



REDEVELOPMENT AUTHORITY AGENDA

March 24, 2023 at 7:45 AM

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

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

OPENING OF MEETING

1. Roll Call
2. Call to Order
3. Pledge of Allegiance
4. Identify potential conflict of interest

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [5.](#) Discussion and possible action on an electrical easement on HH2 properties.
- [6.](#) Discussion and possible action on various electrical easements related to the proposed affordable housing development on the former Koepsell property.

CLOSED SESSION

7. Motion to convene in closed session under the exemption provided in Sec. 19.85 (1)(e) Wis. Stats., to discuss a potential purchase of 1134 Pennsylvania Avenue, where competitive and bargaining reasons require a closed session.

OPEN SESSION

8. Motion to reconvene into open session.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Possible action on item discussed in closed session.

NEXT MEETING

10. TBD

ADJOURN

11. 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

181536 Item 5.

SHEBOYGAN COUNTY, WI
RECORDED ON
12/18/2006 09:57AM
ELLEN R. SCHLEICHER
REGISTER OF DEEDS

RECORDING FEE: 17.00
TRANSFER FEE:
EXEMPTION #

STAFF ID 4
TRANS # 91133
OF PAGES: 4

Document Number

MEMORANDUM OF
GROUND LEASE

Recording Area

Name and Return Address

Attorney David Gass
Rohde Dales LLP
607 N. 8th Street, 7th Floor
Sheboygan, WI 53081

505730, 505740 and part of 505750
Parcel Identification Number (PIN)

MEMORANDUM OF GROUND LEASE

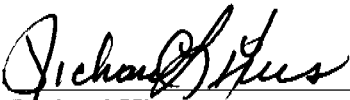
THIS MEMORANDUM OF GROUND LEASE is entered into effective as of the ____ day of December, 2006, by and between the Redevelopment Authority of the City of Sheboygan, Wisconsin, a public body corporate of the State of Wisconsin, with it principal place of business located at 807 Center Avenue, Sheboygan, Wisconsin 53081 ("Landlord"), and HH2 Properties, LLC, a Wisconsin limited liability company, having an office for the transaction of business at 3235 West Riverland Drive, Mequon, Wisconsin 53092 ("Tenant").

NOTICE IS HEREBY GIVEN that:

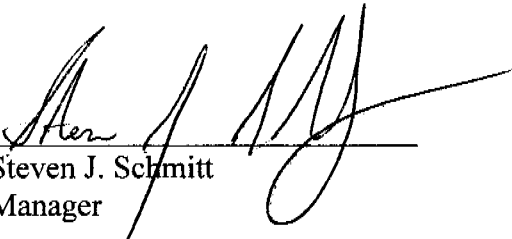
- 1. Landlord and Tenant entered into a Ground Lease relating to the real estate located in Sheboygan, Wisconsin, legally described on **Exhibit A** attached to this Memorandum, on September 8, 2006, for a term of eighty-five (85) years commencing September 8, 2006.
- 2. The terms, covenants and provisions of the Ground Lease shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of Landlord and Tenant.

Executed at Sheboygan, Wisconsin.

LANDLORD:
REDEVELOPMENT AUTHORITY
OF THE CITY OF SHEBOYGAN, WI

By: 
Richard Hiers
Chairperson

TENANT:
HH2 PROPERTIES, LLC

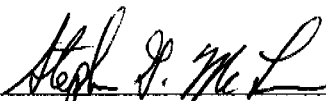
By: 
Steven J. Schmitt
Manager

ACKNOWLEDGMENTS

ACKNOWLEDGMENT OF LANDLORD

STATE OF WISCONSIN)
) SS
COUNTY OF SHEBOYGAN)

On this 8th day of December, 2006, before me personally appeared Richard Hiers, to me personally known, who being by me duly sworn, did for himself say that he is the Chairperson of the Redevelopment Authority of the City of Sheboygan, Wisconsin, a public body corporate named in and which executed the foregoing Memorandum of Ground Lease, and that the seal affixed to the Memorandum of Ground Lease is the corporate seal of said corporation, and that the Memorandum of Ground Lease was signed and sealed on behalf of said corporation by authority of its board of directors; and said Richard Hiers Acknowledged before me the Memorandum of Ground Lease to be the free act and deed of said corporation.




