



REDEVELOPMENT AUTHORITY AGENDA

June 07, 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

MINUTES

- [5.](#) Approval of minutes from the May 3, 2023 and May 24, 2023 meetings.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

- [6.](#) Discussion and possible action on vacation of N Water Street by 834 N Water Street.

NEXT MEETING

7. TBD

CLOSED SESSION

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

ADJOURN

9. Motion to Adjourn

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

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

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES
Wednesday, May 03, 2023

OPENING OF MEETING

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

MEMBERS EXCUSED: James Owen

STAFF/OFFICIALS PRESENT: Mayor Ryan Sorenson, City Attorney Charles Adams, and Manager of Planning & Zoning Steve Sokolowski

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

Chair Filicky-Peneski called the meeting to order.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No committee member has a conflict of interest.

MINUTES

5. Approval of minutes from the March 22, 2023, March 24, 2023 and April 19, 2023 meetings.

Motion by Steve Harrison, second by Jim Conway to approve the March 22, 2023, March 24, 2023 and April 19, 2023 minutes. Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and action on the use of RDA owned land in the South Pier district by Driftwood Bar and Grill for multiple weekends.

Driftwood Bar and Grill made two separate requests for use of Redevelopment Authority property, the first weekend was for July 2, 2023 through July 4, 2023 for a public event for the 4th of July Celebration. Ryan Crump from Driftwood Bar and Grill explained that it would be similar to how Anglers Pub held their July 4th events.

Motion by Steven Harrison, second by Deidre Martinez to approve the use of the Redevelopment Authority property (parcel #59281322010) east of Driftwood Bar & Grill for July 4th Celebration with the following conditions: Proof of Insurance, Hold Harmless, \$50.00 RDA event fee, tent to be removed on or by July 5, 2023 (if applicable), Special Events permit through Department of Public Works, and Change of Premises through City Clerk Department. Motion carried.

The second weekend is for a private event August 11, 2023 through August 13, 2023 for a wedding. Discussion were had about that being the weekend of the Mercury Racing event and if the couple was aware of the limited parking that would be available for their guest. Ryan Crump stated that the couple is aware. Also, since it is a private event, fencing shall be provided and it should be a decorative type fencing.

Motion by Deidre Martinez, second by Jim Conway to approve the use of the Redevelopment Authority property (parcel #59281322010) east of Driftwood Bar & Grill the weekend of August 11th through August 13th with the following conditions: Proof of Insurance, Hold Harmless, \$50.00 RDA event fee, tent and decorative type fencing to be removed on or by August 14, 2023 (if applicable), Special Events permit through Department of Public Works, and Change of Premises through Clerks. Motion carried.

Jim Conway left the meeting at 8:10 am.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

7. Motion to convene in closed session under the exemption provided in Sec. 19.85 (1)(e) Wis. Stats., to discuss a potential developments at 820 Indiana Avenue and South Pier district (parcel # 59821322016) along with discussion on possible business loan, where competitive and bargaining reasons require a closed session.

Motion by Steven Harrison, second by Deidre Martinez to go into closed session.

Roll Call Vote:

Aye: Filicky-Peneski, Messner, Martinez, and Harrison
Nay: None

Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

8. Motion to reconvene into open session.

No action taken adjourned from closed session.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

9. Discussion and possible action on 820 Indiana Avenue.

No action taken in open session.

10. Discussion and possible action on South Pier development opportunity discussed in closed session.

No action taken in open session.

NEXT MEETING

11. TBD

ADJOURN

12. Motion to Adjourn

Motion by Steve Harrison, second by Cleo Messner to adjourn in closed session. Motion carried.

Being no further business, the meeting was adjourned at 9:15 am

CITY OF SHEBOYGAN
REDEVELOPMENT AUTHORITY MINUTES
Wednesday, May 24, 2023

OPENING OF MEETING

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

MEMBERS EXCUSED: Jim Conway

STAFF/OFFICIALS PRESENT: City Attorney Charles Adams and Director of Public Works David Biebel

OTHERS PRESENT: James Kupfer, Terry VanAkkeren, and Brian Doudna (SCEDC)

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

Chair Filicky-Peneski called the meeting to order.

3. Pledge of Allegiance

The Pledge of Allegiance was recited.

4. Identify potential conflict of interest

No committee member had a conflict of interest with any item on this agenda.

MINUTES

5. Approval of minutes from the May 11, 2023 meeting.

Motion by Steven Harrison, second by Deidre Martinez to approve.
Motion carried.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Discussion and possible action on the use of the RDA owned land in the South Pier district for a fishing tournament on June 10th and June 11th.

