

Publish March 7, 14, 21

NOTICE OF PUBLIC HEARING ON DISCONTINUANCE OF PUBLIC WAY

WHEREAS, a resolution has been introduced for the vacating and discontinuance of portions of North Commerce Street in the City of Sheboygan.

WHEREAS, pursuant to Sec. 66.1003(4) of the Wisconsin Statutes, a notice shall be published setting forth when said resolution will be acted upon.

NOTICE IS THEREFORE GIVEN

That said resolution will be acted upon at a regular meeting of the Common Council to be held in the Council Chambers at City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 2<sup>nd</sup> day of April, 2025, at 6:00 p.m.

MEREDITH DEBRUIN  
City Clerk

**Order Confirmation**

**Not an Invoice**

<b>Account Number:</b>	1012694
<b>Customer Name:</b>	Sheb, City Of,Legal Acct
<b>Customer Address:</b>	Sheb, City Of,Legal Acct 828 Center AVE # 110 Accounts Payable Sheboygan WI 53081-4442
<b>Contact Name:</b>	ACCT SHEB, CITY OF,LEGAL
<b>Contact Phone:</b>	
<b>Contact Email:</b>	
<b>PO Number:</b>	

<b>Date:</b>	02/25/2025
<b>Order Number:</b>	11059750
<b>Prepayment Amount:</b>	\$ 0.00

<b>Column Count:</b>	1.0000
<b>Line Count:</b>	21.0000
<b>Height in Inches:</b>	0.0000

**Print**

Product	#Insertions	Start - End	Category
SHE Sheboygan Press	3	03/07/2025 - 03/21/2025	Public Notices
SHE sheboyganpress.com	3	03/07/2025 - 03/21/2025	Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

Total Cash Order Confirmation Amount Due	\$44.26
Tax Amount	\$0.00
Service Fee 3.99%	\$1.77
Cash/Check/ACH Discount	-\$1.77
Payment Amount by Cash/Check/ACH	\$44.26
Payment Amount by Credit Card	\$46.03

<b>Order Confirmation Amount</b>	<b>\$44.26</b>
----------------------------------	----------------

**Ad Preview**

NOTICE OF PUBLIC HEARING ON  
DISCONTINUANCE OF PUBLIC WAY  
WHEREAS, a resolution has been  
introduced for the vacating and  
discontinuance of  
portions of North Commerce Street in the  
City of Sheboygan.

WHEREAS, pursuant to Sec. 66.1003(4)  
of the Wisconsin Statutes, a notice shall  
be published setting forth when said  
resolution will be acted upon.

NOTICE IS THEREFORE GIVEN

That said resolution will be acted upon at  
a regular meeting of the Common  
Council to be held in the Council  
Chambers at City Hall, 828 Center  
Avenue, Sheboygan, Wisconsin, on the  
2nd day of April, 2025, at 6:00 p.m.

MEREDITH DEBRUIN

City Clerk

Run: March 7,14, 21,2025 WNAXLP

# Affidavit of Process Server

Check here if: \_\_\_ DILHR or \_\_\_ USDC \_\_\_ Dist of \_\_\_

State of Wisconsin  
Court Appearance Date:

County of Sheboygan  
Case Number

**In the Matter of:**

**CITY OF SHEBOYGAN RESOLUTION FOR THE VACATION AND DISCONTINUANCE OF PORTIONS NORTH COMMERCE STREET IN THE CITY OF SHEBOYGAN**

I, the undersigned, am an adult resident of the state and not a party to the action. I hereby certify that on **02/28/25 at 10:00am**. I duly served/~~attempted to serve~~ (See non-service section)

**NAME: LEHMANN LLC**

DEFENDANT                       JOINT PETITIONER                       TENANT                      OTHER ATTEMPT DATES

GARNISHEE                       RESPONDENT                       WITNESS

**By serving: Ryan Lehmann, Agent at 1447-S. 21st. Street Sheboygan, WI. 53081**

**Manner of Service:**

Personal Service

Corporate Service: by leaving, during office hours, copies at the office of the person/entity being served, leaving same with the person apparently in charge thereof.

Substitute Service: by leaving true & correct copies of the above documents with a competent member of the family/abode over the age of 14, and informed that person of the contents thereof. (See other attempt dates)

By posting copies in a conspicuous manner to the address of the person/entity being served. (Use only for evictions)

Copies of the documents were mailed by prepaid, first class mail on: \_\_\_\_\_ Date  
From

**Non-Service:** after due search, careful inquiry and diligent attempts at the address(s) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):

Unknown at address  Moved, no forwarding  Refuses to cooperate in acceptance  Address does not exist  Evading  Service canceled by litigant  Not home three attempts  Unable to serve in a timely fashion  Search was conducted, whereabouts unknown

**Type of Documents:**

- Letter to Property Owner from Sheboygan City Clerk Meredith DeBruin
- Exhibit Map of Vacation of Existing Right of Way N. Commerce Street Sheboygan

NUMBER OF ATTEMPTS: **3**

NUMBER OF ADDRESSES ATTEMPTED (if more than one)

SERVICE FEE \$ **55.00**

WITNESS FEE

GARNISHEE FEES \_\_\_\_\_

SEARCH FEE

MAILING FEE \$ \_\_\_\_\_

MILEAGE \$ \_\_\_\_\_

Server's Name: Bob Wallace

Server's Signature: \_\_\_\_\_

Sheboygan Private Police  
Sheboygan, WI. 53081

Subscribed and sworn before me this 28th day of February, 2025



NOTARY PUBLIC, State of Wisconsin. My Commission expires on: 11/19/2027









February 24, 2025

Dear Property Owner:

Whereas, a Resolution has been introduced for the vacation and discontinuance of portions of North Commerce Street in the City of Sheboygan more particularly described as (map attached):

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.

Notice is hereby given that said Resolution will be heard and acted upon at the regular meeting of said Council to be held in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 2<sup>nd</sup> day of April, 2025 at 6:00 p.m.

