



LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE AGENDA

August 11, 2025 at 6:00 PM

City Hall - Third Floor - Common Council Chambers, 828 Center Avenue, Sheboygan WI

Notice that the Licensing, Hearings, and Public Safety Committee will meet at 6:00 p.m. or immediately following the Finance and Personnel Committee meeting.

This meeting may be viewed LIVE on:
Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and: www.wscssheboygan.com/vod.

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the City Attorney's Office at 828 Center Avenue, Suite 210, Sheboygan, Wisconsin, Ph. 920-459-3917. Persons other than committee members who wish to participate remotely shall provide notice to the City Attorney's Office at Ph. 920-459-3917 by 12:00 p.m. on meeting day to be called upon during the meeting. All Committee members may attend the meeting remotely.

To view the meeting:

Microsoft Teams

Meeting ID: 250 577 019 059 4

Passcode: 4es7gH7X

OPENING OF MEETING

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes**
Licensing, Hearings, and Public Safety Committee Meeting held on July 29, 2025
5. **Public Comment**
Limit of three minutes per person with comments limited to items on this agenda.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Gen. Ord. No. 13-25-26 by Alderpersons Rust and La Fave amending section 52-109 of the Sheboygan Municipal Code with regard to 24-hour parking.
7. Report 10-25-26 by City Clerk submitting various license applications.
8. Presentation: Sheboygan County Public Safety Complex Study Progress Update by Wendel/Five Bugles Design

CLOSED SESSION

9. Motion to convene in closed session under the exemption contained in Wis. Stat. s. 19.85(1)(d) for the purpose of considering strategy for crime prevention, to wit: reviewing and discussing preliminary plans for the Public Safety Complex.

RECONVENE IN OPEN SESSION

10. Motion to reconvene in open session for possible action relating to the matter discussed in closed session.
- [11.](#) Res. No. 78-25-26 by Alderpersons Rust and La Fave approving the concept study for the Sheboygan Public Safety Complex by Wendel Company – Five Bugles Design.

TENTATIVE DATE OF NEXT REGULAR MEETING

12. Next Meeting Date: August 25, 2025

ADJOURN MEETING

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
LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE MINUTES
Tuesday, July 29, 2025

OPENING OF MEETING

1. Call to Order

The meeting was called to order at 4:30 p.m. by Chair Rust.

2. Roll Call

Alderpersons present: Chair Rust, Vice Chair La Fave, Boorse, Heidemann, Perrella – 5.

3. Pledge of Allegiance

4. Approval of Minutes

Licensing, Hearings, and Public Safety Committee Meeting held July 14, 2025

MOTION TO APPROVE MINUTES FROM JULY 14, 2025

Motion made by La Fave, Seconded by Boorse.

Voting Yea: Boorse, Heidemann, La Fave, Perrella, Rust – 5

5. Public Comment

No one spoke

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Presentations by potential applicants for available “Class B” alcohol beverage license(s).

Five (5) “Class B” alcohol beverage licenses are presently available. Presentations were made by May Xiong (SEAR’D - Korean BBQ), Luke Pfeifer (Harbor Winds Hotel), Dave Engeldinger (Masonic Lodge), and Gerald Feger (Uptown Slice).

7. Discussion and action regarding granting opportunity to apply for available “Class B” alcohol beverage license(s).

MOTION TO INVITE UPTOWN SLICE TO APPLY FOR ONE OF THE AVAILABLE LICENSES WITHIN SEVEN DAYS FOR THEIR MICHIGAN AVENUE LOCATION.

Motion made by Rust, Seconded by Perrella.

Voting Yea: Boorse, Heidemann, La Fave, Perrella, Rust – 5

MOTION TO INVITE UPTOWN SLICE TO APPLY FOR ONE OF THE AVAILABLE LICENSES WITHIN SEVEN DAYS FOR THEIR NORTH 8TH STREET LOCATION.

Motion made by Perrella, Seconded by Boorse.

Voting Yea: Boorse, La Fave, Perrella, Rust – 4

Voting Nay: Heidemann - 1

MOTION TO INVITE HARBOR WINDS HOTEL TO APPLY FOR ONE OF THE AVAILABLE LICENSES WITHIN SEVEN DAYS.

Motion made by Perrella, Seconded by Heidemann.

Voting Yea: Boorse, Heidemann, La Fave, Perrella, Rust – 5

MOTION TO INVITE SEAR'D TO APPLY FOR ONE OF THE AVAILABLE LICENSES WITHIN SEVEN DAYS.

Motion made by La Fave, Seconded by Perrella.

Voting Yea: Boorse, Heidemann, La Fave, Perrella, Rust – 5

MOTION TO HOLD THE FIFTH AVAILABLE LICENSE.

Motion made by Heidemann, Seconded by La Fave.

Voting Yea: Boorse, Heidemann, La Fave, Perrella, Rust – 5

8. Report 9-25-26 by Police Chief Kurt Zempel pursuant to section 30-50 of the Municipal Code, submitting the quarterly report showing the Benchmark Measurements for the Police Department for the period commencing April 1, 2025 and ending June 30, 2025.

MOTION TO RECOMMEND THE COMMON COUNCIL ACCEPT AND FILE.

Motion made by La Fave, Seconded by Perrella.

Voting Yea: Boorse, Heidemann, La Fave, Perrella, Rust - 5

9. Report 6-25-26 by Fire Chief Eric Montellano pursuant to section 24-459 of the Municipal Code, submitting the quarterly report showing the Benchmark Measurements for the Fire Department, for the period commencing April 1, 2025 and ending June 30, 2025.

MOTION TO RECOMMEND THE COMMON COUNCIL ACCEPT AND FILE.

Motion made by La Fave, Seconded by Perrella.

Voting Yea: Boorse, Heidemann, La Fave, Perrella, Rust - 5

10. Report 7-25-26 by City Clerk submitting various license applications.

MOTION TO APPROVE ALL APPLICATIONS, WITH THE BLUE HARBOR RESORT CHANGE OF PREMISE APPLICATION CONTINGENT UPON TIMELY SUBMISSION OF STAFF-APPROVED MAPS.

Motion made by La Fave, Seconded by Perrella.

Voting Yea: Boorse, Heidemann, La Fave, Perrella, Rust - 5

NEXT MEETING DATE

11. Next Regular Meeting Date: August 11, 2025

ADJOURN MEETING

12. Motion to adjourn

MOTION TO ADJOURN AT 5:18 PM.

Motion made by La Fave, Seconded by Perrella.

Voting Yea: Boorse, Heidemann, La Fave, Perrella, Rust – 5

**CITY OF SHEBOYGAN
ORDINANCE 13-25-26**

BY ALDERPERSONS RUST AND LA FAVE.

AUGUST 11, 2025.

AN ORDINANCE amending section 52-109 of the Sheboygan Municipal Code with regard to 24-hour parking.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: **AMENDMENT** “Sec 52-109 Continuous Parking On Streets” of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 52-109 Continuous Parking On Streets

No owner or operator of any vehicle shall park such vehicle or permit the vehicle to be parked on any street or alley for longer than 24 continuous hours. A vehicle will be in violation of this provision if it is moved less than ten feet from its prior position as measured by the distance from a designated fixed point to the point of contact between the vehicle's front tire and the parking surface.

(Code 1975, § 38-48; Code 1997, § 118-127; Ord. No. 30-97-98, § 1, 7-7-1997)

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3: **EFFECTIVE DATE** This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan

**CITY OF SHEBOYGAN
REPORT 10-25-26**

BY CITY CLERK.

AUGUST 11, 2025.

Submitting various license applications.

CHANGE OF PREMISE

<u>No.</u>	<u>Name</u>	<u>Address</u>
3445	J & J's Hotspot LLC	1823 N. 12 th Street – Change of premise August 23, 2025 to include parking lot on South side of the building and current premise.
1089	Dave's Who's Inn	835 Indiana Avenue – Change of premise September 7, 2025 to include parking lot on the East side of the building and current premise.

“CLASS B” LIQUOR LICENSE (June 30, 2026) (NEW)

<u>No.</u>	<u>Name</u>	<u>Address</u>
3028	Harbor Winds Hotel LLC (Harbor Winds Hotel)	905 S. 8 th Street

NOTE: All licenses are recommended to be granted subject to approvals, inspections, insurance, payment of license fees and meeting State Statute requirements and Sheboygan Municipal Code.

SHEBOYGAN PUBLIC SAFETY DEPARTMENTS:

STUDY PROGRESS UPDATE

AUGUST 11, 2025



TEAM INTRODUCTION:



Robbie Krzyzanowski
Wendel / Five Bugles Design
Director of Emergency Services



LAURA EYSNOGLE, RA, CID
Wendel / Five Bugles Design
Architect



Over 140
years of
combined
public
safety
Experience

Over 300
Programming/
Feasibility Studies

Over 150
facilities
designed
& built

Services Wendel Offers:



ARCHITECTURE
INTERIOR DESIGN
LANDSCAPE
ARCHITECTURE
HISTORICAL
RESTORATION/
PRESERVATION
PUBLIC SAFETY
SUSTAINABILITY
GRANT WRITING



ENGINEERING
CIVIL
ELECTRICAL
ENVIRONMENTAL
MECHANICAL
MUNICIPAL
STRUCTURAL
TRANSPORTATION
RAILROAD
ALTERNATIVE FUEL
SOLUTIONS/CNG
WATER/
WASTEWATER
RETROFITS
LAND SURVEYING
GEOGRAPHIC
INFORMATION
SYSTEMS (GIS)
PLANNING



ENERGY EFFICIENCY
ENERGY AUDITS
COMMISSIONING
PROFESSIONALLY
ASSISTED
PERFORMANCE
CONTRACTING
ALTERNATIVE
FUNDING/GRANT
PROGRAMS
RETROFIT AND
IMPLEMENTATION
DESIGN
GREEN BUILDING
DESIGN
MEASUREMENT
& SAVINGS
VERIFICATION (M&V)
RENEWABLE
TECHNOLOGIES



CONSTRUCTION
MANAGEMENT
MASTER BUILDER
PROGRESSIVE
DESIGN/BID/BUILD
CONSTRUCTION
ADMINISTRATION
CONSTRUCTION
MANAGEMENT AT
RISK (CMAR)
CM AGENT
GMP DESIGN/BUILD



Item 8.



IMMERSION™



300+
employees

16
offices

10



Five Bugles Design™

- Unmatched Experience
- Staff dedicated careers to emergency services facility design
- Public Safety Specialists
- Public Safety Projects ranging in size from 10,000 SF – 60,000SF
- National Credibility: judging, writing, speaking, attending, award-winning designs
- Sponsors/Presenters of State and National Organizations



FIREHOUSE



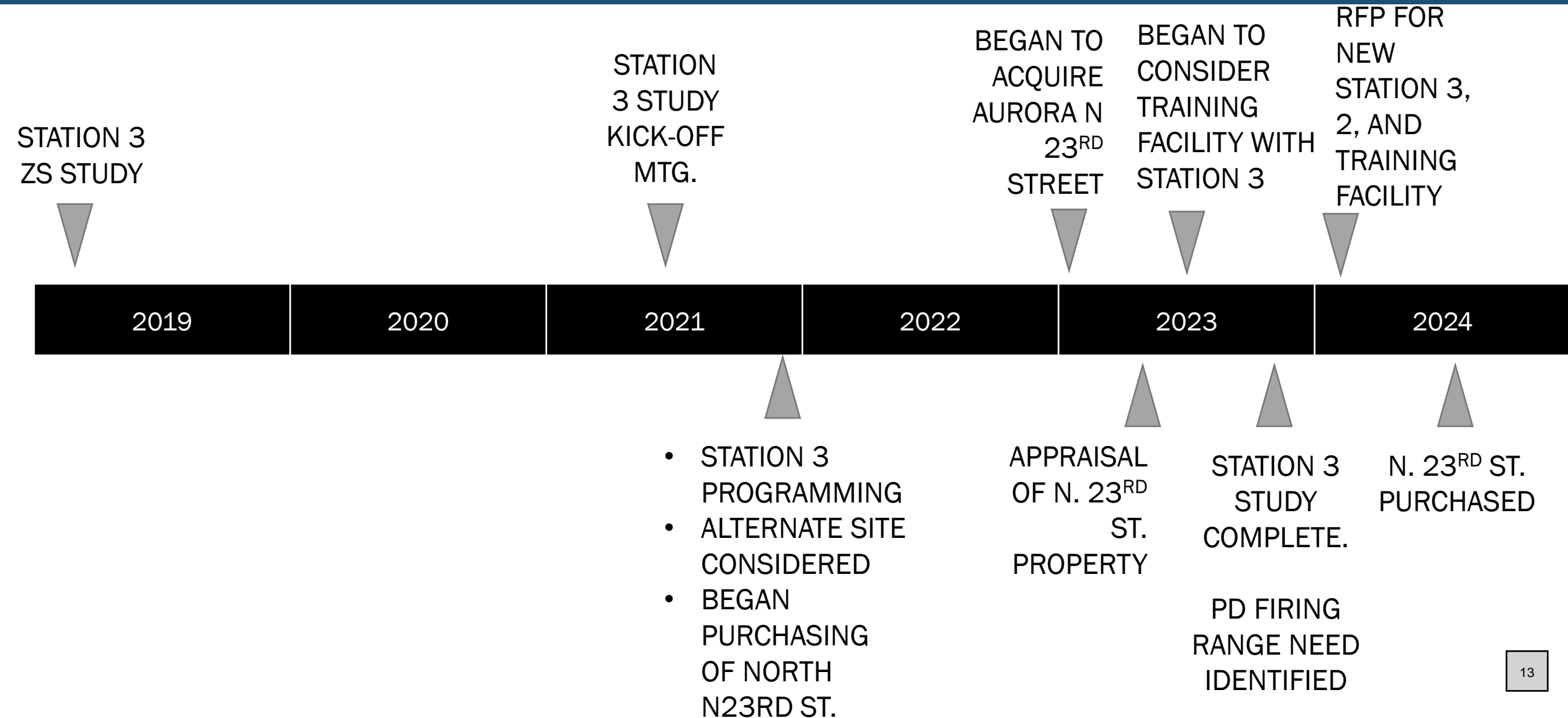
PRESENTATION OUTLINE

Item 8.

