



PUBLIC WORKS COMMITTEE AGENDA

May 26, 2026 at 5:00 PM

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

Notice that the Public Works Committee will meet at 5:00 p.m. or immediately following the Licensing, Hearings, and Public Safety Committee meeting.

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

It is possible that a quorum (or a reverse quorum) of the Sheboygan Common Council or any other City committees/boards/commissions may be in attendance, thus requiring a notice pursuant to State ex rel. Badke v. Greendale Village Board, 173 Wis. 2d 553, 494 N.W.2d 408 (1993).

Persons with disabilities who need accommodations to attend this meeting should contact the Department of Public Works at 920-459-3440. Persons other than council members who wish to participate remotely shall provide notice to the Public Works Department at 920-459-3440 by 12:00 p.m. on meeting day to be called upon during the meeting. All Committee members may attend the meeting remotely.

OPENING OF MEETING

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. **Approval of Minutes**
Public Works Committee Meeting held on May 11, 2026
5. **Public Comment**
Limit of three minutes per person with comments limited to items on this agenda.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Res. No. 21-26-27 by Alderpersons Dekker and Kelly authorizing the appropriate City officials to enter into an agreement with Making Spirits Bright, Inc. for the use of Evergreen Park and the Quarryview Center for the annual Making Spirits Bright drive-through holiday lights display.
7. Res. No. 25-26-27 by Alderpersons Dekker and Kelly declaring intent to exercise the police power to levy special assessments for installation of new water main and/or laterals in Julson Court from Wildwood Avenue to approximately 615 feet east.

- [8.](#) Res. No. 26-26-27 by Alderpersons Dekker and Kelly authorizing the appropriate City officials to enter contract with Klunck Masonry for improvements to the concrete areas within City Green to improve ADA accessibility.
- [9.](#) Res. No. 27-26-27 by Alderpersons Dekker and Kelly accepting and approving a Certified Survey Map for parcels 59281470998 and 59281470999.

TENTATIVE DATE OF NEXT REGULAR MEETING

10. Next Regular Meeting Date: June, 8, 2026

ADJOURN MEETING

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

CITY OF SHEBOYGAN

PUBLIC WORKS COMMITTEE MINUTES

Monday, May 11, 2026

OPENING OF MEETING

1. Call to Order

The meeting was called to order at 5:30 PM

2. Roll Call

Alderspersons present: Chair Dekker, Vice Chair Kelly, Menzer, Boorse, Heidemann - 5

3. Pledge of Allegiance

4. **Approval of Minutes**

Public Works Committee Meeting held on April 13, 2026

MOTION TO APPROVE MINUTES FROM APRIL 13, 2026

Motion made by Kelly, Seconded by Menzer

Voting Yea: Dekker, Kelly, Menzer, Boorse, Heidemann - 5

5. **Public Comment**

Limit of three minutes per person with comments limited to items on this agenda.

ITEMS FOR DISCUSSION AND POSSIBLE ACTION

6. Res. No. 7-26-27 by Alderspersons Dekker and Kelly authorizing executing a one-year lease with David J. Schleicher for agricultural property in the City of Sheboygan.

MOTION TO RECOMMEND THE COMMON COUNCIL ADOPT THE RESOLUTION

Motion made by Kelly, Seconded by Menzer

Voting Yea: Dekker, Kelly, Menzer, Boorse, Heidemann - 5

7. Res. No. 8-26-27 by Alderspersons Dekker and Kelly authorizing the appropriate City officials to enter into a contract with Buteyn-Peterson Construction Co., Inc. for the 2026 Streets Department Projects (ADA Curb Ramp Improvements).

MOTION TO RECOMMEND THE COMMON COUNCIL ADOPT THE RESOLUTION

Motion made by Kelly, Seconded by Boorse

Voting Yea: Dekker, Kelly, Menzer, Boorse, Heidemann - 5

- 8. Res. No. 9-26-27 by Alderpersons Dekker and Kelly authorizing the purchase of three trucks from Enterprise Fleet Management and the signing of all required documents associated with the purchase.

MOTION TO RECOMMEND THE COMMON COUNCIL ADOPT THE RESOLUTION
Motion made by Kelly, Seconded by Menzer
Voting Yea: Dekker, Kelly, Menzer, Boorse, Heidemann - 5

- 9. Res. No. 12-26-27 by Alderpersons Dekker and Kelly altering the at-grade crossing of Wildwood Avenue, a public street with the tracks of the Union Pacific Railroad.

MOTION TO RECOMMEND THE COMMON COUNCIL ADOPT THE RESOLUTION
Motion made by Kelly, Seconded by Boorse
Voting Yea: Dekker, Kelly, Menzer, Boorse, Heidemann - 5

- 10. Res. No. 18-26-27 by Alderpersons Dekker and Kelly approving a Purchase Agreement with Traffic and Parking Control Co, LLC for Twenty (20) McCain Flex TS2 Type 2 EPAC D Traffic Signal Controllers.

MOTION TO RECOMMEND THE COMMON COUNCIL ADOPT THE RESOLUTION
Motion made by Kelly, Seconded by Boorse
Voting Yea: Dekker, Kelly, Menzer, Boorse, Heidemann - 5

TENTATIVE DATE OF NEXT REGULAR MEETING

- 11. Next Regular Meeting Date: May 26, 2026

ADJOURN MEETING

- 12. Motion to Adjourn

MOTION TO ADJOURN AT 5:54 PM
Motion made by Kelly, Seconded by Menzer
Voting Yea: Dekker, Kelly, Menzer, Boorse, Heidemann - 5

CITY OF SHEBOYGAN
RESOLUTION 21-26-27

BY ALDERPERSONS DEKKER AND KELLY.

MAY 26, 2026.

A RESOLUTION authorizing the appropriate City officials to enter into an agreement with Making Spirits Bright, Inc. for the use of Evergreen Park and the Quarryview Center for the annual Making Spirits Bright drive-through holiday lights display.

RESOLVED: That the Mayor and City Clerk are hereby authorized to execute the agreement between the City of Sheboygan and Making Spirits Bright, Inc., a copy of which is attached hereto.

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
CITY OF SHEBOYGAN
AND
MAKING SPIRITS BRIGHT, INC.
FOR USE OF EVERGREEN PARK**

THIS AGREEMENT, hereinafter referred to as the “Agreement,” is entered into this ____ day of _____, 20__ by and between the City of Sheboygan, a municipal corporation existing under the laws of the State of Wisconsin (the “City”), and Making Spirits Bright, Inc., (“MSB”) a Wisconsin non-stock corporation with its principal office at 3034 N. 20th Street, Sheboygan, Wisconsin 53081.

RECITALS

- I. For over 100 years, Rotary Clubs have recognized the needs of families in Sheboygan County and have been contributors to, and supporters of, organizations who address those concerns. The motto of Service Above Self is exemplified annually by the projects that the Rotarians support and the grants provided to individuals and organizations as a result of successful fundraisers.
- II. The Sheboygan County Rotary Clubs have combined their efforts in developing and providing the Making Spirits Bright annual drive-through holiday lights display in Evergreen Park and the Quarryview Center during the holiday season.
- III. The Sheboygan County Rotary Clubs are partnering with the Sheboygan County Food Bank by asking all who attend this family fun event to bring food pantry items as their admission to the park.
- IV. The Sheboygan County Rotary Clubs have established MSB as a non-stock not for profit corporation for the purposes of developing, promoting, organizing, planning and staging the annual event.
- V. The Sheboygan County Rotary Clubs, through MSB, are again requesting permission to utilize Evergreen Park and the Quarryview Center for the holiday light display event and asking that the parks be closed to vehicular traffic (other than light display patrons) to ensure safety for the event.
- VI. The City is willing to grant such permission subject to certain terms and conditions.

