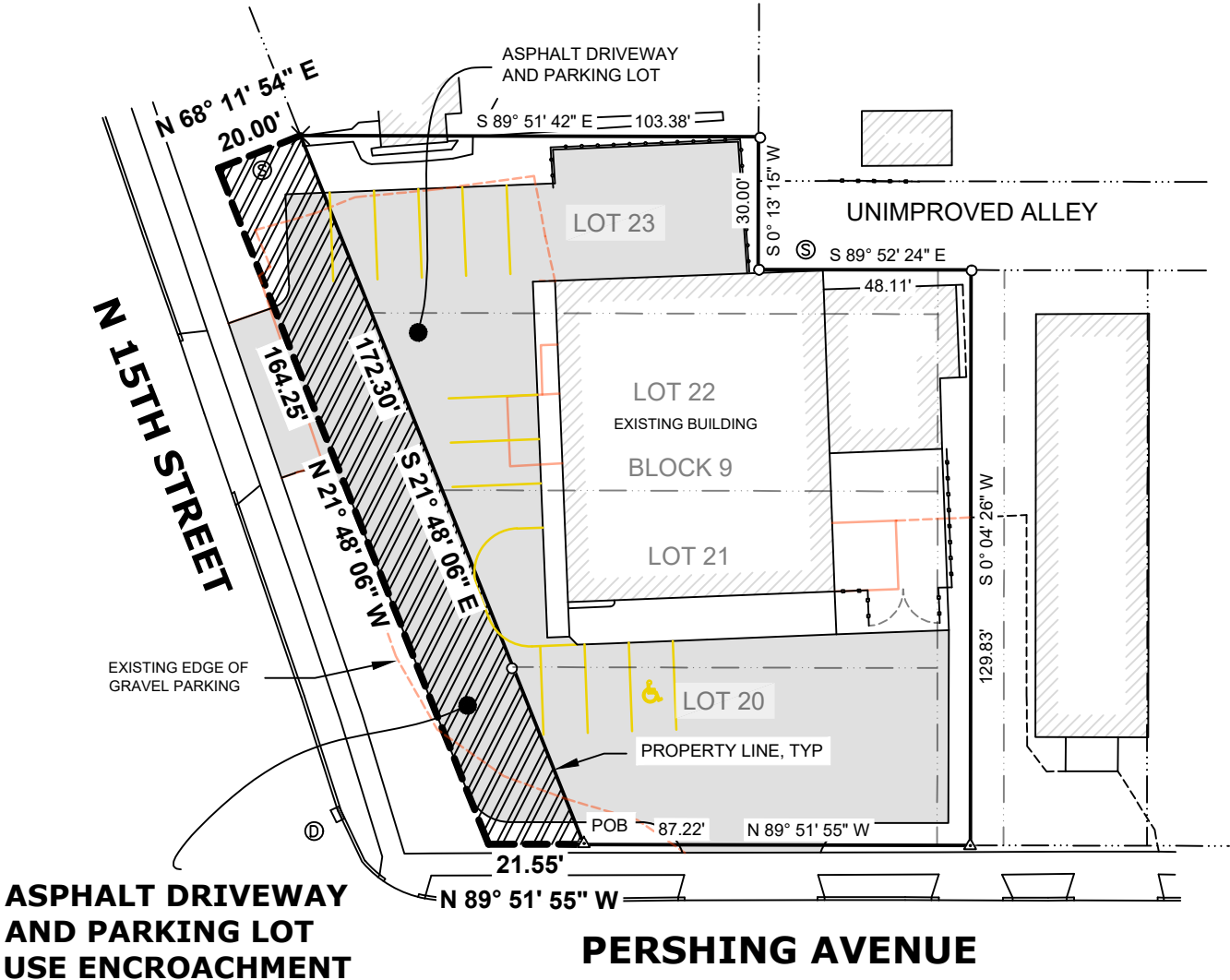


# ASPHALT DRIVEWAY AND PARKING LOT LOT USE ENCROACHMENT EXHIBIT

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

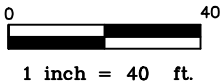


I, CRAIG A. RUSCH, WISCONSIN  
REGISTERED LAND SURVEYOR NO. S-2274,  
DO HEREBY CERTIFY THAT THIS SURVEY  
IS CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.

