



REDEVELOPMENT AUTHORITY AGENDA

March 22, 2023 at 7:45 AM

**City Hall
Conference Room 106
828 Center Avenue
Sheboygan, WI**

Persons with disabilities who need accommodations to attend this meeting should contact the Department of City Development, (920) 459-3377. Persons other than commission, committee, and board members who wish to participate remotely shall provide notice to the City Development Department at (920) 459-3377 at least 24 hours before the meeting so that the person may be provided a remote link for that purpose.

OPENING OF MEETING

1. Roll Call: Roberta Filicky-Peneski, Steven Harrison, Jim Conway, James Owen, Deidre Martinez, and Cleo Messner
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

MINUTES

- [5.](#) Approval of the February 15, 2023 minutes.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the Redevelopment Authority obtaining outside legal counsel services to represent the Authority.
- [7.](#) Discussion and possible action on request from Blue Moon Studios, Inc. to obtain an access agreement on the northwest corner of their building at 834 N. Water Street.

CLOSED SESSION

8. Motion to convene in closed session under the exemption provided in Sec. 19.85 (1)(e) Wis. Stats., to discuss a potential development at 820 Indiana Avenue, where competitive and bargaining reasons require a closed session.

OPEN SESSION

9. Motion to reconvene into open session.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

10. Possible action on item discussed in closed session.

NEXT MEETING

11. TBD

ADJOURN

12. Motion to Adjourn

In compliance with Wisconsin's Open Meetings Law, this agenda was posted in the following locations more than 24 hours prior to the time of the meeting:

City Hall • Mead Public Library
Sheboygan County Administration Building • City's website

CITY OF SHEBOYGAN**REDEVELOPMENT AUTHORITY MINUTES****Wednesday, February 15, 2023**

OPENING OF MEETING

MEMBERS PRESENT: Roberta Filicky-Peneski, Steven Harrison, Jim Conway, James Owen, Deidre Martinez, and Cleo Messner

STAFF/OFFICIALS PRESENT: Mayor Ryan Sorenson, City Attorney Chuck Adams, and Planning & Development Director Chad Pelishek

OTHERS PRESENT: Skylar and Michael Demcak, and Marie Foss

1. Roll Call: Roberta Filicky-Peneski, Steven Harrison, Jim Conway, James Owen, Deidre Martinez, and Cleo Messner
2. Call to Order

Chair Roberta Filicky-Peneski called the meeting to order.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No committee member had a conflict of interest.

MINUTES

5. Approval of the February 1, 2023 minutes.

Motion by James Owen, second by Jim Conway to approve the minutes. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action granting approval for the Executive Director of the Redevelopment Authority to work with the City Attorney's office and the Common Council to vacate the unimproved alley between S. 9th Street and S. 10th Street for future development.

Motion by Jim Conway, second by Deidre Martinez to request the City to vacate the unimproved alley between S 9th Street and S 10th Street. Motion carried.

CLOSED SESSION

7. Motion to convene in closed session under the exemption provided in Sec. 19.85 (1)(e) Wis. Stats., to discuss a potential business development loan with Maya's Place, LLC, where bargaining reasons require a closed session.

Motion by Steven Harrison, second by Jim Conway to go into closed session.

Roll Call Vote:

Aye: Filicky-Peneski, Conway, Martinez, Messner, Owen, and Harrison

Nay: none

Motion carried

OPEN SESSION

8. Motion to reconvene in open session.

Motion by Steven Harrison, second by Jim Conway to reconvene into open session.

Roll Call Vote:

Aye: Filicky-Peneski, Conway, Martinez, Messner, Owen and Harrison

Nay: none

Motion carried

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Possible action on item discussed in closed session.

Motion by Steven Harrison, second by Deidre Martinez to approve the business loan in the amount of \$50,000.00 at 6.09% APR for 10 years fixed with the following conditions two new FTE jobs need to be created with two of FTE jobs being Low-to-Moderate Income (LMI), completion of environmental review before closing, second position on UCC filing on equipment, and personal guarantees, 2nd lien against real estate on County Highway XX, Kiel, WI. Motion carried.