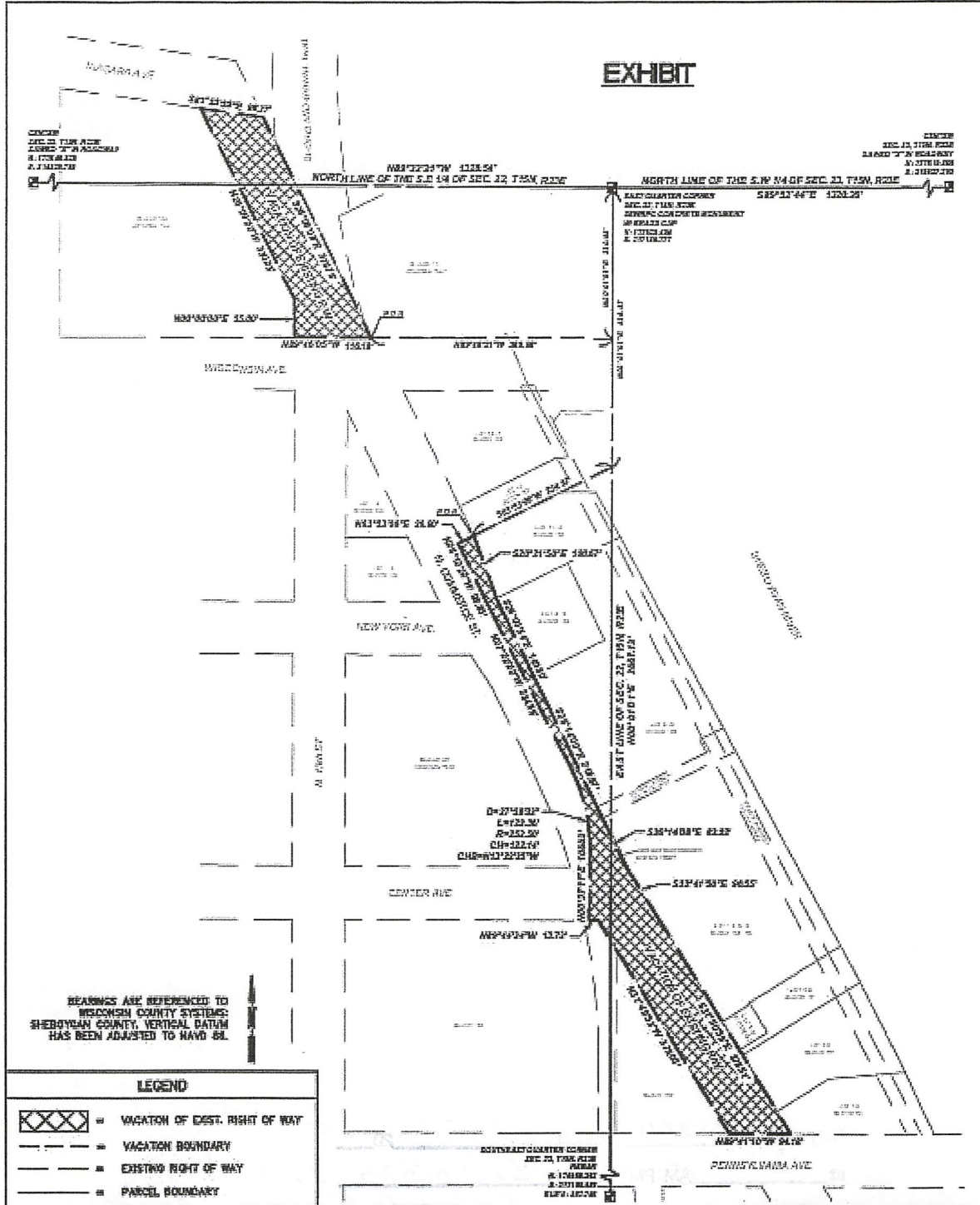
If you have questions, please direct your inquiries to the City Engineering department, (920) 459-3367.

Sincerely,

MEREDITH DEBRUIN, City Clerk





CITY CLERK'S OFFICE  
CITY HALL  
828 CENTER AVE., SUITE 100  
SHEBOYGAN, WI  
53081-4442  
  
920/459-3361  
FAX 920/459-2917  
  
www.sheboyganwi.gov

# EXHIBIT



BEARINGS ARE REFERENCED TO WISCONSIN COUNTY SYSTEMS; SHEBOYGAN COUNTY, VERTICAL DATUM HAS BEEN ADJUSTED TO NAVD 83.

### LEGEND

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



788 N. SEPPERSON ST. #200  
MILWAUKEE, WI 53262  
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

Duly served this 28th day of Feb 20 25

at 10:00 ~~AM~~ PM UPON Lehmann, LLC

as personal or substituted service Ryan Lehmann, Agent

at 1054 Pennsylvania Ave. Sheboygan  
(Street address or location) (City, Town, Village)

Sheboygan County, Wisconsin

by Bob Wallace Title Process Server

**Sheboygan Private Police**



# Affidavit of Process Server

Check here if: \_\_\_ DILHR or \_\_\_ USDC \_\_\_ Dist of \_\_\_

State of Wisconsin  
Court Appearance Date:

County of Sheboygan  
Case Number

**In the Matter of:**

**CITY OF SHEBOYGAN RESOLUTION FOR THE VACATION AND DISCONTINUANCE OF PORTIONS NORTH COMMERCE STREET IN THE CITY OF SHEBOYGAN**

I, the undersigned, am an adult resident of the state and not a party to the action. I hereby certify that on **02/24/25 at 9:40am**. I duly served/~~or attempted to serve~~ (See non-service section)

**NAME: City of Sheboygan Redevelopment Authority**

DEFENDANT                       JOINT PETITIONER                       TENANT                      OTHER ATTEMPT DATES  
 GARNISHEE                       RESPONDENT                       WITNESS

**By serving: Roberta Filicky-Peneski, Chairperson at 28-North Point Drive Sheboygan, WI. 53081**

**Manner of Service:**

Personal Service  
 Corporate Service: by leaving, during office hours, copies at the office of the person/entity being served, leaving same with the person apparently in charge thereof.  
 Substitute Service: by leaving true & correct copies of the above documents with a competent member of the family/abode over the age of 14, and informed that person of the contents thereof. (See other attempt dates)  
 By posting copies in a conspicuous manner to the address of the person/entity being served. (Use only for evictions)   
Copies of the documents were mailed by prepaid, first class mail on: \_\_\_\_\_ Date  
From

**Non-Service:** after due search, careful inquiry and diligent attempts at the address(s) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):  
 Unknown at address  Moved, no forwarding  Refuses to cooperate in acceptance  Address does not exist  Evading  Service canceled by litigant  Not home three attempts  Unable to serve in a timely fashion  Search was conducted, whereabouts unknown

**Type of Documents:**

- **Letter to Property Owner from Sheboygan City Clerk Meredith DeBruin**
- **Exhibit Map of Vacation of Existing Right of Way N. Commerce Street Sheboygan**

NUMBER OF ATTEMPTS: **1**                      NUMBER OF ADDRESSES ATTEMPTED (if more than one)  
SERVICE FEE \$ 55.00                      WITNESS FEE  
GARNISHEE FEES \_\_\_\_\_                      SEARCH FEE  
MAILING FEE \$ \_\_\_\_\_                      MILEAGE \$ \_\_\_\_\_

Server's Name: Bob Wallace

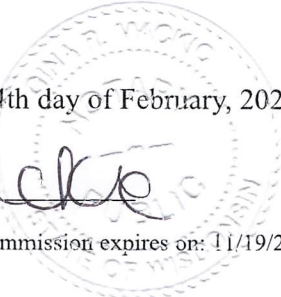
Server's Signature: Bob V. Wallace

Sheboygan Private Police  
Sheboygan, WI. 53081

Subscribed and sworn before me this 24th day of February, 2025

Dana R Macke

NOTARY PUBLIC, State of Wisconsin. My Commission expires on: 11/19/2027







February 24, 2025

Dear Property Owner:

Whereas, a Resolution has been introduced for the vacation and discontinuance of portions of North Commerce Street in the City of Sheboygan more particularly described as (map attached):

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.

