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R. O. No. 24 - 22 - 23. By CITY CLERK. June 20, 2022.

Submitting a communication from M Squared Properties requesting an encroachment on their property located at 1444 Pershing Avenue for the purpose of creating an asphalt driveway and parking lot.

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CITY CLERK

# Four Seasons Comfort LLC

*"Quality Service with Your Comfort in Mind"*

1444 Pershing Ave. Sheboygan, WI 53083

Office 920-565-2095

[hvac@fourseasonscomfort.net](mailto:hvac@fourseasonscomfort.net)

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Monday, June 13, 2022

To the City of Sheboygan,

After moving Four Seasons Comfort into the city of Sheboygan we discovered that the exiting parking lot needed asphaltting. As we worked through the process of completing the work we discovered that the city owned a portion of the parking lot.

We request the encroachment to allow for the movement of our equipment through a normal business day, allow for customer and employee parking, and provide access of emergency vehicles if needed.

The area as noted in the encroachment exhibit, prepared by Wagner Excavating, runs through the parking lot. It will be used as parking lot as well as green space.

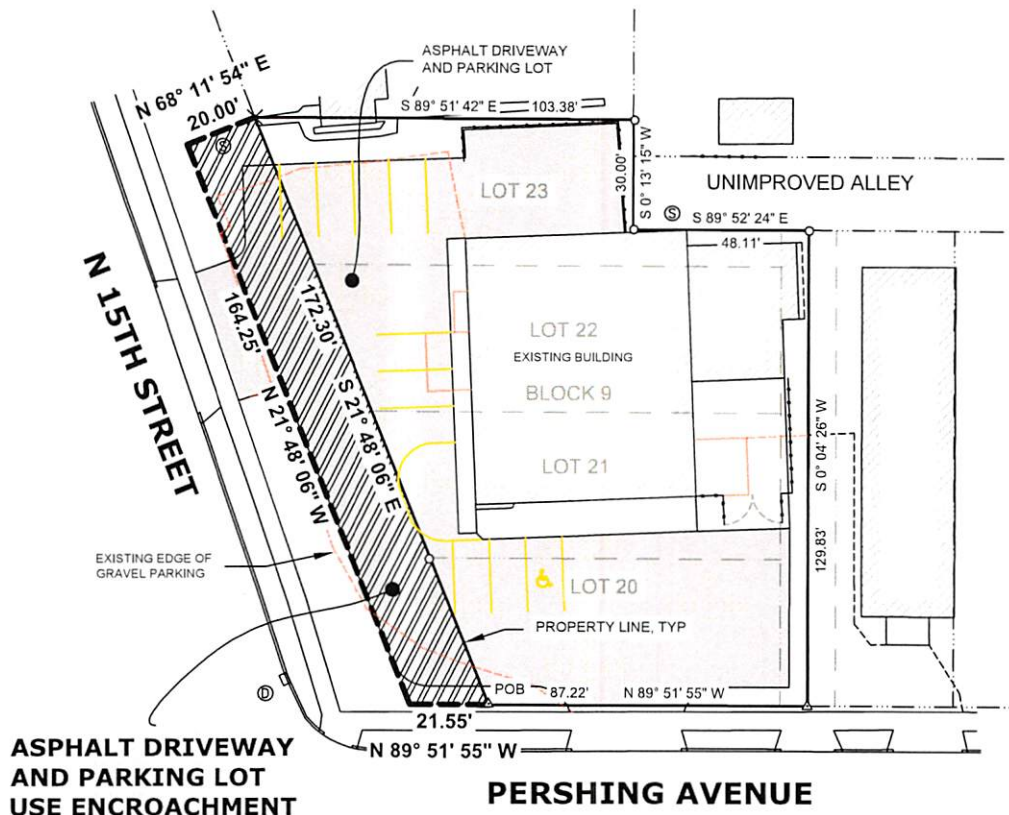
Martha Pelzel – owner  
M Squared Properties  
15770 Lakeshore Rd  
Cleveland, WI 53081  
920-980-7051  
[Msquared204@gmail.com](mailto:Msquared204@gmail.com)

Mike Pelzel – owner  
Four Seasons Comfort  
1444 Pershing Ave.  
Sheboygan, WI 53083  
Sheboygan phone 920-565-2095  
Plymouth phone 920-893-8900  
[hvac@fourseasonscomfort.net](mailto:hvac@fourseasonscomfort.net)



# ASPHALT DRIVEWAY AND PARKING LOT USE ENCROACHMENT EXHIBIT

LOTS 20, 21, 22, AND 23 OF BLOCK 9 AND THE WEST HALF OF  
THE VACATED NORTH-SOUTH ALLEY ADJACENT TO SAID LOTS  
20, 21, 22, AND PART OF 23, OF LAKE SHORE DIVISION,  
CITY OF SHEBOYGAN  
SHEBOYGAN COUNTY, WISCONSIN



LEGAL DESCRIPTION FOR "ASPHALT DRIVEWAY AND PARKING LOT USE ENCROACHMENT":

PART OF N 15TH STREET RIGHT-OF-WAY BEING IN THE SE 1/4 OF SECTION 10, T15N, R23E, CITY OF SHEBOYGAN, SHEBOYGAN COUNTY, WISCONSIN; AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF LOT 20, BLOCK 1 OF LAKE SHORE DIVISION; THENCE THE FOLLOWING BEARINGS AND DISTANCES: N89°51'55"W 21.55 FEET; N21°48'06"W 164.25 FEET; N68°11'54"E 20.00 FEET TO A POINT ON THE EAST ROAD RIGHT-OF-WAY LINE OF N 15TH STREET; THENCE S21°48'06"E ALONG SAID EAST RIGHT-OF-WAY LINE 172.30' FEET TO THE POINT OF BEGINNING AND CONTAINING 3,366 SF OF LAND.

PARCEL NUMBER: 59281712700  
PARCEL OWNER: MSQUARED PROPERTIES LLC  
PARCEL ADDRESS: 3313 N 15TH STREET  
PARCEL AREA: 17,627 SF  
DRIVEWAY AND PARKING LOT USE  
ENCROACHMENT AREA: 3,366 SF

BEARINGS AND DISTANCES SHOWN ARE  
REFERENCED TO THE SOUTH LINE OF LOT 20,  
BLOCK 9, WHICH BEARS N89°51'55"W AND BASED ON  
THE SHEBOYGAN COUNTY COORDINATE SYSTEM



I, CRAIG A. RUSCH, WISCONSIN  
REGISTERED LAND SURVEYOR NO. S-2274,  
DO HEREBY CERTIFY THAT THIS SURVEY  
IS CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.

DRAWING DATE: JUNE 2, 2022



GRAPHIC SCALE

0 40  
1 inch = 40 ft.

**Wagner**  
EXCAVATING, INC.  
3437 PAINE AVENUE SHEBOYGAN, WI 53081  
(920) 458-9082

**FOUR SEASONS COMFORT**  
1444 Pershing Avenue  
City of Sheboygan