

**CITY OF SHEBOYGAN  
RESOLUTION 205-25-26**

**BY ALDERPERSONS DEKKER AND RUST.**

**APRIL 13, 2026.**

A RESOLUTION MAKING WRITTEN FINDINGS PURSUANT TO WISCONSIN STATUTES SECTION 32.03(6)(bm) CONCERNING THE PROPOSED ACQUISITION OF PROPERTY INTERESTS FOR THE SOUTHSIDE SANITARY SEWER SYSTEM PROJECT.

WHEREAS, the City of Sheboygan (“City”) proposes to acquire certain permanent limited sanitary sewer easements and temporary limited sanitary sewer easements in connection with the Southside Sanitary Sewer System Project (the “Project”), a public improvement consisting of the construction, installation, operation, and maintenance of sanitary sewer facilities along the Alternative 1 Alliant Corridor alignment as described in the Facility Plan prepared by Foth Infrastructure & Environment, LLC, originally dated July 2022 and revised February 2024 (the “Facility Plan”);

WHEREAS, the Facility Plan identified that the Southside Growth Area, generally bounded by Washington Avenue to the north, County Road V to the south, the U.P.R.R. to the west, and Lake Michigan to the east, requires new sanitary sewer interceptor infrastructure to convey projected peak wastewater flows from anticipated residential, commercial, and industrial development to the City’s Wastewater Treatment Facility, and recommended Alternative 1 (the Alliant Corridor alignment) as the most cost-effective means of serving the Southside Growth Area (the “Project”);

WHEREAS, the recommended alignment for the sanitary sewer interceptor traverses portions of the following properties: (a) Tax Key No. 59281472507, being Lot 1 of a Certified Survey Map recorded in Volume 18 of Certified Survey Maps, at Pages 65/66, as Document No. 1607248, located in the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin (“Parcel 11”); and (b) Tax Key No. 59030454780, located in the Northeast Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 23 East, Town of Wilson, Sheboygan County, Wisconsin (“Parcel 13”), and the City requires, across each of the foregoing parcels, (i) a permanent limited sanitary sewer easement for the installation, maintenance, replacement, and access of a sanitary sewer and appurtenant facilities, and (ii) a temporary limited sanitary sewer easement for construction access, equipment staging, materials storage, and site restoration in connection with the installation of such facilities, which temporary limited easements shall terminate upon the earlier of completion of construction and restoration of the affected areas, or March 6, 2029, all as described in Exhibit A (legal descriptions) and depicted in Exhibit B (easement plats) attached hereto;

WHEREAS, Parcel 11 is located within the corporate limits of the City of Sheboygan, and Parcel 13 is located outside the corporate limits of the City, within the Town of Wilson, Sheboygan County, Wisconsin;

WHEREAS, Wis. Stat. § 32.03(6)(bm) provides that before commencing the condemnation of real property that is outside of the boundaries of a municipality, the municipality shall make written findings and provide a copy of the findings to the owner of the property and each town, village, or city in which the property is located, and that such findings shall include a description of the project, a legal description of the project area, and the purpose of the condemnation;

WHEREAS, the City is authorized to acquire property interests for sanitary sewer purposes pursuant to Wis. Stat. §§ 62.22(1)(a), 62.18(13), 66.0819(1), and 66.0821(2)(a)1., and to exercise the power of condemnation for such purposes under Wis. Stat. ch. 32;

WHEREAS, the City has been unable to acquire the required easement interests by gift or purchase at an agreed price;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Sheboygan, Sheboygan County, Wisconsin, as follows:

1. That the above WHEREAS clauses, including Exhibits A and B, are hereby incorporated into and made a part of this Resolution.
2. **Description of the Project.** The Project is the Southside Sanitary Sewer System Project, consisting of the construction, installation, operation, maintenance, repair, and replacement of sanitary sewer facilities, including gravity sewers, force mains, manholes, pumping stations, and all related appurtenances, along the Alternative 1 Alliant Corridor alignment as described and recommended in the Facility Plan. The Project is a public improvement undertaken by the City to provide sanitary sewer collection and conveyance capacity to serve the south side of the City and adjacent areas within the Sheboygan Urbanized Area Sewer Service Area, and to connect to the City's existing regional wastewater treatment facility.
3. **Legal Description of the Project Area.** The Project area is described on the attached Exhibit A. The properties over which interests are proposed for acquisition, are identified as follows:

