

NOTICE OF MEETING

SHEBOYGAN COUNTY PLANNING, RESOURCES,
AGRICULTURE AND EXTENSION COMMITTEE

April 8, 2025

3:30 PM

UW Extension Office
UW Sheboygan Campus
5 University Drive
Sheboygan, WI
Room 5024

Remote Access:

(312) 626-6799

Meeting ID: 956 6404 0989

Passcode: 856197

<https://zoom.us/j/95664040989?pwd=dGJrYlZ5Tmx2RVcvRDFsdU5Ld0lXZz09>

*** AGENDA ***

Call Meeting to Order

Certification of Compliance with Open Meeting Law
Approval of March 11, 2025 Minutes

Correspondence

Public Hearing

To consider an application from JB Site Design and Engineering LLC, on behalf of Lee Alexander to rezone a total of approximately 620 square feet of wetlands located in the SE ¼, NW ¼, Section 2, T15N-R21E, Town of Plymouth, from the "Shoreland-Wetland District" to the "Shoreland District" to allow for the construction of a driveway to serve a proposed residential property partially in the Shoreland jurisdiction of Otter Creek, pursuant to Section 72.09(4) of the *Sheboygan County Shoreland Ordinance*.

Close Public Hearing

Consideration of Approving the Rezoning Application

Public Hearing

To consider an amendment to Section 73.05(2)(b)4. of the *Sheboygan County Floodplain Ordinance*.

Close Public Hearing

Consideration of Amending Section 73.05(2)(b)4. of the *Sheboygan County Floodplain Ordinance*.

Planning & Conservation –

Consideration of Land Swap for Redevelopment Project

Consideration of Using Campground Non-Lapsing Account Funds

Register of Deeds-

Update on the New Mailing Procedure

Update on Land Record Contract Costs

Other Department Project and Program Management Updates- *This report is a summary of key activities in the Department. No action will be taken resulting from the report unless it is a specific item on the agenda.*

Consideration and Approval of Attendance at Other Meetings/Functions

Travel Report and Report of Meetings and Functions Attended by Committee Members

Review and Approve Vouchers

Adjournment

Next scheduled meetings - April 22, 2025 at 3:30 PM (UW-Extension Focus)

- May 13, 2025 at 3:30 PM (Planning & Conservation Focus)

Prepared by:

Sharon Harvey, Recording Secretary
(920) 459-1370

Approved by:

Rebecca Clarke, Chairperson
(920) 395-6609

NOTE: The Committee welcomes all visitors to listen & observe, but only Committee members & those invited to speak will be permitted to do so, except for the Public Hearing portion of this meeting where any interested person can speak. Person with disabilities needing assistance to attend or participate should contact the County Planning & Conservation Department at 920/459-1370 prior to the meeting so that accommodations may be arranged.

NOTE: A majority of the members of the County Board of Supervisors or any of its committees may be present at this meeting to listen, observe and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in *State ex rel. Badke v. Greendale Village Board*, Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting.

**SHEBOYGAN COUNTY PLANNING, RESOURCES, AGRICULTURE & EXTENSION
COMMITTEE MINUTES**

Sheboygan County UW-Extension Office
5 University Drive
Sheboygan, WI
Room 5024

March 11, 2025

Called to Order: 3:30 PM

Adjourned: 3:57 PM

MEMBERS PRESENT: Chairman Rebecca Clarke, Supervisor John Nelson,
Supervisor Stan Lammers, Supervisor Joe Liebau Jr

MEMBERS ABSENT: Supervisor Henry Nelson, Ag Community Member Travis
Luedke

OTHERS PRESENT: Aaron Brault, Sharon Harvey, Tyler Betry (Zoom), David
Huenink (Zoom)

Chairperson Clarke called the meeting to order at 3:30 PM and verified the meeting notice had been posted on March 7, 2025 at 3:00 PM and the meeting complied with the Wisconsin Open Meeting Law.

Correspondence: None

Planning & Conservation-

Review of 2025 Conservation Projects and Goals- Discussion tabled until the next Planning & Conservation Focused PRAE meeting. (4/8/25)

Review of the 2024 MS4 Report- Mr. Brault presented and took questions on the 2024 MS4 Report.

Other Department Project and Program Management Updates. Mr. Brault provided an update on the Marsh Management Plan, the Rocky Knoll Trail, the land swap and utility corridor with the city of Sheboygan, the Amsterdam Dunes credit releases, and the color choices for the HHW Building.

Consideration and Approval of Attendance at Other Meetings/Functions. None.

Travel Report and Report of Meetings and Functions Attended. None.

Review and Approve Vouchers. Supervisor John Nelson motioned and Supervisor Lammers seconded to approve the vouchers. Motion carried with no opposition.

Supervisor Liebau motioned to adjourn the meeting. Supervisor John Nelson seconded the motion. Motion carried with no opposition. Meeting adjourned at 3:57 PM.

Next meetings-

(UW Extension Focus) is scheduled for March 25, 2025 at 3:30 PM.

(Planning & Conservation Focus) is scheduled for April 8, 2025 at 3:30 PM.

Sharon Harvey
Recording Secretary

John Nelson
Committee Secretary

HEARING NOTICE

SHEBOYGAN COUNTY PLANNING, RESOURCES,
AGRICULTURE & EXTENSION COMMITTEE

Tuesday, April 8, 2025

3:30 P.M.

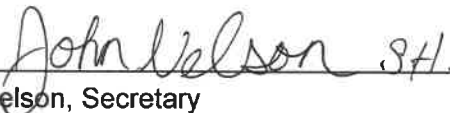
UW Extension Office, UW Sheboygan Campus
5 University Drive, Sheboygan
Room 5024

Please Take Notice: That the Sheboygan County Planning, Resources, Agriculture & Extension Committee of the Sheboygan County Board will hold public hearings pursuant to Wis. Stat. § 59.69, 59.694, and 59.69(5), Section 72.32 of the Sheboygan County Shoreland Ordinance, and Section 73.21 of the Sheboygan County Floodplain Ordinance, at the time, date, and location set forth above for the following purposes:

- (1) To consider an application from JB Site Design and Engineering LLC, on behalf of Lee Alexander to rezone a total of approximately 620 square feet of wetlands located in the SE ¼, NW ¼, Section 2, T15N-R21E, Town of Plymouth, from the "Shoreland-Wetland District" to the "Shoreland District" to allow for the construction of a driveway to serve a proposed residential property partially in the Shoreland jurisdiction of Otter Creek, pursuant to Section 72.09(4) of the *Sheboygan County Shoreland Ordinance*.
- (2) To consider an amendment to Section 73.05(2)(b)4. of the *Sheboygan County Floodplain Ordinance*

All interested persons are invited to attend the hearings and be heard. The Ordinance text is available for review at the Sheboygan County Planning and Conservation Department (Room 335, County Administration Building, 508 New York Avenue, Sheboygan WI 53081). Written comments may be submitted to the Sheboygan County Planning and Conservation Department at the above address or to plancon@sheboygancounty.com before 2:00 PM, April 8, 2025.

SHEBOYGAN COUNTY PLANNING, RESOURCES,
AGRICULTURE & EXTENSION COMMITTEE



John Nelson, Secretary

JN/sh

Dated at Sheboygan, Wisconsin, this 14th day of March 2025

NOTE: The Committee welcomes all visitors to listen & observe, but only Committee members & those invited to speak will be permitted to do so, except for the Public Hearing portion of this meeting where any interested person can speak. Person with disabilities needing assistance to attend or participate should contact the County Planning & Conservation Department at 920/459-3060 prior to the meeting so that accommodations may be arranged.

NOTE: A majority of the members of the County Board of Supervisors or any of its committees may be present at this meeting to listen, observe and participate. If a majority of any such body is present, their presence constitutes a "meeting" under the Open Meeting Law as interpreted in *State ex rel. Badke v. Greendale Village Board*, Wis. 2d 553 (1993), even though the visiting body will take no action at this meeting.

