

**CITY OF SHEBOYGAN**  
**CITY PLAN COMMISSION MINUTES**

**Tuesday, June 09, 2026**

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

**EXCUSED:** Jerry Jones

**STAFF/OFFICIALS PRESENT:** City Planner Jeff Witte, Zoning Administrator Ellise Rose and Administrative Coordinator Linnae Wierus

**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

No conflicts of interest are identified.

**MINUTES**

4. Approval of the Plan Commission minutes from May 26, 2026

MOTION TO APPROVE THE MINUTES OF THE PREVIOUS MEETING HELD ON MAY 26, 2026.

Motion made by Braden Schmidt, seconded by Kimberly Meller

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

Motion carried.

**PUBLIC HEARINGS**

5. Public hearing regarding application for Conditional Use Permit with exceptions by Thumper and Bones LLC to operate Kickaas Creamery located at 816 Michigan Avenue.

Toril Booker-Fisher spoke about her concerns.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Joe Clarke, seconded by Alderperson Michael Close

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

Motion carried.

6. Public hearing regarding application for Conditional Use Permit with exceptions by Bethlehem Lutheran Church to install a net and an 8-foot fence within the required setbacks located at 1121 Georgia Avenue.

No public comment.

MOTION TO CLOSE THE PUBLIC HEARING.

Motion made by Alderperson Michael Close, seconded by Kevin Jump

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

Motion carried.

#### **ITEMS FOR DISCUSSION AND POSSIBLE ACTION**

7. Application for Conditional Use Permit with exceptions by Thumper and Bones LLC to operate Kickaas Creamery located at 816 Michigan Avenue.

MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.

Motion made by Kevin Jump, seconded by Braden Schmidt

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

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 Slating (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. If there are to be any remodel/renovations to the exterior of the facility, the applicant will be required to obtain Architectural Review approval prior to receiving a building permit for such remodel/renovation.
8. 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 that utilizes colors and materials similar to the building. Staff may bring the proposed signage design back to the Plan Commission for review/approval.

Motion carried.

8. Application for Conditional Use Permit with exceptions by Bethlehem Lutheran Church to install a net and an 8-foot fence within the required setbacks located at 1121 Georgia Avenue.

**MOTION TO APPROVE WITH THE FOLLOWING CONDITIONS.**

Motion made by Braden Schmidt, seconded by Kimberly Meller

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

1. Prior to construction, the applicant shall obtain all licenses, and building permits as well as meet all required codes including but not limited to building, fire, health, state, federal, etc.
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. All outdoor storage of materials, products or equipment shall be prohibited.
4. 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.

Exception granted:

- To have an 8ft high fence

Motion carried.

**TENTATIVE DATE OF NEXT REGULAR MEETING**

9. Next scheduled meeting: June 23, 2026 at 4:00 PM

**ADJOURN**

10. Motion to Adjourn

**MOTION TO ADJOURN THE MEETING**

Motion made by Braden Schmidt, seconded by Kimberly Meller

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

Motion carried.

Meeting is adjourned at 4:20pm.