

**\*\*\*ATTACHMENTS\*\*\***

II

R. O. No. \_\_\_\_\_ - 21 - 22. By CITY PLAN COMMISSION. September 27, 2021.

Your Commission to whom was referred Res. No. 50-21-22 by Alderpersons Felde and Mitchell approving an amendment to the project plan of Tax Incremental District No. 18, City of Sheboygan, Wisconsin; recommends adopting the Resolution.

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CITY PLAN COMMISSION

III

Res. No. 50 - 21 - 22. By Alderpersons Felde and Mitchell.  
September 7, 2021

A RESOLUTION approving an amendment to the project plan of Tax Incremental District No. 18, City of Sheboygan, Wisconsin.

WHEREAS, pursuant to § 66.1105, Wis. Stats., on January 1, 2018 the City of Sheboygan created Tax Incremental Financing District No. 18 under Res No. 110-17-18; and

WHEREAS, pursuant to § 66.1105(4)(h)(2), Wis. Stats., the City of Sheboygan Plan Commission may, by resolution, adopt an amendment to a project plan of a Tax Incremental District to modify the boundaries thereof in a way that does not remove contiguity from the district. Such a modification may be made not more than four times during the district's existence; and

WHEREAS, this is the first such Territory Amendment to the Project Plan of Tax Incremental Financing District No. 18, City of Sheboygan, Wisconsin; and

WHEREAS, the City of Sheboygan Plan Commission has reviewed and approved the aforementioned Territory Amendment (attached as Exhibit B), which outlined the following:

1. The subtraction of six parcels (Parcel numbers: 59281471133, 59281471125, 59281471122, 59281471111, 59281471110, 59281471109) from the District is reasonable and the subtraction of those six parcels does not affect the plan or projects. (The legal description for the revised TID 18 boundary is attached as Exhibit A).
2. The original reasons and justifications for creating the TIF District as outlined in Res No. 110-17-18 remain valid.
3. No additional costs or projects are being proposed as result of this amendment;

and

WHEREAS, in accordance with § 66.1105, Wis. Stats., the Joint Review Board will have met to review and approve the aforementioned Territory Amendment; and

City Plan

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, on September 14, 2021, the City of Sheboygan Plan Commission will have held a public hearing concerning the proposed Territory Amendment #1 to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission will have adopted and subsequently recommended approval to the Common Council an amended Project Plan for the District, having made the findings as provided in § 66.1105(4)(g), Wis. Stats.

NOW, THEREFORE, BE IT RESOLVED:

1. The Common Council finds and declares that:

(a) The subtraction of six parcels (Parcel numbers: 59281471133, 59281471125, 59281471122, 59281471111, 59281471110, 59281471109) from the District is reasonable and the subtraction of those six parcels does not affect the plan or projects. (The legal description for the revised TID 18 boundary is attached as Exhibit A);

(b) The original reasons and justifications for creating the TIF District as outlined in Res No. 110-17-18 remain valid;

(c) No additional costs or projects are being proposed as result of this amendment;

(d) There are no additional improvements as a result of this amendment; and

(e) The Project Plan is feasible and in conformity with the master plan of the City.


2. The boundaries of the District named "Tax Incremental District No. 18, City of Sheboygan" are hereby changed so as to subtract six parcels (Parcel numbers: 59281471133, 59281471125, 59281471122, 59281471111, 59281471110, 59281471109) from the District and to provide for the revised TID 18 boundary to be described as in Exhibit A.

3. The Project Plan for "Tax Incremental District No. 18, City of Sheboygan" (attached as Exhibit A), as amended, is approved.

4. This Amendment is effective as of the date of adoption of this resolution.

BE IT FURTHER RESOLVED: That the City Clerk is hereby authorized and directed to apply to the Wisconsin Department of Revenue in such form as may be prescribed, pursuant to the provisions of § 66.1105(5)(b), Wis. Stats.

BE IT FURTHER RESOLVED: That the City Assessor is hereby authorized and directed to identify upon the assessment roll returned and examined under § 70.45, Wis. Stats., those parcels of property which are within the District, specifying thereon the name of said District, and the City Clerk is hereby authorized and directed to make similar notations on the tax roll made under § 70.65, Wis. Stats., pursuant to § 66.1105(5)(f), Wis. Stats.



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I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dated \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, City Clerk

Approved \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, Mayor

EXHIBIT A

November 30, 2017

Revision September 1, 2021

Project No. 8000-10001

City of Sheboygan TID 18 Legal Description:

Being all of the Certified Survey Map recorded as document 2067130 in Volume 29 of Certified Survey Maps on Pages 49 to 53, all of the Certified Survey Map recorded as document 1579410 in Volume 17 of Certified Survey Maps on Pages 81 to 83, all of the Certified Survey Map recorded as document 2061657 in Volume 28 of Certified Survey Maps on Pages 318-321, all of the Certified Survey Map recorded as document 2061659 in Volume 28 of Certified Survey Maps on Pages 331 to 339, all of the Certified Survey Map recorded as document 2061658 in Volume 28 of Certified Survey Maps on Pages 322 to 330, all of the Certified Survey Map recorded as document 1848155 in Volume 23 of Certified Survey Maps on Pages 258 to 259, all of the Certified Survey Map recorded as document 1803595 in Volume 22 of Certified Survey Maps on Pages 173 to 174, all of the Certified Survey Map recorded as document 1503986 in Volume 15 of Certified Survey Maps on Pages 94 to 95, all of the Certified Survey Map recorded as document 1766560 in Volume 21 of Certified Survey Maps on Pages 204 to 205, all of the Certified Survey Map recorded as document 2052767 in Volume 28 of Certified Survey Maps on Pages 209 to 211, all of the Certified Survey Map recorded as document 1872069 in Volume 24 of Certified Survey Maps on Pages 81 to 82, all of the Certified Survey Map recorded as document 1982261 in Volume 26 of Certified Survey Maps on Pages 87 to 88, all of Lots 96 through 101 of Stonebrook Crossing Addition No. 2 recorded as document 2113927 in Volume 15 of Plats on Pages 303 to 304, all of Lots 95 through 103 of Fox Meadows Addition No. 6 recorded as document 1592452 in Volume 15 of Plats on Pages 97 to 98, all of Lots 94 and 83 to 85 of Fox Meadows Addition No. 5 recorded as document 1573791 in Volume 15 of Plats on Pages 67 to 68, part of Lots 9 and 10 of Sheboygan Business Center recorded as document 1190760 in Volume 13 of Plats on Pages 207 to 210, all the documents previously referred to are recorded in the Sheboygan County Register of Deeds Office, and also including various unplatted lands, all of the above are located in part of the Northeast 1/4 and Southeast 1/4 both of the Southwest 1/4 of Section 4, part of the Northwest 1/4, Southeast 1/4, and Southwest 1/4 all of the Southeast 1/4 of Section 4, part of the Northeast 1/4 of the Northwest 1/4 of Section 9, part of the Northwest 1/4, Northeast 1/4, Southeast 1/4, and Southwest 1/4 all of the Northeast 1/4 of Section 9, part of the Northwest 1/4, Northeast 1/4, Southeast 1/4, and Southwest 1/4 all of the Southwest 1/4 of Section 9, part of the Northwest 1/4, Northeast 1/4, and Southwest 1/4 all of the Southeast 1/4 of Section 9, and part of the Northwest 1/4, Northeast 1/4, Southeast 1/4, and Southwest 1/4 all of the Northwest 1/4 of Section 16 all located in Town 14 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, and being more particularly described as follows:

Commencing at the Southwest corner of said Section 9, thence Easterly along the South line of said Southwest 1/4 of Section 9, a distance of 1,256 feet, more or less, to the Southerly extension of the West line of Outlot 3 of said Certified Survey Map recorded in Volume 29 on Pages 49 to 53 and the Point of Beginning for this description;

thence Northerly along said Southerly extension of the West line of Outlot 3, a distance of 33 feet, more or less, to the North Right of Way line of Stahl Road and the Southwest corner of said Outlot 3; thence Northerly along the West line of said Outlot 3, a distance of 661 feet, more or less, to the Northwest corner of said Outlot 3 and the South line of Outlot 2 of said Certified Survey Map recorded in Volume 29 on Pages 49 to 53;

thence Westerly along said South line of Outlot 2 and the South line of Lot 3 of said Certified Survey Map recorded in Volume 17 on Pages 81 to 83, a distance of 871 feet, more or less, to the Southwest

corner of said Lot 3 of a Certified Survey Map recorded in Volume 17 on Pages 81 to 83 and the Easterly Right of Way line of Racetrack Road;

thence Northerly along said Easterly Right of Way line of Racetrack Road, the West line of said Lot 3 of a Certified Survey Map recorded in Volume 17 on Pages 81 to 83, and the West lines of Lots 2 and 1 of said Certified Survey Map recorded in Volume 17 on Pages 81 to 83, a distance of 663 feet, more or less, to the Northwest corner of said Lot 1 of a Certified Survey Map recorded in Volume 17 on Pages 81 to 83;

thence Easterly along the North line of said Lot 1 of a Certified Survey Map recorded in Volume 17 on Pages 81 to 83, a distance of 653 feet, more or less, to the Northeast corner of said Lot 1 of a Certified Survey Map recorded in Volume 17 on Pages 81 to 83, the Northwest corner of said Outlot 2 of a Certified Survey Map recorded in Volume 29 on Pages 49 to 53, and the Southwest corner of Outlot 1 of said Certified Survey Map recorded in Volume 29 on Pages 49 to 53;

thence Northerly along the West line of said Outlot 1 of a Certified Survey Map recorded in Volume 29 on Pages 49 to 53, a distance of 592 feet, more or less, to the Northwest corner of said Outlot 1 of a Certified Survey Map recorded in Volume 29 on Pages 49 to 53;

thence Easterly along the North line of said Outlot 1 of a Certified Survey Map recorded in Volume 29 on Pages 49 to 53 and the North line of Lot 1 of said Certified Survey Map recorded in Volume 28 on Pages 322 to 330, a distance of 501 feet, more or less, to the West line of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330;

thence Northerly along the West line of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330, a distance of 390 feet, more or less, to the Northwest corner of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330;

thence Easterly along the North line of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330, a distance of 1,590 feet, more or less, to the Northeast corner of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330 and the Westerly Right of Way line of South Business Drive;

thence Easterly along the Easterly extension of said North line of Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330 across the Right of Way of said South Business Drive, a distance of 68 feet, more or less, to the Easterly Right of Way line of said South Business Drive and the West line of said Lot 99 of Stonebrook Crossing Addition No. 2;