SHEBOYGAN COUNTY PLANNING & CONSERVATION DEPARTMENT
Administration Building, 3rd Floor
508 New York Avenue
Sheboygan, WI 53081-4126
(920) 459-3060

APPLICATION FOR REZONING OF WETLANDS

Applicant or Agent JB Site Design and Engineering, LLC
Mailing Address PO Box 1067, Woodruff, WI 54568 Phone (920) 207-8977
Owner of Property Lee Alexander
Mailing Address N7641 County Road P, Elkhart Lake, WI 53020 Phone (615) 920-0055

LOCATION / LEGAL DESCRIPTION OF PROPERTY

Project Address W5197 Green Tree Road Tax Key Number 59106210590
SE ¼, NW ¼ of Section 2, Town of PLYMOUTH T # 15N, Range 21E
Subdivision N/A Block N/A Lot N/A
Lot Size 18.160 acres Size of Area to be Rezoned * 620 sq. ft. (wetland impact)
Present Use Farm field (Agriculture)
Proposed Use Single family residential
Reasons for Rezoning Request Allow for driveway access from Green Tree Road across Otter Creek to to the upland area of the property to the south.

* Size of area to be rezoned shall include depth of fill; if driveway is proposed, width should include side slopes of no less than 2:1 slope.

Date 02/19/2025 Signed [Signature]
Applicant/Agent/Owner

ATTACH THE FOLLOWING:

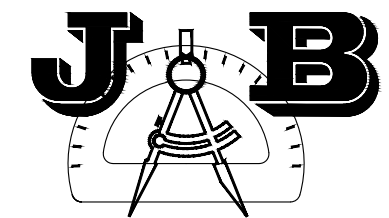
- 1. Map and/or Plot Plan defining area involved and project dimensions.
- 2. Photographs of property.

SUBMIT ORIGINAL & 7 COPIES OF APPLICATION AND 8 SETS OF ATTACHMENTS

Date received by Department _____ Staff Initials _____

DEPARTMENT ATTACHMENTS:

- 1. Shoreland-floodplain-Wetland Map
- 2. Soil Survey
- 3. Topo Map
- 4. Floodplain Map
- 5. Aerial Photo

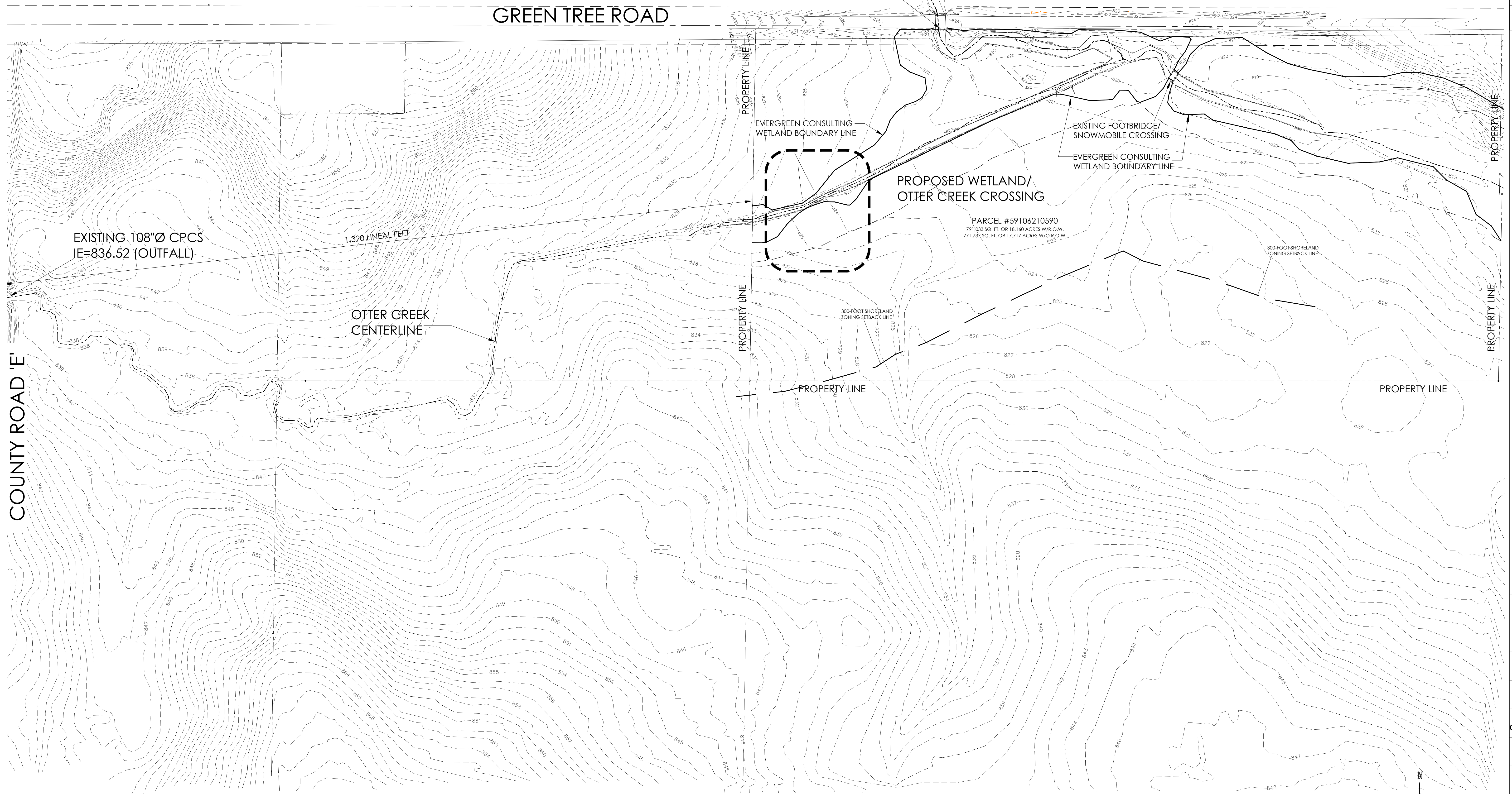


SITE DESIGN AND ENGINEERING, LLC
 PO BOX 1067
 WOODRUFF, WISCONSIN 54568
 (920) 207-8977
 jsitedesign1@gmail.com



SITE LOCATION MAP

EXISTING 18' WIDE BRIDGE
 FIN. ROAD DECK=824.4
 WATER LEVEL=819.1



COUNTY ROAD 'E'

GREEN TREE ROAD

EXISTING 108'Ø CPCS
 IE=836.52 (OUTFALL)

OTTER CREEK
 CENTERLINE

1,320 LINEAL FEET

PROPOSED WETLAND/
 OTTER CREEK CROSSING

PARCEL #59106210590
 791,033 SQ. FT. OR 18.160 ACRES W/R.O.W.
 771,737 SQ. FT. OR 17.717 ACRES W/O R.O.W.