NOW, THEREFORE, in consideration of the recitals and mutual agreements herein set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. Grant of Premises and Term. The City agrees to make Evergreen Park available to MSB for its drive-through holiday light display, including set-up and take-down, from October 5, 2026 through January 31, 2032. The City agrees to make the Quarryview Center available to MSB between November 1, 2026 and December 31, 2031. Such permission is subject to the terms and conditions set forth in this Agreement. MSB may not install event-related equipment or materials prior to October 5 of each year and shall cause all such equipment and materials to be removed by the last Sunday in January of each year. MSB and its volunteers, agents, and employees shall comply with all applicable laws, ordinances, and park rules at all times of use and occupation.
2. Term and Termination. This Agreement shall be effective upon the date of final party execution and shall expire January 11, 2032. This Agreement shall automatically renew for up to five, successive, one-year terms unless terminated pursuant to this Agreement or unless either Party notifies the other of their intent to not renew, which must be provided to the other party by March 1 of the year of nonrenewal.
 - a. Termination for Cause. This Agreement may be terminated for cause by either Party upon fifteen (15) days' written notice if the other party defaults in the performance of this Agreement and the default continues for a period of fifteen (15) days after written notice to the other party stating specifically the default.
 - b. Termination for Convenience. This Agreement may be terminated at any time for any reason by either party. The Party seeking termination shall provide notice to the other party by January 1 of the terminating year.
3. Fee. Prior to March 1 of each year subject to this Agreement, MSB shall remit \$1,500 to the City for the use of Evergreen Park and the Quarryview Center.
4. Required Documents and Information.
 - a. MSB shall complete all event and/or equipment forms reasonably requested by the City's Department of Public Works, as soon as possible but not later than sixty days prior to anticipated set-up/need.
 - b. MSB shall provide the City's Department of Public Works with update files, compatible with current GIS database, showing the geolocated or surveyed positions of all installed infrastructure servicing MSB's holiday lights display.
 - c. MSB shall not commence any improvements within Evergreen Park intended to impact the park beyond the holiday light display installation-to-removal period. Any improvements desired by MSB shall be submitted to the City for approval. Such submission shall include all design plans and specifications. To the extent

that any existing City infrastructure within Evergreen Park conflicts with desired MSB improvements, MSB shall bear the sole cost to relocate and reinstall such infrastructure. MSB shall supply to the City the locations of private utilities installed on MSB's behalf within Evergreen Park within 72 hours of the City's request for same.

- d. MSB shall provide the City with a certificate of insurance illustrating the existence of a commercial general liability insurance policy providing at least \$2,000,000 in coverage, and with an additional insured endorsement naming the City as an additional insured.
5. Damages. MSB agrees to reimburse the City for actual costs to remedy damage incurred to the park or the Quarryview Center caused by or arising out of the use of said parks and park facilities under this Agreement.
 6. Recognition. In recognition of the City's support of MSB, MSB shall recognize the City of Sheboygan as an in-kind donor in any written materials distributed at Making Spirits Bright, including a City logo on the map of Evergreen Park included in the written materials and any other recognition provided to other in-kind donors to MSB.
 7. Notice. Any notice, consent, approval, request or other communication required or permitted to be given pursuant to this Agreement (a "Notice") shall be in writing and shall be either personally delivered or sent by first class mail, postage prepaid, to the address each of the Parties keeps on record for the other party, or to such other address as either party may give notice of from time to time in accordance with this Agreement. Delivery shall be deemed effective upon personal delivery or deposit in the United States mail. Routine business correspondence may be conducted via email, telephone, or in-person.
 8. General Provisions.
 - a. Independent Parties. Nothing in this Agreement shall be construed to constitute any party as a partner, agent or joint venturer of the other party. Neither party shall make any contract or representation, or incur any liability or obligation whatsoever, on behalf or in the name of the other party, except as set forth in this Agreement, or as may be stated otherwise in other agreements between the Parties. Except as otherwise provided herein, each party shall be responsible for its own operational expenses incurred in the performance of this Agreement.
 - b. 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.
 - c. Hold Harmless and Indemnification. MSB agrees that it shall hold harmless and defend and indemnify the City from and against any and all claims, liabilities,

losses, damages or expenses (including reasonable attorneys' fees and expenses), which may arise during the term of this Agreement as a result of the use and/or occupancy of the park by its officers, agents and employees, or others acting by, through or under the express or implied authority of MSB including, but not limited to, any such claims, liabilities, losses, damages or expenses which may arise as a result of any personal injury, death or property damage occurring on or about the Premises or through activities occurring at the park except to the extent caused by the negligence or willful misconduct of the City.

- d. Assignment. The benefits, rights, and obligations set forth herein are personal to the Parties, and, except as provided for herein, may not be assigned or transferred to a third party without the prior written consent of the other party. Any attempted assignment in violation of this section shall be void. Without in any way limiting the foregoing, this Agreement shall be binding upon, enforceable by, and inure to the benefit of the Parties, their permitted successors and assigns.
- e. Entire Agreement. This Agreement contains the entire understanding between the Parties on the subject matter hereof and no representations, inducements, promises, or agreements, oral or otherwise, not embodied herein shall be of any force or effect. This Agreement supersedes any other oral or written agreement entered into between the Parties on the subject matter hereof.
- f. Amendment. This Agreement may be amended only by a writing signed by both parties.
- g. 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.
- h. 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.
- i. 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.

- j. Governing Law. This Agreement shall be construed and interpreted in accordance with the laws of the State of Wisconsin.
- k. 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 have duly executed this Agreement as of the date first above written.

MAKING SPIRITS BRIGHT, INC.

CITY OF SHEBOYGAN

By: _____

By: _____

Ryan Sorenson
Mayor

Date: _____

Date: _____

ATTEST:

Meredith DeBruin
City Clerk

Date: _____

**CITY OF SHEBOYGAN
RESOLUTION 25-26-27**

BY ALDERPERSONS DEKKER AND KELLY.

MAY 26, 2026.

A PRELIMINARY RESOLUTION declaring intent to exercise the police power to levy special assessments for installation of new water main and/or laterals in Julson Court from Wildwood Avenue to approximately 615 feet east.

WHEREAS, the water main serving the area between Taylor Drive, South 22nd Street, New Jersey Avenue, and the Sheboygan River is not currently served by a continuous loop water main; and

WHEREAS, the Sheboygan Water Utility has determined that installing a water main in Julson Court from Wildwood Avenue to approximately 615 feet east will result in a continuous loop water main thereby increasing water pressure to and benefiting the properties served.

NOW, THEREFORE, BE IT RESOLVED: That the City of Sheboygan intends to exercise its municipal police powers under § 66.0703, Stats., for the municipal purpose stated above.

BE IT FURTHER RESOLVED: That the Water Utility is hereby authorized and directed to prepare a report in accordance with § 66.0703(4) and § 66.0703(5), Stats., and that such report shall contain the following information:

- a. Preliminary or final plans and specifications
- b. An estimate of the entire cost of the proposed work or improvement
- c. A schedule of the proposed assessments
- d. A statement that the work or improvement constitutes an exercise of the municipality's police power
- e. A statement that the property against which the assessments are proposed are benefitted.

