

CITY OF SHEBOYGAN
TWENTY-SECOND REGULAR COMMON COUNCIL MEETING
MINUTES

Monday, February 17, 2025

OPENING OF MEETING

1. Roll Call

Alderspersons present: Belanger, Dekker, Felde (remote), Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

2. Pledge of Allegiance

3. Approval of Minutes

Twenty-First Regular Council Meeting held on February 3, 2025

MOTION TO APPROVE THE MINUTES

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella,
Peterson, Ramey, Rust – 10.

4. Resignation

Steve Jaeger from the Sheboygan Historic Preservation Commission effective February 1, 2025.

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella,
Peterson, Ramey, Rust – 10.

5. Confirmation of Mayoral Appointments

Craig Seider (Full position), Samuel Payne (Full position), Craig Wakefield (1st Alternate), John Gilipsky (2nd Alternate) to the Board of License Examiners

MOTION TO REMOVE JOHN GILIPSKY FROM THE APPOINTMENTS

Motion made by Dekker with no objections.

MOTION TO CONFIRM

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella,
Peterson, Ramey, Rust – 10.

6. Public Forum

Limit of five people having five minutes each with comments limited to items on this agenda. No one spoke.

7. Presentation

Historic Preservation Commission

8. Mayor's Announcements

Upcoming Community Events, Proclamations, Employee Recognitions

9. Presentation

State of the City, Mayor Ryan Sorenson

HEARINGS

10. Hearing No. 14-24-25 pursuant to a notice published by the City Clerk, this hearing is to allow interested parties to be heard relative to a proposed amendment to the City of Sheboygan's Municipal Code. The purpose of the amendment is to remove responsibility for the Housing Rehabilitation Loan Program from the Historic Preservation Commission.
No one spoke.

MOTION TO CLOSE THE HEARING

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

11. Hearing No. 15-24-25 pursuant to a notice published and letters sent by the City Clerk, this hearing is to allow interested parties to be heard relative to a proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification of property located on N. Commerce Street - Parcel No. 59281501600 from Class Urban Commercial to Class Urban Industrial Classification.
No one spoke.

MOTION TO CLOSE THE HEARING

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

12. Hearing No. 16-24-25 pursuant to a notice published and letters sent by the City Clerk, this hearing is to allow interested parties to be heard relative to a proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification of property located on N. Commerce Street - Parcel No. 59281501550 from Class Urban Commercial to Class Urban Industrial Classification.
No one spoke.

MOTION TO CLOSE THE HEARING

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

CONSENT

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

14. R. O. No. 116-24-25 by Board of License Examiners submitting applications for Building Contractor License already granted.

MOTION TO ACCEPT AND FILE

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

15. R. C. No. 217-24-25 by Public Works Committee to whom was referred Res. No. 155-24-25 by Alderpersons Dekker and Ramey authorizing the Department of Public Works to donate a Peace Tree sign to the Sheboygan County Museum; recommends adopting the Resolution.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

16. R. C. No. 216-24-25 by Public Works Committee to whom was referred Res. No. 154-24-25 by Alderpersons Dekker and Ramey authorizing the Harbor Centre Marina Harbormaster to establish and manage a Rewards Program; recommends adopting the Resolution.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

17. R. C. No. 222-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred Gen. Ord. No. 38-24-25 by Alderpersons Rust and La Fave amending several sections of Article 14-VIII of the Sheboygan Municipal Code regarding Landscaping and Tree Removal Services so as to change the licensing process; recommends adopting the Ordinance.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

18. R. C. No. 220-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred Res. No. 160-24-25 by Alderpersons Rust and La Fave authorizing the appropriate City officials to enter into an Agreement with Lexipol, LLC for training and policy materials; recommends adopting the Resolution.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

19. R. C. No. 219-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred Res. No. 159-24-25 by Alderpersons Rust and La Fave authorizing the appropriate City officials to execute a Waiver of Right to Claim Damages and a Liability Release document in order to allow fire personnel access to an SBA Communications Corporation tower for training purposes; recommends adopting the Resolution.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

20. R. C. No. 218-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred Res. No. 157-24-25 by Alderpersons Rust and La Fave authorizing the appropriate City officials to accept and expend funds received from the Wisconsin Department of Justice as part of the Byrne Memorial Justice Assistance Grant (JAG) Program; recommends adopting the Resolution.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

21. R. C. No. 223-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 102-24-25 by City Clerk submitting various license applications; recommends granting License Application No. 2121.