thence Northerly along said Easterly Right of Way line of South Business Drive and said West line of Lot 99 of Stonebrook Crossing Addition No. 2, a distance of 106 feet, more or less, to the Northwest corner of said Lot 99 of Stonebrook Crossing Addition No. 2 and the Southwest corner of the lands owned by Thomas Opgenorth (parcel ID 59030454581);

thence Easterly along the South line of said lands owned by Opgenorth (parcel ID 59030454581) and the North line of said Lots 99 and 98 of Stonebrook Crossing Addition No.2, a distance of 361 feet, more or less, to the Southeast corner of said lands owned by Opgenorth (parcel ID 59030454581) and the Northeast corner of said Lot 98 of Stonebrook Crossing Addition No. 2;

thence Northerly along the East line of the said lands owned by Opgenorth (parcel ID 59030454581), a distance of 191 feet, more or less, to the Northeast corner of said lands owned by Opgenorth (parcel ID 59030454581);

thence Westerly along the North line of said lands owned by Opgenorth (parcel ID 59030454581), a distance of 343 feet, more or less, to the Northwest corner of said lands owned by Opgenorth (parcel ID 59030454581) and said Easterly Right of Way line of South Business Drive;

thence Northerly along said Easterly Right of Way line of South Business Drive, a distance of 208 feet, more or less, to the Southwest corner of the lands owned by Irish Real Estate, LLC (parcel ID 59030454391);

thence Easterly along the South line of said lands owned by Irish Real Estate, LLC, a distance of 698 feet, more or less, to the Southwest corner of said Lot 103 of Fox Meadows Addition No. 6;

thence Northerly along the West line of said Lots 103 through 96 of Fox Meadows Addition No. 6, a distance of 783 feet, more or less, to the Northwest corner of said Lot 96 and the Southwest corner of said Lot 95 of Fox Meadows Addition No. 6;

thence Northerly along the West lines of said Lot 95 of Fox Meadows Addition No. 6 and said Lot 94 of Fox Meadows Addition No. 5, a distance of 166 feet, more or less, to the Northwest corner of said Lot 94 and the Southerly Right of Way line of Riverdale Avenue;

thence Northerly along the Northerly extension of said West line of Lot 94 across said Right of Way of Riverdale Avenue, a distance of 66 feet, more or less, to the Northerly Right of Way line of said

Riverdale Avenue and the South line of said Lot 83 of Fox Meadows Addition No. 5;  
thence Westerly along said Northerly Right of Way line of Riverdale Avenue and said South line of Lot 83, a distance of 75 feet, more or less, to the point of compound curvature at the Northeast corner of said Riverdale Avenue and Victor Court;  
thence Northwesterly along the West line of said Lot 83, said Northerly Right of Way line of Riverdale Avenue, the Easterly Right of Way line of said Victor Court, and the arc of a curve to the right, having a radius of 20.00 feet, a distance of 33 feet, more or less, to the point of tangency at the Northeast corner of said Riverdale Avenue and said Victor Court;  
thence Northerly along said Easterly Right of Way line of Victor Court and the West line of said Lots 83 through 85 of Fox Meadows Addition No. 5, a distance of 289 feet, more or less, to the Southwest corner of said Lot 85 of Fox Meadows Addition No. 5;  
thence Northerly along the West line of said Lot 85 of Fox Meadows Addition No. 5, a distance of 69 feet, more or less, to the Northwest corner of said Lot 85 of Fox Meadows Addition No. 5;  
thence Southeasterly along the North line of said Lot 85 of Fox Meadows Addition No. 5, a distance of 39 feet, more or less, to an angle point in said North line of Lot 85 of Fox Meadows Addition No. 5;  
thence Northeasterly along said North line of Lot 85 of Fox Meadows Addition No. 5, a distance of 31 feet, more or less, to the East line of said Northwest 1/4 of the Northeast 1/4 of Section 9 and a point 108 feet, more or less, Southwesterly of the Northeast corner of said Lot 85 of Fox Meadows Addition No. 5;  
thence Northerly along said East line of the Northwest 1/4 of the Northeast 1/4 of Section 9, a distance of 395 feet, more or less, to the South line of lands owned by Thomas and Nancy A. Opgenorth (parcel ID 59030454389) and the South line of Lot 1 of a Certified Survey Map recorded as document 1335381 in Volume 10 of Certified Survey Maps on Pages 95 to 96 in said Register of Deeds Office;  
thence Southeasterly along the South line of said lands owned by Thomas and Nancy A. Opgenorth and said South line of Lot 1 of a Certified Survey Map recorded in Volume 10 on Pages 95 to 96, a distance of 182 feet, more or less, to the Southeast corner of said lands owned by Thomas and Nancy A. Opgenorth and the Southeast corner of said Lot 1 of a Certified Survey Map recorded in Volume 10 on Pages 95 to 96;  
thence Northeasterly along the East line of said lands owned by Thomas and Nancy A. Opgenorth and the East line of said Lot 1 of a Certified Survey Map recorded in Volume 10 on Pages 95 to 96, a distance of 248 feet, more or less, to the Northeast corner of said lands owned by Thomas and Nancy A. Opgenorth and the Northeast corner of said Lot 1 of a Certified Survey Map recorded in Volume 10 on Pages 95 to 96;  
thence Northwesterly along the North line of said lands owned by Thomas and Nancy A. Opgenorth and the North line of said Lot 1 of a Certified Survey Map recorded in Volume 10 on Pages 95 to 96, a distance of 283 feet, more or less, to the Northwest corner of said lands owned by Thomas and Nancy A. Opgenorth and said Easterly Right of Way line of South Business Drive;  
thence Southwesterly across said Right of Way of South Business Drive, a distance of 92 feet, more or less, to said Westerly Right of Way line of South Business Drive and the Northeast corner of lands owned by Robert D. Meyer (parcel ID 59030454387);  
thence Westerly along the North line of said lands owned by Meyer, a distance of 255 feet, more or less, to the Northwest corner of said lands owned by Meyer;  
thence Southwesterly along the West line of said lands owned by Meyer, a distance of 274 feet, more or less, to the Southwest corner of said lands owned by Meyer;  
thence Easterly along the South line of said lands owned by Meyer, a distance of 235 feet, more or less to the Southeast corner of said lands owned by Meyer and said Westerly Right of Way line of South Business Drive;  
thence Northeasterly across said Right of Way of South Business Drive, a distance of 107 feet, more or less, to said Easterly Right of Way line of South Business Drive and the Southwest corner of said lands owned by Thomas and Nancy A. Opgenorth and the South line of said Lot 1 of a Certified Survey Map recorded in Volume 10 on Pages 95 to 96;  
thence Southeasterly along the South line of said lands owned by Thomas and Nancy A. Opgenorth and said South line of Lot 1 of a Certified Survey Map recorded in Volume 10 on Pages 95 to 96, a distance of 97 feet more or less, to a point on said South line of Lot 1 of a Certified Survey Map recorded in Volume 10 on Pages 95 to 96 and said South line of lands owned by Thomas and

Nancy A. Opgenorth which is at the intersection with a line 10 feet West of and parallel to said East line of the Northwest 1/4 of the Northeast 1/4 of Section 9;  
thence South along said line which is 10 feet West of and parallel to the East line of the Northwest 1/4 of the Northeast 1/4 of Section 9, a distance of 393 feet, more or less;  
thence Southwesterly along a line which is 10 feet Northwesterly of and parallel to the North line of said Lot 85 of Fox Meadows Addition No. 5, a distance of 20 feet, more or less;  
thence Northwesterly along a line which is 10 feet North and Northeasterly of and parallel to the North line of said Lot 85 of Fox Meadows Addition No. 5 and Lot 86 of said Fox Meadows Addition No. 5, a distance of 190 feet, more or less, to said Easterly Right of Way line of South Business Drive;  
thence Southwesterly across said Right of Way of South Business Drive, a distance of 154 feet, more or less, to the Southeast corner of Lot 1 of said Certified Survey Map recorded in Volume 23 on Pages 258 to 259 and said Westerly Right of Way line of South Business Drive;  
thence Westerly along the South lines of said Lot 1 of a Certified Survey Map recorded in Volume 23 on Pages 258 to 259 and said Outlot 1 and Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 209 to 211, a distance of 2,155 feet, more or less, to the Southwest corner of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 209 to 211;  
thence Northerly along the West line of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 209 to 211, a distance of 531 feet, more or less, to the Northwest corner of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 209 to 211 and the Southerly Right of Way line of Concord Drive;  
thence Easterly along the North line of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 209 to 211 and said Southerly Right of Way line of Concord Drive, a distance of 776 feet, more or less, to the West line of said Outlot 1 of a Certified Survey Map recorded in Volume 28 on Pages 209 to 211 and the Easterly Right of Way line of Gateway Drive;  
thence Northerly along the West line of said Outlot 1 of a Certified Survey Map recorded in Volume 28 on Pages 209 to 211 and said Easterly Right of Way line of Gateway Drive, a distance of 30 feet, more or less, to the North line of said Outlot 1 of a Certified Survey Map recorded in Volume 28 on Pages 209 to 211;  
thence Easterly along the North line of said Outlot 1 of a Certified Survey Map recorded in Volume 28 on Pages 209 to 211, a distance of 475 feet, more or less, to the West line of said Outlot 1 of a Certified Survey Map recorded in Volume 28 on Pages 209 to 211;  
thence Northerly along said West line of Outlot 1 of a Certified Survey Map recorded in Volume 28 on Pages 209 to 211 and its Northerly extension, a distance of 577 feet, more or less, to the centerline of Weeden Creek Road;  
thence Northwesterly across the Right of Way of said Weeden Creek Road, a distance of 101 feet, more or less, to the Southwest corner of Lot 1 of said Certified Survey Map recorded in Volume 24 on Pages 81 to 82 and the Northerly Right of Way line of said Weeden Creek Road;  
thence Northerly along the West line of said Lot 1 of a Certified Survey Map recorded in Volume 24 on Pages 81 to 82, a distance of 230 feet, more or less, to a jog in said West line of Lot 1 of a Certified Survey Map recorded in Volume 24 on Pages 81 to 82;  
thence Easterly along said jog, a distance of 25 feet, more or less, to the West lines of said Lot 1 and Lot 2 of said Certified Survey Map recorded in Volume 24 on Pages 81 to 82;  
thence Northerly along said West lines of Lots 1 and 2 of a Certified Survey Map recorded in Volume 24 on pages 81 to 82, a distance of 249 feet, more or less, to the Northwest corner of said Lot 2 of a Certified Survey Map recorded in Volume 24 on Pages 81 to 82 and the Southerly Right of Way line of Tower Drive;  
thence Easterly along the North line of said Lot 2 of a Certified Survey Map recorded in Volume 24 on Pages 81 to 82 and said Southerly Right of Way line of Tower Drive, a distance of 209 feet, more or less, to the Southerly extension of the West line of Lot 1 of said Certified Survey Map recorded in Volume 26 on Pages 87 to 88;  
thence Northerly along said Southerly extension of the West line of Lot 1 of a Certified Survey Map recorded in Volume 26 on Pages 87 to 88 and said West line of Lot 1 of a Certified Survey Map recorded in Volume 26 on Pages 87 to 88, a distance of 576 feet, more or less, to the Northwest corner of said Lot 1 of a Certified Survey Map recorded in Volume 26 on Pages 87 to 88 and the Northeast corner of Lot 9D of a Certified Survey Map recorded as document 1571381 in Volume 17