NEXT MEETING

10. TBD

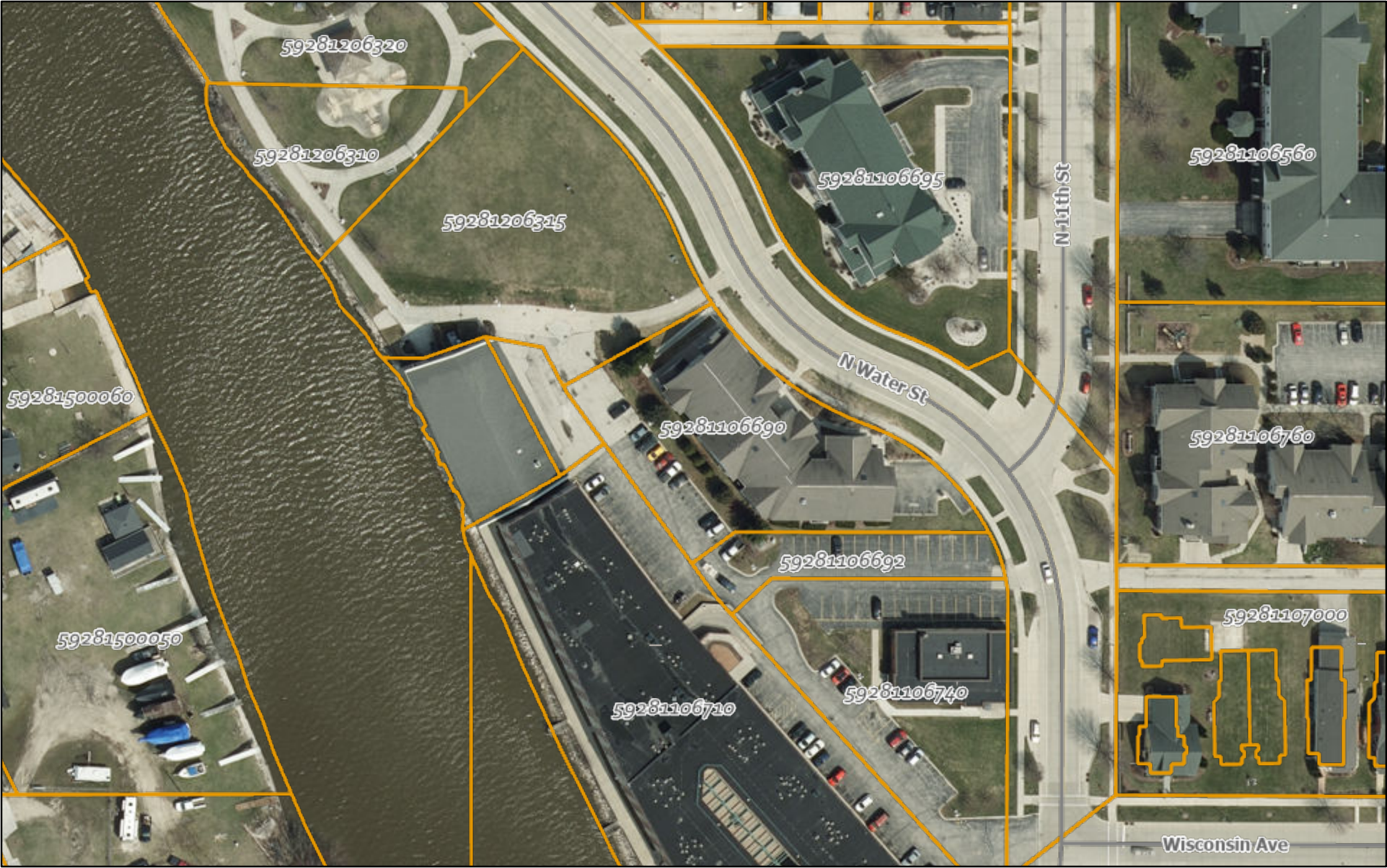
ADJOURN

11. Motion to Adjourn

Motion by Jim Conway, second by Steve Harrison to adjourn. Motion carried.

Being no further business, the meeting was adjourned at 8:29 a.m.

Sheboygan County IMap



2/24/2023

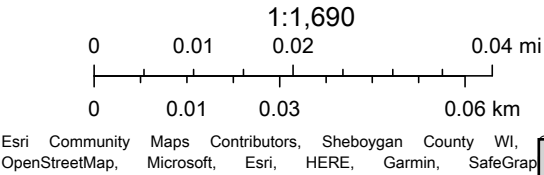


EXHIBIT -PROPOSED ACCESS EASEMENT

CLIENT
Blue Moon Studio, Inc.

SITE ADDRESS
834 N. Water St. City of Sheboygan, Sheboygan County, Wisconsin.