Notice is hereby given that said Resolution will be heard and acted upon at the regular meeting of said Council to be held in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 2<sup>nd</sup> day of April, 2025 at 6:00 p.m.

If you have questions, please direct your inquiries to the City Engineering department, (920) 459-3367.

Sincerely,

MEREDITH DEBRUIN, City Clerk

CITY CLERK'S OFFICE

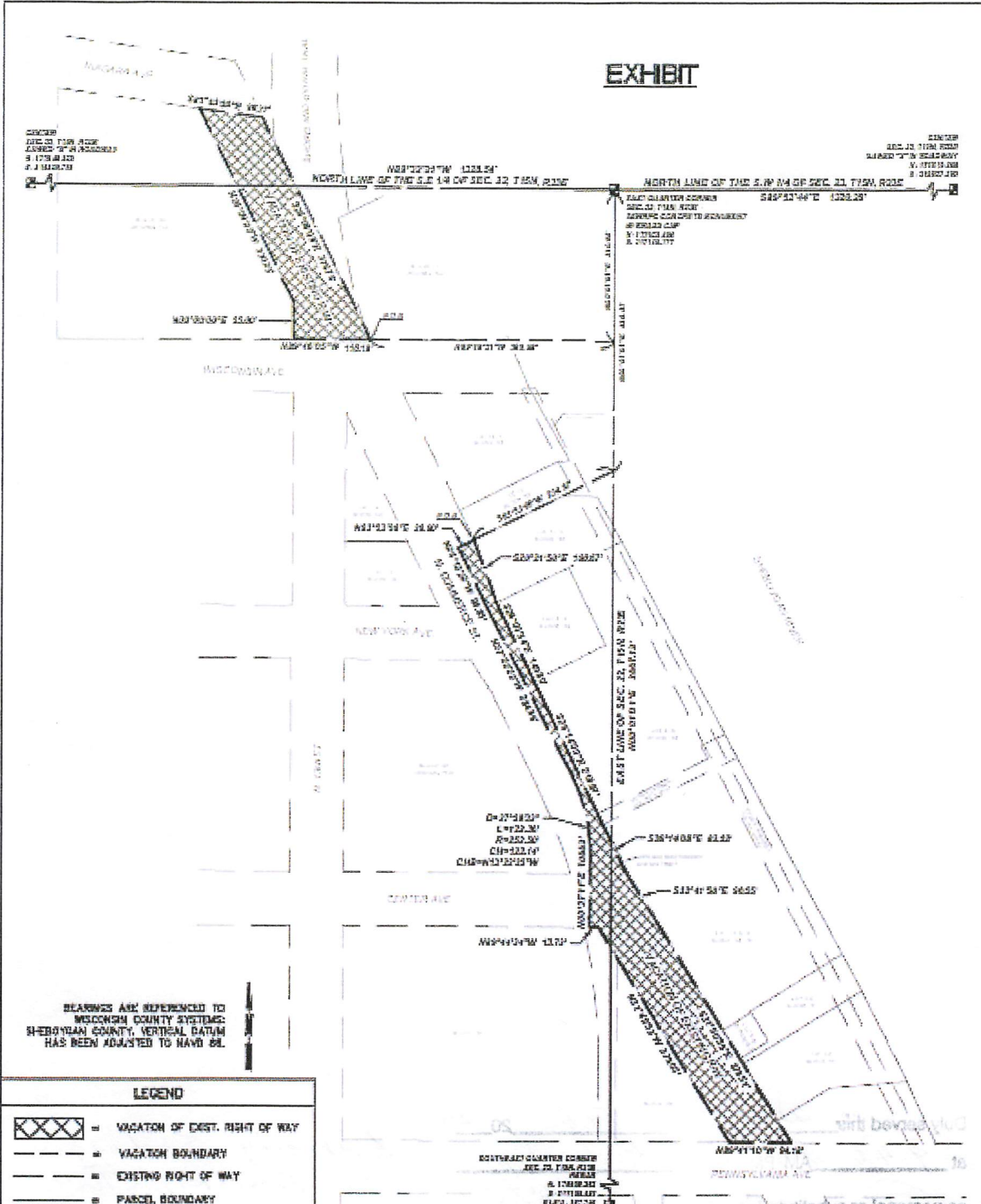
CITY HALL  
828 CENTER AVE., SUITE 100  
SHEBOYGAN, WI  
53081-4442

920/459-3361  
FAX 920/459-2917

[www.sheboyganwi.gov](http://www.sheboyganwi.gov)



# EXHIBIT



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

**VACATION OF EXISTING RIGHT OF WAY**  
 N. COMMERCE ST., SHEBOYGAN WI 53081

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

DRAWN: BS

This is a preliminary drawing and should not be used for construction purposes without the approval of the engineer. Sheboygan Police



Duly served this 24th of Feb. 2025  
at 9:40 AM PM LN Redevelopment Authority - Sheboygan  
as personal or substituted service Roberta Filicky - Poneski, Chair  
at 28 North Point Dr. Sheboygan  
(Street address or location) (City, Town, Village)  
Sheboygan County, Wisconsin  
by Bob Waller Title Process Server  
**Sheboygan Private Police**

# Affidavit of Process Server

Check here if: \_\_\_ DILHR or \_\_\_ USDC \_\_\_ Dist of \_\_\_

State of Wisconsin  
Court Appearance Date:

County of Sheboygan  
Case Number

**In the Matter of:**

**CITY OF SHEBOYGAN RESOLUTION FOR THE VACATION AND DISCONTINUANCE OF PORTIONS NORTH COMMERCE STREET IN THE CITY OF SHEBOYGAN**

I, the undersigned, am an adult resident of the state and not a party to the action. I hereby certify that on **02/24/25 at 9:30am**. I duly ~~served~~/or ~~attempted to serve~~ (See non-service section)

**NAME: Sheboygan County Planning Department**

DEFENDANT                       JOINT PETITIONER                       TENANT                      OTHER ATTEMPT DATES  
 GARNISHEE                       RESPONDENT                       WITNESS

**By serving: Jon Dolson, Sheboygan County Clerk at 508-N.5th Street Sheboygan, WI. 53081**

**Manner of Service:**

Personal Service  
 Corporate Service: by leaving, during office hours, copies at the office of the person/entity being served, leaving same with the person apparently in charge thereof.  
 Substitute Service: by leaving true & correct copies of the above documents with a competent member of the family/abode over the age of 14, and informed that person of the contents thereof. (See other attempt dates)  
 By posting copies in a conspicuous manner to the address of the person/entity being served. (Use only for evictions)   
Copies of the documents were mailed by prepaid, first class mail on: \_\_\_\_\_ Date  
From

