

COMMONWEALTH DEVELOPMENT CORPORATION OF AMERICA 2501 Parmenter St., Suite 300B Middleton, WI 53562

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, <u>owner of VUE 14, LLC</u>, the ownership entitity 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 Sheboyghan 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 reasoans. We were able to successfully design the prject 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.

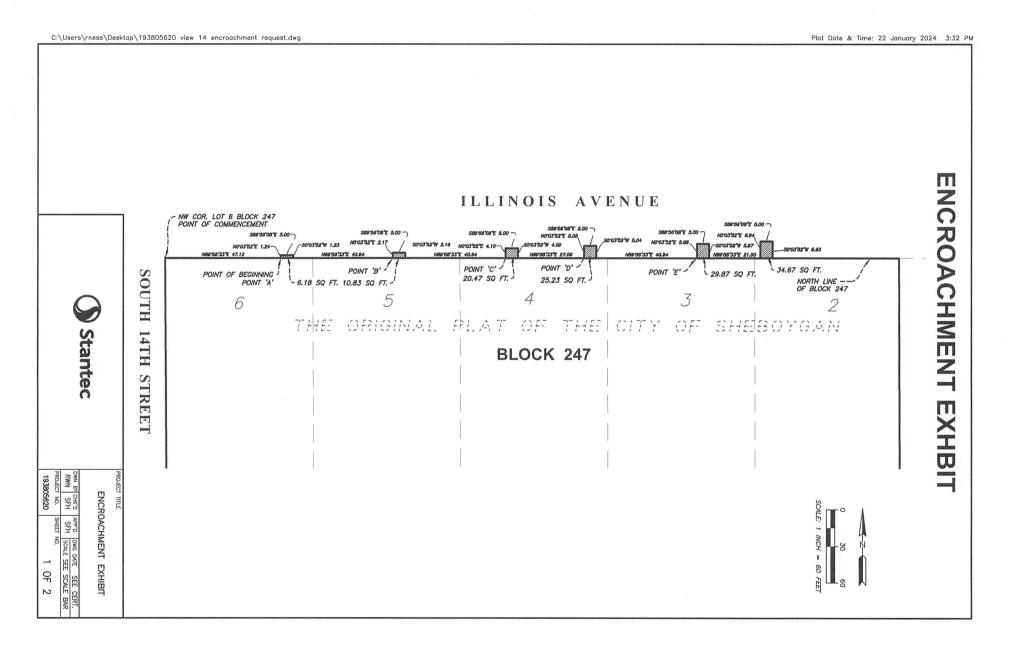
- \cdot Encroachment Area #1 = 34.67 Square Feet
- Encroachment Area #2 = 29.87 Square Feet
- Encroachment Area #3 = 25.23 Square Feet
- \cdot Encroachment Area #4 = 20.47 Square Feet
- \cdot Encroachment Area #5 = 10.83 Square Feet
- \cdot Encroachment Area #6 = 6.18 Square Feet
- TOTAL ENCROACHMENT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

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

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

Tyler Sheeran

Tyler Sheeran



ENCROACHMENT EXHBIT

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

request.dwg

encroachment

14

view

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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 5 Hough 1/17/2023 Steven F. Hough Date WI. License S-3218 PROJECT TITLE ENCROACHMENT EXHIBIT Stantec SFH DWG DATE SEE CERT. RWN SFH

ROJECT NO.

193805620

HEET NO

2 OF 2

Plot Date & Time: 22 January 2024

3:32 PM



EVIDENCE OF DOODEDTV INCLIDANCE

DATE (MM/DD/YYYY)

ACC AC	EVIDENCE OF PRO	PERTY INSU	RANCE		6/17/2024	
THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.						
AGENCY PHONE (A/C, No, Ex	COMPANY Zurich American Insurance Co.					
Hausmann Group, Inc. 740 Regent Street 4th Floor PO Box 259408 Madison, WI 53725-9408		, ,	ince Co.			
FAX (A/C, No): 608-257-4324 E-MAIL ADDRESS:		-				
CODE: SUB CODE:		-				
AGENCY CUSTOMER ID #:						
INSURED VUE 14, LLC Commonwealth Construction Corporation 24 South Brooke Street Fond Du Lac WI 54936		LOAN NUMBER POLICY NUMBER EC78619778				
		EFFECTIVE DATE	EXPIRATION DATE	CONTIN	UED UNTIL	
		05/16/2023	08/31/2024		ATED IF CHECKED	
		THIS REPLACES PRIOR EVIDENCE DATED:				
PROPERTY INFORMATION						
LOCATION/DESCRIPTION 1103 South 14th St Sheboygan, WI 53081						
THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
COVERAGE INFORMATION	PERILS INSURED BASIC	BROAD X SPECIA	L			
	COVERAGE / PERILS / FORMS			OUNT OF INSURANCE	DEDUCTIBLE	
Hard Costs Soft Costs Earthquake Flood Transi Temporary Storage Loss of Rents			10,45 101,0 Incluc 5,000 500,0 500,0 565,7	ded 0,000 000 000	10,000 14 Days 50,000 50,000 10,000 10,000 14 Days	
REMARKS (Including Special Conditions) Replacement Cost; Waiver of Subrogation; Equipment Breakdown & Testing included;						
	n, Equipment Breakdown & Testing ind					
CANCELLATION						
SHOULD ANY OF THE ABOVE DES DELIVERED IN ACCORDANCE WIT	CRIBED POLICIES BE CANCELLED E H THE POLICY PROVISIONS.	EFORE THE EXPIRATION	ON DATE THEREO	F, NOTICE WILL	BE	
ADDITIONAL INTEREST						
NAME AND ADDRESS	-	X ADDITIONAL INSURED MORTGAGEE	LENDER'S LOSS PA	YABLE	OSS PAYEE	
City of Chabourgen		LUAN #				
City of Sheboygan 828 Center Ave	-	AUTHORIZED REPRESENTATIO	AUTHORIZED REPRESENTATIVE			
Sheboygan, WI 53081		Ellan				
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