Notary Public - Sheboygan County
My Commission (is) permanent
~~(expires)~~_____

ACKNOWLEDGMENT OF TENANT

STATE OF WISCONSIN)
) SS
COUNTY OF SHEBOYGAN)

On this 12th day of December, 2006, before me personally appeared Steven J. Schmitt, Manager of HH2 Properties, LLC, and to me known to be such manager of said limited liability company, and who executed the foregoing Memorandum of Ground Lease and acknowledged before me that he executed the same as Manager of said LLC, by its authority.



Notary Public - Sheboygan County
My Commission (is) permanent
~~(expires)~~_____

This instrument was drafted by
Attorney David Gass
Rohde Dales LLP

EXHIBIT A

Legal Description

Part of Lots 3, 4, 5 and 6, Block 241, part of Lots 1, 2, 3, 4, 5 and 6, Block 242, and part of vacated East Water Street lying between Blocks 241 and 242, Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin, being more particularly described as follows:

Commencing at the southwest corner of Block 241 of the Original plat of the City of Sheboygan; thence N. 01°36'20" West 5.43 feet to the point of beginning; thence N. 01°36'20" West 313.93 feet; thence S. 80°26'25" East 348.74 feet; thence S. 01°36'20" East 9.33 feet; thence S. 89°29'25" East 10.26 feet; thence southwesterly 322.80 feet along the arc of a 403.50 foot radius curve to the right said curve having a chord which bears S. 42°07'28" West 314.26 feet; thence southwesterly 48.44 feet along the arc of a 118.51 foot radius curve to the right said curve having a chord which bears S. 76°45'07" West 48.10 feet; thence S. 88°27'44" West 88.05 feet to the point of beginning.

Tax Parcel Nos. 59281505730, 59281505740 and part of 59281505750.

Document No.

EASEMENT UNDERGROUND ELECTRIC AND COMMUNICATION

The undersigned **Grantor(s) Redevelopment Authority of the City of Sheboygan, Wisconsin, a public body corporate of the State of Wisconsin (Landlord), and HH2 Properties, LLC, a Wisconsin limited liability company (Tenant), (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as indicated below, upon, in, over, through and across lands owned by the Grantor **in the City of Sheboygan, County of Sheboygan, State of Wisconsin**, said Easement Area to be **12 feet** in width and described as follows:

See EXHIBIT "A" attached hereto and made a part hereof.

This Easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for underground electric line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment and other appurtenant equipment associated with underground electric line facilities.
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the elevation of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall at its option, restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.
10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
Madison, WI 53718

Parcel Identification Number(s)

59281505750

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN, WISCONSIN

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

Personally came before me _____, 20____, the above-named _____,
the _____ of Redevelopment Authority of the City of Sheboygan, Wisconsin
to me known to be the person who executed the foregoing document and acknowledged that they are executed the foregoing document as
on behalf of said entity by its authority.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

HH2 PROPERTIES, LLC

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

Personally came before me _____, 20____, the above-named _____,
the _____ of HH2 Properties, LLC to me known to be the person who
executed the foregoing document and acknowledged that they are executed the foregoing document as on behalf of said entity by its
authority.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

This instrument drafted by
Justin DeVries

Checked by
Haley Long

March 8, 2023

Project Title: Riverfront Dev Sheboygan

ERP Activity ID: 4310978

Tract No.:

Rerow No.:

Exhibit "A"**Lands owned by Grantor:**

Located in the North Half of the Northwest Quarter (N½ NW¼) of Section 26, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

Part of Lots 1 and 2, and all of Lots 3, 4, 5, and 6, all in Block 242 of the Original Plat of Sheboygan, located in the City of Sheboygan, Sheboygan County, Wisconsin, and being more particularly described as: Beginning at the SW corner of said Block 242; thence N01°-36'-20" W, along the east right-of-way line of S 9th Street, 210 feet, more or less, to the southerly normal high water mark of the Sheboygan River, said point also being the NW corner of said Block 242; thence southeasterly, along said normal high water mark of the Sheboygan River, 349.39 feet to a point which is 18.00 feet west of the east line of said Block 242; thence S01°-36'-20" E, 46 feet, more or less, to a point which is 18.00 feet west of the east line of said Block 242, and 108.18 feet north of the south line of said Block 242; thence S89°-29'-25" E, 10.26 feet to a point on the arc of a curve to the right, having its radius point bearing northwesterly, 403.50 feet; thence southwesterly 122.21 feet along the arc of said curve, the long chord of which bears S27°-52'-49" W, 121.74 feet to the south line of said Block 242 and the north right-of-way line of East Water Street; thence N89°-29'-40" W, along said south line of Block 242, 293.31 feet to the Point of Beginning and the end of this description.

