

II

R. O. No. 30 - 22 - 23. By CITY PLAN COMMISSION. July 5, 2022.

Your Commission to whom was referred Res. No. 32-22-23 by Alderperson
Michell pursuant to the extraterritorial plat approval jurisdiction of the
City of Sheboygan approving the final plat of Maywood Estates subdivision in
the Town of Sheboygan; recommends adopting the Resolution.

CITY PLAN COMMISSION

III

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Res. No. 32 -22 - 23. By Alderperson Mitchell. June 20, 2022.

A RESOLUTION pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan approving the final plat of Maywood Estates subdivision in the Town of Sheboygan.

RESOLVED: That pursuant to the extraterritorial plat approval jurisdiction of the City of Sheboygan, the final plat of Maywood Estates subdivision, located in the east ½ of the NE ¼ of the SE ¼ that includes Lot 1 of CSM #1497638, VOL 15, PG 17-18 Section 8, T15N, R23E, Town of Sheboygan, Sheboygan County, Wisconsin is hereby approved.

City Plan



I HEREBY CERTIFY that the foregoing Resolution 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

MAYWOOD ESTATES

THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 THAT INCLUDES
LOT 1 OF CSM #1497538, VOL 15, PG 17-18

SECTION 8, T15N, R23E;

TOWN OF SHEBOYGAN

SHEBOYGAN COUNTY, WISCONSIN

CURRENT ZONING: R2 ONE AND TWO FAMILY RESIDENCE DISTRICT

TOTAL PLAT AREA: 612.593 ± SF (14.083 ± AC.)

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21 of the Statutes
of the State of Wisconsin.

Certified _____ 20____

Department of Administration

OWNERS CERTIFICATE

MAYWOOD ESTATES LLC, A LIMITED LIABILITY COMPANY DULY ORGANIZED AND
EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN;
AS OWNER DO HEREBY CERTIFY THAT MAYWOOD ESTATES LLC CAUSED THE LAND
DESCRIBED HEREIN TO BE SURVEYED AND PLATTED IN ACCORDANCE WITH
MAYWOOD ESTATES LLC ALSO CERTIFY THAT THIS PLAT IS REQUIRED BY S. 236.10 OR
236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

DEPARTMENT OF ADMINISTRATION, SHEBOYGAN COUNTY PLANNING AND
CONSERVATION DEPARTMENT, CITY OF SHEBOYGAN AND TOWN OF SHEBOYGAN

STATE OF WISCONSIN, COUNTY OF SHEBOYGAN

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON THIS _____ DAY OF _____, 20____

ROBERT R. WERNER, MANAGER

(NOTARY SEAL)
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, _____
WHO CLAIMED TO BE THE OWNER OF THE LAND DESCRIBED HEREIN AND WHO
EXECUTED THE FOREGOING CERTIFICATE AND ACKNOWLEDGED THE SAME.

PRINT NAME _____, NOTARY PUBLIC

MY COMMISSION EXPIRES _____

TOWN TREASURER'S CERTIFICATE

IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE TOWN OF SHEBOYGAN TREASURER;
I HEREBY CERTIFY THAT UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS
INCLUDED IN THIS PLAT:

JAMIE HUBELINK, TOWN TREASURER _____ DATE _____

COUNTY TREASURER'S CERTIFICATE

IN ACCORDANCE WITH THE RECORDS IN THE OFFICE OF THE SHEBOYGAN COUNTY TREASURER;
THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS ON ANY OF THE LANDS
INCLUDED IN THIS PLAT.

LAURA HENNING-LORENZ, COUNTY TREASURER _____ DATE _____

COUNTY PLANNING CERTIFICATE

REVIEWED AND APPROVED BY THE SHEBOYGAN COUNTY PLANNING AND CONSERVATION
DEPARTMENT

TYLER BETTY, DEPUTY DIRECTOR _____ DATE _____

CITY OF SHEBOYGAN COMMON COUNCIL RESOLUTION
RESOLVED, THAT THE PLAT OF MAYWOOD ESTATES IN THE TOWN OF SHEBOYGAN, MAYWOOD
ESTATES LLC, OWNER, IS HEREBY APPROVED BY THE COMMON COUNCIL

RYAN SCHENKON, MAYOR _____ DATE _____

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION
ADOPTED BY THE COMMON COUNCIL OF THE CITY OF SHEBOYGAN.