Terry VanAkkeren explained they have been using the RDA property for the Salmon Cup for the last 14 years for a couple of hours on both Saturday and Sunday from 11 am to 1 pm for the fish weigh ins. He said this was the first time that he has come before the board because Anglers Pub always took care of get the permission to use the Redevelopment Authority's property in the past.

The committee inquired about food, drinks, and tents. Terry VanAkkeren stated that Driftwood would be handling all the drinks and food inside their bar and that a tent was not needed. The only thing they use is a table which is set-up right before weigh ins start and take it down when they are completed. The committee asked Terry if he thought about using the 10 ft of land that belonged to the Condo Association instead of using the RDA land. Terry mentioned that he was unaware of the strip of land but would discuss it with Driftwood.

Motion by James Owen, second by Deidre Martinez to approve the use of the RDA property east of Driftwood on June 10 & 11, 2023 for the Salmon Cup weigh in with the following conditions: Proof of Insurance, Hold Harmless, \$50.00 RDA event fee, tent to be removed on or by June 12, 2023 (if applicable), Special Events permit through Department of Public Works, and Change of Premises through City Clerk Department. Motion carried.

7. Discussion and possible action on holding the RDA property for use by the city for the boat races held the weekend of August 11 -13, 2023.

Community Development Planner Janet Duellman explained that Mayor Ryan Sorenson had requested this item be added to the RDA agenda. He is requesting that the RDA put a hold on approving request to use the RDA property located on South Pier the weekend of the Mercury Racing event (August 11 -13, 2023).

The committee asked if we had anyone inquire about using the property. Janet Duellman replied that the only inquiry she had was from Driftwood to use the property to the east of them for a private wedding that was already approved by the RDA. After further discussion about the placing a hold on the land, the RDA decided not to take any action on it and wait to see if anyone else requests to use it.

CLOSED SESSION

8. Motion to convene into closed session under the exemption provided in Sec. 19.85(1)(e) Wis. Stats., to discuss a potential development on South Pier discussion and opportunity to purchase property on N Commerce Street, where competitive and bargaining reasons require a closed session.

Motion by Steven Harrison, second by Deidre Martinez to go into closed session.

Roll Call Vote:

Aye: Filicky-Peneski, Messner, Martinez, Owen, and Harrison
Nay: None

Motion carried.

OPEN SESSION

9. Motion to reconvene into open session.

No action taken adjourned from closed session.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

10. Discussion and possible action on South Pier development.

No action taken in open session.

11. Discussion and possible action on purchase of property on N. Commerce Avenue.

No action taken in open session.

NEXT MEETING

12. TBD

ADJOURN

13. Motion to Adjourn

Motion by Steven Harrison, second by James Owen to adjourn in closed session. Motion carried.

Being no further business, the meeting was adjourned at 9:08 am

20-99-00

Publish - Oct. 18, 25 and Nov. 1, 1999

WHEREAS, an Ordinance has been introduced for the vacation and discontinuance of a portion of N. Water St. Frontage Rd. from approx. Wisconsin Ave. (extended) north and west to the vacated Niagara Ave.

Section 1. That a portion of N. Water St. Frontage Rd. from approximately Wisconsin Ave. (extended) north and west to the vacated Niagara Ave., located adjacent to Blks. 123, 124 and 133, Original Plat, excepting therefrom Lots 8, 9, 10 and the north one-half of Lot 7, Blk. 12, Original Plat, and

WHEREAS, pursuant to Sec. 66.296(5) of the Wis. Stats., a notice shall be published setting forth when said Ordinance will be acted upon.

NOTICE IS THEREFORE GIVEN

That said Ordinance will be heard and acted upon at a regular meeting of the Common Council to be held in the Council Chambers at the City Hall in the City of Sheboygan, Wisconsin, on the 15th day of November, 1999, at 7:00 p.m.

PATRICIA LOHSE
City Clerk

Published - November 20, 1999

VI

R. O. No. 347 - 99 - 00. By CITY PLAN COMMISSION. October 18, 1999.

Your Commission to whom was referred Gen. Ord. No. 47-99-00, R. O. No. 324-99-00 and R. O. No. 326-99-00 relative to vacating a portion of N. Water St. Frontage Rd. from approximately Wisconsin Ave. (extended) north and west to the vacated Niagara Ave. wishes to report this matter was discussed at the regular meeting of the City Plan Commission, October 12, 1999, and after due consideration, recommends the Report of Officers be placed on file and the Ordinance be passed.



