EIGHTEENTH REGULAR COMMON COUNCIL MEETING AGENDA

December 15, 2025 at 6:00 PM

City Hall, 3rd Floor - Council Chambers, 828 Center Avenue, Sheboygan, WI

Notice of the 18th Regular Meeting of the 2025-2026 Common Council.

This meeting may be viewed LIVE on:
Charter Spectrum Channel 990, AT&T U-Verse Channel 99 and: www.wscssheboygan.com/vod.

Persons with disabilities who need accommodations to attend the meeting should contact Meredith DeBruin at the City Clerk's Office, 828 Center Avenue, (920) 459-3361. Members of the public who wish to participate in public forum remotely shall provide notice to the City Clerk at (920) 459-3361 by 12:00 p.m. on meeting day to be called upon during the meeting. All Alderpersons may attend the meeting remotely.

To view the meeting:
Microsoft Teams
Meeting ID:244 307 927 776 15
Passcode:hc6GP7Lt

OPENING OF MEETING

1. **Call to order**

2. **Roll Call**

3. **Pledge of Allegiance**

4. **Approval of Minutes**
   Seventeenth Regular Council Meeting held on December 1, 2025

5. **Mayoral Appointments**
   Annie Van Zeeland to be considered for appointment to the Mayor's International Committee
   Thomas Nicla to be considered for appointment to the Mayor's International Committee

6. **Confirmation of Mayoral Appointments**
   Election Inspectors for all elections in 2026 and 2027
   Eric Katte to the Board of Marina, Parks, and Forestry (Boat Slip Renter Rep)

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

8. **Mayor's Announcements**
   Upcoming Community Events, Proclamations, Employee Recognitions

HEARINGS

9. Hearing 10-25-26 is scheduled to give persons an opportunity to be heard relative to a proposed discontinuance and vacation of a portion of right-of-way on the south side of North Franklin Street

adjacent to Parcel 59281111200 located in part of Lots 15, 16, and 17, Block 313 of Original Plat, City of Sheboygan, Sheboygan County, Wisconsin.

10. Hearing 11-25-26 is scheduled to give persons an opportunity to be heard relative to a proposed amendment to the City of Sheboygan's Official Zoning Map to change the Use District Classification of property located at 819 N. 6th Street, Sheboygan from Class Suburban Office (SO) to Class Neighborhood Commercial (NC) Classification.

CONSENT

11. Report 33-25-26 by Interim Human Resources & Labor Relations Director/City Attorney Liz Majerus submitting the 2026 City of Sheboygan table of organization.

    Voted 5-0 by Finance and Personnel Committee to recommend filing

12. Report 35-25-26 by City Clerk submitting various license applications.

    Voted 5-0 by Licensing, Hearings, and Public Safety Committee to grant all licenses subject to approvals, inspections, insurance, payment of license fees and meeting State Statute requirements and Sheboygan Municipal Code.

13. Res. No. 142-25-26 by Alderpersons Mitchell and Perrella adopting the revised 2026 City of Sheboygan compensation program for non-represented employees.

    Voted 5-0 by Finance and Personnel Committee to recommend adoption

14. Res. No. 139-25-26 by Alderpersons Mitchell and Perrella authorizing retaining outside legal counsel to represent the City in the matter of SCF RC Funding IV LLC v. City of Sheboygan, and authorizing payment for said services.

    Voted 5-0 by Finance and Personnel Committee to recommend adoption

15. Res. No. 138-25-26 by Alderpersons Mitchell and Perrella authorizing the Finance Director to make all necessary changes and record all transactions in the City's General Ledger to close the Boat Facilities Fund and the Marina Fund and consolidate it into a combined Marina/Boat Facilities Fund.

    Voted 5-0 by Finance and Personnel Committee to recommend adoption

16. Res. No. 136-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with David Tenor Corporation for the 2025 Sanitary Sewer Repairs (North 16th Street – Erie Avenue to St. Clair Avenue and Kentucky Avenue – West of South 17th Street).

    Voted 5-0 by Public Works Committee to recommend adoption

17. Res. No. 145-25-26 by Alderpersons Dekker and Rust authorizing City officials to enter into a contract with Strand Associates for engineering services related to studying major factors to be considered should a wastewater treatment plant (WWTP) expansion be required in the future.

    Voted 5-0 by Public Works Committee to recommend adoption

18. Res. No. 144-25-26 by Alderpersons Dekker and Rust authorizing City officials to enter into a contract with Donohue & Associates, Inc. for engineering services related to the replacement of a wastewater treatment plant (WWTP) aeration blower.

Voted 5-0 by Public Works Committee to recommend adoption

19. Res. No. 141-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to execute a First Amendment to Memorandum of Understanding with Ellwood H. May Environmental Park Association of Sheboygan County, Inc. relating to certain terms and conditions in the MOU.

    Voted 5-0 by Public Works Committee to recommend adoption

20. Res. No. 140-25-26 by Alderpersons Dekker and Rust designating the Director of Public Works as the City's Authorized Representative for the Wisconsin Department of Transportation (WisDOT) Transportation Alternatives Program (TAP) Grant for State Funding Years (SFY) 2026-2030 and directing him to submit a WisDOT Transportation Alternatives Program Grant Application.

    Voted 5-0 by Public Works Committee to recommend adoption

21. Res. No. 137-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to enter into a contract with Cornerstone Pavers, LLC for the 2025 Street Improvements, Concrete Pavement Repairs (Mead Avenue and Wilson Avenue).

    Voted 5-0 by Public Works Committee to recommend adoption

REPORTS

22. Report 34-25-26 by City Clerk submitting a Summons and Complaint in the matter of SCR RC Funding IV LLC vs. City of Sheboygan. REFER TO FINANCE AND PERSONNEL COMMITTEE

    Voted 5-0 by Finance and Personnel Committee to recommend filing

RESOLUTIONS

23. Res. No. 143-25-26 by Alderpersons Dekker and Rust authorizing the appropriate City officials to execute a Vendor Permit Agreement with Tributary Beer Garden, LLC regarding the operation of a beer garden concession in Kiwanis Park.

    Voted 5-0 by Public Works Committee to recommend adoption

GENERAL ORDINANCES

24. Gen. Ord. No. 32-25-26 by Alderpersons Dekker and Rust amending Section 60-131 of the Sheboygan Municipal Code regarding permits for boat launching.

    Voted 5-0 by Public Works Committee to recommend adoption

25. Gen. Ord. No. 33-25-26 by Alderpersons Dekker and Rust changing the parking restrictions on the west side of North 9th Street from Erie Avenue to Ontario Avenue.

    Voted 5-0 by Public Works Committee to recommend adoption

26. Gen. Ord. No. 34-25-26 by Alderpersons Dekker and Rust amending various sections of the Sheboygan Municipal Code so as to allow for specially charging lead service lateral replacement and to allow those special charge revenues to provide security for the Safe Drinking Water Loan Program Lead Service Lateral Loan Program.

    Voted 5-0 by Public Works Committee to recommend adoption

27. Gen. Ord. No. 35-25-26 by Alderperson Close updating various sections of the Sheboygan Municipal Code so as to relocate the zoning-related boards and commissions. LAYS OVER

Voted 7-0 by City Plan Commission to recommend adoption

MATTERS LAID OVER

28. Res. No. 122-25-26 by Alderpersons Dekker and Rust vacating a 1034.86 square foot portion of right-of-way on the south side of North Franklin Street adjacent to Parcel No. 59281111200 located in part of Lots 15, 16, and 17, Block 313 of Original Plat, City of Sheboygan, Sheboygan County, Wisconsin.

Voted 4-0 by Public Works Committee to recommend adoption

29. Gen. Ord. No. 31-25-26 by Alderperson Close amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of Parcel No. 59281111460, 819 N. 6th Street, from Class Suburban Office (SO) to Class Neighborhood Commercial (NC) Classification.

Voted 6-0 by City Plan Commission to recommend adoption

OTHER MATTERS AUTHORIZED BY LAW

TENTATIVE DATE OF NEXT REGULAR MEETING

30. Next Regular Meeting Date: January 5, 2026

ADJOURN MEETING

31. 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

SEVENTEENTH REGULAR COMMON COUNCIL MEETING MINUTES

Monday, December 01, 2025

OPENING OF MEETING

1. **Call to order**
   The meeting was called to order at 6:00 p.m.

2. **Roll Call**
   Alderpersons present: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.

3. **Pledge of Allegiance**

4. **Approval of Minutes**
   Sixteenth Regular Council Meeting held on November 17, 2025

   MOTION TO APPROVE THE MINUTES
   Motion made by Dekker, Seconded by Perrella.
   Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.

5. **Resignations**
   Don Martens from the Board of Marina, Parks and Forestry.
   Richard Linde from the Board of Zoning Appeals.

   MOTION TO ACCEPT AND FILE
   Motion made by Dekker, Seconded by Perrella.
   Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.

6. **Mayoral Appointments – Lays over.**
   Election Inspectors for all elections in 2026 and 2027
   Eric Katte to the Board of Marina, Parks, and Forestry (Boat Slip Renter Rep)

7. **Confirmation of Mayoral Appointments**
   Marcia Reinthaler to be considered for appointment to the Redevelopment Authority
   Alderperson Alanza Grawien to be considered for appointment to the Licensing, Hearings, and Public Safety Committee

   MOTION TO CONFIRM
   Motion made by Dekker, Seconded by Perrella.
   Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.

8. Public Forum
Limit of five people having five minutes each with comments limited to items on this agenda.
Michael Brunette spoke.

9. Mayor's Announcements
Upcoming Community Events, Proclamations, Employee Recognitions

CONSENT

10. Report 31-25-26 by City Clerk submitting the State and County Apportionment Form from the County Board of Supervisors to determine the amount of taxes to be levied in Sheboygan County against all taxable property for the year.

    MOTION TO ACCEPT AND FILE
    Motion made by Dekker, Seconded by Perrella.
    Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.

11. Report 30-25-26 by City Clerk submitting various license applications.

    MOTION TO PULL ITEM FROM CONSENT AGENDA FOR A SEPARATE VOTE
    Motion made by Dekker, Seconded by Perrella.
    Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.
    MOTION TO FILE THE REPORT AND GRANT THE LICENSES WITH CONTINGENCIES
    Motion made by Dekker, Seconded by Perrella.
    Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.

12. Report 32-25-26 by Finance Director submitting a Tax Levy Certification for the 2025-2026 School Year from the Sheboygan Area School District.

    MOTION TO ACCEPT AND FILE
    Motion made by Dekker, Seconded by Perrella.
    Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.

13. Res. No. 129-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to execute a First Amendment to Memorandum of Understanding with Weill Center Foundation, Inc. relating to reimbursement for demolition costs during the expansion project.

    MOTION TO ADOPT THE RESOLUTION
    Motion made by Dekker, Seconded by Perrella.
    Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.

14. Res. No. 134-25-26 by Alderpersons Mitchell and Perrella authorizing the appropriate City officials to execute the First Amendment to Amended and Restated Development Agreement between Partners for Community Development, Inc., Gateway Apartments, LLC, and the City of

Sheboygan with regard to the development located at the corner of Erie Avenue and N. 13th Street.

MOTION TO ADOPT THE RESOLUTION
Motion made by Dekker, Seconded by Perrella.
Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.

15. Res. No. 132-25-26 by Alderpersons Mitchell and Perrella waiving the City's right to repurchase Parcel No. 59281423780.

MOTION TO ADOPT THE RESOLUTION
Motion made by Dekker, Seconded by Perrella.
Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.

16. Res. No. 131-25-26 by Alderpersons Mitchell and Perrella authorizing execution of a five (5) year contract with Zencity for the purpose of activating a digital community engagement platform to provide city staff with enhanced resident engagement services.

MOTION TO ACCEPT AND FILE
Motion made by Dekker, Seconded by Perrella.
Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.

RESOLUTIONS

17. Res. No. 135-25-26 by Alderpersons Mitchell and Perrella authorizing entering into a Tax Incremental District Development Agreement with Vollrath Company LLC and further authorizing the issuance of taxable tax increment project municipal revenue obligation.

MOTION TO ADOPT THE RESOLUTION
Motion made by Mitchell, Seconded by Perrella.
Voting Yea: Belanger, Close, Dekker, Heidemann, Menzer, Mitchell, Perrella, Rust – 8.
Voting Abstaining: Boorse, Grawien – 2.

18. Res. No. 130-25-26 by Alderpersons Rust and Boorse authorizing the appropriate City officials to accept and expend funds received from the Wisconsin Department of Justice as part of the Edward Byrne Memorial Justice Assistance Grant (JAG) Program.

MOTION TO ADOPT THE RESOLUTION
Motion made by Rust, Seconded by Boorse.
Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.

GENERAL ORDINANCES

19. Gen. Ord. No. 31-25-26 by Alderperson Close amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of Parcel

No. 59281111460, 819 N. 6th Street, from Class Suburban Office (SO) to Class Neighborhoo Commercial (NC) Classification. LAYS OVER

MATTERS LAID OVER

20. Res. No. 122-25-26 by Alderpersons Dekker and Rust vacating a 1034.86 square foot portion of right-of-way on the south side of North Franklin Street adjacent to Parcel No. 59281111200 located in part of Lots 15, 16, and 17, Block 313 of Original Plat, City of Sheboygan, Sheboygan County, Wisconsin. LAYS OVER

OTHER MATTERS AUTHORIZED BY LAW – None.

TENTATIVE DATE OF NEXT REGULAR MEETING

21. Next Regular Meeting Date: December 15, 2025

ADJOURN MEETING

22. Motion to Adjourn

MOTION TO ADJOURN AT 6:21 PM
Motion made by Dekker, Seconded by Perrella.
Voting Yea: Belanger, Boorse, Close, Dekker, Grawien, Heidemann, Menzer, Mitchell, Perrella, Rust – 10.

December 10th 2025

TO THE MEMBERS OF THE COMMON COUNCIL:

I hereby submit the following appointments for your confirmation:

- Annie Van Zeeland to be considered for appointment to the Mayor's International Committee
- Thomas Nicla to be considered for appointment to the Mayor's International Committee

Ryan Sorenson
Mayor
City of Sheboygan

Office of the Mayor

CITY HALL
828 CENTER AVE.
SHEBOYGAN, WI 53081

920-459-3317
www.sheboyganwi.gov

November 25, 2025

TO THE MEMBERS OF THE COMMON COUNCIL:

Pursuant to the requirements of Sec. 7.30 of the Wisconsin Statutes, I herewith submit for your approval the list of nominations for Election Inspectors for all elections in 2026 and 2027.

The aforementioned section of the law stipulates the manner in which Election Officials shall be chosen, and I tender my appointments as follows, to retain as much seniority and experience as is possible, while complying with the State Law.

Respectfully submitted,

Mayor Ryan Sorenson
City of Sheboygan

OFFICE OF THE MAYOR

CITY HALL
828 CENTER AVE.
SHEBOYGAN, WI 53081

920-453-0606
www.sheboyganwi.gov

CARLENE ANDERSON - U
NANCY ANDERSON - U
AMY BAHR - U
EILEEN BAILEY - U
JULIE BARBE - U
GARY BARIS - U
POLLY BARNES - U
GAIL BEHNKE - U
JEAN BEINEMANN - U
DEBORAH BENNIN - U
RONAN BOOTH - U
CORY BOUCK - R
ROSANNE BRANDT - U
MARGARET BRAUN - U
ROBERT BRAUN JR - U
JEFFREY BRICKNER - U
SANDRA BRICKNER - U
GREGORY BROCK - U
LEANNE BRULLA - U
TRACY BRUNETTE - U
KATHLEEN BUDNIK - U
JULIE BURKART - R
JACQUELINE CAMPBELL - R
MIKE CAMPBELL - U
KRISTIN CASEY-BOOTH - U
TIFFANY CHARLES - U
JANINE CHESEBORO - U
ALAN CLARK - U
CONNIE CORTRIGHT - R
SHARON DAMROW - R
JANET DANKWARDT - U
ROBERT DARLING - U
ARTHUR DEJONG - R
CYNTHIA DEJONG - R
TERESA DENNING - R
DAVID DERUS - U
DEBRA DESMOULIN - U
DANIEL DEVER - U
JORJA DOHERTY - U
JOHN DONOVAN - U
KATHLEEN DONOVAN - U
ROGER DULMES - U
SHARON DULMES - U
JESSICA DUMOVICH - U

REBECCA DUQUESNOY - U
ROGER EIGENBERGER - U
KAY JOANN ERHARDT - U
JANET ESLER - D
CYNTHIA EVANOFF - U
JULIE FELBAB - U
LORI FINK - U
ANNALISE FLYNN - U
DIANA FOTH - U
BONNIE FOY - U
MATTHEW FRIAF - U
JUDY GASPER - R
MARJORIE GIESEN - R
JUNE GILL - U
TIMOTHY GILLIS - U
DINA GIRDAUKAS - R
MARY ELIZABETH GLASS- TOWNE - U
JUDY GMACH - U
JEANNE GOES - U
MARY GRAPENTINE - U
EVELYN GREEN - U
CLAIRE GROHSKOPF - U
DAVID GROHSKOPF - U
RUTH GROSSHUESCH - U
FAITH GRUBER - U
KAREN HABECK - U
LORA HAGEN - D
CARLY HAKALA - R
INGEBORG HARBACH - U
ANDREA HARTLAUB-PAYNE - R
DARRELL HAUSE - R
WILLIAM HAYON - U
DENISE HEADRICK - R
HANNS HEICK - U
ROBERT HELMINIAK - U
RENA HEMLOCK - U
CHRISTINE HEMMER - U
RYAN HOLZEM - U
ELIZABETH HUELLER - U
ANGELA HULLIN - U
JACOB IMMEL - R
RUSSELL JANISZEWSKI - U

LORI JOHNSON - U
JEFFREY JUSTUS - U
MARY JUSTUS - U
SHEILA KADING - U
JAXON KASBOHM - U
JANE KAUTZER - R
JULIE KELLY - R
ROXANN KEMPFERT - U
JANE KETTLER - U
THOMAS KLEEFISCH - U
MICHAEL KLEIN - U
LAURA KLEMM - U
JAN KLIEJUNAS - U
JEANNE KLIEJUNAS - U
CONNIE KNOP - U
MAUREEN KOBER - U
JEANNE KOBUSZEWSKI - R
FRANK KOCZAN - U
MARY KOCZAN - U
LISA KOHL - U
LAWRENCE KRUEGER - U
MARGARET KRUEGER - U
RACHAEL KRUEGER - U
MARY KUEHL - U
ANN-MARIE LANCASTER - U
KATHLEEN LARSON - U
VICKI LEONHARDT - U
MARTHA LEPPANEN - D
EARL LILYQUIST - U
MERLE LIMBERG - U
CAMERON LITT - U
LYNN LITT - U
KATHLEEN LOWEN - U
MARY MARGARET LUBACH - U
RUTH LUEDTKE - R
PETER MADDEN - D
DEBBI MAHLER - U
CYNTHIA MARKS - U
LORRAINE MAROTZ - R
KAREN MARTIN - U
MARY BETH MARTIN - U
HARVEY MCBROOM - U
NORMA MCBROOM - U

D=Democratic Party R=Republican Party U=Unaffiliated

JOSEPH MEDINGER - R
VICKI MENUGE - R
JANET MERTENS - U
JEFF MIDDLESWORTH - U
JOANNE MIDDLESWORTH - U
MICHAEL MIHELICH - U
MARILYN MILLER - U
DAVID MINOR - U
CELENE MOELLER - U
JEANNE MUELLER - U
HENRY NELSON - U
WILLIAM NOVAK - U
SALVATORE PIAZZA - U
ELISABETH PICKEL - U
RITA PITTENGER - U
WILLIAM PITTENGER - U
CANDACE PITTS - U
KRISTIN PLUCAR - U
STEVEN POETZ - U
TIMOTHY POOL - U
ERIC PORTER - U
MICHELLE QUASIUS - U
JOAN RABE - U
MARY RAFTERY - U
JILL RECHTFERTIG - U
PETER RECHTFERTIG - U
AMBER REIMER - U
DAVID REINEKING - U
AMY REINEMANN - U
PAMELA REISS - U
LUANN ROMAN - U
PEGGY ROTHE - U
DENNIS RUNGE - R
PATRICIA RYAN - U
JOANNE SALAS - U
JILL SANDVEN - D
KAY SBARBARO - U
RANDAL SCHMIDT - U
FRANCES SCHNEIDER - U
LEE SCHNEIDER - D
WILMA SCHARRER - U
JESSICA SCHOUTEN - R
VALORIE SCHULTZ - U
WAYNE SCHULTZ - U
AMY SCHULZE - U
RONALD SCHULZE - U
MANDA SCHWARTZ - U
DORIS SCHWEBEL - U
PATRICIA SHINNERS - U
JANE SHOEMAKER - D
AMANDA SMITH - U
JENNIFER SMITH - U
JERRY SMITH - U
MARY SMITH - U
CHERYL SOHN - D
NINA STAPEL - U
JOELLE STEFFEN - U
WILLIAM STEFFEN - U
KIM STEPHENS - U
DAVID STROHSCHOEN - U
PATRICIA TARNOWSKI - U
BARBARA TAUSCHEK - U
DAVID TEMPAS - U
HEATHER TEMPAS - U
NANCY TESELLE - U
GARY THELEN - R
DORIS THEUNE - U
MARC THEUNE - U
LINDA THIEL - U
LINDSAY THOMACK - U
WILSON TOWNE - U
MARGARET TRAGER - U
MCKENZIE URBINA - U
SHERRIL VANDENBERG - U
JUDY VAN WATTINGEN - U
MARY KAY
VINCENT-SAMET - D
ELLEN VOJTA - R
THOMAS WAGNER - U
RONALD WAKEFIELD - R
BARBARA WALKER - U
BILL WALLACE - U
MARY WEAVER - U
PATRICIA WEBER - U
MARY WEBSTER - U
PETER WEBSTER - U
CYNTHIA WEINA - U
STEVEN WEINA - U
RORY WETTSTEIN - U
CHRISTINE WIECK - U
BARBARA WIESE - R
EMILY WILINSKI - U
LUCINDA WILLER - U
JAMES WILLIAMS - U
KRISTINE WILLIAMS - D
JULIAN WILSON - U
WENDY WIRTH-BROCK - U
DEBBRA WOODARD - U
DANIEL WORTH - U
ASHLEIGH YONKE - U
DEBRA ZAHNER - U
LINDA ZAJKOWSKI - U

D=Democratic Party R=Republican Party U=Unaffiliated

SHEBOYGAN COUNTY DEMOCRATIC PARTY

816 Erie Avenue
Sheboygan WI 53081
October 15, 2025

Mayor Ryan Sorenson
City Clerk Meredith DeBruin
City of Sheboygan
828 Center Avenue
Sheboygan WI 53081

Re: Nomination of Election Inspectors/Poll Workers

Dear Mayor Sorenson and Clerk DeBruin:

Pursuant to the provisions of Wis. Stats. § 7.30, the Sheboygan County Democratic Party nominates the following persons to serve as election inspectors/poll workers in City of Sheboygan in 2026 and 2027.

- Mary Kay Vincent-Samet, , Sheboygan WI 53083
- Jill Sandven, Sheboygan WI 53083
- Jane Shoemaker, , Sheboygan WI 53083
- Lee Schneider, , Sheboygan WI 53081
- Lora Hagen, , Sheboygan WI 53081
- Cheryl Sohn, Sheboygan WI 53081
- Peter Madden, , Sheboygan WI 53081
- Janet Esler, , Sheboygan WI 53083
- Rosemary Verheyen, , Sheboygan WI 53081

I have personally contacted each individual and certify that each has agreed to serve as an election inspector/poll worker for said term.

Thank you very much for your attention to this matter.

Mary Lynne Donohue
Co-chair, Sheboygan County Democratic Party

SHEBOYGAN

SHEBOYGAN COUNTY DEMOCRATIC PARTY
816 Erie Avenue
Sheboygan WI 52081
sheboygandems@gmail.com

November 6, 2025

Mayor Ryan Sorenson
City Clerk Meredith
DeBruin City of Sheboygan
828 Center Avenue
Sheboygan WI 53081

Re: Nomination of Election Inspectors/Poll Workers

Dear Mayor Sorenson and Clerk DeBruin:

Pursuant to the provisions of Wis. Stats. § 7.30, the Sheboygan County Democratic Party amends its November 2025 list of nominated election inspectors/poll workers to add the names of Martha Leppanen,
, Sheboygan WI 53083 and Kristine Williams,
, Sheboygan WI 53081 serve as election inspectors/poll workers in City of Sheboygan in 2025 and 2026.

I have personally contacted Martha Leppanen and Kristine Williams and certify that they have agreed to serve as an election inspector/poll worker for said term.

Thank you very much for your attention to this matter.

Mary Lynne Donohue
Co-chair, Sheboygan County Democratic Party

THE REPUBLICAN PARTY of SHEBOYGAN COUNTY

Republican Election Inspectors Nomination List

Dear: Clerk Meredith Debruin & Mayor Ryan Sorenson
City of Sheboygan
838 Center Ave.
Sheboygan, WI 53081

Pursuant to Wis. Stat. §7.30, and for the purposes of nominating Republican Election inspectors in Sheboygan County.

I, Micah Pearce, of the Republican Party of Sheboygan County.

hereby nominate the attached list of individuals.

Certification

I, hereby, certify that each nominee whose name appears on this list has been contacted individually and each nominee on this list has agreed to serve as an election inspector.

(County Party Chair) — (Date) 11-13-25

(County Party Membership Chair) — (Date) 11-13-25

Please Contact Dennis Gasper with any questions or if you need any additional information.

Dennis Gasper

Kathi	Beyer	Sheboygan	53081		
Cory	Bouck	Kohler	53044		

Jennifer	Buelow		Cascade	53011
Julie	Burkart		Plymouth	53073
Jacqueline	Campbell		Sheboygan	53083
Connie	Cortright		Sheboygan	53083
Sharon	Damrow		Sheboygan	53081
Dominick	Davis		Sheboygan	53081
Cynthia	Dejong		Sheboygan	53081
Arthur	Dejong		Sheboygan	53081
Teresa	Denning		Sheboygan	53081
Judy	Gasper		Plymouth	53073
Marge	Giesen		Sheboygan	53081
Dina	Girdaukas		Sheboygan Falls	53085-2652
Carly	Hakala		Sheboygan	53083
Darrell	Hause		Sheboygan	53083
Denise	Headrick		Sheboygan	53081
Jay	Hoogstra		Sheboygan Falls	53085
Jacob	Immel		Sheboygan	53081
Michael	Jones		Waldo	53093
Jane	Kautzer		Sheboygan	53083
Julie	Kelly		Sheboygan	53081
Jeanne	Kobuszewski		Sheboygan	53081
Ruth	Luedtke		Sheboygan	53083

Julie	Lutzke		Sheboygan Falls	53085		
Tracy	Lyons		Kohler	53044		
Lorraine	Marotz		Sheboygan Falls	53085		
Joseph	Medinger		Sheboygan	53081		
Vicki	Menuge		Sheboygan	53081		
Kathy	Nonhof		Kohler	53044		
Marcy	Oliver		Sheboygan			
Andrea Hartlaub-Payne	Payne		Sheboygan	53081		
Dennis	Runge		Sheboygan	53081		
Mark	Schear		Sheboygan Falls	53085		
Jessica	Schouten		SHEBOYGAN	53081		
Patricia	Schutt		Sheboygan	53081		
Brooke	Strouf		Sheboygan	53083		
Gary	Thelen		Sheboygan Falls	53085		
Rob	VanderSchaaf		Sheboygan Falls	53085		
Ellen	Vojta		Sheboygan	53081		
Ronald	Wakefield		Sheboygan	53081		
Rev Stephen	Welch		Cedar Grove	53013		
Barbara	Wiese		Sheboygan Falls	53085		
John Ben	Wiley		Plymouth	53073		

SHEBOYGAN

SHEBOYGAN COUNTY DEMOCRATIC PARTY
816 Erie Avenue
Sheboygan WI 52081
sheboygandems@gmail.com

Mayor Ryan Sorenson
City Clerk Meredith
DeBruinCity of Sheboygan
626 Avenue
Sheboygan WI 53081

November 21, 2025

Re: Nomination of Election Inspectors/Poll Workers

Dear Mayor Sorenson and Clerk DeBruin:

Pursuant to the provisions of Wis. Stats. § 7.30, the Sheboygan County Democratic Party amends its November 2025 list of nominated election inspectors/poll workers to add the name of Barbara Bubb, Sheboygan WI 53083 serve as an election inspector/poll workerin City of Sheboygan in 2025 and 2026.

Barbara Bubb has agreed to serve as an election inspector/poll worker for said term.

Thank you very much for your attention to this matter.

Mary Lynne Donohue
Co-chair, Sheboygan County Democratic Party

November 25th 2025

TO THE MEMBERS OF THE COMMON COUNCIL:

I hereby submit the following appointments for your confirmation:

- Eric Katte to be considered for appointment to the Board of Marina, Parks, and Forestry (Boat Slip Renter Rep)

Ryan Sorenson
Mayor
City of Sheboygan

Office of the Mayor

CITY HALL
828 CENTER AVE.
SHEBOYGAN, WI 53081

920-459-3317
www.sheboyganwi.gov

CITY OF SHEBOYGAN
HEARING 10-25-26

DECEMBER 15, 2025.

A hearing is scheduled to give persons an opportunity to be heard relative to a proposed discontinuance and vacation of a portion of right-of-way on the south side of North Franklin Street adjacent to Parcel 59281111200 located in part of Lots 15, 16, and 17, Block 313 of Original Plat, City of Sheboygan, Sheboygan County, Wisconsin.

All interested parties will be heard.

Publish November 21, November 28, and December 5

NOTICE OF PUBLIC HEARING ON DISCONTINUANCE OF PUBLIC WAY

WHEREAS, a resolution has been introduced for the vacating and discontinuance of a portion of right-of-way on the south side of North Franklin Street adjacent to Parcel 59281111200 located in part of Lots 15, 16, and 17, Block 313 of Original Plat, City of Sheboygan, Sheboygan County, Wisconsin.

WHEREAS, pursuant to Sec. 66.1003(4) of the Wisconsin Statutes, a notice shall be published setting forth when said resolution will be acted upon.

NOTICE IS THEREFORE GIVEN

That said resolution will be acted upon at a regular meeting of the Common Council to be held in the Council Chambers at City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 15th day of December, 2025, at 6:00 p.m.

MEREDITH DEBRUIN
City Clerk

Outlook

Thank you for placing your order with us.

From Sheboygan Legals <legals@sheboyganpress.com>
Date Wed 10/29/2025 1:35 PM
To DeBruin, Meredith <Meredith.DeBruin@sheboyganwi.gov>; eharriso@gannett.com <eharriso@gannett.com>

2 attachments (50 KB)
LWIX03990300.pdf; LWIX03990300.txt;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

We appreciate you using our online self-service ads portal, available 24/7. Please continue to visit Sheboygan Press's online Classifieds HERE to place your legal notices in the future.

Deadlines vary by publication, changes and/or cancellations may not be honored due to deadline restrictions.

Job Details

Order Number:	**LWIX0399030**
Classification:	Govt Public Notices
Package:	General Package
Additional Options:	1 Affidavit $1.00
Total payment:	$66.92

Account Details

Sheb, City Of,Legal Acct
828 Center AVE # 110 ACCOUNTS PAYABLE
Sheboygan, WI ◆ 53081-4442
920-459-4000
Bernard.Rammer@sheboyganwi.gov
Sheb, City Of,Legal Acct

Schedule for ad number LWIX03990300

Fri Nov 21, 2025	
Sheboygan Press	*All Zones*
Fri Nov 28, 2025	
Sheboygan Press	*All Zones*
Fri Dec 5, 2025	
Sheboygan Press	*All Zones*

NOTICE OF PUBLIC HEARING ON DISCONTINUANCE OF PUBLIC WAY

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WHEREAS, pursuant to Sec. 66.1003(4) of the Wisconsin Statutes, a notice shall be published setting forth when said resolution will be acted upon.

NOTICE IS THEREFORE GIVEN

That said resolution will be acted upon at a regular meeting of the Common Council to be held in the Council Chambers at City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 15th day of December, 2025, at 6:00 p.m.

MEREDITH DEBRUIN
City Clerk

WNAXLP
November 21, 28, December 5 2025
LWIX0399030

Affidavit of Process Server

Item 9.

