

January 4, 2023

Mayor Ryan Sorenson
City of Sheboygan, City Hall
828 Center Avenue, Suite 300
Sheboygan, WI 53081

RE: South 13th Street and Kentucky Avenue Right of Way Encroachment Request
Sheboygan Self Storage, LLC
1234 Kentucky Avenue
Sheboygan, WI 53081

Pursuant to the request of the owner, we are formally petitioning the City of Sheboygan to consider the defined **557 square foot encroachment** within South 13th Street and Kentucky Avenue. The petition is being made to address three key components as defined below.

EXISTING BUILDING STRUCTURE

As defined within the boundary survey generated by Cedar Creek Surveying as part of the proposed redevelopment of the property, it was determined that the existing building currently encroaches within the South 13th Street Right of Way and the Kentucky Avenue Right of Way. A portion of the proposed Encroachment petition would address the current building being within the both Right of Way.

PROPOSED EMERGENCY EGRESS

The existing (4) story building will be broken into multiple uses. The topography of the site defines Kentucky Avenue as being one story higher than the City of Sheboygan alleyway on the north side of the building. The grade transition occurs along the east and west sides of the building. The first floor, which is below the existing Kentucky Avenue grade line, will be self-storage which only requires access from the existing loading dock area at the northeast corner of the building. The second and fourth floors are designated for office space use and the third floor is designated for additional self-storage. Two internal stair towers have been constructed, one on the east side of the building and one on the west. The east stair tower allows for access 'at grade' through an existing man-door at the southeast corner of the building (Kentucky Avenue). Due to the grade transition along South 13th Street, the existing grade outside of the west second floor stair toward is approximately 3-feet lower. The encroachment petition includes a 5-foot x 5-foot poured concrete landing and stairs directed south down to existing grade.

PROPOSED SUN SHADE

As part of the proposed exterior architectural finishes to upgrade/enhance the overall appearance of the building, a four foot wide sun shade feature is being added. The proposed sun shade would be located at the southwest corner of the building, extending 34-foot east along Kentucky Avenue and 44-foot north along South 13th Street. It is to be constructed at the approximate third floor. That would translate to being approximately 13-feet above the existing Kentucky Avenue sidewalk

If any additional information is required, please feel free to contact our office to discuss.

Sincerely,

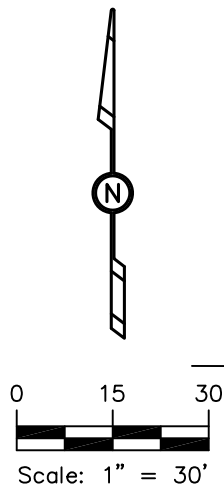
Joseph Bronoski

ENCROACHMENT EXHIBIT

Parcel Line Table		
Line #	Direction	Length
L1	S0°34'04"W	0.38'
L2	N89°58'27"W	110.47'
L3	S0°01'33"W	4.00'
L4	N89°58'27"W	34.03'
L5	N0°30'21"E	44.04'
L6	N89°31'49"W	1.00'
L7	N0°30'21"E	8.00'
L8	S89°31'49"E	5.00'
L9	N0°30'21"E	87.59'
L10	N89°46'16"E	0.36'
L11	S0°04'20"E	134.84'
L12	S89°48'59"E	138.75'

LEGEND

○ = Iron Stake Found



C/L SOUTH 13TH STREET

40' WIDE R.O.W.

1" PIPE

L10

BUILDING 0.4' WEST OF THE PROPERTY LINE

N00°04'20"W 14.67'

L9

SOUTH LINE OF BLDG.

L11

L8

L7

L6

L5

L4

L3

L2

L1

L12

L1

L2

L3

L4

L5

L6

L7

L8

L9

L10

L11

L12

PROPOSED ENCROACHMENT

40' WIDE R.O.W.

EXISTING BUILDING NO. 1234

LOT 7
BLOCK 257

LOT 8
BLOCK 257

LOT 9
BLOCK 257

BUILDING IS 0.8' SOUTH AND 1.7' WEST OF PROPERTY LINE

BUILDING 0.4' SOUTH OF THE SOUTH OF THE PROPERTY LINE

P.O.B.