LEGAL DESCRIPTION
Parcel A:
Part of Lot 7, all of Lots 8, 9 and 10, Block 123 of the Original Plat of the City of Sheboygan and part of vacated N. Water Street and Niagara Avenue located in part of the Northwest 1/4 Southwest 1/4 of Section 23, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, described as follows:

Commencing at the Southeast corner of Lot 12, Block 124, Original Plat, City of Sheboygan; thence South 01°36'52" East along the extension of the West line of North 11th Street, 151.56 feet to its intersection with the Southwest line of North Water Street; thence North 43°57'31" West along the said Southwest line extended, 16.04 feet; thence South 88°35'36" West 41.28 feet; thence South 45°44'53" West 112.00 feet to a meander corner located North 46°44'53" East 6 feet more or less from the water's edge of the Sheboygan River; thence the following bearings and distances along a meander line: North 46°21'42" West 174.59 feet to a meander corner; North 27°14'23" West 316.38 feet to a meander corner located at the water's edge of the Sheboygan River, at the point of beginning.

Thence from said point of beginning, North 27°07'42" West along a meander line, 136.00 feet to a meander corner located North 88°36'33" East 3 feet more or less from the water's edge of the Sheboygan River; thence North 88°36'33" East along the South line of vacated Niagara Avenue, 23.18 feet; thence North 68°52'43" East 48.00 feet the West line of North Water Street Frontage Road; thence South 30°18'37" East along said West line, 116.00 feet; thence South 58°59'31" West 75.23 feet to the point of beginning.

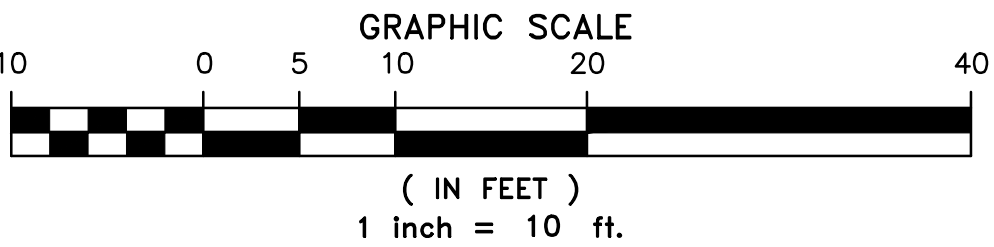
Together with lands lying between the aforesaid meander line and the water's edge of the Sheboygan River.

Parcel B:
Access Easement for the benefit of Parcel A described in Access Easement Declaration recorded in the office of the Register of Deeds for Sheboygan County, on December 3, 1999, in Volume 1709 of Records, Pages 299/311, as Document No. 1560035

Parcel C:
Access Easement for the benefit of Parcel A described in Access Easement recorded in the office of the Register of Deeds for Sheboygan County on June 16, 2003, as Document No. 1691310.

BASIS OF BEARINGS
Bearings are in reference to the West line of the North 1/2 of Block 124, Original Plat of the City of Sheboygan, which bears N38°08'38"W, as recorded.