EXISTING FOOTBRIDGE/
 SNOWMOBILE CROSSING

EVERGREEN CONSULTING
 WETLAND BOUNDARY LINE

EVERGREEN CONSULTING
 WETLAND BOUNDARY LINE

300-FOOT SHORELAND
 ZONING SETBACK LINE

300-FOOT SHORELAND
 ZONING SETBACK LINE

PROPERTY LINE

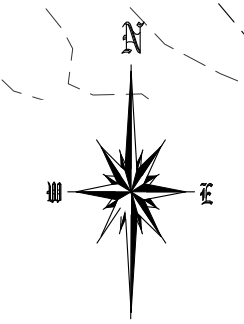
PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

TOPOGRAPHIC MAP - OTTER CREEK

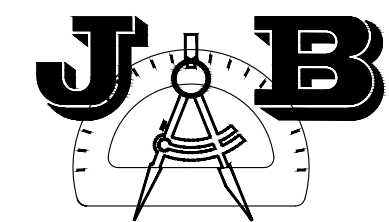
1"=80'



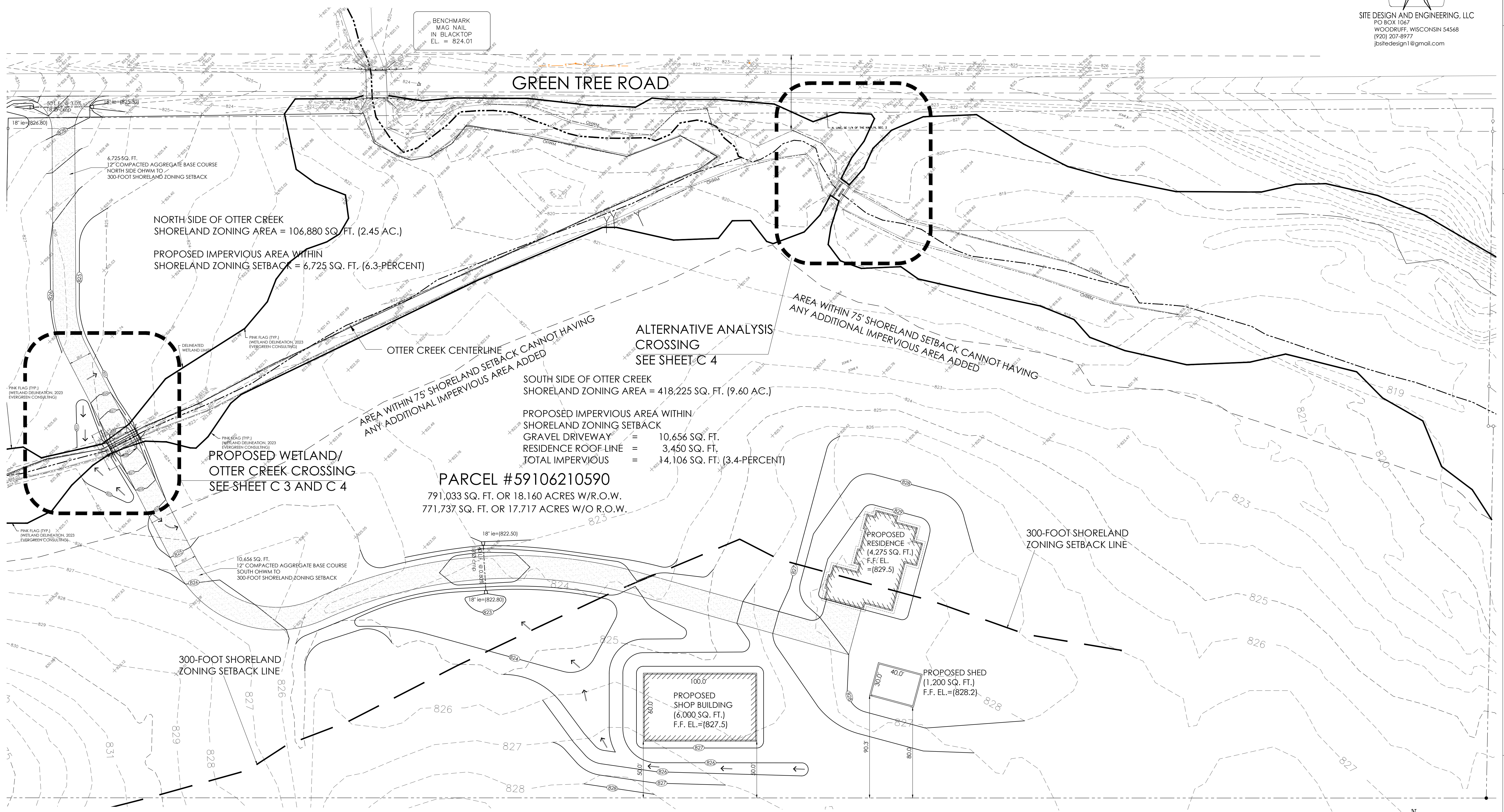
NO.	REVISIONS	DATE
1	PROPOSED GRADING FOR RESIDENCE, SHED AND SHOP BUILDING	FEBRUARY 13, 2025

PROPOSED OTTER CREEK CULVERT CROSSING
 ALEXANDER PROPERTY
 W5197 GREEN TREE ROAD
 Plymouth, Wisconsin 53073

SHEET TITLE
DRAWN BY
CHECKED BY
DATE 04/16/2024
PROJECT NO. 2023-31
SHEET NO. C-1

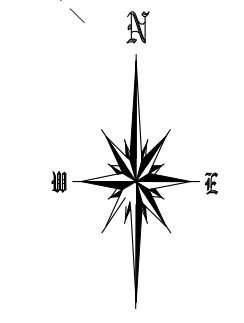


SITE DESIGN AND ENGINEERING, LLC
 PO BOX 1067
 WOODRUFF, WISCONSIN 54568
 (920) 207-8977
 jsitedesign1@gmail.com