SE COR BLOCK 257

1" PIPE

N89°48'59"W 220.68'

C/L KENTUCKY AVENUE

CEDAR CREEK SURVEYING, LLC
www.cedarcreeksurveying.com

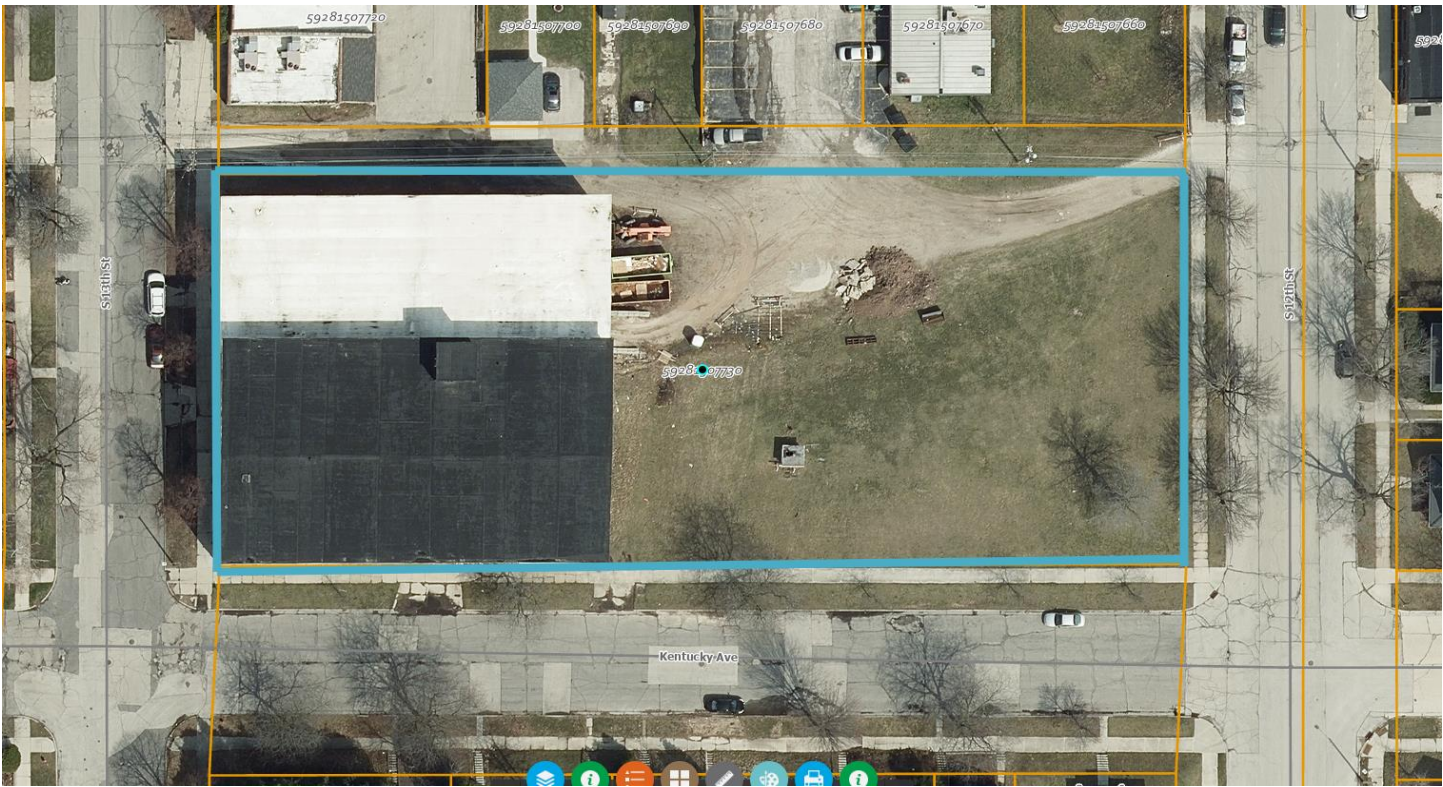
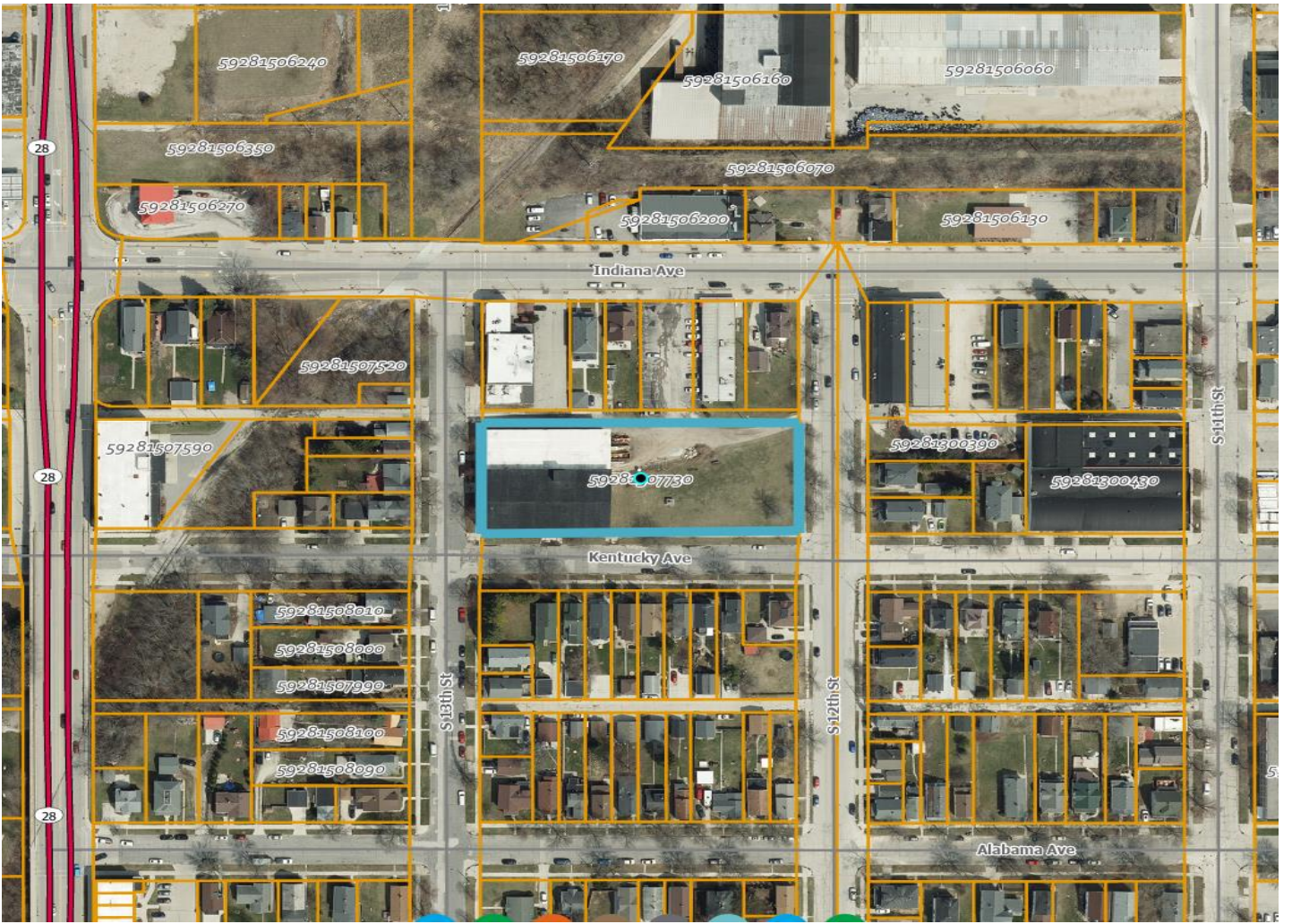
Legal Description of Encroachment Area adjacent to Parcel #59281507730