**Non-Service:** after due search, careful inquiry and diligent attempts at the address(s) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):

Unknown at address  Moved, no forwarding  Refuses to cooperate in acceptance  Address does not exist  Evading  Service canceled by litigant  Not home three attempts  Unable to serve in a timely fashion  Search was conducted, whereabouts unknown

**Type of Documents:**

- Letter to Property Owner from Sheboygan City Clerk Meredith DeBruin
- Exhibit Map of Vacation of Existing Right of Way N. Commerce Street Sheboygan

NUMBER OF ATTEMPTS: **1**                      NUMBER OF ADDRESSES ATTEMPTED (if more than one)  
SERVICE FEE \$ **55.00**                      WITNESS FEE  
GARNISHEE FEES \_\_\_\_\_                      SEARCH FEE  
MAILING FEE \$ \_\_\_\_\_                      MILEAGE \$ \_\_\_\_\_

Server's Name: Bob Wallace

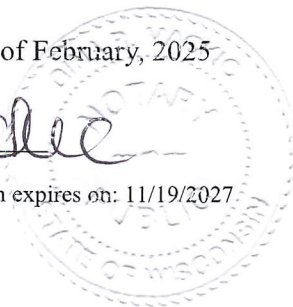
Server's Signature: Bob V. Wallace

Sheboygan Private Police  
Sheboygan, WI. 53081

Subscribed and sworn before me this 24th day of February, 2025

Dina R. Mackie

NOTARY PUBLIC, State of Wisconsin. My Commission expires on: 11/19/2027









February 24, 2025

Dear Property Owner:

Whereas, a Resolution has been introduced for the vacation and discontinuance of portions of North Commerce Street in the City of Sheboygan more particularly described as (map attached):

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.

Notice is hereby given that said Resolution will be heard and acted upon at the regular meeting of said Council to be held in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 2<sup>nd</sup> day of April, 2025 at 6:00 p.m.

If you have questions, please direct your inquiries to the City Engineering department, (920) 459-3367.

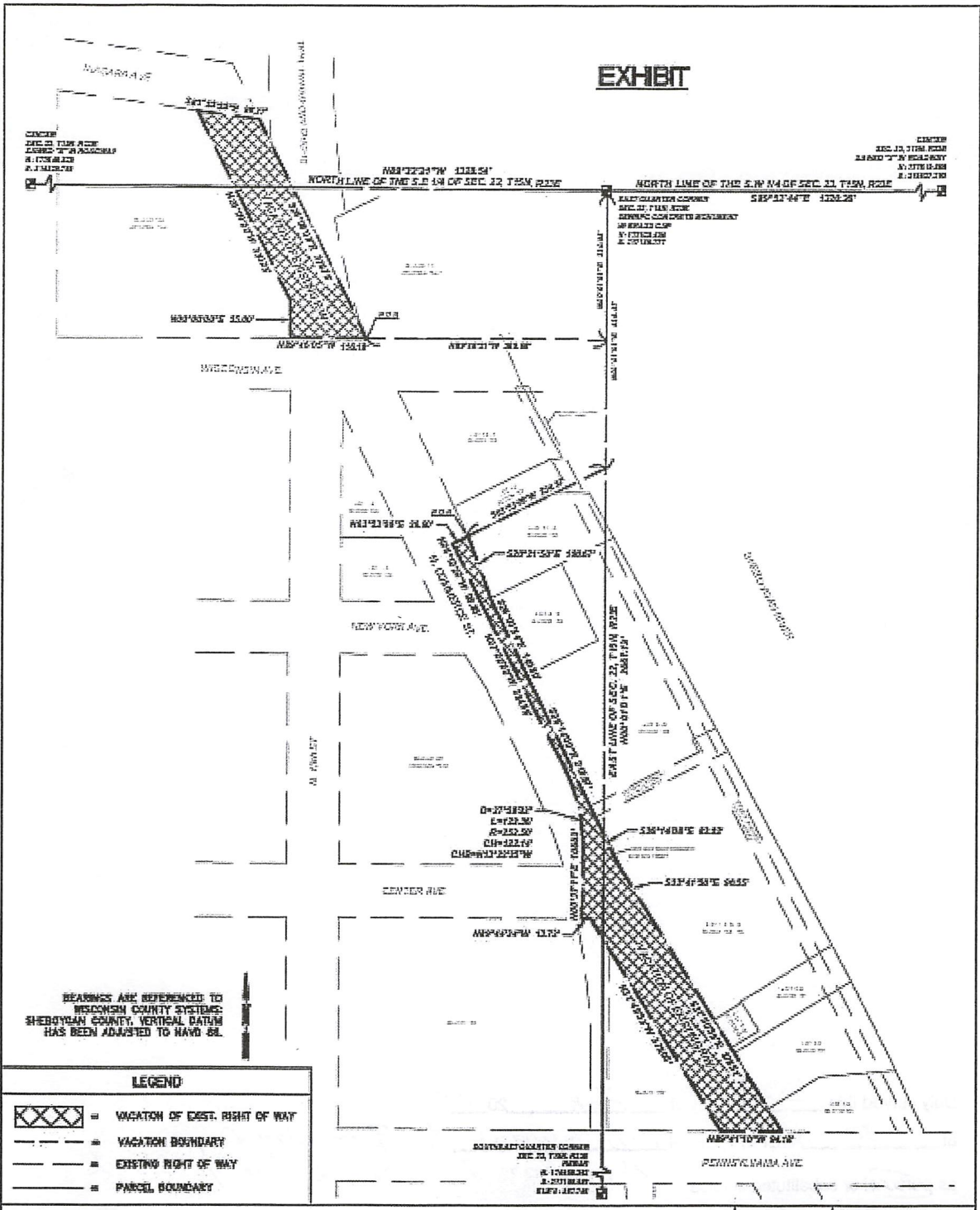
Sincerely,

MEREDITH DEBRUIN, City Clerk

CITY CLERK'S OFFICE  
CITY HALL  
828 CENTER AVE., SUITE 100  
SHEBOYGAN, WI  
53081-4442  
920/459-3361  
FAX 920/459-2917  
www.sheboyganwi.gov



# EXHIBIT



BEARINGS ARE REFERENCED TO WISCONSIN COUNTY SYSTEMS: SHEBOYGAN COUNTY. VERTICAL DATUM HAS BEEN ADJUSTED TO NAVD 83.