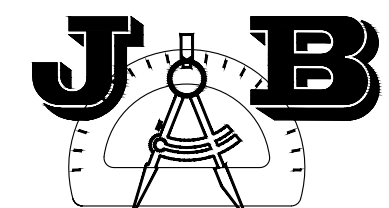
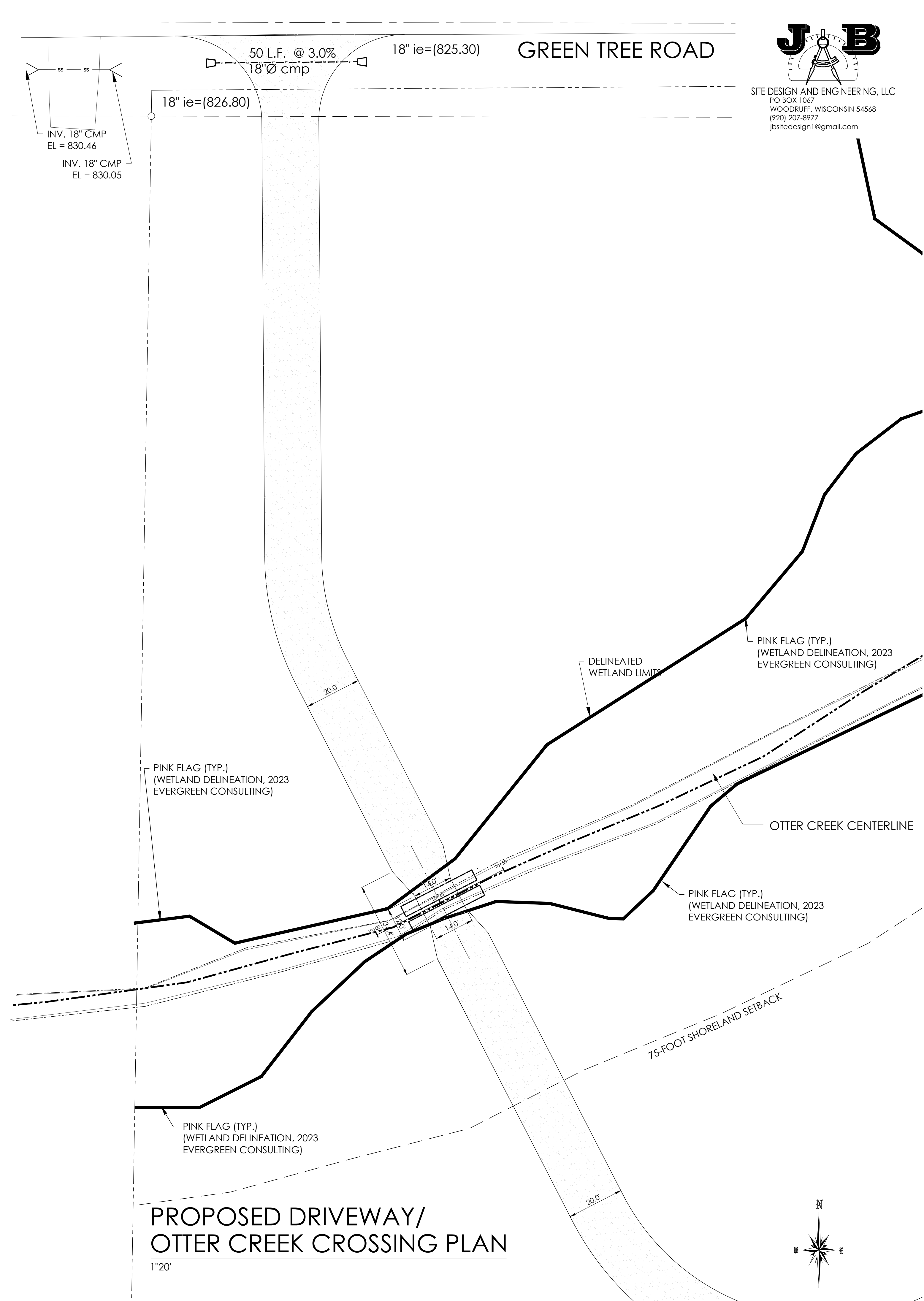
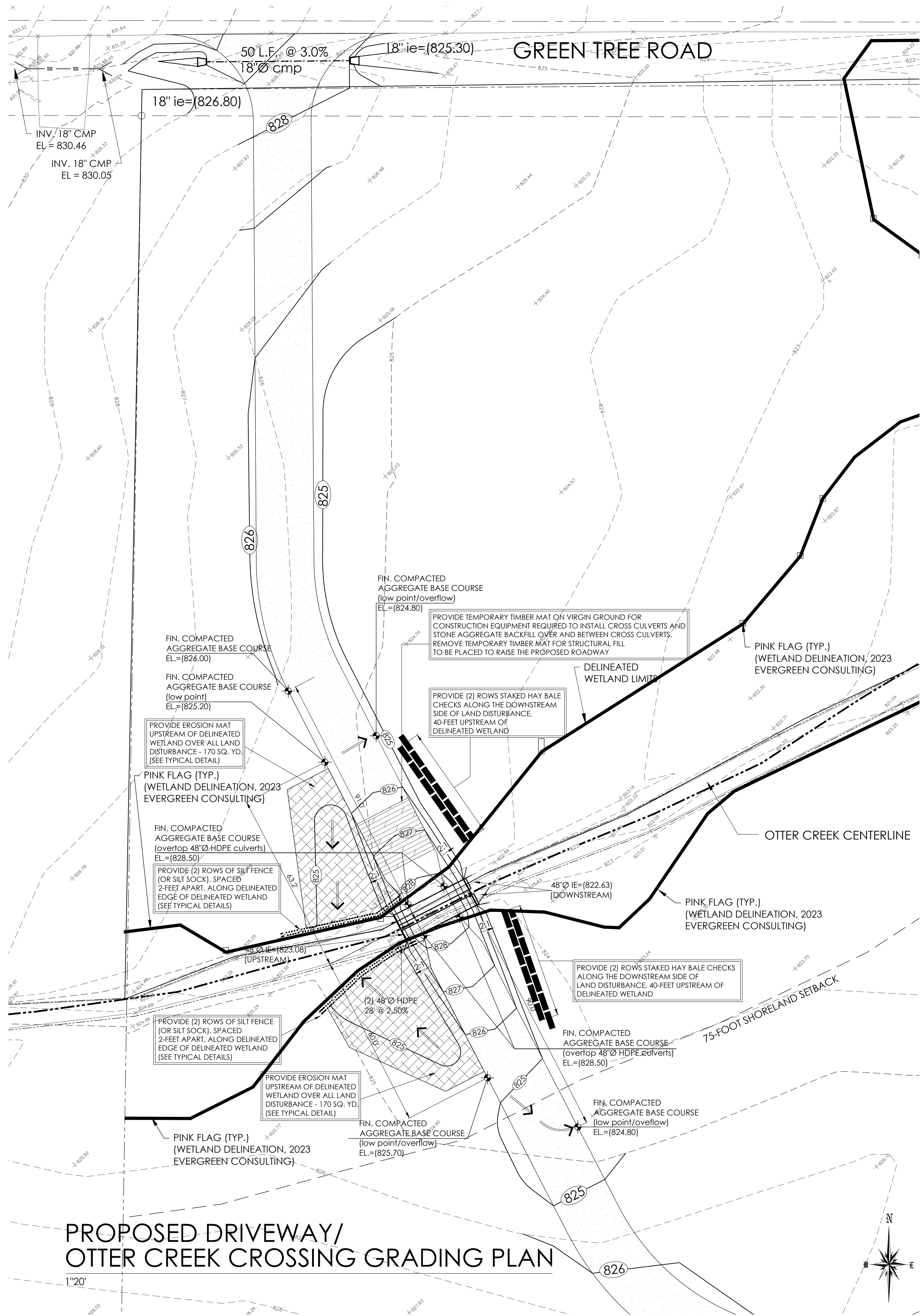


PROPOSED SITE GRADING PLAN

1"=40'



NO. REVISIONS	PROPOSED GRADING FOR RESIDENCE, SHED AND SHOP BUILDING	FEBRUARY 13, 2025	DATE
PROPOSED OTTER CREEK CULVERT CROSSING ALEXANDER PROPERTY W5197 GREEN TREE ROAD Plymouth, Wisconsin 53073			
SHEET TITLE			
DRAWN BY			
CHECKED BY			
DATE 04/16/2024			
PROJECT NO. 2023-31			
SHEET NO. C-2			



SITE DESIGN AND ENGINEERING, LLC
 PO BOX 1067
 WOODRUFF, WISCONSIN 54568
 (920) 207-8977
 jbsitedesign1@gmail.com

NO.	REVISIONS	DATE
1	PROPOSED GRADING FOR RESIDENCE, SHED AND SHOP BUILDING	FEBRUARY 13, 2025

PROPOSED OTTER CREEK CULVERT CROSSING
 ALEXANDER PROPERTY
 W5197 GREEN TREE ROAD
 Plymouth, Wisconsin 53073

SHEET TITLE
DRAWN BY
CHECKED BY
DATE 04/16/2024
PROJECT NO. 2023-31
SHEET NO. C-3



SITE DESIGN AND ENGINEERING, LLC

Lee Alexander property
W5197 Green Tree Road
Town of Plymouth, WI 53073

Photographs taken: February 27, 2024



Photograph #1 – snow mobile bridge, SE corner



Photograph #2 – snow mobile bridge, SE corner



Photograph #3 – snow mobile bridge, SE corner



Photograph #4 – snow mobile bridge, NW corner



Photograph #5 – snow mobile bridge, NW corner



Photograph #6 – snow mobile bridge, NE corner



Photograph #7 – snow mobile bridge, NE corner



Photograph #8 – panoramic view, proposed crossing from south side, facing west



Photograph #9 – panoramic view, proposed crossing from south side, facing northwest



Photograph #10 – panoramic view, proposed crossing from south side, facing northeast