A Part of the South 13th Street Right-of-way and Kentucky Avenue Right-of-way adjacent to Block 257 of the Original Plat of Sheboygan, being part of the Southeast 1/4 of the Northeast 1/4, Section 27, T15N, R23E, City of Sheboygan, Sheboygan County, Wisconsin described as follows:

Commencing at the Southeast Corner of Block 257 of the Original Plat of Sheboygan; thence N89°48'59"W 220.68 feet along the South line of said Block 257 to the POINT OF BEGINNING of this description; thence S00°34'04"W 0.38 feet along the East wall of said Building No. 1234; thence N89°58'27"W 110.47 feet along the South Wall of said Building; thence S00°01'33"W 4.00 feet; thence N89°58'27"W 34.03 feet; thence N00°30'21"E 44.04 feet; thence N89°31'49"W 1.00 feet; thence N00°30'21"E 8.00 feet; thence S89°31'49"E 5.00 feet; thence N00°30'21"E 87.59 feet along the West Wall of said Building No. 1234; thence N89°46'16"E 0.36 feet; thence S00°04'20"E 134.84 feet along the West line of Lot 7 of said Block 257; thence S89°48'59"E 138.75 feet along the South line of said Block 257 to the point of beginning.

This described portion contains 557 square feet or 0.013 acres.