Ronald J. French
City Planner

Discontinued
11/15/99

Schultz / McLaughlin
As + file
And to proceed

Gen. Ord. No. 47 - 99 - 00. By Alderperson D. Van Akkeren and Menard.
October 4, 1999.

AN ORDINANCE vacating a portion of N. Water St. Frontage Rd. from approximately Wisconsin Ave. (extended) north and west to the vacated Niagara Ave.

WHEREAS, application by petition for the vacation of a portion of N. Water St. Frontage Rd. from approximately Wisconsin Ave. (extended) north and west to the vacated Niagara Ave. has been properly filed with the City Clerk, and

WHEREAS, said petition was signed by all of the owners of the lots and lands abutting that portion of the street sought to be vacated and more than one-third of the owners on that portion of the remainder of the street within the block in which it is located, and

WHEREAS, notice of pendency of said application has been duly filed in the office of the Register of Deeds for Sheboygan County, Wisconsin, according to law.

NOW, THEREFORE, THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. That a portion of N. Water St. Frontage Rd. from approximately Wisconsin Ave. (extended) north and west to the vacated Niagara Ave., located adjacent to Blks. 123, 124 and 133, Original Plat, excepting therefrom Lots 8, 9, 10 and the north one-half of Lot 7, Blk. 123, Original Plat, is hereby VACATED AND DISCONTINUED.

Section 2. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect from and after its passage and publication.

Plan Comm

Donald Van Allen

UBM

I HEREBY CERTIFY that the foregoing Ordinance was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the 15th day of November, 1999.

Dated November 16 1999, Patricia Lohse, City Clerk

Approved November 16 1999, James Schramm, Mayor

Proceedings Published November 20 1999.

Ordinances Published November 20 1999.

Certified November 22 1999 to Atty.; Ord. Book; Sheboygan Abstract; Tripp Widder; City Plan Comm.; DPW; Eng.; Reg. of Deeds; Fin. Dir./Treas.; Dep. Fin. Dir./Treas.; Assessor; Water Dept.; Ameritech; Bldg. Insp.; Dir. of City Dev.; Fire Dept.; Parking & Transit; Labor Hall; Gorman & Co., Inc.

II

13-28

Item 6.

R. O. No. 324 - 99 - 00. By CITY CLERK. October 4, 1999.

Submitting a petition for the vacation of a portion of N. Water St. Frontage Rd. from approximately Wisconsin Ave. (extended) north and west to the vacated Niagara Ave., signed by the owners of all the lots and land abutting that portion sought to be vacated, and the owners of more than 1/3 of that portion of the remainder thereof lying within 2,650' of the ends of the portions sought to be discontinued.

Plan Comm

Patricia Lopez
City Clerk

Sign legibly in ink. Set forth after signature, address and date of signing.

Item 6.

PETITION

351076

Sheboygan, Wis., _____

To the Mayor and Common Council of the City of Sheboygan.

The petition of the undersigned residents of said city respectfully represents:

That your petitioners are residents of said city, and that each of them resides at the address written below after their several names.

That each of them owns the real estate in said city respectively written below after their several names.

And they petition your honorable body to vacate a portion of N. Water St. Frontage

Rd. from approximately Wisconsin Ave. (extended) north and west to the vacated Niagara

Ave., located adjacent to Blks. 123, 124 and 133, Original Plat. Excepting therefrom

Lots 8, 9, 10 and the north half of Lot 7, Block 123, Original Plat.

SIGNATURE OF PETITIONER	ADDRESS STREET & NUMBER	DATE OF SIGNING
<i>James Schramm</i>	✓ Tax Parcel No. 23-301-002	9/14/99
	✓ Tax Parcel No. 23-157-014	
<i>Jersey H. Vrechten</i>	✓ 1104 Wisconsin Avenue	9-27-99
<i>Ray J. Gorman</i>	✓ 901 N. Water Street	9/22/99
<i>Ray J. Gorman</i>	✓ 746, 810, & 830 N. Water Street	9/22/99
<i>John L. Leno</i> Chairman RDA	✓ Tax Parcel No. 23-301-002	9/27/99
	✓ Tax Parcel No. 23-157-014	