Grantor's deed being recorded on July 29, 2003, as Document Number 1698798 in the office of the Register of Deeds for Sheboygan County, Wisconsin.

Easement area:

An Easement Area Twelve (12) feet in width, having Six (6) feet of such width on either side of the following described centerline: The centerline of Grantee's Designated Facilities as constructed, to be constructed, extended, or relocated lying within the above-described real property.

Item 5.

59281505670

59281505752

59281505750

S Commerce St

S 9th St

**PROPOSED 12' WIDE
AS-BUILT EASEMENT**

S 8th St

Indiana Ave

11

Document No.

**EASEMENT UNDERGROUND
ELECTRIC AND COMMUNICATION**

The undersigned **Grantor(s) Redevelopment Authority of the City of Sheboygan, Wisconsin, a public body corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as indicated below, upon, in, over, through and across lands owned by the Grantor **in the City of Sheboygan, County of Sheboygan, State of Wisconsin**, said Easement Area to be **12** feet in width and described as follows:

See EXHIBIT "A" attached hereto and made a part hereof.

This Easement is subject to the following conditions:

1. **Designated Facilities:** This easement is for underground electric line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment and other appurtenant equipment associated with underground electric line facilities.
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the elevation of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall at its option, restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.
10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
Madison, WI 53718

Parcel Identification Number(s)

59281505670

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN, WISCONSIN

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

Personally came before me _____, 20____, the above-named _____,
the _____ of Redevelopment Authority of the City of Sheboygan, Wisconsin
to me known to be the person who executed the foregoing document and acknowledged that they are executed the foregoing document as
on behalf of said entity by its authority.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

This instrument drafted by
Justin DeVries

Checked by
Haley Long

March 8, 2023

Project Title: Riverfront Dev Sheboygan

ERP Activity ID: 4310978

Tract No.:

Rerow No.:

Exhibit "A"**Lands owned by Grantor:**

Located in the North Half of the Northwest Quarter (N½ NW¼) of Section 26, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

Lots 1, 2, 3, 4 and 5, Block 232 of the Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof, also described as: Commencing at the Southeast corner of said Lot 1, said point being the point of beginning; thence N31°27'41"W along the Southwest line of said Block 232, 269.13 feet (recorded as 260 feet) to the Northwest corner of said Lot 5; thence N59°18'40"E along the Northwesterly line of said Lot 5, 131.3 feet, more or less, to the Southwesterly bank of the Sheboygan River; thence S51°37'13"E along said River 34.9 feet, more or less, to the East line of said Block 232 (also being the West right-of-way line of South Ninth Street); thence S00°01'48"E along said East line, 274.9 feet, more or less, to the point of beginning; together with that part of the vacated South Commerce Street right-of-way lying Westerly of and adjacent thereto; EXCEPTING THEREFROM part of Lots 4 and 5, Block 232 of the Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat there, described as follows: Commencing at the Northwest corner of said Lot 5; thence N59°18'40"E along the Northwesterly line of said Lot 5, 93.78 feet to the point of beginning; thence continuing N59°18'40"E along said Northwesterly line, 37.5 feet, more or less, to the bank of the Sheboygan River; thence S51°37'13"E along said River bank, 34.9 feet, more or less, to the West right-of-way line of South Ninth Street (also being the East line of said Block 232); thence S00°01'48"E along said West line, 44.7 feet, more or less; thence N51°37'13"W, 76.06 feet to the point of beginning.