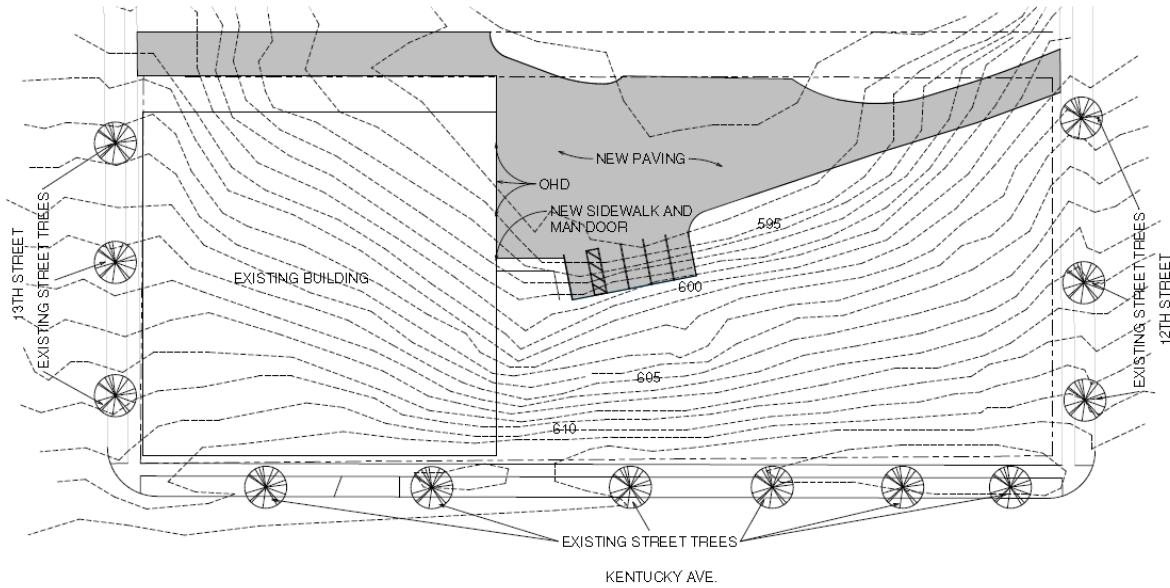


Sheboygan Self
Storage
1234 Kentucky Ave.

Concept Site Plan
Project No. 422000
Scale: 1" = 40'-0"

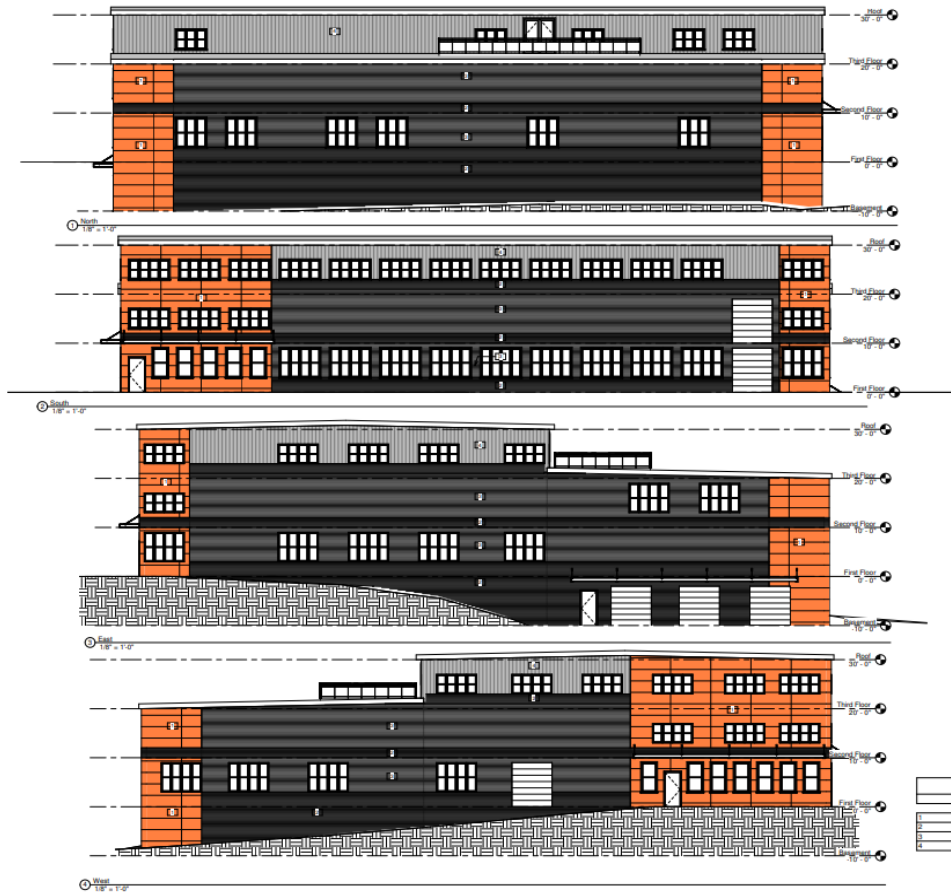
C1
Scale: 1" = 40'-0"

Sheet C1 of 4



1" = 40'-0"

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Materials Legend	
	Material Identification
1	ACRYL PANEL
2	CHARCOAL GRAY METAL SIDING HORIZONTALLY APPLIED
3	LANDSCAPE METAL SIDING HORIZONTALLY APPLIED
4	LANDSCAPE METAL SIDING VERTICALLY APPLIED



Exterior Renovations
Kentucky Ave. Building

Elevations
Project No. 132000
Scale: 1/8" = 1'-0"

A3
Scale: 1/8" = 1'-0"

Sheet A3 of 4

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