

CITY OF SHEBOYGAN
FOURTH REGULAR COMMON COUNCIL MEETING MINUTES
Monday, May 19, 2025

OPENING OF MEETING

1. Roll Call

Alderpersons present: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella (remote), and Rust – 10.

2. Pledge of Allegiance

3. Approval of Minutes

Third Regular Council Meeting held on May 5, 2025

MOTION TO APPROVE

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

4. Public Forum

Limit of five people having five minutes each with comments limited to items on this agenda.
Wyatt Benson and Lisa Salgado spoke.

5. Mayor's Announcements

Upcoming Community Events, Proclamations, Employee Recognitions.

HEARINGS

6. Hearing No. 1-25-26 pursuant to a notice published, this hearing is for the purpose of allowing interested parties to be heard relative to a proposed PUD-GDP designation for property located at 120 Vollrath Boulevard - Parcel No. 59281014410.
Beth Koerten spoke.

MOTION TO CLOSE THE HEARING

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

7. Hearing No. 2-25-26 pursuant to 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 at 120 Vollrath Boulevard - Parcel No. 59281014410 from Class Suburban Residential (SR-5) to Suburban Residential (SR-5) with PUD Overlay Classification.
No one spoke.

MOTION TO CLOSE THE HEARING

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

8. Hearing No. 3-25-26 pursuant to a notice published, this hearing is for the purpose of allowing interested parties to be heard relative to a proposed amendment to the City of Sheboygan's Zoning Ordinance to add Pet Daycare Centers as a Commercial Land Use.
No one spoke.

MOTION TO CLOSE THE HEARING

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

CONSENT

9. **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, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

10. R. C. No. 5-25-26 by Finance and Personnel Committee to whom was referred R. O. 1-25-26 by City Clerk submitting a Petition, Notice, and List of Tax Liens of Sheboygan County being foreclosed in the matter of the Foreclosure of Tax Liens under Wis. Stat. §75-521 by Sheboygan County, List of Tax Liens for 2014 through 2021; recommends filing the document.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

11. R. C. No. 4-25-26 by Finance and Personnel Committee to whom was referred R. C. No. 283-24-25 by Finance and Personnel Committee to whom was referred R. O. No. 122-24-25 by City Clerk submitting a claim by Karina Berdyck for alleged damages to vehicle when it was hit by City property; recommends filing the document.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

12. R. C. No. 7-25-26 by Finance and Personnel Committee to whom was referred R. O. No. 129-24-25 by City Clerk submitting a claim from Melissa Clevenger for alleged damages to vehicle when it was hit by city property; recommends filing the document.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

13. R. C. No. 8-25-26 by Public Works Committee to whom was referred Res. No. 7-25-26 by Alderpersons Dekker and Rust allowing Lakeshore Regional Child Advocacy Center to bring certified therapy dogs into their facility within the Uptown Social building; recommends adopting the Resolution.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

14. R. C. No. 9-25-26 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 2-25-26 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 January 1, 2025 and ending March 31, 2025; recommends filing the document.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

15. R. C. No. 10-25-26 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 5-25-26 by Police Chief Kurt Zempel pursuant to section 30-50 of the Municipal Code, submitting the quarterly report for the Police Department for the period from January 1, 2025 to March 31, 2025; recommends filing the document.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

16. R. C. No. 11-25-26 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 9-25-26 by City Clerk submitting various license applications; recommends granting the licenses.

MOTION TO RECEIVE THE R. C. AND GRANT THE LICENSE APPLICATIONS

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

17. R. C. No. 12-25-26 by Licensing, Hearings, and Public Safety Committee to whom was referred R. C. No. 296-24-25 by Licensing, Hearings, and Public Safety Committee to whom was referred R. O. No. 126-24-25 by City Clerk submitting various license applications; recommends granting Reserve Liquor license no. 3679 to Kue Yang LLC (Krazian Fuzian).

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

REPORT OF OFFICERS

18. R. O. No. 10-25-26 by City Clerk submitting a Summons and Complaint in the matter of Katherine Kobs v. City of Sheboygan. REFER TO FINANCE AND PERSONNEL COMMITTEE
19. R. O. No. 11-25-26 by City Clerk submitting various license applications. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE
20. R. O. No. 12-25-26 by City Clerk submitting various license applications. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE

RESOLUTIONS

21. Res. No. 11-25-26 by Alderpersons Mitchell and Perrella authorizing retaining outside legal counsel to represent the City as Interim City Attorney pending permanent position fulfillment. REFER TO FINANCE AND PERSONNEL COMMITTEE
22. Res. No. 12-25-26 by Alderpersons Mitchell and Perrella authorizing retaining outside legal counsel to represent the City in the matter of Markell Nathaniel Mitchell v. Christopher Domagalski, and authorizing payment for said services. REFER TO FINANCE AND PERSONNEL COMMITTEE
23. Res. No. 14-25-26 by Alderpersons Rust and La Fave authorizing the appropriate City officials to enter into a contract extension with Motorola Solutions, Inc. and authorizing the Police Chief to execute the contract extension. REFER TO LICENSING, HEARINGS, AND PUBLIC SAFETY COMMITTEE
24. Res. No. 13-25-26 by Alderpersons Mitchell and Perrella authorizing retaining outside legal counsel to represent the City in the matter of Katherine Kobs v. City of Sheboygan, Case No. 2025CV0294, and authorizing payment for said services. REFER TO FINANCE AND PERSONNEL COMMITTEE
25. Res. No. 15-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to execute a Use and Services Agreement with Second Revolution, LLC regarding the use of the Deland Beach House overlooking the Deland Park Beach at 1037 Broughton Drive. REFER TO PUBLIC WORKS COMMITTEE

REPORT OF COMMITTEES

26. R. C. No. 6-25-26 by Finance and Personnel Committee to whom was referred Gen. Ord. No. 1-25-26 by Alderpersons Dekker and Perrella amending various sections of the Sheboygan Municipal Code to effectuate changes to the 2025-2026 Council Rules Handbook; recommends adopting the Ordinance.

