

CITY OF SHEBOYGAN

REQUEST FOR CITY PLAN COMMISSION CONSIDERATION

ITEM DESCRIPTION: R.O. 24-22-23 and G.O. 4-22-23 by Alderperson Felde granting M Squared Properties, its successors and assigns, the privilege of encroaching upon described portions of 1444 Pershing Avenue in the City of Sheboygan for the purpose of creating an asphalt driveway and parking lot.

REPORT PREPARED BY: Steve Sokolowski, Manager of Planning and Zoning

REPORT DATE: June 24, 2022

MEETING DATE: June 28, 2022

FISCAL SUMMARY:

Budget Line Item:	N/A
Budget Summary:	N/A
Budgeted Expenditure:	N/A
Budgeted Revenue:	N/A

STATUTORY REFERENCE:

Wisconsin	N/A
Statutes:	
Municipal Code:	N/A

BACKGROUND / ANALYSIS:

The City Plan Commission recently approved a conditional use permit for Four Season Comfort to operate at 1444 Pershing Avenue. One of the conditions of approval that was required by the Plan Commission was for Four Seasons to pave the gravel parking lot.

One of the issues that has come up is that there is a significant amount of the gravel parking lot located within the City of Sheboygan N. 15th Street public right-of-way. The Plan Commission may be aware that the City needed to obtain private property from many of the owners along N. 15th Street in order to improve this street with curb, gutter, utilities etc.

Thus, the previous owners gravel parking area, now owned by Four Seasons, is located well within the City's N. 15th Street public right-of-way. When reviewing the site plan, you can see that a significant amount of the gravel parking lot is located within the right-of-way. Also, the southwest corner of the Four Seasons building appears to be approximately 12-15 feet from the property line and barley could fit a vehicle through that area of the parking lot.

In addition to the paving, Four Seasons is also looking to install greenspace and landscaping along the street frontages. Previous to this, there was minimal landscaping on this property.

Thus, the applicant is requesting an encroachment in order to:

- Provide off-street parking for Four Seasons client's and business vehicles on the private property instead of on the street which could impact adjacent neighborhood.

- To pave the parking lot as required by the City Plan Commission when approving the proposed Four Seasons conditional use permit.
- To install landscaping along the street frontages.

Four Seasons Comfort LLC is Sheboygan Counties premier residential and light commercial heating and air conditioning company. We opened our doors in 2005 and have grown annually over the years. We provide both heating and air conditioning installation for residential and light commercial building throughout Sheboygan County and beyond. We have been looking for a building to relocate our business as we need more space and the location of 1444 Pershing Avenue works well.

STAFF COMMENTS:

At the conditional use permit hearing, the applicant discussed their willingness to pave the gravel parking lot. The amount of the gravel parking lot located in the right-of-way was somewhat of a surprise. Thus, the reason for the encroachment request is because the applicant is proposing to utilize a portion of the City of Sheboygan N. 15th Street/Pershing Avenue public right-of-way for parking purposes. In order to utilize this area of public right of-way, the applicant is required to obtain an encroachment permit.

This property has previously appeared somewhat tired and weathered. The building, site and landscaping improvements that Four Seasons is proposing will freshen this property up and is welcome site along N. 15th Street which the City invested significant dollars to improve.

If the encroachment is approved, Four Seasons will need to pay the required encroachment fee prior to building permit issuance for the new additions.

ACTION REQUESTED:

Staff does not object to the encroachment as proposed.

ATTACHMENTS:

R.O. 24-22-23 and G.O. 4-22-23