- Project to-date
- Existing Conditions
 - Fire Station 3 (Previous Study)
 - Fire Station 2
- Programming
- Concept Plans
 - Fire Station 3
 - Training:
 - Live Fire Burn Building
 - “Dirty Classroom” and Firing Range
 - Police Expansion
 - Fire Station 2
- What’s Next?

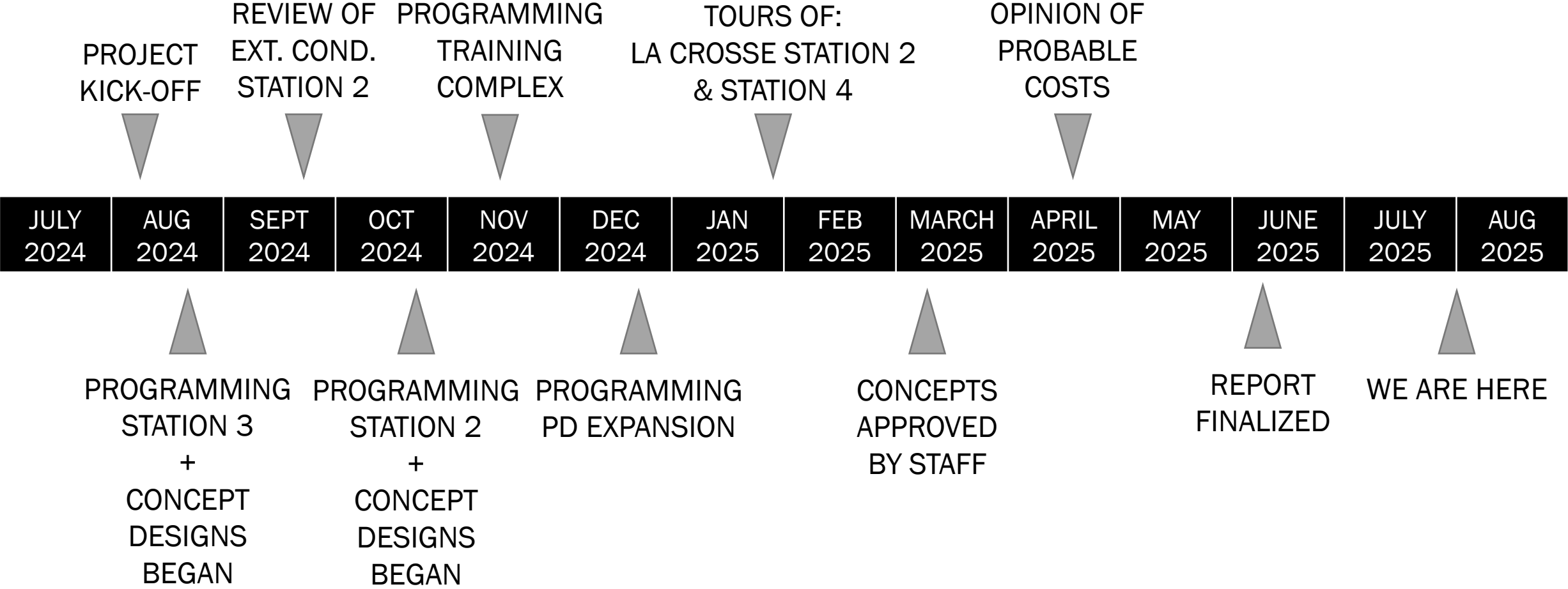
PROJECT TO-DATE

Item 8.



PROJECT TO-DATE

Item 8.



EXISTING CONDITIONS

Existing Conditions Assessment

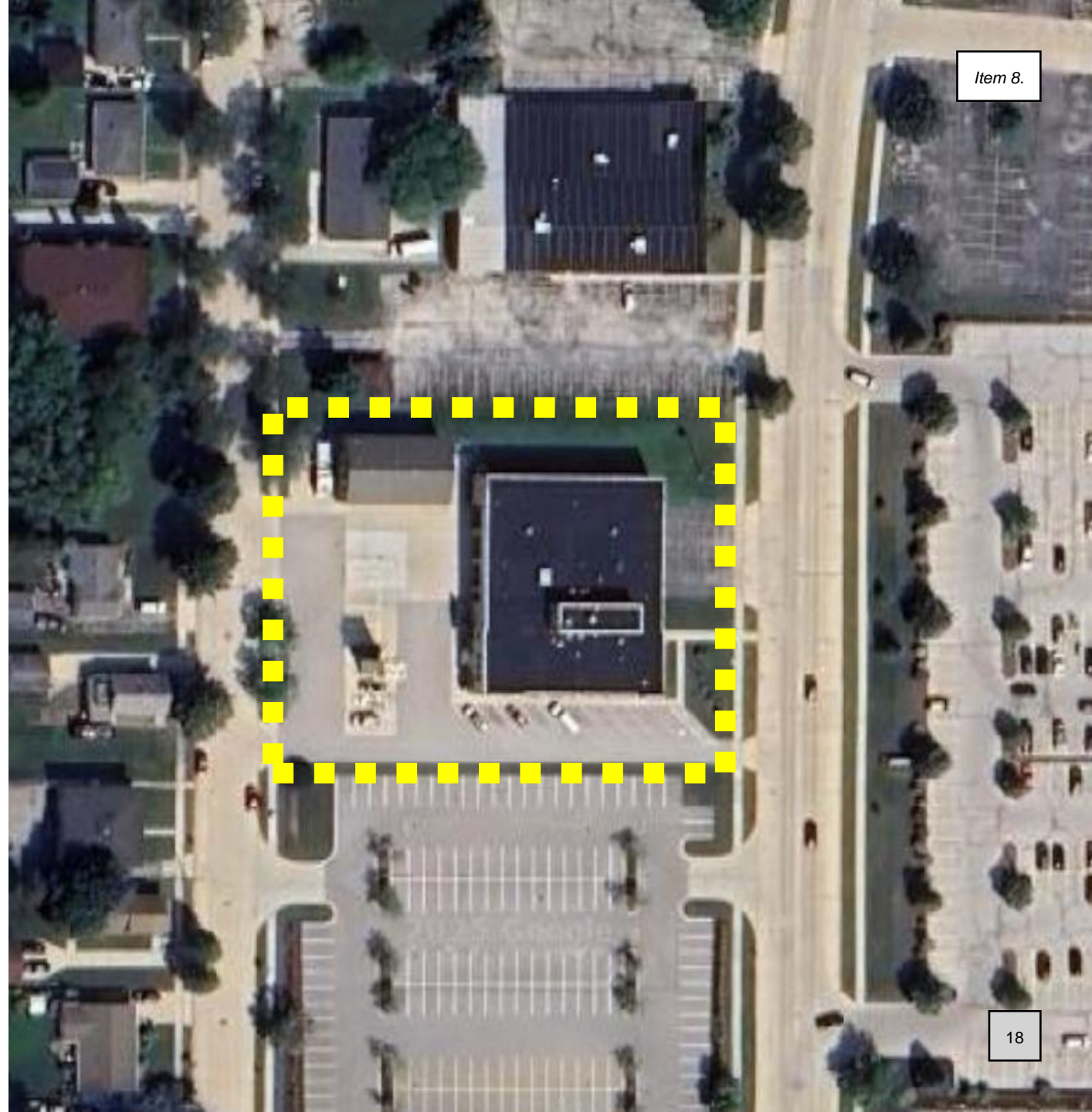
- Walk through of existing facilities
- Review floor plans
- Interviews with staff
- Consider:
 - IBC (International Building Code)
 - IEBC (International Existing Building Code) Structural Requirements
 - ADA (Americans With Disabilities Act)
 - NFPA Standards (National Fire Protection Association)
 - Needs of contemporary and future fire departments
- Could it be renovated?
- Phasing of construction:
 - Minimize the impacts and costs of renovations.
 - Can it be occupied while under construction?
 - Phasing the limits of demolition
 - Phasing to maintain existing services and keeping the bay accessible
 - Maintain egress during construction

Existing Conditions Assessment

- Common Fire Deficiencies:
 - Overall, undersized:
 - Office, storage, dorms, apparatus, etc.
 - No clearances around apparatus
 - Apparatus doors physically too small
 - No personal decontamination areas
 - No proper gear / PPE storage
 - Not designed for multiple genders
 - Dorms
 - No dorms
 - Spaces converted to dorms – do not meet code
 - Lack of visual and audible privacy:
 - Office, dorms, **toilet/shower rooms**
 - No Exercise Rooms
 - Does not meet ADA compliance

STATION 3 STUDY

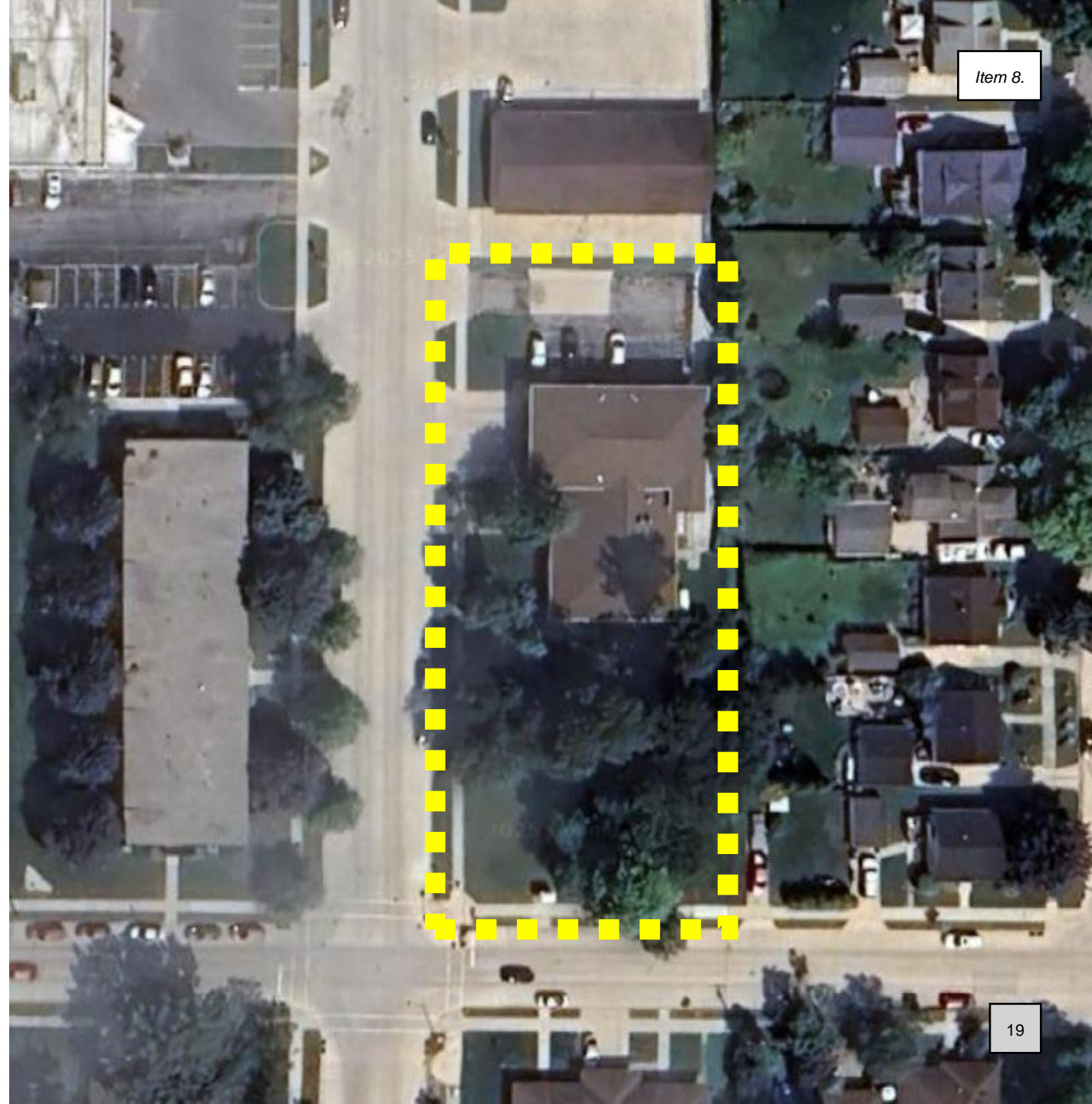
- Determined in 2021-2023 study that a full replacement was necessary.
- Current Station 3 work areas:
 - Administration
 - Station 3 duty crew
 - Department training tower
 - Tower was constructed in 1950's
 - Not structurally sound
- All needs would need to be replaced in new Station 3
- Apparatus Support Bays on-site:
 - Reserve storage
 - Outgrown
 - Equipment is being stored outside



