
Gen. Ord. No. 38 - 21 - 22. By Alderperson Savaglio. February 7, 2022.

AN ORDINANCE annexing territory from the Town of Sheboygan to the City of Sheboygan, Wisconsin.

THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN DO ORDAIN AS FOLLOWS:

Section 1. In accordance with § 66.0217 of the Wisconsin Statutes and a petition for direct annexation filed with the City Clerk on the 23rd day of June, 2021, signed by the owners of the real property in the area in which no electors reside, along with an updated description of the real property which makes corrections to the description requested by the Department of Administration and adding adjacent public right-of way so as to regularize the boundary; the following described territory in the Town of Sheboygan, Sheboygan County, Wisconsin, is hereby annexed to the City of Sheboygan:

Part of Northeast 1/4 and the Northwest 1/4 of Section 28, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows; Commencing at the Southwest corner of the Northeast 1/4 of said Section 28; thence North 89°32'28" East along the South line of said Northeast 1/4 a distance of 628.85 feet to a point; thence North 00°31'23" East 593.40 feet to a point in the North line of Lower Falls Road also the Southeast corner of Lot 1 of Certified Survey Map Doc. No. 2024388 and the point of beginning of lands described hereinafter; thence Southeasterly 259.17 feet along said North line and arc of a curve, whose center lies to the Northeast, whose radius is 2684.57 feet, and whose chord bears South 74°29'22" East 259.07 feet to a point in the centerline of Sheboygan River, said point being South 74°59'04" East 212.74 from the Meander corner; thence along said Centerline of Sheboygan River 3477 feet more or less to a point in the East line of Interstate "43", said point being South 15°01'22" East 319 feet more or less from the Southwest corner of Lot 1 Certified Survey Map Volume 15-Page 330; thence North 15°01'22" West along said East line 319 feet more or less to a point in said Southwest corner also the North line of Lower Falls Road; thence Northeasterly 326.82 feet along said North line and arc of a curve, whose center lies to the South, whose radius is 1990.08 feet, and whose chord bears North 88°00'22" East 326.45 feet to a point; thence South 87°15'59" East along said North line 238.43 feet to a point; thence South 87°14'47" East along said North line 82.89 feet to a point; thence South 62°35'03" East along said North line 112.38 feet to a point; thence North 02°43'09" East along said North line 166.76 feet to a point; thence South 87°19'45" East along said North line 280.00 feet to a point; thence South 02°43'10" West along said North line 167.00 feet to a point; thence South 87°16'45" East along said North line 85.24 feet to a point; thence North 83°04'25" East along said North line 101.44 feet to a point; thence South 87°16'42" East along said North line 61.80

Plan Commission

feet to a point; thence North 49°34'48" East along said North line 94.70 feet to a point; thence North 06°26'18" East along said North line 35.00 feet to a point; thence South 32°06'07" East along said North line 72.93 feet to a point; thence Southeasterly 841.61 feet along said North line and arc of a curve, whose center lies to the Southwest, whose radius is 3021.17 feet, and whose chord bears South 78°28'21" East 838.89 feet to a point; thence South 70°18'42" East along said North line 510.09 feet to a point; thence South 81°37'18" East along said North line 101.98 feet to a point; thence South 70°18'42" East along said North line 155.31 feet to a point; thence Southeasterly 74.86 feet along said North line and arc of a curve, whose center lies to the Northeast, whose radius is 2684.57 feet, and whose chord bears South 70°55'30" East 74.86 feet to the point of beginning. Said lands contain 24.25 acres, more or less.

Section 2. From and after the effective date of this ordinance, the territory described in Section 1 shall be a part of the City of Sheboygan for any and all purposes provided by law, and all persons coming or residing in such territory shall be subject to all ordinances, rules and regulations governing the City of Sheboygan.

Section 3. In accordance with § 66.0217(14) of the Wisconsin Statutes, the City of Sheboygan agrees to pay annually to the Town of Sheboygan, for five (5) years, an amount equal to the amount of property taxes that the Town levied on the annexed territory, as shown by the tax roll under § 70.65 of the Wisconsin Statutes, in the year in which the annexation is final.

Section 4. If any provision of this ordinance is invalid or unconstitutional, or if the application of this ordinance to any person or circumstances is invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this ordinance which can be given effect without the invalid or unconstitutional provision or application.