of Certified Survey Maps on Pages 1 to 2 in said Register of Deeds Office;  
thence Southwesterly along the North line of said Lot 9D, a distance of 390 feet, more or less, to the Southeast corner of lands owned by Gosse Investments, LLC (parcel ID 59281479082);  
thence Northerly along the East line of said lands owned by Gosse Investments, LLC, a distance of 349 feet, more or less, to the Northeast corner of said lands owned by Gosse Investments, LLC and the Southeasterly Right of Way line of Behrens Parkway;  
thence Northeasterly along said Southeasterly Right of Way line of Behrens Parkway and the Northwest line of lands owned by Torginol, Inc (parcel ID 59281479085), a distance of 627 feet, more or less, to the North corner of said lands owned by Torginol, Inc (parcel ID 59281479085);  
thence Southeasterly along the Northeast line of said lands owned by Torginol, Inc (parcel ID 59281479085), a distance of 275 feet, more or less, to the Northeast corner of said lands owned by Torginol, Inc (parcel ID 59281479085) and the Northwest corner of lands owned by Torginol, Inc (parcel ID 59281479081);  
thence Easterly along the North line of said lands owned by Torginol, Inc (parcel ID 59281479081), a distance of 540 feet, more or less, to the Northeast corner of said lands owned by Torginol, Inc (parcel ID 59281479081) and the Westerly Right of Way line of said Tower Drive;  
thence South and Southwesterly along West and Northwesterly Right of Way line of said Tower Drive and the East and Southeasterly line of said lands owned by Torginol, Inc (parcel ID 59281479081), a distance of 903 feet, more or less, to a point 80 feet Northwesterly of, and perpendicular to, the Southwest corner of Lot 1 of a Certified Survey Map recorded as document 1852731 in Volume 23 of Certified Survey Maps on Pages 287 to 288 in said Register of Deeds Office;  
thence Southeasterly and perpendicular, a distance of 80 feet, more or less, to the Southeasterly Right of Way line of said Tower Drive and said Southwest corner of Lot 1 of a Certified Survey Map recorded in Volume 23 on Pages 287 to 288;  
thence Easterly along the South line of said Lot 1 of a Certified Survey Map recorded in Volume 23 on Pages 287 to 288, a distance of 586 feet, more or less, to said Westerly Right of Way line of South Business Drive;  
thence Southerly along said Westerly Right of Way line of South Business Drive and the East line of lands owned by the City of Sheboygan (parcel ID 59281479103), a distance of 715 feet, more or less, to said Northerly Right of Way line of Weeden Creek Road and the Southeast corner of said lands owned by the City of Sheboygan (parcel ID 59281479103);  
thence Westerly along said Northerly Right of Way line of Weeden Creek Road and the South line of said lands owned by the City of Sheboygan (parcel ID 59281479103), a distance of 658 feet, more or less, to an angle point in said Northerly Right of Way line of Weeden Creek Road;  
thence Southerly across said Right of Way of Weeden Creek Road, a distance of 105 feet, more or less, to the Southerly Right of Way line of said Weeden Creek Road and North line of said Lot 1 of a Certified Survey Map recorded in Volume 21 on Pages 204 to 205 said point of intersection being 61 feet, more or less, Easterly of the Northwest corner of said Lot 1 of a Certified Survey Map recorded in Volume 21 on Pages 204 to 205;  
thence Easterly along said North line of Lot 1 of a Certified Survey Map recorded in Volume 21 on Pages 204 to 205 and the North line of said Lot 1 of a Certified Survey Map recorded in Volume 15 on Pages 94 to 95, a distance of 348 feet, more or less, to the Northeast corner of said Lot 1 of a Certified Survey Map recorded in Volume 15 on Pages 94 to 95 and the West line lands owned by Final Quest LLC (parcel ID 59281470959);  
thence Northerly along said Southerly Right of Way line of Weeden Creek Road and said West line of lands owned by Final Quest LLC, a distance of 12 feet, more or less, to the Northeast corner of said lands owned by Final Quest LLC;  
thence Easterly along said Southerly Right of Way line of Weeden Creek Road and said North line of lands owned by Final Quest LLC, a distance of 221 feet, more or less, to the Northeast corner of said lands owned by Final Quest LLC and said Westerly Right of Way line of South Business Drive;  
thence Southeasterly along the Northeast line of said lands owned by Final Quest LLC and its Southeasterly extension, a distance of 132 feet, more or less, to the centerline of said South Business Drive;  
thence Southeasterly and perpendicular, a distance of 42 feet, more or less, to said Easterly Right of Way line of South Business Drive and the West line of lands owned by Amanda Lane Apartments,

LLC (parcel ID 59281471012);

thence Northerly along said Easterly Right of Way line of South Business Drive and said West line of lands owned by Amanda Lane Apartments, LLC, a distance of 39 feet, more or less, to the Westerly Northwest corner of said lands owned by Amanda Lane Apartments, LLC;

thence Northeasterly along said Easterly Right of Way line of South Business Drive and the Northwest line of said lands owned by Amanda Lane Apartments, LLC, a distance of 98 feet, more or less, to said Southerly Right of Way line of Weeden Creek Road and the Easterly Northwest corner of said lands owned by Amanda Lane Apartments, LLC;

thence Easterly along said Southerly Right of Way line of Weeden Creek Road and the North line of said lands owned by Amanda Lane Apartments, LLC, a distance of 523 feet, more or less, to the Northeast corner of said lands owned by Amanda Lane Apartments, LLC and the Northwest corner of Fox Grove Lot 8 Condominium as recorded as document 1860985 in Volume 14 of Plats on Page 369 in said Register of Deeds Office;

thence Southerly along the East line of said lands owned by Amanda Lane Apartments, LLC, the West line of said Fox Grove Lot 8 Condominium, and the West line of Lot 9 of Fox Grove subdivision as recorded as document 1448671 in Volume 14 of Plats on Pages 131 to 132 in said Register of Deeds Office, a distance of 212 feet, more or less, to the Southwest corner of said Lot 9 and North corner of Lot 10 of said Fox Grove subdivision;

thence Southwesterly along the East line of said lands owned by Amanda Lane Apartments, LLC and the Northwest line of said Lot 10 of Fox Grove subdivision, a distance of 60 feet, more or less, to the West corner of said Lot 10 of Fox Grove subdivision;

thence Southeasterly along the East line of said lands owned by Amanda Lane Apartments, LLC and the Southwest line of said Lot 10 of Fox Grove subdivision, a distance of 150 feet more or less, to the South corner of said Lot 10 of Fox Grove subdivision and the Westerly Right of Way line of Fox Grove Road;

thence Westerly and Southerly counterclockwise around the Fox Grove Road cul-de-sac Right of Way line as dedicated on a Certified Survey Map recorded as document 1478945 in Volume 14 of Certified Survey Maps on Pages 91 to 93 in said Register of Deeds Office and along the East line of said lands owned by Amanda Lane Apartments, LLC, a distance of 179 feet, more or less, to the Northwest corner of Tract 2 of said Certified Survey Map recorded in Volume 14 on Pages 91 to 93;

thence Southwesterly along the East line of said lands owned by Amanda Lane Apartments, LLC and the Northwest line of said Tract 2, a distance of 100 feet, more or less, to the West corner of said Tract 2;

thence Southerly along the East line of said lands owned by Amanda Lane Apartments, LLC and the West line of said Tract 2, a distance of 95 feet, more or less, to the Southeast corner of said lands owned by Amanda Lane Apartments, LLC, the Southwest corner of said Tract 2, and the North line of lands owned by the City of Sheboygan (parcel ID 59281471015);

thence Easterly along the South line of said Tract 2 and said North line of lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 155 feet, more or less, to the Southeast corner of said Tract 2;

thence Northeasterly along the Southeast line of said Tract 2 and said North line of lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 56 feet, more or less, to the East corner of said Tract 2 and the Southwest corner of Fox Grove Seven Condominium recorded as document 1544021 in Volume 13 of Plats on Pages 264 to 265 in said Register of Deeds Office;

thence Northeasterly along the South line of said Fox Grove Seven Condominium, the South line of Fox Grove Six Condominium recorded as document 1513019 in Volume 13 of Plats on Page 211 in said Register of Deeds Office, and said North line of lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 258 feet, more or less, to the Southeast corner of said Fox Grove Six Condominium;

thence Northerly along the East line of said Fox Grove Six Condominium, the East line of Pond View Condominium recorded as document 1856809 in Volume 14 of Plats on Page 360 in said Register of Deeds Office, the East line of Fox Grove 4 Condominium recorded as document 1713060 in Volume 13 of Plats on Page 546 in said Register of Deeds Office, and the West line of said lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 334 feet, more or less, to the Southwest corner of Lot 2 of said Fox Grove subdivision;

thence Easterly along the South lines of Lot 2 and Lot 1 of said Fox Grove subdivision and the North line of said lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 293 feet, more or less, to the Southeast corner of said Lot 1 of Fox Grove subdivision and the Westerly Right of Way line of Moenning Road;

thence Southerly along said Westerly Right of Way line of Moenning Road and the East line of said lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 324 feet, more or less, to the North line of lands owned by Maryann Linger (parcel IDs 59030454340 and 59281471014);

thence Westerly along the North line of said lands owned by Maryann Linger and the South line of said lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 147 feet, more or less, to the Northwest corner of said lands owned by Maryann Linger;

thence Southerly along the West line of said lands owned by Maryann Linger and the East line of said lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 152 feet, more or less, to the Southwest corner of said lands owned by Maryann Linger and the North line of Tract "A" of a Certified Survey Map recorded as document 1001856 in Volume 3 of Certified Survey Maps on Pages 165 to 166 in said Register of Deeds Office;