AND

Lots 1, 2, 3 and the East 15.00 feet of Lot 4, Block 243 of the Original Plat of the City of Sheboygan, Sheboygan County, Wisconsin, according to the recorded plat thereof, also described as: Commencing at the Southeast corner of said Lot 1, said point being the point of beginning; thence West along the South line of said Block 243, 206.22 feet; thence N00°09'14"W, 153.55 feet (recorded as 150.00 feet) to the North line of said Block 243; thence S89°10'42"E along said North line, 113.69 feet (recorded as 115.00 feet) to the Northeasterly line of said Block 243; thence S31°27'41"E along said Northeasterly line, 178.10 feet to the point of beginning; together with that part of the vacated South Commerce Street right-of-way lying Easterly of and adjacent thereto.

Grantor's deed being recorded on March 31, 2017, as Document Number 2036966 in the office of the Register of Deeds for Sheboygan County, Wisconsin.

Easement area:

An Easement Area Twelve (12) feet in width, having Six (6) feet of such width on either side of the following described centerline: The centerline of Grantee's Designated Facilities as constructed, to be constructed, extended, or relocated lying within the above-described real property.

Document No.

**EASEMENT UNDERGROUND
ELECTRIC AND COMMUNICATION**

The undersigned **Grantor(s) Redevelopment Authority of the City of Sheboygan, Wisconsin, a public body corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, (hereinafter called the "Grantor")**, in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby grant, convey and warrant unto **Wisconsin Power and Light Company, a Wisconsin corporation (hereinafter called the "Grantee")**, the Grantee's successors and assigns, the perpetual right and easement to construct, install, maintain, operate, repair, inspect, replace, add, relocate and remove the Designated Facilities, as indicated below, upon, in, over, through and across lands owned by the Grantor **in the City of Sheboygan, County of Sheboygan, State of Wisconsin**, said Easement Area to be **12 feet** in width and described as follows:

See EXHIBIT "A" attached hereto and made a part hereof.

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1. **Designated Facilities:** This easement is for underground electric line facilities, including but not limited to conduit, cables, above ground electric pad-mount transformers, secondary pedestals, riser equipment and other appurtenant equipment associated with underground electric line facilities.
2. **Access:** The Grantee and its agents shall have the right of reasonable ingress and egress to, over and across the Grantor's land adjacent to the Easement Area.
3. **Buildings and Structures:** The Grantor agrees within the Easement Area not to construct or place buildings, structures, or other improvements, or place water, sewer or drainage facilities; all without the express written consent of the Grantee.
4. **Landscaping and Vegetation:** No plantings and landscaping are allowed within the Easement Area that will interfere with the easement rights herein granted. The Grantee has the right to trim or remove trees, bushes and brush within the Easement Area without replacement or compensation hereinafter. The Grantee may treat the stumps of any trees, bushes or brush to prevent re-growth and apply herbicides in accordance with applicable laws, rules and regulations, for tree and brush control.
5. **Elevation:** After the installation of the facilities and final grading of the Easement Area, the Grantor agrees not to alter the elevation of the existing ground surface by more than six (6) inches or place rocks or boulders more than eight (8) inches in diameter, within the Easement Area, without the express written consent of the Grantee.
6. **Restoration and Damages:** The Grantee shall at its option, restore, cause to have restored or pay a reasonable sum for all damages to property, crops, fences, livestock, lawns, roads, fields and field tile (other than trees trimmed or cut down and removed), caused by the construction, maintenance or removal of said facilities.
7. **Rights not granted to the Grantee:** The Grantee shall not have the right to construct or place fences, buildings or any other facilities other than the above Designated Facilities.
8. **Reservation of use by the Grantor:** The right is hereby expressly reserved to the Grantor, the heirs, successors and assigns, of every use and enjoyment of said land within the Easement Area consistent with rights herein granted.
9. **Binding Effect:** This agreement is binding upon the heirs, successors and assigns of the parties hereto, and shall run with the lands described herein.
10. **Easement Brochure:** As provided by PSC 113, the Grantor shall have a minimum period of five days to examine materials approved or provided by the Public Service Commission of Wisconsin describing the Grantor's rights and options in the easement negotiating process. The Grantor hereby voluntarily waives the five day review period or acknowledges that they have had at least five days to review such materials.