STATION 2

BUILDING INFORMATION

- Built in 1978/79
 - Emergency roof repair in 2020 due to failing apparatus bay support beams
- Landlocked on a city block
 - 0.7 Total acres
- 6,380 SF above grade
- 3,235 SF below grade



ASSESSMENT SUMMARY

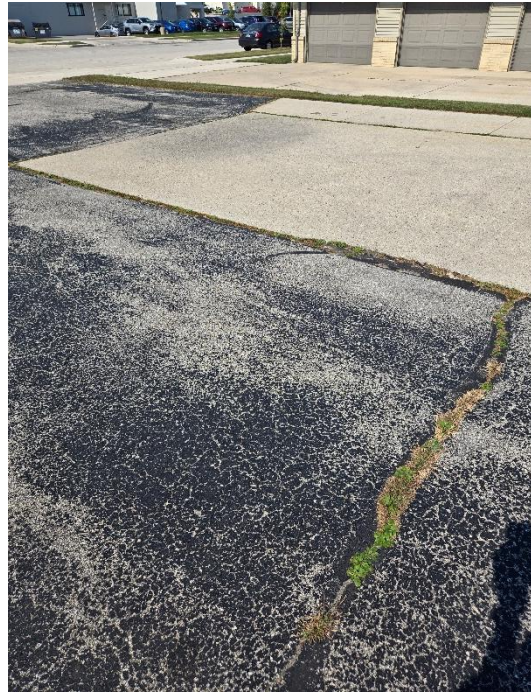
- Does not meet current IBC
- Does not meet current ADA
- Does not meet current NFPA health & safety recommendations for contemporary fire stations
- Does not meet current NFPA turnout time recommendations
- Some interior & exterior finishes past useful life; need repair and/or replacement
- Under-sized for current needs



CONDITION SUMMARY

SITE

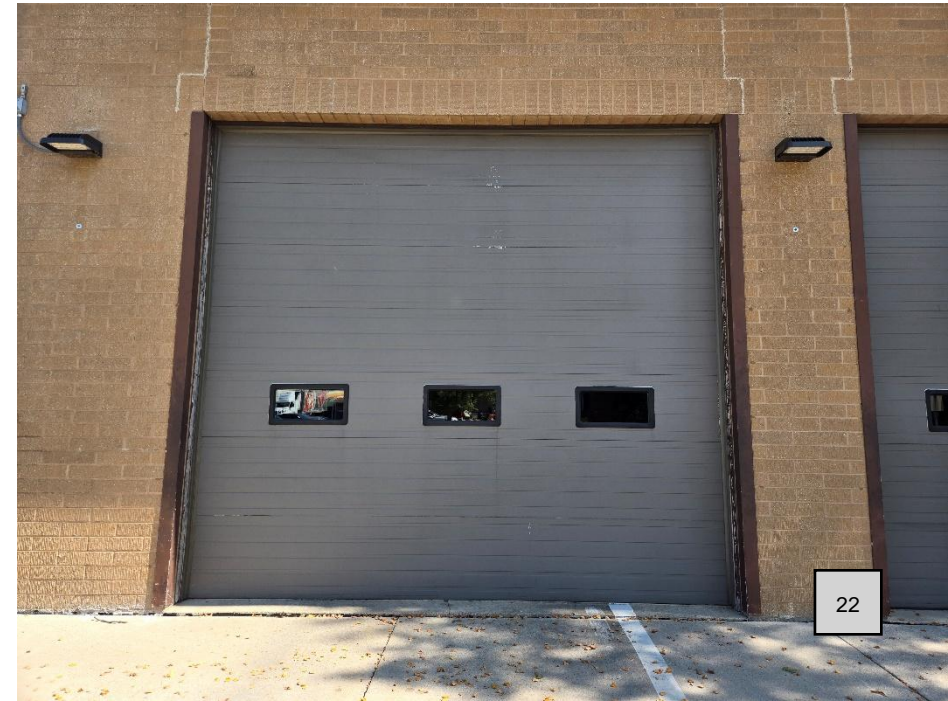
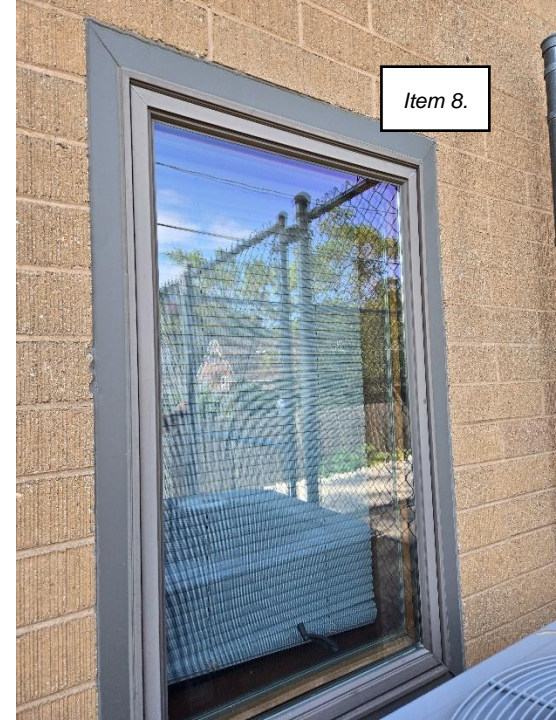
- Asphalt needs replacement
- Settlement:
 - Trip Hazards
 - Water infiltration along building
- ADA Compliance Issues
- Safety:
 - Parking to north – pedestrian travel across response apron



CONDITION SUMMARY:

EXTERIOR

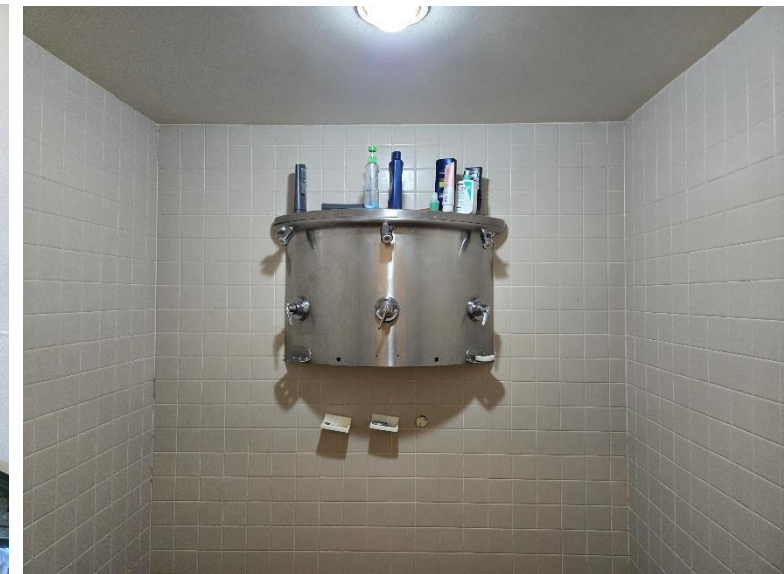
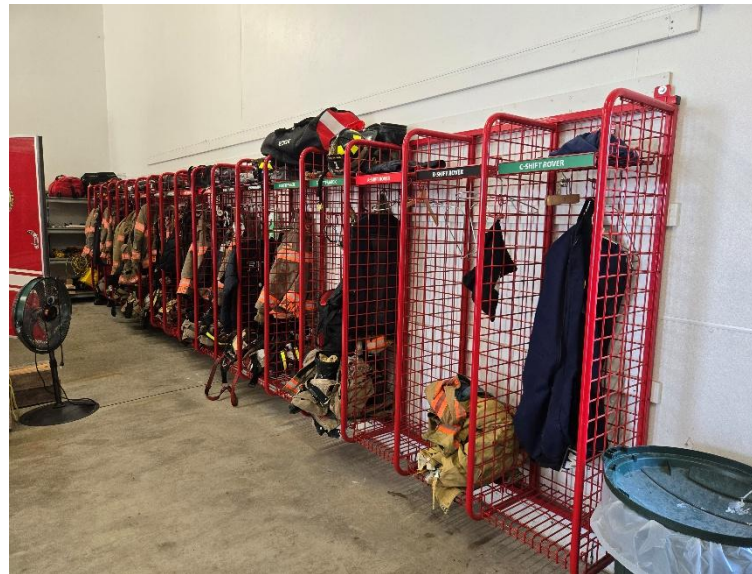
- Deferred maintenance needs to be addressed
- Doors are not ADA complaint:
 - Thresholds
 - Approach
 - Hardware
- Windows are near end-of-life cycle
- Overhead doors:
 - Denting
 - Racking
 - Glazing seals broken



CONDITION SUMMARY:

INTERIOR

- No personnel decontamination:
 - Gear is stored in bay
 - No transition zone
 - No gear laundry
- Dorms do not meet code
- Basement ceiling heights not code compliant
- Poor acoustic control
- Structure can't meet proposed loads for renovation



CONDITION SUMMARY:

POLICE EVIDENCE

- Undersized
 - Fleet storage
 - Maintenance storage:
 - Tires
 - Seats
 - Evidence storage
- Currently department stores evidence throughout city
 - Chain of custody concerns
 - Inefficient user experience
 - Inefficient monitoring & control of storage

SPACE NEEDS ANALYSIS

SPACE NEEDS ANALYSIS

Item 8.

- Operational Programming
 - Understand HOW you work
 - Confirm space Needs Analysis
 - Wants and Needs
- Planning for the Future
 - 50-Year Building

Five Bugles Design SPACE NEEDS ANALYSIS

Project: Fire Department
Location: _____ Date: 14-Dec-17

APPARATUS SUPPORT

Spaces	Existing	Length	Width	Area	Quantity	Total Sq'	Notes
Stem Training Tower	22	6	12	72	1	72	
Large Training Room	20	6	24	480	1	480	
Medicine	10	4	12	120	1	120	
Protective Gear Lockers	6	2	2.5	15	1	15	
PPV Booth	10	4	10	40	1	40	
Decor Suite	14	3	18	252	1	252	
Wash Laundry							
Entrance							
Garage							
SCBA Washroom							
Washroom for Truck Support							
Emergency Shower	4	2	2	16	1	16	
PPV Drop Zone	8	2	15	120	1	120	
Section Table Shower	10	2	11	110	1	110	
Residential Laundry Equip.	10	2	11	110	1	110	
Heavy Lifter	10	2	4	80	1	80	
Garage Total	10	2	10	20	1	20	
SCBA Equipment							
Compressor							
SCBA Clean and Fill Station							
Washroom							
Restrooms							
Heavy Equipment							
Wash Room							
Compressed Air							
Medical Equipment Room							
EVS Office							
EVS Storage							
Registered							
EVS Storage							
Wash Room							

Five Bugles Design SPACE NEEDS ANALYSIS

Project: Fire Department
Location: _____ Date: 14-Dec-17

CLASSROOM / TRAINING

Spaces	Existing	Length	Width	Area	Quantity	Total Sq'	Notes
Training Room/Community Room / EOC	13	8	16	128	50	6400	
Training Storage	10	8	12	96	1	96	
Table and Chair Storage	10	8	12	96	1	96	
EOC Storage	16	8	12	192	1	192	
Kitchenette							
Kitchen							
TOTAL						6784	

Notes

**Five
Bugles
Design**

Project: Fire Department
 Location: _____

SPACE NEEDS ANALYSIS

Date: _____

14-Dec-17

ADMINISTRATION / OFFICE SPACES							Notes
Spaces	Existing	Length	Width	Area	Quantity	Total Sq'	
Director's Office	10	12	12	144	1	144	
Chief's Office	10	12	12	144	1	144	
Administrative Office	10	12	12	144	1	144	
Training Office	10	12	12	144	1	144	
EOC Office	10	12	12	144	1	144	
EOC Storage	10	12	12	144	1	144	
EOC Kitchenette	10	12	12	144	1	144	
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EOC Storage	10	12	12	144	1	144</	

SPACE NEEDS ANALYSIS:

Item 8.

FIRE STATION 3

SPACE	PROGRAMMED
APPARATUS BAYS	13,230 SF
APPARATUS SUPPORT	5,895 SF
TRAINING / EMERGENCY OPERATIONS CENTER (EOC)	4,010 SF
ADMINISTRATION	6,110 SF
LIVING QUARTERS	6,585 SF
MECHANICAL, ELECTRICAL, SUPPORT	6,640 SF
TOTAL NEW CONSTRUCTION	50,920 SF

SPACE NEEDS ANALYSIS:

Item 8.