BE IT FURTHER RESOLVED: That the expenses so incurred in excess of \$100.00 may be paid in five (5) annual installments—or ten (10) annual installments if the expense exceeds \$5,000.00 for a single parcel of property—under § 66.0703, Stats., with interest thereon at seven percent (7%) commencing the first of the month following the completion of thirty (30) days after publication of the installment assessment notice.

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

AGENDA ITEM MEMORANDUM

DATE: May 26, 2026

TO: Public Works Committee

FROM: Public Works Director Peterson

SUBJECT: Resolution 26-26-27 – City Green Concrete Pad Improvements

MATTER

Should the Public Works Committee recommend approving the resolution?

STAFF RECOMMENDATION

Staff recommends approval of the resolution.

BACKGROUND/DISCUSSION

The City owns Parcel No. 59281107313 located at 710 New York Avenue, commonly known as City Green that serves as a downtown public space accommodating many public events throughout the year. An existing concrete pad and approach located in the southwest corner of the property has deteriorated, settled unevenly and does not allow for ADA accessibility. DPW staff, caretaker of City Green, wish to modify the concrete pad and approach to improve ADA access to the portable restroom facilities routinely placed there.

Three bids for the work were received, with Klunck Masonry submitting the lowest, responsive bid at \$7,657.00. A summary of the bids is below.

<u>Contractor</u>	<u>Bid Amount</u>
Klunck Masonry, LLC	\$7,657.00
Seiler Brothers Construction, Inc.	\$11,590.00
LaLonde Contractors, Inc.	\$36,433.05

FUNDING IMPACT

There a sufficient funds in the 2026 budget for the cost of the concrete work.

IF APPROVED, NEXT STEPS:

If approved, the appropriate City staff will sign the contract and work with Klunck Masonry, LLC to schedule and coordinate the concrete construction.



DEPARTMENT OF PUBLIC WORKS

2026 NEW JERSEY AVE.
SHEBOYGAN, WI
53081

920/459-3440
sheboyganwi.gov

**CITY OF SHEBOYGAN
RESOLUTION 26-26-27.**

BY ALDERPERSONS DEKKER AND KELLY.

MAY 26, 2026.

A RESOLUTION authorizing the appropriate City officials to enter contract with Klunck Masonry for improvements to the concrete areas within City Green to improve ADA accessibility.

WHEREAS, the City owns Parcel No. 59281107313 located at 710 New York Avenue, commonly known as City Green; and

WHEREAS, City Green serves as a downtown public space accommodating many public events throughout the year; and

WHEREAS, staff wishes to modify the concrete pad and approach in the southwest corner of the property to improve ADA access to the portable restroom facilities routinely placed there; and

WHEREAS, three bids for the work were received, with Klunck Masonry submitting the lowest, responsive bid at \$7,657.00; and

WHEREAS, staff believes Klunck Masonry possesses the requisite skill and equipment to timely and correctly complete the work; and

WHEREAS, there are sufficient funds in the 2026 budget for the cost of the project.

NOW, THEREFORE, BE IT RESOLVED: That the Common Council approves the Department of Public Works to proceed with and construct improvements to Parcel No. 59281107313 identified herein.

BE IT FURTHER RESOLVED: That the Finance Director is authorized to pay for the associated project expense from account 400500-631200 (Capital Fund - Recreation - Building Improvements).

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

Presiding Officer

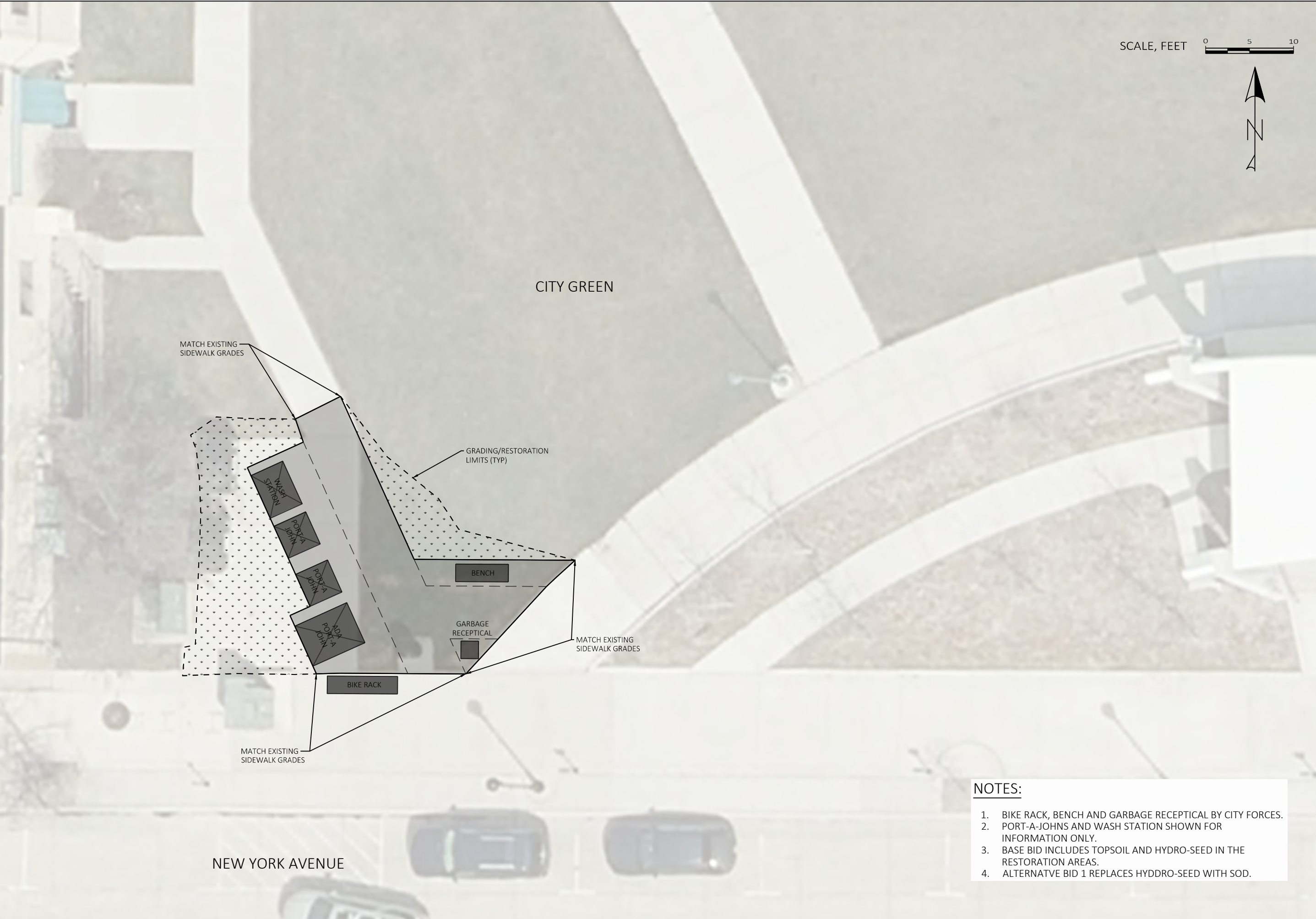
Attest

Ryan Sorenson, Mayor, City of Sheboygan

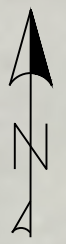
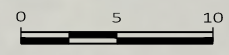
Meredith DeBruin, City Clerk, City of Sheboygan

PLOTTED BY - Moyer, Tim

FILE NAME : C:\USERS\MOYER\ONE\DRIVE - CITY OF SHEBOYGAN\DESKTOP\PARKS AND PARKING LOTS\GREENSPACE\PRODUCTION\PLAN SHEETS\2026PO.DWG
LAYOUT NAME - 4005W1



SCALE, FEET



CITY GREEN

MATCH EXISTING
SIDEWALK GRADES

GRADING/RESTORATION
LIMITS (TYP)

WASH
STATION

PORT-A
JOHN

PORT-A
JOHN

PORT-A
JOHN

PORT-A
JOHN

BENCH

GARBAGE
RECEPTICAL

MATCH EXISTING
SIDEWALK GRADES

BIKE RACK

MATCH EXISTING
SIDEWALK GRADES

NEW YORK AVENUE

NOTES:

1. BIKE RACK, BENCH AND GARBAGE RECEPTICAL BY CITY FORCES.
2. PORT-A-JOHNS AND WASH STATION SHOWN FOR INFORMATION ONLY.
3. BASE BID INCLUDES TOPSOIL AND HYDRO-SEED IN THE RESTORATION AREAS.
4. ALTERNATVE BID 1 REPLACES HYDDRO-SEED WITH SOD.