**Parcel 11.** Real property located within the corporate limits of the City of Sheboygan, Sheboygan County, Wisconsin, identified as Tax Key No. 59281472507, being part of Lot 1 of a Certified Survey Map recorded in Volume 18 of Certified Survey Maps, at Pages 65/66, as Document No. 1607248, situated in the Northwest Quarter of the Northeast Quarter of Section 10, Township 14 North, Range 23 East. The proposed acquisition consists of: (a) a permanent limited sanitary sewer easement containing approximately 0.348 acres; and (b) a temporary limited sanitary sewer easement

containing approximately 0.036 acres, all as more particularly described in Exhibit A and depicted in Exhibit B attached hereto.

**Parcel 13.** Real property located in the Town of Wilson, Sheboygan County, Wisconsin, outside the corporate limits of the City, identified as Tax Key No. 59030454780, situated in the Northeast Quarter of the Northwest Quarter of Section 10, Township 14 North, Range 23 East. The proposed acquisition consists of: (a) a permanent limited sanitary sewer easement containing approximately 0.871 acres; and (b) a temporary limited sanitary sewer easement containing approximately 0.937 acres, all as more particularly described in Exhibit A and depicted in Exhibit B attached hereto.

- 4. Purpose of the Condemnation.** The purpose of the proposed condemnation is the acquisition of permanent limited sanitary sewer easements and temporary limited sanitary sewer easements necessary for the construction, installation, operation, maintenance, repair, and replacement of sanitary sewer facilities in connection with the Project. The permanent limited easements are required for the permanent location, operation, and maintenance of the sanitary sewer infrastructure. The temporary limited easements are required for construction access, equipment staging, materials storage, and site restoration in connection with the installation of such facilities, and shall terminate upon the earlier of (i) completion of construction and restoration of the affected areas, or (ii) March 6, 2029.
- 5. Service of Findings.** Because Parcel 13 is located outside the corporate limits of the City, the City Clerk is hereby directed, pursuant to Wis. Stat. § 32.03(6)(bm), to provide a copy of this Resolution, together with all exhibits attached hereto, to (a) the owner or owners of the real property described as Parcel 13, at their last known address or addresses as determined from the records of the Register of Deeds for Sheboygan County and any applicable title evidence in the City's possession; and (b) the Town of Wilson, Sheboygan County, Wisconsin, by service upon the Town Clerk at the Town's principal office. Service shall be made by personal delivery or by certified mail, return receipt requested. The City Clerk shall file proof of service with the records of the Common Council.

6. That this Resolution shall take effect upon passage and publication as required by law.

PASSED AND ADOPTED BY THE CITY OF SHEBOYGAN COMMON COUNCIL

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Presiding Officer

Attest

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

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

**EXHIBIT A**  
**LEGAL DESCRIPTION OF PROPERTY INTERESTS**

**PARCEL 11: Tax ID 59281472507**

**PERMANENT SANITARY SEWER EASEMENT:**

Part of Lot 1 of a Certified Survey Map recorded in Volume 18 of Certified Survey Maps, at Pages 65/66, as Document No. 1607248, being a redivision of Volume 11 of Certified Survey Maps, at Page 151, and also a part of the Northwest 1/4 of the Northeast 1/4 of Section 10, Township 14 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 10; thence South 00°15'24" West along the West line of said Northeast 1/4 Section, 33.01 feet to a point on the South right-of-way line of C.T.H. "EE" and the point of beginning of lands described hereinafter; thence South 88°33'03" East along said South line 39.95 feet to a point on the East line of said Lot 1; thence South 00°20'56" West along said East line 199.76 feet; thence South 88°33'03" East along said East line 0.38 feet; thence South 00°15'24" West 128.26 feet; thence South 21°24'44" West 110.83 feet to a point on the West line of said Northeast 1/4 Section; thence North 00°15'24" East 432.23 feet to the point of beginning.