thence Westerly along said North line of Tract "A", the North lines of Lots 12 and 13 of Fox Meadows Addition No. 1 recorded as document 1424608 in Volume 14 of Plats on Page 99 in said Register of Deeds Office, and the South line of said lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 209 feet, more or less, to an angle point in the North line of said Lot 13;

thence Southwesterly along the Northwest lines of Lots 13, 14, and 15 of said Fox Meadows Addition No. 1 and the Southeast line of said lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 296 feet, more or less, to the Northwest corner of said Lot 15 and the Northeast corner of Lot 16 of said Fox Meadows Addition No. 1;

thence Westerly along the North line of said Lot 16, the North lines of Lots 76 and 77 of Fox Meadows Addition No. 4 recorded as document 1539429 in Volume 15 of Plats on Pages 36 to 37, and the South line of said lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 286 feet, more or less, to the North corner of said Lot 77;

thence Westerly along the North lines of Lots 77 and 78 of said Fox Meadows Addition No. 4 and the South line of said lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 95 feet, more or less, to the Northwest corner of said Lot 78;

thence Southwesterly along the Northwest lines of Lots 78 and 79 of said Fox Meadows Addition No. 4 and the Southeast line of said lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 179 feet, more or less, to an angle point in the Northwest line of said Lot 79;

thence Southwesterly along the Northwest lines of Lots 79 and 80 of said Fox Meadows Addition No. 4 and the Southeast line of said lands owned by the City of Sheboygan (parcel ID 59281471015), a distance of 80 feet, more or less, to the Northwest corner of said Lot 80 and the Northeast corner of said Lot 85 of Fox Meadows Addition No. 5;

thence Southerly along the East lines of said Lots 85, 84, and 83 of Fox Meadows Addition No. 5, a distance of 331 feet, more or less, to the Southeast corner of said Lot 83 and said Northerly Right of Way line of Riverdale Avenue;

thence Southeasterly across said Right of Way of Riverdale Avenue, a distance of 67 feet, more or less, to the point of reverse curvature on the North line of Lot 94 of said Fox Meadows Addition No. 5 and the Southerly Right of Way line of said Riverdale Avenue;

thence Southeasterly along the East line of said Lot 94, said Southerly Right of Way line of Riverdale Avenue, the Westerly Right of Way line of White Fox Drive, and the arc of a curve to the right, having a radius of 30.00 feet, a distance of 48 feet, more or less, to the point of compound curvature at the Southwest corner of said Riverdale Avenue and said White Fox Drive;

thence Southerly along said East line of Lot 94 of Fox Meadows Addition No. 5, the East lines of Lots 95 through 103 of said Fox Meadows Addition No. 6, and the Westerly Right of Way line of said White Fox Drive, a distance of 871 feet, more or less, to the East corner of said Lot 103 and the Northwest corner of Lot 104 of said Fox Meadows Addition No. 6;

thence Southwesterly along the Southeast line of said Lot 103 and the Northwest line of said Lot 104, a distance of 154 feet, more or less, to the Southeast corner of said Lot 103 and Southwest corner of said Lot 104;

thence Easterly along the South lines of Lots 104, 105, and 106 of said Fox Meadows Addition No. 6, a distance of 303 feet, more or less, to the Northwest corner of Lot 6 of Stonebrook Crossing recorded as document 1896949 in Volume 15 of Plats on Pages 273 to 274 in said Register of Deeds Office;

thence Southeasterly along the Southwest lines of Lots 6, 7, and 8 of said Stonebrook Crossing and the West line of Outlot 1 of a Certified Survey Map recorded as document 1897215 in Volume 24 of Certified Survey Maps on Pages 214 to 216 in said Register of Deeds Office, a distance of 552 feet, more or less, to the East line of lands owned by Stonebrook Crossing LLC (parcel ID 59281471032);

thence Southerly along the East line of said lands owned by Stonebrook Crossing LLC (parcel ID 59281471032), a distance of 291 feet, more or less, to the North line of Lot 65 of Stonebrook Crossing Addition No. 1 as recorded as document 2104946 in Volume 15 of Plats on Pages 301 to 302 in said Register of Deeds Office;

thence Southwesterly along the North line of said Lot 65, a distance of 3 feet, more or less, to the Northwest corner of said Lot 65 and the Easterly Right of Way line of Rim Rock Road (East dedication);

thence Southwesterly across said Right of Way of Rim Rock Road (East dedication), a distance of 66 feet, more or less, to the Westerly Right of Way line of said Rim Rock Road (East dedication) and the Northeast corner of Lot 66 of said Stonebrook Crossing Addition No. 1;

thence Southwesterly along the North line of said Lot 66, a distance of 102 feet, more or less, to the South line of said lands owned by Stonebrook Crossing LLC (parcel ID 59281471032);

thence Westerly along said South line of lands owned by Stonebrook Crossing LLC (parcel ID 59281471032), a distance of 29 feet, more or less, to the East line of Lot 67 of said Stonebrook Crossing Addition No. 1;

thence Northwesterly along the East lines of said Lot 67, a distance of 162 feet, more or less, to the Northeast corner of said Lot 67;

thence Southwesterly along the Northwest lines of said Lot 67 and Lot 68 of said Stonebrook Crossing Addition No. 1, a distance of 169 feet, more or less, to an angle point in the Northwest line of said Lot 68;

thence Southwesterly along the Northwest line of said Lot 68, a distance of 41 feet, more or less, to the South line of said lands owned by Stonebrook Crossing LLC (parcel ID 59281471032);

thence Westerly along the South line of said lands owned by Stonebrook Crossing LLC (parcel ID 59281471032), a distance of 680 feet, more or less, to the North line of Lot 92 of said Stonebrook Crossing Addition No. 2;

thence Northwesterly along the North line of said Lot 92, a distance of 107 feet, more or less, to the Northwest corner of said Lot 92 and the East line of Lot 96 of said Stonebrook Crossing Addition No. 2;

thence Southerly along said East line of Lot 96 of said Stonebrook Crossing Addition No. 2, a distance of 10 feet, more or less, to the Southeast corner of said Lot 96 and the Northeast corner of Lot 95 both of said Stonebrook Crossing Addition No. 2;

thence Westerly along the South line of said Lot 96 and the North line of said Lot 95 both of said Stonebrook Crossing Addition No. 2, a distance of 153 feet, more or less, to the Southwest corner of said Lot 96 and Northwest corner of said Lot 95 both of said Stonebrook Crossing Addition No. 2 and the Easterly Right of Way line of Boulder Place;

thence Westerly across said Right of Way of Boulder Place, a distance of 69 feet, more or less, to the Westerly Right of Way line of said Boulder Place and the Southeast corner of Lot 101 and the Northeast corner of Lot 102 both of said Stonebrook Crossing Addition No. 2;

thence Westerly along the South line of said Lot 101 and the North line of said Lot 102 both of said Stonebrook Crossing Addition No. 2, a distance of 197 feet, more or less, to the Southwest corner of said Lot 101 and Northwest corner of said Lot 102 both of Stonebrook Crossing Addition No. 2 and said Easterly Right of Way line of South Business Drive;

thence Southwesterly along said Easterly Right of Way line of South Business Drive, the West line of said Lot 102 and the West line of Lot 103 both of said Stonebrook Crossing Addition No. 2, the West lines of Lots 14, 28, and 29 of said Stonebrook Crossing Addition No. 1, and across the Right of Way of Stonebrook Drive, a distance of 809 feet, more or less, to the Southwest corner of said Lot 29 and the Southwest corner of said Stonebrook Crossing Addition No. 1;

thence Westerly along the Westerly extension of the South line of said Lot 29 and South line of said

Stonebrook Crossing Addition No. 1, a distance of 34 feet, more or less, to the centerline of said South Business Drive;

thence Southwesterly along said centerline of South Business Drive, a distance of 121 feet, more or less, to the Easterly extension of the North line of lands owned by Loretta A. Gilbertson (parcel ID 59030454541);

thence Westerly along said Easterly extension of the North line of lands owned by Gilbertson, a distance of 33 feet, more or less, to said Westerly Right of Way line of South Business Drive, the Northeast corner of said lands owned Gilbertson, and an angle point in the East line of Lot 3 of said Certified Survey Map recorded in Volume 28 on Pages 322 to 330;

thence Westerly along the North line of said lands owned by Gilbertson and said East line of Lot 3 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330, a distance of 567 feet, more or less, to the Northwest corner of said lands owned by Gilbertson and an angle point in said East line of Lot 3 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330;

thence Southerly along the West line of said lands owned by Gilbertson and said East line of Lot 3 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330, a distance of 571 feet, more or less, to the Southwest corner of said lands owned by Gilbertson and an angle point in said East line of Lot 3 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330;

thence Easterly along the South line of said lands owned by Gilbertson and said East line of Lot 3 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330, a distance of 458 feet, more or less, to the Southeast corner of said lands owned by Gilbertson, an angle point in said East line of Lot 3 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330, and said Westerly Right of Way line of South Business Drive;

thence Southerly along said Westerly Right of Way line of South Business Drive and said East line of Lot 3 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330, a distance of 640 feet, more or less, to the Northerly Right of Way line of Stahl Road and the Southeast corner of said Lot 3 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330;

thence Westerly along said Northerly Right of Way line of Stahl Road and South line of said Lot 3 of a Certified Survey Map recorded in Volume 28 on Pages 322 to 330, a distance of 171 feet, more or less, to the Point of Beginning for said Certified Survey Map recorded in Volume 28 on Pages 322 to 330;

thence Southerly and perpendicular, a distance of 33 feet, more or less, to said South line of the Southwest 1/4 of Section 9, the centerline of said Stahl Road, and the North line of lands owned by Sandra L. Wright (parcel ID 59030458971);

thence Westerly along said South line of the Southwest 1/4 of Section 9, said centerline of Stahl Road, and said North line of lands owned by Wright, a distance of 60 feet, more or less, to the Northwest corner of said lands owned by Wright;

thence Southerly along said West line of lands owned by Wright, a distance of 50 feet, more or less, to the Southerly Right of Way line of said Stahl Road and the Northeast corner of Lot 2 of said Certified Survey Map recorded in Volume 28 on Pages 331 to 339;

thence Southerly along said West line of lands owned by Wright and the East line of said Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339, a distance of 324 feet, more or less, to the Southwest corner of said lands owned by Wright and an angle point in said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339;

thence Easterly along the South line of said lands owned by Wright and said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339, a distance of 181 feet, more or less, to the Southeast corner of said lands owned by Wright, an angle point in said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339, and said Westerly Right of Way line of South Business Drive;

thence Southerly along said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339 and said Westerly Right of Way line of South Business Drive, a distance of 737 feet, more or less, to the North line of lands owned by Little Owls Child Care Center, LLC (parcel ID 59030458970) and an angle point in said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339;

thence Westerly along said North line of lands owned by Little Owls Child Care Center, LLC and said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339, a distance of 227 feet, more or less, to the Northwest corner of said lands owned by Little Owls Child Care

