



AGENDA ITEM MEMORANDUM

DATE: 2/20/2025

TO: Public Works Committee

FROM: Kevin Jump, PE – City Engineer

SUBJECT: Resolution 169-24-25 – Commerce Street Vacation

ISSUE

Should the Public Works Committee recommend vacating the Commerce Street right-of-way?

STAFF RECOMMENDATION

Staff recommends approving vacating the right-of-way.

BACKGROUND/DISCUSSION

The city of Sheboygan has been working with a developer to construct housing on the former Mayline Property and a Developer's Agreement with Riverview District LLC was already approved by the Common Council (Res. 117-24-25). There are two parts to the right-of-way vacation presented here. These areas are shown on the attached exhibit.

The first part of this request is to vacate the current Commerce Street right-of-way between Pennsylvania Avenue and New York Avenue. The city has also purchased property in order to relocate Commerce Street between Pennsylvania Avenue and New York Avenue. In the near future another resolution will be presented to formally establish the new right-of-way and establish the property available for development, which will include the existing right-of-way.

The second part of this request is to vacate the Commerce Street right-of-way between Wisconsin Avenue and Niagara Avenue. Commerce Street in this location is no longer required by the city. The existing public and private utilities within this section of Commerce Street will remain in place and will not need to be relocated.

FUNDING IMPACT

No immediate impact.

IF APPROVED, NEXT STEPS:

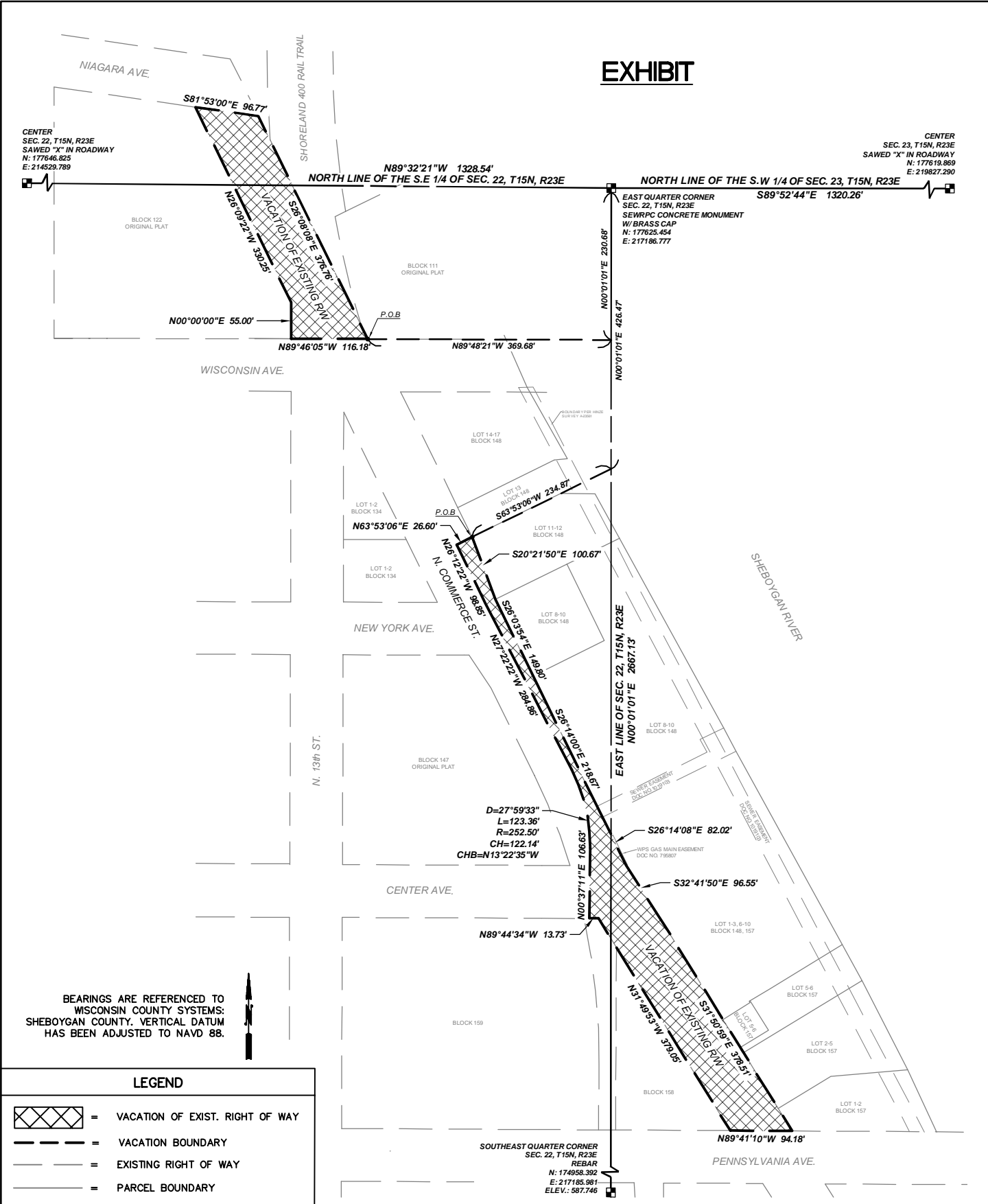
- Appropriate documents will be recorded with Sheboygan County.
- A Certified Survey Map will be presented for Common Council review and approval to establish the new Commerce Street right-of-way and establish the property available for development.