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

Duly served this 24 day of Feb. 2025  
at 9:30 AM PM UPON Sheboygan Co. Planning Dept.  
as personal or substituted service By: Jan Dolson, County Clerk  
at 508 - New York Ave. Sheboygan  
(Street address or location) (City, Town, Village)  
Sheboygan County, Wisconsin  
by Bub Wall Title Process Server  
Sheboygan Private Police

# Affidavit of Process Server

Check here if: \_\_\_ DILHR or \_\_\_ USDC \_\_\_ Dist of \_\_\_

State of Wisconsin  
Court Appearance Date:

County of Sheboygan  
Case Number

**In the Matter of:**

**CITY OF SHEBOYGAN RESOLUTION FOR THE VACATION AND DISCONTINUANCE OF PORTIONS NORTH COMMERCE STREET IN THE CITY OF SHEBOYGAN**

I, the undersigned, am an adult resident of the state and not a party to the action. I hereby certify that on **02/24/25 at 9:50am**. I duly served/or ~~attempted to serve~~ (See non-service section)

**NAME: JAAK Realestate, LLC**

DEFENDANT                       JOINT PETITIONER                       TENANT                      OTHER ATTEMPT DATES  
 GARNISHEE                       RESPONDENT                       WITNESS

**By serving: Dan Radue, Agent at 827-N.14th. Street, Sheboygan, WI. 53081**

**Manner of Service:**

Personal Service  
 Corporate Service: by leaving, during office hours, copies at the office of the person/entity being served, leaving same with the person apparently in charge thereof.  
 Substitute Service: by leaving true & correct copies of the above documents with a competent member of the family/abode over the age of 14, and informed that person of the contents thereof. (See other attempt dates)  
 By posting copies in a conspicuous manner to the address of the person/entity being served. (Use only for evictions)   
Copies of the documents were mailed by prepaid, first class mail on: \_\_\_\_\_ Date  
From

**Non-Service:** after due search, careful inquiry and diligent attempts at the address(s) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):

Unknown at address  Moved, no forwarding  Refuses to cooperate in acceptance  Address does not exist  Evading  Service canceled by litigant  Not home three attempts  Unable to serve in a timely fashion  Search was conducted, whereabouts unknown

**Type of Documents:**

- **Letter to Property Owner from Sheboygan City Clerk Meredith DeBruin**
- **Exhibit Map of Vacation of Existing Right of Way N. Commerce Street Sheboygan**

NUMBER OF ATTEMPTS: **1**

NUMBER OF ADDRESSES ATTEMPTED (if more than one)

SERVICE FEE \$ 55.00

WITNESS FEE

GARNISHEE FEES \_\_\_\_\_

SEARCH FEE

MAILING FEE \$ \_\_\_\_\_

MILEAGE \$ \_\_\_\_\_

Server's Name: Bob Wallace

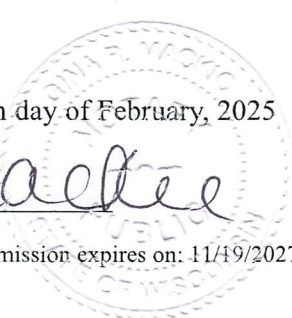
Server's Signature: Bob V. Wallace

Sheboygan Private Police  
Sheboygan, WI. 53081

Subscribed and sworn before me this 24th day of February, 2025

Dina L. Malette

NOTARY PUBLIC, State of Wisconsin. My Commission expires on: 11/19/2027









February 24, 2025

Dear Property Owner:

Whereas, a Resolution has been introduced for the vacation and discontinuance of portions of North Commerce Street in the City of Sheboygan more particularly described as (map attached):

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.

Notice is hereby given that said Resolution will be heard and acted upon at the regular meeting of said Council to be held in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 2<sup>nd</sup> day of April, 2025 at 6:00 p.m.

If you have questions, please direct your inquiries to the City Engineering department, (920) 459-3367.

Sincerely,

MEREDITH DEBRUIN, City Clerk

CITY CLERK'S OFFICE  
CITY HALL  
828 CENTER AVE., SUITE 100  
SHEBOYGAN, WI  
53081-4442  
920/459-3361  
FAX 920/459-2917  
www.sheboyganwi.gov

12/02/24

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

# VACATION OF EXISTING RIGHT OF WAY



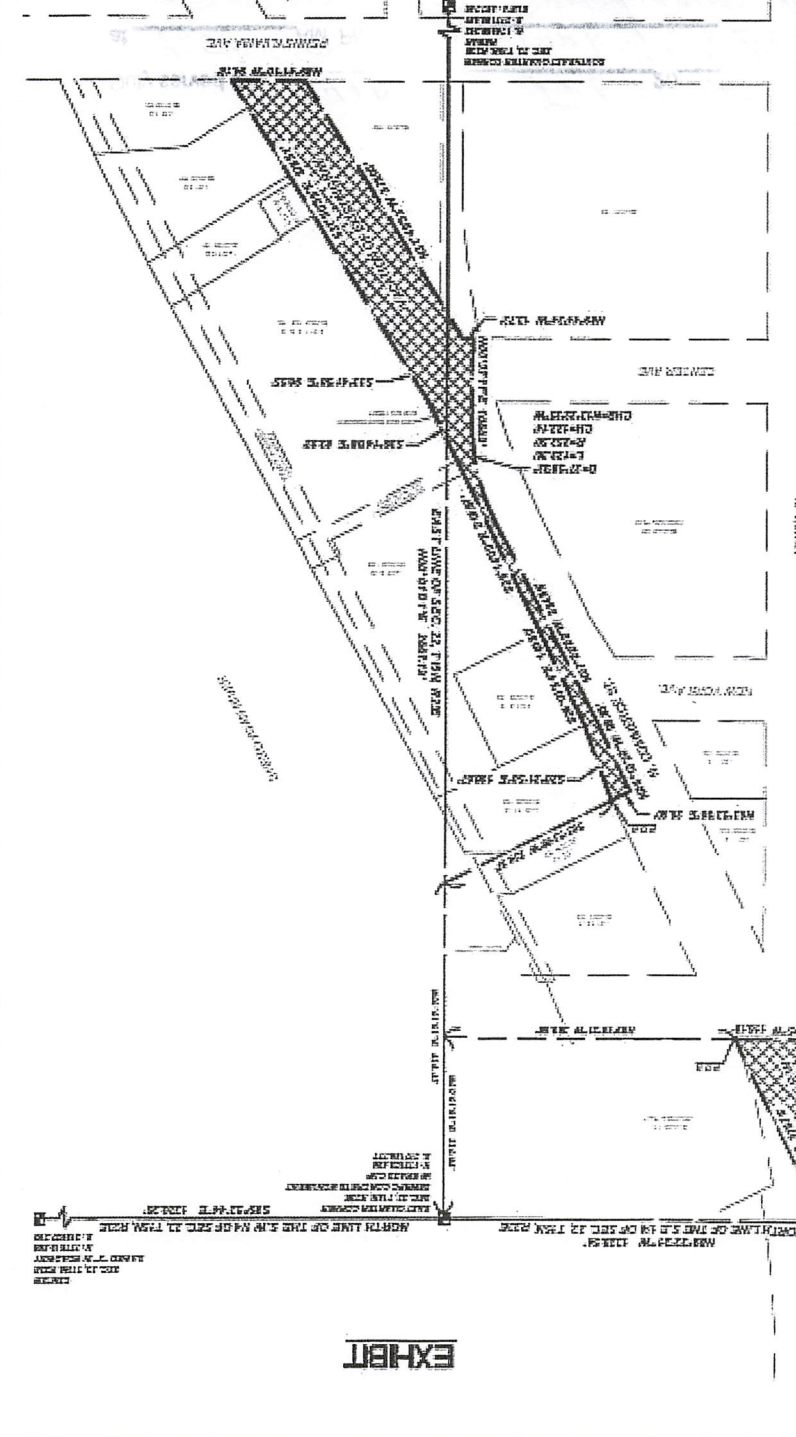
288 N. BERKSON ST. JORDAN, WISCONSIN 53033