Center, LLC and an angle point in said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339;

thence Southerly along the West line of said lands owned by Little Owls Child Care Center, LLC and said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339, a distance of 200 feet, more or less, to the Southwest corner of said lands owned by Little Owls Child Care Center, LLC and an angle point in said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339;

thence Easterly along the South line of said lands owned by Little Owls Child Care Center, LLC and said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339, a distance of 106 feet, more or less, to the Northwest corner of lands owned by Jason E. and Kelly R. Spradau (parcel ID 59030458960) and an angle point in said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339;

thence Southerly along the West line of said lands owned by Spradau and said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339, a distance of 154 feet, more or less, to the Southwest corner of said lands owned by Spradau and an angle point in said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339;

thence Easterly along the South line of said lands owned by Spradau and said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339, a distance of 123 feet, more or less, to said Westerly Right of Way line of South Business Drive and an angle point in said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339;

thence Southerly along said Westerly Right of Way line of South Business Drive and said East line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339, a distance of 291 feet, more or less, to the Northerly Right of Way line of Sunset Road and the Southeast corner of said Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339;

thence Westerly along said Northerly Right of Way line of Sunset Road and the South line of said Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339, a distance of 152 feet, more or less, to the Northerly Right of Way line of Sunset Road as originally dedicated by David D. and Eleanor DeMaster to the Town of Wilson on a Warranty Deed recorded as document 905606 in said Register of Deeds Office and an angle point in said South line of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339;

thence Southerly across said Right of Way of Sunset Road, a distance of 66 feet, more or less, to the Southerly Right of Way line of said Sunset Road as originally dedicated by said DeMasters and an angle point in the North line of Lot 2 of said Certified Survey Map recorded in Volume 28 on Pages 318 to 321;

thence Easterly along said Southerly Right of Way line of Sunset Road and said North line of Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 318 to 321, a distance of 101 feet, more or less, to said Westerly Right of Way line of South Business Drive and the Northeast corner of said Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 318 to 321;

thence Southerly along said Westerly Right of Way line of South Business Drive and the East line of said Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 318 to 321, a distance of 215 feet, more or less to the Southeast corner of said Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 318 to 321;

thence Westerly along the South line of said Lot 2 of a Certified Survey Map recorded in Volume 28 on Pages 318 to 321 and the South line of Lot 1 of said Certified Survey Map recorded in Volume 28 on Pages 318 to 321, a distance of 1381 feet, more or less, to the Southwest corner of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 318 to 321;

thence Northerly along the West line of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 318 to 321, the Easterly Right of Way line of said Sunset Road, and the Northerly extension of each, a distance of 320 feet, more or less, to the South line of Lot 1 of said Certified Survey Map recorded in Volume 28 on Pages 331 to 339 and said Northerly Right of Way line of Sunset Road;

thence Westerly along said South line of Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339 and said Northerly Right of Way line of Sunset Road as originally dedicated by DeMasters, a distance of 67 feet, more or less, to the Southwest corner of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339 and the Easterly Right of Way line of Interstate "43";

thence Northerly along the West line of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 331 to 339 and said Easterly Right of Way line of Interstate "43", a distance of 1,629 feet, more or less, to the Northwest corner of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 331-339 and said Southerly Right of Way line of Stahl Road;  
thence Easterly along the North line of said Lot 1 of a Certified Survey Map recorded in Volume 28 on Pages 331-339 and said Southerly Right of Way line of Stahl Road, a distance of 967 feet, more or less, to said Southerly extension of the West line of Outlot 3 of a Certified Survey Map recorded in Volume 29 on Pages 49 to 53;  
thence Northerly along said Southerly extension of the West line of Outlot 3 of a Certified Survey Map recorded in Volume 29 on Pages 49 to 53, a distance of 50 feet, more or less, to said South line of the Southwest 1/4 of Section 9 and the Point of Beginning.

The land described above contains 296.251 acres (12,904,699 square feet) of land, more or less.

End of Description.

EXHIBIT B

CITY OF SHEBOYGAN, WISCONSIN

Territory Amendment No. 1 to  
Tax Incremental District No. 18



*Joint Review Board Organizational Meeting Held: September 14, 2021*

*Public Hearing Held: September 14, 2021*

*Adopted by Plan Commission: September 14, 2021*

*Adopted by City Council: September 20, 2021*

*Anticipated to be Considered for Approval by Joint Review Board: September 23, 2021*

September 2021

Tax Incremental District No. 18  
Territory Amendment #1

City of Sheboygan Officials

Common Council

Ryan Sorenson	Mayor
Barbara Felde	Aldersperson
Roberta Filicky-Peneski	Aldersperson
Amanda Salazar	Aldersperson
Betty Ackley	Aldersperson
Markus Savaglio	Aldersperson
Dean Dekker	Aldersperson
Grazia Perrella	Aldersperson
Leslie Laster	Aldersperson
Trey Mitchell	Aldersperson
Jim Bohren	Aldersperson

City Staff

Todd Wolf	City Administrator
Chad Pelishek	Dir. of Planning & Development
Steven Sokolowski	Manager of Planning & Zoning
Charles Adams	City Attorney
Meredith DeBruin	City Clerk
Kaitlyn Krueger	Finance Director/Treasurer

Plan Commission

Ryan Sorenson, Chair  
Ald. Trey Mitchell  
Marilyn Montemayor  
David Hoffman  
Gerald Jones  
John Motiska  
Ryan Sazama, City Engineer

Chad Pelishek, Ex-officio

Joint Review Board

Ryan Sorenson, Chair	City Representative
Mark Boehlke	Sheboygan Area School District
Roy Kluss	Lakeshore Technical College
Roger TeStrote	Sheboygan County
Roberta Filicky-Peneski	Citizen Member

## EXECUTIVE SUMMARY

### ***DESCRIPTION OF ORIGINAL DISTRICT AND PROPOSED TERRITORY AMENDMENT #1***

Original District Purpose - Tax Incremental District ("TID") No. 18 ("District") is an existing industrial district, which was created by a creation resolution of the City Council adopted on January 1, 2018

Amendments

The District has not been previously amended.

### ***SUMMARY OF FINDINGS***

As required by s.66.1105 Wis. Stats., and as documented in this Territory Amendment and the exhibits contained and referenced herein, the following findings are made:

- a. The project costs will not change as a result of this amendment.
- b. There are no additional improvements as a result of this amendment.
- c. This Territory Amendment #1 Project Plan for the District is feasible, and is in conformity with the Comprehensive Plan of the City.

That **"but for" the creation** of this District, the development projected to occur as detailed in this plan would not occur in the manner, at the values or within the timeframe desired by the City. In reviewing the appropriateness of this Plan Amendment, the City and Joint Review Board must consider "whether the development is expected in the tax increment district would occur without the use of the tax incremental financing. Since the purpose of the plan amendment is solely to subtract territory, this test cannot be applied in a similar fashion. The City and Joint Review Board have concluded that the "but for test" was met with respect to the District. Accordingly, the City finds that is reasonable to conclude the "but for test" continues to be satisfied.

Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites as defined by Wis. Stats 66.1101 and has been zoned for industrial use. The industrial use of the district will not be changing under this amendment.

## **TYPE & GENERAL DESCRIPTION OF DISTRICT**

Tax Incremental District No. 18 (the "District") is an Industrial District created on January 1, 2018 to promote industrial development in Sheboygan County. The District has not been amended prior. The proposed subtraction of territory will be the first amendment to the District. As of January 1, 2018, the District had an incremental valuation of \$12,444,400.

The proposed amendment would subtract six (6) parcels from TID No. 18. The removal of the parcels is necessary maintain whole parcels within the boundaries of the tax increment district to

align to phase 1 of the Stonebrook Crossing Addition No. 1 subdivision. The removal of these parcels will not affect the 12% of equalized value test as the parcels did not exist prior to January 1, 2021.

Purpose of this Amendment

The City proposes to remove specified parcels from the District in order to align the TID boundary with the current Stonebrook Crossing Addition No. 1 final subdivision plat. The original TID boundary followed existing parcel lines and when the subdivision plat was completed the boundary split parcels making it difficult for the city assessor. Therefore, the city is proposing to remove six parcels to follow the phase 1 subdivision plat. The parcels to be removed include: 59281471133, 59281471125, 59281471122, 58281471111, 59281471110, 59281471109.

The City is required to maintain whole parcels within the boundaries of the tax increment district. The proposed boundary amendment will ensure the City complies with this requirement and allows the City to implement the development envisioned in the original project plan.