Cashier ID: 2
COUNTER CUSTOMER - NO NAME
TRANSACTION #: 024343
09-29-1999 8:48 PM
DOCUMENT # 1553655
Type of Document

of Pages 2

Recording Fee: 12.00

TOTAL: 12.00
DISH: 12.00

THANK YOU
DARLENE J. NAVIS
SHEBOYGAN COUNTY
REGISTER OF DEEDS

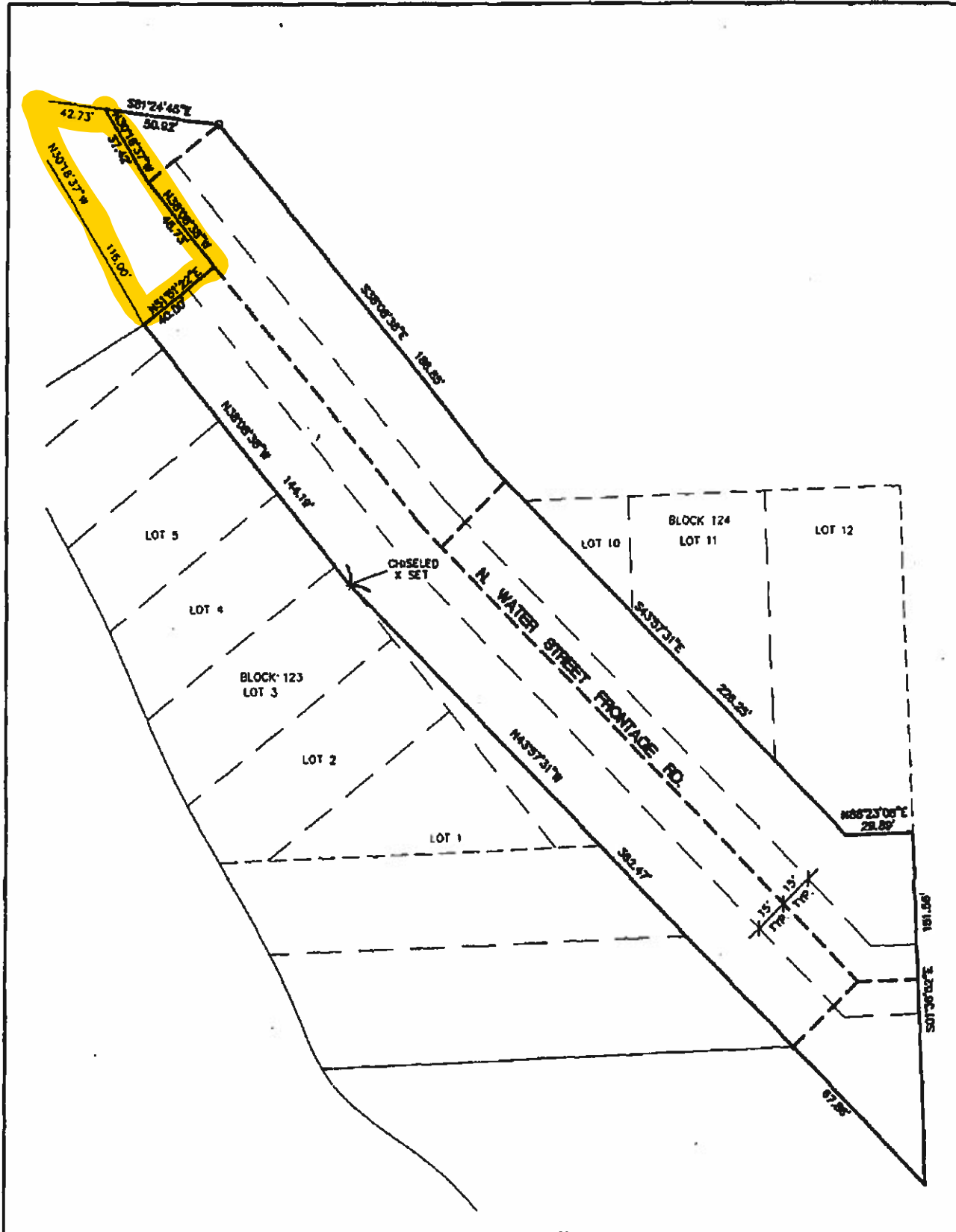
EXHIBIT A

**DESCRIPTION - THE VACATING OF
NORTH WATER STREET FRONTAGE ROAD**

BEING THE NORTH WATER STREET FRONTAGE ROAD RIGHT OF WAY ADJACENT TO BLOCKS 123, 124 AND 133 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, LOCATED IN PART OF THE NW1/4 SW1/4 OF SECTION 23, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 124, ORIGINAL PLAT, CITY OF SHEBOYGAN; THENCE FROM SAID POINT OF BEGINNING, S01°36'52"E ALONG THE EXTENSION OF THE WEST LINE OF NORTH 11TH STREET, 151.56 FEET TO ITS INTERSECTION WITH THE SOUTHWEST LINE OF NORTH WATER STREET; THENCE N43°57'31"W ALONG THE SAID SOUTHWEST LINE EXTENDED, 362.47 FEET TO A POINT ON THE EAST LINE OF LOT 3, BLOCK 123, SAID ORIGINAL PLAT; THENCE N38°08'38"W ALONG THE EAST LINE OF LOTS 3, 4, 5, 6 AND 7, SAID ORIGINAL PLAT, 144.19 FEET; THENCE N51°51'22"E, 40.00 FEET TO THE CENTERLINE OF NORTH WATER STREET FRONTAGE ROAD; THENCE N38°08'38"W ALONG SAID CENTERLINE 46.73 FEET; THENCE N30°18'37"W, 37.42 FEET TO A POINT ON THE SOUTH LINE OF VACATED NORTH WATER STREET; THENCE S81°24'45"E ALONG SAID SOUTH LINE, 50.92 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 124, SAID ORIGINAL PLAT; THENCE S38°08'38"E ALONG THE WEST LINE OF BLOCK 124, SAID ORIGINAL PLAT, 186.85 FEET TO THE SOUTHWESTERLY MOST CORNER OF LOT 4, SAID ORIGINAL PLAT; THENCE S43°57'31"E 226.25 FEET TO THE SOUTH LINE OF LOT 12 SAID ORIGINAL PLAT AND THE NORTH LINE OF WISCONSIN AVENUE; THENCE N88°23'08"E ALONG SAID NORTH LINE OF WISCONSIN AVENUE, 29.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 39,835 S.F. (0.915 AC.) OF LAND.