“DIRTY CLASSROOM” & FIRING RANGE

SPACE	PROGRAMMED
“DIRTY” CLASSROOM	2,150 SF
INDOOR FIRING RANGE	8,035 SF
STORAGE & UTILITIES	616 SF
TOTAL NEW CONSTRUCTION	10,801 SF

SPACE NEEDS ANALYSIS:

POLICE DEPARTMENT EXPANSION

Item 8.

SPACE	PROGRAMMED
EVIDENCE STORAGE	8,736 SF
MAINTENANCE BAY	2,174 SF
UTILITIES	200 SF
TOTAL NEW CONSTRUCTION	11,110 SF

SPACE NEEDS ANALYSIS:

Item 8.

FIRE STATION 2

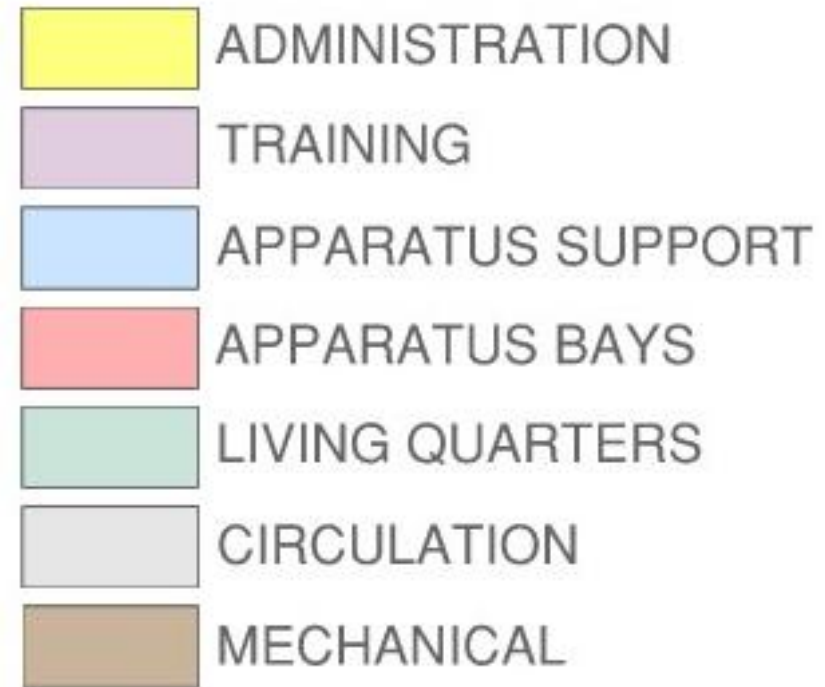
SPACE	PROGRAMMED
APPARATUS BAYS	3,820 SF
APPARATUS SUPPORT	2,790 SF
TRAINING	420 SF
ADMINISTRATION	985 SF
LIVING QUARTERS	3,490 SF
MECHANICAL, ELECTRICAL, SUPPORT	1,725 SF
TOTAL NEW CONSTRUCTION	13,230 SF

CONCEPTUAL DESIGN

CONCEPTUAL DESIGN

Item 8.

- Show relationships between spaces / departments
- Represent approximate sizes
- Colors represent each designated space types
- Full-size concept plans are in appendix of report



TOP 3 HEALTH & SAFETY CONCERNS ADDRESSED IN NEW FACILITIES:

Cardiac Arrest



STATION & DEPARTMENT CONSIDERATIONS:

- Large fitness room
- Station alerting mechanisms
- Response lighting controls

Cancer



- Hot / Cold Zones
- Properly pressurizing mechanical systems.
- Proper gear storage
- Shower within the Hour

Mental Health

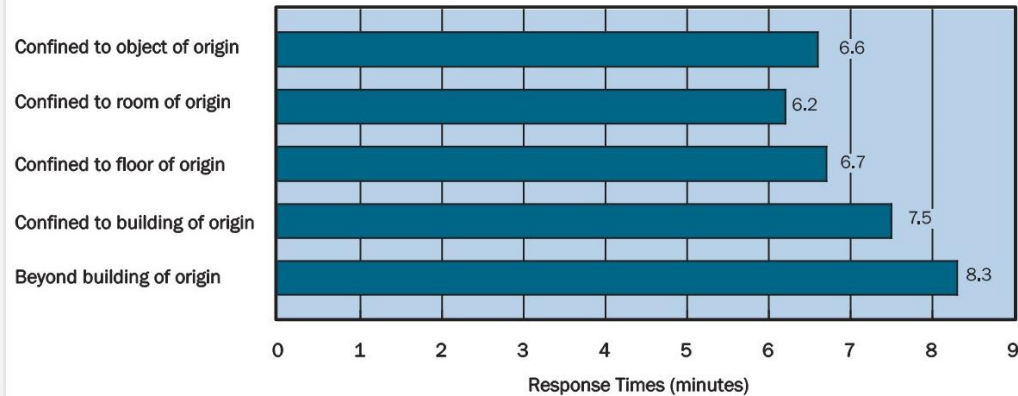


- Creating comfortable home-like spaces
- Decompression areas
- Fitness room

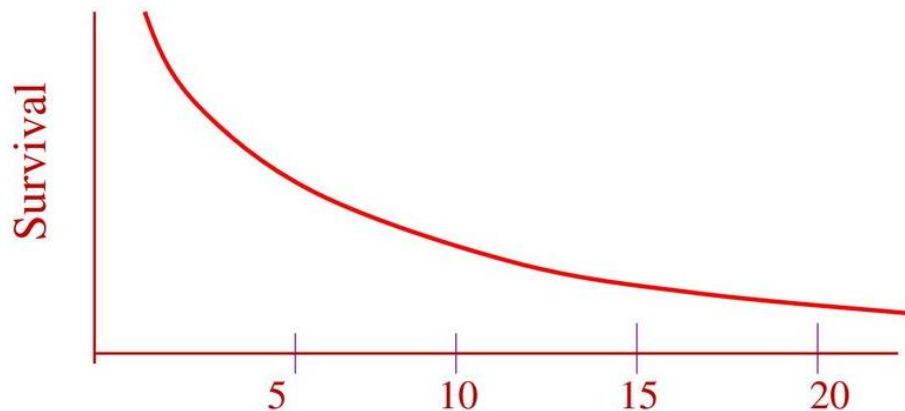
WHAT IS RESPONSE TIME?

RESPONSE TIME = TURNOUT TIME + TRAVEL TO INCIDENT

FIGURE 5. MEAN RESPONSE TIMES VS. FLAME SPREAD



Chances of survival decrease 7-10% for every minute without CPR



Nagao Current Opinion in Critical Care 2009

WHY DOES RESPONSE TIME MATTER?

- **NFPA 1710 Standard:**
 - Sets standard for response times
 - Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments
- **FIRE:**
 - Four personnel arrive within 5-minutes, 90% of the time
- **EMS:**
 - First basic life support (BLS) should arrive within 5-minutes

CONCEPTUAL DESIGN Item 8.

RESPONSE TIME MATTERS

NFPA 1710 Standards

Turnout time:

The period of time from notification of emergency personnel to the time the emergency vehicle responds.

Benchmarks	Response Objectives
Alarm answer	15 sec 95% of the time or 40 sec 99% of the time
Alarm processing	64 sec 95% of the time or 106 sec 99% of the time
Turnout - Fire	80 sec
Turnout - EMS	60 sec
First-due engine	240 sec (4 min) 90% of the time
Second-due engine	360 sec (6 min) 90% of the time
Initial full alarm - Low/ medium hazard	480 sec (8 min) 90% of the time
Initial full alarm - High hazard	610 sec (10 min 10 sec) 90% of the time

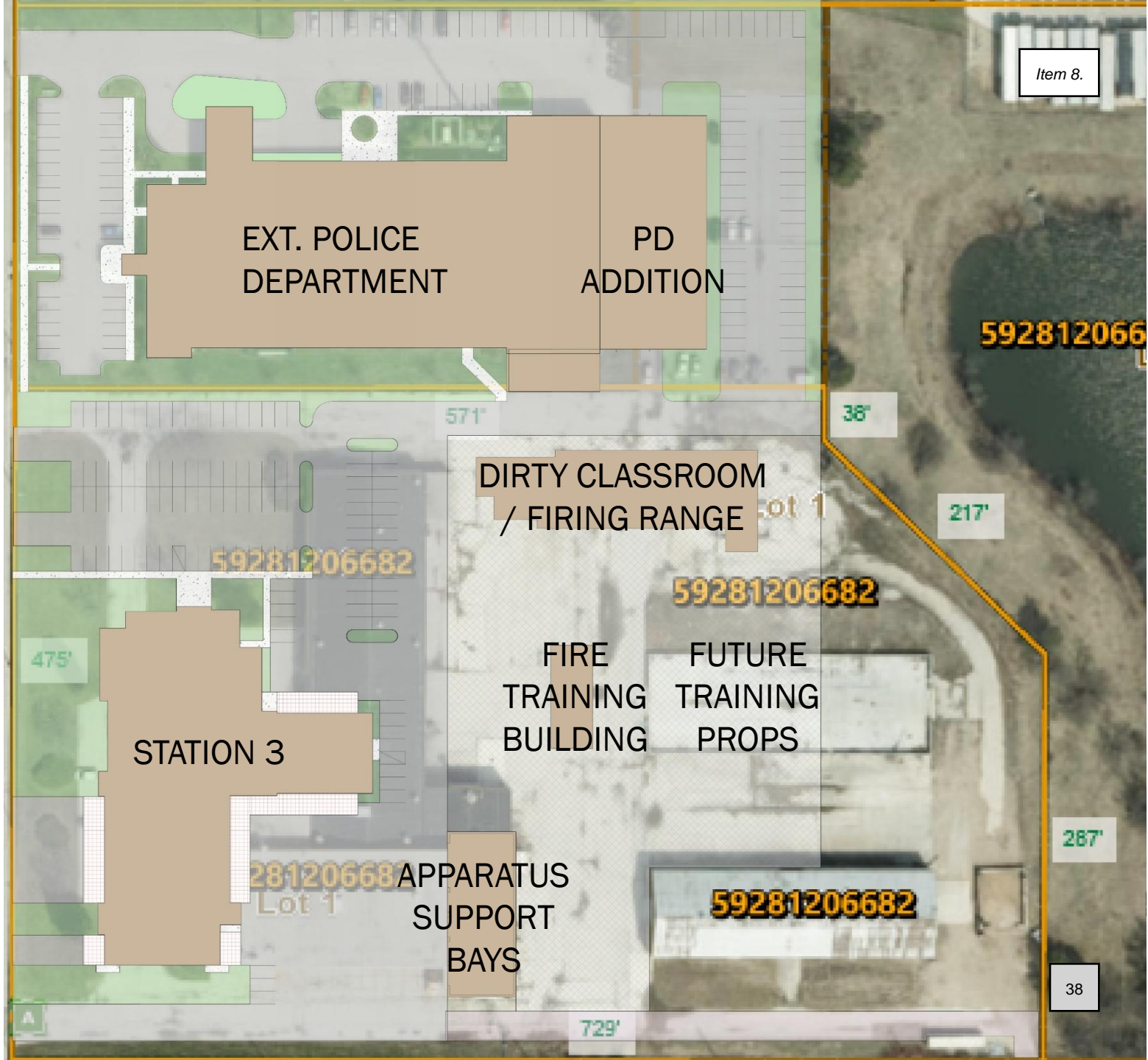
FROM NFPA 1710 KEY REQUIREMENTS FOR EMERGENCY SERVICES FACT SHEET

KEY NOTES FOR THIS PROJECT:

- Multi-Departmental Use:
 - Fire, Police, Public Works
 - All need training per OSHA, and/or ISO
 - All can use training facilities
 - All can use training props
 - Cross pollination of departments training together
- Needs have & continue to change
 - Designs are meant for today's and future needs
- Efficiency of training
 - 2021: Live-fire training cost \$13,000
 - Travel – lodging, mileage, meals
 - Overtime
 - Whole department can train at once
- ISO training points
 - 4-stories
 - Waterflow