Date		Item 8.
Drawn By		
Revision Number		
Revision Description		

CITY GREEN PARK
(SOUTHWEST CORNER SIDEWALK IMPROVEMENTS)

PROJECT OVERVIEW

**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	5/11/2026
Bid No.	C26-13
Project Date	MARCH 2026
Sheet No.	

Drawing No. 200 **16**

AGENDA ITEM MEMORANDUM

DATE: 5/7/2025

TO: Public Works Committee

FROM: Kevin Jump, PE – City Engineer

SUBJECT: Resolution 27-26-27 - A RESOLUTION accepting and approving a Certified Survey Map for parcels 59281470998 and 59281470999.

ISSUE

Should the Public Works Committee recommend approving the resolution?

STAFF RECOMMENDATION

Staff recommends approval of the resolution.

BACKGROUND/DISCUSSION

On January 19, 2026, the Common Council approved Resolution No. 151-25-26, which authorized entering into a Purchase and Sale Contract with Amazon.com Services LLC regarding the sale of land located at the intersection of Stahl Road and South Taylor Drive for the purpose of a Class A logistics facility. With the roadway vacation complete, the next step is to create the parcel for the Amazon Development.

This resolution seeks approval of a Certified Survey Map (CSM) to create the aforementioned parcel. The proposed development site encompasses two existing parcels, including a city stormwater pond. The CSM presented will combine the parcels for the development, while also creating a separate parcel for the stormwater ponds.

FUNDING IMPACT

No impact.

IF APPROVED, NEXT STEPS:

If approved, City staff will obtain the necessary signatures and recorded the CSM with Sheboygan County.



DEPARTMENT OF
PUBLIC WORKS

2026 NEW JERSEY AVE.
SHEBOYGAN, WI
53081

920/459-3440
sheboyganwi.gov

**CITY OF SHEBOYGAN
RESOLUTION 27-26-27**

BY ALDERPERSONS DEKKER AND KELLY.

MAY 26, 2026.

A RESOLUTION accepting and approving a Certified Survey Map for parcels 59281470998 and 59281470999.

WHEREAS, the City owns parcels 59281470998 and 59281470999, which will be transferred to Amazon.com Services, LLC for development of a distribution facility; and

WHEREAS, prior to closing, the City is responsible for completing and approving a Certified Survey Map (CSM) for the property; and

WHEREAS, the right of way between the aforementioned parcels was previously vacated by Council via Resolution 197-25-26.

NOW, THEREFORE, BE IT RESOLVED: That the City of Sheboygan approves the attached CSM.

BE IT FURTHER RESOLVED: That the appropriate City staff are authorized to record the CSM with the Sheboygan County Register of Deeds upon adoption.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

_____.

Presiding Officer

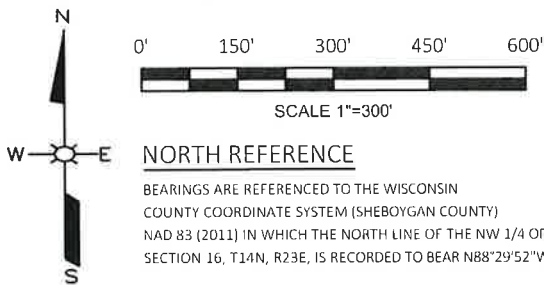
Attest

Ryan Sorenson, Mayor, City of Sheboygan

Meredith DeBruin, City Clerk, City of Sheboygan

CERTIFIED SURVEY MAP NUMBER

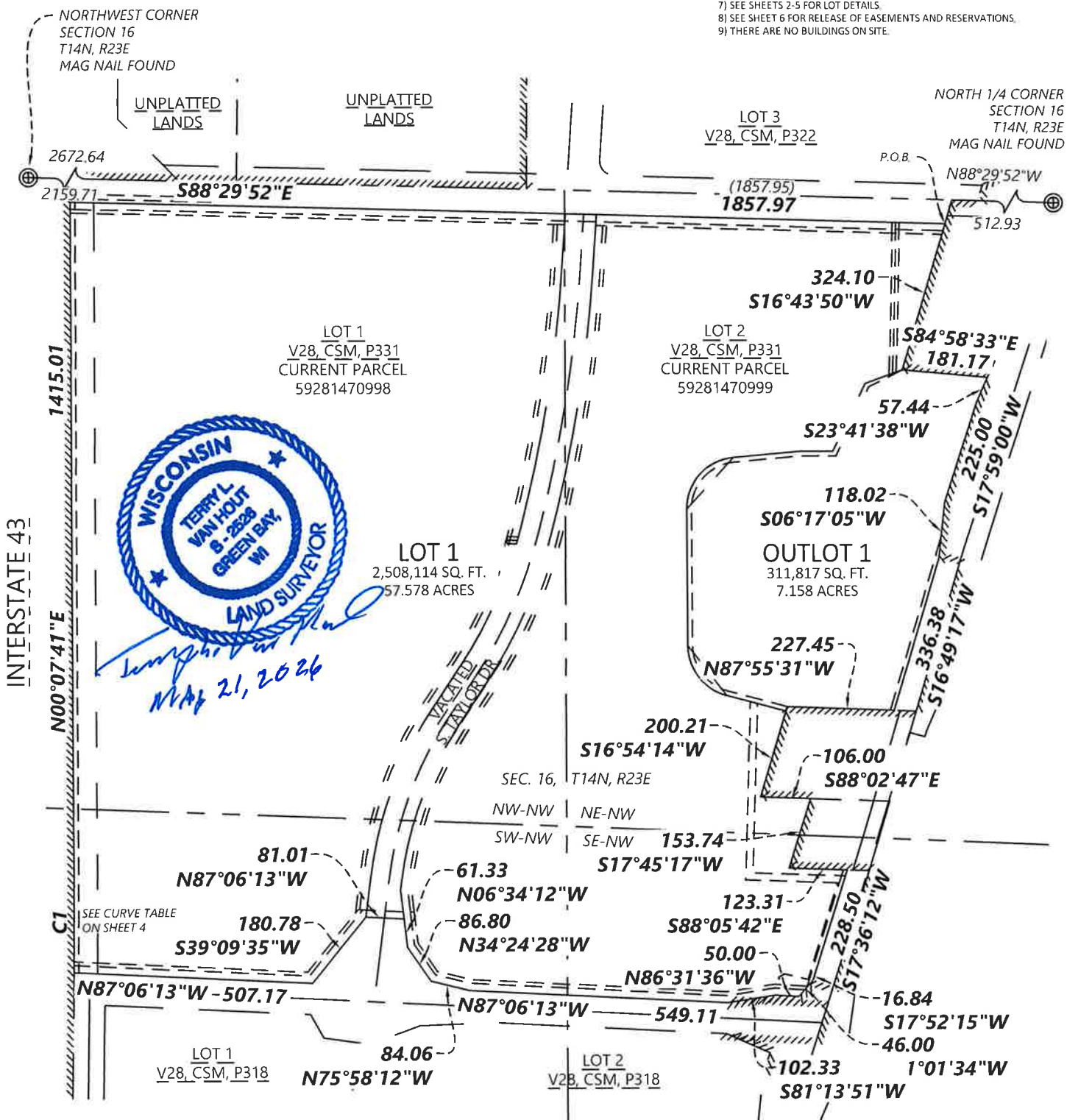
ALL OF LOTS 1 AND 2 RECORDED IN SHEBOYGAN COUNTY CERTIFIED SURVEY MAP, VOLUME 28, PAGES 331-339, AS DOCUMENT NO. 2061659 AND THAT PART OF VACATED SOUTH TAYLOR DRIVE, ALL LOCATED IN PART OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 ALL IN THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.