Check here if: ____DILHR or ____USDC ____Dist of ____

State of Wisconsin | County of Sheboygan

Court Appearance Date: | Case Number

In RE the matter of:

CITY OF SHEBOYGAN, NOTICE TO PROPERTY OWNER RE: VACATION OF PORTION OF N. FRANKLIN STREET

I the undersigned, am an adult resident of the state and not a party to the action. I hereby certify that on 11/03/25 at 6:15pm

I served/or ~~attempted to serve~~, (See non-service section)

NAME: BRIAN & STEVE HECKENDORF

[ ] DEFENDANT [] PETITIONER [ ] TENANT
[ ] INVOLUNTARY PLAINTIFF X RESPONDENT) WITNESS

by serving: **Brian Heckendorf at 420-Pennslyvania Avenue Sheboygan, WI. 53081**

X] Personal Service
[ ] Corporate Service: by leaving, during office hours, copies at the office of the person/entity being served, leaving same with the person apparently in charge thereof.)
[ ] Substitute Service: by leaving true & correct copies of the above documents with a competent member of the family/abode over the age of 14, and informed that person of the contents thereof. (See other attempt dates)
[ ] By posting copies in a conspicuous manner to the address of the person/entity being served. (Use only for evictions)
[ ] Copies of the documents were mailed by prepaid, first class mail on: _____ _____
Date From

Non-Service: after due search, careful inquiry and diligent attempts at the address(s) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):

[ ] Unknown at address [ ] Moved, no forwarding [ ] Refuses to cooperate in acceptance
[ ] Address does not exist [ ] Evading [ ] Service canceled by litigant
[ ] Not home three attempts [ ] Unable to serve in a timely fashion [ ] Search was conducted, whereabouts unknown

Type of Documents:

- **Letter to Property Owner from Meredith DeBruin, City Clerk**
- **Vacation Exhibit "A"-N. Franklin Street**

At the time of service, I did place upon it the date, time, manner and my name, leaving a true and correct copy thereof, and that the server knew the person so served to be the defendant (or other) mentioned and named therein.

NUMBER OF ATTEMPTS: **2** (See attached notes) NUMBER OF ADDRESSES ATTEMPTED (if more than one) _

SERVICE FEE $ 55.00 WITNESS FEE $ _____
GARNISHEE FEE$_____ SEARCH FEE $
MAILING FEE $_____ MILEAGE $_____

Server's Name: Bob Wallace (Print name) Server's Signature: Bob Wallace

Subscribed and sworn before me
This 5th. day of November, 2025

Sheboygan Private Police, LLC
Sheboygan, WI 53081

Lina L Mack NOTARY PUBLIC, State of Wisconsin

My Commission expires on: 11-19-2027

City of
Sheboygan
pirit on the lake.

November 3, 2025

Dear Property Owner:

Whereas, a Resolution has been introduced for the vacation and discontinuance of a portion of right-of-way on the south side of North Franklin Street adjacent to Parcel 59281111200 located in part of Lots 15, 16, and 17 Block 313 of Original Plat, City of Sheboygan, more particularly described as (map attached):

PART OF NORTH FRANKLIN STREET ADJACENT TO NORTH LINE OF LOT IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE S 63° 39'26" W, 23.71 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE S 88° 45'30" W, 15.24 FEET TO THE POINT OF BEGINNING; THENCE N 02° 52'15" W, 13.00 FEET; THENCE S 88° 45'30" W, 76.00 FEET; THENCE S 35° 19'35" W, 7.47 FEET; THENCE S 01° 14'30" E, 7.00 FEET ALONG THE EAST LINE OF N. 5TH STREET; THENCE N 88° 45'30" E, 80.82 FEET ALONG THE NORTH LINE OF NORTH FRANKLIN STREET TO THE POINT OF THE BEGINNING.

SAID PARCEL CONTAINS 1,034.86 SQ. FT. OF LAND, MORE OR LESS.

Notice is hereby given that said Resolution will be heard and acted upon at the regular meeting of said Council to be held in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 15th day of December, 2025 at 6:00 p.m.

If you have questions, please direct your inquiries to the City Engineering department, (920) 459-3367.

Sincerely,

MEREDITH DEBRUIN, City Clerk

CITY CLERK'S OFFICE

CITY HALL
828 CENTER AVE., SUITE 100
SHEBOYGAN, WI
53081-4442

920/459-3361
FAX 920/459-2917

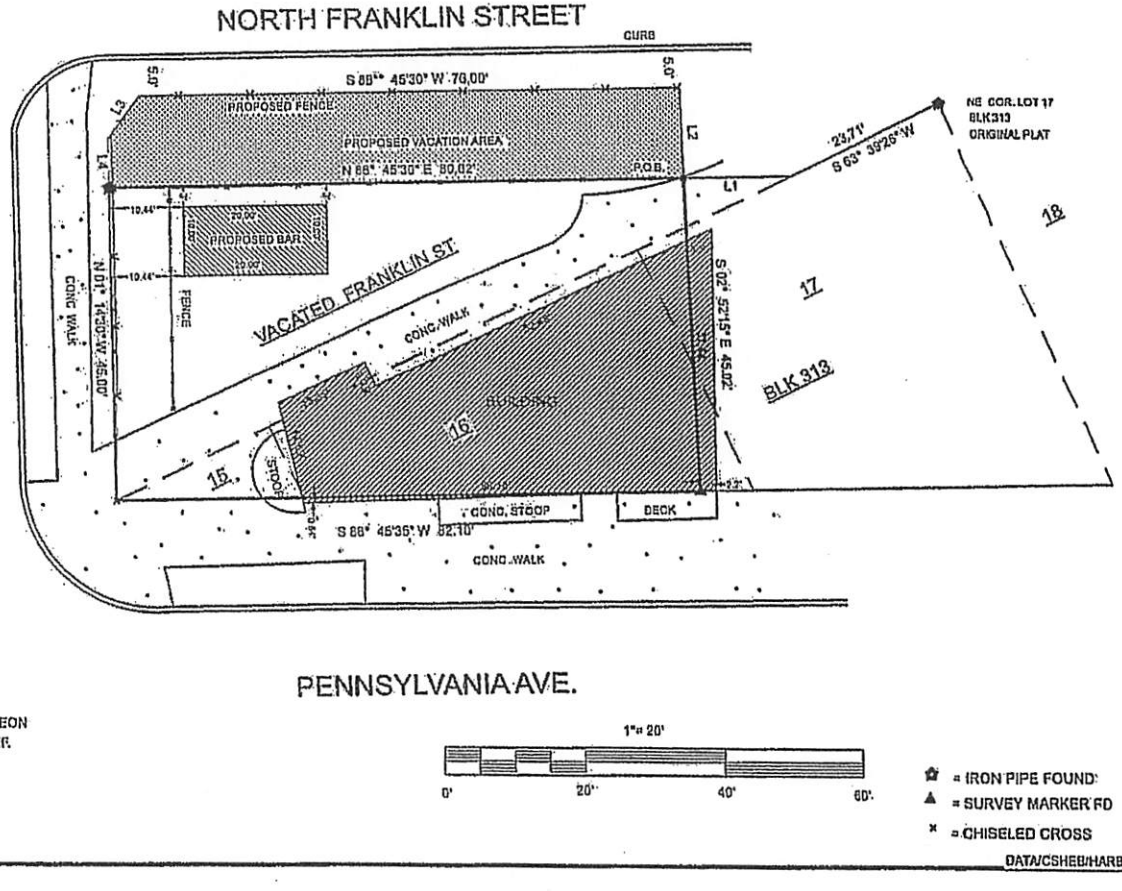
www.sheboyganwi.gov

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN
SHEET 1 OF 2

434 PENNSYLVANIA AVE
PACEL NO. 59281111200
PART OF LOTS 15, 16 AND 17 BLOCK 313
OF OIGINAL PLAT AND VACATED NORTH FRANKLIN ST.
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SEE SHEET 2 FOR COMPLETE LEGAL DESCRIPTION

VACATION EXHIBIT



LINE	BEARING	DISTANCE
L1	S 88° 45'30" W	15.24
L2	N 02° 52'15" W	13.00
L3	S 35° 10'35" W	7.47
L4	S 01° 14'30" E	7.00

WISCONSIN
DENNIS J. VAN SLUYS
S-1238
SHEBOYGAN, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT OR I
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 13th day of April ,2022. REVISED 9/15/25

tabbies
EXHIBIT
A

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

SHEET 2 OF 2

VACATION EXHIBIT

LEGAL DESCRIPTION OF LOT
434 PENNSYLVANIA AVE.
PARCEL 6928111120
A PART OF LOTS 16, 16 AND 17 OF BLOCK 313 OF THE ORIGIANL PLAT
OF THE CITY OF SHEBOYGAN, SHEBOYGAN, COUNTY, WISCONSIN
AND PART OF VACATED NORTH FRANKLIN STREET DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17;
THENCE S 63° 39'26" W., 23.71 FEET ALONG THE NORTH LINE OF SAID LOT 1;
THENCE S 88° 45'30" W., 16.24 FEET TO THE POINT OF BEGINNING;
THENCE S 02° 52'16" E., 45.02 FEET;
THENCE S 88° 45'35" W., 82.10 FEET ALONG THE NORTH LINE OF PENNSYLVANIA AVE.;
THENCE N 01° 14'30" W., 46.00 FEET ALONG THE EAST LINE OF N. 5TH STREET;
THENCE N 88° 45'30" E., 80.82 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF VACATION AREA
AT 434 PENNSYLVANIA AVE.
PARCEL 6928111120
A PART OF NORTH FRANKLIN STREET ADJACENT TO NORTH LINE OF LOT
IN THE CITY OF SHEBOYGAN, SHEBOYGAN, COUNTY, WISCONSIN

DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17;
THENCE S 63° 39'26" W., 23.71 FEET ALONG THE NORTH LINE OF SAID LOT 1;
THENCE S 88° 45'30" W., 16.24 FEET TO THE POINT OF BEGINNING;
THENCE N 02° 52'16" W., 13.00 FEET;
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THENCE S 01° 14'30" E., 7.00 FEET ALONG THE EAST LINE OF N. 5TH STREET;
THENCE N 88° 45'30" E., 80.82 FEET ALONG THE NORTH LINE OF NORTH FRANKLIN STREET
TO THE POINT OF BEGINNING.

WISCONSIN
DENNIS J.
VAN SLUYS
S-1238
SHEBOYGAN,
WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY
THIS IS NOT A PRINTED COPY
I CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 13th day of April ,2022. REVISED 9/15/25

Duly served this 3rd day of Nov. 20 25

at 6:15 AM PM

Brian / Steve Heckendorf

By: Brian Heckendorf

as personal or substituted

at 420 - Pennsylvania Ave Sheboygan

(Street address or location) (City, Town, Village)

Sheboygan Wisconsin

by Bob Wallum Process Server

Sheboygan Police

Affidavit of Process Server

Item 9.

Check here if: ____DILHR or ____USDC ____Dist of ____

State of Wisconsin

County of Sheboygan

Court Appearance Date:

Case Number

In RE the matter of:

CITY OF SHEBOYGAN, NOTICE TO PROPERTY OWNER RE: VACATION OF PORTION OF N. FRANKLIN STREET

I the undersigned, am an adult resident of the state and not a party to the action. I hereby certify that on 11/03/25 at 6:10pm

I served/or ~~attempted to serve~~, (See non-service section)

NAME: DENNIS PENTEK

[ ] DEFENDANT [] PETITIONER [ ] TENANT

[ ] INVOLUNTARY PLAINTIFF X RESPONDENT) WITNESS

by serving: **Dennis Pentek 502-Pennslyvania Avenue Sheboygan, WI. 53081**

X] Personal Service

[ ] Corporate Service: by leaving, during office hours, copies at the office of the person/entity being served, leaving same with the person apparently in charge thereof.)

[ ] Substitute Service: by leaving true & correct copies of the above documents with a competent member of the family/abode over the age of 14, and informed that person of the contents thereof. (See other attempt dates)

[ ] By posting copies in a conspicuous manner to the address of the person/entity being served. (Use only for evictions)

[ ] Copies of the documents were mailed by prepaid, first class mail on: _____ _____

Date From

Non-Service: after due search, careful inquiry and diligent attempts at the address(s) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):

[ ] Unknown at address [ ] Moved, no forwarding [ ] Refuses to cooperate in acceptance

[ ] Address does not exist [ ] Evading [ ] Service canceled by litigant

[ ] Not home three attempts [ ] Unable to serve in a timely fashion [ ] Search was conducted, whereabouts unknown

Type of Documents:

- **Letter to Property Owner from Meredith DeBruin, City Clerk**
- **Vacation Exhibit "A"-N. Franklin Street**

At the time of service, I did place upon it the date, time, manner and my name, leaving a true and correct copy thereof, and that the server knew the person so served to be the defendant (or other) mentioned and named therein.

NUMBER OF ATTEMPTS: **2** (See attached notes)

NUMBER OF ADDRESSES ATTEMPTED (if more than one) _

SERVICE FEE $ 55.00

WITNESS FEE $ _____

GARNISHEE FEE$_____

SEARCH FEE $

MAILING FEE $_____

MILEAGE $_____

Server's Name: Bob Wallace
(Print name)

Server's Signature: Bob Wallace

Subscribed and sworn before me
This 5th. day of November, 2025

Sheboygan Private Police, LLC
Sheboygan, WI 53081

Lina R Mackie NOTARY PUBLIC, State of Wisconsin

My Commission expires on: 11-19-2027

City of
Sheboygan
pirit on the lake.

November 3, 2025

Dear Property Owner:

Whereas, a Resolution has been introduced for the vacation and discontinuance of a portion of right-of-way on the south side of North Franklin Street adjacent to Parcel 59281111200 located in part of Lots 15, 16, and 17 Block 313 of Original Plat, City of Sheboygan, more particularly described as (map attached):

PART OF NORTH FRANKLIN STREET ADJACENT TO NORTH LINE OF LOT IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE S 63° 39'26" W, 23.71 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE S 88° 45'30" W, 15.24 FEET TO THE POINT OF BEGINNING; THENCE N 02° 52'15" W, 13.00 FEET; THENCE S 88° 45'30" W, 76.00 FEET; THENCE S 35° 19'35" W, 7.47 FEET; THENCE S 01° 14'30" E, 7.00 FEET ALONG THE EAST LINE OF N. 5TH STREET; THENCE N 88° 45'30" E, 80.82 FEET ALONG THE NORTH LINE OF NORTH FRANKLIN STREET TO THE POINT OF THE BEGINNING.

SAID PARCEL CONTAINS 1,034.86 SQ. FT. OF LAND, MORE OR LESS.

Notice is hereby given that said Resolution will be heard and acted upon at the regular meeting of said Council to be held in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 15th day of December, 2025 at 6:00 p.m.

If you have questions, please direct your inquiries to the City Engineering department, (920) 459-3367.

Sincerely,

MEREDITH DEBRUIN, City Clerk

CITY CLERK'S OFFICE

CITY HALL
828 CENTER AVE., SUITE 100
SHEBOYGAN, WI
53081-4442

920/459-3361
FAX 920/459-2917

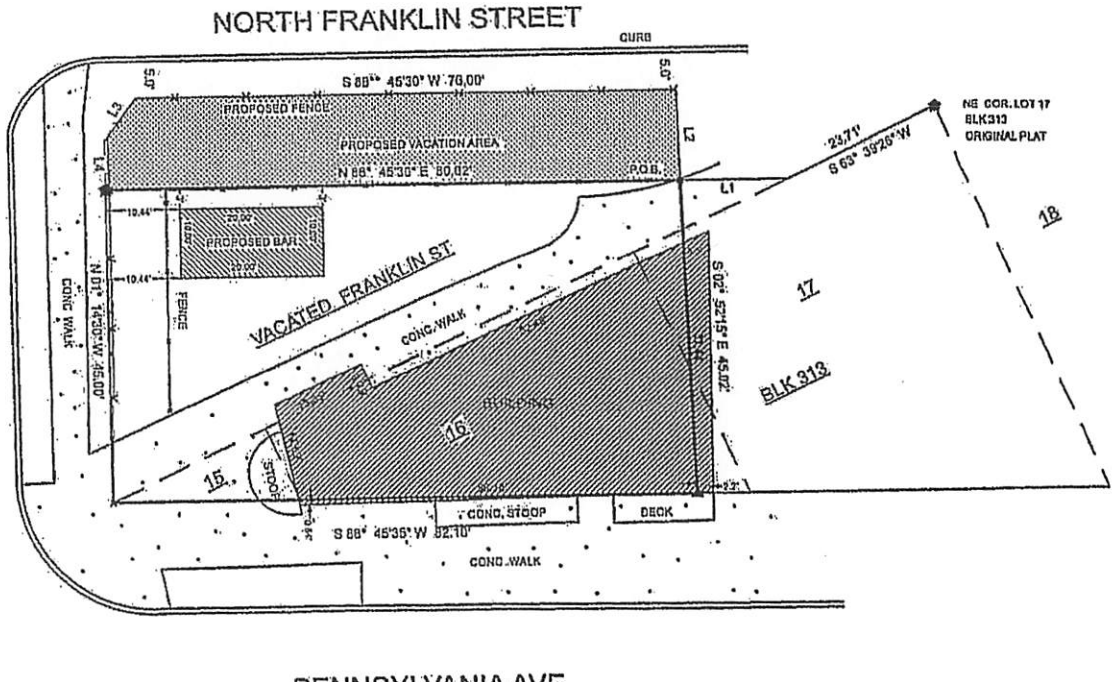
www.sheboyganwi.gov

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN
SHEET 1 OF 2

434 PENNSYLVANIA AVE
PACEL NO. 59281111200
PART OF LOTS 15, 16 AND 17 BLOCK 313
OF OIGINAL PLAT AND VACATED NORTH FRANKLIN ST.
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SEE SHEET 2 FOR COMPLETE LEGAL DESCRIPTION

VACATION EXHIBIT



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L2	N 02° 52'15" W	13.00
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L4	S 01° 14'30" E	7.00

WISCONSIN
DENNIS J. VAN SLUYS
S-1238
SHEBOYGAN, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 13th day of April ,2022. REVISED 9/15/25

tabbies EXHIBIT A

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

SHEET 2 OF 2

VACATION EXHIBIT

LEGAL DESCRIPTION OF LOT
434 PENNSYLVANIA AVE.
PARCEL 6928111120
A PART OF LOTS 16, 18 AND 17 OF BLOCK 313 OF THE ORIGIANL PLAT
OF THE CITY OF SHEBOYGAN, SHEBOYGAN, COUNTY, WISCONSIN
AND PART OF VACATED NORTH FRANKLIN STREET DESCRIBED AS:
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THENCE S 63° 45'35" W., 82.10 FEET ALONG THE NORTH LINE OF PENNSYLVANIA AVE.;
THENCE N 01° 14'30" W., 46.00 FEET ALONG THE EAST LINE OF N. 6TH STREET;
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AT 434 PENNSYLVANIA AVE.
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A PART OF NORTH FRANKLIN STREET ADJACENT TO NORTH LINE OF LOT
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DESCRIBED AS:
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TO THE POINT OF BEGINNING.

WISCONSIN
DENNIS J.
VAN SLUYS
S-1238
SHEBOYGAN
WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY
THIS REPRODUCTION IS NOT VALID
I CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 13th day of April, 2022. REVISED 8/15/25

Duly served this 3rd day of Nov. 20 25

at 6:40 AM PM PC Dennis Pertek

as personally or substituted service

at 502 Pennsylvania Sheboygan

(Street address or location) (City, Town, Village)

Sheboygan County, Wisconsin

by Bob Wall Title Process Server

Sheboygan Police

Affidavit of Process Server

Item 9.

Check here if: ____DILHR or ____USDC ____Dist of ____

State of Wisconsin

County of Sheboygan

Court Appearance Date:

Case Number

In RE the matter of:

CITY OF SHEBOYGAN, NOTICE TO PROPERTY OWNER RE: VACATION OF PORTION OF N. FRANKLIN STREET

I the undersigned, am an adult resident of the state and not a party to the action. I hereby certify that on 11/03/25 at 3:35pm

I served/or ~~attempted to serve~~, (See non-service section)

NAME: ALEXANDER WERMUTH

[ ] DEFENDANT [] PETITIONER [ ] TENANT

[ ] INVOLUNTARY PLAINTIFF X RESPONDENT) WITNESS

by serving: **Alexander Wermuth 618-Erie Avenue Sheboygan, WI. 53081**

X] Personal Service

[ ] Corporate Service: by leaving, during office hours, copies at the office of the person/entity being served, leaving same with the person apparently in charge thereof.)

[ ] Substitute Service: by leaving true & correct copies of the above documents with a competent member of the family/abode over the age of 14, and informed that person of the contents thereof. (See other attempt dates)

[ ] By posting copies in a conspicuous manner to the address of the person/entity being served. (Use only for evictions)

[ ] Copies of the documents were mailed by prepaid, first class mail on: _____ _____

Date From

Non-Service: after due search, careful inquiry and diligent attempts at the address(s) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):

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[ ] Address does not exist [ ] Evading [ ] Service canceled by litigant

[ ] Not home three attempts [ ] Unable to serve in a timely fashion [ ] Search was conducted, whereabouts unknown

Type of Documents:

- **Letter to Property Owner from Meredith DeBruin, City Clerk**
- **Vacation Exhibit "A"-N. Franklin Street**

At the time of service, I did place upon it the date, time, manner and my name, leaving a true and correct copy thereof, and that the server knew the person so served to be the defendant (or other) mentioned and named therein.

NUMBER OF ATTEMPTS: **1** (See attached notes)

NUMBER OF ADDRESSES ATTEMPTED (if more than one) _

SERVICE FEE $ 55.00

WITNESS FEE $ _____

GARNISHEE FEE$_____

SEARCH FEE $

MAILING FEE $_____

MILEAGE $_____

Server's Name: Bob Wallace
(Print name)

Server's Signature: Bob Wallace

Subscribed and sworn before me
This 5th. day of November, 2025

Sheboygan Private Police, LLC
Sheboygan, WI 53081

Lina R Mackie NOTARY PUBLIC, State of Wisconsin

My Commission expires on: 11-19-2027

City of
Sheboygan
pirit on the lake.

November 3, 2025

Dear Property Owner:

Whereas, a Resolution has been introduced for the vacation and discontinuance of a portion of right-of-way on the south side of North Franklin Street adjacent to Parcel 59281111200 located in part of Lots 15, 16, and 17 Block 313 of Original Plat, City of Sheboygan, more particularly described as (map attached):

PART OF NORTH FRANKLIN STREET ADJACENT TO NORTH LINE OF LOT IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE S 63° 39'26" W, 23.71 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE S 88° 45'30" W, 15.24 FEET TO THE POINT OF BEGINNING; THENCE N 02° 52'15" W, 13.00 FEET; THENCE S 88° 45'30" W, 76.00 FEET; THENCE S 35° 19'35" W, 7.47 FEET; THENCE S 01° 14'30" E, 7.00 FEET ALONG THE EAST LINE OF N. 5TH STREET; THENCE N 88° 45'30" E, 80.82 FEET ALONG THE NORTH LINE OF NORTH FRANKLIN STREET TO THE POINT OF THE BEGINNING.

SAID PARCEL CONTAINS 1,034.86 SQ. FT. OF LAND, MORE OR LESS.

Notice is hereby given that said Resolution will be heard and acted upon at the regular meeting of said Council to be held in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 15th day of December, 2025 at 6:00 p.m.

If you have questions, please direct your inquiries to the City Engineering department, (920) 459-3367.

Sincerely,

MEREDITH DEBRUIN, City Clerk

CITY CLERK'S OFFICE

CITY HALL
828 CENTER AVE., SUITE 100
SHEBOYGAN, WI
53081-4442

920/459-3361
FAX 920/459-2917

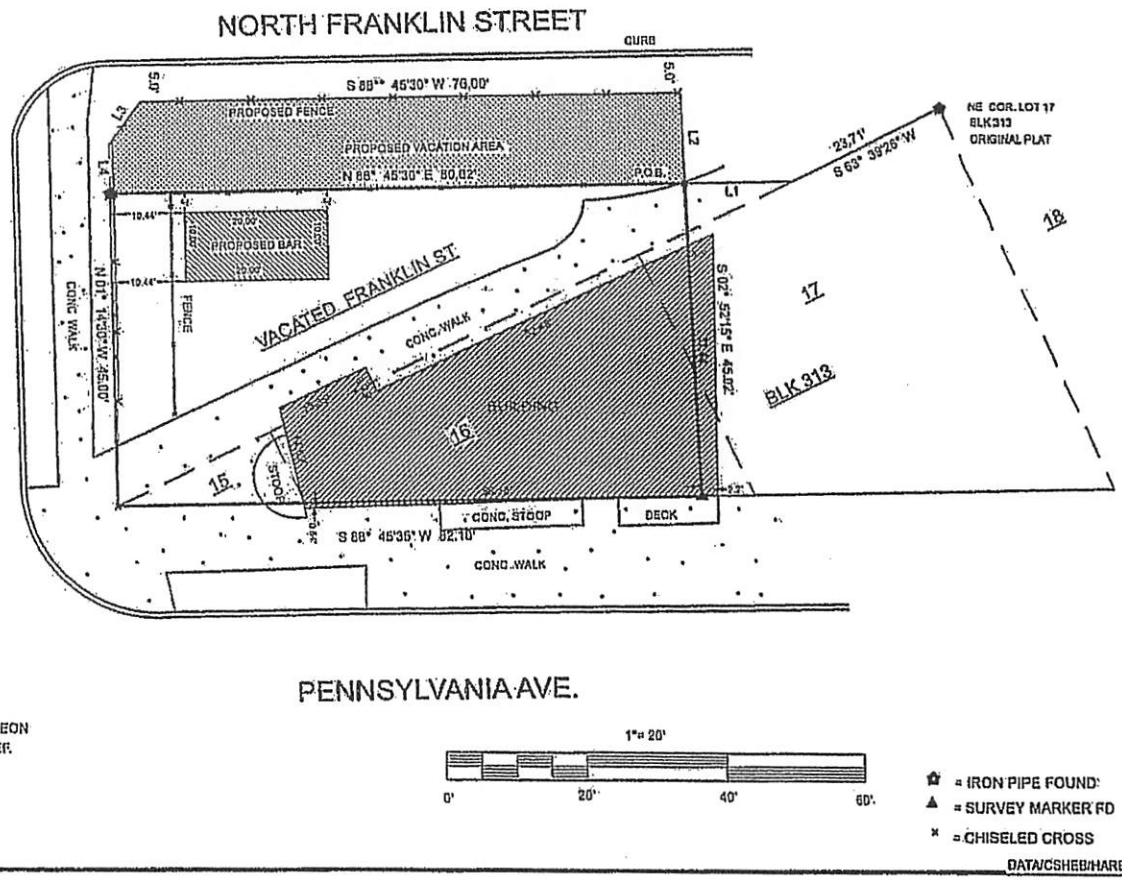
www.sheboyganwi.gov

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN
SHEET 1 OF 2

434 PENNSYLVANIA AVE
PACEL NO. 59281111200
PART OF LOTS 15, 16 AND 17 BLOCK 313
OF OIGINAL PLAT AND VACATED NORTH FRANKLIN ST.
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SEE SHEET 2 FOR COMPLETE LEGAL DESCRIPTION

VACATION EXHIBIT



LINE	BEARING	DISTANCE
L1	S 88° 45'30" W	15.24
L2	N 02° 52'15" W	13.00
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L4	S 01° 14'30" E	7.00

WISCONSIN
DENNIS J. VAN SLUYS
S-1238
SHEBOYGAN, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT OKLY
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 13th day of April ,2022. REVISED 9/15/25

DATA/CSHEB/HARBOR L-22079

tabbies
EXHIBIT
A

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

VACATION EXHIBIT

SHEET 2 OF 2

LEGAL DESCRIPTION OF LOT
434 PENNSYLVANIA AVE.
PARCEL 5928111120
A PART OF LOTS 16, 18 AND 17 OF BLOCK 313 OF THE ORIGIANL PLAT
OF THE CITY OF SHEBOYGAN, SHEBOYGAN, COUNTY, WISCONSIN
AND PART OF VACATED NORTH FRANKLIN STREET DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17;
THENCE S 63° 39'26" W., 23.71 FEET ALONG THE NORTH LINE OF SAID LOT 1;
THENCE S 88° 45'30" W., 16.24 FEET TO THE POINT OF BEGINNING;
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THENCE N 01° 14'30" W., 46.00 FEET ALONG THE EAST LINE OF N. 5TH STREET;
THENCE N 88° 45'30" E., 80.82 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF VACATION AREA
AT 434 PENNSYLVANIA AVE.
PARCEL 5928111120
A PART OF NORTH FRANKLIN STREET ADJACENT TO NORTH LINE OF LOT
IN THE CITY OF SHEBOYGAN, SHEBOYGAN, COUNTY, WISCONSIN

DESCRIBED AS:
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TO THE POINT OF BEGINNING.

WISCONSIN
DENNIS J. VAN SLUYS S-1238 SHEBOYGAN, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY
THIS SURVEY CERTIFICATE IS VALID
THIS SURVEY CERTIFIES THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 13th day of April ,2022. REVISED 9/15/25

Duly served this 3rd Nov. 20 25

at 3:35 AM PM Alexander Wermuth

as personal or substitut

at 618 Erie Ave. Sheboygan

(Street address or

Sheboygan City, Town, Village)

by Bob Wall Process Server

Sheb ce

Affidavit of Process Server

Item 9.

Check here if: ____DILHR or ____USDC ____Dist of ____

State of Wisconsin | County of Sheboygan

Court Appearance Date: | Case Number

In RE the matter of:

CITY OF SHEBOYGAN, NOTICE TO PROPERTY OWNER RE: VACATION OF PORTION OF N. FRANKLIN STREET

I the undersigned, am an adult resident of the state and not a party to the action. I hereby certify that on 11/03/25 at 3:25pm

I served/or ~~attempted to serve~~, (See non-service section)

NAME: Timothy and Cathleen Livermore

[ ] DEFENDANT [] PETITIONER [ ] TENANT
[ ] INVOLUNTARY PLAINTIFF X RESPONDENT) WITNESS

by serving: **Cathleen Livermore at 432-N.Franklin Street Sheboygan, WI. 53081**

X] Personal Service
[ ] Corporate Service: by leaving, during office hours, copies at the office of the person/entity being served, leaving same with the person apparently in charge thereof.)
[ ] Substitute Service: by leaving true & correct copies of the above documents with a competent member of the family/abode over the age of 14, and informed that person of the contents thereof. (See other attempt dates)
[ ] By posting copies in a conspicuous manner to the address of the person/entity being served. (Use only for evictions)
[ ] Copies of the documents were mailed by prepaid, first class mail on: _____ _____
Date From

Non-Service: after due search, careful inquiry and diligent attempts at the address(s) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):

[ ] Unknown at address [ ] Moved, no forwarding [ ] Refuses to cooperate in acceptance
[ ] Address does not exist [ ] Evading [ ] Service canceled by litigant
[ ] Not home three attempts [ ] Unable to serve in a timely fashion [ ] Search was conducted, whereabouts unknown

Type of Documents:

- Letter to Property Owner from Meredith DeBruin, City Clerk
- Vacation Exhibit "A"-N. Franklin Street

At the time of service, I did place upon it the date, time, manner and my name, leaving a true and correct copy thereof, and that the server knew the person so served to be the defendant (or other) mentioned and named therein.

NUMBER OF ATTEMPTS: 1 (See attached notes) NUMBER OF ADDRESSES ATTEMPTED (if more than one) _

SERVICE FEE $ 55.00 WITNESS FEE $ _____
GARNISHEE FEE$_____ SEARCH FEE $
MAILING FEE $_____ MILEAGE $_____

Server's Name: Bob Wallace
(Print name)

Server's Signature: Bob Wallace

Subscribed and sworn before me
This 5th. day of November, 2025

Sheboygan Private Police, LLC
Sheboygan, WI 53081

Lina R Mactec NOTARY PUBLIC, State of Wisconsin
My Commission expires on: 11-19-2027

City of
Sheboygan
pirit on the lake.

November 3, 2025

Dear Property Owner:

Whereas, a Resolution has been introduced for the vacation and discontinuance of a portion of right-of-way on the south side of North Franklin Street adjacent to Parcel 59281111200 located in part of Lots 15, 16, and 17 Block 313 of Original Plat, City of Sheboygan, more particularly described as (map attached):

PART OF NORTH FRANKLIN STREET ADJACENT TO NORTH LINE OF LOT IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE S 63° 39'26" W, 23.71 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE S 88° 45'30" W, 15.24 FEET TO THE POINT OF BEGINNING; THENCE N 02° 52'15" W, 13.00 FEET; THENCE S 88° 45'30" W, 76.00 FEET; THENCE S 35° 19'35" W, 7.47 FEET; THENCE S 01° 14'30" E, 7.00 FEET ALONG THE EAST LINE OF N. 5TH STREET; THENCE N 88° 45'30" E, 80.82 FEET ALONG THE NORTH LINE OF NORTH FRANKLIN STREET TO THE POINT OF THE BEGINNING.

SAID PARCEL CONTAINS 1,034.86 SQ. FT. OF LAND, MORE OR LESS.

Notice is hereby given that said Resolution will be heard and acted upon at the regular meeting of said Council to be held in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 15th day of December, 2025 at 6:00 p.m.

If you have questions, please direct your inquiries to the City Engineering department, (920) 459-3367.