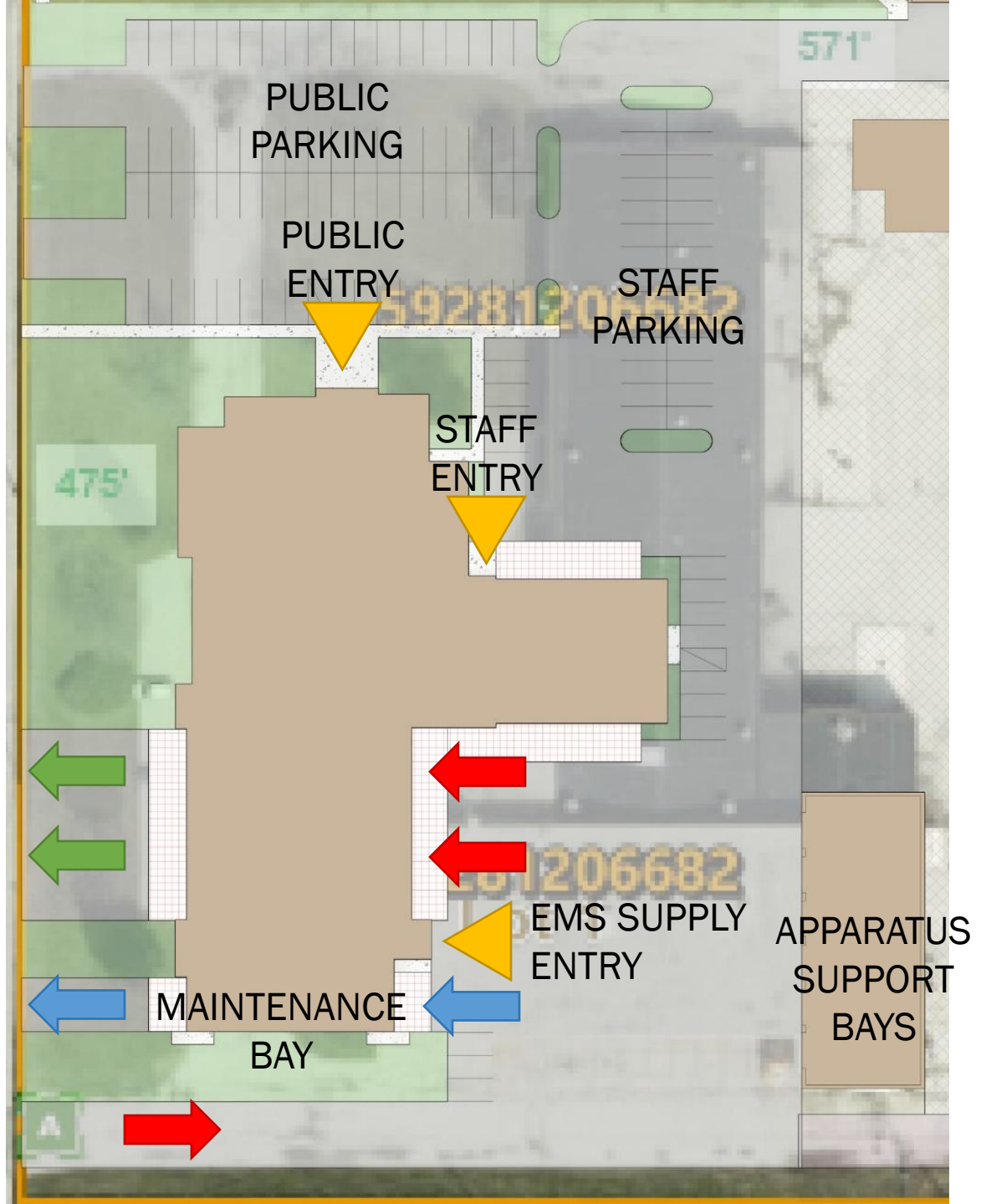
CONCEPTUAL DESIGN:

PUBLIC SAFETY CAMPUS



CONCEPTUAL DESIGN:

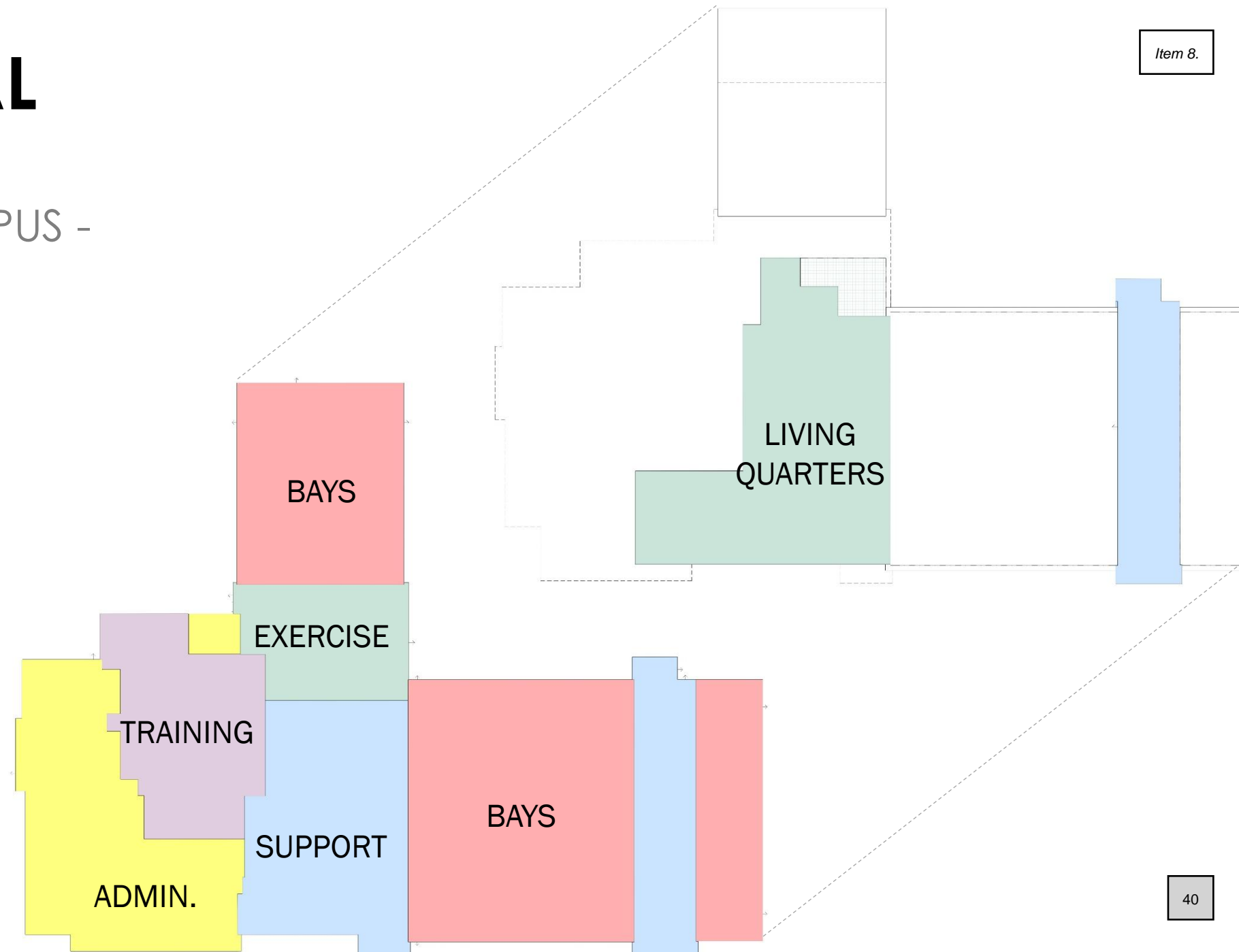
PUBLIC SAFETY CAMPUS -
STATION 3 SITE



CONCEPTUAL DESIGN:

PUBLIC SAFETY CAMPUS - STATION 3 PLAN

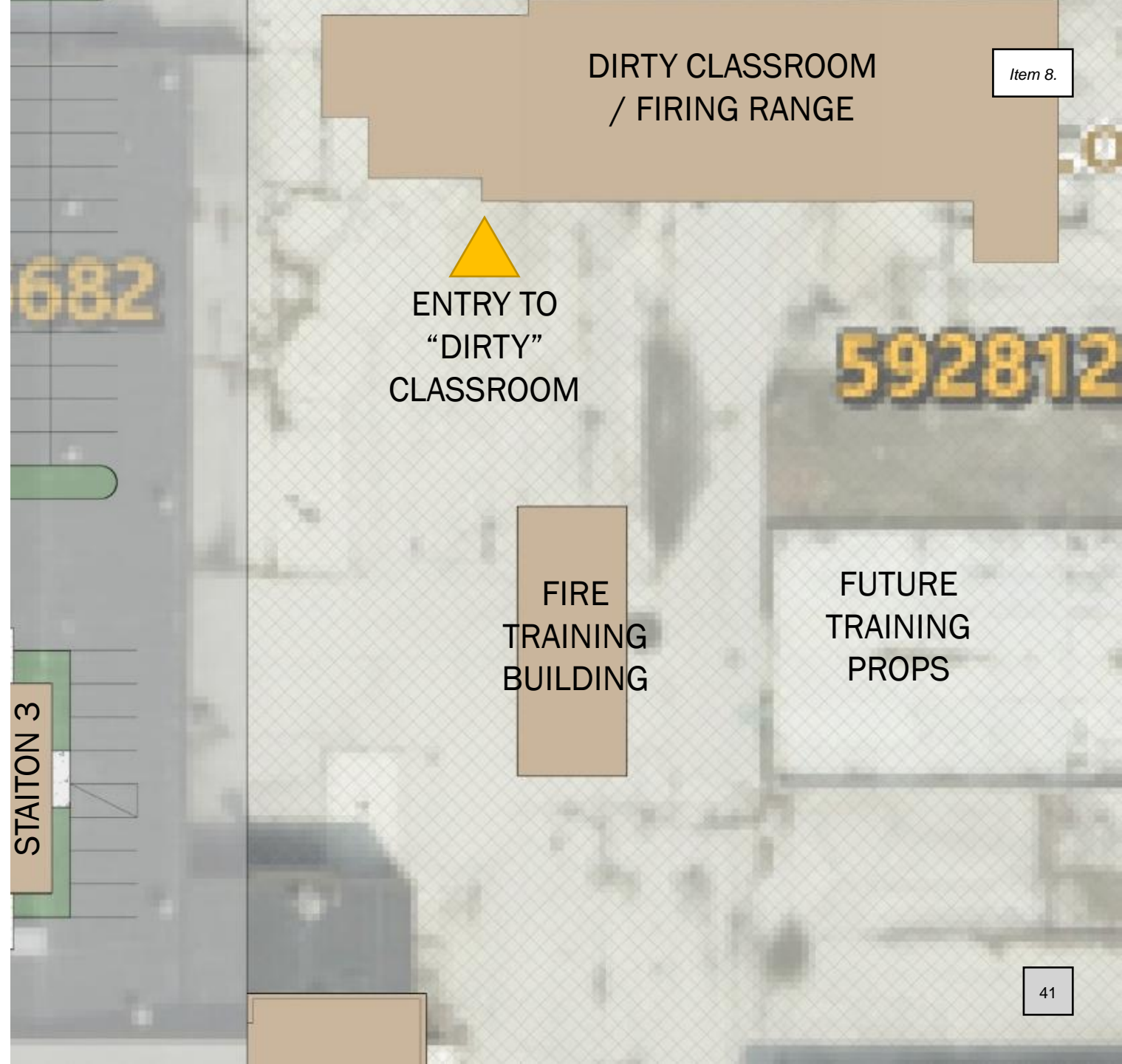
- 2-Stories
- 42,480 SF
- Key features:
 - Training room:
 - EOC
 - Voting
 - PD can share exercise
 - Department maintenance bay



CONCEPTUAL DESIGN:

PUBLIC SAFETY CAMPUS - FIRE TRAINING TOWER

- Will use Station 3 Parking
- To be used by FD, PD, and DPW
- Space for additional training props in the future



CONCEPTUAL DESIGN:

