

CITY OF SHEBOYGAN

TWENTY-SECOND REGULAR COMMON COUNCIL MEETING MINUTES

Monday, February 20, 2023

OPENING OF MEETING

1. Roll Call

Alders Present: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, and Salazar – 10.

2. Approval of Minutes

Twenty-First Regular Council Meeting held on February 6, 2023

MOTION TO APPROVE MINUTES FROM THE TWENTY-FIRST REGULAR COUNCIL MEETING

Motion made by Felde, Seconded by Filicky-Peneski.

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 10.

3. Pledge of Allegiance

4. Resignations

William Campos from the Sheboygan Sustainability Task Force

Travis Gross from the Historic Preservation Commission

Carolynn Lee from the Historic Preservation Commission

MOTION TO ACCEPT AND FILE

Motion made by Felde, Seconded by Filicky-Peneski.

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 10.

5. Public Forum

Limit of five people having five minutes each with comments limited to items on this agenda.

Russ Otten, Aaron Guenther, and Josh Fick spoke.

6. Presentation

State of the City by Mayor Ryan Sorenson

7. Mayor's Announcements

Upcoming Community Events, Proclamations, Employee Recognitions – No announcements.

HEARINGS

8. Hearing No. 2-22-23 pursuant to a notice published and personal notices sent by the City Clerk, the hearing scheduled this evening is to amend the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Land Use Classification of property located off of

N. 15th Street and Martin Avenue from Class Neighborhood Preservation to Class Multi-Family Residential Classification.

Janel Kunert, Scott Schaefer, and Traci Maertz all spoke.

MOTION TO CLOSE HEARING

Motion made by Felde, Seconded by Filicky-Peneski.

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 10.

9. Hearing No. 3-22-23 pursuant to a notice published and personal notices sent by the City Clerk, the hearing scheduled this evening is to amend the City of Sheboygan Official Zoning Map to change the Use Classification of property located off of N. 15th Street and Martin Avenue from Class Urban Commercial (UC) to Class Urban Residential (UR-12) Classification.

MOTION TO CLOSE HEARING

Motion made by Felde, Seconded by Filicky-Peneski.

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 10.

CONSENT

10. Motion to Receive and File all R.O.'s, Receive all R.C.'s and Adopt all Resolutions and Ordinances

Motion made by Felde, Seconded by Filicky-Peneski.

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 10.

11. R. O. No. 105-22-23 by Board of License Examiners submitting applications for Building Contractor Licenses already granted.

MOTION TO ACCEPT AND FILE

Motion made by Felde, Seconded by Filicky-Peneski.

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 10.

12. R. C. No. 170-22-23 by Public Works Committee to whom was referred Res. No. 132-22-23 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with JT Engineering, Inc. for design services related to the Taylor Drive and Wilgus Avenue intersection; recommends adopting the Resolution.

MOTION TO RECEIVE THE R. C. AND ADOPT THE RESOLUTION

Motion made by Felde, Seconded by Filicky-Peneski.

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 10.

13. R. C. No. 171-22-23 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 103-22-23 by City Clerk submitting various license applications; recommends granting the application contingent on correcting the premises description.

MOTION TO RECEIVE THE R. C. AND GRANT THE APPLICATION CONTINGENT ON
CORRECTING THE PREMISES DESCRIPTION

Motion made by Felde, Seconded by Filicky-Peneski.

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella,
Ramey, Rust, Salazar – 10.