N. COMMERCE ST., SHEBOYGAN, WI 53081

**LEGEND**

- Parcel Boundary
- Existing Right of Way
- Vacation Boundary
- Vacation of Exst. Right of Way

MEASUREMENTS ARE REFERENCED TO WISCONSIN COUNTY CENTER SYSTEMS. BOUNDARY CORRECTIONS HAVE BEEN ADJUSTED TO HANG SET.



**EXHIBIT**

Duty served this 24th Feb. 20 25  
at 9:50 AM PM IN JAAK REIL Estate, LLC  
as personal or substituted service By: DAN RADUE, Agent  
at 827 N 14 St Sheboygan  
(Street address or location) (City, Town, Village)  
Sheboygan County, Wisconsin  
by Bob Waller Title Process Server  
**Sheboygan Private Police**



# Affidavit of Process Server

Check here if: \_\_\_ DILHR or \_\_\_ USDC \_\_\_ Dist of \_\_\_

State of Wisconsin  
Court Appearance Date:

County of Sheboygan  
Case Number

**In the Matter of:**

**CITY OF SHEBOYGAN RESOLUTION FOR THE VACATION AND DISCONTINUANCE OF PORTIONS NORTH COMMERCE STREET IN THE CITY OF SHEBOYGAN**

I, the undersigned, am an adult resident of the state and not a party to the action. I hereby certify that on **02/24/25 at 9:50am**. I duly served/or ~~attempted to serve~~ (See non-service section)

**NAME: RABIT PROPERTIES, LLC**

DEFENDANT                       JOINT PETITIONER                       TENANT                      OTHER ATTEMPT DATES  
 GARNISHEE                       RESPONDENT                       WITNESS

**By serving: Dan Radue, Agent at 827-N.14th. Street, Sheboygan, WI. 53081**

**Manner of Service:**

Personal Service  
 Corporate Service: by leaving, during office hours, copies at the office of the person/entity being served, leaving same with the person apparently in charge thereof.  
 Substitute Service: by leaving true & correct copies of the above documents with a competent member of the family/abode over the age of 14, and informed that person of the contents thereof. (See other attempt dates)  
 By posting copies in a conspicuous manner to the address of the person/entity being served. (Use only for evictions)   
Copies of the documents were mailed by prepaid, first class mail on: \_\_\_\_\_ Date  
From

**Non-Service:** after due search, careful inquiry and diligent attempts at the address(s) listed above, I have been unable to effect process upon the person/entity being served because of the following reason(s):

Unknown at address  Moved, no forwarding  Refuses to cooperate in acceptance  Address does not exist  Evading  Service canceled by litigant  Not home three attempts  Unable to serve in a timely fashion  Search was conducted, whereabouts unknown

**Type of Documents:**

- **Letter to Property Owner from Sheboygan City Clerk Meredith DeBruin**
- **Exhibit Map of Vacation of Existing Right of Way N. Commerce Street Sheboygan**

NUMBER OF ATTEMPTS: **1**

NUMBER OF ADDRESSES ATTEMPTED (if more than one)

SERVICE FEE \$ 55.00

WITNESS FEE

GARNISHEE FEES \_\_\_\_\_

SEARCH FEE

MAILING FEE \$ \_\_\_\_\_

MILEAGE \$ \_\_\_\_\_

Server's Name: Bob Wallace

Server's Signature: Bob V. Wallace

Sheboygan Private Police  
Sheboygan, WI. 53081

Subscribed and sworn before me this 24th day of February, 2025

Dana L Macer

NOTARY PUBLIC, State of Wisconsin. My Commission expires on: 11/19/2027







February 24, 2025

Dear Property Owner:

Whereas, a Resolution has been introduced for the vacation and discontinuance of portions of North Commerce Street in the City of Sheboygan more particularly described as (map attached):

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.

Notice is hereby given that said Resolution will be heard and acted upon at the regular meeting of said Council to be held in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 2<sup>nd</sup> day of April, 2025 at 6:00 p.m.

If you have questions, please direct your inquiries to the City Engineering department, (920) 459-3367.