LEGEND

- ⊕ GOVERNMENT CORNER AS NOTED
- 1" O.D. IRON PIPE FOUND OR AS NOTED
- 3/4" IRON REBAR FOUND OR AS NOTED
- 1" X 18" O.D. IRON PIPE SET, WEIGHING 1.13 LBS PER LIN. FT.
- P.O.B. POINT OF BEGINNING
- () PREVIOUSLY RECORDED AS
- /// CORPORATE LIMITS

- NOTES:**
- 1) THIS CERTIFIED SURVEY MAP IS ALL OF SHEBOYGAN COUNTY TAX PARCEL NO. 59281470998 AND 59281470999.
 - 2) THE OWNERS OF RECORD IS CITY OF SHEBOYGAN PER RECORDED DOCUMENT 2050836.
 - 3) ALL DIMENSIONS ARE COMPUTED AND MEASURED TO THE NEAREST 0.01 FOOT.
 - 4) ALL BEARINGS ARE COMPUTED TO THE NEAREST SECOND AND MEASURED TO THE NEAREST 5 SECONDS.
 - 5) INITIAL FIELD WORK COMPLETED ON OCTOBER 22, 2025.
 - 6) THERE IS NO ACCESS ALLOWED TO INTERSTATE 43.
 - 7) SEE SHEETS 2-5 FOR LOT DETAILS.
 - 8) SEE SHEET 6 FOR RELEASE OF EASEMENTS AND RESERVATIONS.
 - 9) THERE ARE NO BUILDINGS ON SITE.



DATE 1-5-2026	DIRECTORY NO
PROJECT NO 00/0640.01	DRAFTED BY IVH
SHEET 1 OF 9	DRAWING NAME CSM

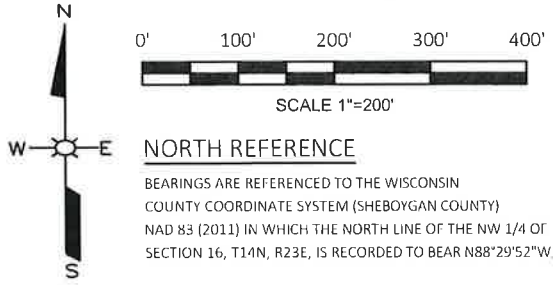
SURVEY FOR	BL COMPANIES
	355 RESEARCH PARKWAY
	MERIDEN, CT 06450

Westwood

Phone (920) 735-0900 One Systems Drive
 Fax (920) 830-6100 Appleton WI 54914-1654
 Toll Free (800) 571-6677 westwoodps.com
 Westwood Professional Services

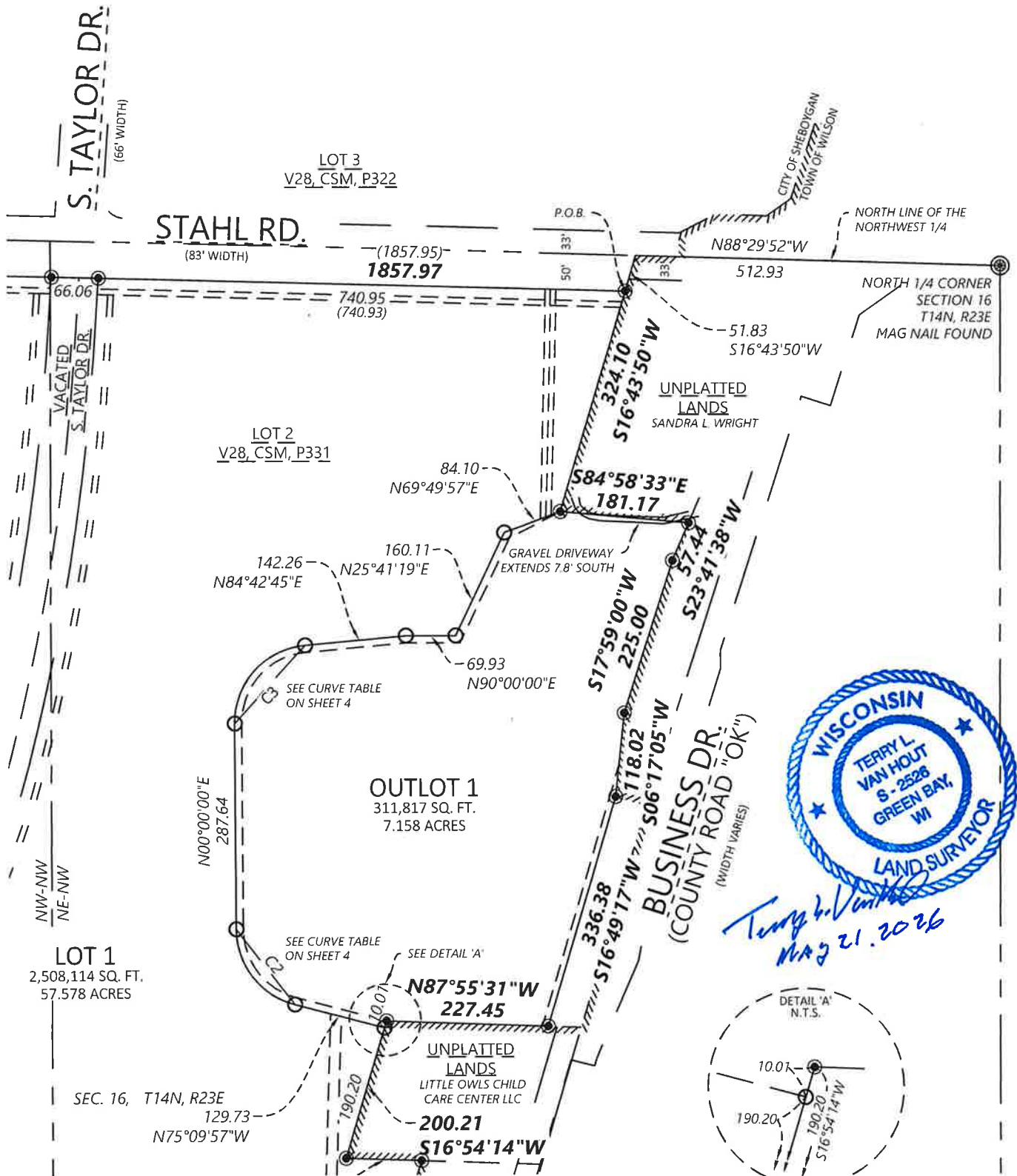
CERTIFIED SURVEY MAP NUMBER

ALL OF LOTS 1 AND 2 RECORDED IN SHEBOYGAN COUNTY CERTIFIED SURVEY MAP, VOLUME 28, PAGES 331-339, AS DOCUMENT NO. 2061659 AND THAT PART OF VACATED SOUTH TAYLOR DRIVE, ALL LOCATED IN PART OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 ALL IN THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN.

