



TONY EVERS  
GOVERNOR  
KATHY BLUMENFELD  
SECRETARY  
Plat Review  
PO Box 1645, Madison WI 53701  
E-mail: [plat.review@wi.gov](mailto:plat.review@wi.gov)  
<https://doa.wi.gov/platreview>

September 13, 2024

Benjamin Reenders  
CEDAR CREEK SURVEYING  
[bjreenders@cedarcreeksurveying.com](mailto:bjreenders@cedarcreeksurveying.com)

FILE NO. 121923  
29TH STREET SUBDIVISION  
City of Sheboygan, Sheboygan County

Dear Benjamin Reenders:

You have submitted 29TH STREET SUBDIVISION for review. The Department of Administration does not object to the final plat bearing the 08/29/2024 revision date. We certify that it complies with: s. 236.15, s. 236.16, s. 236.20, and s. 236.21, Wis. Stats.

**DEPARTMENT OF ADMINISTRATION COMMENTS:**

The Department of Administration has no conditions for this plat.

s. 236.15 (1) (g) The department does herewith waive the requirements of s. 236.15 (1) (ag) and does accept the chiseled 'X' set in concrete in lieu of a standard monument as adequate to mark the south end of the west subdivision boundary as shown on the plat.

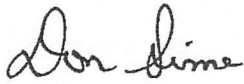
The plat shall be presented to the City of Sheboygan for final approval and signing. The City of Sheboygan, during its review of the plat, will have resolved when applicable that the plat:

- complies with local ordinances;
- conforms with areawide water quality management plans, if sewered;
- complies with Wisconsin shoreland management regulations;
- resolves possible problems with storm water runoff;
- fits the design to the topography;
- displays well designed lot and street layout;
- is served by public sewer or private sewage systems;
- includes service or is serviceable by necessary utilities.

Any changes to the plat involving details checked by this Department will require submission of the plat to the Department for recertification before the plat is eligible for recording. Such changes can be found by comparing the recordable document with the copy of the certified plat furnished with this letter.

If there are any questions concerning this review, please contact our office as listed above.

Regards,

A handwritten signature in cursive script that reads "Don Sime".

Don Sime, PLS  
Plat Review

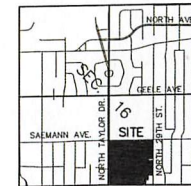
Enc: Recordable Document

cc: Owner  
Clerk, City of Sheboygan  
Register of Deeds  
BLRPC

PLAT RECEIVED FROM SURVEYOR ON 05/16/2024; REVIEWED ON 06/10/2024  
REVISED PLAT RECEIVED FROM SURVEYOR ON 08/29/2024

# 29TH STREET SUBDIVISION

Part of the SW 1/4 of the SE 1/4, Section 16, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin.



LOCATION MAP  
SCALE: 1" = 2000'

### UTILITY EASEMENT NOTE:

- No poles or cables shall be placed such that the installation would disturb any survey monument or construct value along any lot or street line. The unauthorized disturbance of a survey monument by a violation of s.236.32 of Wisconsin Statutes. Utility easements set forth herein are for the use of public bodies and private public utilities having the right to serve this subdivision.

### NOTES:

- ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST HUNDREDTH OF A FOOT.
- ALL DISTANCES SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- NOTHING IS BEING DEDICATED TO THE PUBLIC FOR ROAD RIGHT OF WAY PURPOSES.

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified **September 13, 2024**