REPORT OF OFFICERS

14. R. O. No. 104-22-23 by City Clerk submitting a Summons and Complaint in the matter of Todd Wolf v. City of Sheboygan et al. REFER TO FINANCE AND PERSONNEL COMMITTEE
15. R. O. No. 107-22-23 by City Clerk submitting an application from Froedtert Health, Inc. for a change in zoning classification for property off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel No. 59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification. REFER TO CITY PLAN COMMISSION
16. R. O. No. 108-22-23 by City Clerk submitting an application from Froedtert Health, Inc. for a change in zoning classification for property off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel No. 59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification. REFER TO CITY PLAN COMMISSION
17. R. O. No. 109-22-23 by City Clerk submitting an application from Froedtert Health, Inc. for a change in zoning classification for property off of the Northeast corner of N. Taylor Drive and Saemann Avenue - Parcel No. 59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification. REFER TO CITY PLAN COMMISSION
18. R. O. No. 106-22-23 by City Clerk submitting a claim from Mary Goebel for alleged injuries that occurred when she tripped over a pipe sticking out of the ground on S. 21st Street. REFER TO FINANCE AND PERSONNEL COMMITTEE
19. R. O. No. 110-22-23 by City Clerk submitting various license applications. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY

RESOLUTIONS

20. Res. No. 134-22-23 by Alderpersons Felde and Filicky-Peneski authorizing retaining outside legal counsel in the matter of Todd Wolf v. City of Sheboygan, et al., and authorizing payment for said services.

REQUEST TO SUSPEND THE RULES AND MOTION TO ADOPT THE RESOLUTION

Motion made by Felde, Seconded by Dekker.

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella,
Ramey, Rust, Salazar – 10.

21. Res. No. 135-22-23 by Alderpersons Felde and Filicky-Peneski authorizing entering into an Amendment to the Development Agreement between Cardinal Capital Development, LLC, CCM-Press Owner, LLC, Sheboygan Press, LLC, and the City of Sheboygan regarding redevelopment of the former Sheboygan Press Building at 632 Center Avenue.

REQUEST TO SUSPEND THE RULES

Request made by Felde, objected to by Filicky-Peneski.

Voting Yea to suspend: Ackley, Dekker, Felde, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 9.

Voting Nay: Filicky-Peneski – 1.

MOTION TO ADOPT THE RESOLUTION

Motion made by Felde, Seconded by Filicky-Peneski.

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 10.

22. Res. No. 133-22-23 by Alderpersons Mitchell and Filicky-Peneski authorizing the purchase of 1214 South 11th Street to assist in infrastructure development for the City. REFER TO FINANCE AND PERSONNEL COMMITTEE
23. Res. No. 136-22-23 by Alderperson Dekker adopting the City of Sheboygan 2023-2028 Strategic Plan. REFER TO COMMITTEE OF THE WHOLE
24. Res. No. 142-22-23 by Alderpersons Mitchell and Filicky-Peneski terminating the City of Sheboygan Tax Incremental District (TID) No. 15 (Pick N Save-Southside) and authorizing the Finance Director to distribute excess increment to overlying taxing districts. REFER TO FINANCE AND PERSONNEL COMMITTEE
25. Res. No. 141-22-23 by Alderpersons Mitchell and Filicky-Peneski terminating the City of Sheboygan Tax Incremental District (TID) No. 14 (Taylor Drive) and authorizing the Finance Director to distribute excess increment to overlying taxing districts. REFER TO FINANCE AND PERSONNEL COMMITTEE
26. Res. No. 140-22-23 by Alderpersons Mitchell and Filicky-Peneski terminating the City of Sheboygan Tax Incremental District (TID) No. 13 (Landmark Square/Founders Club) and authorizing the Finance Director to distribute excess increment to overlying taxing districts. REFER TO FINANCE AND PERSONNEL COMMITTEE
27. Res. No. 139-22-23 by Alderpersons Mitchell and Filicky-Peneski terminating the City of Sheboygan Tax Incremental District (TID) No. 12 (Niagara Avenue) and authorizing the Finance Director to distribute excess increment to overlying taxing districts. REFER TO FINANCE AND PERSONNEL COMMITTEE
28. Res. No. 138-22-23 by Alderpersons Mitchell and Filicky-Peneski terminating the City of Sheboygan Tax Incremental District (TID) No. 10 (Water Street Neighborhood) and authorizing the Finance Director to distribute excess increment to overlying taxing districts. REFER TO FINANCE AND PERSONNEL COMMITTEE

29. Res. No. 137-22-23 by Alderpersons Mitchell and Filicky-Peneski terminating the City of Sheboygan Tax Incremental District (TID) No. 6 (South Pier/Lakefront District) and authorizing the Finance Director to distribute excess increment to overlying taxing districts. REFER TO FINANCE AND PERSONNEL COMMITTEE

REPORT OF COMMITTEES

30. R. C. No. 169-22-23 by Finance and Personnel Committee to whom was referred Gen. Ord. No. 20-22-23 by Alderpersons Mitchell and Felde re-establishing the salaries of Election Officials; recommends adopting the Ordinance.