Said Lands contain 0.348 acres more or less.

Said Permanent Easement to be used for the installation, maintenance/replacement and access of a sanitary sewer.

**TEMPORARY LIMITED SANITARY SEWER EASEMENT:**

Part of Lot 1 of a Certified Survey Map recorded in Volume 18 of Certified Survey Maps, at Pages 65/66, as Document No. 1607248, being a redivision of Volume 11 of Certified Survey Maps, at Page 151, and also a part of the Northwest 1/4 of the Northeast 1/4 of Section 10, Township 14 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, described as follows:

Commencing at the Northwest corner of the Northeast 1/4 of said Section 10; thence South 00°15'24" West along the West line of said Northeast 1/4 Section, 33.01 feet to a point on the South right-of-way line of C.T.H. "EE"; thence South 88°33'03" East along said South line 39.95 feet to a point on the East line of said Lot 1; thence South 00°20'56" West along said East line 199.76 feet; thence South 88°33'03" East along said East line 0.38 feet; thence South 00°15'24" West 99.52 feet to the point of beginning of lands described hereinafter; thence continue South 89°44'36" East 30.00 feet; thence South 00°15'24" West 50.00 feet; thence North 89°44'36" West 38.23 feet; thence North 21°24'44" East 22.80 feet; thence North 00°15'24" East 28.73 feet; to the point of beginning.

Said Lands contain 0.036 acres more or less.

Said Temporary Limited Easements to be used for the purpose of installation of a sanitary sewer and shall be terminated upon the earlier of (i) completion of construction and restoration of the affected areas, or (ii) March 6, 2029.

**PARCEL 13: Tax ID 59030454780**

**PERMANENT SANITARY SEWER EASEMENT:**

Part of the Northwest 1/4 of Section 10, Township 14 North, Range 23 East, in the Town of Wilson, Sheboygan County, Wisconsin, described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 10; thence South 00°15'24" West along the East line of said Northwest 1/4 Section, 360.01 feet to the point of beginning of lands described hereinafter; thence continue South 00°15'24" West 105.22 feet; thence South 21°24'44" West 369.93 feet; thence South 00°17'33" West 520.00 feet; thence North 88°43'07" West 40.01 feet; thence North 00°17'33" East 526.77 feet; thence North 21°24'44" East 474.77 feet; thence South 88°44'28" East 2.16 feet to the point of beginning.

Said Lands contain 0.871 acres more or less.

Said Permanent Easement to be used for the installation, maintenance/replacement and access of a sanitary sewer.

**TEMPORARY LIMITED SANITARY SEWER EASEMENT:**

Part of the Northwest 1/4 of Section 10, Township 14 North, Range 23 East, in the Town of Wilson, Sheboygan County, Wisconsin, described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of said Section 10; thence South 00°15'24" West along the East line of said Northwest 1/4 Section, 465.23 feet; thence South 21°24'44" West 369.93 feet; thence South 00°17'33" West 520.00 feet; thence South 88°43'07" East 50.01 feet; thence North 00°17'33" East 511.54 feet; thence North 21°24'44" East 231.40 feet; thence North 00°15'24" East 138.54 feet to the point of beginning.

Said Lands contain 0.937 acres more or less.

Said Temporary Limited Easement to be used for the purpose of installation of a sanitary sewer and shall be terminated upon the earlier of (i) completion of construction and restoration of the affected areas, or (ii) March 6, 2029.

**EXHIBIT B  
EASEMENT PLATS**

[Easement Exhibit 11, prepared by Foth Infrastructure & Environment, LLC,  
Project I.D. 0024S042.01, surveyed 05/27/24, prepared 06/25/25,  
checked 06/25/25, to be attached hereto]

[Easement Exhibit 13, prepared by Foth Infrastructure & Environment, LLC,  
Project I.D. 0024S042.01, surveyed 05/27/24, prepared 06/25/25,  
checked 06/25/25, revised 01/13/26, to be attached hereto]