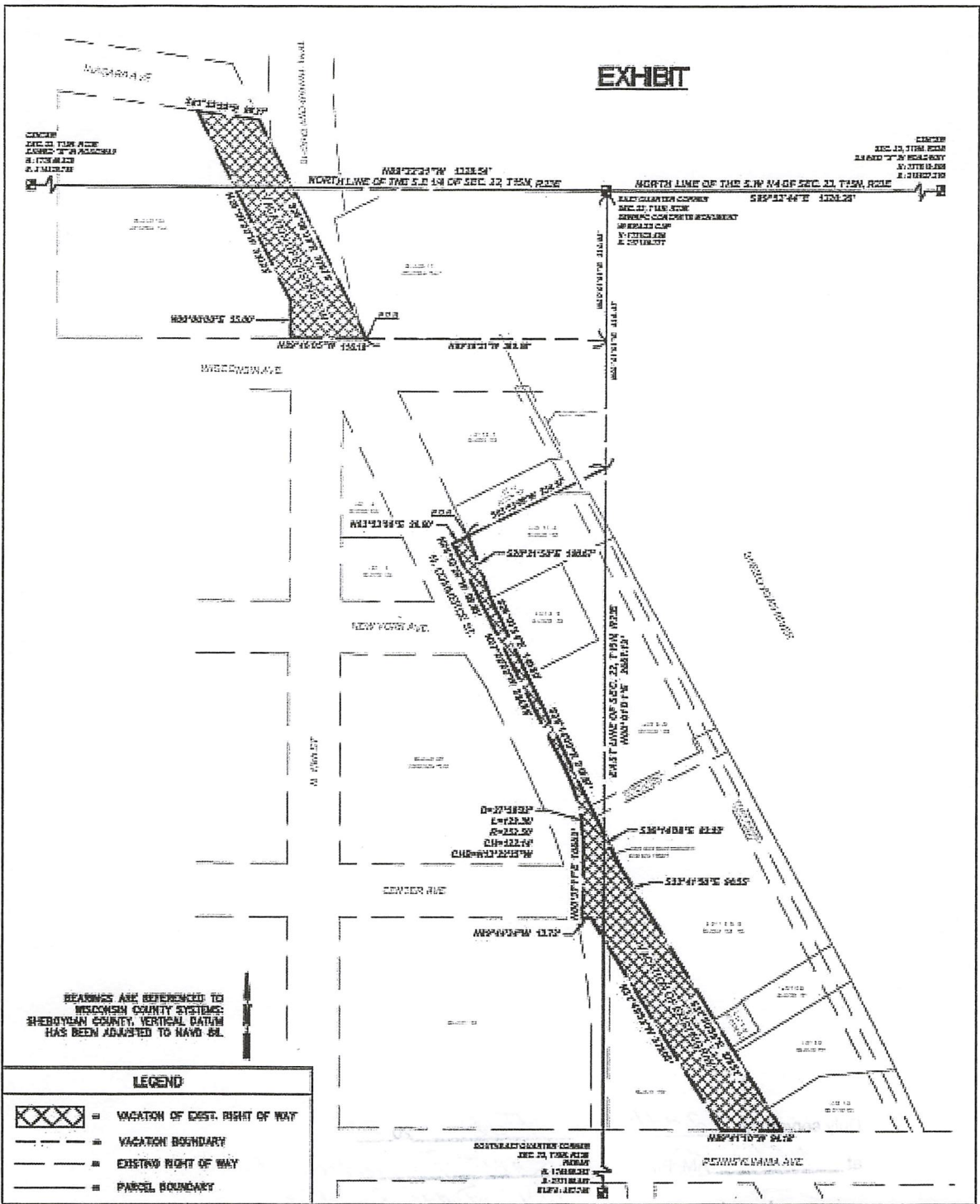
Sincerely,

MEREDITH DEBRUIN, City Clerk

CITY CLERK'S OFFICE  
CITY HALL  
828 CENTER AVE., SUITE 100  
SHEBOYGAN, WI  
53081-4442  
920/459-3361  
FAX 920/459-2917  
www.sheboyganwi.gov



**EXHIBIT**



BEARINGS ARE REFERENCED TO WISCONSIN COUNTY SYSTEMS: SHEBOYGAN COUNTY. VERTICAL DATUM HAS BEEN ADJUSTED TO NAVD 83.

LEGEND	
	VACATION OF EXIST. RIGHT OF WAY
	VACATION BOUNDARY
	EXISTING RIGHT OF WAY
	PARCEL BOUNDARY

**kapur**  
 788 N. SEVERSON ST., #300  
 MILWAUKEE, WI 53222  
 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

Sheboygan Police

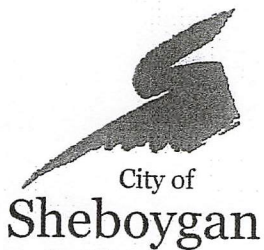
Duly served this 24th day of Feb. 20 25  
at 9:50 AM UPON Rabit Properties, LLC  
as personal or substituted service By: Dan Radue  
at 827 N 14th St. Sheboygan  
(Street address or location) (City, Town, Village)  
Sheboygan County, Wisconsin  
by Bub Wallace Title Process Server  
**Sheboygan Private Police**



**OFFICE OF THE CITY CLERK**  
828 CENTER AVENUE  
SHEBOYGAN, WI 53081-4442

Wisconsin Department of Transportation  
Division on Highways  
4802 Sheboygan Avenue  
Madison, WI 53702





spirit on the lake.

City of  
Sheboygan  
spirit on the lake.

Secretary of the Department of Transportation:

Whereas, a Resolution has been introduced for the vacation and discontinuance of portions of North Commerce Street in the City of Sheboygan more particularly described as (map attached):

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.

Notice is hereby given that said Resolution will be heard and acted upon at the regular meeting of said Council to be held in the Council Chambers of City Hall, 828 Center Avenue, Sheboygan, Wisconsin, on the 2<sup>nd</sup> day of April, 2025 at 6:00 p.m.

If you have questions, please direct your inquiries to the City Engineering department, (920) 459-3367.

Sincerely,

MEREDITH DEBRUIN, City Clerk

Enclosure

CITY CLERK'S OFFICE

CITY HALL  
828 CENTER AVE., SUITE 100  
SHEBOYGAN, WI  
53081-4442

920/459-3361  
FAX 920/459-2917

www.sheboyganwi.gov

---

**RE: EMAIL RECEIPT - FW: Vacation and Discontinuance in the City of Sheboygan**

---

**From** Sandley, Kara - DOT <Kara.Sandley@dot.wi.gov>  
**Date** Mon 3/24/2025 6:54 AM  
**To** DeBruin, Meredith <Meredith.DeBruin@sheboyganwi.gov>  
**Cc** DOT EXEC Secretary's Ofc <DOTEXECSecretarysOFC@dot.wi.gov>

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Meredith,

The NE region reviewed the resolution and have no concerns.  
Please let me know if you have any questions.



**Kara Sandley**  
*WISLR Local Road Editor*  
Division of Transportation Investment Management  
**Wisconsin Department of Transportation**  
(608) 266-5295 office

---

**From:** Sandley, Kara - DOT  
**Sent:** Monday, March 17, 2025 7:25 AM  
**To:** Meredith.DeBruin@sheboyganwi.gov  
**Cc:** DOT EXEC Secretary's Ofc <DOTEXECSecretarysOFC@dot.wi.gov>  
**Subject:** RE: EMAIL RECEIPT - FW: Vacation and Discontinuance in the City of Sheboygan

Hello Meredith,  
I have forwarded the resolution to the NE Regional office for review. I will let you know if there are any objections to the vacation after their review process.

Thank you,



**Kara Sandley**  
*WISLR Local Road Editor*  
Division of Transportation Investment Management  
**Wisconsin Department of Transportation**  
(608) 266-5295 office

---

**From:** DOT EXEC Secretary's Ofc <[DOTEXECSecretarysOFC@dot.wi.gov](mailto:DOTEXECSecretarysOFC@dot.wi.gov)>  
**Sent:** Wednesday, March 12, 2025 8:36 AM  
**To:** Sandley, Kara - DOT <[Kara.Sandley@dot.wi.gov](mailto:Kara.Sandley@dot.wi.gov)>  
**Subject:** EMAIL RECEIPT - FW: Vacation and Discontinuance in the City of Sheboygan



**CITY OF SHEBOYGAN  
RESOLUTION 169-24-25**

**BY ALDERPERSONS DEKKER AND RAMEY.**

**FEBRUARY 17, 2025.**

A RESOLUTION vacating and discontinuing portions of North Commerce Street in the City of Sheboygan.