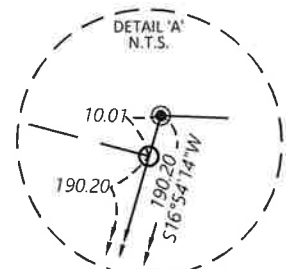


LEGEND

- ⊕ GOVERNMENT CORNER AS NOTED
- 1" O.D. IRON PIPE FOUND OR AS NOTED
- 3/4" IRON REBAR FOUND OR AS NOTED
- 1" X 18" O.D. IRON PIPE SET, WEIGHING 1.13 LBS PER LIN. FT.
- P.O.B. POINT OF BEGINNING
- () PREVIOUSLY RECORDED AS
- /// CORPORATE LIMITS



Terry L. Van Hout
MAY 21, 2026



DATE 1-5-2026	DIRECTORY NO
PROJECT NO 0070640.D1	DRAFTED BY IVH
SHEET 2 OF 9	DRAWING NAME CSM

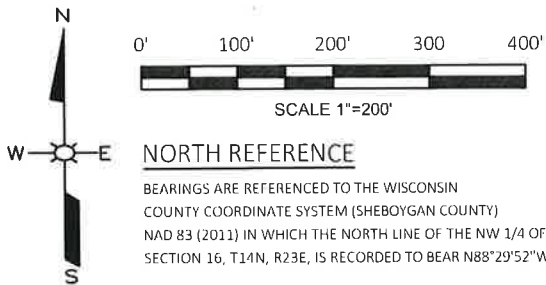
SURVEY FOR	BL COMPANIES
	355 RESEARCH PARKWAY MERIDEN, CT 06450

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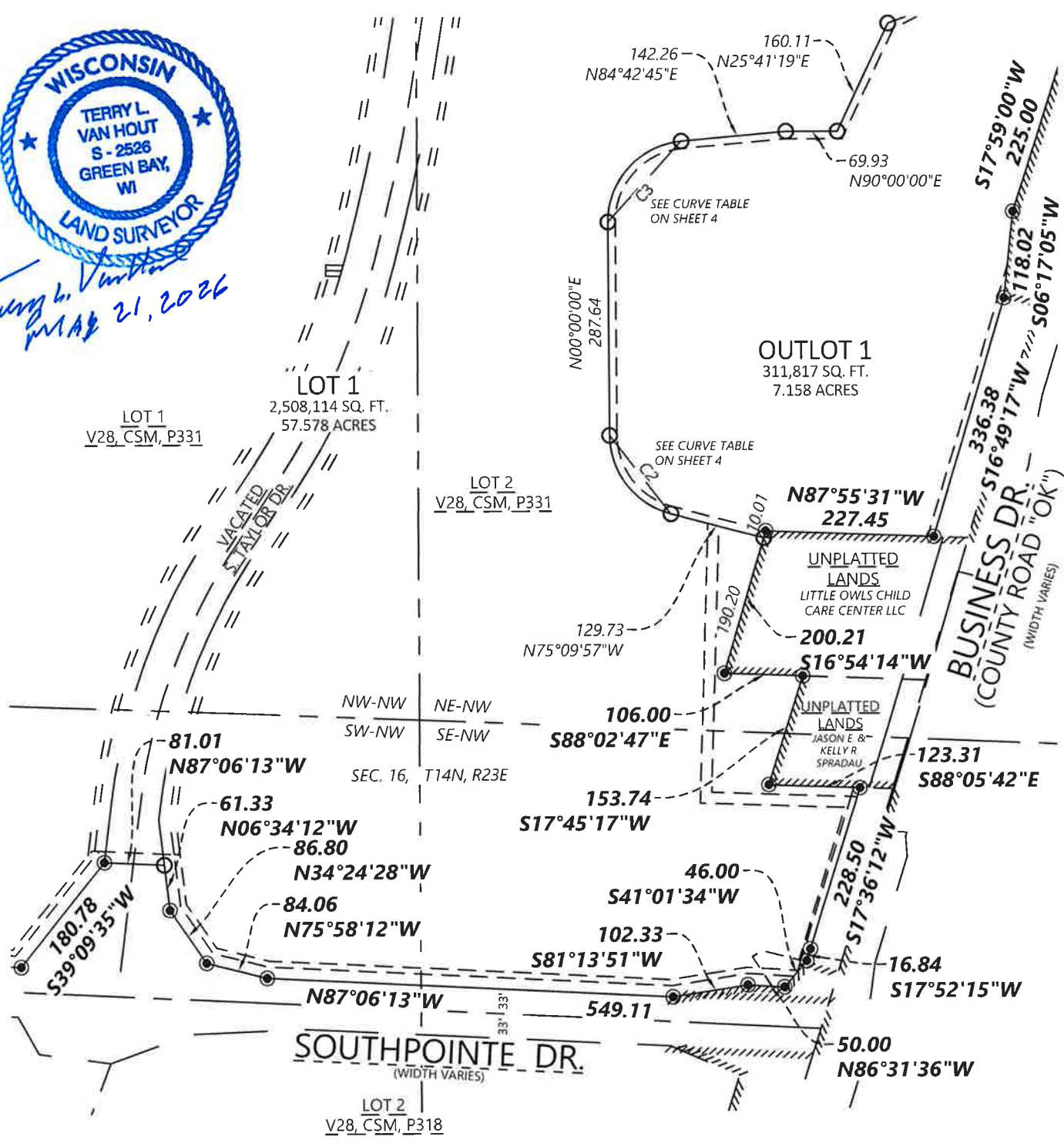
CERTIFIED SURVEY MAP NUMBER

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DATE 1-5-2026	DIRECTORY NO
PROJECT NO. 0070640 01	DRAFTED BY TVH
SHEET 3 OF 9	DRAWING NAME CSM

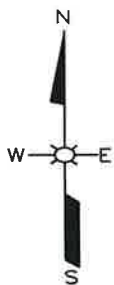
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NORTH REFERENCE

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM (SHEBOYGAN COUNTY) NAD 83 (2011) IN WHICH THE NORTH LINE OF THE NW 1/4 OF SECTION 16, T14N, R23E, IS RECORDED TO BEAR N88°29'52"W.

