

September 11, 2025

City of Sheboygan
828 Center Avenue
Sheboygan, WI 53081

RE: Weill Center Encroachment

Dear Mr. Sorenson and Common Council Members

Quasius Construction has partnered with the Weill Center for Performing Arts to develop their new expansion at the corner of 8th street & Niagara Avenue. A crucial step was to ensure a site logistics plan to ensure community & site safety. The proposed plan was reviewed for initial comments by members of the city engineering & public transportation teams. Per review with the fire department there will be Knox Locks installed at gates for fire hydrant access at all times.

The challenge of the site lies in the proximity to 8th street & Niagara Avenue leaving minimal room for construction operations. Our revised proposed site plan ensures Quasius will have room needed for construction activity & keeps ample separation from construction site to public space. Quasius will also be putting fence banners on job site fencing; those are shown in the site logistics plan. Below is the legal description where we are requesting a temporary encroachment for the 14-month duration of the project. All the proposed encroachments will be temporary for project duration.

Legal Description of Encroachment Area:

Part of Niagara Avenue and North 8th Street right-of-way as platted in the Original Plat of Sheboygan, City of Sheboygan, Sheboygan County, Wisconsin, described as:

Commencing at the Northwest corner of Lot 6, Block 127 of the Original Plat of Sheboygan; thence S89°35'21"E 157.96 feet along the North line of said Block 127 and the South right-of-way line of Niagara Avenue to the POINT OF BEGINNING of this description; thence N0°24'39"E 29.00 feet; thence S89°35'21"E 75.00 feet; thence N0°24'39"E 35.00 feet; thence S89°35'21"E 149.01 feet; thence S0°19'53"W 103.97 feet; thence N89°40'07"W 21.00 feet; thence N0°19'53"E 40.00 feet along the East line of said Block 127 and the West right-of-way line of North 8th Street to the Northeast corner of Lot 1 of said Block 127; thence N89°35'21"W 203.10 feet along the North line of said Block 127 and the South right-of-way line of Niagara Avenue to the point of beginning.

The described area contains 12,554 square feet, or 0.288 acres.

Quasius Construction is requesting the City of Sheboygan's approval on the aforementioned encroachment area.

The attached site logistics plan, survey & legal description are attached for your review. If there are any questions or concerns, please reach out.