Sincerely,

MEREDITH DEBRUIN, City Clerk

CITY CLERK'S OFFICE

CITY HALL
828 CENTER AVE., SUITE 100
SHEBOYGAN, WI
53081-4442

920/459-3361
FAX 920/459-2917

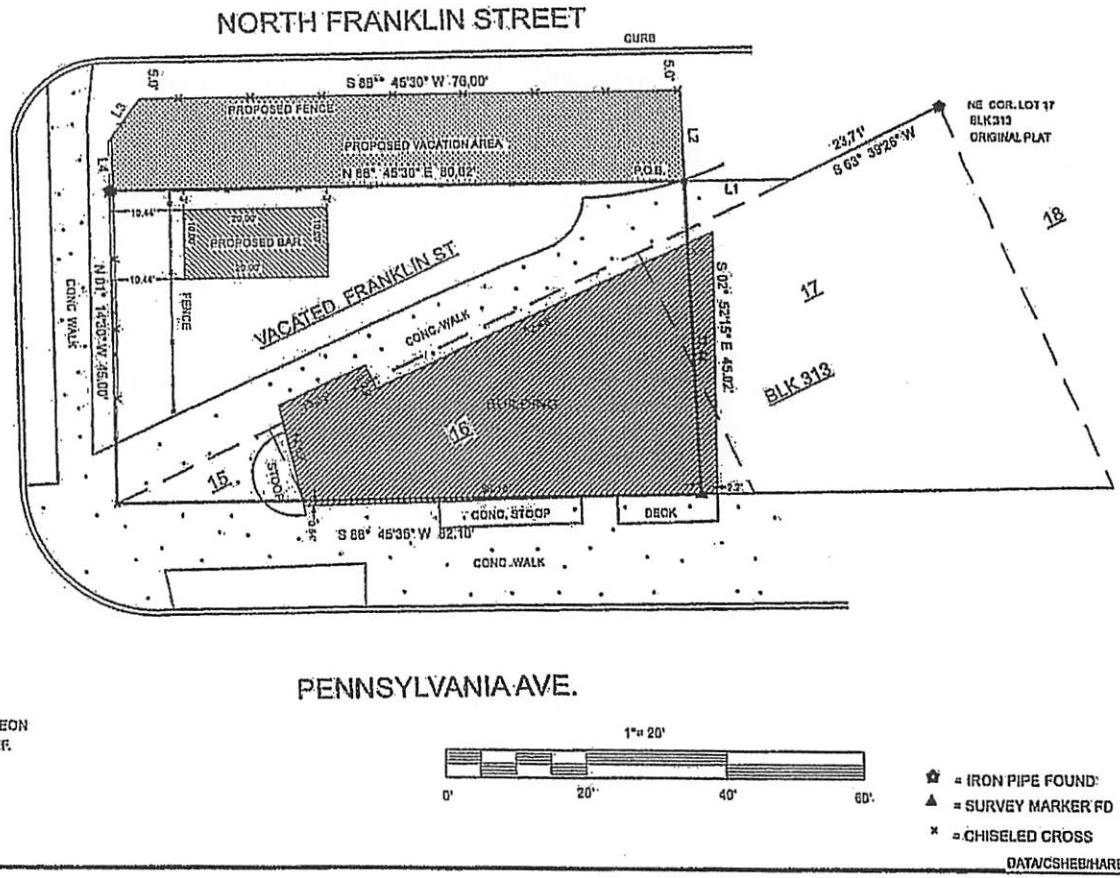
www.sheboyganwi.gov

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN
SHEET 1 OF 2

434 PENNSYLVANIA AVE
PACEL NO. 59281111200
PART OF LOTS 15, 16 AND 17 BLOCK 313
OF OIGINAL PLAT AND VACATED NORTH FRANKLIN ST.
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SEE SHEET 2 FOR COMPLETE LEGAL DESCRIPTION

VACATION EXHIBIT



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WISCONSIN
DENNIS J. VAN SLUYS
S-1238
SHEBOYGAN, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT OKL1
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 13th day of April ,2022. REVISED 9/15/25

DATA/CSHEB/HARBOR L-22079

tabbies EXHIBIT A

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

SHEET 2 OF 2

VACATION EXHIBIT

LEGAL DESCRIPTION OF LOT
434 PENNSYLVANIA AVE.
PARCEL 6928111120
A PART OF LOTS 15, 16 AND 17 OF BLOCK 313 OF THE ORIGIANL PLAT
OF THE CITY OF SHEBOYGAN, SHEBOYGAN, COUNTY, WISCONSIN
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AT 434 PENNSYLVANIA AVE.
PARCEL 6928111120
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TO THE POINT OF BEGINNING.

WISCONSIN
DENNIS J. VAN SLUYS
S-1238
SHEBOYGAN, WI
LAND SURVEYOR

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THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 13th day of April ,2022. REVISED 9/15/25

Duly served this 3 day of Nov. 20 25

at 3:25 AM/PM Timothy & Cathleen Livermore

as personal or substituted By: Cathleen Livermore

at 432 N. Franklin Sheboygan
(Street address or loca (City, Town, Village)

Sheboygan County, Wisconsin

by Bob Wall Title Process Server

Sheboyga[illegible] Police

Affidavit of Process Server

Item 9.

Check here if: ____DILHR or ____USDC ____Dist of ____

State of Wisconsin | County of Sheboygan

Court Appearance Date: | Case Number

In RE the matter of:

CITY OF SHEBOYGAN, NOTICE TO PROPERTY OWNER RE: VACATION OF PORTION OF N. FRANKLIN STREET

I the undersigned, am an adult resident of the state and not a party to the action. I hereby certify that on 11/03/25 at 3:20pm

I served/or ~~attempted to serve~~, (See non-service section)

NAME: MARK SHININGER

[ ] DEFENDANT [] PETITIONER [ ] TENANT
[ ] INVOLUNTARY PLAINTIFF X RESPONDENT) WITNESS

by serving: **Mark Shininger at 424-N.Franklin Street Sheboygan, WI. 53081**

X] Personal Service
[ ] Corporate Service: by leaving, during office hours, copies at the office of the person/entity being served, leaving same with the person apparently in charge thereof.)
[ ] Substitute Service: by leaving true & correct copies of the above documents with a competent member of the family/abode over the age of 14, and informed that person of the contents thereof. (See other attempt dates)
[ ] By posting copies in a conspicuous manner to the address of the person/entity being served. (Use only for evictions)
[ ] Copies of the documents were mailed by prepaid, first class mail on: _____ _____
Date From

Non-Service: after due search, careful inquiry and diligent attempts at the address(s) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):

[ ] Unknown at address [ ] Moved, no forwarding [ ] Refuses to cooperate in acceptance
[ ] Address does not exist [ ] Evading [ ] Service canceled by litigant
[ ] Not home three attempts [ ] Unable to serve in a timely fashion [ ] Search was conducted, whereabouts unknown

Type of Documents:

- **Letter to Property Owner from Meredith DeBruin, City Clerk**
- **Vacation Exhibit "A"-N. Franklin Street**

At the time of service, I did place upon it the date, time, manner and my name, leaving a true and correct copy thereof, and that the server knew the person so served to be the defendant (or other) mentioned and named therein.

NUMBER OF ATTEMPTS: **1** (See attached notes) NUMBER OF ADDRESSES ATTEMPTED (if more than one) _

SERVICE FEE $ 55.00 WITNESS FEE $ _____
GARNISHEE FEE$_____ SEARCH FEE $
MAILING FEE $_____ MILEAGE $_____

Server's Name: Bob Wallace
(Print name)

Server's Signature: Bob Wallace

Subscribed and sworn before me
This 5th. day of November, 2025

Sheboygan Private Police, LLC
Sheboygan, WI 53081

Lina R Moeller NOTARY PUBLIC, State of Wisconsin
My Commission expires on: 11-19-2027

City of
Sheboygan
pirit on the lake.

November 3, 2025

Dear Property Owner:

Whereas, a Resolution has been introduced for the vacation and discontinuance of a portion of right-of-way on the south side of North Franklin Street adjacent to Parcel 59281111200 located in part of Lots 15, 16, and 17 Block 313 of Original Plat, City of Sheboygan, more particularly described as (map attached):

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COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17; THENCE S 63° 39'26" W, 23.71 FEET ALONG THE NORTH LINE OF SAID LOT 1; THENCE S 88° 45'30" W, 15.24 FEET TO THE POINT OF BEGINNING; THENCE N 02° 52'15" W, 13.00 FEET; THENCE S 88° 45'30" W, 76.00 FEET; THENCE S 35° 19'35" W, 7.47 FEET; THENCE S 01° 14'30" E, 7.00 FEET ALONG THE EAST LINE OF N. 5TH STREET; THENCE N 88° 45'30" E, 80.82 FEET ALONG THE NORTH LINE OF NORTH FRANKLIN STREET TO THE POINT OF THE BEGINNING.

SAID PARCEL CONTAINS 1,034.86 SQ. FT. OF LAND, MORE OR LESS.

Notice is hereby given that said Resolution will be heard and acted upon at the regular meeting of said Council to be held in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 15th day of December, 2025 at 6:00 p.m.

If you have questions, please direct your inquiries to the City Engineering department, (920) 459-3367.

Sincerely,

MEREDITH DEBRUIN, City Clerk

CITY CLERK'S OFFICE

CITY HALL
828 CENTER AVE., SUITE 100
SHEBOYGAN, WI
53081-4442

920/459-3361
FAX 920/459-2917

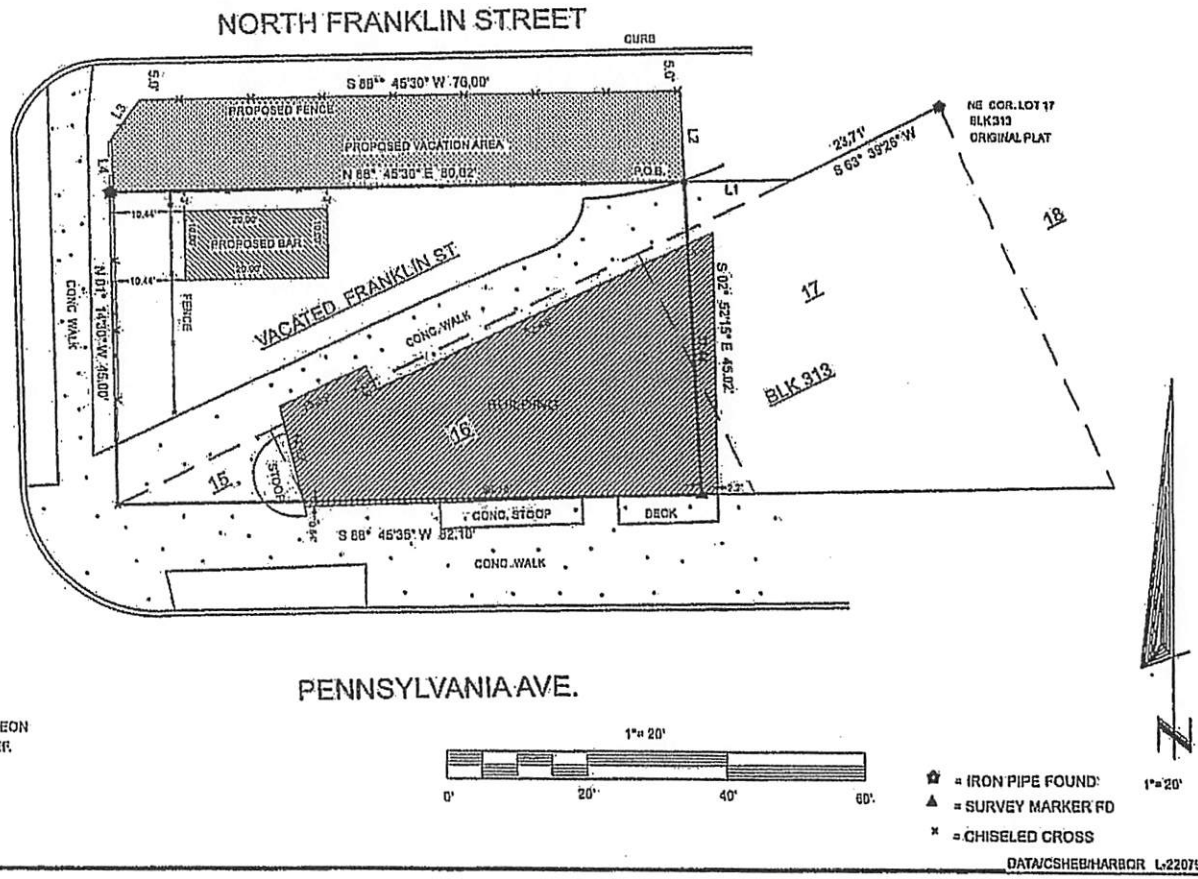
www.sheboyganwi.gov

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN
SHEET 1 OF 2

434 PENNSYLVANIA AVE
PACEL NO. 59281111200
PART OF LOTS 15, 16 AND 17 BLOCK 313
OF OIGINAL PLAT AND VACATED NORTH FRANKLIN ST.
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SEE SHEET 2 FOR COMPLETE LEGAL DESCRIPTION

VACATION EXHIBIT



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WISCONSIN
DENNIS J. VAN SLUYS
S-1236
SHEBOYGAN, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT OKL
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1236

Dated this 13th day of April ,2022. REVISED 9/15/25

tabbies
EXHIBIT
A

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

VACATION EXHIBIT

SHEET 2 OF 2

LEGAL DESCRIPTION OF LOT
434 PENNSYLVANIA AVE.
PARCEL 59281111120
A PART OF LOTS 15, 16 AND 17 OF BLOCK 313 OF THE ORIGIANL PLAT
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WISCONSIN
DENNIS J. VAN SLUYS
S-1238
SHEBOYGAN, WI
LAND SURVEYOR

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THIS REPORT IS UNPRINTED UNLESS
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 13th day of April ,2022. REVISED 8/15/25

Duly served this 3 Nov 20 25

at 3:20 AM PM Mark Shininger

as personal or substitute

at 1247 N. Franklin Sheboygan
(Street address or lo (City, Town, Village)

Sheboygan

by Bob Wuell Process Server

Sheboy lice

AFFIDAVIT OF SERVICE

Case:	Court:	County:	Job: 14517475
Plaintiff / Petitioner:		Defendant / Respondent:	
Received by: Quicksilver Legal Services		For: Court Express	
To be served upon: Michael Green Realty and Investments			

I, Joshua Mills, being duly sworn, depose and say: I am over the age of 18 years and not a party to this action, and that within the boundaries of the state where service was effected, I was authorized by law to make service of the documents and informed said person of the contents herein

Recipient Name / Address: Matthew hardy, 17037 Chatsworth Street 201, Granada Hills, CA 91344

Manner of Service: Personal/Individual, Nov 5, 2025, 4:49 pm PST

Documents: Request to vacate right of way

Additional Comments:
1) Unsuccessful Attempt: Nov 4, 2025, 11:32 am PST at 17037 Chatsworth Street 201, Granada Hills, CA 91344
Spoke with office worker, matthew is not available.will try again tomorrow after 4:30

2) Successful Attempt: Nov 5, 2025, 4:49 pm PST at 17037 Chatsworth Street 201, Granada Hills, CA 91344 received by Matthew hardy. Age: 45; Ethnicity: Caucasian; Gender: Male; Weight: 150; Height: 6'2";

11/08/2025

Joshua Mills
Los Angeles County Registration
#2023111472

Date

Quicksilver Legal Services
10908 ETIWANDA AVE
PORTER RANCH, CA 91326-2830
PH: 3236338550

Publish – Nov. 28th and Dec. 5th
(Classified)

NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE CITY OF SHEBOYGAN OFFICIAL ZONING MAP OF THE SHEBOYGAN ZONING ORDINANCE:

Notice is hereby given that a public hearing will be held at 6:00 P.M., December 15, 2025 in City Hall, 3rd Floor Council Chambers, 828 Center Avenue, Sheboygan, Wisconsin, to give persons an opportunity to be heard relative to the proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification for the following described lands from Class Suburban Office (SO) to Class Neighborhood Commercial (NC) Classification:

Property located at 819 N. 6th Street, Sheboygan, WI – Parcel No. 5928111140:

SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST
ELLIS ADDN S 30' OF LOT 133 & N 40' OF LOT 132, & N 70' OF S 80' OF LOT 147, & S 80' OF W ½ OF LOT 146E.

MEREDITH DEBRUIN
City Clerk

CITY OF SHEBOYGAN
828 CENTER AVE.
SHEBOYGAN, WI 53081

December 5, 2025

Dear Property Owner:

I wish to notify you that there will be a public hearing on an amendment to the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance at 6:00 P.M., December 15, 2025, in the Council Chambers of City Hall, 828 Center Avenue. The purpose of the amendment is to change the Use District Classification of the following described lands from Class Suburban Office (SO) to Class Neighborhood Commercial (NC) Classification:

Property located at 819 N. 6th Street, Sheboygan, WI – Parcel No. 5928111140:

SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST

ELLIS ADDN S 30' OF LOT 133 & N 40' OF LOT 132, & N 70' OF S 80' OF LOT 147, & S 80' OF W ½ OF LOT 146E.

If you have questions, please direct your inquiries to the **DEPARTMENT OF CITY DEVELOPMENT AT 459-3377**.

Sincerely,

MEREDITH DEBRUIN, City Clerk

LANDMARK SQUARE CONDOMINIUM
508 NEW YORK AVE RM 109
SHEBOYGAN, WI 53081-4126

LIFE POINT HOLDINGS LLC
805 N 6TH ST
SHEBOYGAN, WI 53081-4113

CITY OF SHEBOYGAN
828 CENTER AVE STE 105
SHEBOYGAN, WI 53081-4442

GRUBE, VIVIAN M
524 WISCONSIN AVE
SHEBOYGAN, WI 53081-4148

819N6 LLC
1251 WASHINGTON ST STE 6
GRAFTON, WI 53024-9493

CITY OF SHEBOYGAN
828 CENTER AVE STE 300
SHEBOYGAN, WI 53081-4442

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CITY OF SHEBOYGAN
828 CENTER AVE STE 300
SHEBOYGAN, WI 53081-4442

TSIOULOS, DEMITRA
1817 HILL ST
SANTA MONICA, CA 90405-5017

TSIOULOS, NIKOLAOS I
1817 HILL ST
SANTA MONICA, CA 90405-5017

STAR HOLDINGS LLC
1042 SOMMER DR
SHEBOYGAN, WI 53081-7887

CREATION & PRESERVATION PARTNERS INC
608 NEW YORK AVE
SHEBOYGAN, WI 53081-4507

TAYLOR, KENNETH R
507 WASHINGTON CT
SHEBOYGAN, WI 53081-4164

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Outlook

Thank you for placing your order with us.

From Sheboygan Legals <legals@sheboyganpress.com>
Date Fri 11/7/2025 10:47 AM
To DeBruin, Meredith <Meredith.DeBruin@sheboyganwi.gov>; eharriso@gannett.com <eharriso@gannett.com>

2 attachments (77 KB)
LWIX04045100.pdf; LWIX04045100.txt;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

THANK YOU for your ad submission!

This is your confirmation that your order has been submitted. Below are the details of your transaction. Please save this confirmation for your records.

We appreciate you using our online self-service ads portal, available 24/7. Please continue to visit Sheboygan Press's online Classifieds HERE to place your legal notices in the future.

Deadlines vary by publication, changes and/or cancellations may not be honored due to deadline restrictions.

Job Details

Order Number:	**LWIX0404510**
Classification:	Govt Public Notices
Package:	General Package
Additional Options:	1 Affidavit $1.00
Total payment:	$51.05

Schedule for ad number LWIX04045100

Fri Nov 28, 2025
Sheboygan Press *All Zones*
Fri Dec 5, 2025
Sheboygan Press *All Zones*

Account Details

Sheb, City Of,Legal Acct
828 Center AVE # 110 ACCOUNTS PAYABLE
Sheboygan, WI ◆ 53081-4442
920-459-4000
Bernard.Rammer@sheboyganwi.gov
Sheb, City Of,Legal Acct

NOTICE OF PUBLIC HEARING ON AMENDMENT TO THE CITY OF SHEBOYGAN OFFICIAL ZONING MAP OF THE SHEBOYGAN ZONING ORDINANCE:

Notice is hereby given that a public hearing will be held at 6:00 P.M., December 15, 2025 in City Hall, 3rd Floor Council Chambers, 828 Center Avenue, Sheboygan, Wisconsin, to give persons an opportunity to be heard relative to the proposed amendment to the City of Sheboygan's Official Zoning Map. The purpose of the amendment is to change the Use District Classification for the following described lands from Class Suburban Office (SO) to Class Neighborhood Commercial (NC) Classification:

Property located at 819 N. 6th Street, Sheboygan, WI – Parcel No. 5928111140:

SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST
ELLIS ADDN S 30' OF LOT 133 & N 40' OF LOT 132, & N 70' OF S 80' OF LOT 147, & S 80' OF W ½ OF LOT 146E.

MEREDITH DEBRUIN
City Clerk

WNAXLP
November 28, December 5 2025
LWIX0404510

CITY OF SHEBOYGAN
HEARING 11-25-26

DECEMBER 15, 2025.

A hearing is scheduled to give persons an opportunity to be heard relative to a proposed amendment to the City of Sheboygan's Official Zoning Map to change the Use District Classification of property located at 819 N. 6th Street, Sheboygan from Class Suburban Office (SO) to Class Neighborhood Commercial (NC) Classification.

All interested parties will be heard.

CITY OF SHEBOYGAN
REPORT 33-25-26

BY INTERIM HUMAN RESOURCES & LABOR RELATIONS DIRECTOR/CITY ATTORNEY LIZ MAJERUS

DECEMBER 8, 2025.

Submitting the 2026 City of Sheboygan table of organization.

PERSONNEL SCHEDULE
AUTHORIZED PERMANENT POSITIONS 2023 - 2026

	2023 Actual	2024 Actual	2025 Adopted	2025 Estimated	2026 Adopted
GENERAL FUND					
GENERAL GOVERNMENT					
Office of the Mayor					
Mayor	1.00	1.00	1.00	1.00	1.00
Assistant to the Mayor	1.00	1.00	1.00	1.00	1.00
Total Office of the Mayor	**2.00**	**2.00**	**2.00**	**2.00**	**2.00**
Office of the City Clerk					
City Clerk	1.00	1.00	1.00	1.00	1.00
Deputy City Clerk	1.00	1.00	1.00	1.00	1.00
Council/License Clerk	1.00	1.00	1.00	1.00	1.00
Elections Specialist	0.75	1.00	1.00	1.00	1.00
Total Office of the City Clerk	**3.75**	**4.00**	**4.00**	**4.00**	**4.00**
Office of the City Administrator					
City Administrator	1.00	1.00	1.00	1.00	1.00
Assistant to the City Administrator	1.00	1.00	1.00	1.00	1.00
Communications Specialist	-	-	-	-	1.00
Total Office of the City Administrator	**2.00**	**2.00**	**2.00**	**2.00**	**3.00**
Finance Department					
Finance Director/Treasurer	1.00	1.00	1.00	1.00	1.00
Deputy Finance Director	1.00	1.00	1.00	1.00	1.00
Payroll Specialist	1.00	1.00	1.00	1.00	1.00
Internal Auditor/Grant Accountant	1.00	1.00	1.00	1.00	1.00
Financial Reporting Analyst	1.00	1.00	1.00	1.00	1.00
Accounts Payable Associate	1.00	1.00	1.00	1.00	1.00
Accounts Receivable Associate	1.00	1.00	1.00	1.00	1.00
Accounting Associate	1.00	1.00	-	-	-
Accounting Clerk	-	-	0.50	0.50	0.50
Total Finance Department	**8.00**	**8.00**	**7.50**	**7.50**	**7.50**
Human Resources Department					
Director of Human Resources & Labor Relations	1.00	1.00	1.00	1.00	1.00
Human Resources Generalist	2.00	2.00	3.00	3.00	3.00
Human Resources Administrative Assistant	1.00	1.00	-	-	-
Total Human Resources Department	**4.00**	**4.00**	**4.00**	**4.00**	**4.00**
Office of the City Attorney					
City Attorney	1.00	1.00	1.00	1.00	1.00
Deputy City Attorney	-	1.00	1.00	1.00	-
Assistant City Attorney	1.40	1.00	1.00	1.00	1.00
Paralegal	2.00	2.00	2.00	2.00	2.00
Total City Attorney's Office	**4.40**	**5.00**	**5.00**	**5.00**	**4.00**
Municipal Court					
Municipal Court Judge	0.50	0.50	0.50	0.50	0.50
Municipal Court Clerk	1.00	1.00	1.00	1.00	1.00
Municipal Court Assistant Clerk	1.00	1.00	1.00	1.00	1.00
Total Municipal Court	**2.50**	**2.50**	**2.50**	**2.50**	**2.50**
Buildings Maintenanace					
Director of Facilities & Operations	-	-	1.00	1.00	1.00
Journeyman Electrician	-	-	1.00	1.00	1.00
Maintenance Supervisor	-	-	-	-	1.00
Maintenance Technician	-	-	3.00	3.00	4.00
Custodian	-	-	3.00	4.00	5.50
Total Buildings Maintenance	**-**	**-**	**8.00**	**9.00**	**12.50**
TOTAL GENERAL GOVERNMENT	**26.65**	**27.50**	**35.00**	**36.00**	**39.50**
PUBLIC SAFETY					
Police Department					
Chief of Police	1.00	1.00	1.00	1.00	1.00
Assistant Chief	-	1.00	1.00	1.00	1.00
Captain	3.00	2.00	2.00	2.00	2.00
Lieutenant	4.00	5.00	5.00	5.00	5.00
Sergeant	9.00	9.00	9.00	9.00	9.00
Detective	7.00	7.00	7.00	7.00	7.00
Police Officer (Includes School Resource Officers)	60.00	60.00	60.00	60.00	63.00
Office Manager	1.00	1.00	1.00	1.00	1.00
Communications & Electronics Technician	1.00	1.00	-	-	-
Court Services Specialist	2.00	2.00	2.00	2.00	2.00
Community Service Officer	1.00	1.00	1.00	1.00	1.00
Record Specialist Clerk	7.90	7.90	7.90	7.90	7.90
Administrative Specialist	-	3.00	3.00	3.00	3.00
Time Agency Coordinator	1.00	-	-	-	-
Department Secretary	2.00	-	-	-	-
Victim Services Coordinator	-	1.00	1.00	1.00	1.00
Crime Analyst	1.00	1.00	1.00	1.00	1.00
Mechanic	1.00	1.00	1.00	1.00	1.00
Property Officer	1.00	1.00	1.00	1.00	1.00
Digital Evidence Manager	1.00	1.00	1.00	1.00	1.00
Total Police Department	**103.90**	**105.90**	**104.90**	**104.90**	**107.90**
Fire Department					
Fire Chief	1.00	1.00	1.00	1.00	1.00
Assistant Fire Chief	2.00	2.00	2.00	2.00	2.00
Division Fire Chief	-	-	1.00	1.00	1.00
Battalion Chief	4.00	4.00	3.00	3.00	3.00
Fire Captain	3.00	6.00	6.00	6.00	6.00
Fire Lieutenant	12.00	9.00	9.00	9.00	9.00
Fire Equipment Operator	15.00	15.00	15.00	15.00	15.00

Firefighter/Paramedic		36.00	39.00	39.00	39.00	39.00
Admin Coordinator		1.00	1.00	1.00	1.00	1.00
Administrative Assistant		0.63	0.63	0.63	0.63	0.63
	Total Fire Department	**74.63**	**77.63**	**77.63**	**77.63**	**77.63**
Building Inspection						
Lead Inspector		-	-	-	1.00	1.00
Inspector		4.00	4.00	4.00	3.00	3.00
Code Enforcement Officer		1.00	1.00	-	-	2.00
Housing Specialist		-	-	0.50	0.50	-
Administrative Coordinator (Former BI Specialist)		1.00	1.00	1.00	1.00	1.00
Building Inspection Licensing Clerk		1.00	1.00	1.00	1.00	1.00
Permit Clerk		1.00	1.00	1.00	1.00	1.00
	Total Building Inspection	**8.00**	**8.00**	**7.50**	**7.50**	**9.00**
	TOTAL PUBLIC SAFETY	**186.53**	**191.53**	**190.03**	**190.03**	**194.53**
PUBLIC WORKS						
Administration						
Director Public Works		1.00	1.00	1.00	1.00	1.00
Business Manager		1.00	1.00	1.00	-	-
Admin Coordinator		1.00	1.00	1.00	1.00	1.00
Administrative Clerk		2.00	2.00	2.00	2.00	1.00
	Total Public Works Administration	**5.00**	**5.00**	**5.00**	**4.00**	**3.00**
Engineering						
City Engineer		1.00	1.00	1.00	1.00	1.00
Assistant City Engineer		-	-	-	1.00	1.00
Civil Engineer I/II		2.00	2.00	2.00	1.00	1.00
City Surveyor		1.00	1.00	1.00	-	-
Senior Engineer Technician		1.00	1.00	-	-	-
Engineering Technician I/II		1.00	1.00	2.00	2.00	2.00
GIS Coordinator		1.00	1.00	1.00	1.00	1.00
GIS Analyst		-	-	-	1.00	1.00
GIS Engineering Analyst		-	-	-	1.00	1.00
Wastewater/Environmental Engineer		1.00	1.00	1.00	1.00	1.00
	Total Engineering	**8.00**	**8.00**	**8.00**	**9.00**	**9.00**
Facilities and Traffic						
Facilities Superintendent		1.00	1.00	-	-	-
Maintenance Worker IV-Leadman Sign Shop		1.00	1.00	-	-	-
Maintenance Technician		2.00	2.00	-	-	-
Journeyman Electrician		2.00	2.00	-	-	-
Maintenance Worker		1.00	1.00	-	-	-
Maintenance Worker - Sign Shop		3.00	3.00	-	-	-
Custodian II		1.00	1.00	-	-	-
Custodian I		2.00	2.00	-	-	-
Custodian I - PT		-	-	-	-	-
	Total Facilities and Traffic	**13.00**	**13.00**	**-**	**-**	**-**
Streets and Traffic						
Deputy Director of Field Operations		-	-	-	1.00	1.00
Sanitation & Sewer Manager		1.00	1.00	1.00	-	-
Streets & Traffic Manager		1.00	1.00	1.00	1.00	1.00
Journeyman Electrician		-	-	1.00	1.00	1.00
Engineering Technician		1.00	1.00	1.00	-	-
Foreman - Streets & Sanitation		2.00	2.00	2.00	2.00	2.00
Foreman - Sign Shop		-	-	1.00	1.00	1.00
Heavy Equipment Operator - Streets		4.00	4.00	4.00	4.00	4.00
Equipment Operator - Streets		4.00	4.00	4.00	4.00	4.00
Equipment Operator - Sewer		1.00	1.00	1.00	1.00	1.00
Equipment Operator - Sanitation		4.00	4.00	-	-	-
Maintenance Worker - Streets		14.00	14.00	14.00	14.00	14.00
Maintenance Worker - Sewer		3.00	3.00	3.00	3.00	3.00
Maintenance Worker - Sign Shop		-	-	3.00	3.00	3.00
	Total Streets and Sanitation	**35.00**	**35.00**	**36.00**	**35.00**	**35.00**
Parks and Cemetery						
Parks & Forestry Superintendent		1.00	1.00	1.00	-	-
Parks Manager		-	-	-	1.00	1.00
City Forester		1.00	1.00	-	-	-
Foreman - Parks		1.00	1.00	1.00	1.00	1.00
Heavy Equipment Operator - Parks		2.00	2.00	1.00	1.00	1.00
Equipment Operator - Parks		2.00	2.00	2.00	2.00	2.00
Arborist		3.00	3.00	-	-	-
Maintenance Worker - Parks		6.00	6.00	6.00	6.00	6.00
Cemetery Worker		1.00	1.00	1.00	1.00	1.00
	Total Parks and Cemetery	**17.00**	**17.00**	**12.00**	**12.00**	**12.00**
	TOTAL PUBLIC WORKS	**78.00**	**78.00**	**61.00**	**60.00**	**59.00**
CULTURE AND RECREATION						
Senior Services						
Uptown Social Director		1.00	1.00	1.00	1.00	1.00
Engagement Coordinator		1.00	1.00	1.00	1.00	1.00
Program & Wellness Coordinator		1.00	1.00	1.00	1.00	1.00
Customer Service Representative		-	-	-	-	0.50
Café Coordinator		-	-	0.63	0.63	0.63
	Total Senior Services	**3.00**	**3.00**	**3.63**	**3.63**	**4.13**
CONSERVATION AND DEVELOPMENT						
Planning						
Planning & Development Director		1.00	1.00	1.00	1.00	1.00
Planning & Development Supervisor		-	1.00	1.00	-	-
Zoning Administrator		1.00	1.00	1.00	1.00	1.00
Community Development Planner		1.00	1.00	1.00	1.00	1.00
Associate Planner		1.00	1.00	1.00	-	-
Housing Specialist		-	-	0.50	0.50	-
Program Compliance Specialist		1.00	1.00	1.00	1.00	1.00
	Total Planning and Development	**5.00**	**6.00**	**6.50**	**4.50**	**4.00**