Photograph #11 – close up of waterway at proposed crossing



Photograph #12 – close up of waterway at proposed crossing



Photograph #13 – close up of waterway at proposed crossing



Photograph #14 – close up of waterway at proposed crossing

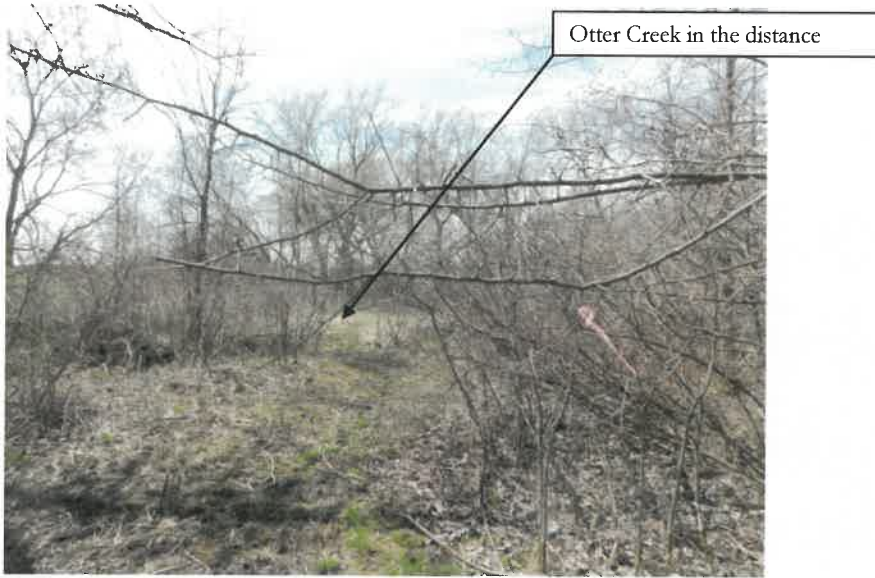


Photograph #15 – temporary marker on the north side of proposed crossing



Photograph #16 – temporary marker on the north side of proposed crossing

Photographs taken: April 16, 2024



Photograph #1 – grass covered opening (north side) leading toward Otter Creek (location of gravel drive)



Photograph #2 – grass covered opening (north side) leading toward Otter Creek (location of gravel drive)



Photograph #3 – grass covered opening (north side) leading toward Otter Creek (location of gravel drive)



Photograph #4 – Otter Creek at the proposed crossing location



Photograph #5 – Otter Creek at the proposed crossing location



Photograph #6 – Otter Creek at the proposed crossing location



Photograph #7 – Otter Creek dimension width at the proposed crossing location



Photograph #8 – Otter Creek dimension depth at the proposed crossing location



Photograph #9 – Otter Creek at the proposed crossing location



Photograph #10 – Otter Creek at the proposed crossing location



Photograph #11 – Otter Creek at the proposed crossing location, north shore line



Sheboygan County

Planning & Conservation Department

Administration Building

508 New York Avenue

Sheboygan, WI 53081-4126

P: (920) 459-3060

F: (920) 459-1371

E: plancon@sheboygancounty.com

Director
Aaron C. Brault

Staff Report

DATE: April 3, 2025

TO: Chairperson Clarke and Members of the Planning, Resources, Agriculture, & Extension Committee

C: JB Site Design and Engineering LLC
Lee Alexander
Town of Plymouth
Aaron Brault, County Planning & Conservation Director
Dale Rezabek, WDNR Regional Shoreland Specialist

FROM: Kathryn Fabian, Zoning Administrator *KF*

RE: February 2025 Application for Rezoning of Wetlands by JB Site Design and Engineering LLC, on behalf of Lee Alexander, requesting approximately 620 square feet of wetland be rezoned from the Shoreland-Wetland District to the Shoreland District. The rezoning is requested to allow for the construction of a driveway to serve a proposed residential property partially within the Shoreland jurisdiction of Otter Creek and a navigable Tributary Stream. The wetlands are located at W5197 Green Tree Road, in the SE ¼ of the NW ¼, Section 2, Town of Plymouth.

A. Background

Property Owner: Lee Alexander
N7641 County Road P
Elkhart Lake, WI 53020

Sheboygan County's shoreland and floodplain zoning jurisdiction applies to the unincorporated areas of the County that fall within 1,000 feet of the ordinary high water mark (OHWM) of navigable lakes, ponds, and flowages, within 300 feet of the OHWM of navigable rivers, streams, and intermittent streams, or to the landward edge of the floodplain (whichever is greater). The shoreland-wetlands impacted by the proposed driveway project are within the shoreland district of Otter Creek and a navigable Tributary Stream. When considering an application for a wetland rezoning, Section 72.09(4)(b) of the *Sheboygan County Shoreland Ordinance* (hereinafter referred to as "Shoreland Ordinance") states a wetland or portion thereof in the Shoreland-Wetland District shall not be rezoned if the proposed rezoning may result in a significant adverse impact upon any of the following:

1. Storm and flood water storage capacity.
2. Maintenance of dry season stream flow, the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland.
3. Filtering or storage of sediments, nutrients, heavy metals, or organic compounds that would otherwise drain into navigable waters.
4. Shoreline protection against soil erosion.

5. Fish spawning, breeding, nursery or feeding grounds.
6. Wildlife habitat.
7. Wetlands both within the boundary of designated areas of special natural resource interest and those wetlands which are in proximity to or have a direct hydrologic connection to such designated areas as defined in *Wisconsin Administrative Code*, Chapter NR 103.04.

B. Analysis

The proposed wetland disturbance is being requested for the construction of a driveway to serve a residential site off of Green Tree Road, just west of Highway 57. The site would be accessed by a proposed 20' wide driveway with a 12" compacted aggregate base. When crossing Otter Creek, the driveway would reduce to 14' in width and the crossing would consist of two 48" diameter culverts. The construction of the driveway would allow access to an area which is currently vacant and has historically been used for agricultural purposes.

Please note the following:

- The subject property is 19.07 acres in size.
- A wetland delineation was completed by Evergreen Consultants LLC in October 2023 on the Alexander property.
- The wetland delineation identified a Hardwood swamp/shrub Carr/Wet-Sedge Meadow complex 3.72 acres in size on the northern portion of the property along Otter Creek and the navigable Tributary Stream.
- On June 19, 2024 the Wisconsin Department of Natural Resources approved a general permit to install waterway crossings in Otter Creek.
- On August 2, 2024 the U.S. Army Corps of Engineers authorized the construction of a culvert bridge over Otter Creek and the placement of 620 square feet of fill in wetlands and the waterway.
- Much of the property is mapped as Zone A Floodplain.
- A Flood Elevation Analysis was completed on the property by Larson Engineering, Inc. and on February 10, 2025 the Wisconsin Department of Natural Resources determined that the proposed project would not impact the base flood elevations.
- The property is zoned A-5, Agricultural Living District, by the Town of Plymouth.
- Surrounding properties are used for agricultural and residential purposes. Sheboygan County's Gerber Lake Wildlife Area is directly north of the subject property.
- A soil test was completed in the southeast corner of the lot which located an area suitable for a mound septic system.

C. Recommendation

If the Committee finds it appropriate to approve the requested wetland rezone, Department Staff recommends conditioning the approval on the applicant obtaining all necessary permits and approvals that may be required by local ordinance, or as may be required from the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers.



April 1, 2025

Sheboygan County PRAE Committee
Sheboygan County Administration Building
508 New York Avenue, Room 302
Sheboygan, WI 54881

Dear Committee Members:

We have received the notice concerning the application for the JB Design & Engineering LLC/Alexander property case to rezone a total of 620 square feet of shoreland-wetlands located in SE ¼ NW ¼ Section 02 T15N, R21E, Town of Plymouth from the "Shoreland-Wetland District" to the "Shoreland District". The rezoning would allow for the construction of a driveway for a residence, pursuant to Section 72.09(4) of the Sheboygan County Shoreland Ordinance.

The department reviews all proposed amendments to shoreland-wetland zoning districts pursuant to s. [NR 115.04 \(2\)](#) to determine whether an ordinance which is amended as proposed will comply with s. [59.692](#), Wis. Stats.