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

Motion made by Dekker, Seconded by Perrella.

Voting Yea: Belanger, Boorse, Close, Dekker, La Fave, Perrella, Rust – 7.

Voting Nay: Heidemann, Menzer, Mitchell – 3.

27. R. C. No. 14-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 9-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with Buteyn-Peterson Construction Company, Inc. for the Taylor Drive and Wilgus Avenue Reconstruction; recommends adopting the Resolution.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

28. R. C. No. 13-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 8-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with Mashuda Contractors for the Gartman Property Phase Bid Package 1 Construction; recommends adopting the Resolution.

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

Motion made by Dekker, Seconded by Rust.

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

Voting Nay: Heidemann – 1.

29. R. C. No. 15-25-26 by Public Works Committee to whom was referred Direct Referral Res. No. 10-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with Northeast Asphalt, Inc. for the 2025 Street Improvements – Milling (Various Streets); recommends adopting the Resolution.

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

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

GENERAL ORDINANCES

30. Gen. Ord. No. 3-25-26 by Alderpersons Mitchell and Perrella amending the Sheboygan Municipal Code to effectuate changes to the City's claims procedures. REFER TO FINANCE AND PERSONNEL COMMITTEE
31. Gen. Ord. No. 2-25-26 by Alderperson Close amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of property located North of Pennsylvania Ave and East of N. 13th Street bordering the Sheboygan River from Class Urban Commercial, Urban Industrial, and Railroad to Urban Residential 12 with PUD Overlay Classification. REFER TO CITY PLAN COMMISSION

MATTERS LAID OVER

32. Res. No. 3-25-26 by Alderpersons Mitchell and Perrella creating Tax Incremental District No. 25, approving its Project Plan and Establishing its Boundaries, City of Sheboygan, Wisconsin.

MOTION TO ADOPT THE RESOLUTION

Motion made by Mitchell, Seconded by Rust.

Before action was taken,

MOTION TO AMEND THE RESOLUTION TO CHANGE THE NUMBER OF UNITS
BUILT FROM 21 TO 25.

Motion by Heidemann.

No second. Motion fails.

On motion to adopt the Resolution,

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer,
Mitchell, Rust – 9.

Voting Nay: Perrella – 1.

33. Res. No. 6-25-26 by Alderperson Belanger and Close approving the General Development Plan submitted by Rachel Kohler for construction of three new single-family homes, a family hall building, a pool and gym building, and a garage with a family apartment above on parcel no. 59281014410 within a Planned Unit Development (PUD) zone.

MOTION TO ADOPT THE RESOLUTION

Motion made by Belanger, Seconded by Dekker.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer,
Mitchell, Perrella, Rust – 10.

34. R. O. No. 7-25-26 by City Plan Commission to whom was referred Gen. Ord. No. 42-24-25 by Alderpersons Rust and Perrella amending Sections 105-718 and 105-683 of the Sheboygan Municipal Code Zoning Code so as to add Pet Daycare Centers as a Commercial Land Use; recommends amending the language in Sec. 105-718(r)(5)(a).

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

Motion made by Rust, Seconded by Dekker.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer,
Mitchell, Perrella, Rust – 10.

35. R. O. No. 6-25-26 by City Plan Commission to whom was referred Gen. Ord. No. 41-24-25 by Alderperson Belanger and R. O. No. 128-24-25 by City Clerk submitting a rezone 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 120 Vollrath Boulevard – Parcel No. 59281014410 from Class Suburban Residential (SR-5) to Suburban Residential (SR-5) with PUD Overlay Classification; recommends filing the R. O. and adopting the Ordinance.

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

Motion made by Belanger, Seconded by Dekker.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer,
Mitchell, Perrella, Rust – 10.

36. R. C. No. 288-24-25 by Public Works Committee to whom was referred Res. No. 96-24-25 by Alderpersons Dekker and Ramey authorizing the appropriate City officials to execute a Memorandum of Understanding with Friends of the Shaw Family Playground, Inc. regarding the terms and understanding between the parties with regard to the playground designed for use by children of all abilities; recommends referred to the 2025-2026 Council. REFER TO PUBLIC WORKS COMMITTEE

OTHER MATTERS AUTHORIZED BY LAW – None.

CLOSED SESSION

37. Motion to convene in closed session under the exemption contained in Wis. Stat. s. 19.85(1)(g), for the purpose of conferring with legal counsel for the City who will render oral or written advice concerning strategy to be adopted by the body with respect to litigation in which it will likely become involved relating to the network security incident.

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.

ADJOURN MEETING

38. Motion to Adjourn

MOTION TO ADJOURN AT 8:17 PM IN CLOSED SESSION

Motion made by Dekker, Seconded by Rust.

Voting Yea: Belanger, Boorse, Close, Dekker, Heidemann, La Fave, Menzer, Mitchell, Perrella, Rust – 10.