FINANCE AND PERSONNEL COMMITTEE
22. Res. No. 171-24-25 by Alderpersons Mitchell and Perrella confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 2. REFER TO FINANCE AND PERSONNEL COMMITTEE
23. Res. No. 172-24-25 by Alderpersons Mitchell and Perrella confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 4. REFER TO FINANCE AND PERSONNEL COMMITTEE
24. Res. No. 173-24-25 by Alderpersons Mitchell and Perrella confirming the exercise of police power in making an assessment for the benefited properties against which assessments are proposed for Parking Assessment District No. 5. REFER TO FINANCE AND PERSONNEL COMMITTEE
25. Res. No. 174-24-25 by Alderpersons Mitchell and Perrella authorizing the Finance Director to complete a transfer from Tax Incremental District 17 (TID 17) to the General Fund clearing out an advance as of December 31, 2024. REFER TO FINANCE AND PERSONNEL COMMITTEE
26. Res. No. 177-24-25 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to remove certain uncollected delinquent personal property taxes and uncollected accounts receivable from the City of Sheboygan's general ledger as of December 31, 2024. REFER TO FINANCE AND PERSONNEL COMMITTEE
27. Res. No. 175-24-25 by Alderpersons Rust and La Fave authorizing the appropriate City officials to enter into an Intergovernmental Memorandum of Understanding with Sheboygan County for provision of EMS services to support SWAT activities. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE
28. Res. No. 176-24-25 by Alderpersons Dekker and Ramey authorizing a 2025 budget amendment and the Purchasing Agent to issue a purchase order for the purchase of two Sludge Heat Exchangers for the Wastewater Treatment Plant. REFER TO PUBLIC WORKS COMMITTEE
29. Res. No. 179-24-25 by Alderpersons Dekker and Ramey authorizing the Director of Public Works to grant permission to Boy Scouts of America – Lakeshore District to maintain a temporary campsite on property owned and maintained by the City and to maintain controlled

fire(s) on such property for a Camporee event occurring May 2 – 4, 2025. REFER TO PUBLIC WORKS COMMITTEE

30. Res. No. 181-24-25 by Alderpersons Dekker and Ramey authorizing the appropriate City officials to execute the Agreement Between City of Sheboygan and Fox Valley Athletics, LLC for the Management and Operation of Recreational Programs at Wildwood Athletic Complex. REFER TO PUBLIC WORKS COMMITTEE
31. Res. No. 183-24-25 by Alderpersons Dekker and Ramey authorizing a budget amendment in order to participate in a Wisconsin Department of Natural Resources Targeted Runoff Management Grant to support stormwater runoff and erosion control activities in the Pigeon River Corridor located within Maywood and Evergreen Parks. REFER TO PUBLIC WORKS COMMITTEE
32. Res. No. 182-24-25 by Alderpersons Dekker and Ramey releasing a property owner from liability associated with employees and/or agents of the City of Sheboygan entering upon the owner's land to obtain soil borings in conjunction with the Southside Interceptor Project. REFER TO PUBLIC WORKS COMMITTEE

## **REPORT OF COMMITTEES**

33. R. C. No. 231-24-25 by Public Works Committee to whom was referred Res. No. 169-24-25 by Alderpersons Dekker and Ramey vacating and discontinuing portions of North Commerce Street in the City of Sheboygan; recommends adopting the Resolution. LAYS OVER
34. R. C. No. 228-24-25 by Finance and Personnel Committee to whom was referred Res. No. 168-24-25 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to sign the Amendment to Leverenz Site Parking Lot Lease; recommends adopting the Resolution.

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

Motion made by Mitchell, Seconded by Perrella.

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

35. R. C. No. 232-24-25 by Public Works Committee to whom was referred Res. No. 156-24-25 by Alderpersons Dekker and Ramey approving an Evergreen Park Trail Assessment and Trail Improvement Concept Plan; recommends to amend The Resolution to read, "Now, Therefore be it Resolved: That the common council approves the evergreen park trail improvement concept plan for improvements to be made within the boundaries of Evergreen Park."

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

Motion made by Dekker, Seconded by Ramey.

Before action was taken,

### **MOTION TO REFER THE DOCUMENT TO THE 2025-2026 COMMON COUNCIL**

Motion made by Heidemann, Seconded by Belanger.

Voting Yea: Belanger, Heidemann, La Fave, Mitchell, Peterson – 5.

Voting Nay: Dekker, Perrella, Ramey, Rust – 4.

36. R. C. No. 233-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred Res. No. 165-24-25 by Alderpersons Rust and La Fave authorizing acceptance of the 2025 Wisconsin Bureau of Transportation Safety, Bicycle and Pedestrian Enforcement Grant and

establishing an appropriation in the 2025 budget for grant funds received; recommends amending the Resolution in the following ways: 1 - In the first WHEREAS paragraph beginning with the word pedestrian and amending that entire sentence to the following: “Sheboygan County DOT data from 2021-2023 suggests a strong correlation between motorist violations and such crashes.” 2 - In the second WHEREAS paragraph, amending some language in the last sentence of that paragraph. “Bicycle and pedestrian” were amended to “traffic” and after the word “violations”, “endangering vulnerable road users” was added.

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

Motion made by Rust, Seconded by La Fave.

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

37. R. C. No. 235-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 117-24-25 by City Clerk submitting a liquor license application (#3713 Pena Inc.); recommends denying the license because there are a large number of parties interested in obtaining a liquor license and no available licenses due to the quota imposed by the State of Wisconsin. The committee believes that in light of the fact that the license would need to be transferred to another location, it would be more just to allow all interested parties throughout the city to have an equal opportunity to apply for the license that will become available once the current licensee ends his lease for the current premises. The applicant is encouraged to take part in that process, and the committee’s decision should not be seen as affecting the likelihood of obtaining the right to apply for a license under that process.

**MOTION MADE TO RECEIVE THE R. C. AND DENY THE LICENSE APPLICATION**

Motion made by Rust, Seconded by La Fave.

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

**GENERAL ORDINANCES – None**

**MATTERS LAID OVER**

38. R. O. No. 115-24-25 by City Plan Commission to whom was referred Gen. Ord. No. 37-24-25 by Alderperson Belanger and R. O. No. 106-24-25 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. 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; recommends filing the R. O. and adopting the Ordinance.

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

Motion made by Belanger, Seconded by Perrella.

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

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

**ADJOURN MEETING**

39. Motion to Adjourn

MOTION TO ADJOURN AT 7:47 PM

Motion made by Dekker, Seconded by Rust.

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