

CITY OF SHEBOYGAN

TWENTY-FIFTH REGULAR COMMON COUNCIL MEETING MINUTES

Wednesday, April 08, 2026

OPENING OF MEETING

1. Call to Order
The meeting was called to order at 6:00 p.m.
2. Roll Call
Alderspersons present: Belanger, Boorse, Close, Dekker, Grawien, Menzer, Mitchell, Perrella, Rust – 9.
Aldersperson excused: Heidemann – 1.
3. Pledge of Allegiance
4. Approval of Minutes
Twenty-Fourth Regular Council Meeting held on March 16, 2026

MOTION TO APPROVE THE MINUTES

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Menzer, Mitchell, Perrella, Rust – 9.

5. Public Forum
Limit of five people having five minutes each with comments limited to items on this agenda. Michael Brunette spoke.
6. Mayor's Announcements
Upcoming Community Events, Proclamations, Employee Recognitions

CONSENT

7. Res. No. 198-25-26 by Alderspersons Dekker and Rust authorizing a one-year extension of the current agreement between the City of Sheboygan and Sheboygan County Interfaith Organization ("SCIO") regarding the usage of Fountain Park for a summer farmer's market.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Menzer, Mitchell, Perrella, Rust – 9.

8. Res. No. 199-25-26 by Alderspersons Dekker and Rust authorizing the appropriate City officials to execute an amendment to the Agreement with Second Revolution, LLC DBA EOS, to allow for the installation of internet service equipment on the Deland Beach House.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Menzer, Mitchell, Perrella, Rust – 9.

9. Res. No. 200-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to execute a Vacant Land Offer to Purchase between the Redevelopment Authority of the City of Sheboygan, Wisconsin (“RDA”) and the City of Sheboygan relating to Parcel Nos. 59281209431, 59281209440, 59281209450, 59281209460, 59281209470 and 59281209480 located south of New Jersey Avenue and the Municipal Services Building, for the future development of a Public Works Storage Facility.

MOTION TO ADOPT THE RESOLUTION

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Menzer, Mitchell, Perrella, Rust – 9.

RESOLUTIONS

10. Res. No. 197-25-26 by Alderpersons Dekker and Rust vacating and discontinuing portions of South Taylor Drive in the City of Sheboygan. LAYS OVER

GENERAL ORDINANCES

11. Gen. Ord. No. 40-25-26 by Alderpersons Rust and Boorse amending various sections within Chapter 12 of the Sheboygan Municipal Code in order to correct cross-references to other sections within Chapter 12.

MOTION TO ADOPT THE ORDINANCE

Motion made by Rust, Seconded by Boorse.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Menzer, Mitchell, Perrella, Rust – 9.

12. Gen. Ord. No. 39-25-26 by Alderpersons Dekker and Rust repealing and replacing Chapter 105 of the Municipal Code relating to zoning. REFER DRAFT ORDINANCE WITH TENTATIVE RECOMMENDATIONS TO THE 2026/2027 COMMON COUNCIL/COMMITTEE OF THE WHOLE FOR ADDITIONAL DISCUSSION AND POSSIBLE ACTION

Voted 9-0 by Committee of the Whole to refer document to the 2026-2027 Common Council/Committee of the Whole incorporating the following recommendations and to discuss data centers:

1. Require large scale F uses to obtain Plan Commission and Council approval regardless of whether a zoning change is necessary to support development. All members in favor.
2. Establish mid-scale F use regulations and require mid-scale F uses to obtain Plan Commission and Council approval regardless whether a zoning change is necessary to support development. Seven members in favor.

3. Require H1 uses to obtain Plan Commission and Council approval regardless whether a zoning change is necessary to support development. All members in favor.
4. Update the environmental regulations to more closely mirror existing. All members in favor.
5. Allow ADUs on duplex residential lots. All members in favor.
6. Allow ADUs on townhome residential lots. Five members in favor.
7. Remove restriction that prohibits ADU entrances from principal building's front face. Six members in favor.
8. Remove restriction that prohibits ADU entrances from side and rear access as long as language accounts for emergency response needs. Seven members in favor.
9. Expand the list of allowable home occupations in SN districts. Six members in favor.
10. Expand the list of allowable home occupations in UN districts. Five members in favor. (Note that for items 10 and 11, we will need to discuss internally how to achieve this. Home occupations are generally permitted in all districts except Industrial, Open Space, and Natural Resource Protection.)
11. Permit businesses in SN districts if on a collector or arterial street but prohibit on local streets. Six members in favor.

13. Gen. Ord. No. 41-25-26 by Alderperson Close amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of Parcel Nos. 59281636511 and 59281636512, Rolling Meadows Drive and N. 29th Street, Sheboygan, WI from Class Suburban Residential 3 to Class Estate Residential 1 Classification. REFER TO CITY PLAN COMMISSION

OTHER MATTERS AUTHORIZED BY LAW – None.

TENTATIVE DATE OF NEXT REGULAR MEETING

14. Next scheduled meeting: April 20, 2026 at 6:00 PM

ADJOURN MEETING

15. Motion to Adjourn

MOTION TO ADJOURN AT 6:13 PM

Motion made by Rust, Seconded by Dekker.

Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Menzer, Mitchell, Perrella, Rust – 9.