

CITY OF SHEBOYGAN

CITY PLAN COMMISSION MINUTES

Wednesday, August 26, 2026

MEMBERS PRESENT: Mayor Ryan Sorenson, Kevin Jump, Kimberly Meller, Braden Schmidt, Joe Clarke, and Alderperson Michael Close

EXCUSED: Jerry Jones

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

OPENING OF MEETING

1. Roll Call

Mayor Ryan Sorenson called the meeting to order.

2. Pledge of Allegiance

The Pledge of Allegiance is recited.

3. Identify Potential Conflict(s) of Interest

Braden Schmidt abstained from agenda items #10 and #11.

MINUTES

4. Approval of the Plan Commission minutes from August 11, 2026.

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON AUGUST 11, 2026.

Motion made by Joe Clarke, seconded by Kimberly Meller

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

Motion carried.

PUBLIC HEARINGS

5. Public Hearing regarding proposed amendment of the boundaries and Project Plan of Tax Incremental District No. 21.

Lisa Salgado spoke.

MOTION TO CLOSE THE PUBLIC HEARING

Motion made by Braden Schmidt, seconded by Alderperson Michael Close

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

Motion carried.

6. Public Hearing regarding the proposed creation of Tax Incremental District No. 27, the proposed boundaries of the District, and the proposed Project Plan for the District.

Lisa Salgado spoke.

MOTION TO CLOSE THE PUBLIC HEARING

Motion made by Alderperson Michael Close, seconded by Braden Schmidt

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

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Architectural Review of exterior remodel at Paper Box & Specialty Co. located at 1505 Sibley Ct.

MOTION TO APPROVE AS PRESENTED.

Motion made by Joe Clarke, seconded by Alderperson Michael Close

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

Motion carried.

8. Application for Special Use Permit and Site Plan Review by The Mighty Three Stripes, LLC to construct a 72,105 square-foot industrial building located at the Northeast corner of Weeden Creek Road and C.T.H. "A".

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Kevin Jump, seconded by Braden Schmidt

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

1. 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.
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 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. Any fencing/retaining wall shall be installed per Section 105-945 of the City of Sheboygan Zoning Ordinance.
7. 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).
8. 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.).
9. Applicant will provide adequate public access along all streets and sidewalks and will take all appropriate actions to minimize the time period that adjacent properties and streets/sidewalks are impacted by the development (utilities, streets, etc.).
10. Applicant shall immediately clean any and all sediments, materials, tracking, etc. that may be spilled off-site on private or public lands and streets.
11. Streets and infrastructure damaged and/or disturbed during construction of all private and/or public improvements shall be promptly repaired by the applicant.
12. 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.
13. If there are any amendments to the approved special use permit and/or site plan, the applicant will be required to submit a new application reflecting those amendments.

Motion carried.

9. Architectural Review of new construction located at the Northeast corner of Weeden Creek Road and C.T.H. "A"

MOTION TO APPROVE AS PRESENTED.

Motion made by Kevin Jump, seconded by Braden Schmidt

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

Motion carried.

10. Determination if the amendment to the 120 Vollrath Boulevard SIP is a minor or substantial change.

MOTION TO CONSIDER AMENDMENT TO THE 120 VOLLRATH BOULEVARD SIP AS A SUBSTANTIAL CHANGE.

Motion made by Joe Clarke, seconded by Alderperson Michael Close

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

Braden Schmidt abstained.

Motion carried.

11. Specific Implementation Plan amendment by Rachel Kohler to construct three new single-family homes, a family hall building, a pool and gym building, and a garage with a family apartment above located at 120 Vollrath Boulevard.

Agenda item tabled.

12. Consideration and possible action of a “Resolution Approving an Amendment to the Project Plan and Boundaries of Tax Incremental District No. 21.”

MOTION TO APPROVE THE RESOLUTION.

Motion made by Kevin Jump, seconded by Alderperson Michael Close

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

Motion carried.

13. Consideration and possible action on a “Resolution Establishing the Boundaries of and Approving the Project Plan for Tax Incremental District No. 27.”

MOTION TO APPROVE THE RESOLUTION.

Motion made by Braden Schmidt, seconded by Kevin Jump

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

Motion carried.

14. Discussion on the proposed City of Sheboygan Comprehensive Plan.

Discussion was held.

TENTATIVE DATE OF NEXT REGULAR MEETING

15. Next scheduled meeting: September 15, 2026 at 4:00 PM

ADJOURN

16. Motion to Adjourn

MOTION TO ADJOURN THE MEETING.

Motion made by Alderperson Michael Close, seconded by Braden Schmidt

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

Motion carried.

Meeting is adjourned at 5:07 pm.