Forestry						
City Forestor		-	-	1.00	1.00	1.00
Arborist		-	-	4.00	4.00	4.00
	Total Forestry	**-**	**-**	**5.00**	**5.00**	**5.00**
	TOTAL CONSERVATION AND DEVELOPMENT	**5.00**	**6.00**	**11.50**	**9.50**	**9.00**
	TOTAL GENERAL FUND	**299.18**	**306.03**	**301.16**	**299.16**	**306.16**
SPECIAL REVENUE FUND						
Mead Public Library						
Library Director		1.00	1.00	1.00	1.00	1.00
Administrative Services Manager		1.00	1.00	-	-	-
Deputy Library Director		1.00	1.00	1.00	1.00	1.00
Support Services Manager		1.00	1.00	1.00	1.00	1.00
Librarian		9.00	9.00	9.00	8.00	8.00
Maintenance Supervisor		1.00	1.00	1.00	1.00	-
Information Technology Specialist		1.00	1.00	1.00	1.00	1.00
Marketing Specialist		1.00	1.00	1.00	1.00	1.00
Maintenance Technician		1.00	1.00	1.00	1.00	-
Administrative Assistant		1.00	1.00	1.00	1.00	1.00
Cataloger		3.00	3.00	3.00	3.00	3.00
Public Safety Specialist		1.00	1.00	1.00	1.00	1.00
Security Monitor		-	0.50	0.50	0.50	0.50
Associate Librarian		-	2.00	4.00	4.00	4.00
Library Assistant		9.25	8.50	6.50	8.25	8.25
Cleaner		2.00	1.50	2.00	1.50	-
Library Clerk		6.00	7.50	7.00	7.75	7.75
	Total Mead Public Library	**39.25**	**42.00**	**41.00**	**42.00**	**38.50**
Cable Television						
TV Program Director		1.00	1.00	1.00	1.00	1.00
TV Production Technician		0.25	0.25	0.25	0.25	0.25
	Total Cable Television	**1.25**	**1.25**	**1.25**	**1.25**	**1.25**
	TOTAL SPECIAL REVENUE FUNDS	**40.50**	**43.25**	**42.25**	**42.25**	**39.75**
PROPRIETARY FUNDS						
Recycling Utility						
Foreman - Streets & Sanitation		1.00	1.00	-	-	-
Equipment Operator - Recycling		2.00	2.00	-	-	-
	Total Recycling Utility	**3.00**	**3.00**	**-**	**-**	**-**
Refuse Utility						
Foreman - Sanitation & Recycling		-	-	1.00	1.00	1.00
Equipment Operator - Recycling/Sanitation		-	-	6.00	6.00	6.00
	Total Refuse Utility	**-**	**-**	**7.00**	**7.00**	**7.00**
Marina/Boating Fund						
Marina General Manager		-	-	1.00	1.00	1.00
Maintenance Technician		-	-	1.00	1.00	1.00
	Total Marina/Boating Fund	**-**	**-**	**2.00**	**2.00**	**2.00**
Transit Utility						
Director Parking/Transit		0.70	0.70	0.70	0.70	0.70
Operations Supervisor		2.00	2.00	2.00	2.00	2.00
Maintenance Foreman		1.00	1.00	1.00	1.00	1.00
Mechanic		3.00	3.00	3.00	3.00	3.00
Administrative Coordinator		-	-	-	-	-
Safety & Training Coordinator		1.00	1.00	1.00	1.00	1.00
ADA & Paratransit Coordinator		1.00	1.00	1.00	1.00	1.00
Transit Coordinator		2.25	2.00	2.00	2.00	2.00
Public Transit Bus Driver		19.00	19.00	20.25	20.25	20.25
On-Demand Bus Driver		7.00	7.00	8.00	8.00	8.00
Maintenance Assistant		1.60	2.50	2.50	2.00	2.00
Utility Worker		-	-	-	-	-
Cleaner		-	-	-	-	-
	Total Transit Utility	**38.55**	**39.20**	**41.45**	**40.95**	**40.95**
Parking Utility						
Director Parking and Transit		0.30	0.30	0.30	0.30	0.30
Parking Utility Maintenance Foreman		1.00	1.00	1.00	1.00	1.00
Parking Utility Maintenance Worker		1.00	1.00	1.00	1.00	1.00
	Total Parking Utility	**2.30**	**2.30**	**2.30**	**2.30**	**2.30**
Wastewater Utility						
Superintendent		1.00	1.00	1.00	1.00	1.00
Pre-Treatment Supervisor		1.00	1.00	1.00	1.00	1.00
Control Systems Integrator		1.00	1.00	1.00	1.00	1.00
Electrician		1.00	1.00	1.00	1.00	1.00
Lab Technician		1.00	1.00	1.00	1.00	1.00
Plant Maintenance Working Foreman		-	1.00	1.00	1.00	1.00
Plant Maintenance Mechanic		3.00	2.00	2.00	2.00	2.00
Lead Operator		-	-	-	-	1.00
Plant Operator		4.00	4.00	4.00	4.00	3.00
	Total Wastewater Utility	**12.00**	**12.00**	**12.00**	**12.00**	**12.00**
	TOTAL PROPRIETARY FUNDS	**55.85**	**56.50**	**64.75**	**64.25**	**64.25**
INTERNAL SERVICE FUNDS						
Information Technology						
Information Technology Director		1.00	1.00	1.00	1.00	1.00
Systems Analyst		2.00	2.00	2.00	2.00	2.00
Communications & Electronics Technician		-	-	1.00	1.00	1.00
Network Administrator		1.00	1.00	1.00	1.00	1.00
Techical Support Analyst		1.00	1.00	1.00	-	-
Help Desk Techniciatn		-	-	-	1.00	1.00
	Total Information Technology	**5.00**	**5.00**	**6.00**	**6.00**	**6.00**
Motor Vehicle						
Fleet Manager		1.00	1.00	1.00	1.00	1.00
Master Mechanic		1.00	1.00	1.00	1.00	1.00
Heavy Equipment Mechanic		2.00	3.00	3.00	3.00	4.00

Small Equipment/Service Mechanic		2.00	2.00	2.00	2.00	1.00
	Total Motor Vehicle	**6.00**	**7.00**	**7.00**	**7.00**	**7.00**
	TOTAL INTERNAL SERVICE FUNDS	**11.00**	**12.00**	**13.00**	**13.00**	**13.00**
	TOTAL GENERAL FUND	**299.18**	**306.03**	**301.16**	**299.16**	**306.16**
	TOTAL SPECIAL REVENUE FUNDS	**40.50**	**43.25**	**42.25**	**42.25**	**39.75**
	TOTAL PROPRIETARY FUNDS	**55.85**	**56.50**	**64.75**	**64.25**	**64.25**
	TOTAL INTERNAL SERVICE FUNDS	**11.00**	**12.00**	**13.00**	**13.00**	**13.00**
	TOTAL CITY FUNDS	**406.53**	**417.78**	**421.16**	**418.66**	**423.16**

CITY OF SHEBOYGAN
REPORT 35-25-26

BY CITY CLERK.

DECEMBER 8, 2025.

Submitting various license applications.

"CLASS B" LIQUOR LICENSE (June 30, 2026) (NEW)

No.	Name	Address
3758	PBRO's LLC (Penn Avenue Pub)	827 Pennsylvania Avenue

SECONDHAND DEALER LICENSE (RENEW) December 31, 2026

No.	Name	Address
2777	Freaktoyz	520 N. 8th Street
2852	Heritage Showcase LLC	1614 Indiana Avenue
2622	La Tiendita Multi Services	925 Indiana Avenue
2297	Music Boxx Records	1119 N. 8th Street
1302	Rudnick Jewelers	919 N. 8th Street
2785	Victory Games	1310 Union Avenue
2423	Wal-Mart Supercenter #1276	3711 S. Taylor Drive
3717	Premier Gold Silver and Coin	110 Selhorst Dr., Ottawa, OH.
1187	Kisiolek Jewelers	1103 N. 8th Street
1132	Gibson Girls	322 Bell Avenue

NOTE: All licenses are recommended to be granted subject to approvals, inspections, insurance, payment of license fees and meeting State Statute requirements and Sheboygan Municipal Code.

CITY OF SHEBOYGAN
RESOLUTION 142-25-26

BY ALDERPERSONS MITCHELL AND PERRELLA.

DECEMBER 8, 2025.

A RESOLUTION adopting the revised 2026 City of Sheboygan compensation program for non-represented employees.

WHEREAS, the City of Sheboygan Financial Policies Handbook, adopted October 21, 2024, tied the non-represented employee cost-of-living adjustment provided to Social Security recipients; and

WHEREAS, the 2026 budget, adopted by Common Council on November 3, 2025, included an increase to non-represented wages of 2.6%; and

WHEREAS, the Social Security Administration announced an increase to Social Security benefit payments for 2026 of 2.8%; and

WHEREAS, the 2026 budget was unable to be adjusted for the additional increase provided to Social Security recipients prior to adoption.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council hereby adopts the revised City of Sheboygan compensation program for non-represented employees, a copy of which is attached hereto and incorporated herein.

BE IT FURTHER RESOLVED: That staff shall address the additional 0.2% in the 2027 budget compilation.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN 1/1/2026

GRADE	JOB TITLE	DEPARTMENT	DIVISION	90.00% Min	92.50% Step 2	95.00% Step 3	97.50% Step 4	Control Point 100.00% C/P	101.25% Step 6	102.50% Step 7	103.75% Step 8	105.00% Step 9	106.25% Step 10	107.50% Step 11	108.75% Step 12	110.00% Step 13	111.25% Step 14	112.50% Step 15	113.75% Step 16	115.00% Max.
24	City Administrator	CITY ADMINISTRATOR		$156,811.20	$161,179.20	$165,526.40	$169,894.40	$174,241.60	$176,425.60	$178,588.80	$180,772.80	$182,956.80	$185,140.80	$187,304.00	$189,488.00	$191,672.00	$193,835.20	$196,019.20	$198,203.20	$200,387.20
				$75.39	$77.49	$79.58	$81.68	$83.77	$84.82	$85.86	$86.91	$87.96	$89.01	$90.05	$91.10	$92.15	$93.19	$94.24	$95.29	$96.34
23				$145,828.80	$149,884.80	$153,940.80	$157,976.00	$162,032.00	$164,049.60	$166,088.00	$168,105.60	$170,144.00	$172,161.60	$174,179.20	$176,217.60	$178,235.20	$180,252.80	$182,291.20	$184,308.80	$186,347.20
				$70.11	$72.06	$74.01	$75.95	$77.90	$78.87	$79.85	$80.82	$81.80	$82.77	$83.74	$84.72	$85.69	$86.66	$87.64	$88.61	$89.59
22	Fire Chief	FIRE DEPARTMENT		$135,616.00	$139,380.80	$143,145.60	$146,910.40	$150,675.20	$152,568.00	$154,440.00	$156,332.80	$158,204.80	$160,097.60	$161,969.60	$163,862.40	$165,734.40	$167,627.20	$169,520.00	$171,392.00	$173,284.80
	Chief of Police	POLICE DEPARTMENT		$65.20	$67.01	$68.82	$70.63	$72.44	$73.35	$74.25	$75.16	$76.06	$76.97	$77.87	$78.78	$79.68	$80.59	$81.50	$82.40	$83.31
	City Attorney																			
21	Director of Public Works	DPW	MSB ADMIN	$126,110.40	$129,625.60	$133,120.00	$136,635.20	$140,129.60	$141,876.80	$143,624.00	$145,392.00	$147,139.20	$148,886.40	$150,633.60	$152,380.80	$154,148.80	$155,896.00	$157,643.20	$159,390.40	$161,158.40
	Director of Facilities and Operations	FACILITIES		$60.63	$62.32	$64.00	$65.69	$67.37	$68.21	$69.05	$69.90	$70.74	$71.58	$72.42	$73.26	$74.11	$74.95	$75.79	$76.63	$77.48
	Director of Finance/Treasurer	FINANCE																		
	Director of Human Resources & Labor Relations	HUMAN RESOURCES																		
	Director of Information Technology	INFORMATION TECHNOLOGY																		
	Director of Mead Library	MEAD LIBRARY																		
	Director of Planning & Development	PLANNING AND DEVLOPMENT																		
20	City Engineer	DPW	ENGINEERING	$117,312.00	$120,577.60	$123,843.20	$127,088.00	$130,353.60	$131,976.00	$133,619.20	$135,241.60	$136,864.00	$138,507.20	$140,129.60	$141,752.00	$143,395.20	$145,017.60	$146,640.00	$148,283.20	$149,905.60
	Deputy Director of Field Operations	DPW	MSB ADMIN	$56.40	$57.97	$59.54	$61.10	$62.67	$63.45	$64.24	$65.02	$65.80	$66.59	$67.37	$68.15	$68.94	$69.72	$70.50	$71.29	$72.07
	Assistant Fire Chief	FIRE DEPARTMENT																		
	Assistant Chief of Police	POLICE DEPARTMENT																		
19	Director of Parking & Transit	TRANSIT		$109,116.80	$112,153.60	$115,190.40	$118,206.40	$121,243.20	$122,761.60	$124,280.00	$125,798.40	$127,296.00	$128,814.40	$130,332.80	$131,851.20	$133,369.60	$134,888.00	$136,406.40	$137,904.00	$139,422.40
	Division Chief: Prevention/Inspections	FIRE DEPARTMENT		$52.46	$53.92	$55.38	$56.83	$58.29	$59.02	$59.75	$60.48	$61.20	$61.93	$62.66	$63.39	$64.12	$64.85	$65.58	$66.30	$67.03
	Captain of Police	POLICE DEPARTMENT																		
18	Assistant City Engineer	DPW	ENGINEERING	$101,462.40	$104,291.20	$107,099.20	$109,928.00	$112,736.00	$114,150.40	$115,564.80	$116,958.40	$118,372.80	$119,787.20	$121,201.60	$122,595.20	$124,009.60	$125,424.00	$126,838.40	$128,232.00	$129,646.40
	Battalion Chief	FIRE DEPARTMENT		$48.78	$50.14	$51.49	$52.85	$54.20	$54.88	$55.56	$56.23	$56.91	$57.59	$58.27	$58.94	$59.62	$60.30	$60.98	$61.65	$62.33
	Wastewater Treatment Plant Superintendent	WASTEWATER																		
17	City Forester			$94,307.20	$96,928.00	$99,548.80	$102,169.60	$104,790.40	$106,100.80	$107,411.20	$108,721.60	$110,032.00	$111,342.40	$112,652.80	$113,963.20	$115,273.60	$116,584.00	$117,894.40	$119,204.80	$120,515.20
	Fleet Manager			$45.34	$46.60	$47.86	$49.12	$50.38	$51.01	$51.64	$52.27	$52.90	$53.53	$54.16	$54.79	$55.42	$56.05	$56.68	$57.31	$57.94
	Parks Manager																			
	Sanitation & Sewer Manager																			
	Streets & Traffic Manager																			
16	Assistant City Attorney	CITY ATTORNEY		$87,672.00	$90,105.60	$92,539.20	$94,972.80	$97,406.40	$98,633.60	$99,840.00	$101,067.20	$102,273.60	$103,500.80	$104,707.20	$105,934.40	$107,140.80	$108,368.00	$109,574.40	$110,801.60	$112,008.00
	Environmental Engineer	DPW	ENGINEERING	$42.15	$43.32	$44.49	$45.66	$46.83	$47.42	$48.00	$48.59	$49.17	$49.76	$50.34	$50.93	$51.51	$52.10	$52.68	$53.27	$53.85
	Deputy Director of Finance	FINANCE																		
	Network Administrator	INFORMATION TECHNOLOGY																		
	Deputy Director of Mead Library	MEAD LIBRARY																		
	Support Services Manager	MEAD LIBRARY																		
15	GIS Coordinator	DPW	ENGINEERING	$81,515.20	$83,761.60	$86,028.80	$88,296.00	$90,563.20	$91,686.40	$92,830.40	$93,953.60	$95,097.60	$96,220.80	$97,364.80	$98,488.00	$99,611.20	$100,755.20	$101,878.40	$103,022.40	$104,145.60
	Civil Engineer II	DPW	ENGINEERING	$39.19	$40.27	$41.36	$42.45	$43.54	$44.08	$44.63	$45.17	$45.72	$46.26	$46.81	$47.35	$47.89	$48.44	$48.98	$49.53	$50.07
	Marina Manager	FACILITIES	MARINA																	
	Communications & Electronics Technician	INFORMATION TECHNOLOGY																		
	Systems Analyst	INFORMATION TECHNOLOGY																		
	Lead Building Inspector	PLANNING AND DEVLOPMENT	BUILDING INSPECTION																	
	Director of Senior Services	SENIOR SERVICES																		
	Pre-Treatment Supervisor	WASTEWATER																		
14	Director of TV Programming	INFORMATION TECHNOLOGY	CABLE TV - WSCS	$75,774.40	$77,875.20	$79,996.80	$82,097.60	$84,198.40	$85,259.20	$86,299.20	$87,360.00	$88,400.00	$89,460.80	$90,521.60	$91,561.60	$92,622.40	$93,662.40	$94,723.20	$95,784.00	$96,824.00
	Assistant to the City Administrator	CITY ADMINISTRATOR		$36.43	$37.44	$38.46	$39.47	$40.48	$40.99	$41.49	$42.00	$42.50	$43.01	$43.52	$44.02	$44.53	$45.03	$45.54	$46.05	$46.55
	Journeyman Electrician	DPW	TRAFFIC																	
	City Surveyor	DPW	ENGINEERING																	
	GIS Analyst	DPW	ENGINEERING																	
	GIS Engineering Analyst	DPW	ENGINEERING																	
	Journeyman Electrician	FACILITIES																		
	Building Inspector	PLANNING AND DEVLOPMENT	BUILDING INSPECTION																	
	Electrical Inspector	PLANNING AND DEVLOPMENT	BUILDING INSPECTION																	
	Plumbing Inspector	PLANNING AND DEVLOPMENT	BUILDING INSPECTION																	
	Zoning Administrator	PLANNING AND DEVLOPMENT																		
	Planner	PLANNING AND DEVLOPMENT																		
	Office Manager	POLICE DEPARTMENT																		
	Crime Analyst	POLICE DEPARTMENT																		
	Operations Supervisor	TRANSIT																		
	Wastewater Electrician	WASTEWATER																		
	Wastewater Lead Operator	WASTEWATER																		
	Communications Specialist	CITY ADMINISTRATOR																		

13	Financial Reporting Analyst	FINANCE		$70,408.00	$72,363.20	$74,318.40	$76,273.60	$78,228.80	$79,206.40	$80,184.00	$81,161.60	$82,139.20	$83,116.80	$84,094.40	$85,072.00	$86,049.60	$87,027.20	$88,004.80	$88,982.40	$89,960.00
	Human Resources Generalist	HUMAN RESOURCES		$33.85	$34.79	$35.73	$36.67	$37.61	$38.08	$38.55	$39.02	$39.49	$39.96	$40.43	$40.90	$41.37	$41.84	$42.31	$42.78	$43.25
	Civil Engineer I	DPW	ENGINEERING																	
	IT Specialist	MEAD LIBRARY																		
	Maintenance Working Foreman	WASTEWATER																		
12	Engineering Technician	DPW	ENGINEERING	$65,436.80	$67,246.40	$69,056.00	$70,886.40	$72,696.00	$73,611.20	$74,505.60	$75,420.80	$76,336.00	$77,230.40	$78,145.60	$79,060.80	$79,976.00	$80,870.40	$81,785.60	$82,700.80	$83,595.20
	Master Mechanic	DPW	MOTOR VEHICLE	$31.46	$32.33	$33.20	$34.08	$34.95	$35.39	$35.82	$36.26	$36.70	$37.13	$37.57	$38.01	$38.45	$38.88	$39.32	$39.76	$40.19
	Maintenance Technician	FACILITIES																		
	Grant Accountant/Internal Auditor	FINANCE																		
	Payroll Specialist	FINANCE																		
	Librarian	MEAD LIBRARY																		
	Public Safety Specialist	MEAD LIBRARY																		
	Fleet Mechanic	POLICE DEPARTMENT																		
	Lab Technician	WASTEWATER																		
	Control Systems Integrator	WASTEWATER																		
11	Paralegal	CITY ATTORNEY		$60,798.40	$62,483.20	$64,188.80	$65,873.60	$67,558.40	$68,411.20	$69,243.20	$70,096.00	$70,928.00	$71,780.80	$72,633.60	$73,465.60	$74,318.40	$75,150.40	$76,003.20	$76,856.00	$77,688.00
	Foreman - Sign Shop	DPW	TRAFFIC	$29.23	$30.04	$30.86	$31.67	$32.48	$32.89	$33.29	$33.70	$34.10	$34.51	$34.92	$35.32	$35.73	$36.13	$36.54	$36.95	$37.35
	Mechanic	DPW	MOTOR VEHICLE																	
	Foreman - Parks	DPW	PARK DEPARTMENT																	
	Foreman - Streets & Sanitation	DPW	STREETS & SANITATION																	
	Maintenance Supervisor	FACILITIES	LIBRARY																	
	Marina Maintenance Manager	FACILITIES	MARINA																	
	Accounts Payable Associate	FINANCE																		
	Accounts Receivable Associate	FINANCE																		
	Administrative Coordinator/Supervisor	FIRE DEPARTMENT																		
	Assistant to the Mayor	MAYOR																		
	Marketing Specialist	MEAD LIBRARY																		
	Victim Services Coordinator	POLICE DEPARTMENT																		
	Safety & Training Coordinator	TRANSIT																		
	Maintenance Mechanic	WASTEWATER																		
	Wastewater Operator	WASTEWATER																		
10	Deputy City Clerk	CITY CLERK		$56,555.20	$58,115.20	$59,696.00	$61,256.00	$62,836.80	$63,627.20	$64,417.60	$65,187.20	$65,977.60	$66,768.00	$67,558.40	$68,328.00	$69,118.40	$69,908.80	$70,699.20	$71,468.80	$72,259.20
	Arborist	DPW	FORESTRY	$27.19	$27.94	$28.70	$29.45	$30.21	$30.59	$30.97	$31.34	$31.72	$32.10	$32.48	$32.85	$33.23	$33.61	$33.99	$34.36	$34.74
	Equipment Operator	DPW	PARK DEPARTMENT																	
	Heavy Equipment Operator	DPW	PARK DEPARTMENT																	
	Equipment Operator	DPW	STREETS & SANITATION																	
	Heavy Equipment Operator	DPW	STREETS & SANITATION																	
	Help Desk Technician	INFORMATION TECHNOLOGY																		
	Associate Librarian	MEAD LIBRARY																		
	Municipal Court Clerk	MUNICIPAL COURT																		
	Administrative Coordinator	PLANNING AND DEVLOPMENT	BUILDING INSPECTION																	
	Program Compliance Specialist	PLANNING AND DEVLOPMENT																		
	Digital Evidence Manager	POLICE DEPARTMENT																		
	Property Officer	POLICE DEPARTMENT																		
9	Cemetery Worker	DPW	CEMETERY	$52,582.40	$54,038.40	$55,515.20	$56,971.20	$58,427.20	$59,155.20	$59,883.20	$60,611.20	$61,339.20	$62,088.00	$62,816.00	$63,544.00	$64,272.00	$65,000.00	$65,728.00	$66,456.00	$67,184.00
	Service Mechanic	DPW	MOTOR VEHICLE	$25.28	$25.98	$26.69	$27.39	$28.09	$28.44	$28.79	$29.14	$29.49	$29.85	$30.20	$30.55	$30.90	$31.25	$31.60	$31.95	$32.30
	Administrative Coordinator	DPW	MSB ADMIN																	
	Maintenance Worker	DPW	PARK DEPARTMENT																	
	Maintenance Worker	DPW	STREETS & SANITATION																	
	Equipment Operator	DPW	STREETS & SANITATION																	
	Maintenance Worker	DPW	TRAFFIC																	
	Maintenance Worker	FACILITIES																		
	Maintenance Foreman	PARKING UTILITY																		
	Administrative Specialist	POLICE DEPARTMENT																		
	Engagement Coordinator	SENIOR SERVICES																		
	Program And Wellness Coordinator	SENIOR SERVICES																		
	ADA Transit Coordinator	TRANSIT																		
				$48,900.80	$50,252.80	$51,604.80	$52,977.60	$54,329.60	$55,016.00	$55,681.60	$56,368.00	$57,054.40	$57,720.00	$58,406.40	$59,092.80	$59,758.40	$60,444.80	$61,131.20	$61,796.80	$62,483.20
8	Council and License Clerk	CITY CLERK		$23.51	$24.16	$24.81	$25.47	$26.12	$26.45	$26.77	$27.10	$27.43	$27.75	$28.08	$28.41	$28.73	$29.06	$29.39	$29.71	$30.04
	Elections Clerk	CITY CLERK																		
	Building Maintenance Worker	FACILITIES	LIBRARY																	
	Accounting Clerk	FINANCE																		
	Administrative Assistant	MEAD LIBRARY																		
	Building Inspection Licensing Clerk	PLANNING AND DEVLOPMENT	BUILDING INSPECTION																	
	Permit Clerk	PLANNING AND DEVLOPMENT	BUILDING INSPECTION																	
	Community Service Officer	POLICE DEPARTMENT																		
	Court Services Specialist	POLICE DEPARTMENT																		
	Transit Coordinator	TRANSIT																		

7	TV Production Technician	INFORMATION TECHNOLOGY	CABLE TV - WSCS	$45,468.80	$46,737.60	$48,006.40	$49,254.40	$50,523.20	$51,147.20	$51,792.00	$52,416.00	$53,040.00	$53,684.80	$54,308.80	$54,953.60	$55,577.60	$56,201.60	$56,846.40	$57,470.40	$58,
	Clerk II	DPW	MSB ADMIN	$21.86	$22.47	$23.08	$23.68	$24.29	$24.59	$24.90	$25.20	$25.50	$25.81	$26.11	$26.42	$26.72	$27.02	$27.33	$27.63	$27
	Custodian	FACILITIES																		
	Administrative Assistant PT	FIRE DEPARTMENT																		
	Cataloger	MEAD LIBRARY																		
	Library Assistant	MEAD LIBRARY																		
	Security Monitor	MEAD LIBRARY																		
	Municipal Court Assistant Clerk	MUNICIPAL COURT																		
	Maintenance Worker	PARKING UTILITY																		
	Records Specialist Clerk	POLICE DEPARTMENT																		
	Café Coordinator	SENIOR SERVICES																		
	Customer Service Representative	SENIOR SERVICES																		
6	Code Enforcement Officer	PLANNING AND DEVLOPMENT		$42,224.00	$43,409.60	$44,574.40	$45,760.00	$46,924.80	$47,507.20	$48,089.60	$48,692.80	$49,275.20	$49,857.60	$50,440.00	$51,022.40	$51,625.60	$52,208.00	$52,790.40	$53,372.80	$53,955.20
				$20.30	$20.87	$21.43	$22.00	$22.56	$22.84	$23.12	$23.41	$23.69	$23.97	$24.25	$24.53	$24.82	$25.10	$25.38	$25.66	$25.94
5	Janitorial Cleaner	FACILITIES	LIBRARY	$39,270.40	$40,372.80	$41,454.40	$42,556.80	$43,638.40	$44,179.20	$44,720.00	$45,281.60	$45,822.40	$46,363.20	$46,904.00	$47,465.60	$48,006.40	$48,547.20	$49,088.00	$49,628.80	$50,190.40
				$18.88	$19.41	$19.93	$20.46	$20.98	$21.24	$21.50	$21.77	$22.03	$22.29	$22.55	$22.82	$23.08	$23.34	$23.60	$23.86	$24.13
4	Clerk	MEAD LIBRARY		$36,504.00	$37,523.20	$38,542.40	$39,540.80	$40,560.00	$41,059.20	$41,579.20	$42,078.40	$42,598.40	$43,097.60	$43,596.80	$44,116.80	$44,616.00	$45,115.20	$45,635.20	$46,134.40	$46,654.40
				$17.55	$18.04	$18.53	$19.01	$19.50	$19.74	$19.99	$20.23	$20.48	$20.72	$20.96	$21.21	$21.45	$21.69	$21.94	$22.18	$22.43
								5	6	7	8	9	10	11	12	13	14	15	16	17

CITY OF SHEBOYGAN
RESOLUTION 139-25-26

BY ALDERPERSONS MITCHELL AND PERRELLA.

DECEMBER 8, 2025.

A RESOLUTION authorizing retaining outside legal counsel to represent the City in the matter of SCF RC Funding IV LLC v. City of Sheboygan, and authorizing payment for said services.

RESOLVED: That the Common Council hereby authorizes the hiring of Attorney Amy R. Seibel of Seibel Law Offices LLC as outside legal counsel to represent the City of Sheboygan in the defense of the lawsuit filed by SCF RC Funding IV LLC, Sheboygan County Circuit Court Case No. 2025CV731.

BE IT FURTHER RESOLVED: That the Finance Director is hereby authorized and directed to draw on Account No. 711150-531200 (Liability Insurance Fund – Legal Services) in payment of same.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
RESOLUTION 138-25-26

BY ALDERPERSONS MITCHELL AND PERRELLA.

DECEMBER 8, 2025.

A RESOLUTION authorizing the Finance Director to make all necessary changes and record all transactions in the City's General Ledger to close the Boat Facilities Fund and the Marina Fund and consolidate it into a combined Marina/Boat Facilities Fund.

WHEREAS, the City Administrator has recommended consolidation of the Boat Facilities Fund and the Marina Fund into a combined Marina/Boat Facilities Fund after reviewing due to the operational set-up of the department; and

WHEREAS, the Finance Director agrees that consolidation of the Boat Facilities Fund and the Marina Fund into a combined Marina/Boat Facilities Fund would align with accounting best practice; and

WHEREAS, the Common Council finds that these changes are in the best interest of the City; and

WHEREAS, the 2024 financial audit has been completed with all necessary transactions having been recorded prior to the closure of the fund.

NOW, THEREFORE, BE IT RESOLVED: That the Finance Director is authorized to make all necessary changes and record all transactions in the City's General Ledger to close the Boat Facilities Fund and the Marina Fund and consolidate them into a combined Marina/Boat Facilities Fund.

BE IT FURTHER RESOLVED: That the Finance Director is directed to reclassify the assets contained within the following accounts from the Boat Facilities Fund into the combined Marina/Boat Facilities Fund:

Improvements (Acct. No. 633-184000)	$1,103,831.44
Improvements – Accumulated Depreciation	($797,228.95)
Machinery & Equipment (Acct. No. 633-185000)	$32,388.00
Machinery & Equipment – Accumulated Depreciation	($15,389.70)

BE IT FURTHER RESOLVED: That the Finance Director is directed to transfer the Advance from the Capital Fund and Mortgage from the following balance sheet accounts within the Marina Fund into the combined Marina/Boat Facilities Fund:

Advance from Capital Funds (Acct. No. 231-274000)	$3,047,277.74
Mortgage (Acct. No. 231-299000)	$225,000.00

BE IT FURTHER RESOLVED: That the Finance Director is authorized to transfer the remaining fund balance amounts in the Marina and Boat Facilities Funds to the combined Marina/Boat Facilities Fund via the following budget amendment:

INCREASE:

Marina/Boat Fund – Marina/Boat Facilities – Interfund Transfer Out (Acct. No. 634354-811100)	$457,011.30
Boat Fund – Boat Facilities – Interfund Transfer In (Acct. No. 633-492000)	$263,888.20
Marina Fund – Harbor Centre Marina – Interfund Transfer In (Acct. No. 231-492000)	$193,123.10

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer

_____

Ryan Sorenson, Mayor, City of Sheboygan

Attest

_____

Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
RESOLUTION 136-25-26

BY ALDERPERSONS DEKKER AND RUST.

DECEMBER 8, 2025.

A RESOLUTION authorizing the appropriate City officials to enter into a contract with David Tenor Corporation for the 2025 Sanitary Sewer Repairs (North 16th Street – Erie Avenue to St. Clair Avenue and Kentucky Avenue – West of South 17th Street).

WHEREAS, the City of Sheboygan has advertised for bids to construct the 2025 Sanitary Sewer Repairs (North 16th Street – Erie Avenue to St. Clair Avenue and Kentucky Avenue – West of South 17th Street) (the "Project"); and

WHEREAS, the lowest bid of the eight (8) received was from David Tenor Corporation for $91,610.00; and

WHEREAS, the City Engineer has reviewed the bids and determined that the low bid met all of the project specifications.

NOW, THEREFORE, BE IT RESOLVED: That the appropriate City officials are hereby authorized to enter into the attached agreement with David Tenor Corporation for the construction of the Project.

BE IT FURTHER RESOLVED: That the appropriate City officials are authorized to draw funds from Acct. No. 630310-659200 (Wastewater – PW Distribution – Equipment Replacement), upon the agreement being fully executed by all parties, to pay for the construction done pursuant to the agreement.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

AGREEMENT
BETWEEN OWNER AND CONTRACTOR
FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)

THIS AGREEMENT is by and between City of Sheboygan ("Owner") and David Tenor Corporation ("Contractor").

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: municipal street and utility construction.

ARTICLE 2 – THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: ***2025 Sanitary Sewer Repairs, (North 16th Street – Erie Avenue to St. Clair Avenue), (Kentucky Avenue – West of South 17th Street).***

ARTICLE 3 – ENGINEER

3.01 The part of the Project that pertains to the Work has been designed by the City of Sheboygan.

3.02 The Engineering Division, Department of Public Works, City of Sheboygan, Sheboygan, WI will assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Dates*

A. Parts of the Work must be substantially completed on or before he following Milestone(s):

1. Milestone 1: Kentucky Avenue repairs must be completed in 19 consecutive calendar days.

2. Milestone 2: North 18th Street repairs must be completed in 19 consecutive calendar days.

4.03 *Milestones*

A. All work shall be completed prior to September 1, 2026.

4.04 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration

proceeding, the actual loss suffered by Owner if the Work is not completed on time. Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.