In order to ensure that the shoreland protection objectives found in s. [281.31](#), Stats., will be accomplished by the county shoreland ordinance, Section 72.09(4)(b) of the Sheboygan County Shoreland Ordinance states that a county shall not rezone a shoreland-wetland zoning district, or portion thereof, if the proposed rezoning may result in a significant adverse impact upon any of the following:

- a. Storm and flood water storage capacity;
- b. Maintenance of dry season stream flow, or the discharge of groundwater to a wetland, the recharge of groundwater from a wetland to another area, or the flow of groundwater through a wetland;
- c. Filtering or storage of sediments, nutrients, heavy metals or organic compounds that would otherwise drain into navigable waters;
- d. Shoreline protection against soil erosion;
- e. Fish spawning, breeding, nursery or feeding grounds;
- f. Wildlife habitat; or
- g. Areas of special recreational, scenic or scientific interest, including scarce wetland types.

The applicant is responsible to provide the committee the justification that the filling to the wetlands will not have any significantly adverse impact to these functional values of the wetland complex.

Sincerely,

Dale Rezabek, PG
Shoreland Specialist

cc: File

(b) OFFICIAL MAPS: Based on other studies. Any maps referenced in this section must be approved by the DNR and be more restrictive than those based on the FIS at the site of the proposed development.

1. Sheboygan Marsh Dam Failure analysis approved by the Department of Natural Resources on January 5, 2016, including:

- A. Map titled "Hydraulic Shadow Map Appendix I" dated December 10, 2015.
- B. Floodway data table titled "FLOODWAY DATA (Sheboygan Marsh Dam Failure under 100-year Flood)" dated December 10, 2015.
- C. Flood profile titled "Sheboygan Marsh Dam Hydraulic Shadow Profile" dated December 10, 2015.

2. Hingham Mill Pond Dam Failure analysis approved by the Department of Natural Resources on January 16, 2019, including:

- A. Map titled "Hingham Dam Failure Analysis".
- B. Floodway data table titled "Hydraulic Shadow Floodway Data".
- C. Flood profiles titled "Dam Failure (Hydraulic Shadow) Profile".

3. Brickbauer Dam Failure analysis approved by the Department of Natural Resources in May, 2019 including:

- A. Map titled "Brickbauer Dam. Hydraulic shadow Map".
- B. Floodway data table titled "Floodway Data Table".
- C. Flood profiles titled "Brickbauer Dam. Hydraulic shadow Profiles".

4. Flood Storage: Unincorporated Sheboygan County: Sheboygan County and Incorporated Areas Flood Storage Districts Panels 9, 10, 13 and 14, effective 8/294/2024.

(3) ESTABLISHMENT OF FLOODPLAIN ZONING DISTRICTS.

The flood hazard areas regulated by this ordinance are divided into districts as follows:

- (a) The Floodway District (FW) is the channel of a river or stream and those portions of the floodplain adjoining the channel required to carry the regional floodwaters, within AE Zones as shown on the FIRM, or within A Zones shown on the FIRM when determined according to Section 73.11 (5).
- (b) The Floodfringe District (FF) is that portion of a riverine special flood hazard area outside the floodway within AE Zones on the FIRM, or, when floodway limits have been determined according to Section 73.11(5), within A Zones shown on the FIRM.
- (c) The General Floodplain District (GFD) is those riverine areas that may be covered by floodwater during the regional flood in which a floodway boundary

1 **SHEBOYGAN COUNTY RESOLUTION NO. _____ (2025/26)**

2
3 Re: Authorizing Land Swap for Redevelopment Project of the Shoreland 400
4 Rail Trail

5
6
7 **WHEREAS**, the Shoreland 400 trail is a 1.67 mile multi-use trail that runs on the Old
8 Union Pacific rail corridor and is owned by Sheboygan County; and

9
10 **WHEREAS**, Sheboygan County has been approached by the City of Sheboygan to
11 provide an in-kind land swap to move a portion of the trail slightly to the west; and

12
13 **WHEREAS**, the City of Sheboygan proposes to provide to the County land labeled
14 “Parcel 1-Proposed County Bike Trail Property” on the County Land Transfer Exhibit on file in
15 the County Clerk’s Office in exchange for an approximately .215 acre parcel labeled “Shoreland
16 400 Rail Trail” on the proposed Land Transfer Exhibit on file in the County Clerk’s office; and

17
18 **WHEREAS**, said swap will help facilitate the redevelopment of the former Mayline
19 manufacturing site ultimately providing for a stronger tax base and much needed housing; and

20
21 **WHEREAS**, the Section of the Shoreland 400 Rail Trail in question will be replaced in-
22 kind on the new parcel as shown on the attached exhibit.

23
24 **NOW, THEREFORE, BE IT RESOLVED** the Sheboygan County Board of Supervisors
25 authorizes the Sheboygan County Planning and Conservation Director to sign all necessary
26 documents for the proposed land transfer.

27
28 Respectfully submitted this 15th day of April, 2025.