Section 5. Appendix A, Chapter 15, of the Sheboygan Zoning Ordinance establishing zoning districts and prescribing zoning standards and regulations is hereby amended by changing the Official Zoning Map thereof and establishing the Use District Classification of said lands Planned Unit Development (PUD).

Section 6. The territory described in Section 1 of this ordinance is hereby made a part of the 10th Ward, 5th Aldermanic District, of the City of Sheboygan, pending approval by the Sheboygan County Board as it relates to County Supervisory Districts.

Section 7. All ordinances or parts thereof in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict, and this ordinance shall be in effect upon passage and publication as provided by law.

I HEREBY CERTIFY that the foregoing Ordinance 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

SCALE MAP

CLIENT

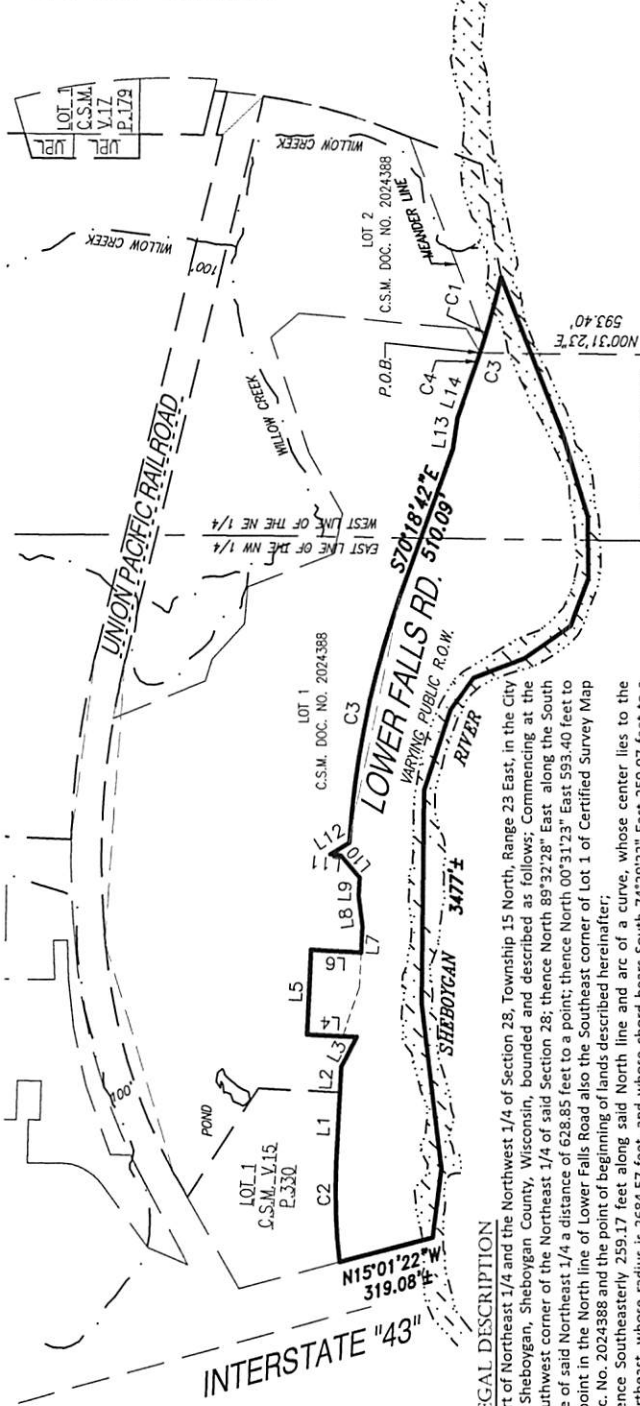
John Michael Kohler Arts Center

SITE ADDRESS

Lower Falls Road, Town of Sheboygan, Sheboygan County, Wisconsin.

BASIS OF BEARINGS

Bearings are referenced to the Wisconsin State Plane Coordinate System (South Zone), in which the South line of the SW 1/4 of Section 21, Town 15 North, Range 23 East, bears N87°51'09"E, as referenced in Certified Survey Map recorded in Volume 27, Pages 215-219 as Document No. 2024388.