VICINITY MAP



CHAPUT
LAND SURVEYS

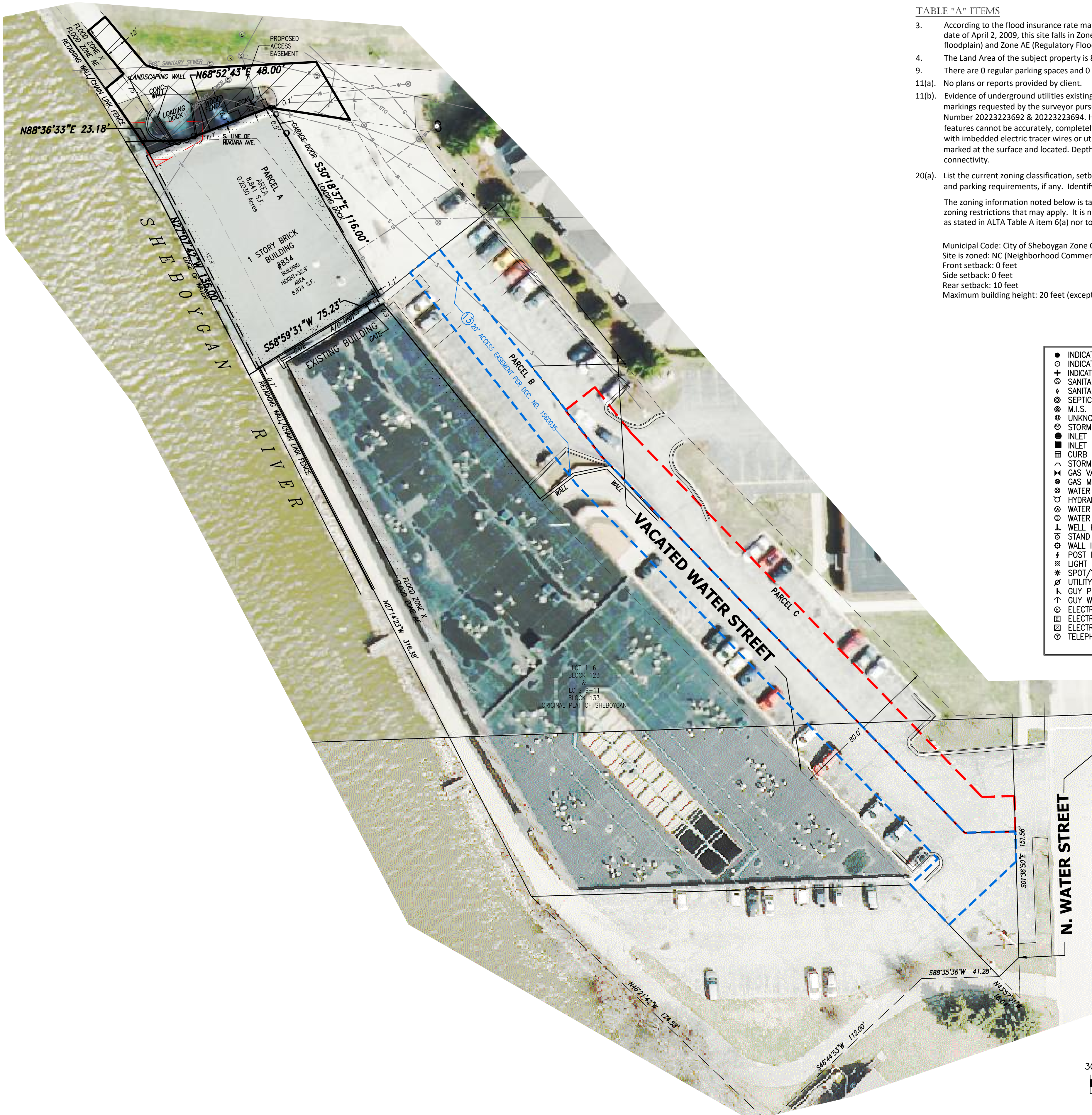
234 W. Florida Street
Milwaukee, WI 53204

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Date	Revision description

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Drawing No. 4226-lpm

EXHIBIT -PROPOSED ACCESS EASEMENT



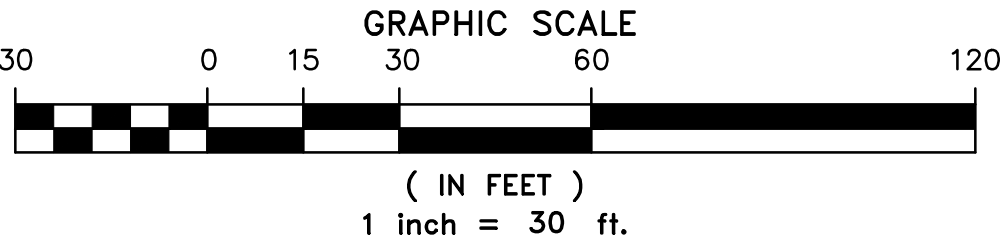
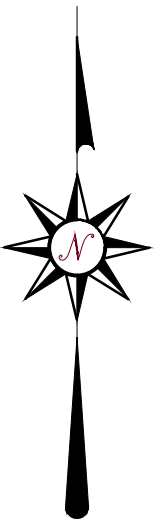
- TABLE "A" ITEMS
- According to the flood insurance rate map of the County of Sheboygan, Community Panel No. , effective date of April 2, 2009, this site falls in Zone X (Areas determined to be outside the 0.2% annual chance floodplain) and Zone AE (Regulatory Floodway).
 - The Land Area of the subject property is 8,841 square feet or 0.2030 acres.
 - There are 0 regular parking spaces and 0 handicap space marked on this site.
 - No plans or reports provided by client.
 - Evidence of underground utilities existing on or serving the surveyed property as determined by markings requested by the surveyor pursuant to a Diggers Hotline One-call center utility locate. Ticket Number 20223223692 & 20223223694. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. Client understands only utility lines with imbedded electric tracer wires or utilities made of materials capable of electric connectivity can be marked at the surface and located. Depth of utilities may prohibit their location even with electric connectivity.
 - List the current zoning classification, setback requirements, the height and floor space area restrictions, and parking requirements, if any. Identify the date and source of the zoning information.
- The zoning information noted below is taken from the municipal code ordinance. It does not reflect all zoning restrictions that may apply. It is not intended to be used in lieu of a comprehensive zoning report as stated in ALTA Table A item 6(a) nor to be relied on for site development purposes.