MEREDITH DEBRUIN, CITY CLERK _____ DATE _____

TOWN BOARD RESOLUTION
RESOLVED, THAT THE PLAT OF MAYWOOD ESTATES, A SUBDIVISION IN THE TOWN OF
SHEBOYGAN, MAYWOOD ESTATES LLC, OWNER, IS HEREBY APPROVED BY THE TOWN
BOARD.

DANIEL HEIN, CHAIRPERSON _____ DATE _____

I HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE
TOWN BOARD OF THE TOWN OF SHEBOYGAN AND THAT ALL CONDITIONS FOR
APPROVAL HAVE BEEN MET.

PEGGY FISCHER, TOWN CLERK _____

SURVEYOR'S CERTIFICATE

I, CRAIG A. RUSCH, REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I AM IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236, WISCONSIN
STATUTES, AND THE SUBDIVISION REGULATIONS OF SHEBOYGAN COUNTY, AND UNDER
THE SUPERVISION OF THE SHEBOYGAN COUNTY PLANNING AND CONSERVATION
DEPARTMENT, I HAVE SURVEYED AND PLATTED THE FOREGOING LANDS AND
MAPPED MAYWOOD ESTATES SUBDIVISION AND THAT SUCH PLAT CORRECTLY
REPRESENTS ALL EXTERIOR BOUNDARIES AND THE SUBDIVISION OF THE LAND SURVEYED
AND THAT THE SURVEYED LANDS ARE NOT SUBJECT TO ANY OTHER EASEMENTS OR
INTERESTS. THE SURVEYED LANDS INCLUDE LOT 1 OF CSM #1497538, VOL 15, PG 17-18, R23E, T15N,
SHEBOYGAN COUNTY, WISCONSIN. THE SURVEYED LANDS ARE LOCATED IN THE
RANGE 23 EAST, TOWN OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS
FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 8;

THENCE S0° 52' 04"E ALONG THE EAST LINE OF THE SE 1/4 OF SAID SECTION 8, 37.25 FEET
TO A POINT ON THE SOUTHERLY LINE OF MUELLER ROAD AND THE POINT OF
BEGINNING;

THENCE FROM SAID POINT OF BEGINNING S0° 52' 04"E ALONG SAID EAST LINE OF SE 1/4 OF
SAID SECTION 8, 179.89 FEET TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF
SAID SECTION 8;

THENCE S89° 22' 33"W, 31.2 FEET MORE OR LESS TO THE CENTERLINE OF AN UNNAMED
HANGABLE INTERMENT STREET;

THENCE NORTHWEST ALONG SAID STREAM CENTERLINE TO A POINT ON THE WEST LINE OF
THE EAST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 8;

THENCE N0° 54' 49"W (N0° 54' 30"W) ALONG SAID WEST LINE, 796.1 FEET MORE OR LESS TO
A POINT ON THE SOUTHERLY LINE OF MUELLER ROAD;

THENCE S89° 22' 33"W, 31.2 FEET MORE OR LESS TO THE CENTERLINE OF MUELLER ROAD;

THENCE S0° 52' 04"E ALONG SAID EAST LINE, 341.46 FEET TO THE POINT OF BEGINNING

CONTAINING 612.593 SQUARE FEET MORE OR LESS (14.083 ± ACRES) OF LAND

(6). THIS PLAT IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES OF
THE LAND SURVEYED AND THE DIVISION OF IT.

(9). THE SURVEYOR HAS FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE
WISCONSIN STATUTES IN SURVEYING, DIVIDING, AND MAPPING THE LAND.