2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after such time until the Work is completed and ready for final payment.

3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.

4. Milestones: Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for achievement of each Milestone, until Milestone is achieved.

B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.

4.05 *Special Damages*

C. In addition to the amount provided for liquidated damages, Contractor shall reimburse Owner (1) for any fines or penalties imposed on Owner as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times, and (2) for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.

D. After Contractor achieves Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times, Contractor shall reimburse Owner for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Work to be completed and ready for final payment (as duly adjusted pursuant to the Contract), until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

A. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item) as stated in Contractor's Bid, attached hereto as an exhibit.

B. The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on the third Wednesday of the Month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract

a. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and

b. 0 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

6.04 *Interest*

A. All amounts not paid when due shall bear interest at the rate of 0 percent per annum.

ARTICLE 7 – CONTRACT DOCUMENTS

7.01 *Contents*

A. The Contract Documents consist of the following:

1. This Agreement.
2. Bonds:
   a. Performance bond (together with power of attorney).
   b. Payment bond (together with power of attorney).
3. Specifications as listed in the table of contents of the project manual (copy of list attached and incorporated by reference).
4. Drawings as listed in the table of contents of the drawings (copy of list attached and incorporated by reference).
5. Federal Labor Provisions (HUD 4010), Affirmative Action Requirements, Contract Language Requirements, Equal Opportunity Clause and Section3 Contract Requirements as identified in Section 00 43 43 – Federal Requirements (not attached but incorporated by reference).
6. Addenda (not attached but incorporated by reference)
   a. None.
7. Exhibits to this Agreement (enumerated as follows):
   a. Contractor's Bid consisting of 1 Page.
8. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
   a. Notice to Proceed,
   b. Work Change Directives,
   c. Change Orders,
   d. Field Order,
   e. Task Orders.

B. The Contract Documents listed in Paragraph 7.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 7.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

ARTICLE 8 – ARTICLE 8—REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 *Contractor's Representations*

A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:

1. Contractor has examined and carefully studied the Contract Documents, including Addenda.
2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Contractor has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Contractor has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
9. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

8.02 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

8.03 *Standard General Conditions*

A. Owner stipulates that if the General Conditions that are made a part of this Contract are EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or "track changes" (redline/strikeout), or in the Supplementary Conditions.

(Continued on next page)

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

OWNER:
(Signatures authorized pursuant to Res. _____-25-26)

City of Sheboygan

By: _____
(signature)

Name, Title: Ryan Sorenson, Mayor

Date: _____

Attest:

By: _____
(signature)

Name, Title: Meredith DeBruin, City Clerk

Date: _____

Address for giving notices:
City of Sheboygan – Engineering Division
2026 New Jersey Avenue
Sheboygan, WI 53081

Approved by:

_____
(signature)

Name, Title: Evan Grossen, Deputy Finance Director/Comptroller

Date: _____

Approved as to form and Execution by:

_____
(signature)

Name, Title: City Attorney

Date: _____

CONTRACTOR:

David Tenor Corporation

By: _____
(signature)

Name, Title: _____ (printed)

Date: _____

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Address for giving notices:

_____

_____

2025 Sanitary Sewer Repairs (#9949108)
Owner: City of Sheboygan
Solicitor: Sheboygan WI, City of
12/01/2025 10:00 AM CST
Contractor: David Tenor Corporation

Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension
	1	COS	Mobilization	LS	1	$13,500.00	$13,500.00
	2	COS	Traffic Control	LS	1	$3,000.00	$3,000.00
	3	COS	Construction Staking	LS	1	$1,750.00	$1,750.00
	4	COS	Removing Pavement	SY	25	$12.00	$300.00
	5	COS	Removing Sanitary Manholes	Each	2	$900.00	$1,800.00
	6	COS	Sanitary Manhole 4-ft Diameter	Each	2	$15,750.00	$31,500.00
	7	COS	Sanitary Manhole Castings	Each	2	$600.00	$1,200.00
	8	COS	Concrete Pavement, 8-Inch	SY	17	$150.00	$2,550.00
	9	COS	Sawing Concrete	LF	60	$6.00	$360.00
	10	COS	Kentucky Avenue Sanitary Sewer and Lateral Repair	LS	1	$33,650.00	$33,650.00
	11	COS	Allowance - Video Conversion	LS	1	$2,000.00	$2,000.00
						Base Bid Total:	**$91,610.00**

BID NUMBER: C25-18

CITY OF SHEBOYGAN
DEPARTMENT OF PUBLIC WORKS

City of Sheboygan
spirit on the lake.

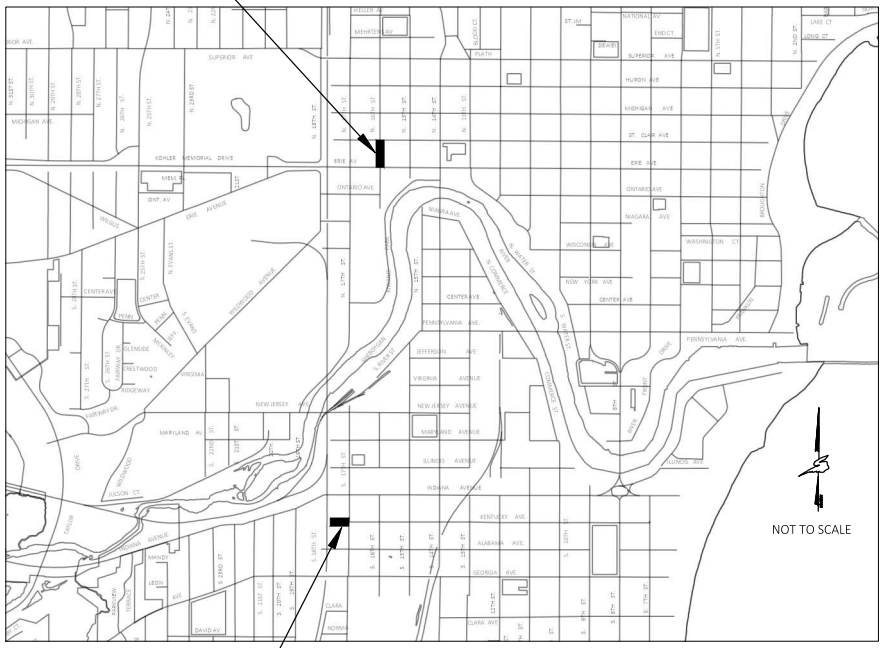
2025 SANITARY SEWER REPAIRS

(NORTH 16TH STREET - ERIE AVENUE TO ST. CLAIR AVENUE)

(KENTUCKY AVENUE - WEST OF SOUTH 17TH STREET)

NOVEMBER 2025

PROJECT LOCATION
NORTH 16TH STREET
SANITARY MANHOLE REPLACEMENTS



PROJECT LOCATION
KENTUCKY AVENUE
SANITARY SEWER REPAIR

INDEX OF SHEETS

SHEET NO.	DRAWING NO.	DESCRIPTION
1	000 CV	TITLE SHEET
2	001 GN	GENERAL NOTES
3	020 PO	PROJECT OVERVIEW
4-6	040 D 1-3	CONSTRUCTION DETAILS
7	200 SS-1	NORTH 16TH STREET SANITARY MANHOLE REPLACEMENTS
8	200 SS-2	KENTUCKY AVENUE SANITARY SEWER REPAIR

Revision Number	Revision Description	Drawn By	Date

2025 SANITARY SEWER REPAIRS
(NORTH 16TH STREET - ERIE AVENUE TO ST. CLAIR AVENUE)
(KENTUCKY AVENUE - WEST OF SOUTH 17TH STREET)

TITLE SHEET

CITY OF SHEBOYGAN
PUBLIC WORKS
City of Sheboygan
Department of Public Works
Engineering Division
2026 New Jersey Avenue
Sheboygan, WI 53081

Kevin Jump, PE - City Engineer

Designed By	TJM
Drawn By	TJM
Checked By	KEJ
Plot Date	11/5/2025
Bid No.	C25-18
Project Date	NOVEMBER 2025
Sheet No.	
Drawing No.	1

PLOTTED BY - Moyer, Tim

FILE NAME: C:\USERS\MOYER\ONEDRIVE - CITY OF SHEBOYGAN\DESKTOP\STREETS\2025 SEWER REPAIRS (N 16TH ST AND KENTUCKY AVE)\PRODUCTION\PLAN SHEETS\000CV.DWG
LAYOUT NAME - 000CV

Binder Revision 3/20/17

Item 16.

2025 Sanitary Sewer Repairs
(North 16th Street – Erie Avenue to St. Clair Avenue)
(Kentucky Avenue – West of South 17th Street)

CITY OF SHEBOYGAN
RESOLUTION 145-25-26

BY ALDERPERSONS DEKKER AND RUST

DECEMBER 8, 2025.

A RESOLUTION authorizing City officials to enter into a contract with Strand Associates for engineering services related to studying major factors to be considered should a wastewater treatment plant (WWTP) expansion be required in the future.

WHEREAS, the Sheboygan Regional WWTP's current average flows of approximately 11 mgd (million gallons per day) are well within its design capacity of 18 mgd; and

WHEREAS, the City of Sheboygan and its satellite communities are committed to economic development; and

WHEREAS, sustained growth and/or a single "wet" industry could bring average flows perilously close to the WWTP's 18 mgd design capacity; and

WHEREAS, it is prudent to establish some general plans and development triggers well in advance of any need to expand; and

WHEREAS, Strand Associates provided an engineering proposal in response to a WWTP RFP (request for proposals) process; and

WHEREAS, Strand's proposal was well-researched and provided early ideas for ways to use either physical growth or "intensification" of existing processes to meet increased capacity demands, making Strand the company which, in the WWTP staff's opinion, is most qualified to complete this study; and

WHEREAS, Strand's cost proposal is in line with the 2025 budget for this work.

NOW, THEREFORE, BE IT RESOLVED: That the appropriate City officials are hereby authorized to enter into a contract with Strand Associates of Madison in the amount of $50,000.00, on a form approved by the City Administrator and City Attorney, for engineering services related to studying major factors should the WWTP need to expand in the future.

BE IT FURTHER RESOLVED: That the Finance Director is hereby authorized and directed to draw on Account No. 630361-631200 (Wastewater Fund – Wastewater - Building Improvements) in payment of same.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
RESOLUTION 144-25-26

BY ALDERPERSONS DEKKER AND RUST.

DECEMBER 8, 2025.

A RESOLUTION authorizing City officials to enter into a contract with Donohue & Associates, Inc. for engineering services related to the replacement of a wastewater treatment plant (WWTP) aeration blower.

WHEREAS, the effective treatment of wastewater requires the constant introduction of aeration into an activated sludge process to facilitate biological nutrient removal; and

WHEREAS, an engineering review has determined the amount of air (measured in standard cubic feet per minute, or "scfm") that is required to meet DNR "firm capacity" requirements; and

WHEREAS, three of the four required WWTP aeration blowers have been replaced over the past five years, but the remaining Turblex blower is at the end of its expected life; and

WHEREAS, the new proposed blower is envisioned to be specifically designed with turn-down capability to meet the WWTP's lowest demand, saving energy by not "wasting" air; and

WHEREAS, Donohue & Associates, Inc. provided an engineering proposal in response to a WWTP RFP (request for proposals) process; and

WHEREAS, Donohue & Associates, Inc. is the company which, in the WWTP staff's opinion, is most qualified to compile specifications for a replacement blower and design its installation; and

WHEREAS, Donohue & Associates, Inc.'s cost proposal is in line with the 2025 budget for this work.

NOW, THEREFORE, BE IT RESOLVED: That the appropriate City officials are hereby authorized to enter into a contract with Donohue & Associates, Inc. of Sheboygan in the amount of $58,535.00, on a form approved by the City Administrator and City Attorney, for engineering services related to the replacement of a WWTP aeration blower.

BE IT FURTHER RESOLVED: That the Finance Director is hereby authorized and directed to draw on Account No. 630361-641100 (Wastewater Fund – Wastewater – Improvements other than Buildings) in payment of same.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
RESOLUTION 141-25-26

BY ALDERPERSONS DEKKER AND RUST.

DECEMBER 8, 2025.

A RESOLUTION authorizing the appropriate City officials to execute a First Amendment to Memorandum of Understanding with Ellwood H. May Environmental Park Association of Sheboygan County, Inc. relating to certain terms and conditions in the MOU.

RESOLVED: That the appropriate City officials are hereby authorized to execute the First Amendment to Memorandum of Understanding between the City of Sheboygan and Ellwood H. May Environmental Park Association of Sheboygan County, Inc., a copy of which is attached hereto and incorporated herein.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN ELLWOOD H. MAY ENVIRONMENTAL PARK ASSOCIATION OF SHEBOYGAN COUNTY, INC. AND CITY OF SHEBOYGAN

THIS FIRST AMENDMENT TO MEMORANDUM OF UNDERSTANDING is entered into as of December 16, 2025, by and among the Ellwood H. May Environmental Park Association of Sheboygan County, Inc. ("Maywood") and City of Sheboygan ("City"), collectively referred to herein as the "Parties."

RECITALS:

Whereas, the Parties entered into a memorandum of understanding ("MOU") on January 9, 2020 regarding the City's financial support for Maywood relating to Maywood Environmental Park ("Park"); and

Whereas, the MOU is scheduled to expire on December 31, 2025; and

Whereas, the Parties are negotiating terms of a replacement MOU and desire additional time to finalize that document such that extending the existing MOU is in both parties' best interests.

NOW, THEREFORE, the Parties, in consideration of the terms and conditions contained in this First Amendment and for other good and valuable consideration, the receipt of which is hereby acknowledged, each hereby agrees as follows:

AMENDMENT

1. The RECITALS set forth above are true, accurate and incorporated herein by reference.
2. The expiration of the January 9, 2020 MOU is amended to December 31, 2026.
3. Section 1(d)(a) is amended and restated in its entirety with the following:
   "The City agrees to provide Maywood funding in January, 2026 in the amount of $74,379.00 towards the salary for the Maywood Park Director."
4. This Amendment shall be binding upon and shall inure to the benefit of the parties hereto.
5. Except as expressly amended herein, the MOU shall remain in full force and effect. In the event of any conflict between the terms and conditions of the MOU and this Amendment, this Amendment shall control.

IN WITNESS WHEREOF, the Parties have duly executed this Agreement as of the date noted below.

CITY OF SHEBOYGAN

By: _____ _____
Ryan Sorenson, Mayor Date

By: _____ _____
Meredith DeBruin, City Clerk Date

ELLWOOD H. MAY ENVIRONMENTAL PARK ASSOCIATION OF SHEBOYGAN COUNTY, INC.

By: _____ _____
Date

By: _____ _____
Date

CITY OF SHEBOYGAN
RESOLUTION 140-25-26

BY ALDERPERSONS DEKKER AND RUST.

DECEMBER 8, 2025.

A RESOLUTION designating the Director of Public Works as the City's Authorized Representative for the Wisconsin Department of Transportation (WisDOT) Transportation Alternatives Program (TAP) Grant for State Funding Years (SFY) 2026-2030 and directing him to submit a WisDOT Transportation Alternatives Program Grant Application.

WHEREAS, pursuant to Wis. Stat. § 85.021(2)(a), the WisDOT may award grants to cities for up to 80% of the cost of transportation alternatives activities consistent with federal regulations promulgated under 23 USC 213; and

WHEREAS, pursuant to Wis. Stat. § 85.021(2)(b), any project for which a grant is awarded under par. (a) shall be commenced within four years from the date that the grant is awarded; and

WHEREAS, in order to be eligible, the City must submit a Resolution identifying the Authorized Representative for WisDOT grant purposes who is an office, officer, or employee given authority to act on the applicant's behalf to (1) sign and submit a grant application; (2) sign a grant agreement between the City and WisDOT; (3) submit interim and final reports to the WisDOT to satisfy the grant agreement; (4) submit grant reimbursement requests to the WisDOT; and (5) sign and submit any other required documentation regarding the grant; and

WHEREAS, City staff desires to apply for a Transportation Alternatives Program Grant for SFY 2026-2030, the maximum amount of which is $768,739.62 and which would require a 20% or $153,747.92 match from the City; and

WHEREAS, it is anticipated that there will be sufficient funds in the 2027 budget for the City's share of the matching costs.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council designates the Director of Public Works as the Authorized Representative for the Transportation Alternatives Program grant purposes identified herein and directs the Director of Public Works to submit a Transportation Alternatives Program grant application(s) to the WisDOT for the SFY 2026-2030.

BE IT FURTHER RESOLVED: That if the grant application is awarded by WisDOT, the Authorized Representative is permitted to execute the grant agreement upon approval by the City Attorney and City Administrator.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
RESOLUTION 137-25-26

BY ALDERPERSONS DEKKER AND RUST.

DECEMBER 8, 2025.

A RESOLUTION authorizing the appropriate City officials to enter into a contract with Cornerstone Pavers, LLC for the 2025 Street Improvements, Concrete Pavement Repairs (Mead Avenue and Wilson Avenue).

WHEREAS, the City of Sheboygan has advertised for bids to construct the 2025 Street Improvements, Concrete Pavement Repairs (Mead Avenue and Wilson Avenue) (the "Project"); and

WHEREAS, the lowest bid of the six (6) received was from Cornerstone Pavers, LLC for $675,369.43; and

WHEREAS, the City Engineer has reviewed the bids and determined that the low bid met all of the project specifications.

NOW, THEREFORE, BE IT RESOLVED: That the appropriate City officials are hereby authorized to enter into the attached agreement with Cornerstone Pavers, LLC for the construction of the Project.

BE IT FURTHER RESOLVED: That the appropriate City officials are authorized to draw funds from Acct. No. 400300-641200 (Capital Projects Fund – Public Works – Street Improvements), upon the agreement being fully executed by all parties, to pay for the construction done pursuant to the agreement.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

AGREEMENT
BETWEEN OWNER AND CONTRACTOR
FOR CONSTRUCTION CONTRACT (STIPULATED PRICE)

THIS AGREEMENT is by and between City of Sheboygan ("Owner") and Cornerstone Pavers, LLC ("Contractor").

Owner and Contractor hereby agree as follows:

ARTICLE 1 – WORK

1.01 Contractor shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows: municipal street and utility construction.

ARTICLE 2 – THE PROJECT

2.01 The Project, of which the Work under the Contract Documents is a part, is generally described as follows: ***2025 Street Improvements, Concrete Pavement Repairs (Mead Avenue and Wilson Avenue).***

ARTICLE 3 – ENGINEER

3.01 The part of the Project that pertains to the Work has been designed by the City of Sheboygan.

3.02 The Engineering Division, Department of Public Works, City of Sheboygan, Sheboygan, WI will assume all duties and responsibilities, and have the rights and authority assigned to Engineer in the Contract Documents in connection with the completion of the Work in accordance with the Contract Documents.

ARTICLE 4 – CONTRACT TIMES

4.01 *Time of the Essence*

A. All time limits for Milestones, if any, Substantial Completion, and completion and readiness for final payment as stated in the Contract Documents are of the essence of the Contract.

4.02 *Contract Times: Dates*

A. Parts of the Work must be substantially completed on or before he following Milestone(s):

1. Milestone 1: Mead Avenue shall be completed prior to June 1, 2026.
2. Milestone 2: Wilson Avenue shall be completed prior to August 7, 2026.

4.03 *Milestones*

A. N/A.

4.04 *Liquidated Damages*

A. Contractor and Owner recognize that time is of the essence as stated in Paragraph 4.01 above and that Owner will suffer financial and other losses if the Work is not completed and Milestones not achieved within the Contract Times, as duly modified. The parties also recognize the delays, expense, and difficulties involved in proving, in a legal or arbitration proceeding, the actual loss suffered by Owner if the Work is not completed on time.

Accordingly, instead of requiring any such proof, Owner and Contractor agree that as liquidated damages for delay (but not as a penalty):

1. Substantial Completion: Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after the time (as duly adjusted pursuant to the Contract) specified in Paragraph 4.02.A above for Substantial Completion until the Work is substantially complete.

2. Completion of Remaining Work: After Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times (as duly adjusted pursuant to the Contract) for completion and readiness for final payment, Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after such time until the Work is completed and ready for final payment.

3. Liquidated damages for failing to timely attain Substantial Completion and final completion are not additive and will not be imposed concurrently.

4. Milestones: Contractor shall pay Owner the amount identified in paragraph 19.01 of the Supplementary Conditions for each day that expires after the time (as duly adjusted pursuant to the Contract) specified above for achievement of each Milestone, until Milestone is achieved.

B. If Owner recovers liquidated damages for a delay in completion by Contractor, then such liquidated damages are Owner's sole and exclusive remedy for such delay, and Owner is precluded from recovering any other damages, whether actual, direct, excess, or consequential, for such delay, except for special damages (if any) specified in this Agreement.

4.05 *Special Damages*

C. In addition to the amount provided for liquidated damages, Contractor shall reimburse Owner (1) for any fines or penalties imposed on Owner as a direct result of the Contractor's failure to attain Substantial Completion according to the Contract Times, and (2) for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Substantial Completion (as duly adjusted pursuant to the Contract), until the Work is substantially complete.

D. After Contractor achieves Substantial Completion, if Contractor shall neglect, refuse, or fail to complete the remaining Work within the Contract Times, Contractor shall reimburse Owner for the actual costs reasonably incurred by Owner for engineering, construction observation, inspection, and administrative services needed after the time specified in Paragraph 4.02 for Work to be completed and ready for final payment (as duly adjusted pursuant to the Contract), until the Work is completed and ready for final payment.

ARTICLE 5 – CONTRACT PRICE

5.01 Owner shall pay Contractor for completion of the Work in accordance with the Contract Documents the amounts that follow, subject to adjustment under the Contract:

A. For all Unit Price Work, an amount equal to the sum of the extended prices (established for each separately identified item of Unit Price Work by multiplying the unit price times the actual quantity of that item) as stated in Contractor's Bid, attached hereto as an exhibit.

B. The extended prices for Unit Price Work set forth as of the Effective Date of the Contract are based on estimated quantities. As provided in Paragraph 13.03 of the General Conditions, estimated quantities are not guaranteed, and determinations of actual quantities and classifications are to be made by Engineer.

ARTICLE 6 – PAYMENT PROCEDURES

6.01 *Submittal and Processing of Payments*

A. Contractor shall submit Applications for Payment in accordance with Article 15 of the General Conditions. Applications for Payment will be processed by Engineer as provided in the General Conditions.

6.02 *Progress Payments; Retainage*

A. Owner shall make progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment on the third Wednesday of the Month during performance of the Work as provided in Paragraph 6.02.A.1 below, provided that such Applications for Payment have been submitted in a timely manner and otherwise meet the requirements of the Contract. All such payments will be measured by the Schedule of Values established as provided in the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no Schedule of Values, as provided elsewhere in the Contract.

1. Prior to Substantial Completion, progress payments will be made in an amount equal to the percentage indicated below but, in each case, less the aggregate of payments previously made and less such amounts as Owner may withhold, including but not limited to liquidated damages, in accordance with the Contract

a. 95 percent of Work completed (with the balance being retainage). If the Work has been 50 percent completed as determined by Engineer, and if the character and progress of the Work have been satisfactory to Owner and Engineer, then as long as the character and progress of the Work remain satisfactory to Owner and Engineer, there will be no additional retainage; and

b. 0 percent of cost of materials and equipment not incorporated in the Work (with the balance being retainage).

B. Upon Substantial Completion, Owner shall pay an amount sufficient to increase total payments to Contractor to 100 percent of the Work completed, less such amounts set off by Owner pursuant to Paragraph 15.01.E of the General Conditions, and less 200 percent of Engineer's estimate of the value of Work to be completed or corrected as shown on the punch list of items to be completed or corrected prior to final payment.

6.03 *Final Payment*

A. Upon final completion and acceptance of the Work in accordance with Paragraph 15.06 of the General Conditions, Owner shall pay the remainder of the Contract Price as recommended by Engineer as provided in said Paragraph 15.06.

6.04 *Interest*

A. All amounts not paid when due shall bear interest at the rate of 0 percent per annum.

ARTICLE 7 – CONTRACT DOCUMENTS

7.01 *Contents*

A. The Contract Documents consist of the following:

1. This Agreement.
2. Bonds:
   a. Performance bond (together with power of attorney).
   b. Payment bond (together with power of attorney).
3. Specifications as listed in the table of contents of the project manual (copy of list attached and incorporated by reference).
4. Drawings as listed in the table of contents of the drawings (copy of list attached and incorporated by reference).
5. Federal Labor Provisions (HUD 4010), Affirmative Action Requirements, Contract Language Requirements, Equal Opportunity Clause and Section3 Contract Requirements as identified in Section 00 43 43 – Federal Requirements (not attached but incorporated by reference).
6. Addenda (not attached but incorporated by reference)
   a. Number **{Number}** dated **{Date}**.
   b. Number **{Number}** dated **{Date}**.
   c. Number **{Number}** dated **{Date}**.
7. Exhibits to this Agreement (enumerated as follows):
   a. Contractor's Bid consisting of **{Total Pages}**.
8. The following which may be delivered or issued on or after the Effective Date of the Contract and are not attached hereto:
   a. Notice to Proceed,
   b. Work Change Directives,
   c. Change Orders,
   d. Field Order,
   e. Task Orders.

B. The Contract Documents listed in Paragraph 7.01.A are attached to this Agreement (except as expressly noted otherwise above).

C. There are no Contract Documents other than those listed above in this Article 7.

D. The Contract Documents may only be amended, modified, or supplemented as provided in the Contract.

ARTICLE 8 – ARTICLE 8—REPRESENTATIONS, CERTIFICATIONS, AND STIPULATIONS

8.01 *Contractor's Representations*

A. In order to induce Owner to enter into this Contract, Contractor makes the following representations:

1. Contractor has examined and carefully studied the Contract Documents, including Addenda.
2. Contractor has visited the Site, conducted a thorough visual examination of the Site and adjacent areas, and become familiar with the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
3. Contractor is familiar with all Laws and Regulations that may affect cost, progress, and performance of the Work.
4. Contractor has carefully studied the reports of explorations and tests of subsurface conditions at or adjacent to the Site and the drawings of physical conditions relating to existing surface or subsurface structures at the Site that have been identified in the Supplementary Conditions, with respect to the Technical Data in such reports and drawings.
5. Contractor has carefully studied the reports and drawings relating to Hazardous Environmental Conditions, if any, at or adjacent to the Site that have been identified in the Supplementary Conditions, with respect to Technical Data in such reports and drawings.
6. Contractor has considered the information known to Contractor itself; information commonly known to contractors doing business in the locality of the Site; information and observations obtained from visits to the Site; the Contract Documents; and the Technical Data identified in the Supplementary Conditions or by definition, with respect to the effect of such information, observations, and Technical Data on (a) the cost, progress, and performance of the Work; (b) the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor; and (c) Contractor's safety precautions and programs.
7. Based on the information and observations referred to in the preceding paragraph, Contractor agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract.
8. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
9. Contractor has given Engineer written notice of all conflicts, errors, ambiguities, or discrepancies that Contractor has discovered in the Contract Documents, and of discrepancies between Site conditions and the Contract Documents, and the written resolution thereof by Engineer is acceptable to Contractor.
10. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.

8.02 *Contractor's Certifications*

A. Contractor certifies that it has not engaged in corrupt, fraudulent, collusive, or coercive practices in competing for or in executing the Contract. For the purposes of this Paragraph 8.02:

1. "corrupt practice" means the offering, giving, receiving, or soliciting of anything of value likely to influence the action of a public official in the bidding process or in the Contract execution;

2. "fraudulent practice" means an intentional misrepresentation of facts made (a) to influence the bidding process or the execution of the Contract to the detriment of Owner, (b) to establish Bid or Contract prices at artificial non-competitive levels, or (c) to deprive Owner of the benefits of free and open competition;

3. "collusive practice" means a scheme or arrangement between two or more Bidders, with or without the knowledge of Owner, a purpose of which is to establish Bid prices at artificial, non-competitive levels; and

4. "coercive practice" means harming or threatening to harm, directly or indirectly, persons or their property to influence their participation in the bidding process or affect the execution of the Contract.

8.03 *Standard General Conditions*

A. Owner stipulates that if the General Conditions that are made a part of this Contract are EJCDC® C-700, Standard General Conditions for the Construction Contract (2018), published by the Engineers Joint Contract Documents Committee, and if Owner is the party that has furnished said General Conditions, then Owner has plainly shown all modifications to the standard wording of such published document to the Contractor, through a process such as highlighting or "track changes" (redline/strikeout), or in the Supplementary Conditions.

(Continued on next page)

IN WITNESS WHEREOF, Owner and Contractor have signed this Agreement.

This Agreement will be effective on _____ (which is the Effective Date of the Contract).

OWNER:
(Signatures authorized pursuant to Res. _____-25-26)

City of Sheboygan

By: _____
(signature)

Name, Title: Ryan Sorenson, Mayor

Date: _____

Attest:

By: _____
(signature)

Name, Title: Meredith DeBruin, City Clerk

Date: _____

Address for giving notices:
City of Sheboygan – Engineering Division
2026 New Jersey Avenue
Sheboygan, WI 53081

Approved by:

_____
(signature)

Name, Title: Evan Grossen, Deputy Finance Director/Comptroller

Date: _____

Approved as to form and Execution by:

_____
(signature)

Name, Title: City Attorney

Date: _____

CONTRACTOR:

Cornerstone Pavers, LLC

By: _____
(signature)

Name, Title: _____ (printed)

Date: _____

(If Bidder is a corporation, a limited liability company, a partnership, or a joint venture, attach evidence of authority to sign.)