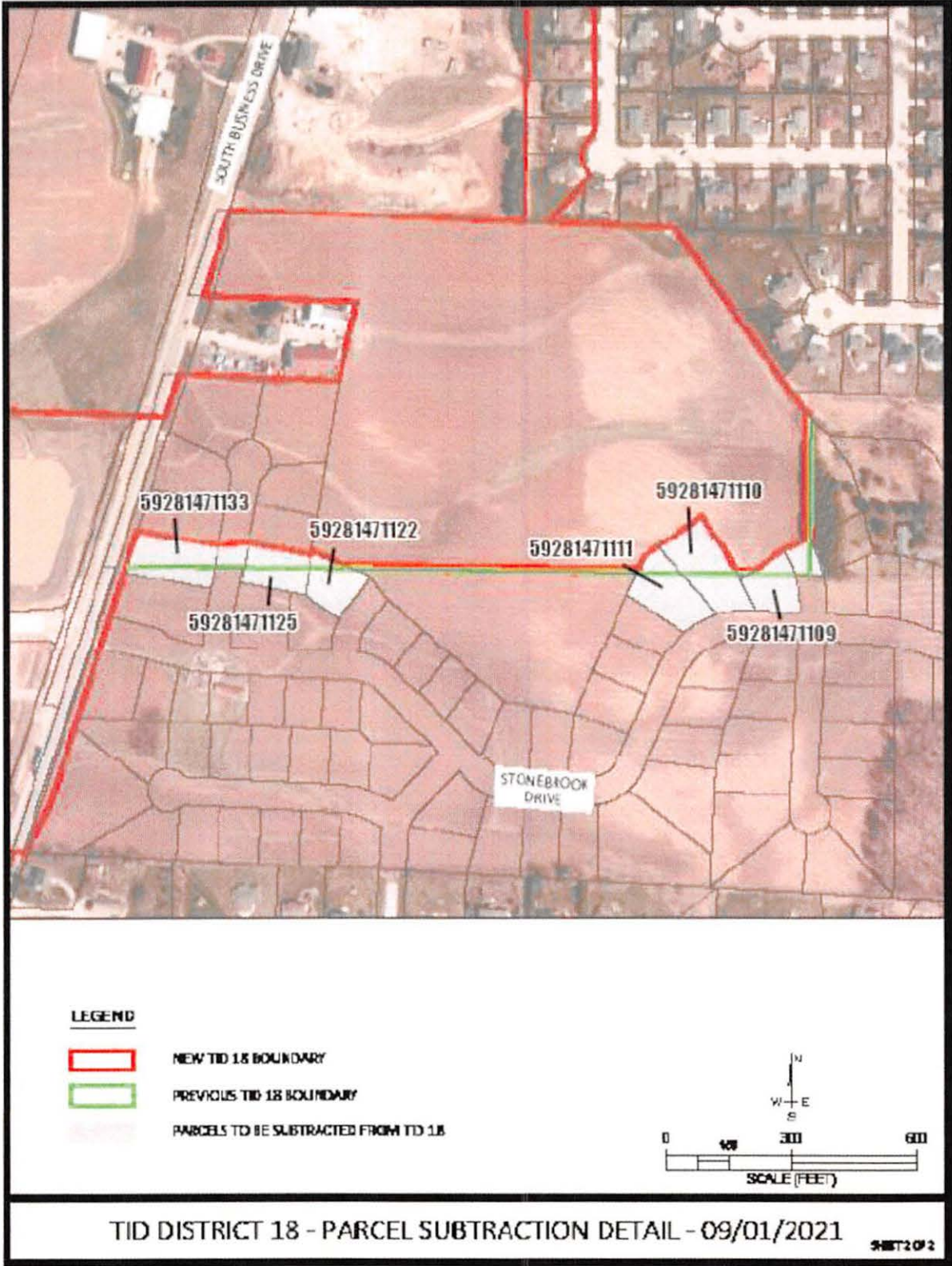
A map, located in Section 3 of this plan, identifies the Territory to be removed and its geographic relationship to the existing District's boundaries

MAP OF DISTRICT BOUNDARIES PRIOR TO AMENDMENT NO. 1

TID 18 Parcels



MAP OF PARCELS TO BE SUBTRACTED WITH PARCEL NUMBERS



**LIST OF PARCELS WITHIN THE TERRITORY TO BE SUBTRACTED FROM THE DISTRICT & ANALYSIS**

Real Estate

Parcel ID	2021 Assessed Land	2021 Assessed Improv.	Lot Size
59281471133	14,100		0.433
59281471125	14,100		0.325
59281471122	10,600		0.287
59281471111	12700		0.478
59281471110	12700		0.578
59281471109	11500		0.315
Totals	75,700		

**Equalized Value Test**

No territory will be added to this District. Demonstration of compliance with the equalized value test is not required for this Plan Amendment. The Plan Amendment is to subtract territory.

## **STATEMENT OF KIND, NUMBER AND LOCATION OF PROPOSED PUBLIC WORKS AND OTHER PROJECTS**

The project costs will not change, nor are there any additional improvements as a result of this amendment. The statement of kind, number and location of proposed public works and other projects as documented in the Original Project Plan dated January 2021 remains in effect.

## **MAP SHOWING PROPOSED IMPROVEMENTS AND USES WITHIN THE TERRITORY REMAINING**

Except for subtraction of territory, the is Plan Amendment makes no changes to the maps depicting proposed improvements and uses within the District.

## **DETAILED LIST OF ADDITIONAL PROJECT COSTS**

The project costs will not change, nor are there any additional improvements as a result of this amendment.

## **ECONOMIC FEASIBILITY STUDY & A DESCRIPTION OF THE METHODS OF FINANCING AND THE TIME WHEN SUCH COSTS OR MONETARY OBLIGATIONS RELATED THERETO ARE TO BE INCURRED**

Given the district was created as Industrial District and the industrial portion is not changing with amendment, no change in cash flows should be impacted by this amendment.

## ***PLAN IMPLEMENTATION***

As stated in the Original Project Plan, projects identified will provide the necessary anticipated governmental services and/or development incentives to the remaining district.

The order in which expenditures are made should be adjusted in accordance with development and execution of developer agreements, if any. The City reserves the right to alter the implementation of this plan to accomplish this objective.

## ***IMPLEMENTATION & FINANCING TIMELINE***

There are no proposed changes to the projects or projects costs identified in the Original Project Plan dated December 1991.

## ***INCREMENT DEBT***

The table below projects the debt payments, interest on advances and administrative expenses of the District.

## **ESTIMATE OF REMAINING DISTRICT TO BE DEVOTED TO RETAIL BUSINESS**

Pursuant to Wis. Stats. 66.11005(5)(b), the City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

## **PROPOSED CHANGES IN ZONING ORDINANCES**

The City of Sheboygan does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this Territory Amendment.

## **PROPOSED CHANGES IN MASTER PLAN, MAP, BUILDING CODES AND CITY OF SHEBOYGAN ORDINANCES**

It is expected that this Territory Amendment will be complementary to the City's Master Plans. There are no proposed changes to the master plan, map, building codes or other City of Sheboygan's ordinances for the implementation of this Territory Amendment.

## **RELOCATION**

Relocation is controlled by State Statutes Chapter 32 and implementing Administrative Codes. Those codes define the application of relocation laws and define "public project". The city will comply with Relocation Laws as they apply to property acquisitions.

No relocation is anticipated based on the subtraction of territory from this District.

## **ORDERLY DEVELOPMENT AND REDEVELOPMENT OF THE CITY OF SHEBOYGAN**

Subtraction of territory from the District will have no impact on the viability of the Original District Project Plan as it relates to the orderly development and redevelopment of the City.

## **LIST OF ESTIMATED NON-PROJECT COSTS**

The City does not expect to incur any non-Project Costs in the implementation of this Territory Amendment.

RESERVED FOR OPINION OF ATTORNEY FOR THE CITY OF SHEBOYGAN ADVISING WHETHER  
THE PLAN IS COMPLETE AND COMPLIES WITH WISCONSIN STATUTES, SECTION 66.1105

REVISED LEGAL DESCRIPTION TO BE INCLUDED ON THIS PAGE

VIII

R. C. No. 103 - 21 - 22. By PUBLIC WORKS COMMITTEE. September 20, 2021.

Your Committee to whom was referred Res. No. 56-21-22 by Alderpersons Dekker and Perrella authorizing the appropriate City officials to accept the necessary permanent and temporary easements for the City to construct a sidewalk on the northside of Union Avenue; recommends adopting the Resolution.

9-20  
Friday Peneski/Dekker  
hold

Dean Dekker  
[Signature]

Giuseppe Perrella  
[Signature]

Committee

I HEREBY CERTIFY that the foregoing Committee Report was duly accepted and adopted by the Common Council of the City of Sheboygan, Wisconsin, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dated \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, City Clerk

Approved \_\_\_\_\_ 20\_\_\_\_. \_\_\_\_\_, Mayor

III

Other Matters

9.2

Res. No. 56 - 21 - 22. By Alderpersons Dekker and Perrella.  
September 7, 2021.

A RESOLUTION authorizing the appropriate City officials to accept the necessary permanent and temporary easements for the City to construct a sidewalk on the northside of Union Avenue.

RESOLVED: That the Mayor and City Clerk are authorized and directed to accept the attached Permanent Limited Easements from the Sheboygan Area School District and James Blum, once properly executed, for the City to construct a sidewalk on the northside of Union Avenue.

BE IT FURTHER RESOLVED: That the Mayor and City Clerk are authorized to accept any Temporary Limited Easements necessary for the City to construct a sidewalk on the northside of Union Avenue.

PW

Dean Dekker

Garth Perrella

I HEREBY CERTIFY that the foregoing Resolution was duly passed by the Common Council of the City of Sheboygan, Wisconsin, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Dated \_\_\_\_\_ 20 . \_\_\_\_\_, City Clerk

Approved \_\_\_\_\_ 20 . \_\_\_\_\_, Mayor

**PERMANENT LIMITED EASEMENT**

Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]  
lpa1552 04/2016 (replaces lpa1552 08/2011) Ch. 84 Wis. Stats.

**THIS EASEMENT**, made by **THE SHEBOYGAN AREA SCHOOL DISTRICT**, GRANTOR, conveys a permanent limited easement as described below to the **CITY OF SHEBOYGAN**, a municipal corporation of the State of Wisconsin, GRANTEE, for the sum of **One dollar (\$1.00)** and other valuable consideration for the purpose of the improvement of **SIDEWALK ALONG THE NORTHSIDE OF UNION AVENUE**, in the City of Sheboygan, Sheboygan County, Wisconsin.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: None per this document.

This space is reserved for recording data

---

Return to  
 City of Sheboygan  
 City Attorney's Office  
 828 Center Avenue, Suite 210  
 Sheboygan, WI 53081

---

Parcel Identification Number/Tax Key Number  
 Part of 59281431060

MAP AND LEGAL DESCRIPTION ARE ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE - SEE EXHIBITS "A.1", "A.2", AND "B".

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Date

State of Wisconsin )  
 )  
 ) ss.  
 )  
 ) County)

On the above date, this instrument was acknowledged before me by the named person(s).