PUBLIC SAFETY CAMPUS – FIRE TRAINING TOWER

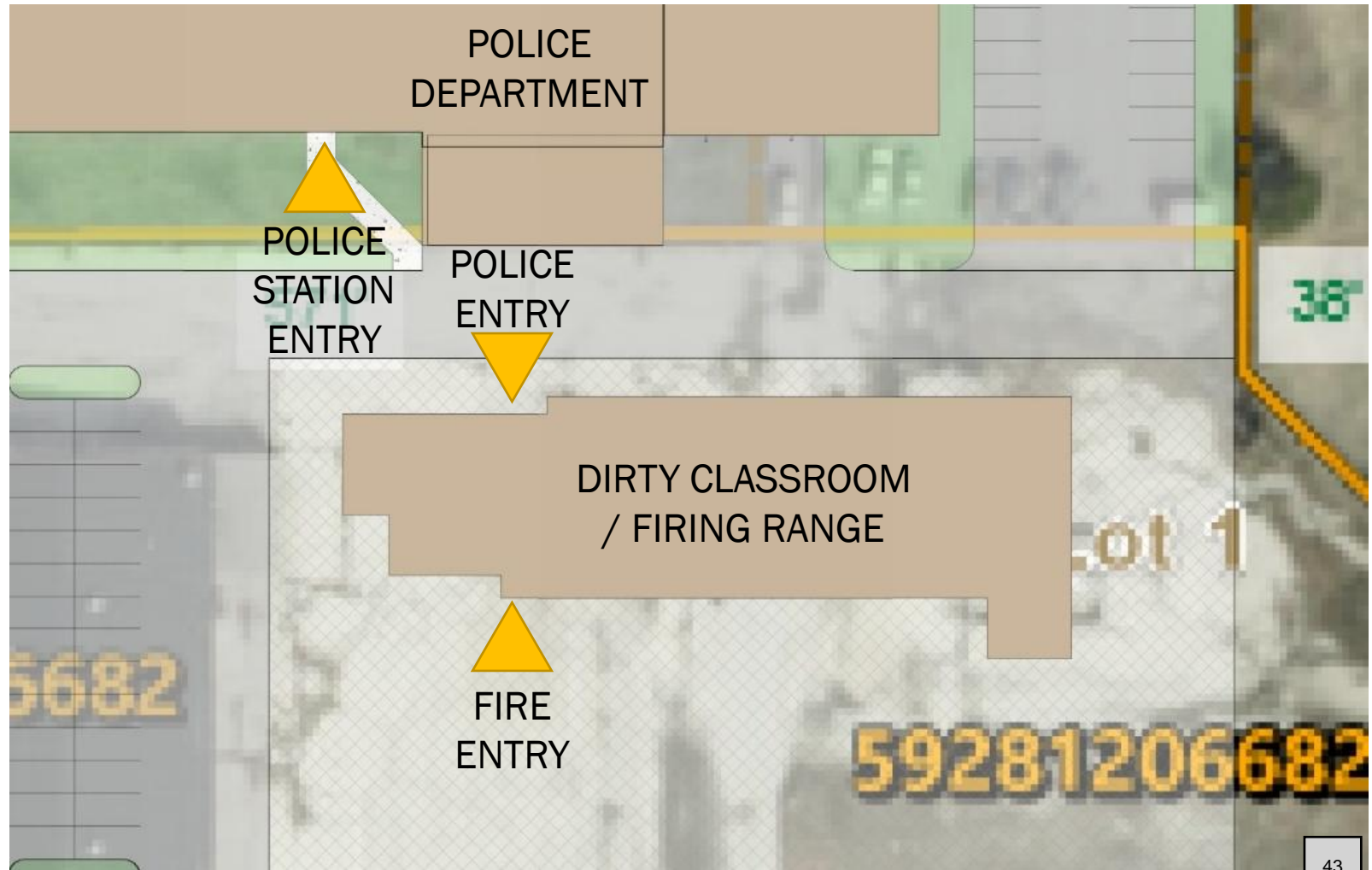
- 5-Stories
- Live-fire training
- Can be used by:
 - Fire
 - Police
 - Public Works



CONCEPTUAL DESIGN:

PUBLIC SAFETY CAMPUS -
“DIRTY CLASSROOM” &
FIRING RANGE

- Will use Station 3 Parking
- Entries for PD and FD

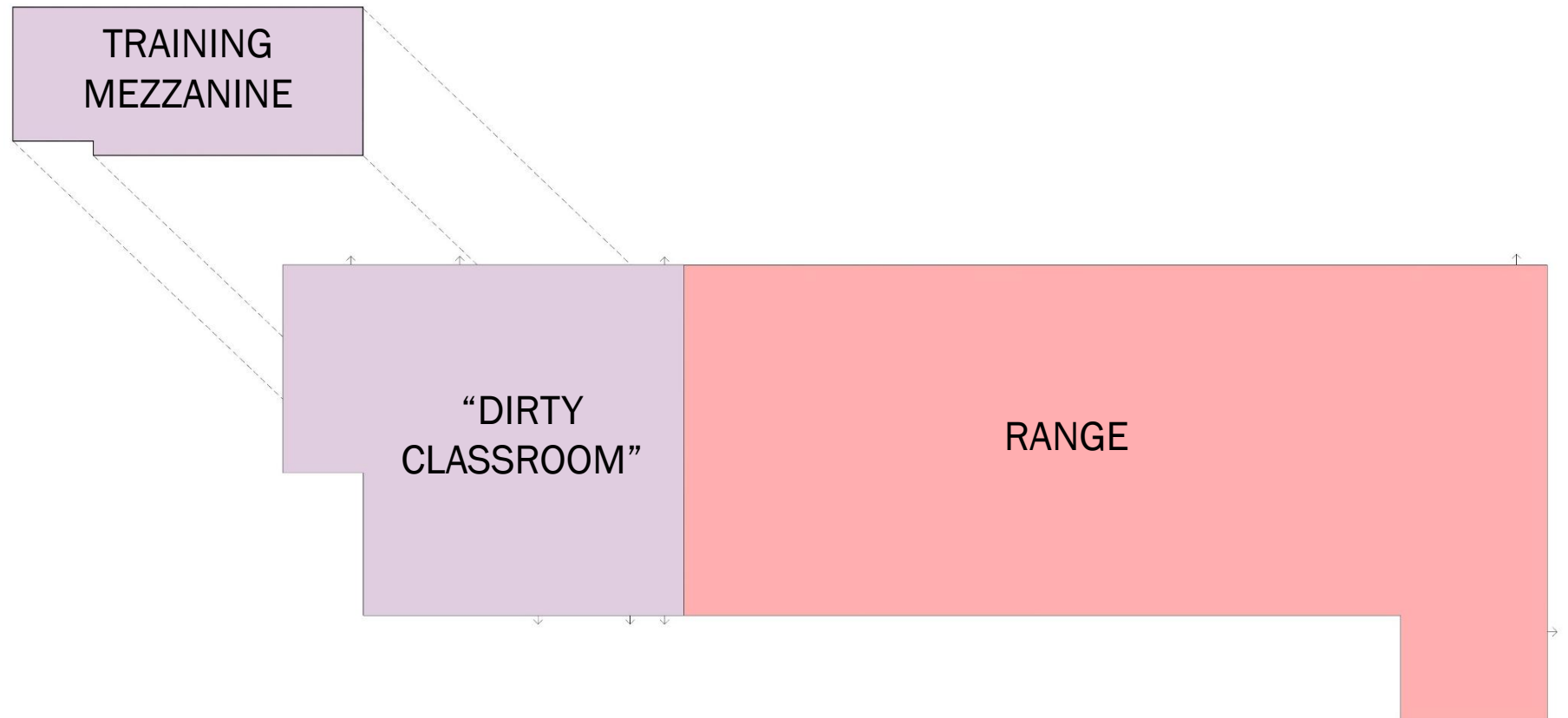


CONCEPTUAL DESIGN:

PUBLIC SAFETY CAMPUS - “DIRTY CLASSROOM” & FIRING RANGE

Item 8.

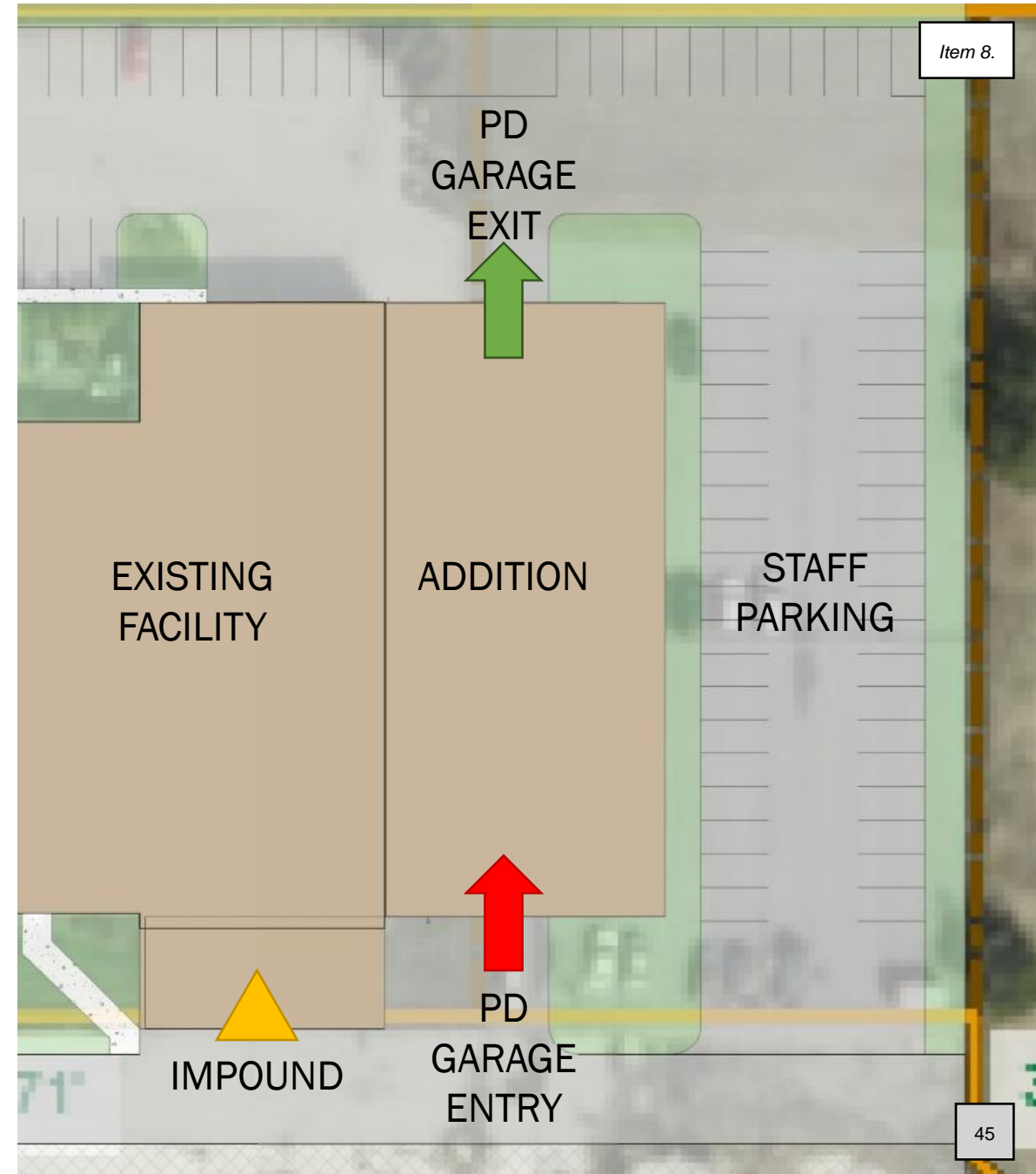
- Single-story
 - Training mezzanine
- “Dirty Classroom”
 - Used by:
 - PD
 - FD
 - Public Works
- Decon for FD
- Live-Fire Range



CONCEPTUAL DESIGN:

PUBLIC SAFETY CAMPUS - POLICE EXPANSION

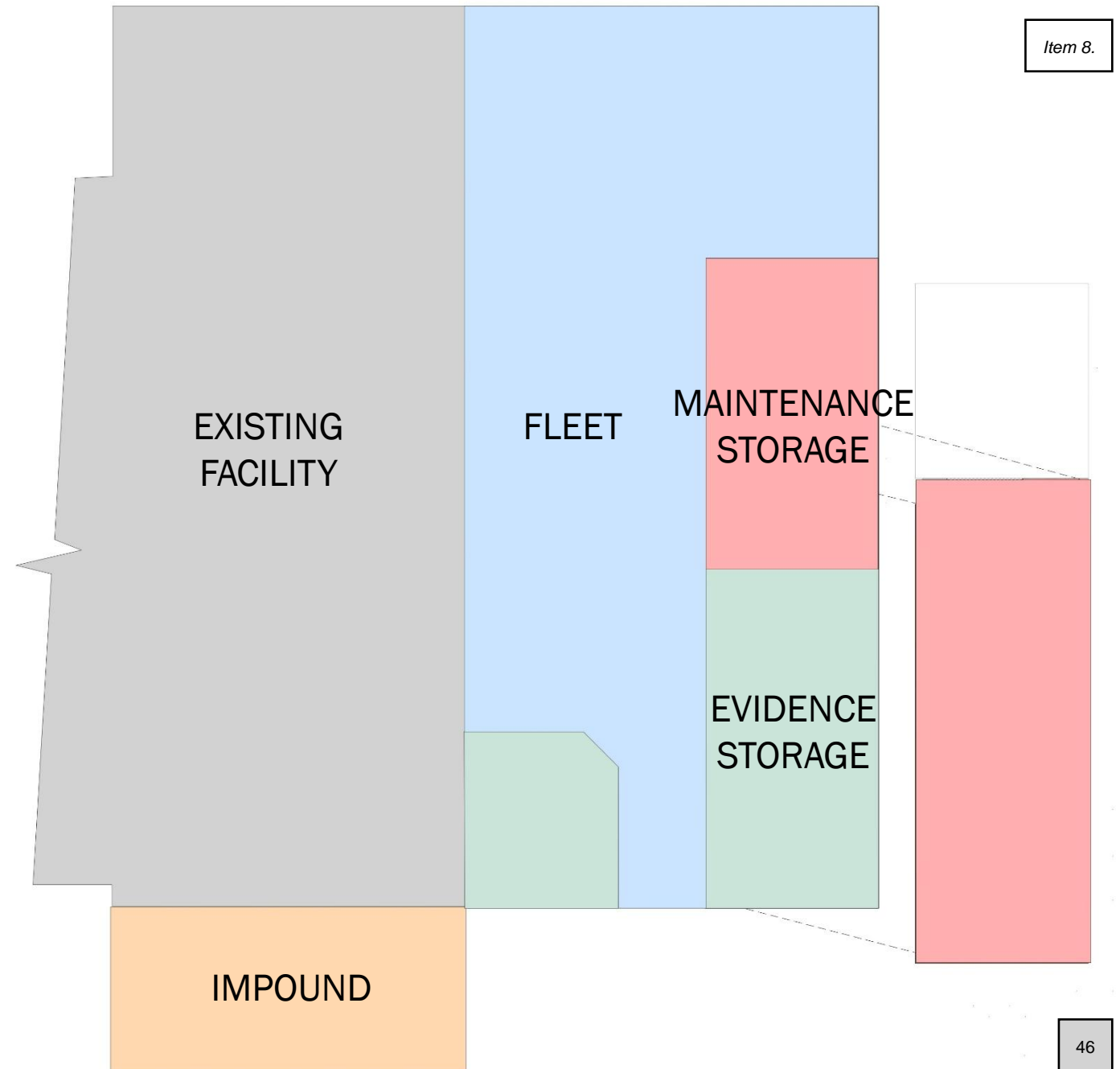
- Single-story
- Re-configure parking
- Re-locate impound