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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	214.21'	23038.31'	000°31'58"	N 0°23'40" E	214.21'
C2	144.31'	110.00'	075°09'56"	N 37°34'59" W	134.18'
C3	162.64'	110.00'	084°42'46"	N 42°21'23" E	148.22'



Terry L. Van Hout
 May 21, 2026

LOT 1
 2,508,114 SQ. FT.
 57.578 ACRES

LOT 1
V28, CSM, P331

LOT 2
V28, CSM, P331

NW-NW NE-NW
 SW-NW SE-NW
 SEC. 16, T14N, R23E

81.01
 N87°06'13"W

61.33
 N06°34'12"W

86.80
 N34°24'28"W

84.06
 N75°58'12"W

N87°06'13"W 33' 33' 507.17

SUNSET RD.
 (66' WIDTH)

LOT 1
V28, CSM, P318

SOUTHPOINTE DR.
 (WIDTH VARIES)

LOT 2
V28, CSM, P318

INTERSTATE 43
 (WIDTH VARIES)

REFERENCE LINE

1415.01

50' SETBACK LINE

N00°07'41"E

C1

DATE 1-5-2026	DIRECTORY NO.
PROJECT NO 00/0640 01	DRAFTED BY IVH
SHEET 4 OF 9	DRAWING NAME CSM

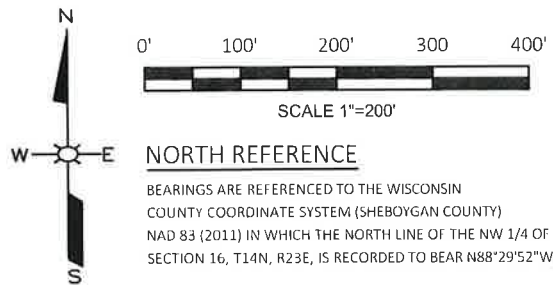
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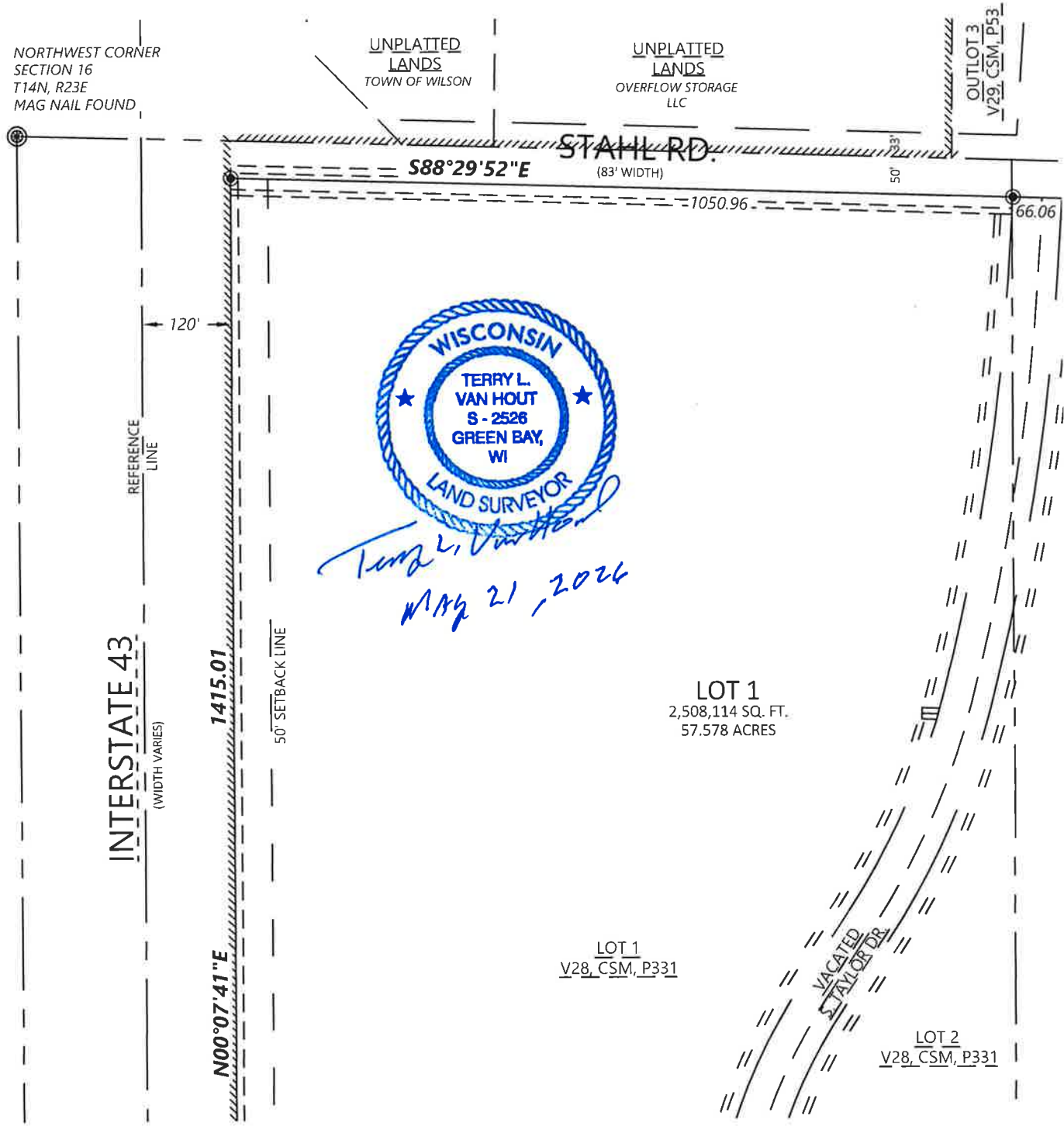
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DATE 1-5-2026	DIRECTORY NO
PROJECT NO. 0070640 01	DRAFTED BY IVH
SHEET 5 OF 9	DRAWING NAME CSM

SURVEY FOR:	BL COMPANIES
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	MERIDEN, CT 06450

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SURVEYOR'S CERTIFICATE:

I TERRY L. VAN HOUT, STATE OF WISCONSIN PROFESSIONAL LAND SURVEYOR S-2526, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING:

ALL OF LOTS 1 AND 2 IN SHEBOYGAN COUNTY CERTIFIED SURVEY MAP DATED JUNE 20, 2018, RECORD ON AUGUST 28, 2018, IN VOLUME 28, AT PAGES 331-339, AS DOCUMENT NO. 2061659 AND THAT PART OF VACATED SOUTH TAYLOR DRIVE, ALL LOCATED IN PARTS OF THE NE 1/4, NW 1/4, SW 1/4, AND SE 1/4 OF THE NW 1/4 OF SECTION 16, TOWNSHIP 14 NORTH, RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 16, TOWN 14 NORTH, RANGE 23 EAST;
 THENCE N88°29'52"W COINCIDENT WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 16 A DISTANCE OF 512.93 FEET;
 THENCE S16°43'50"W A DISTANCE OF 51.82 FEET TO THE NORTHEAST CORNER OF LOT 2, OF SHEBOYGAN COUNTY CERTIFIED SURVEY MAP RECORDED IN VOLUME 28 ON PAGES 331-339 AS DOCUMENT NUMBER 2061629 BEING THE POINT OF BEGINNING;
 THENCE CONTINUING S16°43'50"W COINCIDENT WITH AN EASTERLY LINE OF LOT 2 OF SAID CERTIFIED SURVEY MAP A DISTANCE OF 324.10 FEET;
 THENCE S84°58'33"E COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 181.17 FEET;
 THENCE S23°41'38"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 57.44 FEET;
 THENCE S17°59'00"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 225.00 FEET;
 THENCE S06°17'05"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 118.02 FEET;
 THENCE S16°49'17"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 336.38 FEET;
 THENCE N87°55'31"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 227.45 FEET;
 THENCE S16°54'14"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 200.21 FEET;
 THENCE S88°02'47"E COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 106.00 FEET;
 THENCE S17°45'17"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 153.74 FEET;
 THENCE S88°05'42"E COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 123.31 FEET;
 THENCE S17°36'12"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 228.50 FEET;
 THENCE S17°52'15"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 16.84 FEET;
 THENCE S41°01'34"W COINCIDENT WITH AN EASTERLY LINE OF SAID LOT 2 A DISTANCE OF 46.00 FEET;
 THENCE N86°31'36"W COINCIDENT WITH A SOUTH LINE OF SAID LOT 2 A DISTANCE OF 50.00 FEET;
 THENCE S81°13'51"W COINCIDENT WITH A SOUTH LINE OF SAID LOT 2 A DISTANCE OF 102.33 FEET;
 THENCE N87°06'13"W COINCIDENT WITH A SOUTH LINE OF SAID LOT 2 A DISTANCE OF 549.11 FEET;
 THENCE N75°58'12"W COINCIDENT WITH A SOUTHWEST LINE OF SAID LOT 2 A DISTANCE OF 84.06 FEET;
 THENCE N34°24'28"W COINCIDENT WITH A SOUTHWEST LINE OF SAID LOT 2 A DISTANCE OF 86.80 FEET;
 THENCE N06°34'12"W COINCIDENT WITH A SOUTHWEST LINE OF SAID LOT 2 A DISTANCE OF 61.33 FEET TO A POINT ON THE EASTERLY LINE OF VACATED SOUTH TAYLOR DRIVE;
 THENCE N87°06'13"W A DISTANCE OF 81.01 FEET TO AN ANGLE POINT ON THE EASTERLY LINE OF LOT 1 OF SHEBOYGAN COUNTY CERTIFIED SURVEY MAP RECORDED AS VOLUME 28, PAGE 339;
 THENCE S39°09'35"W COINCIDENT WITH THE SOUTHEAST LINE OF SAID LOT 1 A DISTANCE OF 180.78 FEET;
 THENCE N87°06'13"W COINCIDENT WITH THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 507.17 FEET TO THE WEST LINE OF SAID LOT 1;
 THENCE COINCIDENT WITH THE WEST LINE OF SAID LOT 1, 214.21 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT WHOSE RADIUS IS 23,038.31 FEET AND WHOSE CHORD BEARS N00°23'40"E WITH A LENGTH OF 214.21 FEET;
 THENCE N00°07'41"E COINCIDENT WITH THE WEST LINE OF SAID LOT 1 A DISTANCE OF 1415.01 FEET;
 THENCE S88°29'52"E COINCIDENT WITH THE NORTH LINE OF AND ITS EXTENSION THEREOF LOT 1, (VACATED TAYLOR DRIVE) AND THE NORTH LINE OF LOT 2 OF CERTIFIED SURVEY MAP RECORDED AS VOLUME 28, PAGE 331 A DISTANCE OF 1857.97 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 64.736 ACRES (2,819,931 SQUARE FEET) MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.