	DATE 9-2-99	BY SAB	CLIENT: GORMAN AND COMPANY JOB: TOY FACTORY
	JOB. NO. 14634L1B	CK SJK	LOCATION: SHEBOYGAN, WISCONSIN



ROLLCALL

Item 6.

MAYOR JAMES SCHRAMM IN CHAIR

DATE

DOC.

NO.

14-28

	YES	NO
BAUMANN	✓	
BURG	✓	
GRAF	✓	
LEIBHAM	✓	
MC LAUGHLIN	✓	
MENARD	—	
MOODY	✓	
OTTEN	✓	
PORTZ	✓	
SCHNEIDER	✓	
SCHULTZ	✓	
TOEPEL	✓	
D. VAN AKKEREN	✓	
F. VAN AKKEREN	✓	
WANGEMANN	✓	
WARNER	✓	
TOTAL	15	

minutes of _____ reg. meeting

minutes of _____ spec. meeting

III

Res. No. 98 - 99 - 00. By Alderpersons Menard and D. Van Akkeren.
August 16, 1999.

A RESOLUTION authorizing the Mayor to sign a petition on behalf of the City of Sheboygan for the vacation of a portion of N. Water St. Frontage Rd. from approximately Wisconsin Ave. (extended) north and west to the vacated Niagara Ave., located adjacent to Blks. 123, 124 and 133, Original Plat.

RESOLVED: That the Mayor be and he is hereby authorized and directed to sign a petition on behalf of the City of Sheboygan for the vacation of a portion of N. Water St. Frontage Rd. from approximately Wisconsin Ave. (extended) north and west to the vacated Niagara Ave., located adjacent to Blks. 123, 124 and 133, Original Plat.

*Order Issued
Res. de Passed*

CD Menard
Ronald Van Akkeren

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the 16th day of August, 1999.

Dated August 18 1999. *Patricia Lohse*, City Clerk

Approved August 18 1999. *Jama Schramm*, Mayor

Proceedings Published August 21 1999.

Resolutions Published _____ 19____.

