CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Tuesday, November 10, 2026

MEMBERS PRESENT: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump, Joe Clarke and Alderperson Michael Close
EXCUSED: Kimberly Meller and Braden Schmidt
STAFF/OFFICIALS PRESENT: City Administrator Casey Bradley, Director of Planning and Development Taylor Zeinert, and Zoning Administrator Ellise Rose

OPENING OF MEETING

1. Roll Call

   Mayor Sorenson called the meeting to 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 27, 2026.

   MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON October 27, 2026.
   Motion made by Jerry Jones, seconded by Joe Clarke
   Voting yea: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump, Joe Clarke and Alderperson Michael Close

   Motion carried.

PUBLIC HEARINGS

5. Public hearing regarding application for Conditional Use Permit with exceptions by Harbor View Lofts, LLC to construct multi-family housing located at parcels #59281110440 and 59281111451.

   Jacob Green, Lyle Watson, Chris Roenitz, Karen Schulze, Roger Shelk, Mark Mahoney, Mary Jo McBrearty, Rob Hurrie, Bryan Kelly and Doug Brusca spoke.

   MOTION TO CLOSE THE PUBLIC HEARING.
   Motion made by Jerry Jones, seconded by Joe Clarke
   Voting yea: Mayor Ryan Sorenson, Jerry Jones, Kevin Jump, Joe Clarke and Alderperson Michael Close

   Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Application for Conditional Use Permit with exceptions by Harbor View Lofts, LLC to construct multi-family housing located at parcels #59281110440 and 59281111451.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.
Motion made by Kevin Jump, seconded by Joe Clarke
Voting yea: Mayor Ryan Sorenson, Kevin Jump, Joe Clarke and Alderperson Michael Close
Voting nay: Jerry Jones

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.
8. 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).
9. 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.).
10. Absolutely no portion of the new building and/or site improvements shall cross the property lines including but not limited to buildings, balconies, decks, foundations, walls, gutters, eaves, roof, parking, fencing/retaining walls, signs, landscaping, 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:

- Density: West lot permitted density is 60 units– Applicant is requesting 126 units.
- Street yard setback: West lot setback is 20 feet – Applicant is requesting a 10-foot setback. East lot setback is 20 feet – Applicant is requesting a 13.57-foot setback.
- Rear yard setback: West lot setback is 25 feet – Applicant is requesting a 13-foot setback. East lot setback is 25 feet – Applicant is requesting a 22-foot setback.
- Maximum height: Maximum permitted building height is 35 feet – Applicant is requesting a 68’ height on the west lot and a 44.5’ height on the east lot.
- Parking: Minimum required parking on the east lot is 19 spaces – Applicant is requesting 14 spaces.

Motion carried.

7. Architectural review of proposed multi-family housing located at parcels #59281110440 and 59281111451

   MOTION TO APPROVE AS PRESENTED.
   Motion made by Joe Clarke, seconded by Kevin Jump
   Voting yea: Mayor Ryan Sorenson, Kevin Jump, Joe Clarke and Alderperson Michael Close
   Voting nay: Jerry Jones

   Motion carried.

TENTATIVE DATE OF NEXT REGULAR MEETING

8. Next scheduled meeting: November 24, 2026 at 4:00 PM

ADJOURN

9. Motion to Adjourn

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

   Motion carried.

   Meeting is adjourned at 4:44 p.m.