DRAWING DATE: JUNE 2, 2022



GRAPHIC SCALE



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



#### STORM WATER MANAGEMENT INFORMATION

AREAS:

PARCEL TOTAL	17,627 SF
ENCROACHMENT TOTAL	3,366 SF
TOTAL DEVELOPMENT AREA	20,993 SF
LAND DISTURBANCE (APPROX)	12,800 SF
PRE-CONSTRUCTION	
IMPERVIOUS TOTAL	17,850 SF, 85%
PERVIOUS TOTAL	3,143 SF, 15%
POST-CONSTRUCTION	
IMPERVIOUS TOTAL	18,640 SF, 89%
PERVIOUS TOTAL	2,353 SF, 11%
ADDITIONAL IMPERVIOUS = 790 SF < 1,000 SF, THEREFORE STORM WATER MANAGEMENT NOT REQUIRED	

UC URBAN COMMERCIAL DISTRICT ZONING  
REQUESTED VARIANCES AND ENCROACHMENT:

20' WIDE ASPHALT DRIVEWAY AND PARKING LOT USE ENCROACHMENT  
ON WEST SIDE OF PARCEL

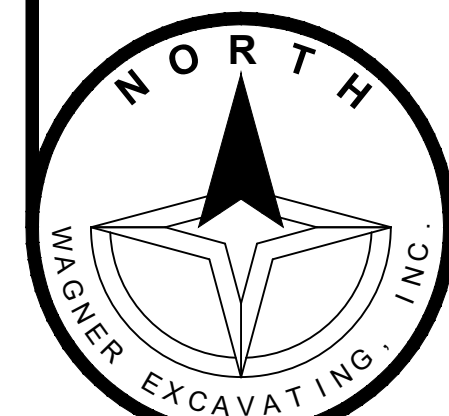
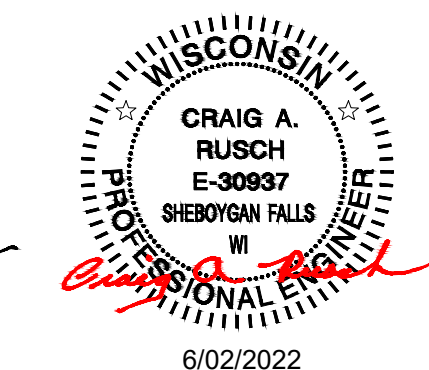
PAVING SETBACK VARIANCE AT NORTHEAST CORNER OF PARCEL.  
PROPOSED ASPHALT PAVING WITHIN EXISTING FENCED AREA IS 2.5'  
FROM EAST PROPERTY LINE AND 1.2' FROM NORTH PROPERTY LINE.  
5' IS CODE REQUIREMENT

#### BASE AND SURFACE MATERIAL AND THICKNESS

SIDEWALKS	4" CONCRETE 6" CRUSHED AGGREGATE BASE COURSE
CONCRETE DUMPSTER AREA	8" REINFORCED CONCRETE 8" CRUSHED AGGREGATE BASE COURSE
ASPHALT PARKING AND DRIVE	3.5" ASPHALT 8" CRUSHED AGGREGATE BASE COURSE
TOPSOIL	4" MINIMUM

#### PARKING SCHEDULE

EMPLOYEE COUNT:	EMPLOYEE EXISTING COUNT	8 EMPLOYEES
REQUIRED STALLS:	REGULAR = 1 STALL PER EMPLOYEE HANDICAP = 1 / 25 STALLS TOTAL REQUIRED	8 STALLS 1 STALL 9 STALLS
PROPOSED STALLS:	REGULAR HANDICAP TOTAL PROPOSED	10 STALLS 1 STALL 11 STALLS