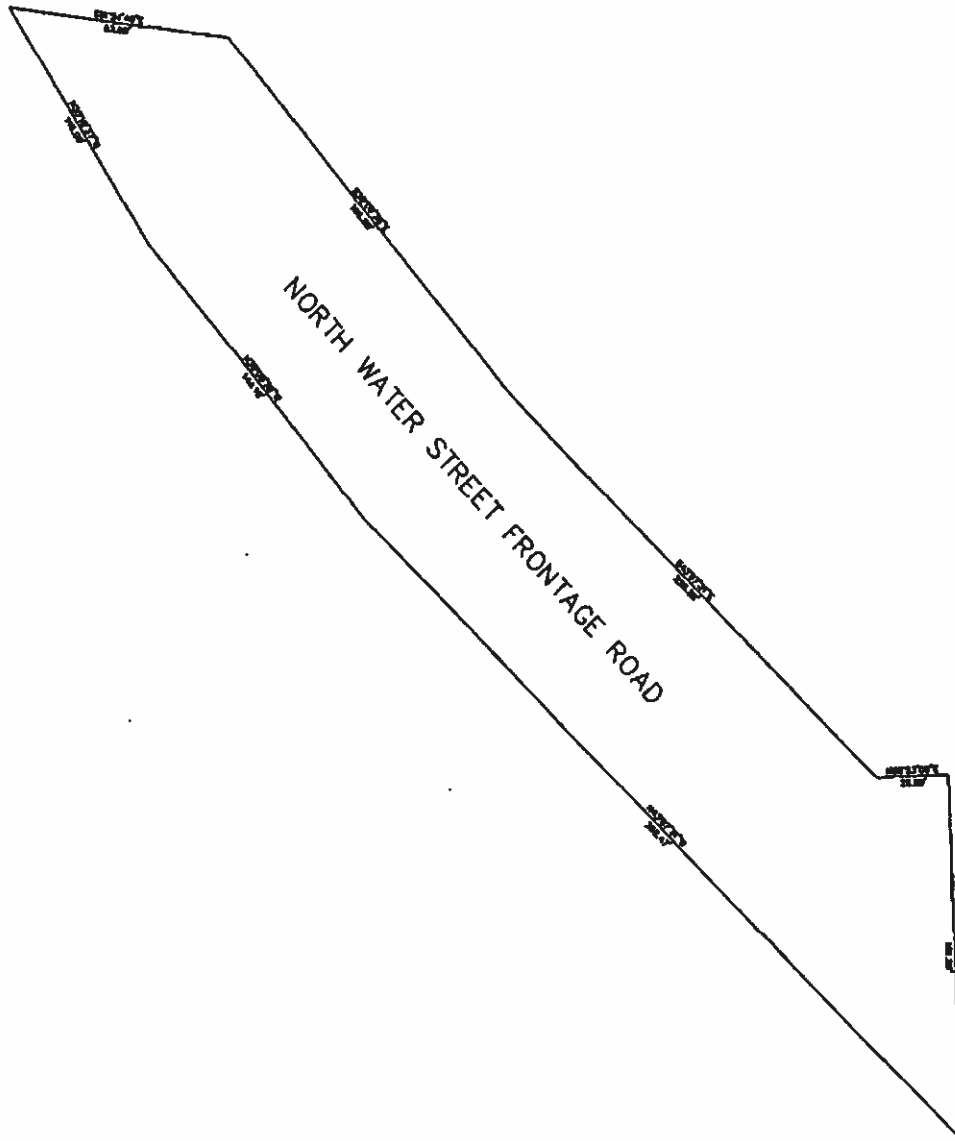
Certified August 23 1999 to Mayor _____

DESCRIPTION - THE VACATING OF NORTH WATER STREET FRONTAGE ROAD

BEING THE NORTH WATER STREET FRONTAGE ROAD RIGHT OF WAY ADJACENT TO BLOCKS 123, 124 AND 133 OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, LOCATED IN PART OF THE NW1/4 SW1/4 OF SECTION 23, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 12, BLOCK 124, ORIGINAL PLAT, CITY OF SHEBOYGAN; THENCE FROM SAID POINT OF BEGINNING, S01°36'52"E ALONG THE EXTENSION OF THE WEST LINE OF NORTH 11TH STREET, 151.56 FEET TO ITS INTERSECTION WITH THE SOUTHWEST LINE OF NORTH WATER STREET; THENCE N43°57'31"W ALONG THE SAID SOUTHWEST LINE EXTENDED, 362.47 FEET TO A POINT ON THE EAST LINE OF LOT 3, BLOCK 123, SAID ORIGINAL PLAT; THENCE N38°08'38"W ALONG THE EAST LINE OF LOTS 3, 4, 5, 6 AND 7, SAID ORIGINAL PLAT, 144.19 FEET; THENCE N30°18'37"W 116.00 FEET TO A POINT ON THE SOUTH LINE OF VACATED NORTH WATER STREET; THENCE S81°24'45"E ALONG SAID SOUTH LINE, 93.65 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 124, SAID ORIGINAL PLAT; THENCE S38°08'38"E ALONG THE WEST LINE OF BLOCK 124, SAID ORIGINAL PLAT, 186.85 FEET TO THE SOUTHWESTERLY MOST CORNER OF LOT 4, SAID ORIGINAL PLAT; THENCE S43°57'31"E 226.25 FEET TO THE SOUTH LINE OF LOT 12 SAID ORIGINAL PLAT AND THE NORTH LINE OF WISCONSIN AVENUE; THENCE N88°23'08"E ALONG SAID NORTH LINE OF WISCONSIN AVENUE, 29.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 43,283 S.F. (0.994 AC.) OF LAND.