*Don Sims*  
Department of Administration

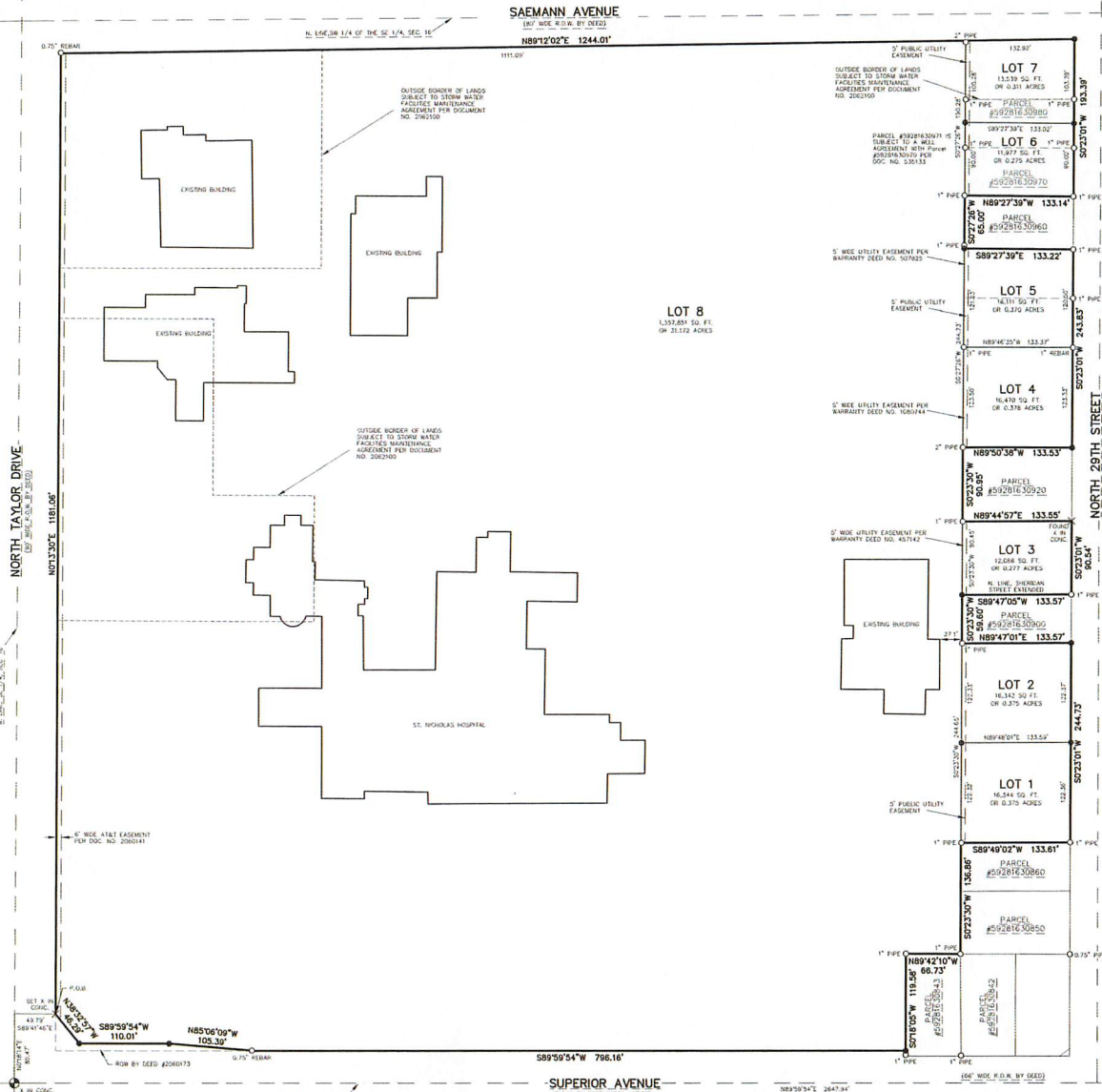


BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, T15N, R23E, BE BEING NEAREST TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM



### LEGEND

- = Found Property Corner
- = Set 1-1/4"x18" Rebar min. 3.05 lbs. per foot
- = Set 3/4"x18" Rebar min. 1.13 lbs. per foot at all other lot corners
- ⊕ = Found Section Corner Monument
- (R.A.#) = Recorded As Dimension



OWNER: ST. NICHOLAS HOSPITAL, 3025 W. ST. FRANCIS, 3025 SUPERIOR AVE., SHEBOYGAN, WI 53081  
 SUBDIVIDER: JOSEY PROSPERA, EASTERN FINES, LLC, 225 E. UNION AVE., OOSTBURG, WI 53070  
 SUPERVISOR: BENJAMIN J. REINDERS, CEDAR CREEK SURVEYING, LLC, 941 CENTER AVE., SUITE 1, OOSTBURG, WI 53070

1/4 IN CONC. SET. 1/4 IN CONC. SET. 1/4 IN CONC. SET. 1/4 IN CONC. SET.

# 29TH STREET SUBDIVISION

Part of the SW 1/4 of the SE 1/4, Section 16, T15N, R23E, City of Sheboygan,  
Sheboygan County, Wisconsin.

## SURVEYOR'S CERTIFICATE

I, Benjamin J. Reinders, Professional Land Surveyor, hereby certify:

That I have surveyed, divided, and mapped 29th Street Subdivision, being a part of the Southwest 1/4 of the Southeast 1/4 of Section 16, Town 15 North, Range 23 East, City of Sheboygan, Sheboygan County, Wisconsin, described as follows:

Commencing at the South 1/4 corner of said Section 16; thence N0°18'14"E 85.47 feet along the West line of said Southeast 1/4; thence S89°47'40"W 49.79 feet to the East right-of-way line of North Taylor Drive and the POINT OF BEGINNING of this description; thence N0°13'30"E 1181.06 feet along said East right-of-way line; thence N89°12'02"E 124.01 feet along the South right-of-way line of Sausman Avenue; thence S0°23'01"W 163.39 feet along the West right-of-way line of North 29th Street; thence N89°27'39"W 133.14 feet; thence S0°27'26"W 63.00 feet; thence S89°27'29"E 133.22 feet; thence S0°23'01"W 243.63 feet along said West right-of-way line; thence N89°50'28"W 133.53 feet; thence S0°23'30"W 69.85 feet; thence N89°44'37"E 133.55 feet; thence S0°23'31"W 80.34 feet along said West right-of-way line; thence S89°47'08"W 133.57 feet; thence S0°23'30"W 59.80 feet; thence N89°47'01"E 133.57 feet; thence S0°23'01"W 244.73 feet along said West right-of-way line; thence S89°49'02"W 133.61 feet; thence S0°23'30"W 136.86 feet; thence N89°42'10"W 66.73 feet; thence S0°18'05"W 119.58 feet; thence S89°59'34"W 796.16 feet along the North right-of-way line of Superior Avenue; thence N89°08'07"W 105.29 feet along said North right-of-way line; thence S89°59'34"W 110.17 feet along said North right-of-way line; thence N38°32'37"W 46.29 feet along said North right-of-way line to the point of beginning.

I further certify that I have made such survey, land-division, and plat by the direction of Eastern Pines, LLC developer of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the subdivision thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision ordinance of the City of Sheboygan, Wisconsin, in surveying, dividing, and mapping the same.

Dated this 16th day of May, 2024.

*Benjamin J. Reinders*  
Benjamin J. Reinders



## OWNER'S CERTIFICATE OF DEDICATION

St. Nicholas Hospital Sisters of St. Francis, a company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

St. Nicholas Hospital Sisters of St. Francis, does further certify that this plat is required by s 236.10 or s 236.12 to be submitted to the following for approval or objection:

City of Sheboygan  
Wisconsin Department of Administration

St. Nicholas Hospital Sisters of St. Francis

Managing Member \_\_\_\_\_

Manager Member \_\_\_\_\_

STATE OF WISCONSIN) SS  
\_\_\_\_\_ COUNTY)

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2024, the above property owners, to me known to be the person who executed the foregoing instrument and acknowledge the same.

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

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

## UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service to hereby granted by St. Nicholas Hospital Sisters of St. Francis, Grantor, to

Sheboygan Utilities, Grantee,  
Alliant Energy, Grantee,  
Wisconsin Public Service Corporation, Grantee,  
AT&T, Grantee, and  
Charter Communications, LLC et al et al Spectrum Communications, Grantee.

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same in now or may hereafter be used, at, in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" areas and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connectors upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and weeds as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the minimal installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or weeds which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over grantees' facilities or in, upon or over the property within the areas marked "Utility Easement" areas without the prior written consent of Grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties herein.

## CERTIFICATE OF CITY TREASURER

\_\_\_\_\_, being the duly appointed, qualified and acting treasurer of the City of Sheboygan, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of \_\_\_\_\_, 2024, on any of the lands included in 29th Street Subdivision.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

City Treasurer \_\_\_\_\_

## CERTIFICATE OF COUNTY TREASURER

I, Laura Henning Lorenz, being the duly elected, qualified and acting treasurer of the County of Sheboygan, do hereby certify that in accordance with the records in my office, there are no unrecorded tax sales or no unpaid taxes or special assessments as of \_\_\_\_\_, 2024 on any of the lands included in 29th Street Subdivision.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Laura Henning Lorenz, Sheboygan County Treasurer

## CITY OF SHEBOYGAN RESOLUTION

Resolved that this plat titled "29th Street Subdivision" located in the City of Sheboygan, being developed by St. Nicholas Hospital Sisters of St. Francis, is hereby APPROVED by the Common Council of the City of Sheboygan.

Approved \_\_\_\_\_ Date \_\_\_\_\_  
Ryan Sorenson, Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Sheboygan.

Meredith DeBruin, Clerk \_\_\_\_\_ Date \_\_\_\_\_

There are no objections to this plat with respect to s. 236.15, 236.16, 236.20 and 236.21 (1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified September 13, 2024

*Don Sims*  
Department of Administration



OWNER:  
ST. NICHOLAS HOSPITAL  
SISTERS OF ST. FRANCIS  
308 SUPERIOR AVE.  
SHEBOYGAN, WI 53081

SUBDIVIDER:  
JOHN POSTINUMA  
EASTLIN PINES, LLC  
25 E. MAIN AV.  
CEDAR CREEK, WI 53013

SURVEYOR:  
BENJAMIN J. REINDERS  
CEDAR CREEK SURVEYING, LLC  
841 CENTER AVE., SUITE 1  
OOSTBURG, WI 53070