CONCEPTUAL DESIGN:

PUBLIC SAFETY CAMPUS - POLICE EXPANSION

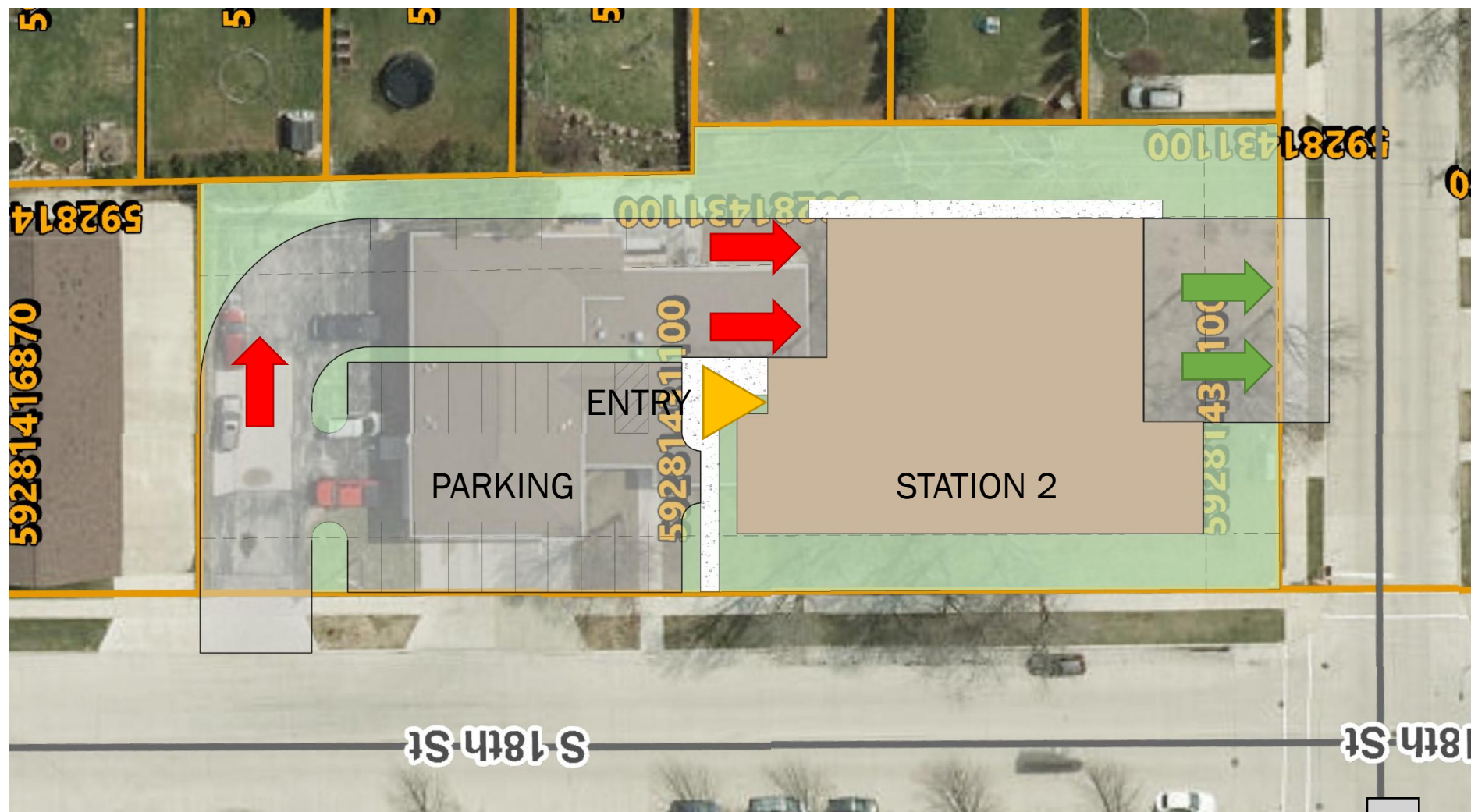
- Single-story
 - Mezzanine
- Fleet Storage
- Evidence Storage
- Maintenance Storage
- Impound



CONCEPTUAL DESIGN:

STATION 2 SITE

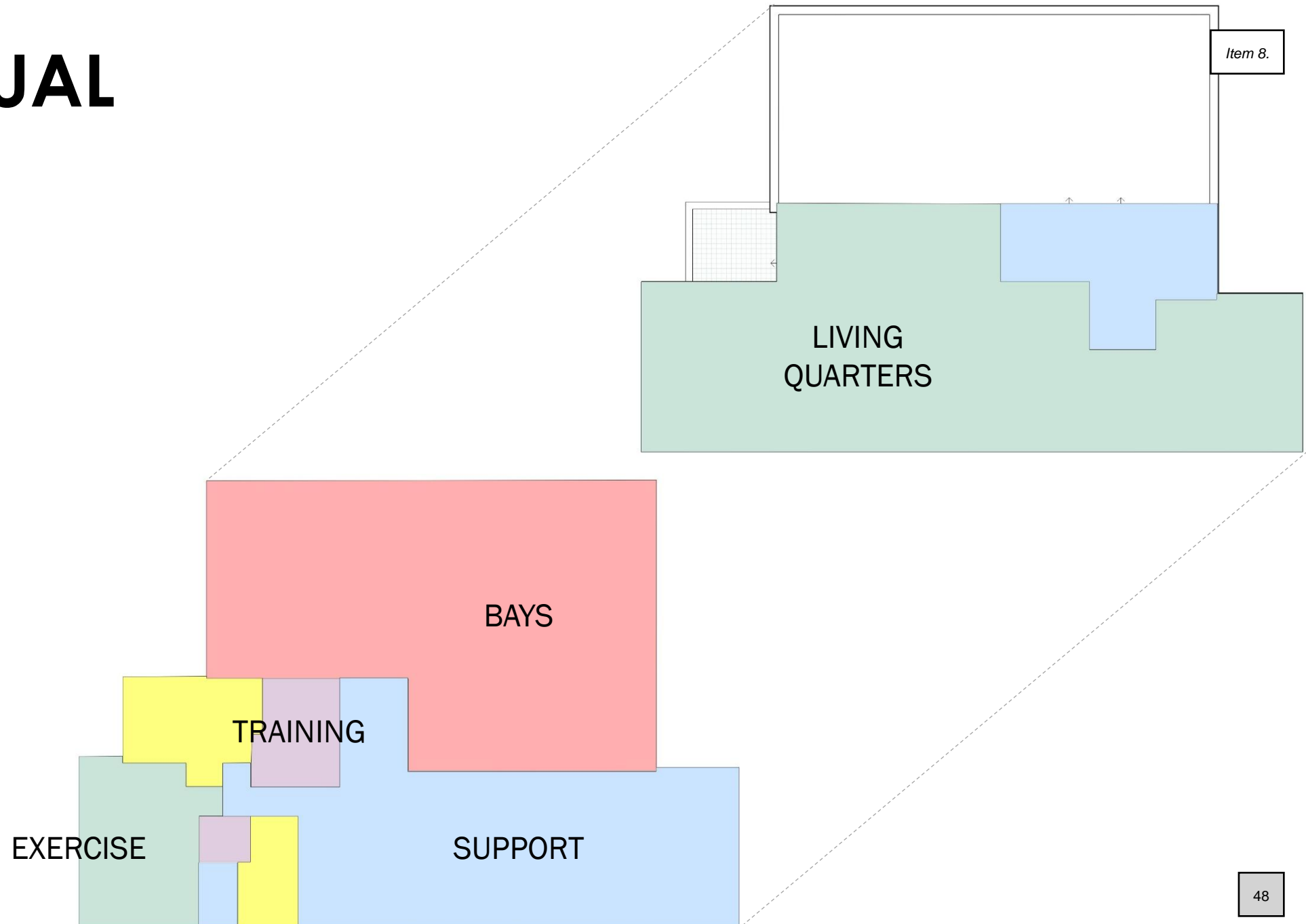
Item 8.



CONCEPTUAL DESIGN:

STATION 2 SITE

- 2-Stories
- 14,020 SF
- Key features:
 - Conference room:
 - Voting



SPACE NEEDS ANALYSIS vs CONCEPT

Item 8.

SPACE	PROGRAMMED	CONCEPT
STATION 3	50,920 SF	42,480 SF
“DIRTY” CLASSROOM & FIRING RANGE	10,801 SF	12,605 SF
PD EXPANSION	11,110 SF	15,285 SF
STATION 2	13,225 SF	14,020 SF

WHAT'S NEXT?

WHAT'S NEXT?: Item 8.

We Are
Here:

Concepts
(Estimate)

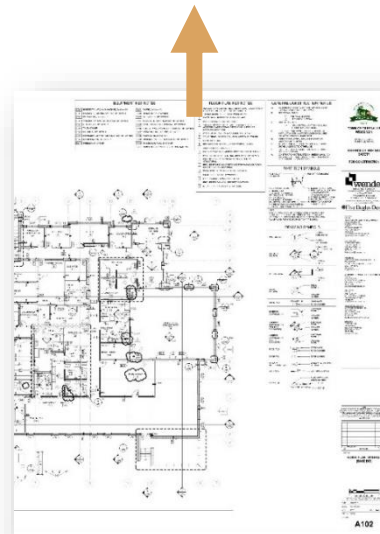
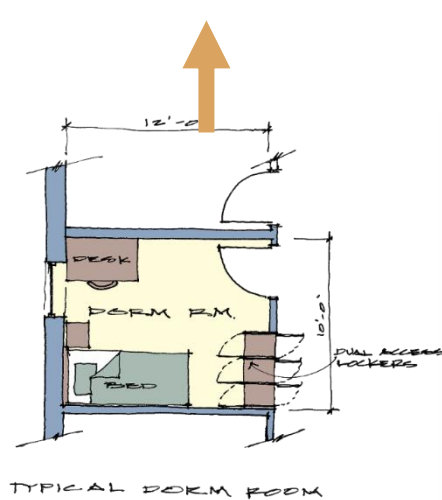
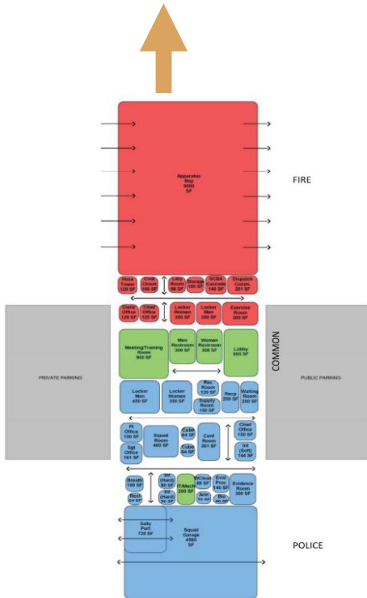


Schematic
Designs
(Estimate)

Design
Development
(Estimate)

Construction
Documents

Bidding
Construction
Occupancy



SCHEMATIC DESIGN:

- Big picture items
- Confirming size, massing, general systems

DESIGN DEVELOPMENT:

- Details of design
- Specifics of systems, features, materials

CONSTRUCTION DOCUMENTS:

- Details of construction

PROPOSED SCHEDULE

Item 8.

PHASED

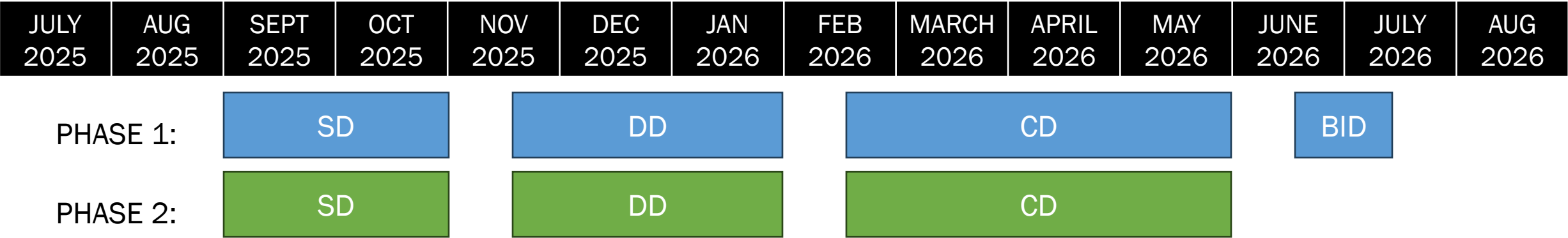
- Proposing 2-Phases:
 - Phase 1: Station 3, Support Apparatus Bays, Fire Training Building, PD Expansion
 - Phase 2: “Dirty” Classroom/ Firing Range, Station 2
- All projects would be:
 - Designed at one time
- After design, two packages would be created:
 - Two bid periods
 - Two Construction periods
- Pros:
 - Lower initial costs
- Cons:
 - Higher over-all project costs
 - Duplication of mobilization costs.
 - Access to “Dirty” classroom for construction will impact parking.