GRAPHIC SCALE  
0 5 10 20  
1 inch = 10 ft.  
FOR 24" X 36" PRINT

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## SITE PLAN, GRADING PLAN, AND EROSION CONTROL PLAN

No.	Revision	Date
5		
4		
3		
2		
1		

**Wagner**  
**EXCAVATING**  
3437 Paine Avenue  
Sheboygan, WI 53081  
(920) 458-9082

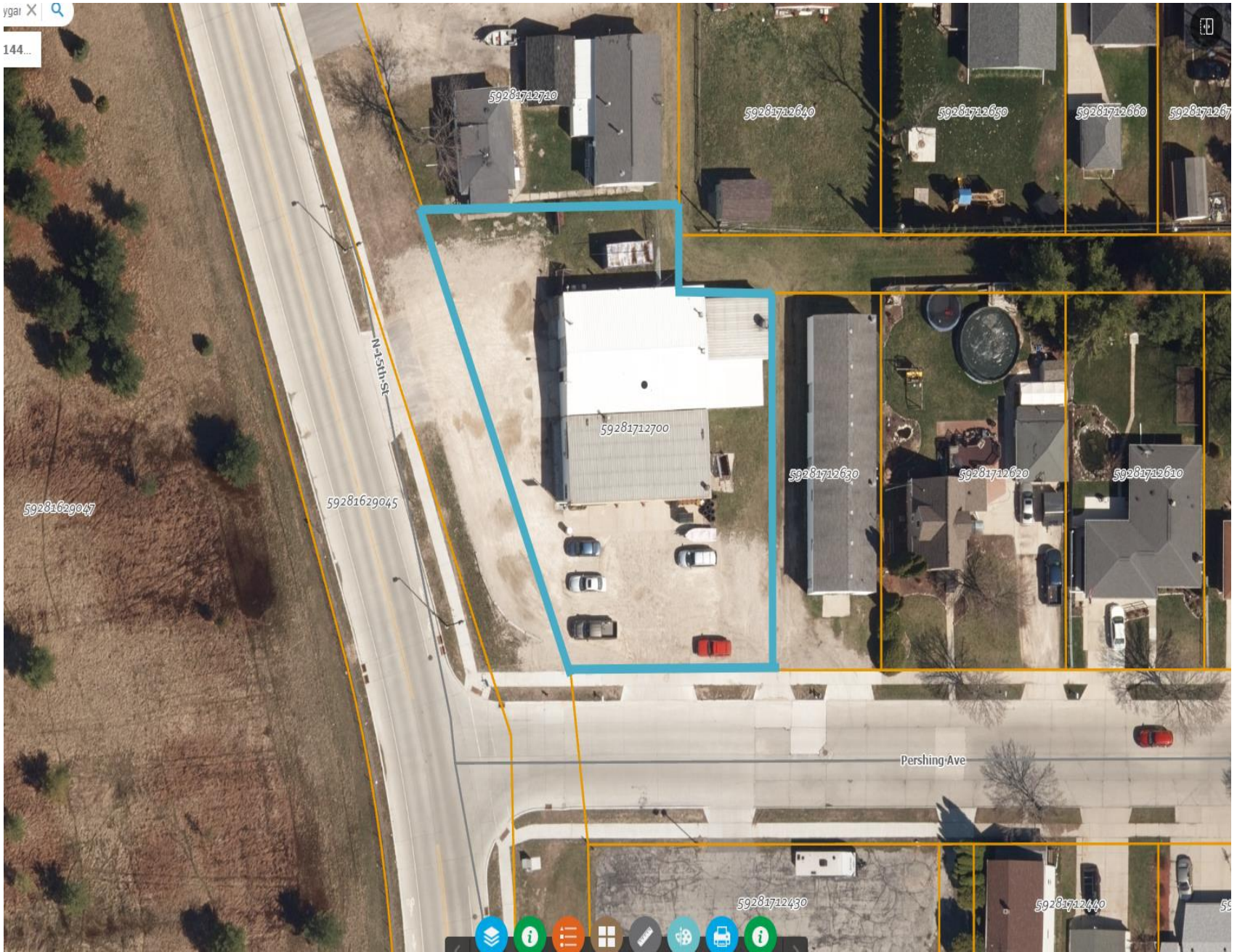
DESIGNED BY:  
CRAIG A. RUSCH

Site Improvements  
Four Seasons Comfort  
1444 Pershing Avenue  
Sheboygan, Wisconsin

DATE  
6/1/22

1









# Four Seasons Comfort LLC

*"Quality Service with Your Comfort in Mind"*

W2074 Garton Road Sheboygan, WI 53083

Office 920-565-2095

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Friday, January 21, 2022

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 voted both as a winner and finalist of the Best of Sheboygan County multiple years. Currently we have 10 employees. While Four Seasons Comfort does offer 24/7 emergency service, normal business hours are Monday through Friday from 7:00am until 4:00pm.

We have been looking for a building to relocate our business as we need more space. The location of 1444 Pershing Ave. Sheboygan, WI seems to fit our criteria. We are requesting a Conditional Use Permit to occupy the property.

This site that had housed two businesses will be used solely by Four Seasons Comfort using the primary address of 1444 Pershing Ave. Sheboygan, WI 53083. The three service bays that face Pershing Ave. will be used for our box trucks for overnight storage and loading for the upcoming installs of furnaces and air conditioners. The back section will be used for fabrication of duct work, a parts department, and storage of furnaces and air conditioning units. This location will not only double the space that we currently have but will ensure that all work can be confined to the interior space. Keeping the work noise low for the neighbors.

The site was selected for a few reasons: it allows for a sheet metal room, a parts room, as well as storage. The box trucks all fit into the three bays that had been an automotive repeat company. There is also an opening between the two building, a large garage door, that will allow movement of product from the warehouse area and load the trucks while they are indoors.

Very few interior improvements will be made, fresh paint in the office area, removal of the paint booth, and removing of the overhead door between the two work areas. On the exterior, the building will be painted, the parking lot asphalted, and fresh signs will replace the existing signs. The parking lot will accommodate our employees for parking as well as room for walk in customers, for a total of 12 parking area.

We are very excited and happy to be part of the City of Sheboygan and look forward to a long partnership.