Record this document with the Register of Deeds

Name and Return Address:

Alliant Energy
Attn: Real Estate Department
4902 North Biltmore Lane
Madison, WI 53718

Parcel Identification Number(s)

59281505930

WITNESS the signature(s) of the Grantor this _____ day of _____, 20_____.

REDEVELOPMENT AUTHORITY OF THE CITY OF SHEBOYGAN, WISCONSIN

_____(SEAL)
Signature

_____(SEAL)
Signature

Printed Name and Title

Printed Name and Title

ACKNOWLEDGEMENT

STATE OF _____ }
COUNTY OF _____ } SS

Personally came before me _____, 20____, the above-named _____,
the _____ of Redevelopment Authority of the City of Sheboygan, Wisconsin
to me known to be the person who executed the foregoing document and acknowledged that they are executed the foregoing document as
on behalf of said entity by its authority.

Signature of Notary

Printed Name of Notary

Notary Public, State of Wisconsin

My Commission Expires (is) _____

This instrument drafted by
Justin DeVries

Checked by
Haley Long

March 8, 2023

Project Title: Riverfront Dev Sheboygan

ERP Activity ID: 4310978

Tract No.:

Rerow No.:

Exhibit "A"**Lands owned by Grantor:**

Located in the North Half of the Northwest Quarter (N½ NW¼) of Section 26, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin.

A tract of land in the City of Sheboygan, Sheboygan County, Wisconsin, more particularly described as comprising the North Half of Lots 7 through 12, inclusive, in Block 243 of the said City of Sheboygan, as per plat thereof on file in the official public records of said Sheboygan County, Wisconsin. The said tract containing an area of 21,378 square feet (0.49 acres), more or less, in the City of Sheboygan, Sheboygan County, Wisconsin.

Grantor's deed being recorded on July 27, 2021, as Document Number 2119673 in the office of the Register of Deeds for Sheboygan County, Wisconsin.

Easement area:

An Easement Area Twelve (12) feet in width, having Six (6) feet of such width on either side of the following described centerline: The centerline of Grantee's Designated Facilities as constructed, to be constructed, extended, or relocated lying within the above-described real property.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WE STATE 18.07(2)(b)7A
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

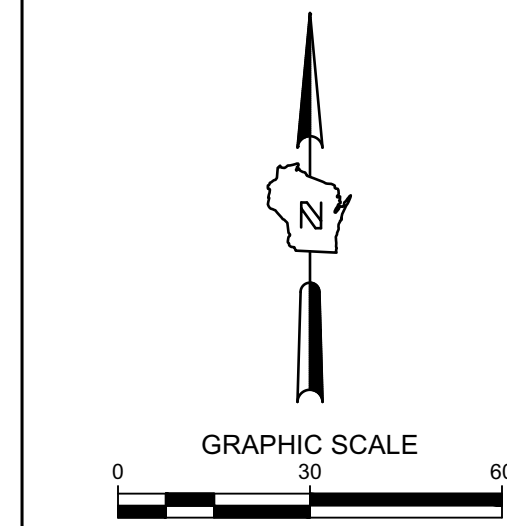
**PROPOSED
10' WIDE
EASEMENT**

**PROPOSED 12' WIDE
AS-BUILT EASEMENTS**

- LEGEND:**
- W— PROPOSED WATER SERVICE
 - SAN— PROPOSED SANITARY SERVICE
 - ST— PROPOSED STORM SEWER
 - DT— PROPOSED DRAIN TILE (UNDERDRAIN)
 - OH— PROPOSED OVERHEAD POWER
 - E— PROPOSED ELECTRICAL SERVICE
 - G— PROPOSED GAS SERVICE
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE

GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 235 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
11. WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
12. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S:44.45.46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.



SHEBOYGAN - RIVERFRONT DEVELOPMENT
S. 10TH ST. & INDIANA AVE.
SHEBOYGAN, WI 53081

UTILITY EXHIBIT

**PRELIMINARY
NOT FOR
CONSTRUCTION**

95% DD SUBMITTAL 12-16-2022

SCALE:	1"=30'
PROJECT NO:	20764
DESIGN DATE:	----
PLOT DATE:	12/22/2022
DRAWN BY:	----
CHECKED BY:	----
APPROVED BY:	----
SHEET NO:	EXH 2.0