NON-PHASED

- All projects would be:
 - Designed at one time
 - Bid together
 - Constructed together
- Pros:
 - Economy of scale
 - Shorter overall project
 - Can save money
- Cons:
 - Higher initial costs

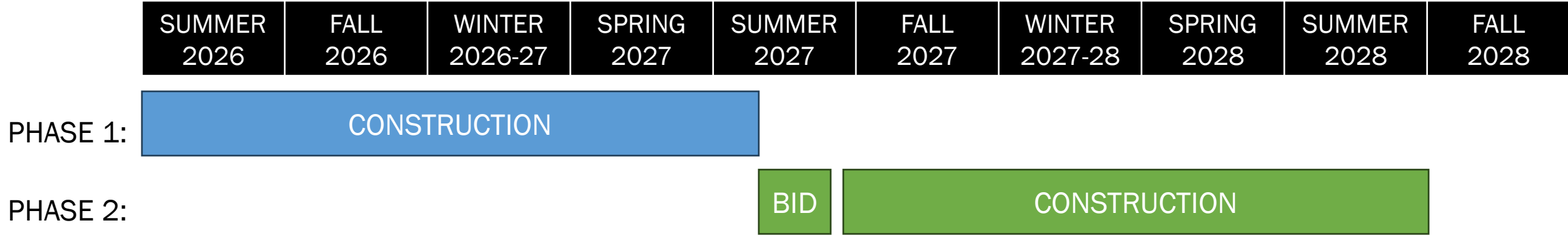
PROPOSED SCHEDULE

Item 8.



PROPOSED SCHEDULE

Item 8.



OPINION OF PROBABLE COSTS

OPINION OF PROBABLE COSTS

Item 8.

	ESTIMATED COSTS
PHASE 1:	
STATION 3	\$27,638,215
FIRE TRAINING BUILDING	\$1,721,763
PD EXPANSION	\$8,271,773
PHASE 1 TOTAL:	\$37,631,751
	ESTIMATED COSTS
PHASE 2:	
“DIRTY” CLASSROOM / FIRING RANGE	\$11,415,062
STATION 2	\$9,198,702
PHASE 2 TOTAL:	\$20,613,764
TOTAL	\$58,245,515

OPINION OF PROBABLE COSTS

Item 8.

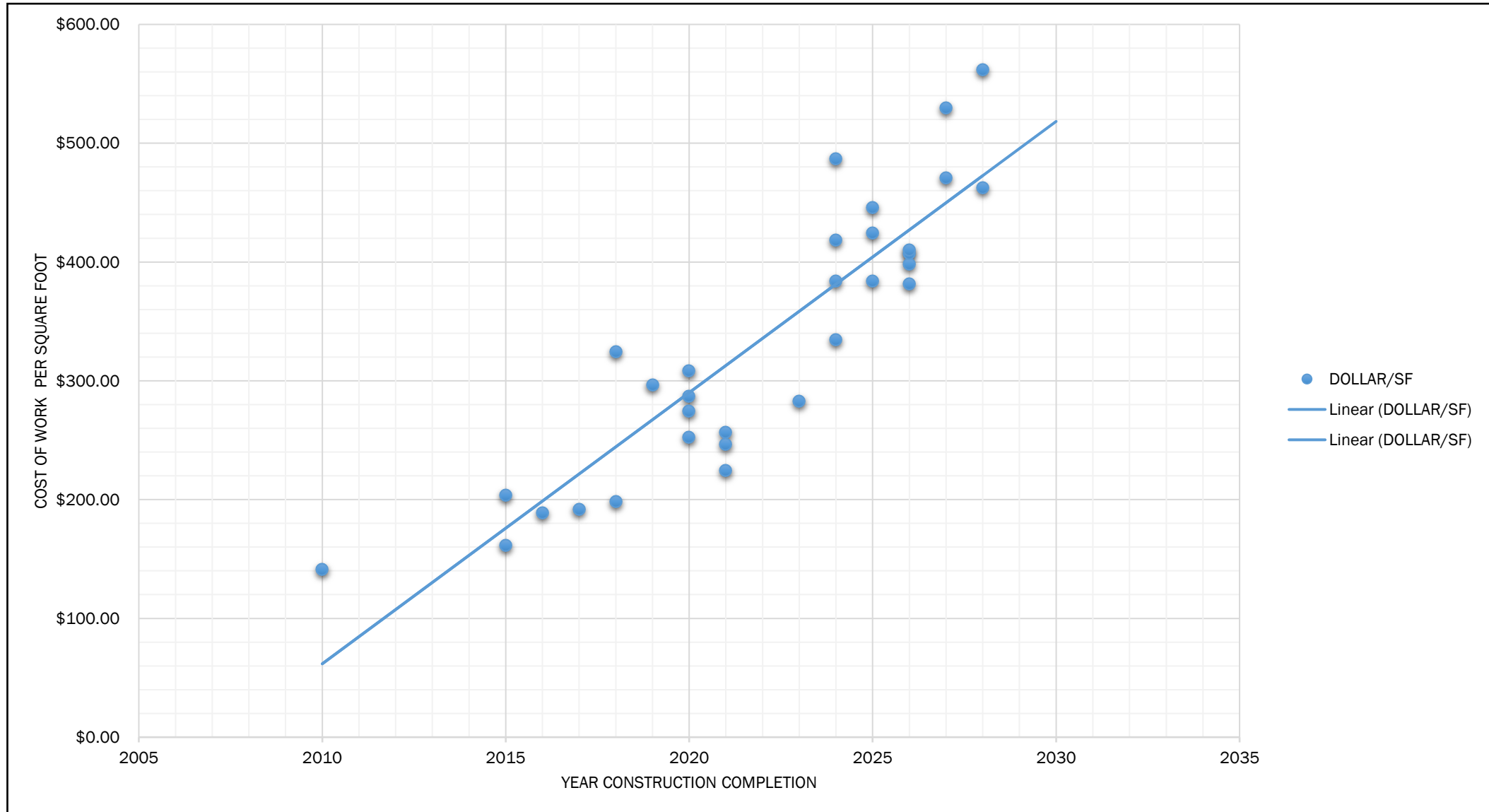
TRAINING COMPLEX REDUCTIONS

	INITIAL TRAINING COMPLEX ESTIMATE	REDUCTION
FIRING RANGE	\$9-12M	\$11,415,062
MULTI-PURPOSE TRAINING FACILITY	\$10-15M	
PROPS	\$5-6M	FUTURE
FIRE TRAINING FACILITY	\$4-6M	\$1,721,763
MISC. SITE AND ACCESSORIES	\$4-6M	FUTURE
TOTAL	\$32-40M	\$13,136,825

FACILITY STUDY

OPINION OF PROBABLE COSTS

Item 8.

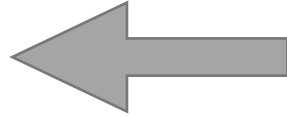


<div> <div>FACILITY STUDY</div> <div>OPINION OF PROBABLE COSTS</div> <div>Item 8.</div> </div>							
ESTIMATE OR BID	STATION	SIZE	BID YEAR	YEAR OF COMPLETION	COST OF WORK	DOLLAR/SF	CONSTRUCTION TYPE
BID	BLOOMINGTON, MN, STATION 3	30,000	2019	2020	\$8,617,000	\$287.23	MASONRY
BID	GREENVILLE, WI	24,680	2019	2020	\$6,232,485	\$252.53	MASONRY
BID	LA POINTE, WI	10,155	2019	2020	\$2,788,820	\$274.63	PEMB
BID	WAUSAU, WI	15,233	2019	2020	\$4,697,832	\$308.40	MASONRY
BID	MONROE, OH	20,100	2020	2021	\$4,960,019	\$246.77	PEMB
BID	RIVERSIDE, ROTHSCHILD, WI	17,450	2020	2021	\$4,481,305	\$256.81	PEMB
BID	SUAMICO, WI	22,050	2020	2021	\$4,947,311	\$224.37	MASONRY
BID	LA CROSSE, WI, STATION 2	20,680	2022	2023	\$5,854,085	\$283.08	MASONRY
BID	ST. PETER, MN	20,800	2022	2024	\$8,704,045	\$418.46	MASONRY / PRECAST
BID	CHISHOLM, MN	23,000	2023	2024	\$11,199,947	\$486.95	MASONRY
BID	OCONTO FALLS, WI	16,808	2023	2024	\$6,449,672	\$383.73	MASONRY
BID	LA CROSSE, WI, STATION 4	20,330	2023	2024	\$6,798,383	\$334.40	MASONRY
BID	GRAND HAVEN TOWNSHIP, MI	23,289	2024	2025	\$9,882,039	\$424.32	MASONRY
ESTIMATE (DD by CPMI)	BARABOO, WI, STATION 1	39,360	2024	2025	\$15,114,800	\$384.01	MASONRY
ESTIMATE (DD by CPMI)	BARABOO, WI, STATION 2	12,640	2024	2025	\$5,635,000	\$445.81	MASONRY
BID	COLD SPRING, MN	16,520	2024	2026	\$6,577,986	\$398.18	MASONRY
BID	PLATTEVILLE, WI	31,100	2025	2026	\$12,657,000	\$406.98	MASONRY
ESTIMATE (DD by MB)	UNION GROVE YORKVILLE, STATION 1	26,588	2025	2026	\$10,901,072	\$410.00	MASONRY
BID	HARRISON, WI STATION 1	26,292	2025	2026	\$10,037,287	\$381.76	MASONRY
ESTIMATE (DD by CM)	LAKE SIDE STATION 1, NEWVILLE, WI	32,245	2026	2027	\$15,184,459	\$470.91	MASONRY
ESTIMATE (DD by CM)	LAKE SIDE STATION 2, EDGERTON, WI	20,428	2026	2028	\$9,443,644	\$462.29	MASONRY / B
ESTIMATE (DD by CM)	LAKE SIDE STATION 3, MILTON, WI	16,676	2026	2028	\$9,362,642	\$561.44	MASONRY
ESTIMATE (DD by CM)	LAKE SIDE STATION 4, MILTON, WI	20,791	2026	2027	\$11,009,989	\$529.56	MASONRY

COST OF WORK

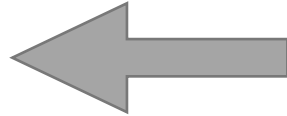
CONSTRUCTION COSTS

Item 8.



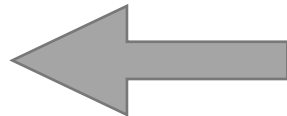
PRE-ENGINEERED METAL BUILDINGS:

- Repairs anticipated: leaking due to building movement, replacement of panels,
- Anticipate major maintenance 20-30 years after construction
- Limited design options. Design impacts costs



CONVENTIONAL MASONRY:

- Long-term regular maintenance include: tuckpointing, minor damaged brick replacement, roof replacement
- Anticipate major maintenance 50-75 years after construction



ARCHITECTURAL PRECAST:

- Long-term maintenance include: tuckpointing/replacement of caulking between panels, roof replacement
- Anticipate major maintenance 30-50 years after construction
- Cost come down with panel repetition

QUESTIONS?



Thank you.



 **wendel**
Home of the Award Winning



**Five Bugles
Design**



**Mitchell Associates
Architects**



**CITY OF SHEBOYGAN
RESOLUTION 78-25-26**

BY ALDERPERSONS RUST AND LA FAVE.

AUGUST 11, 2025.

A RESOLUTION approving the concept study for the Sheboygan Public Safety Complex by Wendel Company – Five Bugles Design.

WHEREAS, Wendel Company, home of the Five Bugles Design team, is a national architecture, engineering, energy efficiency, and construction management firm that specializes in fire stations, police stations, and emergency medical stations; and

WHEREAS, the City of Sheboygan Capital Improvements Plan included plans to address Fire Stations 2, 3, and a training facility since the 2020-2024 forecast; and

WHEREAS, the City of Sheboygan Capital Improvements Plan was updated for 2025-2029 to address multiple City department needs by constructing a Public Safety Campus, including police department training space, evidence storage, and polling stations for elections and

WHEREAS, Wendel Company – Five Bugles Design was retained to design the Public Safety Complex, for which a preliminary concept study has been reviewed by the Licensing, Hearings, and Public Safety Committee in executive session and has been vetted by the Fire Chief, Police Chief, and other City staff and has been found to achieve the project goals.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council approves the concept study for the City of Sheboygan Public Safety Complex and authorizes staff to move the project forward with developing a schematic design.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

Attest

Ryan Sorenson, Mayor, City of
Sheboygan

Meredith DeBruin, City Clerk, City of
Sheboygan