MOTION TO RECEIVE THE R. C. AND GRANT THE APPLICATION

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

22. R. C. No. 224-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 112-24-25 by City Clerk submitting a license application; recommends granting the application.

MOTION TO RECEIVE THE R. C. AND GRANT THE APPLICATION

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

REPORT OF OFFICERS

23. Motion to rescind Gen. Ord. No. 34-24-25 as it was prematurely adopted at the February 3rd Common Council meeting. It was prematurely adopted due to lack of hearing.

Motion made by Belanger, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

24. R. O. No. 111-24-25 by City Plan Commission to whom was referred Gen. Ord. No. 34-24-25 by Alderperson Belanger amending section 105-1006 of the Sheboygan Municipal Code so as to remove responsibility for the Housing Rehabilitation Loan Program from the Historic Preservation Commission; recommends adopting the Ordinance.

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

Motion made by Belanger, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

25. R. O. No. 113-24-25 by Transit Commission to whom was referred Res. No. 151-24-25 by Alderpersons Dekker, Rust, and Mitchell authorizing the appropriate City officials to execute the Contract for Professional Services Between the Bay-Lake Regional Planning commission and the City of Sheboygan, Shoreline Metro regarding preparation of a 2026-2030 Transit Development Program (TDP) Update; recommends adopting the Resolution.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

26. R. O. No. 115-24-25 by City Plan Commission to whom was referred Gen. Ord. No. 37-24-25 by Alderperson Belanger and R. O. No. 106-24-25 by City Clerk submitting an application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. 15th Street and Martin Avenue – Parcel Nos. 59281718350 and 59281712930 from Class Urban Residential (UR-12) to Urban Residential (UR-12) with PUD Overlay Classification; recommends filing the R. O. and adopting the Ordinance. LAYS OVER
27. R. O. No. 114-24-25 by City Clerk submitting a claim from Teresa Kay McAlpine for alleged damage to vehicle that was struck by a Sheboygan Metro Bus. REFER TO FINANCE AND PERSONNEL COMMITTEE
28. R. O. No. 117-24-25 by City Clerk submitting a liquor license application. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE
29. R. O. No. 118-24-25 by City Clerk submitting a claim from Chelsea Gray for alleged damages to house and vehicle when a City tree fell on them. REFER TO FINANCE AND PERSONNEL COMMITTEE

RESOLUTIONS

30. Res. No. 163-24-25 by Alderpersons Mitchell and Perrella authorizing the continuation of the self-insured worker's compensation program. REFER TO FINANCE AND PERSONNEL COMMITTEE
31. Res. No. 164-24-25 by Alderpersons Dekker and Ramey authorizing the purchasing agent to issue a purchase order for the purchase and installation of laboratory cabinets, countertops, and related equipment for the upgrade and improvement of the laboratory at the Wastewater Treatment Plant. REFER TO PUBLIC WORKS COMMITTEE
32. Res. No. 162-24-25 by Alderperson Rust and La Fave approving the 2025 City of Sheboygan Emergency Management and Response Plan. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE

33. Res. No. 166-24-25 by Alderpersons Mitchell and Perrella authorizing execution of a Consent and Estoppel Certificate on behalf of the City regarding the Oscar Apartments. REFER TO FINANCE AND PERSONNEL COMMITTEE
34. Res. No. 165-24-25 by Alderpersons Rust and La Fave authorizing acceptance of the 2025 Wisconsin Bureau of Transportation Safety, Bicycle and Pedestrian Enforcement Grant and establishing an appropriation in the 2025 budget for grant funds received. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE
35. Res. No. 167-24-25 by Alderpersons Dekker and Ramey authorizing execution of a Wetland Credit Agreement and Affidavit of Credit Purchase on behalf of the City regarding the purchase of wetland credits at the Gartman subdivision project. REFER TO PUBLIC WORKS COMMITTEE
36. Res. No. 168-24-25 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to sign the Amendment to Leverenz Site Parking Lot Lease. REFER TO FINANCE AND PERSONNEL COMMITTEE
37. Res. No. 169-24-25 by Alderpersons Dekker and Ramey vacating and discontinuing portions of North Commerce Street in the City of Sheboygan. REFER TO PUBLIC WORKS COMMITTEE