	DATE 8-3-99	BY SAB	CLIENT: GORMAN AND COMPANY
	JOB. NO. 14634L1B	CK SJK	JOB: TOY FACTORY LOCATION: SHEBOYGAN, WISCONSIN



	DATE 8-3-99	BY SAB	CLIENT: GORMAN AND COMPANY JOB: TOY FACTORY LOCATION: SHEBOYGAN, WISCONSIN
	JOB. NO. 14634L1B	CK SJK	

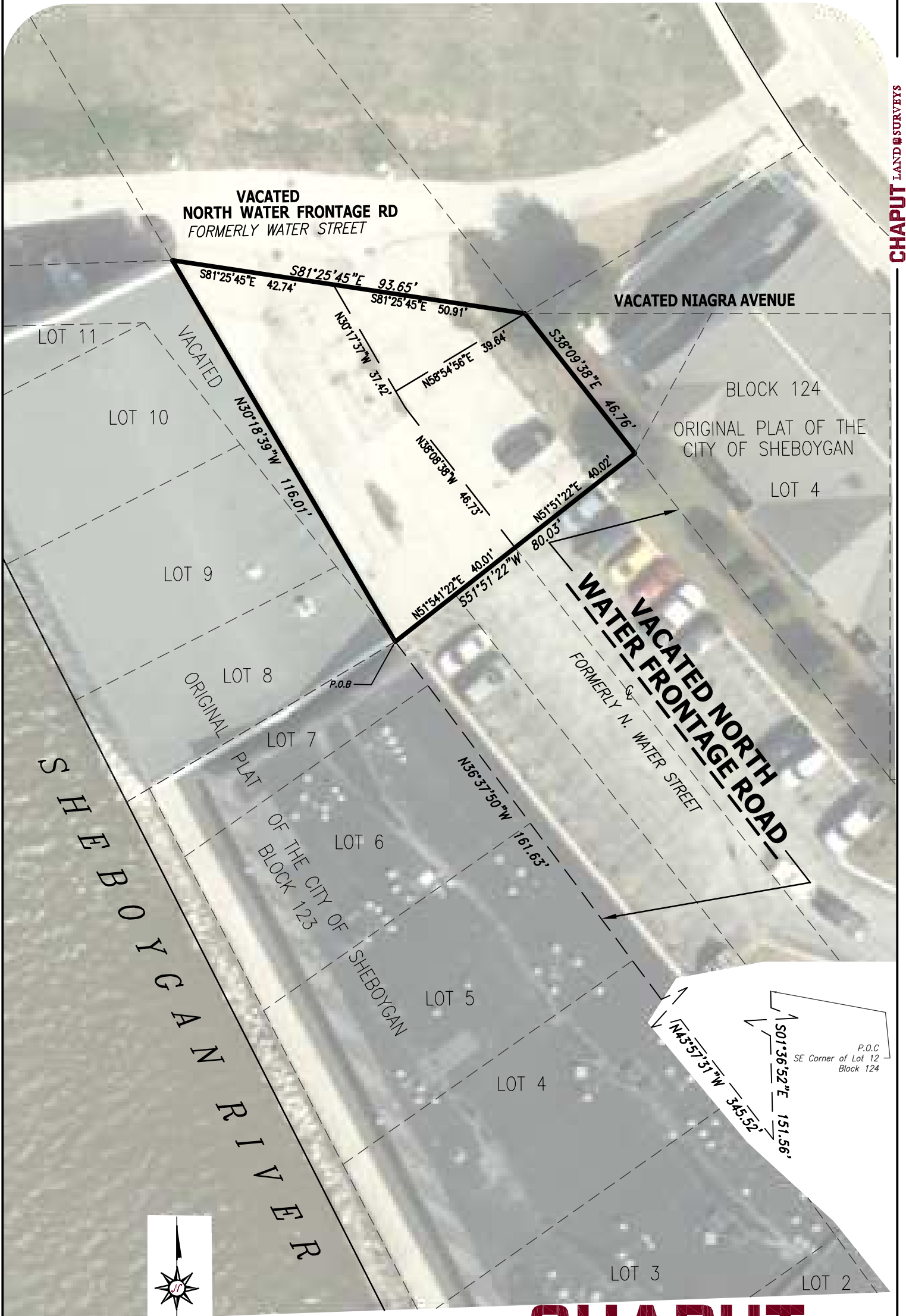
EXHIBIT

CLIENT
Blue Moon Studios, Inc.

SITE ADDRESS
834 N Water Street, Sheboygan WI

LAND AREA
The Land Area of the subject parcel is
6100 square feet or 0.14003 Acres

Item 6.