29
30
31 **PLANNING, RESOURCES, AGRICULTURE, AND EXTENSION COMMITTEE***

32
33
34
35 _____
36 Rebecca Clarke, Chairperson

35 _____
36 Henry Nelson, Vice-Chairperson

37
38 _____
39 John Nelson, Secretary

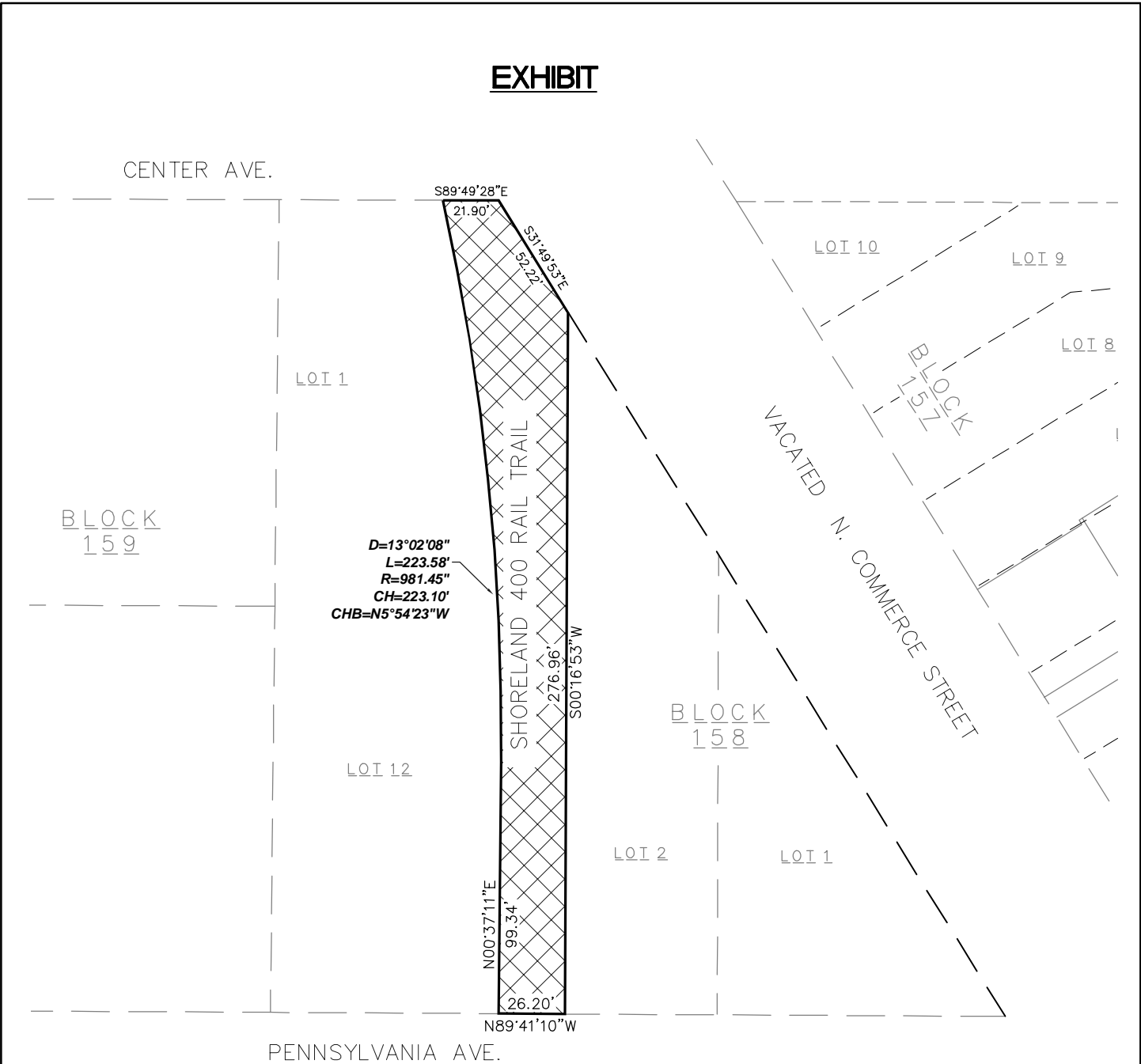
37
38 _____
39 Stanley Lammers

40
41 _____
42 Joe Liebau

43 Opposed to Introduction:

44
45 _____
46
47 *County Board members signing only

EXHIBIT



$D=13^{\circ}02'08''$
 $L=223.58'$
 $R=981.45''$
 $CH=223.10'$
 $CHB=N5^{\circ}54'23''W$

BEARINGS ARE REFERENCED TO
 WISCONSIN COUNTY SYSTEMS:
 SHEBOYGAN COUNTY. VERTICAL DATUM
 HAS BEEN ADJUSTED TO NAVD 88.



LEGEND

- = PROPOSED LAND TRANSFER
- = VACATION BOUNDARY
- = EXISTING RIGHT OF WAY
- = PARCEL BOUNDARY



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

PROPOSED LAND TRANSFER

N. COMMERCE ST., SHEBOYGAN, WI 53081

REVISIONS:	DATE: 12/02/2024
1	12/02/24
	SCALE: 1" = 60'
	SHEET NUMBER:
	1 of 2

DRAWN: BS

EXHIBIT

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

BEING A PART OF THE VACATED ALLEY BETWEEN SAID LOT 2 OF BLOCK 158 AND LOT 12 OF BLOCK 159, OF THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, SITUATED IN THE CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2 , ALSO BEING A POINT ON THE NORTH RIGHT OF WAY LINE FOR PENNSYLVANIA AVENUE; THENCE N89°41'10"W, ALONG SAID NORTH RIGHT OF WAY LINE 26.20 FEET; THENCE N00°37'11E, 99.34 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, CONTINUING ALONG SAID CURVE TO THE LEFT 223.10 FEET, SAID CURVE HAVING A RADIUS OF 981.45 FEET, AND A CHORD BEARING AND A CHORD DISTANCE OF N5°54'23"W, 223.10 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE FOR CENTER AVENUE; THENCE S89°49'28"E ALONG SAID SOUTH LINE, 21.90 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF VACATED NORTH COMMERCE STREET; THENCE S31°49'53"E ALONG SAID SOUTHWESTERLY LINE, 52.22 FEET TO THE EAST LINE OF SAID LOT 2 BLOCK 158; THENCE S00°16'53W ALONG THE WEST LINE OF SAID LOT 2, 276.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 9,364 SQUARE FEET OR 0.215 ACRES OF LAND, MORE OR LESS



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

PROPOSED LAND TRANSFER

N. COMMERCE ST., SHEBOYGAN, WI 53081

REVISIONS: DATE: 12/02/2024

1 12/02/24 SCALE:

SHEET NUMBER:

2 of 2

DRAWN: BS



HORIZONTAL DATUM IS REFERENCED TO THE SHEBOYGAN COUNTY COORDINATE SYSTEM NAD 83 (2011), AND THE EAST LINE OF THE SE 1/4 OF SECTION 22-15-23, ASSUMED TO BEAR N00°01'11"E.

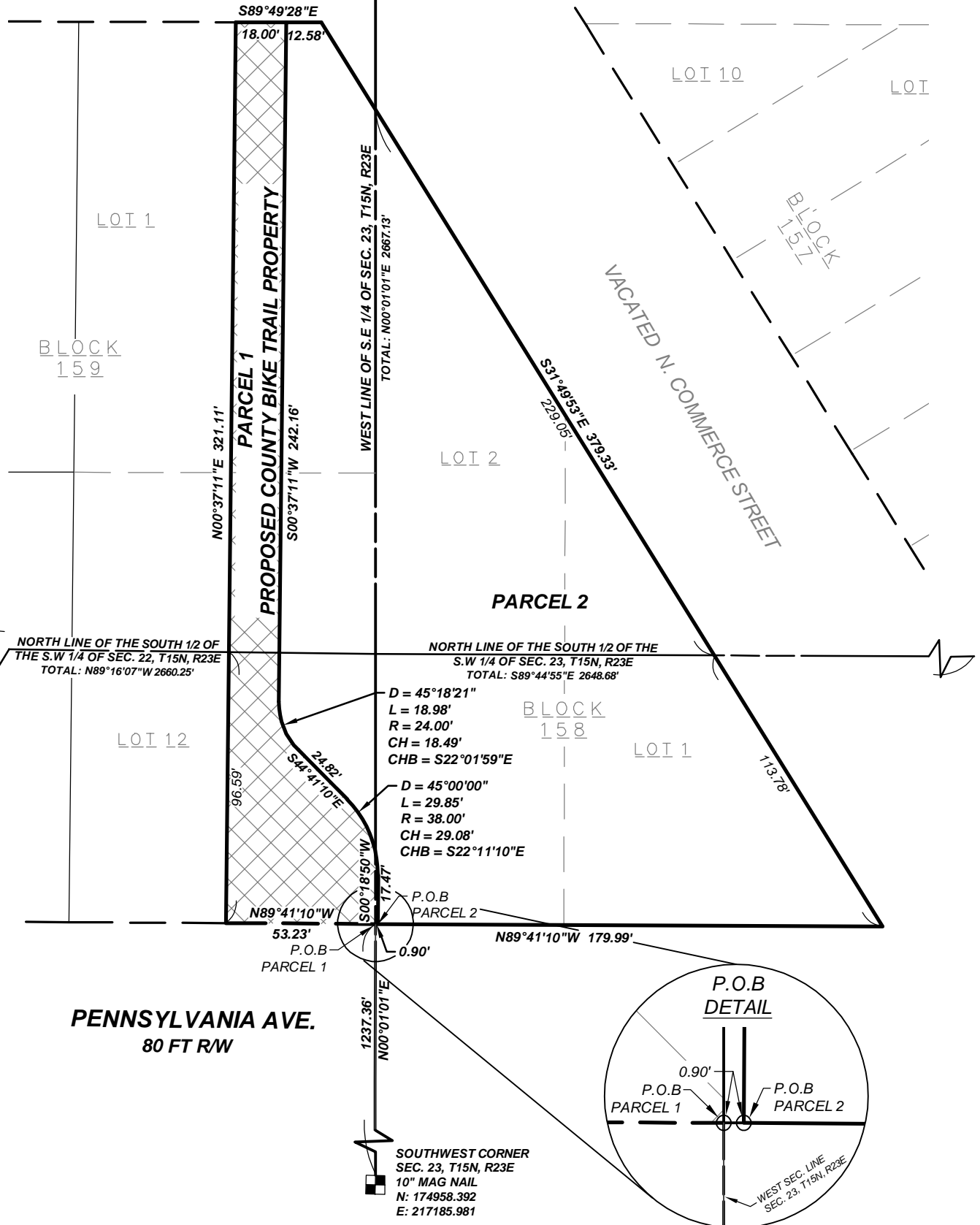
EXHIBIT

LEGEND	
	= RIGHT OF WAY
	= PARCEL BOUNDARY
	= SECTION LINE

WEST 1/4 CORNER
SEC. 23, T15N, R23E
PK NAIL WITNESS CORNER
N: 177625.454
E: 217186.777

CENTER AVE.
80 FT RW

VACATED CENTER AVE.