Address for giving notices:

_____

_____

Mead Avenue and Wilson Avenue (#9937805 - Cornerstone Pavers, LLC)
Owner: City of Sheboygan Department of Public Works, Engineering Dept
Solicitor: Sheboygan WI, City of
11/18/2025 10:00 AM CST

Line Item	Item Code	Item Description	Unit	Quantity	Unit Price	Total
1	BASE	Mobilization	LS	1	$32,340.00	$32,340.00
2	BASE	Traffic Control	LS	1	$3,890.00	$3,890.00
3	BASE	Construction Staking	LS	1	$3,000.00	$3,000.00
4	BASE	Removing Pavement	SY	1885	$10.00	$18,850.00
5	BASE	Removing Sidewalk	SY	495	$9.00	$4,455.00
6	BASE	Removing Inlets	Each	3	$600.00	$1,800.00
7	BASE	Excavation Common (Mead Avenue)	CY	250	$32.00	$8,000.00
8	BASE	Abandoning Inlet Leads	LF	83	$22.00	$1,826.00
9	BASE	Base Aggregate Dense, 3/4-Inch	Tons	125	$25.00	$3,125.00
10	BASE	Base Aggregate Dense, 1 1/4-Inch	Tons	545	$25.00	$13,625.00
11	BASE	Concrete Pavement 8-Inch	SY	2035	$72.21	$146,947.35
12	BASE	Concrete Curb and Gutter 24-inch	LF	1350	$29.90	$40,365.00
13	BASE	Concrete Sidewalk 4-Inch	SF	5850	$12.05	$70,492.50
14	BASE	Detectable Warning Fields	SF	72	$38.00	$2,736.00
15	BASE	Concrete Driveway 6-Inch	SY	15	$78.00	$1,170.00
16	BASE	Drilled Dowel Bars	Each	975	$12.10	$11,797.50
17	BASE	Pavement Ties	Each	315	$8.77	$2,762.55
18	BASE	Sawing Concrete Pavement	LF	2600	$2.00	$5,200.00
19	BASE	Adjusting Storm Manholes Minor	Each	3	$725.00	$2,175.00
20	BASE	Storm Manhole 4-Ft Diameter	Each	2	$7,600.00	$15,200.00
21	BASE	Storm Manhole Castings	Each	3	$1,000.00	$3,000.00
22	BASE	Adjusting Sanitary Manholes Major	Each	1	$2,600.00	$2,600.00
23	BASE	Sanitary Manhole Castings	Each	1	$700.00	$700.00
24	BASE	Inlets Type N1	Each	5	$2,800.00	$14,000.00
25	BASE	Inlet Castings	Each	5	$850.00	$4,250.00
26	BASE	PVC Storm Sewer 12-Inch	LF	153	$125.00	$19,125.00
27	BASE	PVC Storm Sewer 21-Inch	LF	20	$180.00	$3,600.00
28	BASE	PVC Storm Sewer 24-Inch	LF	10	$300.00	$3,000.00
29	BASE	Pavement Marking 4-Inch Paint	LF	175	$8.25	$1,443.75
30	BASE	Pavement Marking 6-Inch Crosswalk Paint	LF	195	$12.35	$2,408.25
31	BASE	Pavement Marking Curb Paint	LF	120	$41.20	$4,944.00
32	BASE	Topsoil	SY	530	$7.10	$3,763.00
33	BASE	Hydro-seed	SY	530	$2.10	$1,113.00
34	BASE	Inlet Protection	Each	20	$80.00	$1,600.00
35	BASE	Rock Bags	Each	20	$10.00	$200.00
				Base Bid Total		**$455,503.90**
36	BASE	Allowance - Televising Sewer	LS	1	$5,000.00	$5,000.00
37	BASE	Alowance - Additional Sewer Repairs	LS	1	$15,000.00	$15,000.00
				Base Bid Allowance Total		**$20,000.00**
38	ALT 1	Traffic Control	LS	1	$3,490.00	$3,490.00
39	ALT 1	Construction Staking	LS	1	$3,035.88	$3,035.88
40	ALT 1	Removing Pavement	SY	1515	$11.00	$16,665.00
41	ALT 1	Removing Sidewalk	SY	105	$9.00	$945.00
42	ALT 1	Base Aggregate Dense, 3/4-Inch	Tons	15	$35.00	$525.00
43	ALT 1	Base Aggregate Dense, 1 1/4-Inch	Tons	155	$30.00	$4,650.00
44	ALT 1	Concrete Pavement 8-Inch	SY	1365	$72.21	$98,566.65
45	ALT 1	Concrete Curb and Gutter 24-inch	LF	700	$39.00	$27,300.00
46	ALT 1	Concrete Sidewalk 4-Inch	SF	850	$12.00	$10,200.00
47	ALT 1	Detectable Warning Fields	SF	58	$39.00	$2,262.00
48	ALT 1	Detectable Warning Fields Radial	SF	15	$55.00	$825.00
49	ALT 1	Drilled Dowel Bars	Each	625	$12.50	$7,812.50
50	ALT 1	Pavement Ties	Each	285	$8.00	$2,280.00
51	ALT 1	Sawing Concrete Pavement	LF	1400	$2.00	$2,800.00
52	ALT 1	Adjusting Storm Manholes Minor	Each	2	$850.00	$1,700.00
53	ALT 1	Inlet Castings	Each	5	$820.00	$4,100.00
54	ALT 1	Adjusting Sanitary Manholes Minor	Each	3	$850.00	$2,550.00
55	ALT 1	Sanitary Manhole Castings	Each	3	$700.00	$2,100.00
56	ALT 1	Adjusting Inlets Minor	Each	3	$560.00	$1,680.00
57	ALT 1	Pavement Marking 4-Inch Paint	LF	150	$8.25	$1,237.50
58	ALT 1	Pavement Marking 6-Inch Crosswalk Paint	LF	220	$12.35	$2,717.00
59	ALT 1	Topsoil	SY	220	$7.10	$1,562.00
60	ALT 1	Hydro-seed	SY	220	$2.10	$462.00
61	ALT 1	Inlet Protection	Each	5	$80.00	$400.00
				Alternate 1 Total		**$199,865.53**
				Project Total		**$675,369.43**

BID NUMBER: C25-17

CITY OF SHEBOYGAN
DEPARTMENT OF PUBLIC WORKS

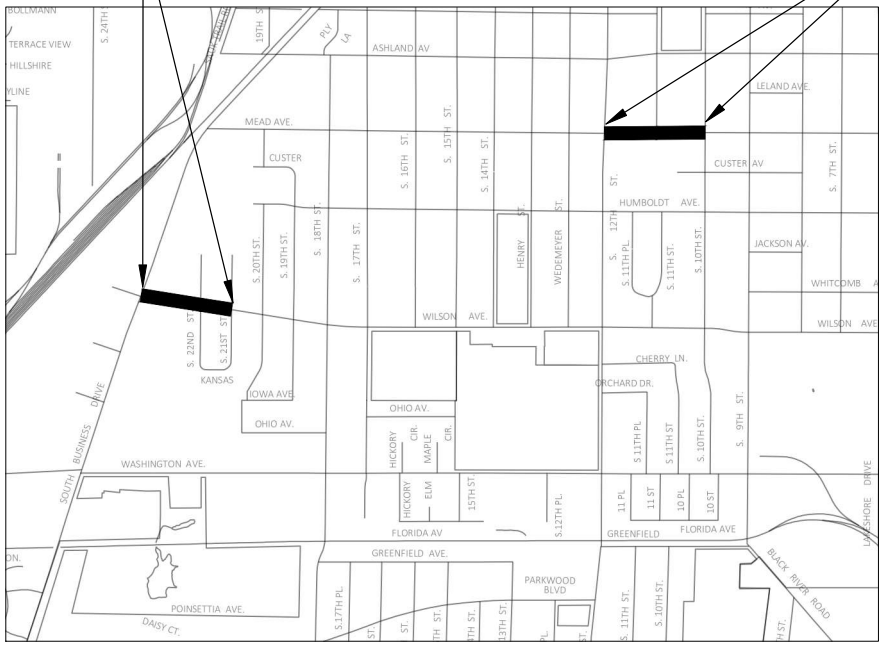
City of Sheboygan
spirit on the lake.

2025 STREET IMPROVEMENTS
CONCRETE PAVEMENT REPAIRS
(MEAD AVENUE AND WILSON AVENUE)

NOVEMBER 2025

PROJECT LOCATION WILSON AVENUE
ALTERNATE 1
(S BUSINESS DR - S 21ST ST)

PROJECT LOCATION MEAD AVENUE
BAE BID
(S 12TH ST - S 10TH ST)



NOT TO SCALE

INDEX OF SHEETS

SHEET NO.	DRAWING NO.	DESCRIPTION
1	000 CV	TITLE SHEET
2	001 GN	GENERAL NOTES
3	020 PO	PROJECT OVERVIEW
4	030 SC	SURVEY CONTROL
5-6	040 CD 1-2	TYPICAL SECTIONS
7-18	040 CD 3-14	CONSTRUCTION DETAILS
19-24	050 RD 1-6	REMOVAL DETAILS
25	110 EC	EROSION CONTROL - NOTES
26-31	115 EC 1-6	EROSION CONTROL DETAILS
32	200 SS	STTORM AND SANITARY SEWER DETAILS
33-34	305 TC 1-2	TRAFFIC CONTROL
35-40	400 PD 1-6	PAVING DETAILS
41-42	600 RD 1-2	RAMP DETAILS
43-44	700 MQ 1-2	MISCELLANEOUS QUANTITIES

Revision Number	Revision Description	Drawn By	Date

2025 STREET IMPROVEMENTS
CONCRETE PAVEMENT REPAIRS
(MEAD AVENUE AND WILSON AVENUE)
TITLE SHEET

CITY OF SHEBOYGAN
PUBLIC WORKS
City of Sheboygan
Department of Public Works
Engineering Division
2026 New Jersey Avenue
Sheboygan, WI 53081
Kevin Jump, PE - City Engineer

Designed By	TJM
Drawn By	TJM
Checked By	KEJ
Plot Date	11/3/2025
Bid No.	C25-17
Project Date	NOVEMBER 2025
Sheet No.	
Drawing No.	1

PLOTTED BY - Moyer, Tim

FILE NAME: C:\USERS\MOYER\ONEDRIVE - CITY OF SHEBOYGAN\DESKTOP\STREETS\MEAD AVENUE\SOUTH 12TH TO SOUTH 10TH\PRODUCTION\PLAN SHEETS\000CV.DWG
LAYOUT NAME - 000CV

Binder Revision: 9/26/17

2025 Street Improvements
Concrete Pavement Repairs
(Mead Avenue and Wilson Avenue)

CITY OF SHEBOYGAN
REPORT 34-25-26

BY CITY CLERK.

DECEMBER 8, 2025.

Submitting a Summons and Complaint in the matter of SCR RC Funding IV LLC vs. City of Sheboygan.

Item 22.

FILED
11-07-2025
Sheboygan County
Clerk of Circuit Court
2025CV000731
Honorable Natasha Torry
Branch 2

Name:
Date: 11 / 24 25
Time: 8 : 20 AM / PM

STATE OF WISCONSIN CIRCUIT COURT SHEBOYGAN COUNTY

SCF RC FUNDING IV LLC,
a foreign limited liability company,
902 Carnegie Center Blvd., Suite 520
Princeton NJ 08540,

Plaintiff,

vs.

Case No. _____
Case Code: 30301

CITY OF SHEBOYGAN,
a municipal corporation,
City Hall
828 Center Avenue
Sheboygan, WI 53081,

Defendant.

SUMMONS

THE STATE OF WISCONSIN, To each person named above as a Defendant:

You are hereby notified that the Plaintiff named above has filed a lawsuit or other legal action against you. The complaint, which is attached, states the nature and basis of the legal action.

Within twenty (20) days of receiving this summons, you must respond with a written answer, as that term is used in chapter 802 of the Wisconsin Statutes, to the complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose address is Sheboygan County Clerk of Circuit Court, Sheboygan County Courthouse, 615 North 6th Street, Sheboygan, Wisconsin 53081, and to Rogahn Jones LLC, Plaintiff's attorney, whose address is Rogahn Jones LLC, N16

W23233 Stone Ridge Drive, Suite 270, Waukesha, Wisconsin, 53188. You may have an attorney help or represent you.

If you do not provide a proper answer within twenty (20) days, the court may grant judgment against you for the award of money or other legal action requested in the complaint, and you may lose your right to object to anything that is or may be incorrect in the complaint. A judgment may be enforced as provided by law. A judgment awarding money may become a lien against any real estate you own now or in the future, and may also be enforced by garnishment or seizure of property.

Dated this 7th day of November 2025.

ROGAHN JONES LLC
Attorneys for Plaintiff
Electronically signed by Terry J. Booth

Terry Booth

Terry J. Booth
State Bar No. 1014691
tbooth@rogahnjones.com

POST OFFICE ADDRESS:
Rogahn Jones LLC
N16W23233 Stone Ridge Dr., Suite 270
Waukesha, WI 53188
Telephone: 262.527.1163

STATE OF WISCONSIN CORCUIT COURT SHEBOYGAN COUNTY

SCF RC FUNDING IV LLC,
a foreign limited liability company,
902 Carnegie Center Blvd., Suite 520
Princeton, NJ 08540,

Plaintiff,

vs.

Case No. _____
Case Code: 30301

CITY OF SHEBOYGAN,
a municipal corporation,
City Hall
828 Center Avenue
Sheboygan, WI 53081,

Defendant.

COMPLAINT

SCF RC Funding IV LLC (hereinafter referred to as Plaintiff), by its attorneys, Rogahn Jones LLC, for its complaint against the City of Sheboygan (hereinafter City), alleges as follows:

NATURE OF ACTION AND PARTIES

1. This action is brought pursuant to Wis. Stat. §70.47(8m) and Wis. Stat. §74.37(3)(d), for the correction of the assessor's assessment and for a refund of excessive real estate taxes imposed on Plaintiff by the City for the year 2025, plus statutory interest, with respect to a parcel of real property in the City (hereinafter the Property).

2. Plaintiff is the owner of the Property, is responsible for the payment of property taxes and the prosecution of property tax disputes involving the Property and is authorized to bring this claim in its own name.

3. The City is a body corporate and politic, duly organized as a municipal corporation under Wisconsin law, with its principal office located at City Hall, 828 Center Avenue, in the City of Sheboygan.

4. The Property is located at 595 S. Taylor Drive and 613 S. Taylor Drive within the City, and is identified in the City's records as Tax Parcel No. 59281215133.

JURISDICTION AND VENUE

5. This court has personal jurisdiction over the City pursuant to Wis. Stat. §801.05(1).

6. Venue is appropriate in Sheboygan County pursuant to Wis. Stat. §801.50(2)(a).

BACKGROUND FACTS

7. The Department of Revenue determined that the average assessment to market value ratio of property in the City was 0.9703361039 as of January 1, 2025.

8. For 2024, property tax was imposed on property in the City at the rate of $15.019564 per $1,000.00 of the assessed value for property.

9. For 2025, the City's assessor set the assessment of the Property at $12,876,500.00.

10. Plaintiff appealed the 2025 assessment of the Property by filing a timely objection with the City's Board of Review (hereinafter BOR) pursuant to Wis. Stat. §70.47 and otherwise complying with all of the requirements of Wis. Stat. §70.47, except Wis. Stat. §70.47(13).

11. The BOR waived the hearing of Plaintiff's objection pursuant to Wis. Stat. §70.47(8m).

12. The effect of the BOR's waiver is the disallowance of Plaintiff's claim of excessive assessment, and maintenance of the 2025 assessment of the Property, without a hearing, at $12,876,500.00.

13. The City BOR's disallowance of Plaintiff's claim of excessive assessment entitles Plaintiff to appeal that disallowance to the circuit court through this action pursuant to Wis. Stat. §70.47(8m) and Wis. Stat. §74.37(3)(d).

CLAIM FOR RELIEF

14. The allegations of paragraphs 1-13 are incorporated as if fully re-alleged herein.

15. The fair market value of the Property as of January 1, 2025, was no higher than $8,400,000.00.

16. Based on the average assessment to market value ratio of property in the City of 0.9703361039 as of January 1, 2025, the correct assessment of the Property for 2025 is no higher than $8,150,823.27.

17. Based on the tax rate of $15.019564 per $1,000.00 of assessed value, the correct amount of property tax on the Property for 2025 should be no higher than $122,421.81.

18. The 2025 assessment of the Property, as set by the City's Board of Review was excessive in at least the amount of $4,725,676.73, and, upon information and belief, violated Article VIII, Section 1 (known as the "Uniformity Clause") of the Wisconsin Constitution.

19. As a result of the excessive assessment of the Property, Plaintiff will pay an excessive amount in property tax for 2025 on the Property.

20. Plaintiff is entitled to a correction of the 2025 assessment of the Property to not more than $8,150,823.27, and a refund of taxes paid for 2025 in excess of the amount that would

be due based on a Property fair market value of $8,400,000.00, plus statutory interest on that excessive amount.

WHEREFORE, Plaintiff respectfully requests the following relief:

1. A determination that the assessment of the Property for 2025 should be no higher than $8,150,823.27;

2. A determination that the fair market value of the Property for 2025 should be no higher than $8,400,000.00.

3. Judgment in the amount of the value of taxes paid for 2025 in excess of the amount that would be due based on a Property fair market value of $8,400,000.00, plus statutory interest on that excessive amount.

4. An award of all litigation costs incurred by Plaintiff in this action, including the reasonable fees of its attorney; and

5. Such other and further relief as the Court deems appropriate and just.

Dated this 7th day of November 2025.

ROGAHN JONES LLC
Attorneys for Plaintiff
Electronically signed by Terry J. Booth

Terry Booth

Terry J. Booth
State Bar No. 1014691
tbooth@rogahnjones.com

POST OFFICE ADDRESS:
Rogahn Jones LLC
N16W23233 Stone Ridge Dr., Suite 270
Waukesha, WI 53188
Telephone: 262.527.1163

FILED
11-07-2025
Sheboygan County
Clerk of Circuit Court
2025CV000731
Honorable Natasha Torry
Branch 2

Item 22.

STATE OF WISCONSIN **CIRCUIT COURT** **SHEBOYGAN**

SCF RC Funding IV LLC vs. City of Sheboygan

Electronic Filing Notice

Case No. 2025CV000731
Class Code: Money Judgment

CITY OF SHEBOYGAN
828 CENTER AVENUE
SHEBOYGAN WI 53081

Case number 2025CV000731 was electronically filed with/converted by the Sheboygan County Circuit Court office. The electronic filing system is designed to allow for fast, reliable exchange of documents in court cases.

Parties who register as electronic parties can file, receive and view documents online through the court electronic filing website. A document filed electronically has the same legal effect as a document filed by traditional means. Electronic parties are responsible for serving non-electronic parties by traditional means.

You may also register as an electronic party by following the instructions found at **http://efiling.wicourts.gov/** and may withdraw as an electronic party at any time. There is a fee to register as an electronic party. This fee may be waived if you file a Petition for Waiver of Fees and Costs Affidavit of Indigency (CV-410A) and the court finds you are indigent under §814.29, Wisconsin Statutes.

If you are not represented by an attorney and would like to register an electronic party, you will need to enter the following code on the eFiling website while opting in as an electronic party.

Pro Se opt-in code: 6665ad

Unless you register as an electronic party, you will be served with traditional paper documents by other parties and by the court. You must file and serve traditional paper documents.

Registration is available to attorneys, self-represented individuals, and filing agents who are authorized under Wis. Stat. 799.06(2). A user must register as an individual, not as a law firm, agency, corporation, or other group. Non-attorney individuals representing the interests of a business, such as garnishees, must file by traditional means or through an attorney or filing agent. More information about who may participate in electronic filing is found on the court website.

If you have questions regarding this notice, please contact the Clerk of Circuit Court at 920-459-3068.

Sheboygan County Circuit Court
Date: November 7, 2025

CITY OF SHEBOYGAN
RESOLUTION 143-25-26

BY ALDERPERSONS DEKKER AND RUST.

DECEMBER 8, 2025.

A RESOLUTION authorizing the appropriate City officials to execute a Vendor Permit Agreement with Tributary Beer Garden, LLC regarding the operation of a beer garden concession in Kiwanis Park.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the Vendor Permit Agreement between the City of Sheboygan and Tributary Beer Garden, LLC, in form substantially similar to the copy attached hereto and incorporated herein, upon approval by the City Administrator and City Attorney.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

VENDOR PERMIT AGREEMENT

BETWEEN

CITY OF SHEBOYGAN

AND

TRIBUTARY BEER GARDEN, LLC

This Agreement is made and entered into effective the date of final party execution by and between the City of Sheboygan ("City"), a municipal corporation, and Tributary Beer Garden LLC ("Vendor"), a Wisconsin limited liability corporation.

WITNESSETH:

WHEREAS, The City owns Kiwanis Park, located at 726 Kiwanis Park Road, Sheboygan, Wisconsin; and

WHEREAS, The City issued Request for Proposals 2076-25 to provide beer garden concession services in Kiwanis Park, and Vendor submitted a written proposal response meeting all terms and conditions; and

WHEREAS, The Parties wish to enter into an agreement governing the operation of a beer garden concession in Kiwanis Park and the construction/installation of certain renovations, additions, and improvements to the area within Kiwanis Park from which the concession will operate.

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, the receipt and adequacy of which are acknowledged, the City and Vendor agree as follows.

1. **Permitted Use.**

   a) **Premises.** Vendor shall have available for beer garden concession operations the areas and amenities within Kiwanis Park as depicted on the attached and incorporated Exhibit A.

   b) **License Granted.** Vendor understands that this Agreement does not constitute a lease or conveyance of real estate and is instead a license to conduct certain activities and provide certain services on City property for the public's benefit.

   c) **Beverage and Food Sales.** Vendor may sell beverages, food, and ancillary merchandise, and alcoholic beverages served under a Class B tavern license. All concessions shall be submitted for City approval prior to sale. City reserves the right to disapprove any concessions. Vendor shall operate concessions from at least June 1st to October 1st, but may extend operations into other times of the year upon

City's written consent. Vendor's concessions shall be open at least three days a week unless weather does not support such availability in a given week. Hours of operation shall be clearly posted and fall between 10:00 a.m. and 10:00 p.m. shall not dispense or distribute alcohol after 10:00 p.m. or beyond the hours noted in this Agreement except upon written approval of the Director of Public Works or their designee. Vendor is solely responsible for ensuring compliance with all laws and regulations applicable to Vendor's operations, for obtaining all applicable permits and licenses, and for paying all applicable fees necessary for Vendor's operations. All alcoholic beverages sold for consumption outside of the Jaycee Pavilion area shall be served in aluminum or plastic containers.

d) **Special Events.** The Parties agree that cooperation with other businesses and groups serves the community's best interests. Whenever Vendor desires to host a special event independently or in partnership with a third party, Vendor agrees to follow the City's regulations and procedures for special events, including obtaining applicable permits from all governmental authorities having jurisdiction over the Premises.

e) **Improvements.** City grants Vendor permission to improve the Premises, subject to all terms and conditions herein, throughout the Term of this Agreement, and for the sole purpose of operating a beer garden concession at the Premises. Vendor bears sole responsibility for the costs for such improvements unless the City has agreed by separate written document to share costs. Vendor shall be solely responsible for obtaining any permits necessary for such improvements. Vendor understands that improvements that cannot reasonably be removed upon termination of this Agreement will become City property and that Vendor will not be entitled to any compensation for these improvements. Vendor shall obtain the City's written consent prior to making any permanent improvements or modifications to City property and that City reserves the right to refuse consent. Vendor may install movable personal property such as planters, tables, chairs, benches, games, and the like, without the City's advance written consent. Vendor shall remove all such personal property within thirty days of Agreement termination. Any property remaining onsite thereafter shall be deemed abandoned and subject to City disposal as appropriate.

f) **Equipment and Personnel.** Vendor is responsible for all necessary personnel and equipment to create and operate the beer garden. Vendor is responsible for ensuring that all personnel are appropriately trained and licensed, and displaying identification as Vendor's employee at all times while working. Vendor will supply adequate tables, chairs, benches, service counters, refrigeration, food preparation

and storage equipment, beverage dispensing equipment, cleaning equipment, tools, and fixtures. Vendor will maintain its equipment in a clean and safe condition. City equipment may be available to Vendor upon request but the City does not guarantee the availability of all requested equipment.

g) **Marketing and Signs.** Vendor is responsible for all marketing and advertising to promote its activities. Vendor shall acknowledge the City of Sheboygan, by name and/or logo, in all promotional materials directly related to its activities covered under this Agreement. Vendor shall not place any signs, advertising, names, or logos on City property without prior written approval. City may cross-market Vendor's events upon Vendor's request.

h) **Storage.** In off-seasons, Vendor may store equipment and materials under cover of the Jaycee Pavilion and within the concession stand. Vendor is solely responsible for securing Vendor's property and as such, may install security measures as appropriate to secure Vendor's property provided such measures to not alter or damage City property. Vendor may have access to additional storage opportunities upon request to the City, contingent upon space being available. The City cannot guarantee sufficient space beyond the Jaycee Pavilion area for Vendor's equipment and materials.

i) **Premises Maintenance.** City will maintain Kiwanis Park and will be responsible for mowing and landscaping within the Park except that Vendor shall be responsible for basic landscape maintenance within the Premises in order to maintain the Premises in a clean, safe, and attractive condition. Vendor shall not trim or remove vegetation along the Sheboygan River and shall not use pesticides or herbicides for grounds maintenance without City's written consent. Vendor is responsible for maintaining Premises in a clean, and safe manner including the restroom and concession areas including stocking the restroom areas. Vendor is responsible for opening and closing restroom facilities during days of operation.

j) **Damage.** Vendor will immediately report any damage caused to City's property and shall be responsible for such damage when caused by Vendor, their customers or permittees. Vendor is responsible for all areas under their control during each operating season during the Term of this Agreement. Such responsibility shall be 24 hours per day, 7 days per week. Vendor may install security cameras to support its facility oversight in such locations and via such mounting mechanisms as approved by the City in writing.

2. Cost Obligations.

a) **Deposit.** Vendor shall submit a $3,000 damage deposit upon Agreement execution. At the close of each season, and after City inspection, the City will refund the deposit less any assessed damage. If damage exceeds $3,000, the City may keep the entire deposit and Vendor shall pay the City's actual costs beyond the deposit value within thirty days of written notice by the City.

b) **Permit.** Vendor shall pay a fee to operate the beer garden concessions pursuant to this Agreement. Such fee may be payable in not more than four installments and may be renegotiated should this Agreement be renewed.

2026: $6,000
2027: $6,300
2028: $6,615

c) **Utilities.** City shall pay costs for all utilities supplied to the Premises except that if Vendor desires to supply internet services within the Premises, Vendor shall be responsible for all costs therefore. Vendor shall pay the City $25 per day of operation as a utility fee, which shall be capped at $300 per month.

d) **Taxes and Expenses.** Vendor shall pay all taxes, assessments, other public charges, and expenses whatsoever pertaining to their business except as provided herein.

e) **Trash Collection/Disposal.** Vendor is responsible for providing trash and recycling receptacles throughout the licensed premises and for managing the daily collection of materials therefrom. Vendor shall deposit trash and recycling in the supplied dumpster and if Vendor anticipates needing additional dumpster capacity or more frequent dumpster emptying beyond the typical schedule due to a planned event, Vendor shall provide the City with as much notice as possible to facilitate Vendor's needs. Vendor is responsible for appropriately disposing of food scraps, grease, fats, and oils. Vendor shall dispose of such materials down drains as this can cause backups. If Vendor supplies foods fried in oil, Vendor shall install and maintain all equipment necessary for safe handling and storage and shall install a grease control device meeting all applicable requirements.

3. **Term.** This Agreement shall be effective upon final party execution and shall expire December 31, 2029. This Agreement may be renewed for up to two successive one-year terms or as agreed upon in writing by the Parties. The City is not required to agree to any request for a one-year renewal.

4. **Termination for Cause.** City may terminate this Agreement at anytime if, in City's opinion, Vendor is not performing in a satisfactory manner, and Vendor fails to cure the same upon City providing Vendor thirty days' written notice of such non-performance. In the event of any such termination, vendor waives any right or remedy against the City other than Vendor's right to cure within the thirty-day period. For purposes of this provision, business sales performance shall not constitute cause, on its own, to terminate. This Agreement may be terminated for cause upon fifteen days' written notice to the other party if the other party files a voluntary petition for bankruptcy, makes a general assignment for the benefit of creditors, or takes advantage of any insolvency law, or if Vendor transfers substantially all of its assets or business to any third party.

5. **Termination for Convenience.** Vendor may terminate this Agreement for any reason by providing ninety days' written notice to the City.

6. **Effect of Termination or Expiration.** Expiration or termination of this Agreement for any reason shall not release any Party from its obligations hereunder that have accrued prior to the termination date. After any termination of this Agreement, Vendor shall promptly deliver to City all of City's property and facilities in Vendor's possession.

7. **Auditing/Records.** To the extent that public records laws apply, Vendor shall retain business records and make them available to the City, upon request. The obligations and rights under this section shall survive the Agreement for a period of six years.

8. **Non-Discrimination.** Vendor shall not discriminate against any employee, applicant for employment, or customer because of race, color, national origin, age, sex, disability.

9. **Entire Agreement.** This Agreement constitutes the entire Agreement between Parties and supersedes any and all prior agreements, whether oral or reduced to writing, between the Parties.

10. **Amendments.** This Agreement shall be binding on the Parties, their respective heirs, and successors, and cannot be amended except in writing, approved by the Common Council and signed by each party's duly authorized agent(s).

11. **Severability.** The invalidity or unenforceability of any particular provisions of this Agreement shall not affect the other provisions hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions were omitted.

12. **Waiver.** No failure or delay of any party in exercising any right or power given to it under this Agreement shall operate as a waiver thereof. No waiver of any breach of any provision of this Agreement shall constitute a waiver of any prior, concurrent, or subsequent breach. No waiver of any breach or modification of this Agreement shall be effective unless contained in writing executed by both parties.

13. **Subcontracting & Assignment.** Vendor shall not assign or subcontract any interest or obligation under this Agreement without the City's prior written approval. All of the services required by this Agreement shall be performed by Vendor and Vendor's employees. If Vendor is a corporation, partnership, limited partnership, limited liability company, limited liability partnership, or other entity that is not an individual person, then an assignment prohibited within the meaning of this provision shall be deemed to include one or more sales or transfers, by operation of law or otherwise, or creation of new stock or ownership interests, by which an aggregate of 50% or more of Vendor's stock or ownership interests shall be vested in a party or parties who are not stockholders, partners, members, or others who possess ownership interests in vendor as of the date hereof.

14. **Force Majeure.** Neither party shall be deemed to be in violation of this Agreement if such party is prevented from performing any of its obligations hereunder for any reason beyond its reasonable control, including, without limitation, acts of God or of any public enemy, elements, flood, strikes, or statutory or other law, regulation or rule of the federal or any state or local government or any agency thereof.

15. **Indemnification.** To the fullest extent authorized by law, vendor agrees to indemnify, defend, and hold harmless the City of Sheboygan, its elected and appointed officials, officers, employees, agents, representatives, and authorized volunteers from and against any and all liability, claims, and demands on account of personal injuries, property damage, and loss of whatsoever kind, including worker's compensation claims, arising out of or connected with use of the Premises, whether such liability, claim, or demand is caused by any wrongful, intentional, or negligent acts of Vendor, its employees, agents, representatives, or authorized volunteers. Nothing in this Agreement shall be construed as the City waiving its statutory limitations and/or immunities as set forth in the applicable Wisconsin statutes or other applicable law. This indemnity provision shall survive termination or expiration of the Agreement.

16. **Insurance.** Vendor shall maintain insurance consistent with this section at all times during this Agreement.

Commercial General Liability (Incl. Personal Injury, Fire, Legal, Contractual, & Products/Completed Operations)	$1,000,000 per occurrence $2,000,000 general aggregate
Worker's Compensation	Statutory limits, if applicable
Liquor Liability	$1,000,000 per occurrence

"City of Sheboygan" shall be listed as additional insured for general liability. A waiver of subrogation for Worker's Compensation by endorsement favoring the City of Sheboygan shall be provided. A certificate indicating the above coverages shall be submitted for review and approval by the City for the duration of this Agreement. Coverages shall be placed with an insurance company approved by the State of Wisconsin and rated "A" per best's Key Rating Guide. Vendor's insurance shall be primary, non-contributory to any insurance or self-insurance carried by the City. City shall be provided 30 days written notice prior to any cancellation or non-renewal.

17. **No Assumption of Liabilities.** Neither party shall, by entering into and performing this Agreement, assume or become liable for any of the existing or future obligations, liabilities, or debts of the other party.

18. **Notice.** Any notices required or permitted hereunder shall be given in writing and shall be delivered (a) in person, with proof of service, (b) by U.S. mail, or (c) by electronic mail, and such notices shall be addressed as follows:

Tributary Beer Garden	**City of Sheboygan**
Jacob Bray	Travis Peterson, Public Works Director
address	2026 New Jersey Ave.
address	Sheboygan, WI 53081
email	travis.peterson@sheboyganwi.gov

19. **Governing Law.** This Agreement shall be construed and interpreted in accordance with the laws of the State of Wisconsin.

20. **Counterparts.** This Agreement may be executed in two or more counterparts, including by signature pages provided by facsimile or in PDF format. All such counterparts together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed as of the dates below.

CITY OF SHEBOYGAN

By: _____

Ryan Sorenson, Mayor

By: _____

Meredith DeBruin, City Clerk

Date: _____

TRIBUTARY BEER GARDEN

By: _____

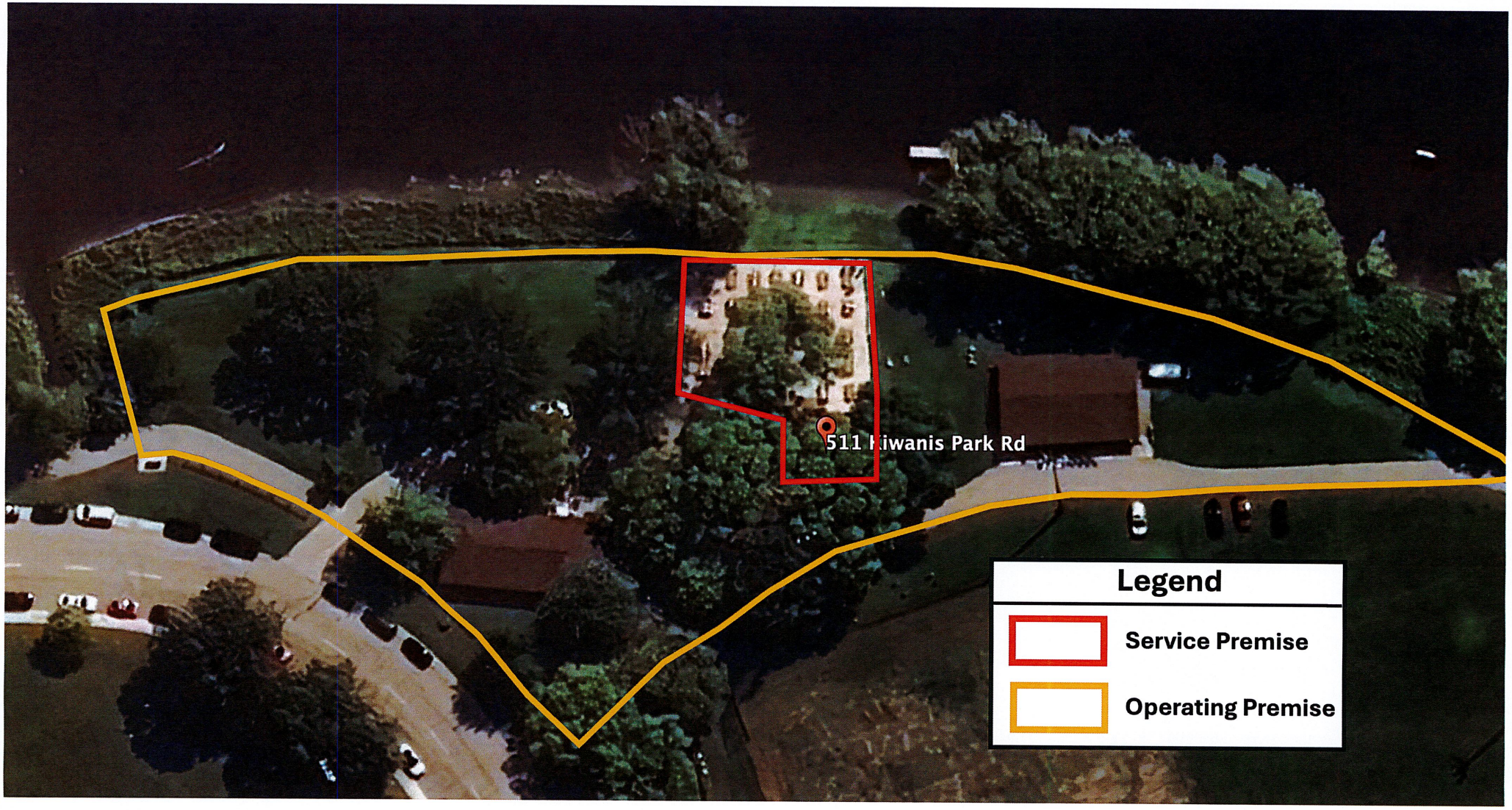
Jacob Bray, Agent

By: _____

Date: _____

EXHIBIT

A


511 Kiwanis Park Rd
Legend
Service Premise
Operating Premise

CITY OF SHEBOYGAN
ORDINANCE 32-25-26

BY ALDERPERSONS DEKKER AND RUST.