REPORT OF COMMITTEES

38. R. C. No. 213-24-25 by Finance and Personnel Committee to whom was referred Direct Referral Res. No. 161-24-25 by Alderpersons Mitchell and Perrella authorizing retaining outside legal counsel to represent the City in the matter of Roger G. Miller, et al. v. City of Sheboygan Plan Commission, et al., and authorizing payment for said service; recommends amending the Resolution to remove the name Attorney Lawrie J. Kobza.

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

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

39. R. C. No. 214-24-25 by Finance and Personnel Committee to whom was referred Gen. Ord. No. 35-24-25 by Alderpersons Mitchell and Perrella amending the Sheboygan Municipal Code so as to move Housing Rehabilitation Loan Program responsibilities to the Finance and Personnel Committee; recommends adopting the Ordinance.

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

Motion made by Mitchell, Seconded by Perrella.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

40. R. C. No. 215-24-25 by Public Works Committee to whom was referred Res. No. 158-24-25 by Alderpersons Dekker and Ramey authorizing Lakeshore Child Advocacy Center to sublease a portion of their office space within Uptown Social senior community center located at 1817 N. 8th Street, Sheboygan, to CASA Sheboygan; recommends to file the Resolution.

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

Motion made by Dekker, Seconded by Ramey.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

41. R. C. No. 221-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred Gen. Ord. No. 36-24-25 by Alderperson Belanger amending Section 101-19 of the Sheboygan Municipal Code to add a person with architectural experience to the Plan Commission; recommends adopting the Ordinance.

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

Motion made by Rust, Seconded by La Fave.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

42. R. C. No. 225-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 108-24-25 by City Clerk submitting various license applications; recommends granting and/or denying the licenses with caveats.

MOTION TO RECEIVE THE R. C. AND GRANT/DENY APPLICATIONS WITH CAVEATS LISTED

Motion made by Rust, Seconded by La Fave.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

GENERAL ORDINANCES – None.

MATTERS LAID OVER

43. R. O. No. 109-24-25 by City Plan Commission to whom was referred Gen. Ord. No. 32-24-25 by Alderperson Belanger and R. O. No. 100-24-25 by City Clerk submitting an application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. Commerce Street – Parcel No. 59281501550 from Class Urban Commercial to Class Urban Industrial Classification; recommends filing the R. O. and adopting the Ordinance.

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

Motion made by Belanger, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

44. R. O. No. 110-24-25 by City Plan Commission to whom was referred Gen. Ord. No. 31-24-25 by Alderperson Belanger and R. O. No. 99-24-25 by City Clerk submitting an application to amend the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located at N. Commerce Street – Parcel No. 59281501600 from Class Urban Commercial to Class Urban Industrial Classification; recommends filing the R. O. and adopting the Ordinance.

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

Motion made by Belanger, Seconded by Dekker.

Voting Yea: Belanger, Dekker, Felde, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

OTHER MATTERS AUTHORIZED BY LAW – None.

CLOSED SESSION

45. MOTION TO CONVENE IN CLOSED SESSION under the exemption provided by Wis. Stat. § 19.85(1)(e) for deliberation or negotiation of the investment of public funds, where competitive or bargaining reasons require a closed session, to wit: 1) the investing of public funds to support the redevelopment of property at 1128 S 11th St, Sheboygan; and 2) receiving an update from the City Administrator on development projects which may require negotiation related to the investment of public funds.

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Felde*, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 10.

*Aldersperson Felde left the meeting and did not participate in closed session.

ADJOURN MEETING

46. Motion to Adjourn

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Dekker, Heidemann, La Fave, Mitchell, Perrella, Peterson, Ramey, Rust – 9.