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MILWAUKEE, WI 53202
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COUNTY LAND TRANSFER EXHIBIT

PENNSYLVANIA AVE & N. COMMERCE ST.,
SHEBOYGAN WI 53081

REVISIONS:	DATE: 02/25/2025
	SCALE: 1" = 50'
	SHEET NUMBER:
	1 of 2

EXHIBIT

Parcel 1

Part of Lot 11 and 12 in Block 159, part of Lot 2 in Block 158, vacated N. 12th Street in Block 159, all in the Original Plat for the City of Sheboygan, located in SE ¼ and NE ¼ of the SE ¼ of Section 22 and the SW ¼ and the NW ¼ of the SW ¼ of Section 23, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, being more particularly described as:

Commencing at the Southwest corner of said Section 23; thence N0°01'01"E along the west line of the southeast 1/4 of said Section 23, 1237.36 feet to a point on the north right of way line of Pennsylvania Avenue, and the point of beginning; thence N89°41'10"W along said north right of way line, 53.23 feet to a point on the south line of Lot 12 Block 159, original Plat of the City of Sheboygan; thence N00°37'11"E, 321.11 feet to a point on the south line of Center Avenue; thence S89°49'28"E, along said south line 18.00 feet; thence S00°37'11"W, 242.16 feet to a point of curve to the left having a chord bearing and distance of S22°01'59"E, 18.49 feet and a radius of 24.00 feet; thence 18.98 feet along the arc of said curve to a point; thence S44°41'10"E, 24.82 feet to a point of curve to the right having a chord bearing and distance of S22°11'10"E, 29.08 feet and a radius of 38.00 feet; thence along the arc of said curve 29.85 feet; thence S00°18'50"W, 17.47 feet to a point on the north line of Pennsylvania Avenue; thence N89°49'10"W along said north line 0.90 feet to the point of beginning.

Parcel 2

Part of Lot 2 and all of Lot 1 in Block 158, part of vacated N. 12TH Street in Block 159, all in the Original Plat for the City of Sheboygan, located in SE ¼ and NE ¼ of the SE ¼ of Section 22 and the SW ¼ and the NW ¼ of the SW ¼ of Section 23, Township 15 North, Range 23 East, in the City of Sheboygan, Sheboygan County, Wisconsin, being more particularly described as:

Commencing at the Southwest corner of said Section 23; thence N0°01'01"E along the west line of the southeast 1/4 of said Section 23, 1237.36 feet to a point on the north right of way line of Pennsylvania Avenue; thence S89°41'10"E along said north right of way line, 0.90 feet to the point of beginning; thence N00°18'50"E, 17.47 feet to a point of curve to the left having a chord bearing and distance of N22°11'10"W, 29.08 feet and a radius of 38.00 feet; thence along the arc of said curve 29.85 feet to a point; thence N44°41'10"W, 24.82 feet to a point of curve to the right having a chord bearing and distance of N22°01'59"W, 18.49 feet and a radius of 24.00 feet; thence along the arc of said curve 18.98 feet; thence N00°37'11"E, 242.16 feet to a point on the south line of Center Avenue; thence S89°49'28"E along said south line 12.58 feet to the intersection of the south line of Center Avenue and the west line of North Commerce Street, thence S31°49'53"E along the west Line of said North Commerce Street, also being the northeasterly line of Lots 1 and 2 of said Block 158, 379.33 feet to the intersection of the southwesterly line of said North Commerce Street and the north line of Pennsylvania Avenue and the southeast corner of Lot 1 of said Block 158; thence N89°41'10"W, along said north line 179.99 feet to the point of beginning.



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COUNTY LAND TRANSFER EXHIBIT

PENNSYLVANIA AVE & N. COMMERCE ST.,
SHEBOYGAN WI 53081

DRAWN: A.M

REVISIONS:	DATE: 02/25/2025
	SCALE:
	SHEET NUMBER:
	2 of 2



Sheboygan County ***Planning & Conservation Department***

Administration Building

508 New York Avenue

Sheboygan, WI 53081-4126

P: (920) 459-3060

P: (920) 459-1370

F: (920) 459-1371

E: plancon@sheboygancounty.com

Director

Aaron C. Brault

Memo

TO: PRAECom Members

FROM: Aaron Brault 

DATE: April 8, 2025

RE: Campground Non-Lapsing Funds Use

If you recall, WE Energies is updating the electrical service in the area around the Marsh Park. As part of that project, they are bringing in new service lines/poles to feed the buildings (i.e. tavern, old tavern). As such, and to prepare for the upcoming storage shed construction (approved capital plan project 918), we are looking to update the County-owned service items that feed the buildings, some of which are likely from the 1940's when the old lodge was built. Details of those items from our electrician are:

- Provide and install a WE Energies approved freestanding structure
- Provide and install a WE Energies approved 400A Transocket with service wireway
- Provide and install a NQ 400A NEMA 3R Panel with 400A Main Breaker 42kaic rating
- Provide and install a 200A breaker to feed existing panel
- Trenching and installing a 60A feed to the Well House
- Intercept 2" PVC and refeed (2) 125A loads and existing panel on building
- Provide and install grounding electrode system for service and Well House

I would like to utilize \$14,400 from our campground non-lapsing account (with appropriate budget adjustments) to help fund the estimated costs of \$29,345. At this point, I am intending to cover the remainder through our normal repair and maintenance operating account.

Thank you for your consideration.



SHEBOYGAN COUNTY

Ellen R Schleicher
Register of Deeds

Amanda Drossel Walloch
Office Supervisor

March 28, 2025

Dear Valued Recording Partners,

In order to cut expenses and streamline duties, Sheboygan County, will be changing its mail back policy. Effective May 1, 2025, we will be going to a partial tag-less recording system; This system will allow us to electronically return submitted paper documents via email.

NOTE: If you are already eRecording your documents, this process change will not affect you.

After the **paper** document is reviewed to meet statutory requirements, it is scanned into our computer system. Once the document is recorded and indexed, our recording software assigns the document number and the electronic recording stamp, as it does now, to the digital image. The document will be electronically returned to the submitter. The original document, with the recording stamp, will be on file in the Register of Deeds office for a minimum of 30 days following recording. Please note: Rejected documents will not be mailed back unless a self-addressed stamped envelope is provided. After 30 days the paper document will be destroyed. If you would like the original document back, you would need to send a self-addressed stamped envelope along with your paper recording.

This change will bring benefits to you as well. Some of those are as follows:

- Access to your recorded document, via email, minutes after we finish recording the document.
- These digitized documents will allow you to store them directly into your software program.
- Same day notice of rejected documents allowing you to submit a correction quickly. The email will include a secure link to the recorded document allowing it to be printed up to 3 times without paying additional copy fees to the county. This link is valid for 7 days.

What we need from you is simple:

- Please complete the enclosed user agreement providing us with any email address(es) to return recorded documents or rejection letters. We suggest that you use a department email, in the event someone is on vacation another individual can retrieve that email.
- If you prefer to get set up with one of our eRecording vendors, the vendor information can be found on the back of the agreement.

Many of our partners are already enjoying their documents returned to them electronically. If you would like to start this today simply send in your signed agreement.

If your signed agreement is not returned before **April 30, 2025**, our office will keep the document on file for you to retrieve within the 30-day window. You will not receive the electronic record until your signed agreement is received. If you have any questions regarding tag-less recording and/or the electronic return of documents, please give me a call at (920) 459-3027.

Thank you for your continued support of this office. ~ *Ellen R. Schleicher*