NOVEMBER 24, 2025.

AN ORDINANCE amending Section 60-131 of the Sheboygan Municipal Code regarding permits for boat launching.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: **AMENDMENT** "Sec 60-131 Docking And Launching" of the Sheboygan Municipal Code is hereby *amended* as follows:

AMENDMENT

Sec 60-131 Docking And Launching

(a) No person shall launch a boat or other watercraft or otherwise utilize any of the designated municipal boat launch sites, nor shall any person park a boat trailer or other vehicle in the parking stalls near the boat launch sites designated for vehicles with boat trailers only, without having done the following:
    (1) Obtained the appropriate permit or sticker;
    (2) Paid the established fee;
    (3) Followed the procedures set forth on the application for the permit or sticker, including, but not limited to, properly affixing the permit or sticker to the ~~windshield or dash of the vehicle~~boat trailer in a visible location.

(b) Any vehicle parked in the parking stalls near the boat launch sites designated for vehicles with boat trailers only shall have a valid permit or sticker valid for each and every day it is so parked. Permits or stickers are valid for 24 hours from time of purchase.

(c) No person shall launch a boat or other watercraft or otherwise utilize the designated municipal boat launch site at Deland Park, nor shall any person park a boat trailer or other vehicle in the parking stalls near the boat launch site at Deland Park that are designated for vehicles with boat trailers only at any time when such parking stalls are reserved by the city for a special event as evidenced by signage posted at the parking area entrance(s). This subsection does not apply to the 8th Street Launch (at the intersection of South 8th Street and Riverfront Drive.)

(d) No person shall dock a boat or other watercraft or otherwise use the docking sites at the Harbor Centre Marina or in the Sheboygan River without a permit issued for such purpose by the department of public works. This requirement shall not apply to transient vessels moored for less than 12 hours due to inclement weather or upon

written permission granted by the Harbormaster.

(e) No person shall dock a boat or other watercraft or launch same from any location on the public beach without written permission of the director of engineering and public works during activities authorized by the common council.

(Code 1997, § 134-181; Ord. No. 85-97-98, § 1, 11-3-1997; Ord. No. 88-98-99, § 1, 10-5-1998)

SECTION 2: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3: **EFFECTIVE DATE** This ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
GENERAL ORDINANCE 33-25-26

BY ALDERPERSONS DEKKER AND RUST.

DECEMBER 8, 2025.

AN ORDINANCE changing the parking restrictions on the west side of North 9th Street from Erie Avenue to Ontario Avenue.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: **AMENDMENT** Pursuant to Section 52-108 of the Sheboygan Municipal Code entitled "Prohibitions And Restrictions Authorized," the "No Parking 2 a.m. to 6 a.m." restrictions on the west side of North 9th Street from Erie Avenue to Ontario Avenue shall be lifted to permit parking.

SECTION 2: **AMENDMENT** Pursuant to Section 52-108 of the Sheboygan Municipal Code entitled "Prohibitions And Restrictions Authorized," the "No Parking 7 a.m. to 5 p.m. Wednesdays and Thursdays" restrictions on the west side of North 9th Street from Erie Avenue to Ontario Avenue shall be lifted to permit parking.

SECTION 3: **AMENDMENT** Pursuant to Section 52-108 of the Sheboygan Municipal Code entitled "Prohibitions And Restrictions Authorized," the west side of North 9th Street from the south curb line of Erie Avenue to 60 feet south is hereby added to the list of locations where parking is not permitted.

SECTION 4: **AUTHORIZATION TO REMOVE AND INSTALL SIGNAGE** The Department of Public Works and/or the Police Department are hereby authorized and directed to install and remove all signs necessary to give notification of the aforementioned amended parking restrictions.

SECTION 5: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 6: **EFFECTIVE DATE** This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
ORDINANCE 34-25-26

BY ALDERPERSONS DEKKER AND RUST.

DECEMBER 8, 2025.

AN ORDINANCE amending various sections of the Sheboygan Municipal Code so as to allow for specially charging lead service lateral replacement and to allow those special charge revenues to provide security for the Safe Drinking Water Loan Program Lead Service Lateral Loan Program.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: **AMENDMENT** "Sec 54-178 Lead and galvanized service line replacement requirement" of the Sheboygan Municipal Code is hereby amended as follows:

"Sec 54-178 Lead And Galvanized Service Line Replacement Requirement

(a) All existing lead and galvanized service lines connected to the water distribution system, when replaced, shall be replaced with water service lines constructed of materials as authorized in this section. Repairs or reconnections shall not be allowed, except in case of emergency and only by water utility staff and for a duration of ten days.

(b) Prior to ~~replacement of lead~~ the reconnection of water service lines, such as on water main replacement projects, the utility shall inspect all affected service lines for the presence of lead or galvanized steel.

(c) On all water main replacement projects, service line projects, or other projects that would directly affect lead or galvanized water service lines, all lead and galvanized service lines shall be replaced, and not reconnected, in their entirety. ~~This generally excludes street restoration that does not involve excavation of, or near, the water service lines.~~

(d) When any lead or galvanized service line~~s~~ ~~within the street or municipal right-of-way is repaired or replaced under orders from the state~~ is required to be replaced pursuant to regulations from the Wisconsin department of natural resources or the United States Environmental Protection Agency, the ~~abutting~~ property owner receiving water service from the lead or galvanized service line shall replace ~~any private water service~~ the customer-side service line in its entirety with a material that complies ~~in order to become compliant~~ with Wis. Admin. Code § SPS 382.22(2)(b), or other applicable statutes, ordinances, rules, or regulations of the city or of the state.

(e) A property owner shall have ~~18 months~~ ninety days from the date of notification from the city to conform to the state plumbing code or other applicable statutes, ordinances, rules, or regulations of the city or of the state. If a property owner fails to replace a

customer-side service line as required by this article, the water utility may, in accordance with its water utility tariffs, discontinue water service to such property until the customer-side service line is replaced."

SECTION 2: **AMENDMENT** "Sec 54-179 Financial assistance for lead and galvanized service line replacements" of the Sheboygan Municipal Code is hereby amended as follows:

"Sec 54-179 Financial Assistance For Lead And Galvanized Service Line Replacements

(a) The city authorizes its board of water commissioners, acting through the water utility, to implement and maintain a financial assistance program for the replacement of lead and galvanized service lines in accordance with the requirements of the state public service commission.

(b) If the board of water commissioners implements an approved financial assistance program, the utility may provide eligible property owners with a grant for up to 50 percent of the property owner's cost of the service line replacement, but not to exceed a maximum grant amount established by the board of water commissioners, which shall periodically review and adjust the maximum grant amount. All work must be done by a utility-approved plumbing contractor.

(c) The remainder of the property owner's lead service line replacement cost after the grant provided in subsection (b) of this section shall either be paid for directly by the property owner or by a ~~zero percent~~ low interest loan of up to six years provided by the water utility. A property owner shall repay the loan in equal ~~monthly or quarterly~~ yearly installments. Loan repayments shall be included on the ~~water utility's monthly or quarterly utility bills, or bill prepared separately by water utility. Loan repayments that are past due may be placed on the property tax roll, as provided in Wis. Stats. § 66.0809.~~ property's property tax bill as provided in Wis. Stat. § 66.0627(8)(am). Neither the water utility nor the city may forgive any LSL loan amount. Upon the sale of the property, the loan amount shall be paid in full prior to or on the sale date.

(d) A property owner is eligible for financial assistance for the purpose of replacing the customer-side service line if the property owner satisfies all of the following criteria:

1. The property owner alone, or collectively with others, owns the entire fee simple title to the property served by the customer-side service line.
2. The property owner replaces the entire LSL, leaving no remnant of lead or galvanized material.
3. The property owner agrees to have the replacement work done by a pre-qualified plumbing contractor in compliance with this section.

(e) ~~Written applications~~ A property owner applying for financial assistance shall ~~include the following:~~ comply with the application process established by the utility.

~~1.~~ A completed application on a form furnished by the water utility signed by the eligible property owner must be submitted to the utility. The completed application form shall include a certification by the property owner that attests

that all requirements for financial assistance ~~eligibility criteria listed in subsection (d)~~ of this section are or will be met.

~~2. Copies of written quotes from at least two pre-qualified plumbing contractors for the replacement of the property owner's customer-side service line. A pre-qualified plumbing contractor is one that has completed and submitted proper forms and been placed on the water utility's pre-qualified plumbing contractor list.~~

(f) ~~A property owner will be eligible for financial assistance based only on the lowest bid amount included in the written quotes received from pre-qualified plumbing contractors under subsection (e)(2) of this section unless except in extraordinary circumstances and with the approval of the utility superintendent, in the superintendent's sole discretion. Except as provided herein, financial assistance amounts will strictly be determined pursuant to base bid pricing and will not include change orders. In extraordinary circumstances the utility superintendent may, in the superintendent's sole discretion, with approval of the property owner, approve a contractor-requested change order for inclusion in the financial assistance portion of the work.~~

(g) (f) After a complete application is received, and prior to the commencement of any replacement work, the water utility shall determine if the property owner is eligible for financial assistance and shall determine the amount of financial assistance available as a grant and the amount of financial assistance available as a loan. Such determination shall be provided in writing to the applying property owner.

(h) (g) A loan provided from the utility to a property owner must be documented in a signed loan agreement which at a minimum:

1. Sets for the total loan amount, the annual interest rate on the loan, the loan term, the frequency and amount of each loan installment, and any applicable administrative fee.
2. Informs the property owner that the loan amount shall be considered a special charge and loan installments shall be levied onto the property tax bill of the subject property as a special charge and be a lien against the subject property pursuant to Wis. Stat. § 66.0627, as amended.

(i) (h) Customer-side service line replacement work must be accomplished in a workmanlike manner and be coordinated with any other utility work.

(i) Upon completion of the customer-side service line replacement, the property owner shall provide the water utility with a copy of the invoice from the plumbing contractor. Upon proof of completion satisfactory to the property owner and the water utility, the water utility shall directly pay the plumbing contractor the amount of money approved by the water utility for financial assistance for replacement of the customer-side service line. The water utility shall provide the property owner with documentation of such payment.

(j) The total amount of money provided by the water utility as financial assistance in the form of a grant and loan may not exceed the property owner's actual cost of replacement of the customer-side service line.

(k) Disputes regarding eligibility for financial assistance may be appealed to the city board of water commissioners.

(l) If a property owner fails to replace a customer-side service line as required by this division, the water utility may, in accordance with its water utility tariffs, discontinue water service to such property until the customer-side service line is replaced.

(m) The property owner shall, as a condition of participating in the program described in this section, execute a temporary right of entry and construction easement authorizing the utility or its contractors' access to the dwelling as needed.

(n) ~~Financial assistance granted to eligible property owners shall be in accordance with the following:~~

~~1. Properties with licensed/certified childcare facilities or schools.~~

~~2. Properties where the utility is replacing a public water main on a planned or emergency basis, or where other street construction will significantly impact lead service lines, resulting in health concerns.~~

~~3. Properties with a leaking or failed lead service line.~~

~~4. Properties where the utility determines that replacing a lead service line is in the best interest of health or safety.~~

~~5. All remaining properties with lead service lines.~~

(n) The utility's provision of a loan for the replacement of a customer-side service line shall be considered a special charge and lien on the subject property. Each year loan installments shall be levied onto the property tax bills of the properties subject to the loans as a special charge pursuant to Wis. Stat. S. 66.0627.

(o) Loan installments and special charges collected for customer-side service line replacement loan repayments shall be placed in a segregated fund and disbursed in accordance with the requirements of the City's and the utility's funding sources.

(p) For purposes of sub. (b), a property owner's cost of a service line replacement means the total cost of the service line replacement less any grants received for that replacement from a source other than the utility."

SECTION 3: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 4: **EFFECTIVE DATE** This ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
ORDINANCE 35-25-26

BY ALDERPERSON CLOSE.

DECEMBER 9, 2025.

AN ORDINANCE updating various sections of the Sheboygan Municipal Code so as to relocate the zoning-related boards and commissions.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: **REPEAL** "Sec 105-1006 Historic Preservation Regulations" of the Sheboygan Municipal Code is hereby *repealed* as follows:

R E P E A L

Sec 105-1006 ~~Historic Preservation Regulations~~ (Reserved)

~~(a) *Purpose and intent*. It is hereby declared a matter of public policy that the protection, enhancement, perpetuation and use of improvements or sites of special character or special architectural or historic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this section is to:~~

~~(1) Effect and accomplish the protection, enhancement and preservation of such improvements, sites and districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history.~~

~~(2) Safeguard the city's historic, prehistoric and cultural heritage, as embodied and reflected in such historic structures, sites and districts.~~

~~(3) Stabilize and improve property values and enhance the visual and aesthetic character of the city.~~

~~(4) Protect and enhance the city's attractions to residents, tourists and visitors, and serve as a support and stimulus to business industry.~~

~~(b) *Definitions*. The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:~~

~~*Certificate of appropriateness* means the certificate issued by the historic preservation commission approving alteration, rehabilitation, construction, reconstruction or demolition of a historic structure, historic site or any improvement in a historic district.~~

~~*Commission* means the city historic preservation commission.~~

~~*Historic district* means an area designated by the city council on recommendation of the commission, that contains two or more historic improvements or sites.~~

~~*Historic site* means any parcel of land of historic significance due to a substantial value in tracing the history or prehistory of man, or upon which a historic event has occurred, and which has been designated as a historic site under this section, or an improvement parcel, or part thereof, on which is situated a historic structure and any abutting improvement parcel, or part thereof, used as and constituting part of the premises on which the historic structure is situated.~~

~~*Historic structure* means any improvement which has a special character or special historic interest or value as part of the development, heritage or cultural characteristics of the city, state or nation and which has been designated as a historic structure pursuant to the provisions of this section.~~

~~*Improvement* means any building, structure, place, work of art or other object constituting a physical betterment of real property, or any part of such betterment, including streets, alleys, sidewalks, curbs, lighting fixtures, signs and the like.~~

~~(c) *Historic preservation commission composition*. A historic preservation commission is hereby created, consisting of seven voting members. Of the membership, if available in the community, one shall be a registered architect; one shall be a historian; one shall be a licensed real estate broker; one shall be an alderperson; and three shall be citizen members with various backgrounds in areas such as finance, housing, construction and low-to-moderate income programs. The mayor shall appoint the commissioners subject to confirmation by the city council. Of the initial members so appointed, the alderperson and one other member shall serve a term of one year, two shall serve a term of two years, and three shall serve a term of three years, so as to stagger the terms. Thereafter, with the exception of the alderperson member whose term shall be one year, the term of each member shall be three years.~~

~~(d) *Historic structure, historic site and historic district designation criteria*.~~

~~(1) For the purposes of this section, a historic structure, historic site, or historic district designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic architectural, archeological or cultural significance to the city such as historic structures, sites, or districts which:~~

~~a. Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;~~

~~b. Are identified with historic personages or with important events in national, state or local history;~~

~~c. Embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship;~~

~~d. Are representative of the notable work of a master builder, designer or architect who influenced their age; or~~

~~e. Have yielded, or may be likely to yield, information important to prehistory or history.~~

~~(2) The commission may adopt specific operating guidelines for historic structure, historic site and historic district designation providing such are in conformance with the provisions of this section.~~

~~(e) *Powers and duties*. Designation. The commission shall have the power subject to subsection (f) of this section, to designation historic structures and historic sites and to recommend designation of historic districts within the city limits. Such designations shall be made based on subsection (d) of this section. Historic districts shall be approved by the city council. Once designated, such historic structures, sites and districts shall be subject to all the provisions of this section.~~

~~(f) *Regulation of construction, reconstruction, alteration, and demolition*.~~

~~(1) No owner or person in charge of a historic structure, historic site or structure within a historic district shall be issued a permit to reconstruct, alter or demolish all or any part of the exterior of such property or to construct any exterior improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless a certificate of appropriateness has been granted by the commission. Also, unless such certificate has been granted by the commission, the building inspector shall not issue a permit for any such work.~~

~~(2) Upon filing of any application for a certificate of appropriateness with the historic preservation commission, the commission shall approve the application unless:~~

~~a. In the case of a designated historic structure or historic site, the proposed work would detrimentally change, destroy or adversely affect any exterior feature of the improvements or site upon which said work is to be done;~~

~~b. In the case of the construction of a new improvement upon a historic site, or within a historic district, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site or within the district;~~

c. In the case of any property located in a historic district, the proposed construction, reconstruction, exterior alteration or demolition does not conform to the purpose and intent of this section and to the objectives and design criteria of the historic preservation plan for said district;

d. The building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and state;

e. In the case of a request for the demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair.

(3) If the commission determines that the application for a certificate of appropriateness and the proposed changes are consistent with the character and features of the property or district, it shall issue the certificate of appropriateness. The commission shall make this decision within 45 days of the filing of the application.

(4) The issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the city. A building permit or other municipal permit shall be invalid if it is obtained without the presentation of the certificate of appropriateness required for the proposed work.

(5) Ordinary maintenance and repairs may be undertaken without a certificate of appropriateness, provided that the work involves repairs to existing features of a historic structure or site or the replacement of elements of a structure with pieces identical in appearance and, provided that the work does not change the exterior appearance of the structure or site and does not require the issuance of a building permit.

(g) *Appeals*. Should the commission fail to issue a certificate of appropriateness due to the failure of the proposal to conform to the guidelines, the applicant may appeal such decision to the city council within 30 days. In addition, if the commission fails to issue a certificate of appropriateness, the commission shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain a certificate of appropriateness within the guidelines of this section.

(h) *Recognition of historic structures, sites and districts*. At such time as a historic structure, site or district has been properly designated, the commission, in cooperation with the property owner may cause to be prepared and erected on such property at city expense, a suitable plaque declaring that such property is a historic structure, site or district.

(i) *Procedures*.

(1) *Designation of historic structures and historic sites*.

a. The commission may, after notice and public hearing, designate of historic structures and historic sites or rescind such designation or recommendation, after application of the criteria in subsection (d) of this section. At least ten days prior to such hearing, the commission shall notify the owners of record, as listed in the city office assessor, who are owners of property in whole or in part situated adjacent to the boundaries of the property affected.

b. The commission shall then conduct such public hearing and, in addition to the notified persons, may hear expert witnesses and shall have the power to subpoena such witnesses and records as it deems necessary. The commission may conduct an independent investigation into the proposed designation or rescission. Within ten days after the close of the public hearing, the commission may designate the property as either a historic structure or historic site or rescind the designation. After the designation or rescission has been made, notification shall be sent to the property owner or owners. Notification shall also be given to the city clerk, building inspector, plan commission and city assessor. The commission shall cause the designation or rescission to be recorded, at the city's expense, in the county register of deeds office.

(2) *Creation of historic district*. For preservation purposes, the commission shall select geographically defined areas within the city to be designated as Historic Districts and shall, with the assistance of the city department of community development, prepare a historic preservation plan for each area. A Historic District may be designated for any geographic area of particular historic, architectural or cultural significance to the city, after the application of the criteria in subsection (d) of this section. Each historic preservation plan prepared for or by the commission shall include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development, and a statement of preservation objectives.

(3) *Review and adoption procedure*.

a. *Historic preservation*. The commission shall hold a public hearing when considering the plan for a historic district. Notice of the time, place and purpose of such hearing shall be given by publication as a Class 1 notice under state statute in the official city paper. Notice of the time, place and purpose of the public hearing shall also be sent by the city clerk to the alderperson of the alderpersonic district in which the Historic District is located, and the owners of record, as listed in the city office assessor, who are owners of the property within the proposed Historic District or are situated in whole or in part adjacent to the boundaries of the proposed Historic District. Said notice is to be sent at least ten days prior to the date

~~of the public hearing. Following the public hearing, the commission shall vote to recommend, reject or withhold action on the plan.~~

~~b. *The city council*. The city council, upon receipt of the recommendations from the commission shall hold a public hearing, notice to be given as notice in subsection (f)(2)b.1 of this section, and shall following the public hearing either designate or reject the historic district. Designation of the historic district shall constitute adoption of the plan prepared for that district and direct the implementation of said plan.~~

~~c. *Interim control*. No building permit shall be issued by the building inspector for alteration, construction, demolition, or removal of a nominated historic structure, historic site, or any property or structure within a nominated historic district from the date of the meeting of the commission at which a nomination form is first presented until the final disposition of the nomination by the commission or the city council unless such alteration, removal or demolition is authorized by formal resolution of the city council as necessary for public health, welfare or safety. In no event shall the delay be for more than 180 days.~~

~~d. *Penalties for violations*. Any person or persons violating any provision of this section shall be fined $50.00 for each separate violation. Each and every day during which a violation continues shall be deemed to be a separate offense. Notice of violations shall be issued by the building inspector.~~

~~e. *Separability*. If any provision of this section or the application thereof to any person or circumstances is held invalid, the remainder of this section and the application of such provisions to other persons or circumstances shall not be affected thereby.~~

SECTION 2: **ADOPTION** "DIVISION 2-V-8 HISTORIC PRESERVATION COMMISSION" of the Sheboygan Municipal Code is hereby *added* as follows:

A D O P T I O N

DIVISION 2-V-8 HISTORIC PRESERVATION COMMISSION *(Added)*

Sec 2-780 Composition *(Added)*

A historic preservation commission is hereby created, consisting of seven voting members. Of the membership, if available in the community, one shall be a registered architect; one shall be a historian; one shall be a licensed real estate broker; one shall be an alderperson; and three shall be

citizen members with various backgrounds in areas such as finance, housing, construction and low-to-moderate income programs.

Sec 2-781 Appointment *(Added)*

A historic preservation commission is hereby created, consisting of seven voting members. Of the membership, if available in the community, one shall be a registered architect; one shall be a historian; one shall be a licensed real estate broker; one shall be an alderperson; and three shall be citizen members with various backgrounds in areas such as finance, housing, construction and low-to-moderate income programs.

Sec 2-782 Quorum and Officers *(Added)*

Four members of the historic preservation commission shall constitute a quorum for the transaction of business. The members of the historic preservation commission shall elect a chairperson and secretary for each annual session thereof, which election shall be held at the first annual meeting of the board. The secretary shall be the clerk of the board of review and shall keep an accurate record of all of its proceedings and shall give the notices of meetings and adjournments as provided for by statutes.

Sec 2-783 Definitions *(Added)*

The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

> *Certificate of appropriateness* means the certificate issued by the historic preservation commission approving alteration, rehabilitation, construction, reconstruction or demolition of a historic structure, historic site or any improvement in a historic district.
>
> *Commission* means the city historic preservation commission.
>
> *Historic district* means an area designated by the city council on recommendation of the commission, that contains two or more historic improvements or sites. Historic districts shall be geographically defined for any area of particular historic, architectural, or cultural significance to the city.
>
> *Historic site* means any parcel of land of historic significance due to a substantial value in tracing the history or prehistory of man, or upon which a historic event has occurred, and which has been designated as a historic site under this section, or an improvement parcel, or part thereof, on which is situated a historic structure and any abutting improvement

parcel, or part thereof, used as and constituting part of the premises on which the historic structure is situated.

Historic structure means any improvement which has a special character or special historic interest or value as part of the development, heritage or cultural characteristics of the city, state or nation and which has been designated as a historic structure pursuant to the provisions of this section.

Improvement means any building, structure, place, work of art or other object constituting a physical betterment of real property, or any part of such betterment, including streets, alleys, sidewalks, curbs, lighting fixtures, signs and the like.

Sec 2-784 Purpose and Duties *(Added)*

The City declares that protection, enhancement, perpetuation, and use of improvements or sites of special character or special architectural or historic interest or value is a public necessity and is required in the interest of the health, prosperity, safety, and welfare of the people. The historic preservation commission shall have the following powers and duties in order to safeguard the city's historic, prehistoric, and cultural heritage, to stabilize and improve property values and enhance the city's aesthetic character, and to protect such improvements, sites, and districts that represent or reflect elements of the city's cultural, social, economic, political, or architectural history:

(a) Recommend designation of historic structures and districts within the city. The historic preservation commission shall have the power to recommend that the city council designate historic structures, sites, and districts.

(1) For the purposes of this section, a historic structure, historic site, or historic district designation may be placed on any site, natural or improved, including any building, improvement or structure located thereon, or any area of particular historic architectural, archeological or cultural significance to the city such as historic structures, sites, or districts which:

a. Exemplify or reflect the broad cultural, political, economic or social history of the nation, state or community;
b. Are identified with historic personages or with important events in national, state or local history;
c. Embody the distinguishing characteristics of an architectural type or specimen inherently valuable for a study of a period, style, method of construction, or of indigenous materials or craftsmanship;

d. Are representative of the notable work of a master builder, designer or architect who influenced their age; or

e. Have yielded, or may be likely to yield, information important to prehistory or history.

f. The commission may adopt specific operating guidelines for historic structure, historic site and historic district designation providing such are in conformance with the provisions of this section.

(b) *Recognition of historic structures, sites, and districts.* At such time as a historic structure, site or district has been properly designated, the commission, in cooperation with the property owner may cause to be prepared and erected on such property at city expense, a suitable plaque declaring that such property is a historic structure, site or district.

(c) *Regulation of construction, reconstruction, alteration, and demolition.*

(1) No owner or person in charge of a historic structure, historic site or structure within a historic district shall be issued a permit to reconstruct, alter or demolish all or any part of the exterior of such property or to construct any exterior improvement upon such designated property or properties or cause or permit any such work to be performed upon such property or demolish such property unless a certificate of appropriateness has been granted by the commission.

(2) An owner or person in charge of a historic structure, historic site or structure within a historic district shall apply for a certificate of appropriateness on a form available in the Office of City Planner. The City Planner shall review applications for completeness. Complete applications shall be referred to the commission for determination within 45 days of referral.

(3) If the commission determines that the application for a certificate of appropriateness and the proposed changes are consistent with the character and features of the property or district, the commission shall approve the application unless:

a. In the case of a designated historic structure or historic site, the proposed work would detrimentally change, destroy or adversely affect any exterior feature of the improvements or site upon which said work is to be done;

b. In the case of the construction of a new improvement upon a historic site, or within a historic district, the exterior of such

improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site or within the district;

c. In the case of any property located in a historic district, the proposed construction, reconstruction, exterior alteration or demolition does not conform to the purpose and intent of this section and to the objectives and design criteria of the historic preservation plan for said district;

d. The building or structure is of such architectural or historical significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the city and state;

e. In the case of a request for the demolition of a deteriorated building or structure, any economic hardship or difficulty claimed by the owner is self-created or is the result of any failure to maintain the property in good repair.

(4) The issuance of a certificate of appropriateness shall not relieve the applicant from obtaining other permits and approvals required by the city. A building permit or other municipal permit shall be invalid if it is obtained without the presentation of the certificate of appropriateness required for the proposed work.

(5) Ordinary maintenance and repairs may be undertaken without a certificate of appropriateness, provided that the work involves repairs to existing features of a historic structure or site or the replacement of elements of a structure with pieces identical in appearance and, provided that the work does not change the exterior appearance of the structure or site and does not require the issuance of a building permit.

(6) *Appeals*. Should the commission fail to issue a certificate of appropriateness due to the failure of the proposal to conform to the guidelines, the applicant may appeal such decision to the city council within 30 days. In addition, if the commission fails to issue a certificate of appropriateness, the commission shall, with the cooperation of the applicant, work with the applicant in an attempt to obtain a certificate of appropriateness within the guidelines of this section.

(d) *Procedure for designating historic structures and sites.* A Class I notice and public hearing shall precede any commission recommendation for designation or rescission of

designation of a historic structure or site. At least ten days prior to such hearing, the commission shall notify the owners of record, as listed in the city office assessor, who are owners in whole or in part of property situated adjacent to the boundaries of the property affected. The commission shall have the power to subpoena such witnesses and records as it deems necessary to render an informed decision. The commission's recommendation shall be considered by city council at their next regularly scheduled meeting. Within ten days of city council designation or rescission, notice shall be sent to the property owner(s). The commission shall cause the designation or rescission to be recorded in the county register of deeds office, at city's expense.

(e) *Procedure for creating a historic district.*

(1) The commission may prepare a historic preservation plan for each geographically defined proposed historic district with assistance from the department of planning and development. Such plan shall include a cultural and architectural analysis supporting the historic significance of the area, the specific guidelines for development, and a statement of preservation objectives. The commission shall hold a public hearing when considering whether to create a historic district. Notice of the time, place and purpose of such hearing shall be given by publication as a Class 1 notice under state statute in the official city paper. Notice of the time, place and purpose of the public hearing shall also be sent by the city clerk to the alderperson of the aldermanic district in which the Historic District is located, and the owners of record, as listed in the city office assessor, who are owners of the property within the proposed Historic District or are situated in whole or in part adjacent to the boundaries of the proposed Historic District. Said notice is to be sent at least ten days prior to the date of the public hearing. Following the public hearing, the commission shall vote to recommend, reject or withhold action on the plan.

(2) The city council shall hold a public hearing prior to considering whether to adopt the commission's recommendation for creating a historic district. Notice of the time, place and purpose of such hearing shall be given by publication as a Class 1 notice under state statute in the official city paper. Notice of the time, place and purpose of the public hearing shall also be sent by the city clerk to the alderperson of the aldermanic district in which the Historic District is located, and the owners of record, as listed in the city office assessor, who are owners of the property within the proposed Historic District or are situated in whole or in part adjacent to the boundaries of the proposed Historic District. Said notice is to be sent at least ten days prior to the date of the public hearing. Designation of the historic district shall constitute adoption of the plan prepared for that district.

(f) *Interim control.* No building permit shall be issued by the building inspector for alteration, construction, demolition, or removal of a nominated historic structure, historic site, or any property or structure within a nominated historic district from the date of the meeting of the commission at which a nomination form is first presented until the final disposition of the nomination by the commission or the city council unless such alteration, removal or demolition is authorized by formal resolution of the city council as necessary for public health, welfare or safety. In no event shall the delay be for more than 180 days.

(g) *Penalties for violations.* Any person or persons violating any provision of this section shall be fined $50.00 for each separate violation. Each and every day during which a violation continues shall be deemed to be a separate offense. Notice of violations shall be issued by the building inspector.

SECTION 3: **ADOPTION** "DIVISION 2-V-9 PLAN COMMISSION" of the Sheboygan Municipal Code is hereby *added* as follows:

A D O P T I O N

DIVISION 2-V-9 PLAN COMMISSION *(Added)*

Sec 2-785 Powers and Duties *(Added)*

(a) The plan commission, together with its other statutory duties, shall make reports and recommendations relating to the plan and development of the city to the city council, other public officials and other interested organizations and citizens. The commission, its members and employees, in the performance of its functions, may enter upon any land and make examinations and surveys.
(b) In general, the plan commission shall have such powers as may be necessary to enable it to perform its functions and promote municipal planning. Under this article, its functions are primarily recommendatory to the city council pursuant to guidelines set forth in this article as to various matters, and always being mindful of the intent and purpose of this article.
(c) The plan commission shall be subject to the same requirements and restrictions with respect to its meetings and rules as are contained in this section, relating to meetings and rules of the zoning board of appeals.

SECTION 4: **ADOPTION** "DIVISION 2-V-10 ZONING BOARD OF APPEALS" of the Sheboygan Municipal Code is hereby *added* as follows:

A D O P T I O N

DIVISION 2-V-10 ZONING BOARD OF APPEALS *(Added)*

Sec 2-786 Establishment and Membership *(Added)*

A zoning board of appeals is hereby established. The zoning board of appeals shall consist of five members appointed by the mayor, subject to confirmation by the city council, for three years, except that of those first appointed, one shall serve for one year; two for two years. The members shall serve without compensation and shall be removable by the mayor for cause upon written charges and after public hearing. The mayor shall designate one of the members as chairperson. The mayor shall appoint, subject to confirmation of the city council for staggered terms of three years, two alternate members of such board, in addition to the five members provided for above. Annually, the mayor shall designate one of the alternate members as first alternate and the other as second alternate. The first alternate shall act, with full power, only when a member of the board refuses or declines to vote, is disqualified because of interest, or when a member is absent. The second alternate shall so act when the first alternate so refuses or declines to vote, is disqualified because of interest or is absent or when more than one member so refuses or declines, is disqualified, or is absent. Other provisions herein appearing, with regard to removal and filling vacancies, shall apply to such alternates. Vacancies shall be filled for the unexpired terms of members whose terms become vacant. Appointments shall be made at the organizational meeting the third Tuesday in April. Terms of office shall commence May 1. The building inspector clerk shall serve as secretary of the board. The board of appeals may employ other employees.

