



HISTORIC PRESERVATION COMMISSION AGENDA

September 15, 2025 at 4:00 PM

**City Hall - Conference Room 207, 828 Center Avenue,
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at 920-459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Call to Order
2. Pledge of Allegiance

MINUTES

- [3.](#) Approval of minutes from the June 16, 2025 meeting.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

4. Introduction of Administrator Bradley and his vision for the City.
5. Discuss the Commission and its vacancies.
6. Discuss designating the Fountain Park Monument.
7. Discuss designating Highland Terrace/North Neighborhood.
8. Discuss applying for a CLG Grant for a new survey.
9. Discuss signage for the old Armory site.
10. Discuss signage for the Little Red Schoolhouse.
11. Discuss the Sheboygan Breakwater Light.

NEXT MEETING DATE

12. Next Meeting Date: October 20, 2025

ADJOURN

13. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN**HISTORIC PRESERVATION COMMISSION MINUTES****Monday, June 16, 2025**

OPENING OF MEETING**MEMBERS PRESENT:** Alli Karrels, Wendy Schobert, Sarah Stemper, Travis Gross and Peter Mayer**STAFF/OFFICIALS PRESENT:** Ellise Rose**OTHERS PRESENT:** Nate Considine, Kyle Downing, Jake Konrath and Mark Boehlke**OPENING OF MEETING**

1. Call to Order

Alli Karrels called the meeting to order

2. Pledge of Allegiance

The Pledge of Allegiance was recited.

MINUTES

3. Approval of minutes from the May 19, 2025 meeting.

Motion by Wendy Schobert, second by Peter Mayer to approve minutes. Motion carried.

PUBLIC HEARINGS

4. Public hearing on the proposed partial demolition of Urban Middle School regarding a determination as to whether the building is a "preferred preserved significant building", and there is "no reasonable likelihood that either the owner or some other person or group is willing to preserve, rehabilitate or restore such building". Citizens will have three (3) minutes each with comments limited to item(s) on this agenda.

Motion by Peter Mayer, second by Wendy Schobert to change the citizen comment time limit from three (3) minutes to five (5) minutes. Motion carried.

Motion by Peter Mayer, second by Wendy Schobert to modify the agenda to have the presentation first followed by the public hearing. Motion carried.

Presentation by Bray Architects regarding the partial demolition and reconstruction of Urban Middle School.

No public present at the meeting.

Motion by Peter Mayer to close the public hearing, second by Wendy Schobert. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

5. Discussion and possible action on whether Urban Middle School is a "preferably preferred significant building", and there is "no reasonable likelihood that either the owner or some other person or group is willing to preserve, rehabilitate or restore such building" per Section 15.916 of the City Zoning Ordinance.

Motion by Peter Mayer, second by Alli Karrels that the Urban Middle School building be determined to be a preferably preserved significant building. Motion carried.

Motion by Peter Mayer, second by Sarah Stemper that pursuant to Section 105-1007(g)(1) the Commission is satisfied that the exterior facades and elevations contained in the June 16, 2025 presentation by Quasius/Smith Bray Architects, in all material respects, reasonably preserve, rehabilitate and restore the building in a proper manner consistent with the ordinance and no reasonable likelihood that another person or group would be more able to preserve, rehabilitate and restore the Urban Middle School building, and therefore is satisfied that a demolition permit may be issued for the parts of the Urban Middle School building identified in the June 16, 2025 presentation. Motion carried.

6. Discuss designating the Fountain Park Monument.

Travis will work on this for the next meeting.

7. Discuss designating Highland Terrace/North Neighborhood.

Not discussed.

8. Discuss applying for a CLG Grant for a new survey.

Alli will work on a draft LOI for the next meeting.

9. Discuss signage for the old Armory site.

More clarification is needed on this from Mayor Sorenson.

NEXT MEETING DATE

10. Next Meeting Date: July 21, 2025

ADJOURN

11. Motion to Adjourn

Being no further business, the meeting was adjourned at 5:24 p.m.