\_\_\_\_\_  
Signature, Notary Public, State of Wisconsin

\_\_\_\_\_  
Print or Type Name, Notary Public, State of Wisconsin

\_\_\_\_\_  
Date Commission Expires

This instrument was drafted by:  
Michael P. Born, WI PLS S-2984  
City of Sheboygan

Accepted By: **CITY OF SHEBOYGAN**

\_\_\_\_\_  
Ryan Sorenson  
City of Sheboygan - Mayor

\_\_\_\_\_  
Meredith DeBruin  
City of Sheboygan – City Clerk

STATE OF WISCONSIN     )  
  ) SS  
COUNTY OF SHEBOYGAN )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2021, the above named Ryan Sorenson, Mayor, and Meredith DeBruin, City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

My Commission expires \_\_\_\_\_

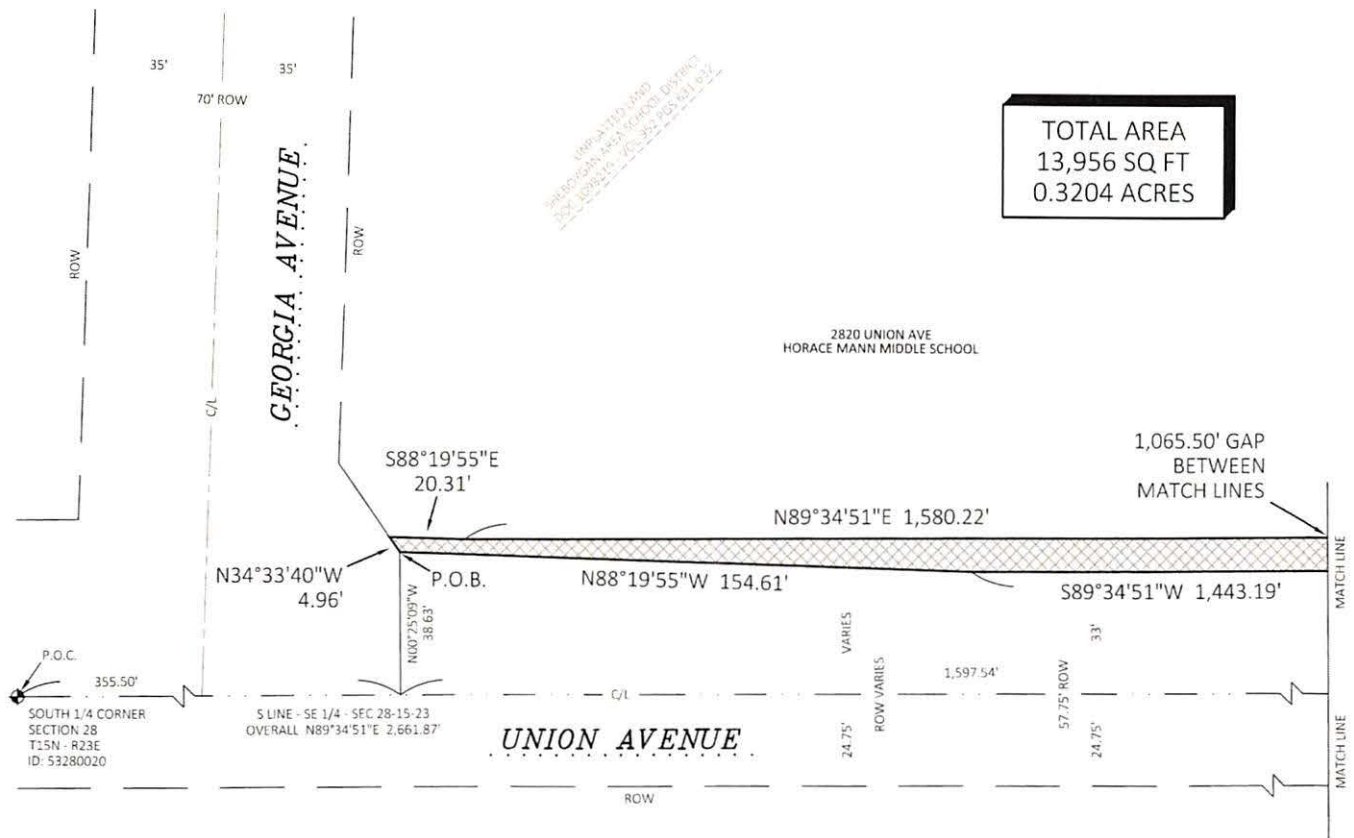
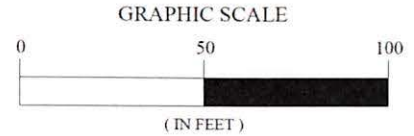
Acceptance is authorized by and in accordance with Resolution Number \_\_\_\_\_

# EXHIBIT A.1

## PERMANENT LIMITED EASEMENT MAP

UNPLATTED LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWN 15 NORTH - RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28-15-23 RECORDED AS N89°34'51"E (SHEBOYGAN COUNTY COORDINATES - NAD83 (1991))



MAP PREPARED BY: MICHAEL P. BORN, PLS    DATED: 07/22/2021  
 MAP REVIEWED BY: TYLER D. HILL, CST    DATED: 07/22/2021

**CITY OF SHEBOYGAN**  
**PUBLIC WORKS**  
 Department of Public Works  
 Engineering Division  
 City of Sheboygan, Wisconsin  
 Phone: 920-459-3440  
 Fax: 920-459-3443

MAP CREATED FOR:  
 RYAN SAZAMA, CITY ENGINEER  
 CITY OF SHEBOYGAN  
 DEPARTMENT OF PUBLIC WORKS  
 2026 NEW JERSEY AVENUE  
 SHEBOYGAN, WI 53081

PARENT PARCEL ID:  
 PART OF 59281431060

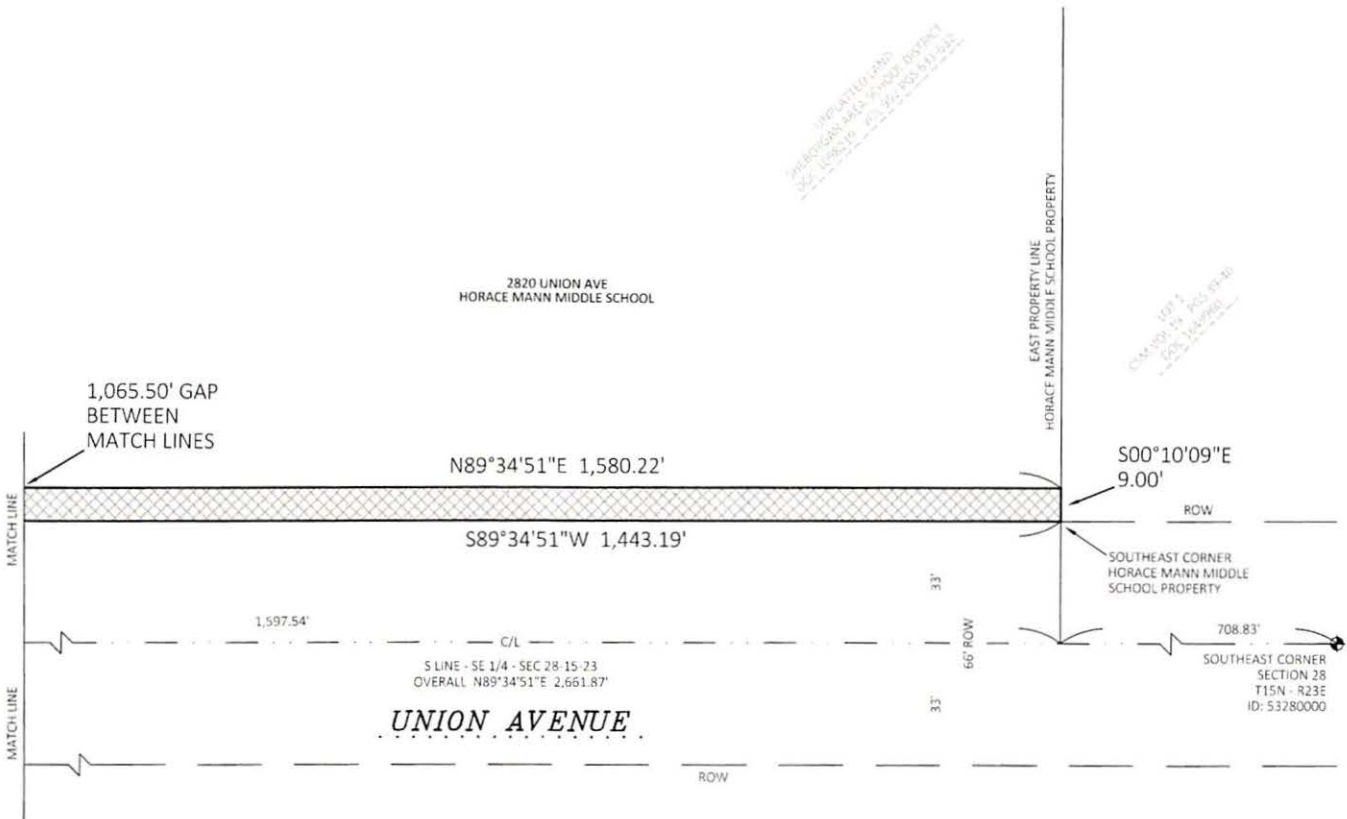
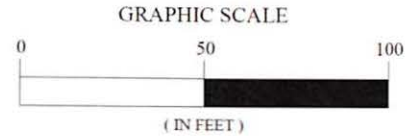
SHEET 3 OF 5 SHEETS

# EXHIBIT A.2

## PERMANENT LIMITED EASEMENT MAP

UNPLATTED LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWN 15 NORTH - RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 28-15-23 RECORDED AS N89°34'51"E (SHEBOYGAN COUNTY COORDINATES - NAD83 (1991))



MAP PREPARED BY: MICHAEL P. BORN, PLS      DATED: 07/22/2021  
 MAP REVIEWED BY: TYLER D. HILL, CST      DATED: 07/22/2021

**CITY OF SHEBOYGAN**  
**PUBLIC WORKS**  
 Department of Public Works  
 Engineering Division  
 City of Sheboygan, Wisconsin  
 Phone: 920-459-3440  
 Fax: 920-459-3443

MAP CREATED FOR:  
 RYAN SAZAMA, CITY ENGINEER  
 CITY OF SHEBOYGAN  
 DEPARTMENT OF PUBLIC WORKS  
 2026 NEW JERSEY AVENUE  
 SHEBOYGAN, WI 53081

PARENT PARCEL ID:  
 PART OF 59281431060

SHEET 4 OF 5 SHEETS

**EXHIBIT B**  
**PERMANENT LIMITED EASEMENT**  
**LEGAL DESCRIPTION**

UNPLATTED LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE  
SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWN 15 NORTH - RANGE 23 EAST,  
CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

Unplatted land located in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4 of Section 28, Town 15 North - Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin and being more particularly described as follows:

Commencing at the South 1/4 corner of said Section 28, thence North 89°34'51" East, along the South line of said Southeast 1/4 and the centerline of Union Avenue, a distance of 355.50 feet; thence North 00°25'09" West a distance of 38.63 feet to the Point of Beginning for this description; thence North 34°33'40" West a distance of 4.96 feet; thence South 88°19'55" East a distance of 20.31 feet; thence North 89°34'51" East, along a line 9.00 feet North of and parallel to the North Right of Way line of Union Avenue, as used and accepted, a distance of 1,580.22 feet to the East line of land owned by the Sheboygan Area School District; thence South 00°10'09" East, along said East line, a distance of 9.00 feet to said North Right of Way line of Union Avenue; thence South 89°34'51" West, along said North Right of Way line of Union Avenue, a distance of 1,443.19 feet; thence North 88°19'55" West a distance of 154.61 feet to the Point of Beginning.