Sec 2-787 Powers and Duties *(Added)*

The board of appeals shall have the power and duty to review and determine all matters relating to requested variances from the provisions of this chapter, or appeals regarding an interpretation of the Zoning Administrator of the provisions of this chapter. In exercising the below-listed powers, the board of appeals may reverse or affirm wholly or in part or may modify any order, requirement, decision, or determination appealed from and shall make such order, requirement, decision, or determination in its opinion ought to be made in the premises and to that end shall have all the powers of the Community Development Director or other administrative officer from whom the appeal is taken. If a quorum is present, the board of appeals may take action under this subsection by a majority of the members.

The board of appeals shall have the following powers:

(a) To hear and decide appeals when it is alleged there is error in any order.
(b) To hear and decide special exceptions to the terms of this article upon which the board of appeals is required to pass.
(c) To authorize, upon appeal in specific cases, such variance from the terms of this article as will not be contrary to the public interest, when owing to special conditions, a literal enforcement will result in practical difficulty or unnecessary

hardship, so that the spirit of the ordinance shall be observed, public safety and welfare secured, and substantial justice done.

(d) Permit in appropriate cases, and subject to appropriate conditions and safeguards in harmony with the general purpose and intent of this article, a building or premises to be erected or used for such public utility purposes in any location which is reasonably necessary for the public convenience and welfare.

(e) To interpret the provisions of this ordinance in such a way as to carry out the intent and purpose of the plan, as shown on the zoning map accompanying and made a part of this ordinance, where the street layout actually on the ground varies from the street layout on the aforesaid map.

(f) The board of appeals shall have the power to call on any other city department for assistance in the performance of its duties and it shall be the duty of such other departments to render such assistance as may be reasonably required.

Except as specifically provided, no action of the board of appeals shall have the effect of permitting in any district uses prohibited in such districts.

Sec 2-788 Organization *(Added)*

The board of appeals shall adopt rules for its government and procedure. Meetings of the board of appeals shall be held at the call of the chairperson, and at such other times as the board of appeals may determine. The chairperson or, in the chairperson's absence, an elected acting chairperson, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public.

Sec 2-789 Appeals *(Added)*

(a) Appeals to the board of appeals may be taken by any person aggrieved or by any officer, department, board or bureau of the city affected by any decision of the administrative officers. Such appeal shall be taken within a reasonable time, as provided by the rules of the board of appeals, by filing with the officers from whom the appeal is taken and with the board of appeals a notice of appeal specifying the grounds thereof, together with payment of a filing fee as may be established by the city council. The officers from whom the appeal is taken shall forthwith transmit to the board of appeals all papers constituting the record of appeals upon which the action appealed from was taken. The board of appeals shall fix a reasonable time for the hearing of appeals and give public notice thereof as well as due notice to the parties in interest and shall decide to same within a reasonable time.

(b) *Notice of hearing.* The board of appeals shall fix a reasonable time and place for the hearing, cause notice thereof to be published in the official newspaper not less than seven days prior thereto, cause notice to be given to the appellant or applicant and the administrative officer appealed from by regular mail or by personal service not less than five days prior to the date of hearing. In every case involving a variance, notice shall also be mailed not less than five days prior to the hearing to the fee owners of record of all land within 100 feet of any part of the subject building or premises involved in the appeal.

(c) *Hearings.* Hearings on appeals shall be public and shall be conducted according to the rules of procedure adopted by the board. At the hearing, the appellant or applicant may appear in person, by agent or by attorney. Decisions of the board following the public hearing may be made either in public or closed session as the board shall determine.

(d) *Findings.* Findings of the fact and reasons for all actions taken shall be reduced by the board to writing in the minutes of the proceedings. In the case of appeal based on variance, for the same to be granted, the findings shall affirmatively show the following together with the fact and the grounds therefor:

(1) A literal enforcement of the terms of city zoning regulations would result in practical difficulty or unnecessary hardship to the appellant.

(2) The variance is not contrary to the public interest and will not endanger public safety.

(3) The variance is in accordance with the spirit of city zoning regulations.

(4) The variance will cause substantial justice to be done.

(e) *Variance considerations.* When the board considers an appeal based on variance, it shall also consider the following in its decision:

(1) *Preservation of Intent.* No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted use, accessory use, or conditional use in that particular district.

(2) *Exceptional circumstances.* There may be exceptional, extraordinary, or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district and the granting of the variance would not be of so general recurrent nature as to suggest that city zoning regulations should be changed.

(3) *Hardship.* No variance shall be granted solely on the basis of economic gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of a variance.

(4) *Preservation of property rights.* Such variance may be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.

(5) *Absence of detriment.* Such variance should not create substantial detriment to adjacent property and shall not materially impair or be contrary to the purpose and spirit of this article or the public interest.

Sec 2-790 Decision *(Added)*

The zoning board of appeals shall decide all appeals and applications within 30 days after the public hearing and shall transmit a signed copy of the board's decision to the appellant or applicant, Community Development Director, and city plan commission.

(a) Conditions may be placed upon any zoning permit ordered or authorized by this Board.

(b) Variances, substitutions, or use permits granted by the board shall expire within six months unless substantial work has commenced pursuant to such grant.

(c) Applicants receiving variances in floodlands shall be notified, in writing, by the board of appeals that increased flood insurance premiums and risk to life or property may result from the granting of the variance. The board shall keep a record of the notification in its files.

Sec 2-791 Review by Court of Record *(Added)*

Any persons aggrieved by any decision of the board of appeals may present to a court of record a petition, duly verified, setting forth that such decision is illegal and specifying the grounds of the illegality. Such petition shall be presented to the court within 30 days after the filing of the decision in the offices of the board.

SECTION 5: **REPEALER CLAUSE** All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 6: **EFFECTIVE DATE** This ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

CITY OF SHEBOYGAN
RESOLUTION 122-25-26

BY ALDERPERSONS DEKKER AND RUST.

NOVEMBER 3, 2025.

A RESOLUTION vacating a 1034.86 square foot portion of right-of-way on the south side of North Franklin Street adjacent to Parcel 59281111200 located in part of Lots 15, 16, and 17, Block 313 of Original Plat, City of Sheboygan, Sheboygan County, Wisconsin.

WHEREAS, pursuant to Wis. Stat. § 66.1003(4), the Common Council of the City of Sheboygan (the "Common Council") declares that the public interest requires vacation of a portion of right-of-way north of Parcel 59281111200 as set forth in the attached and incorporated Exhibit A; and

WHEREAS, the area to be vacated is described on page 2 of Exhibit A and is hereinafter referred to as (the "Discontinued Property"); and

WHEREAS, the vacation and discontinuance of the Discontinued Property will not result in a landlocked parcel of property; and

WHEREAS, this Resolution was first introduced before the Common Council on November 3, 2025 (the "Resolution Introduction Date"); and

WHEREAS, the hearing on the passage of this Resolution is not less than forty (40) days after the Resolution Introduction Date; and

WHEREAS, a Notice of Hearing was duly published in *The Sheboygan Press* on November 21, November 28, and December 5, 2025, a copy of said Notice was served more than thirty (30) days prior to the hearing on the passage of this Resolution in the manner prescribed by law on the owners of all of the frontage of the lots and lands abutting upon the Discontinued Property or a waiver of notice thereof was received; and

WHEREAS, a public hearing was held before the Common Council on December 15, 2025 at 6:00 p.m. in the Sheboygan City Hall Council Chambers, 828 Center Avenue, Sheboygan, Wisconsin; and

WHEREAS, no written objection to said discontinuance and vacation as set forth in Wis. Stat. § 66.1003(4)(c) has been filed with the City Clerk / a written objection to said discontinuance and vacation was filed with the City Clerk as set forth in Wis. Stat. § 66.1003(4)(c), but at least two thirds (2/3) of the members of the Common Council have voted in favor of said discontinuance and vacation.

NOW, THEREFORE, BE IT RESOLVED: That the portion of roadway in the City and County of Sheboygan, State of Wisconsin, described on the attached and incorporated Exhibit A

is hereby vacated and discontinued under the provisions of Wis. Stat. § 66.1003(4).

BE IT FURTHER RESOLVED: That the Discontinued Property herein described shall merge with the property adjacent to it and shall thereafter be considered as one. (Detach from 92532361 and attach to 59281111200)

BE IT FURTHER RESOLVED: That the City Clerk is hereby authorized and directed to cause the recording of a certified copy hereof together with a map of such vacated right of way in the office of the Register of Deeds for Sheboygan County, Wisconsin.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

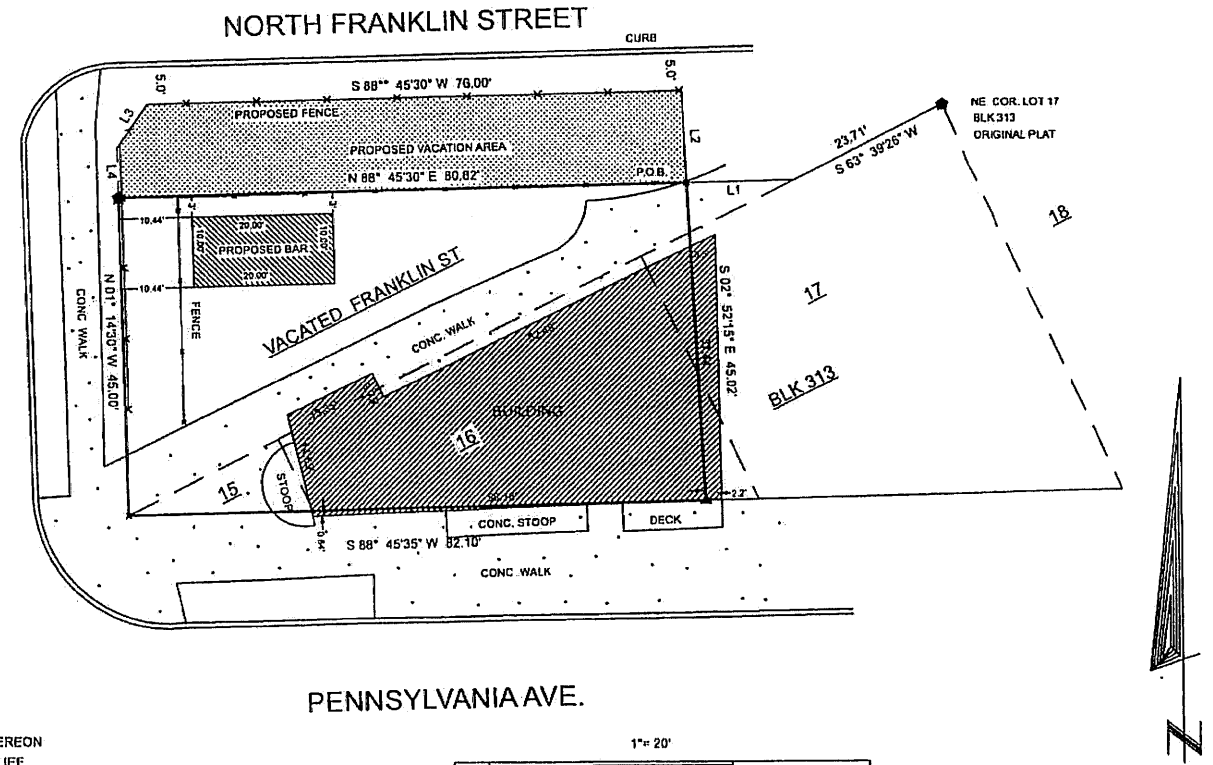
Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN
SHEET 1 OF 2

434 PENNSYLVANIA AVE
PACEL NO. 59281111200
PART OF LOTS 15, 16 AND 17 BLOCK 313
OF OIGINAL PLAT AND VACATED NORTH FRANKLIN ST.
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

SEE SHEET 2 FOR COMPLETE LEGAL DESCRIPTION

VACATION EXHIBIT



LINE	BEARING	DISTANCE
L1	S 88° 45'30" W	15.24
L2	N 02° 52'15" W	13.00
L3	S 35° 19'35" W	7.47
L4	S 01° 14'30" E	7.00

WISCONSIN
DENNIS J. VAN SLUYS S-1238 SHEBOYGAN, WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY
THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 13th day of April ,2022. REVISED 9/15/25

= IRON PIPE FOUND
= SURVEY MARKER FD
= CHISELED CROSS

DATA/CSHEB/HARBOR L-22079

tabbies
EXHIBIT
A

D & H LAND SURVEYS LLC
1628 GEORGIA AVENUE
SHEBOYGAN, WISCONSIN

SHEET 2 OF 2

VACATION EXHIBIT

LEGAL DESCRIPTION OF LOT
434 PENNSYLVANIA AVE.
PARCEL 5928111120
A PART OF LOTS 15, 16 AND 17 OF BLOCK 313 OF THE ORIGIANL PLAT
OF THE CITY OF SHEBOYGAN, SHEBOYGAN, COUNTY, WISCONSIN
AND PART OF VACATED NORTH FRANKLIN STREET DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17;
THENCE S 63° 39'26" W., 23.71 FEET ALONG THE NORTH LINE OF SAID LOT 1;
THENCE S 88° 45'30" W., 15.24 FEET TO THE POINT OF BEGINNING;
THENCE S 02° 52'15" E., 45.02 FEET;
THENCE S 88° 45'35" W., 82.10 FEET ALONG THE NORTH LINE OF PENNSYLVANIA AVE.;
THENCE N 01° 14'30" W., 45.00 FEET ALONG THE EAST LINE OF N. 5TH STREET;
THENCE N 88° 45'30" E., 80.82 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF VACATION AREA
AT 434 PENNSYLVANIA AVE.
PARCEL 5928111120
A PART OF NORTH FRANKLIN STREET ADJACENT TO NORTH LINE OF LOT
IN THE CITY OF SHEBOYGAN, SHEBOYGAN, COUNTY, WISCONSIN

DESCRIBED AS:
COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 17;
THENCE S 63° 39'26" W., 23.71 FEET ALONG THE NORTH LINE OF SAID LOT 1;
THENCE S 88° 45'30" W., 15.24 FEET TO THE POINT OF BEGINNING;
THENCE N 02° 52'15" W., 13.00 FEET;
THENCE S 88° 45'30" W., 76.00 FEET;
THENCE S 35° 19'35" W., 7.47 FEET;
THENCE S 01° 14'30" E., 7.00 FEET ALONG THE EAST LINE OF N. 5TH STREET;
THENCE N 88° 45'30" E., 80.82 FEET ALONG THE NORTH LINE OF NORTH FRANKLIN STREET
TO THE POINT OF BEGINNING.

WISCONSIN
DENNIS J.
VAN SLUYS
S-1238
SHEBOYGAN,
WI
LAND SURVEYOR

THIS IS AN ORIGINAL PRINT ONLY
EACH IS IMPRINTED IN RED

THIS IS TO CERTIFY THAT THE INFORMATION SHOWN HEREON
IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Dennis J. Van Sluys S-1238

Dated this 13th day of April ,2022. REVISED 9/15/25

CITY OF SHEBOYGAN
GENERAL ORDINANCE 31-25-26

BY ALDERPERSON CLOSE.

NOVEMBER 17, 2025

AN ORDINANCE amending the City of Sheboygan Official Zoning Map of the Sheboygan Zoning Ordinance to change the Use District Classification of Parcel No. 59281111460, 819 N. 6th Street, from Class Suburban Office (SO) to Class Neighborhood Commercial (NC) Classification.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

SECTION 1: AMENDMENT Chapter 105 of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby *amended* as follows:

The Official Zoning Map of the City of Sheboygan is hereby amended with regard to the following described lands and the Use District Classification for those same lands is hereby amended from Class Suburban Office (SO) to Class Neighborhood Commercial (NC) Classification:

Property located at 819 N. 6th Street, Sheboygan, WI - Parcel No. 59281111460:

SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST

ELLIS ADDN S 30’ OF LOT 133 & N 40’ OF LOT 132, & N 70’ OF S 80’ OF LOT 147, & S 80’ OF W ½ OF LOT 146E.

SECTION 2: REPEALER CLAUSE All ordinances or resolutions or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION 3: <u>EFFECTIVE DATE</u> This Ordinance shall be in effect from and after its passage and publication according to law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL _____.

Presiding Officer	Attest
_____	_____
Ryan Sorenson, Mayor, City of Sheboygan	Meredith DeBruin, City Clerk, City of Sheboygan

OFFICE USE ONLY
APPLICATION NO.: _____
RECEIPT NO.: _____
FILING FEE: $200.00 (Payable to City of Sheboygan)

CITY OF SHEBOYGAN
APPLICATION FOR
AMENDMENT OF OFFICIAL ZONING MAP

(Requirements Per Section 105.996)
Revised January 2024

Completed application is to be filed with the Office of the City Clerk, City Hall, 828 Center Avenue. Application will not be processed if all required attachments and filing fee of $200 (payable to the City of Sheboygan) is not submitted along with a complete and legible application. Application filing fee is non-refundable.

1. APPLICANT INFORMATION

APPLICANT: 819N6 LLC PHONE NO.: (920) 889-5855

ADDRESS: 1251 Washington St., Ste #6, Grafton, WI 53024 E-MAIL: 1251Washington6@gmail.com

OWNER OF SITE: 819N6 LLC Aimee A. Markowski-Boerst as member/manager PHONE NO.: (920) 889-5855

2. DESCRIPTION OF THE SUBJECT SITE

ADDRESS OF PROPERTY AFFECTED: 819-819A N. 6th Street

LEGAL DESCRIPTION: See attached "EXHIBIT A"

PARCEL NO. 59281-111460 MAP NO. _____

EXISTING ZONING DISTRICT CLASSIFICATION: Suburban office

PROPOSED ZONING DISTRICT CLASSIFICATION: Neighborhood Commercial

BRIEF DESCRIPTION OF THE **EXISTING** OPERATION OR USE: First and lower level are commercial / 2nd level currently vacant

BRIEF DESCRIPTION OF THE **PROPOSED** OPERATION OR USE: Neighborhood Commercial so a conditional use application can be submitted for a 2nd Floor residential unit (Brought back to original use)

3. JUSTIFICATION OF THE PROPOSED ZONING MAP AMENDMENT

How does the proposed Official Zoning Map amendment further the purposes of the Zoning Ordinance as outlined in Section 15.005 and, for flood plains or wetlands, the applicable rules and regulations of the Wisconsin Department of Natural Resources and the Federal Emergency Management Agency? There are no wetlands on the property. There are no floodplains on the property.

Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map? (Provide explanation in space provided below.)

- ☐ The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Master Plan.
- ☐ A mistake was made in mapping on the Official Zoning Map. (An area is developing in a manner and purpose different from that for which it is mapped.) *NOTE: If this reason is cited, it must be demonstrated that the discussed inconsistency between actual land use and designated zoning is not intended, as the City may intend to stop an undesirable land use pattern from spreading.*
- ☐ Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
- ☐ Growth patterns or rates have changed, thereby creating the need for an amendment to the Official Zoning Map.
- ■ Explain: Rezoning to Neighborhood Commercial.

How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property? Nearby land uses include healthy mix of residential, commercial and suburban office. Neighborhood Commercial Zoning would seamlessly integrate with surrounding areas.

Indicate reasons why the applicant believes the proposed map amendment is in harmony with the recommendations of the City of Sheboygan Comprehensive Plan.

Neighborhood Commercial would allow for conditional use permit to be submitted for the second floor to be utilized as a residential unit. This would be harmonious with the City's plan to increase housing units while not disrupting the surrounding zones.

4. CERTIFICATE

I hereby certify that all the above statements and attachments submitted hereto are true and correct to the best of my knowledge and belief.

Aimee A. Markowski-Boerst

APPLICANT'S SIGNATURE

10/23/2025

DATE

Aimee A. Markowski-Boerst

PRINT ABOVE NAME

APPLICATION SUBMITTAL REQUIREMENTS

A copy of the current zoning map of the subject property and vicinity showing:

- The property proposed to be rezoned. "Exhibit A"
- All lot dimensions of the subject property. "Exhibit C"
- All other lands within 100 feet of the subject property. "Exhibit D"
- Map size not more than 11" X 17" and map scale not less than 1" = 600'.
- Graphic scale and north arrow.

Exhibit "A"

Attached Legal Description

Parcel ID: 59281-111460

Legal Description for 819 North 6th Street/ 819A North 6th Street Sheboygan, WI 53081

The South 30 feet of Lot 133 and the North 40 feet of Lot 132 and the North 70 feet of the South 80 feet of Lot 147 and the South 80 feet of the West 1/2 of Lot 146, all in Ellis Addition to the City of Sheboygan, Sheboygan County, Wisconsin, subject to right of way over the South 10 feet of the West 1/2 of Lot 146 and the East 5 feet of the South 30 feet of the North 100 feet of the West 1/2 of Lot 146 and together with the use of an alley way 10 feet in width running through the middle of Lot 146 from north to south, in common with the other owners of said Lot 146 and together with a right of way over a piece of land commencing at the SE corner of Lot 147, running thence North 10 feet, thence West 10 feet, and thence Southeasterly to the place of beginning, all in the City of Sheboygan, Sheboygan County, Wisconsin.

Parcel ID: 59281-111460

Exhibit "B"

Addressing Emails Regarding Property Address

Parcel ID: 59281-111460

Attached are emails from the City of Sheboygan and the United States Postal Service regarding the property units known as 819A North 6th Street and 819 North 6th Street.

I, as the current property owner, never received any written notification from the seller that they wanted to remove 819A North 6th Street as a rental unit. I have also not received written statements from the City of Sheboygan *written by the prior property owner* that the address should be removed and/or was removed. The United States Postal Service proves that the prior owner never removed this address. Thus, there are two property addresses to this building.

The emails reference that the prior owner did not want to be billed for garbage which is where . Exhibit "C" clearly shows there was a "living unit" in the upper level.

From: Bartell, Andrew <Andrew.Bartell@sheboyganwi.gov>
Sent: Monday, April 13, 2020 3:01 PM
To: Tamara Scheuren <tamarascheuren@sheboyganwater.org>; Brenda Doherty <brendadoherty@sheboyganwater.org>
Cc: Schmitz, RaeAnn <RaeAnn.Schmitz@sheboyganwi.gov>; Eirich, Pat <Pat.Eirich@sheboyganwi.gov>; Matzdorf, Bruce <Bruce.Matzdorf@sheboyganwi.gov>; Blasiola, Jason <Jason.Blasiola@sheboyganwi.gov>
Subject: RE: 819 N 6th

Hi Tamara,

We had a miscommunication in our department here. I was previously told that there was a living unit at 819 N 6th St, so I included 819 N 6th ST A in the spreadsheet last week as a property that should get garbage cans and be billed for a residential customer.

There has apparently been a correction and this property now does not have any residential living units (nor a second unit), and should not be billed for garbage.

I will be removing them from the cart distribution list.

Thank you,

Andrew

From: Eirich, Pat
Sent: Monday, April 13, 2020 2:49 PM
To: Matzdorf, Bruce
Cc: Bartell, Andrew; Schmitz, RaeAnn
Subject: RE: 819 N 6th

It should be N 6th .

The owner called and stated it is only a business with no living units.

Patrick Eirich

Building Inspector

City of Sheboygan

1-920-459-3480

Look Up a ZIP Code™

Go to

ZIP Code™ by Address

You entered:

819A N. 6TH ST
SHEBOYGAN WI

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. Edit and search again. (zip-code-lookup.htm?byaddress)

819A N 6TH ST
SHEBOYGAN WI 53081-4113

Look Up Another ZIP Code™

Edit and Search Again (/zip-code-lookup.htm?byaddress)

Look Up a ZIP Code™

Go to

ZIP Code™ by Address

You entered:

819 N. 6TH ST
SHEBOYGAN WI

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. Edit and search again. (zip-code-lookup.htm?byaddress)

819 N 6TH ST
SHEBOYGAN WI 53081-4113

Look Up Another ZIP Code™

Edit and Search Again (/zip-code-lookup.htm?byaddress)

Exhibit "C"

Parcel ID: 59281-111460

Property Informational sheet when building was purchased attached to and made a part of.

As you can see from attached all rooms in the upper-level residential unit existed at the time of purchase. In addition, we have blueprints from the 1970s when a remodel took place. Hook up of laundry was still intact; with a fully functioning kitchen as well as two fully functioning bathrooms. If you need an inspection report with pictures, we can also provide that as well.

This information is provided to show you that we are simply updating and enhancing what was already in place. We have not modified and/or changed the structure of the space.

KRIER REALTY, INC.
207 CARROLL STREET
PO BOX 361
RANDOM LAKE, WI 53075

PHONE: 920-994-4712
FAX: 920-994-4875
EMAIL: krierrealty@krierrealty.com
WEB SITE: www.krierrealty.com

LIST #5213

PRICE
~~**$282,500**~~
279,900

ADDRESS: 819 N 6TH ST

COUNTY: SHEBOYGAN **ZIP:** 53081
TAXES: $5,495.72 FOR 2019 BEFORE LOTTERY CREDIT
LOT SIZE: 0.271 ACRES
SCHOOL DISTRICT: SHEBOYGAN AREA
STYLE: 2-STORY W/ATTIC **APPROX SQ FT:** 5208
EXTERIOR: VINYL **ROOF:** COMP
CENTRAL AIR: YES **FLOOD PLAIN:** NO
MUNICIPAL SEWER & WATER

MUNICIPALITY: CITY OF SHEBOYGAN
ZONING: COMMERCIAL
HEAT: GAS, HOT WATER
50 GAL. ELECTRIC HOT WATER HEATER
ELECTRIC 200 AMP SERVICE 220 WIRING
GARAGE: 3-CAR DET **AGE OF HOME:** 1883
BASEMENT: FULL
EXCLUDED: SELLER'S PERSONAL PROPERTY

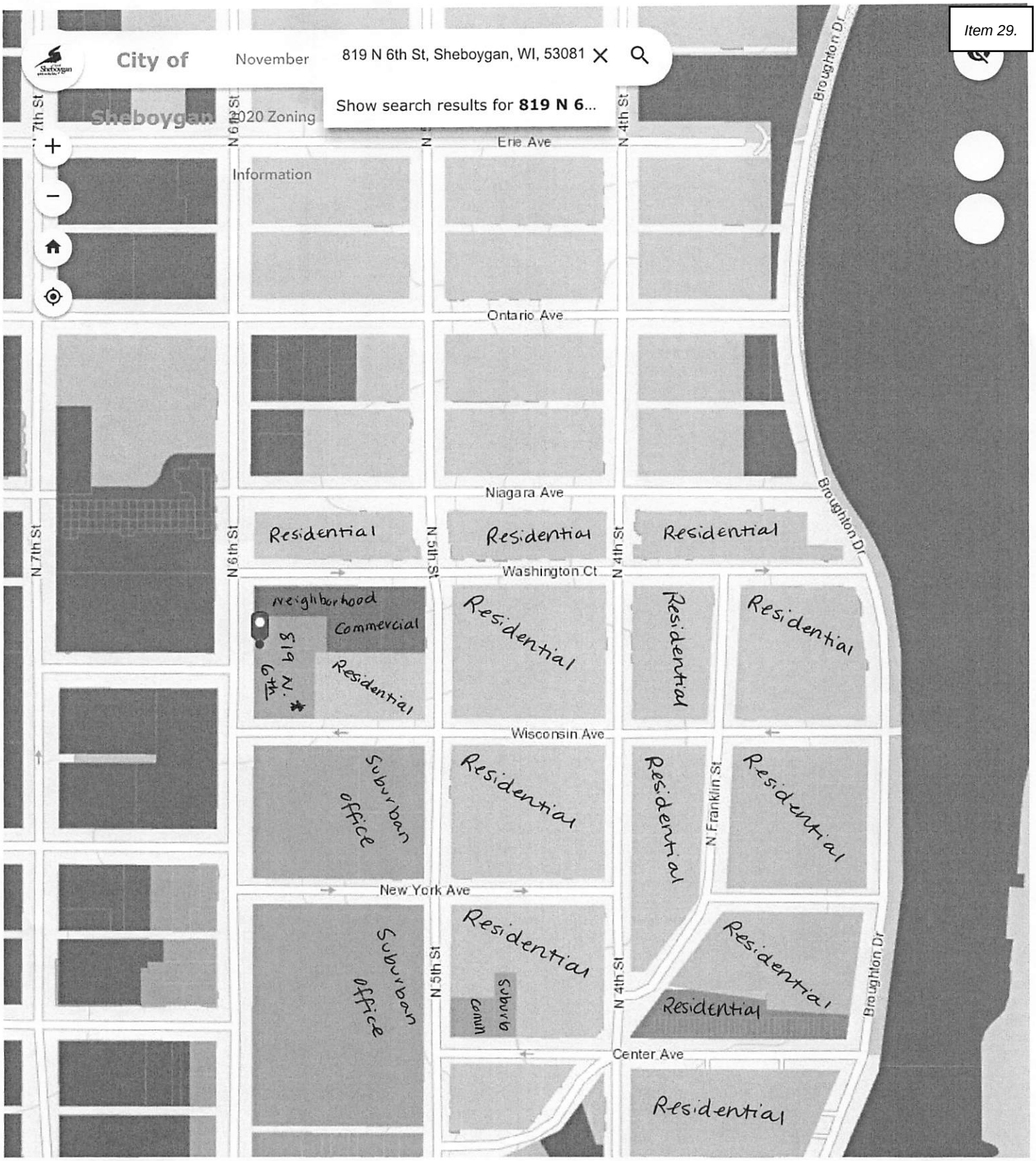
ROOMS	LEVEL	SIZE	FEATURES
LIVING ROOM	UPPER	15'X21'6"	CARPET, BLINDS
KITCHEN/DINING	UPPER	8'6"X8'2"	CARPET, CF
BATH, ¾	UPPER	5'8"X8'10"	CERAMIC TILE
BATH, FULL	UPPER	4'8"X14'6"	WOOD & CARPET, BLINDS, CLO
BEDROOM	UPPER	14'6"X14'6"	CARPET, SHADES, CLO
BEDROOM	UPPER	12'9"X21'6"	CARPET, 2 CLO
LANDING	UPPER	8'X10'1"	CARPET, CLO
BEDROOM	3RD FLOOR	12'6"X11'6"	CARPET, CLO
FRONT ENTRY	MAIN	10'6"X11'8"	CERAMIC TILE
RECEPTION	MAIN	13'X34'	CARPET, BLINDS, NFP, 2 CLO, 2 LEADED GLASS CABINETS
BASE OF STEPS	MAIN	8'X15'10"	CARPET, CLO, CF
BATH, HALF	MAIN	5'2"X8'4"	CERAMIC TILE
SITTING AREA	MAIN	6'4"X10'	
FILE ROOM	MAIN	10'X12'	CARPET
FILE STORAGE RM	MAIN	11'7"X15'2"	CARPET
FILE ROOM	MAIN	5'10"X10'2"	CARPET, BLINDS, CLO
OFFICE 1	MAIN	15'X23'6"	CARPET
OFFICE 2	MAIN	9'2"X15'	CARPET, BLINDS
OFFICE 3	MAIN	10'6"X13'	CARPET, SHADES, LEADED GLASS DOORS

ROOMS	LEVEL	SIZE	FEATURES
CLOSING ROOM	LOWER	13'6"X18'2"	CARPET
RECORD STORAGE	LOWER	14'6"X10'	CONCRETE
RECORD STORAGE 2	LOWER	8'X14'6"	CONCRETE
HALL, BOTTOM OF STEPS	LOWER	4'X7'8"	CERAMIC TILE
BATH, HALF	LOWER	4'X4'8"	CERAMIC TILE

DIRECTIONS: 819 N. 6TH ST, SHEBOYGAN

INFORMATION SHOWN ON THIS SHEET IS BELIEVED TO BE ACCURATE AND RELIABLE BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE.

"EXHIBIT D"



Zoning Map as of 10/27/2025

* Current property proposed to be rezoned

-87.708 43.753 Degrees

100m
300ft

his map is intended for advisory purposes only. This information has been obtained from sources believed to be reliable based on plats, surveys, and deeds.
i areas where discrepancies occur between equivalent legal records, the discrepancy is allowed to remain until such time as it's addressed. Sheboygan County distributes this data on an 'as is' basis; no warranties are implied.

ate Printed: 10/27/2025

ArcGIS Web Map

0 0.01 0.01 mi

CLK322B

City Of Sheboygan
City Clerk's Office

**** General Receipt ****

Receipt No: 251375
License No: 0000
Date: 10/28/2025
Received By: MKC
Received From: 819N6 LLC
Memo: 819-819A N 6TH STREET
Method of Payment: $200.00 Check No. 1045
Total Received: $200.00

Fee Description	Fee
Zoning Change	200.00

This document signifies receipt of fees in the amount indicated above.

PROPOSED REZONE
FROM SUBURBAN OFFICE (SO)
TO NEIGHBORHOOD COMMERCIAL (NC)

SECTION 23, TOWNSHIP 15 NORTH, RANGE 23 EAST

ELLIS ADDN S 30' OF LOT 133 & N 40' OF LOT 132, & N 70' OF S 80' OF LOT 147, & S 80' OF W 1/2 OF LOT 146E.