Graphic Scale

0 30 60

1" = 30'

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

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

CHAPUT

LAND & SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com
Drawing No. 4226-tjs

PETITION FOR VACATION OF STREET
CITY OF SHEBOYGAN, WI

Sheboygan, Wis. Petition No. _____

TO: Mayor, Common Council and City Plan Commission of the City of Sheboygan, WI

The petition of the undersigned residents of said city respectfully represents:

That your petitioners are residents or business owners in the City of Sheboygan and that each of them resides or owns a business that operates at the address written below after their several names, and;

That each of them owns the real estate in the City of Sheboygan respectively written below after their several names.

We, the undersigned, do hereby petition the City of Sheboygan to vacate the remaining unvacated portion of N. Water St. Frontage Rd., which includes the western half of N. Water St. Frontage Road, from Niagara Avenue on the North end to the portion previously vacated by City of Sheboygan Gen. Ord. No. 47-99-00, as more particularly described in the attached Exhibit A, and the parcel of public way directly to the East, as more particularly described in Exhibit A, which the Parties agree was not vacated properly pursuant to Section 66.1003(2) of the Wisconsin Statutes because Section 66.1003(2) of the Wisconsin Statutes does not authorize the vacation of one half of a public way while leaving a remaining public way unconnected to any other public way which would allow ingress or egress.

Name Signature of Petitioner	Address Street & Number	Date of Signing
_____ Blue Moon Studio, Inc. Margaret Thiesenhusen, Owner, Secretary	834 N. Water St. Frontage Rd.	
_____ Sheboygan Riverwalk Apartment Homes, LLC Kyle Culotta, Director of Asset Management	828 N Water St. Frontage Rd.	

<u>Sheboygan Redevelopment Authority</u> Roberta Filicky-Peneski, Chair	Tax Id: 59281206315, 59281206310, 59281206320	
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VACATION PLAT

CLIENT Blue Moon Studios, Inc.

SITE ADDRESS 834 N Water Street, Sheboygan WI

LAND AREA

The Land Area of the subject parcel is 6100 square feet or 0.14003 Acres

LEGAL DESCRIPTION

All of North Water Street Frontage Road (formerly Water Street) not previously vacated in the Original Plat of the City of Sheboygan located in part of the Northwest 1/4 of Section 23, Township 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, bounded as follows: Commencing at the Southeast corner of Lot 12, Block 124, Original Plat, City of Sheboygan; thence South 01°36'52" East along the extension of the West line of North 11th Street, 151.56 feet to its intersection with the Southwest line of North Water Street; thence North 43°57'31" West along the said Southwest line extended, 345.52 feet to a point on the East line of Lot 3, Block 123, said Original Plat; thence North 36°37'50" West along the East line of Lots 3, 4, 5, 6 and 7, said Original Plat 161.63 feet to the Southeast corner of Lot 8 and the Point of Beginning for the lands described herein; thence North 30°18'39" West along the West line of that portion of vacated North Water Frontage Road, 116.01 feet to a point on the South line of previously vacated North Water Frontage Road formerly known as Water Street; thence South 81°25'45" East along said South line, 93.65 feet to a point on the East line of North Water Frontage Road; thence South 38°09'38" East along said East line, 46.76 feet to a point on the North line of Vacated North Water Frontage Road; thence South 51°51'22" West along said North line, 80.03 feet returning to the Point of Beginning.

VACATED NORTH WATER FRONTAGE ROAD & FORMERLY N. WATER STREET

VACATED N. WATER FRONTAGE RD FORMERLY WATER STREET S81°25'45"E 93.65'

VACATED NIAGRA AVENUE

PORTION OF NORTH WATER STREET FRONTAGE ROAD TO BE VACATED

VACATED

N30°18'39"W 116.01'

S51°51'22"W 80.03'

S38°09'38"E 46.76'

ORIGINAL PLAT OF THE CITY OF SHEBOYGAN LOT 3 LOT 4 LOT 2

BLOCK 124

LOT 9

LOT 8

LOT 7

LOT 6

OF THE CITY OF BLOCK 123

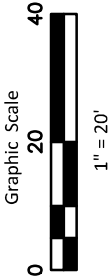
LOT 5

LOT 4

LOT 3

P.O.C. SE Corner of Lot 12 Block 124

S01°36'52"E 151.56' N43°57'31"W 345.52'



CHAPUT LAND SURVEYS

234 W. Florida Street Milwaukee, WI 53204

414-224-8068 www.chaputlandsurveys.com

Drawing No. 4226-tjs

Item 6.

Sheboygan County IMap



2/24/2023