LINE	BEARING	DISTANCE
L1	S87°15'59"E	238.43'
L2	S87°14'47"E	82.89'
L3	S82°35'03"E	112.38'
L4	N02°43'09"E	166.76'
L5	S87°19'45"E	280.00'
L6	S02°43'10"W	167.00'
L7	S87°16'45"E	85.24'
L8	N83°04'25"E	101.44'
L9	S87°16'42"E	61.80'
L10	N49°34'48"E	94.70'
L11	N06°26'18"E	35.00'
L12	S32°06'07"E	72.93'
L13	S81°37'18"E	101.98'
L14	S70°18'42"E	155.31'

CURVE	ARC	RADIUS	DELTA	ANGLE	CHORD	BEARING	CHORD
C1	259.17'	2684.56'	5°31'53"	74°29'22"	259.07'	S74°29'22"E	259.07'
C2	326.82'	1990.08'	9°24'33"	N88°00'22"E	326.45'	N88°00'22"E	326.45'
C3	841.61'	3021.17'	15°57'39"	S78°28'21"E	838.89'	S78°28'21"E	838.89'
C4	74.86'	2684.56'	1°35'52"	S70°55'30"E	74.86'	S70°55'30"E	74.86'
C5	334.03'	2684.57'	7°07'45"	S73°41'26"E	333.81'	S73°41'26"E	333.81'

LEGAL DESCRIPTION

Part of Northeast 1/4 and the Northwest 1/4 of Section 28, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, bounded and described as follows: Commencing at the Southwest corner of the Northeast 1/4 of said Section 28; thence North 89°32'28" East along the South line of said Northeast 1/4 a distance of 628.85 feet to a point; thence North 00°31'23" East 593.40 feet to a point in the North line of Lower Falls Road also the Southeast corner of Lot 1 of Certified Survey Map Doc. No. 2024388 and the point of beginning of lands described hereinafter; thence Southeast 259.17 feet along said North line and arc of a curve, whose center lies to the Northeast, whose radius is 2684.57 feet, and whose chord bears South 74°29'22" East 259.07 feet to a point in the centerline of Sheboygan River, said point being South 74°59'04" East 212.74 feet from the Meander corner; thence along said Centerline of Sheboygan River 3477 feet more or less to a point in the East line of Interstate "43", said point being South 15°01'22" East 319 feet more or less from the Southwest corner of Lot 1 of Certified Survey Map Volume 15-Page 330; thence North 15°01'22" West along said East line 319 feet more or less to a point in said Southwest corner also the North line of Lower Falls Road; thence Northeasterly 326.82 feet along said North line and arc of a curve, whose center lies to the South, whose radius is 1990.08 feet, and whose chord bears North 88°00'22" East 326.45 feet to a point; thence South 87°15'59" East along said North line 238.43 feet to a point; thence South 87°14'47" East along said North line 82.89 feet to a point; thence South 82°35'03" East along said North line 112.38 feet to a point; thence North 02°43'09" East along said North line 166.76 feet to a point; thence South 87°19'45" East along said North line 280.00 feet to a point; thence South 02°43'10" West along said North line 167.00 feet to a point; thence South 87°16'45" East along said North line 85.24 feet to a point; thence North 83°04'25" East along said North line 101.44 feet to a point; thence South 87°16'42" East along said North line 61.80 feet to a point; thence North 49°34'48" East along said North line 94.70 feet to a point; thence North 06°26'18" East along said North line 35.00 feet to a point; thence South 32°06'07" East along said North line 72.93 feet to a point; thence Southeast 841.61 feet along said North line and arc of a curve, whose center lies to the Southwest, whose radius is 3021.17 feet, and whose chord bears South 78°28'21" East 838.89 feet to a point; thence South 70°18'42" East along said North line 155.31 feet to a point; thence South 81°37'18" East along said North line 101.98 feet to a point; thence South 70°18'42" East along said North line 155.31 feet to a point; thence Southeast 74.86 feet along said North line and arc of a curve, whose center lies to the Northeast, whose radius is 2684.57 feet, and whose chord bears South 70°55'30" East 74.86 feet to the point of beginning.

Said lands contain 24.25 acres, more or less.

CHAPUT
LAND SURVEYS

238 W. Florida Street
Sheboygan, WI 53081
414-226-8098
www.chaputland.com

Date: November 4, 2021
Revised: December 22, 2021

Drawing No. 2242-far