THAT I HAVE MADE THIS SURVEY AND LAND DIVISION UNDER THE DIRECTION OF WILLIAM FRIES, BL COMPANIES.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF SHEBOYGAN IN SURVEYING, DIVIDING AND MAPPING OF SAID LANDS.

THAT THIS IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION MADE THEREOF.

DATED THIS 21 DAY OF MAY, 2026

Terry L. Van Hout
TERRY L. VAN HOUT P.L.S. NO. S-2526



DATE 1-5-2026	DIRECTORY NO.
PROJECT NO. 0070640 01	DRAFTED BY TVH
SHEET 7 OF 9	DRAWING NAME CSM

SURVEY FOR	BL COMPANIES
	355 RESEARCH PARKWAY MERIDEN, CT 06450

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CERTIFIED SURVEY MAP NUMBER

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MUNICIPAL OWNER'S CERTIFICATE:

THE CITY OF SHEBOYGAN, A WISCONSIN MUNICIPAL CORPORATION CREATED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID MUNICIPAL CORPORATION CAUSED THE LAND DESCRIBED ON THE CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED HEREON. THE CITY OF SHEBOYGAN, DOES FURTHER CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY S.236.34 OF THE TATE STATUTES TO BE SUBMITTED TO THE CITY OF SHEBOYGAN, AND THE SHEBOYGAN PLAN COMMISSION FOR APPROVAL OR OBJECTION:

IN WITNESS WHEREOF THE SAID CITY OF SHEBOYGAN, HAS CAUSED THESE PRESENTS TO BE SIGNED BY RYAN SORENSON, IT'S MAYOR, AND MEREDITH DEBRUIN, IT'S CLERK, AT SHEBOYGAN , WISCONSIN, AND ITS COMPANY SEAL TO BE HEREUNTO AFFIXED ON THIS

_____ DAY OF _____, 2026.

CITY OF SHEBOYGAN

BY: RYAN SORENSON, MAYOR, CITY OF SHEBOYGAN

BY: MEREDITH DEBRUIN, CLERK, CITY OF SHEBOYGAN

THE EXECUTION OF THIS CERTIFIED SURVEY MAP BY THE CITY OF SHEBOYGAN IS AUTHORIZED BY RESOLUTION _____,

ADOPTED BY THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN ON THE _____ DAY OF _____, 2026.

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED PERSONS FOR THE CITY OF SHEBOYGAN, AND TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)

MY COMMISSION EXPIRES _____.



EASEMENT RELEASE:

THE CITY OF SHEBOYGAN AS OWNER, AND HAVING THE RIGHT OF ENFORCEMENT, DO HEREBY RELEASE THE UTILITY EASEMENT, STORM WATER RESERVATION 2 OF 3 AND LANDSCAPE RESERVATION AS SHOWN ON RECORDED SHEBOYGAN COUNTY CERTIFIED SURVEY MAP, VOLUME 28, PAGES 331-339, AND DOCUMENT NO. 2061659 (ALONG VACATED SOUTH TAYLOR DRIVE). SAID EASEMENT AND STORMWATER RESERVATION REMOVAL IS SHOWN ON SHEET 6.

DATED THIS _____ DAY OF _____, 2026.

CITY OF SHEBOYGAN

BY: RYAN SORENSON, MAYOR, CITY OF SHEBOYGAN

STATE OF WISCONSIN)
SHEBOYGAN COUNTY) ss

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2026, THE ABOVE NAMED PERSON FOR THE CITY OF SHEBOYGAN, AND TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)

MY COMMISSION EXPIRES _____.

DATE 1-5-2026	DIRECTORY NO
PROJECT NO. 0070640.01	DRAFTED BY 1VH
SHEET 8 OF 9	DRAWING NAME CSM

SURVEY FOR: **BL COMPANIES**
355 RESEARCH PARKWAY
MERIDEN, CT 06450

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CITY OF SHEBOYGAN PLAN COMMISSION CERTIFICATE:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED FOR RECORDING BY THE SHEBOYGAN PLAN COMMISSION.

DATED THIS _____ DAY OF _____, 2026

_____, CHAIRMAN, CITY OF SHEBOYGAN PLAN COMMISSION

_____, SECRETARY, CITY OF SHEBOYGAN PLAN COMMISSION

CITY OF SHEBOYGAN COMMON COUNCIL CERTIFICATE:

RESOLVE THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE CITY OF SHEBOYGAN WAS HEREBY APPROVED BY THE COMMON COUNCIL

OF THE CITY OF SHEBOYGAN BY R.O. NUMBER _____, ADOPTED ON THE _____ DAY OF _____, 2026; THAT SAID R.O. PROVIDED FOR THE ACCEPTANCE OF THOSE LANDS DEDICATED AND RIGHTS CONVEYED BY SAID CERTIFIED SURVEY MAP TO THE CITY FOR PUBLIC USE.

DATED THIS _____ DAY OF _____, 2026

BY: RYAN SORENSON, MAYOR, CITY OF SHEBOYGAN

BY: MEREDITH DEBRUIN, CLERK, CITY OF SHEBOYGAN



Terry L. Van Hout
MAY 21, 2026

DATE 1-5-2026	DIRECTORY NO
PROJECT NO 0070640.01	DRAFTED BY TVH
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