DEPARTMENT OF
PUBLIC WORKS

2026 NEW JERSEY AVE.
SHEBOYGAN, WI
53081


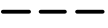
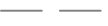

920/459-3440
sheboyganwi.gov

EXHIBIT



BEARINGS ARE REFERENCED TO WISCONSIN COUNTY SYSTEMS: SHEBOYGAN COUNTY. VERTICAL DATUM HAS BEEN ADJUSTED TO NAVD 88.

LEGEND

-  = VACATION OF EXIST. RIGHT OF WAY
-  = VACATION BOUNDARY
-  = EXISTING RIGHT OF WAY
-  = PARCEL BOUNDARY

kapur
 788 N. JEFFERSON ST. #900
 MILWAUKEE, WI 53202
 kapurinc.com

VACATION OF EXISTING RIGHT OF WAY

N. COMMERCE ST., SHEBOYGAN, WI 53081

DRAWN: BS

REVISIONS:	DATE: 12/02/2024
1 12/02/24	SCALE: 1" = 200'
	SHEET NUMBER:
	1 of 2

EXHIBIT

LEGAL DESCRIPTION

PART OF THE RIGHT OF WAY FOR NORTH COMMERCE STREET ADJACENT TO BLOCKS 148, 157, AND 158, ORIGINAL PLAT FOR THE CITY OF SHEBOYGAN, LOCATED IN THE SE1/4 OF THE NE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 22, ALSO THE SW1/4 OF THE SW1/4 OF SECTION 23 IN TOWN 15 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SEC. 22, T15N, R23E; THENCE S00°01'01"W ON AND ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 22, 426.47 FEET; THENCE S63°53'06"W 234.87 FT TO A POINT ON THE EAST LINE OF NORTH COMMERCE, SAID POINT BEING THE POINT OF BEGINNING; THENCE S20°21'50"E ON AND ALONG THE EAST LINE OF NORTH COMMERCE STREET 100.67 FEET; THENCE S26°03'54"E ON AND ALONG SAID EAST LINE 149.80 FEET; THENCE S26°14'00" ON AND ALONG SAID EAST LINE 218.67 FEET; THENCE S26°14'08"E 82.02 FEET; THENCE S32°41'50"E ON AND ALONG SAID EAST LINE 96.55 FEET; THENCE S31°50'59"E ALONG SAID EAST LINE 378.51 FEET TO A POINT AT THE INTERSECTION OF THE EAST LINE OF NORTH COMMERCE STREET AND THE NORTH LINE OF PENNSYLVANIA AVENUE; THENCE N89°41'10"W ON AND ALONG THE EXTENSION OF THE NORTH LINE OF SAID PENNSYLVANIA AVENUE 94.18 FEET TO THE INTERSECTION WITH THE WEST LINE OF NORTH COMMERCE STREET; THENCE N31°49'53"W ON AND ALONG SAID WEST LINE 379.05 FEET TO THE INTERSECTION OF THE SOUTH LINE OF CENTER AVENUE; THENCE N89°44'34"W ON AND ALONG THE SOUTH LINE OF CENTER STREET 13.73 FEET; THENCE N00°37'11"E 106.63 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 252.50 FEET AND A CHORD BEARING N13°22'35"W 122.14 FEET; THENCE ALONG THE ARC OF SAID CURVE 123.36 FEET TO A POINT; THENCE N27°22'22"W 284.86 FEET TO A POINT; THENCE N26°12'22"W 98.85 FEET; THENCE N63°53'06"E 26.60 FEET TO THE POINT OF BEGINNING. SAID LAND CONTAINING APPROXIMATELY 46,483.4 SQ. FT. OR 1.07 ACRES.

ALSO

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 22, T15N, R23E; THENCE S00°01'01"W ON AND ALONG THE EAST LINE OF SECTION 22, 230.68 FEET; THENCE N89°48'21"W 369.68 FEET TO A POINT BEING THE INTERSECTION OF THE EAST LINE OF NORTH COMMERCE STREET AND THE NORTH LINE OF WISCONSIN AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE N89°46'05"W 116.18 FEET TO THE INTERSECTION OF THE WEST LINE OF NORTH COMMERCE STREET AND THE NORTH LINE OF WISCONSIN AVENUE; THENCE N00°00'00"E ON AND ALONG THE WEST LINE OF NORTH COMMERCE STREET 55.00 FEET TO A POINT ON SAID WEST LINE; THENCE N26°09'22"W ALONG SAID WEST LINE 330.25 FEET; THENCE S81°53'00"E 96.77 FEET TO A POINT ON THE EAST LINE OF NORTH COMMERCE STREET: THENCE S26°08'08"E ON AND ALONG THE EAST LINE OF NORTH COMMERCE STREET 376.76 FEET TO THE POINT OF BEGINNING: SAID LANDS CONTAINING APPROXIMATELY 31,444.3 SQ. FT. OR 0.72 ACRES.



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VACATION OF EXISTING RIGHT OF WAY

N. COMMERCE ST., SHEBOYGAN, WI 53081

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