The land described above contains 0.3204 acres (13,956 square feet) of land, more or less.

End of description.

DESCRIPTION PREPARED BY: MICHAEL P. BORN, PLS      DATE: 07/22/2021  
DESCRIPTION REVIEWED BY: TYLER D. HILL, CST      DATE: 07/22/2021

<b>CITY OF SHEBOYGAN</b> <b>PUBLIC WORKS</b>	Department of Public Works Engineering Division City of Sheboygan, Wisconsin Phone: 920-459-3440 Fax: 920-459-3443
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**PERMANENT LIMITED EASEMENT**

Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]  
lpa1552 04/2016 (replaces lpa1552 08/2011) Ch. 84 Wis. Stats.

**THIS EASEMENT**, made by **JAMES T. BLUM**, a single person, GRANTOR, conveys a permanent limited easement as described below to the **CITY OF SHEBOYGAN**, a municipal corporation of the State of Wisconsin, GRANTEE, for the sum of **One dollar (\$1.00)** and other valuable consideration for the purpose of the improvement of **SIDEWALK ALONG THE NORTHSIDE OF UNION AVENUE**, in the City of Sheboygan, Sheboygan County, Wisconsin.

Any person named in this conveyance may make an appeal from the amount of compensation within six months after the date of recording of this conveyance as set forth in s.32.05(2a) Wisconsin Statutes. For the purpose of any such appeal, the amount of compensation stated on the conveyance shall be treated as the award, and the date the conveyance is recorded shall be treated as the date of taking and the date of evaluation.

Other persons having an interest of record in the property: None per this document.

This space is reserved for recording data

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Return to  
 City of Sheboygan  
 City Attorney's Office  
 828 Center Avenue, Suite 210  
 Sheboygan, WI 53081

---

Parcel Identification Number/Tax Key Number  
 Part of 59281431070

MAP AND LEGAL DESCRIPTION ARE ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE - SEE EXHIBITS "A" AND "B".

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name and Title

\_\_\_\_\_  
Date

State of Wisconsin )  
 )  
 ) ss.  
 )  
 ) County)

On the above date, this instrument was acknowledged before me by the named person(s).

\_\_\_\_\_  
Signature, Notary Public, State of Wisconsin

\_\_\_\_\_  
Print or Type Name, Notary Public, State of Wisconsin

\_\_\_\_\_  
Date Commission Expires

This instrument was drafted by:  
Michael P. Born, WI PLS S-2984  
City of Sheboygan

Accepted By: **CITY OF SHEBOYGAN**

\_\_\_\_\_  
Ryan Sorenson  
City of Sheboygan - Mayor

\_\_\_\_\_  
Meredith DeBruin  
City of Sheboygan – City Clerk

STATE OF WISCONSIN     )  
  ) SS  
COUNTY OF SHEBOYGAN )

Personally came before me this \_\_\_\_ day of \_\_\_\_\_, 2021, the above named Ryan Sorenson, Mayor, and Meredith DeBruin, City Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

\_\_\_\_\_  
Notary Public

My Commission expires \_\_\_\_\_

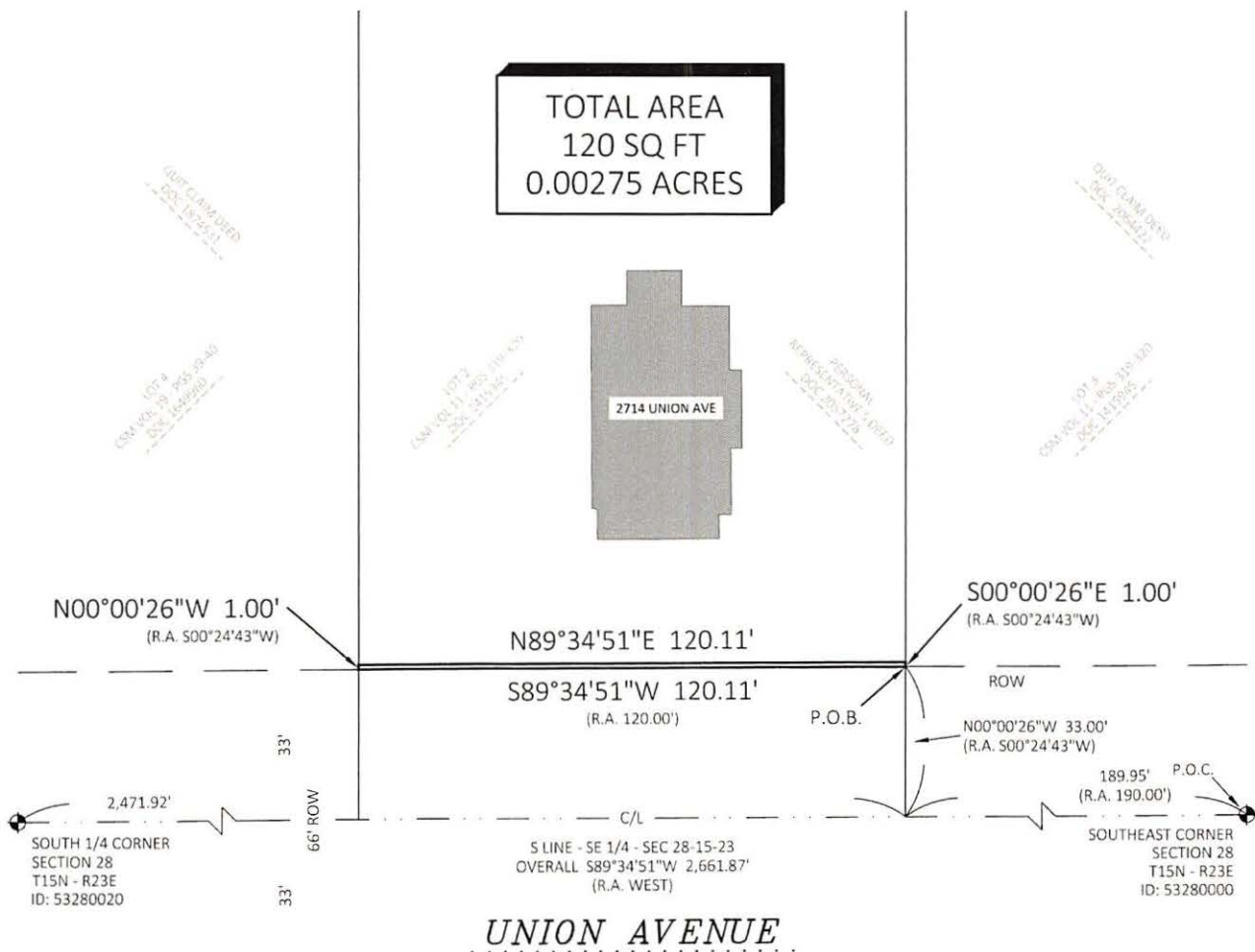
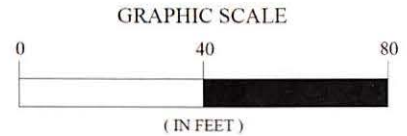
Acceptance is authorized by and in accordance with Resolution Number \_\_\_\_\_

# EXHIBIT A

## PERMANENT LIMITED EASEMENT MAP

PART OF LOT 2 OF CERTIFIED SURVEY MAP VOLUME 11, PAGES 319-320,  
 LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28,  
 TOWN 15 NORTH - RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

BEARINGS ARE REFERENCED TO  
 THE SOUTH LINE OF THE  
 SOUTHEAST 1/4 OF SECTION 28-15-23  
 RECORDED AS S89°34'51"W (SHEBOYGAN  
 COUNTY COORDINATES - NAD83 (1991))



MAP PREPARED BY: MICHAEL P. BORN, PLS      DATED: 07/26/2021  
 MAP REVIEWED BY: TYLER D. HILL, CST      DATED: 07/26/2021

MAP CREATED FOR:  
 RYAN SAZAMA, CITY ENGINEER  
 CITY OF SHEBOYGAN  
 DEPARTMENT OF PUBLIC WORKS  
 2026 NEW JERSEY AVENUE  
 SHEBOYGAN, WI 53081

PARENT PARCEL ID:  
 PART OF 59281431070

**CITY OF SHEBOYGAN**  
**PUBLIC WORKS**  
 Department of Public Works  
 Engineering Division  
 City of Sheboygan, Wisconsin  
 Phone: 920-459-3440  
 Fax: 920-459-3443

SHEET 3 OF 4 SHEETS

**EXHIBIT B**  
**PERMANENT LIMITED EASEMENT**  
**LEGAL DESCRIPTION**

PART OF LOT 2 OF CERTIFIED SURVEY MAP VOLUME 11, PAGES 319-320,  
LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 28,  
TOWN 15 NORTH - RANGE 23 EAST, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN

Part of Lot 2 of a Certified Survey Map, recorded in Volume 11 on Pages 319-320 of Certified Survey Maps as Document 1415945 in the Sheboygan County Register of Deeds Office, located in the Southeast 1/4 of the Southeast 1/4 of Section 28, Town 15 North - Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin and being more particularly described as follows:

Commencing at the Southeast corner of said Section 28 and the Southeast corner of said Certified Survey Map, thence South 89°34'51" West along the South lines of said Southeast 1/4, said Certified Survey Map, and the centerline of Union Avenue, a distance of 189.95 feet to the Southeast corner of said Lot 2;  
thence North 00°00'26" West, along the East line of said Lot 2, a distance of 33.00 feet to the North right of way line of said Union Avenue, as used and accepted, and the Point of Beginning for this description;  
thence South 89°34'51" West, along said North Right of Way line of Union Avenue, a distance of 120.11 feet to the West line of said Lot 2;  
thence North 00°00'26" West, along said West line, a distance of 1.00 foot;  
thence North 89°34'51" East, along a line 1.00 foot North of and parallel to said North Right of Way line of Union Avenue, a distance of 120.11 feet to said East line;  
thence South 00°00'26" East, along said East line, a distance of 1.00 foot to said North Right of Way line of Union Avenue and the Point of Beginning.

The land described above contains 0.00275 acres (120 square feet) of land, more or less.

End of description.

DESCRIPTION PREPARED BY: MICHAEL P. BORN, PLS      DATE: 07/26/2021  
DESCRIPTION REVIEWED BY: TYLER D. HILL, CST      DATE: 07/26/2021

<b>CITY OF SHEBOYGAN</b> <b>PUBLIC WORKS</b>	Department of Public Works Engineering Division City of Sheboygan, Wisconsin Phone: 920-459-3440 Fax: 920-459-3443
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