



COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA

2501 Parmenter St., Suite 300B
Middleton, WI 53562
www.commonwealthco.net

June 18, 2024

City Of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

RE: VIEW 14 Encroachment

Dear Mr. Sorenson and Common Council Members,

As you are aware, The Commonwealth Companies, **owner of VUE 14, LLC**, the ownership entity developing a 48-unit apartment project on the corner of 14th Street and Illinois Avenue called VIEW 14. We have worked closely with the City of Sheboygan Representatives in the design of the site and buildings. Everything has been approved by the Plan Commission, Architectural Review Board and Common Council.

The site design was challenging for several reasons. We were able to successfully design the project to have adequate parking, storm water management, dumpster corral and required turning radiuses, etc. However, making all of this fit on the compact site required us to place some hard surfaces on the city-owned property. In total, there are (6) small areas that require us to create encroachments.

- Encroachment Area #1 = 34.67 Square Feet
- Encroachment Area #2 = 29.87 Square Feet
- Encroachment Area #3 = 25.23 Square Feet
- Encroachment Area #4 = 20.47 Square Feet
- Encroachment Area #5 = 10.83 Square Feet
- Encroachment Area #6 = 6.18 Square Feet
- TOTAL ENCROACHMENT AREA = 127.25 Square Feet

At this time, VUE 14, LLC, is requesting the city of Sheboygan's approval on the aforementioned encroachment area.

The required site plans, survey, and legal descriptions are attached for your review. Additionally, a check for \$190.88 accompanies this submittal. If you have any questions please do not hesitate to contact me directly.

Tyler Sheeran

Tyler Sheeran

Plot Date & Time: 22 January 2024 3:32 PM

ENCROACHMENT EXHIBIT

ENCROACHMENT EASEMENT DESCRIPTION

A 5.00 foot permanent easement over, under, and across that part of Illinois Avenue as dedicated on THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN, Sheboygan County, Wisconsin, lying to the right of the following described lines:

Commencing at the northwest corner of Lot 6, Block 247, said THE ORIGINAL PLAT OF THE CITY OF SHEBOYGAN; thence on an assumed bearing of North 89 degrees 58 minutes 33 seconds East, along the north line of said Block 247, a distance of 47.12 feet to Point 'A' and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 1.24 feet and said line there terminating.

AND

Beginning at aforementioned Point 'A'; thence North 89 degrees 58 minutes 33 seconds East 45.94 feet to Point "B" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 2.17 feet and said line there terminating.

AND

Beginning at aforementioned Point 'B'; thence North 89 degrees 58 minutes 33 seconds East 45.94 feet to Point "C" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 4.10 feet and said line there terminating.

AND

Beginning at aforementioned Point 'C'; thence North 89 degrees 58 minutes 33 seconds East 32.06 feet to Point "D" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 5.05 feet and said line there terminating.

AND

Beginning at aforementioned Point 'D'; thence North 89 degrees 58 minutes 33 seconds East 45.94 feet to Point "E" and the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 5.98 feet and said line there terminating.

AND

Beginning at aforementioned Point 'E'; thence North 89 degrees 58 minutes 33 seconds East 26.00 feet to the point of beginning; thence North 0 degrees 03 minutes 52 seconds East 6.94 feet and said line there terminating.

Said easement contains 127 square feet more or less.

SURVEYORS CERTIFICATION:

I hereby certify that this sketch, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Wisconsin

Steven F. Hough

1/17/2023

Steven F. Hough

Date

WI. License S-3218



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PROJECT TITLE					
ENCROACHMENT EXHIBIT					
DWN BY	CHK'D	APP'D	DWG DATE	SEE CERT.	
RWN	SFH	SFH	SCALE	SEE SCALE BAR	
PROJECT NO.		SHEET NO.			
193805620		2 OF 2			