MOTION TO RECEIVE THE R. C. AND ADOPT THE ORDINANCE

Motion by Mitchell, Seconded by Filicky-Peneski.

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 10.

GENERAL ORDINANCES

31. Gen. Ord. No. 21-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Public Parks and Open Space to Multi-Family Residential Classification. REFER TO CITY PLAN COMMISSION
32. Gen. Ord. No. 22-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Public Parks and Open Space to Institutional and Community Facilities Classification. REFER TO CITY PLAN COMMISSION
33. Gen. Ord. No. 23-22-23 by Alderperson Felde amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Public Parks and Open Space to Multi-Family Residential Classification. REFER TO CITY PLAN COMMISSION
34. Gen. Ord. No. 24-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 1) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification. REFER TO CITY PLAN COMMISSION
35. Gen. Ord. No. 25-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 2) from Suburban Residential (SR-5) to Suburban Office (SO) Classification. REFER TO CITY PLAN COMMISSION

36. Gen. Ord. No. 26-22-23 by Alderperson Felde amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of the Northeast corner of N. Taylor Drive and Saemann Avenue – Parcel #59281631481 (Lot 3) from Suburban Residential (SR-5) to Urban Residential (UR-12) Classification. REFER TO CITY PLAN COMMISSION
37. Gen. Ord. No. 27-22-23 by Alderperson Mitchell amending Section 15.207 of the City of Sheboygan Zoning Ordinance, Nonconforming Use Regulations, and Section 15.934, Zoning Board of Appeals, so as to streamline and expedite the process of reviewing nonconforming use applications. REFER TO CITY PLAN COMMISSION
38. Gen. Ord. No. 28-22-23 by Alderpersons Mitchell and Filicky-Peneski amending the process for preparation and approval of the City's Executive Budget contained in Sections 2-903 and 2-905 of the Municipal Code. REFER TO FINANCE AND PERSONNEL COMMITTEE

MATTERS LAID OVER

39. R. O. No. 100-22-23 by City Plan Commission to whom was referred Gen. Ord. No. 17-22-23 by Alderperson Filicky-Peneski amending the City's Future Land Use Map of the Sheboygan Comprehensive Plan to change the Use District Classification for property located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Neighborhood Preservation to Multi-Family Residential; recommends adopting the Ordinance.

MOTION TO RECEIVE AND FILE THE R. O. AND ADOPT THE ORDINANCE

Motion by Filicky-Peneski, Seconded by Mitchell.

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 10.

40. R. O. No. 99-22-23 by City Plan Commission to whom was referred Gen. Ord. No. 18-22-23 by Alderperson Filicky-Peneski and R. O. No. 95-22-23 by City Clerk submitting an application from the City of Sheboygan to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification for property located off of N. 15th Street and Martin Avenue – Parcel #59281718350, Parcel #59281712950 and Parcel #59281712930 from Class Urban Commercial (UC) to Urban Residential (UR-12) Classification; recommends filing the R. O. and adopting the Ordinance.

MOTION TO RECEIVE AND FILE THE R. O. AND ADOPT THE ORDINANCE

Motion by Filicky-Peneski, Seconded by Mitchell.

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 10.

OTHER MATTERS AUTHORIZED BY LAW – none.

ADJOURN MEETING

41. Motion to Adjourn

MOTION TO ADJOURN AT 6:59 PM

Motion by Felde, Seconded by Filicky-Peneski

Voting Yea: Ackley, Dekker, Felde, Filicky-Peneski, Heidemann, Mitchell, Perrella, Ramey, Rust, Salazar – 10.