WHEREAS, pursuant to Wis. Stat. § 66.1003(4), the Common Council of the City of Sheboygan (the “Common Council”) declares that the public interest requires the vacation and discontinuance of the portions of North Commerce Street in the City of Sheboygan described and shown in the attached Exhibit A (the “Discontinued Property”); and

WHEREAS, the vacation and discontinuance of the Discontinued Property will not result in a landlocked parcel of property; and

WHEREAS, this Resolution was first introduced before the Common Council on February 17, 2025 (the “Resolution Introduction Date”); and

WHEREAS, the hearing on the passage of this Resolution is not less than forty (40) days after the Resolution Introduction Date; and

WHEREAS, a Lis Pendens was filed with the Register of Deeds for Sheboygan County on February 14, 2025, giving notice of the pendency of the application to vacate the Discontinued Property; and

WHEREAS, a Notice of Hearing was duly published in *The Sheboygan Press* on March 7, 2025, March 14, 2025, and March 21, 2025, a copy of said Notice was served more than thirty (30) days prior to the hearing on the passage of this Resolution in the manner prescribed by law on the owners of all of the frontage of the lots and lands abutting upon the Discontinued Property or a waiver of notice thereof was received; and

WHEREAS, a public hearing was held before the Common Council on April 2, 2025 at 6:00 p.m. in the Sheboygan City Hall Council Chambers, 828 Center Avenue, Sheboygan, Wisconsin; and



WHEREAS, [no written objection to said discontinuance and vacation as set forth in Wis. Stat. § 66.1003(4)(c) has been filed with the City Clerk/a written objection to said discontinuance and vacation was filed with the City Clerk as set forth in Wis. Stat. § 66.1003(4)(c), but at least two-thirds (2/3) of the members of the Common Council have voted in favor of said discontinuance and vacation].

NOW, THEREFORE, BE IT RESOLVED: That, in accordance with the authority vested in the City of Sheboygan by Wis. Stat. § 66.1003, and because the public interest requires it, the Common Council hereby vacates and discontinues the Discontinued Property.

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

**EXHIBIT A**  
**LEGAL DESCRIPTION OF VACATION AND DISCONTINUANCE**

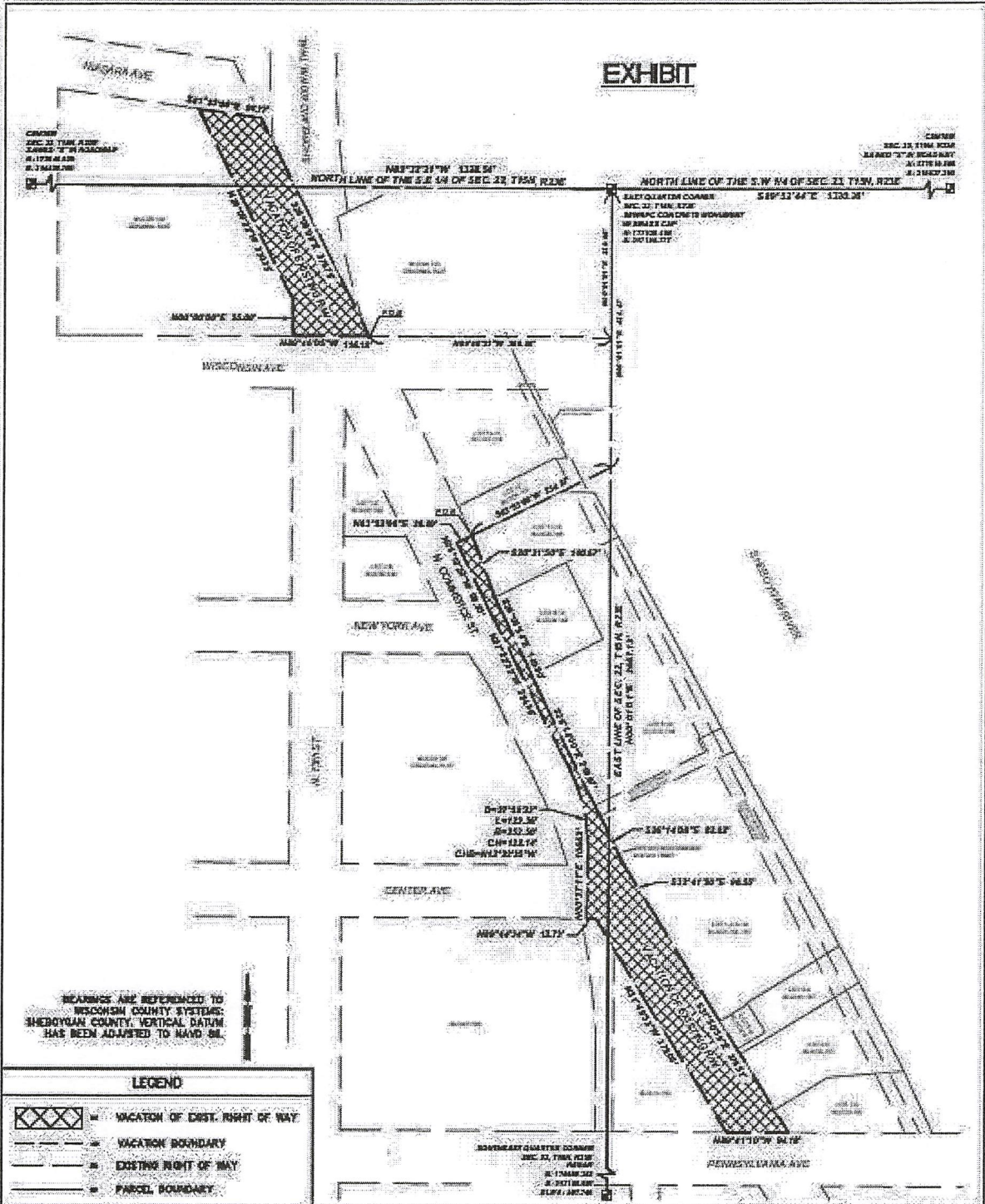
PART OF THE RIGHT OF WAY FOR NORTH COMMERCE STREET ADJACENT TO BLOCKS 148, 157, AND 158, ORIGINAL PLAT FOR THE CITY OF SHEBOYGAN, LOCATED IN THE SE1/4 OF THE NE1/4 AND THE NE1/4 OF THE SE1/4 OF SECTION 22, ALSO THE SW1/4 OF THE SW1/4 OF SECTION 23 IN TOWN 15 NORTH, RANGE 23 EAST, IN THE CITY OF SHEBOYGAN,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

# EXHIBIT



BEARINGS ARE REFERENCED TO WISCONSIN COUNTY SYSTEMS; SHEBOYGAN COUNTY VERTICAL DATUM HAS BEEN ADJUSTED TO NAVD 83.

### LEGEND

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

**kapur**

## VACATION OF EXISTING RIGHT OF WAY

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

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