Municipal Code: City of Sheboygan Zone Code Sec. 15.105
Site is zoned: NC (Neighborhood Commercial District)
Front setback: 0 feet
Side setback: 0 feet
Rear setback: 10 feet
Maximum building height: 20 feet (except per Plan Commission)

LEGEND

● INDICATES FOUND 1" IRON PIPE	☐ TELEPHONE PEDESTAL
○ INDICATES SET 1" IRON PIPE	☐ CABLE PEDESTAL
+ INDICATES FOUND CHISELED CROSS	☐ CONTROL BOX
○ SANITARY MANHOLE	☐ FIBER OPTIC PEDESTAL/SIGN
⬆ SANITARY CLEANOUT OR VENT	⬆ TRAFFIC LIGHT
⊙ SEPTIC TANK ACCESS COVER	⊙ COMMUNICATION MANHOLE
⊙ M.J.S. MANHOLE	⊙ BOLLARD
⊙ UNKNOWN MANHOLE	+ SOIL BORING/MONITORING WELL
⊙ STORM MANHOLE	≡ WATER SURFACE
● INLET (ROUND)	≡ WETLANDS FLAG
● INLET (SQUARE)	▲ MARSH
☐ CURB INLET	⬆ FLAGPOLE
⌒ STORM SEWER END SECTION	● PARKING METER
⌒ GAS VALVE	⌒ SIGN
⊙ GAS METER	☐ MAILBOX
⊙ WATER VALVE	✕ RAILROAD CROSSING SIGNAL
⊙ HYDRANT	⬆ HANDICAP SPACE
⊙ WATER MANHOLE	★ CONIFEROUS TREE
⊙ WATER SERVICE CURB STOP	⊙ DECIDUOUS TREE
⌒ WELL HEAD	
☐ STAND PIPE	— SANITARY SEWER
☐ WALL INDICATOR VALVE	— STORM SEWER
⌒ POST INDICATOR VALVE	— WATERLINE
⌒ LIGHT POLE	— MARKED GAS MAIN
⌒ SPOT/YARD LIGHT	— MARKED ELECTRIC
⌒ UTILITY POLE	— OVERHEAD WIRES
⌒ GUY POLE	— MARKED TELEPHONE
⌒ GUY WIRE	— MARKED CABLE TV LINE
⊙ ELECTRIC MANHOLE	— MARKED FIBER OPTIC
☐ ELECTRIC PEDESTAL	— BURIED ELECTRIC SERVICE
⊙ ELECTRIC METER	— BOARD FENCE
⊙ TELEPHONE MANHOLE	— CHAIN LINK FENCE
	— WIRE FENCE

VICINITY MAP



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SITE ADDRESS
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TITLE COMMITMENT

This survey was prepared based on First American Title Insurance Company Commitment No. 106177, effective date of March 31, 2022 which lists the following easements and/or restrictions from schedule B-II:

- 1, 7, 8, 9 & 10 visible evidence shown, if any.
- 2, 3, 4, 5, 6, 11 & 18 not survey related.
- Easement Agreement by and between The Sheboygan Dairy Products Company and the City of Sheboygan, dated June 2, 1936, recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, on June 5, 1936, in Volume P, Pages 221/222, Document No. 337868. **Affects property by location, shown.**
- Terms and conditions of Access Easement Declaration by and between Garton Toy Factory Apartment Homes, LLC and Verifine Dairy, Inc., Dated December 1, 1999, recorded in the office of the Register of Deeds for Sheboygan County, on December 3, 1999, in Volume 1709 of Records, Pages 299/311, as Document No. 1560035. **Affects property by location, shown.**
- Ordinance No. 61-92-93 dated August 17, 1992, recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, on August 26, 1992, in Volume 1232 of Records, Pages 154/155, Document No. 1350739. **The location cannot be determined from the record document.**
- Ordinance No. 133-92-93 dated March 15, 1993, recorded in the office of the Register of Deeds for Sheboygan County, Wisconsin, on March 24, 1993, in Volume 1264 of Records, Pages 519/20, Document No. 1366621. **The location cannot be determined from the record document.**
- Easements, if any, that will continue despite the (partial) vacation of N. Water Street and Niagara Avenue. WIS. STAT. 66.1005(2)(a) preserves the rights of the public and any utility, municipality, school district of person to continue and maintain any installation in the public way that has become par of the insured premises. **Affects property by location, blanket type.**
- Terms and conditions of Access Easement recorded June 16, 2003, as Document No. 1691310. **Location shown.**

CHAPUT
LAND SURVEYS

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Milwaukee, WI 53204

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