DATED THIS 2ND DAY OF JUNE, 2022

SIGNED: Craig A. Rusch
CRAIG A. RUSCH, PROFESSIONAL SURVEYOR S-274

WATER LATERAL EASEMENT PROVISION

THERE ARE HEREBY CONVERTED THE FOLLOWING WATER LATERAL EASEMENT AS
APPROPRIATELY APPLICABLE TO THE PLAT OF MAYWOOD ESTATES, SHEBOYGAN
PLAT CONTAINS AREA DESIGNATED AS "WATER LATERAL EASEMENT," NAMELY, THE
RIGHT TO HAVE A WATER LATERAL STRUCTURE WITH THE RIGHT TO ENTER UPON
THE LAND OF THE ADJACENT OWNER, TO CONSTRUCT, INSTALL, OPERATE, MAINTAIN, REPAIR AND REPLACE THE WATER
LATERAL STRUCTURE LOCATED IN THE WATER LATERAL EASEMENT AREA. THIS RIGHT
IS GRANTED TO THE LOT OWNER OF LOT 1 AS SHOWN WITHIN THE PLAT, INCLUDING
THE RIGHT TO HAVE A WATER LATERAL STRUCTURE LOCATED IN THE WATER LATERAL
PURPOSE OF EXERCISING THE RIGHTS AND PRIVILEGES GRANTED WITH THIS
PROVISION. THE LOT OWNER OF LOT 1 AGREES TO RESTORE OR CAUSE TO HAVE
RESTORED THE WATER LATERAL STRUCTURE TO THE ORIGINAL CONDITION AND
1 OR THEIR AGENTS, BUILDINGS, STRUCTURES, OBSTRUCTIONS AND PLANTING OF
TREES SHALL NOT BE PLACED WITHIN WATER LATERAL EASEMENT AREA. THIS
PROVISION SHALL NOT BE APPLICABLE TO THE RIGHTS OF OWNERSHIP, POSSESSION
OR USE OF THE WATER LATERAL EASEMENT AREA.

UTILITY EASEMENT RESTRICTIONS

UTILITY EASEMENTS SET FORTH HEREINAFTER FOR THE USE OF PUBLIC BODIES AND
PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THIS SUBDIVISION. ALL
ELECTRIC DISTRIBUTION LINES, TELEPHONE LINES, TELEVISION CABLES AND
OTHER LINES SHALL BE LOCATED WITHIN THE UTILITY EASEMENT AREA. THE
UNDERGROUND, EXCEPT THAT ASSOCIATED EQUIPMENT AND FACILITIES WHICH ARE
APPROPRIATE TO UNDERGROUND ELECTRIC AND COMMUNICATION SYSTEMS, SUCH
AS, BUT NOT LIMITED TO SUBSTATIONS, PAD MOUNTED TRANSFORMERS, POLES
AND CROSS ARMS, SHALL BE LOCATED WITHIN THE UTILITY EASEMENT AREA AND
LOCATED ABOVE GROUND LEVEL. SUCH FACILITIES SHALL BE LOCATED WITHIN
EASEMENTS HEREIN SPECIFIED, AND GRADE LEVEL OF SUCH EASEMENTS AFTER THE
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LOTS ON WHICH SUCH UTILITY EASEMENTS ARE LOCATED EXCEPT WITH WRITTEN
CONSENT OF THE UTILITY OR UTILITIES INVOLVED. NO UTILITY POLE, PEDESTAL OR
STRUCTURE SHALL BE PLACED WITHIN THE UTILITY EASEMENT AREA. NO UTILITY
VISION ALONG ANY LOT OR STREET LINE. THE UNAUTHORIZED DISTURBANCE OF A
SURVEY MONUMENT IS A VIOLATION OF S. 236.32 OF WISCONSIN STATUTES.

APPROVING AUTHORITIES
CITY OF SHEBOYGAN
CITY OF SHEBOYGAN
SHEBOYGAN COUNTY
PLANNING AND
CONSERVATION
DEPARTMENT
OBJECTING AUTHORITIES
WISCONSIN DOCA - PLAT
REVIEW PROGRAM
UTILITY COMPANIES
WISCONSIN BELL, INC.
SPECTRUM MEDIA-AMERICA,
LLC
WISCONSIN POWER AND
LIGHT
WISCONSIN PUBLIC
SERVICE

OWNER
MAYWOOD ESTATES LLC
SHEBOYGAN, WISCONSIN 53081

DEVELOPER
MAYWOOD ESTATES LLC
4539 S TAYLOR DR
SHEBOYGAN, WISCONSIN 53081

SURVEYOR
CRAIG A. RUSCH, NO. S-274
CRAIG A. RUSCH, INC.
3417 PINE AVENUE
SHEBOYGAN, WISCONSIN 53081

JUNE 2, 2022
SHEET 2 OF 2

Wagner
EXCAVATING
3437 PINE AVENUE SHEBOYGAN, WI 53081
(920) 458-6602



Maywood Estates LLC
4539 South Taylor Drive
Sheboygan, Wisconsin 53081

June 10, 2022

Mrs. Meredith DeBruin
Clerk of City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

SUBJECT: Final Plat – Maywood Estates

Dear Mrs. DeBruin,

As part of the proposed land development for the Maywood Estates subdivision in the Town of Sheboygan, we respectfully make application for extraterritorial review and approval of the final plat.

On March 15, 2022 the City Plan Commission approved the preliminary plat for Maywood Estates.

We appreciate the City's consideration of this final plat to allow for the planned development.

Sincerely,

Robert Ross Werner

Vice-President – Maywood Estates LLC