



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE OF THE CITY OF WAUSAU

Date/Time:

Thursday, January 13, 2022 at 5:15 p.m.

Location:

City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS

Members:

Lisa Rasmussen (C), Lou Larson, Tom Neal, Debra Ryan, Jim Wadinski

AGENDA ITEMS FOR CONSIDERATION

1. Presentation and discussion of Director's Report.
 - Ongoing Environmental Work
 - Construction Projects
 - DPW Maintenance Facility
 - General Operations
2. CONSENT AGENDA (Any item can be removed from the Consent Agenda at the request of a Committee member.)
 - A. Approval of minutes of the December 9, 2021 meeting.
 - B. Action on Easement with Academic Enterprise LLC for sanitary sewer and forcemain at 3400 McIntosh Street, 3455 Franklin Street, and 3800 McIntosh Street.
 - C. Action on Easement with Academic Enterprise LLC for sanitary sewer, forcemain, and watermain at 3400 McIntosh Street and 3455 Franklin Street.
 - D. Action on Preliminary Resolution to vacate and discontinue the alley lying north of 410 North 6th Avenue between Oak Street, Cedar Street, 6th Avenue and 7th Avenue.
3. Public Hearing: Vacating and discontinuing the unpaved alley bounded by Bertha Street, Lake View Drive, Mount View Boulevard, and Elmwood Boulevard.
4. Discussion and possible action on vacating and discontinuing the unpaved alley bounded by Bertha Street, Lake View Drive, Mount View Boulevard, and Elmwood Boulevard.
5. Public Hearing: Creation of Assessor's Plat for 901 Townline Road, 1309 Torney Avenue, 1315 Torney Avenue, and 1321 Torney Avenue.
6. Discussion and possible action on creation of Assessor's Plat for 901 Townline Road, 1309 Torney Avenue, 1315 Torney Avenue, and 1321 Torney Avenue.
7. 2022 Street Reconstruction Projects: Discuss public hearing results and make recommendation.
8. 2022 Alley Paving Projects: Discuss public hearing results and make recommendation.
9. Discussion and possible action on Relocation Order for 72nd Avenue, Business Campus Trail Project.
10. Discussion and possible action on amending Section 23.06.06 Off-street parking and traffic circulation.

Adjournment

LISA RASMUSSEN - Committee Chair

This meeting is being held in person and/or via teleconference (all public participants' phones will be muted during the meeting) by **calling 1-408-418-9388. The Access Code is: 2497 586 5288 The Password is: 011322**

Members of the public who do not wish to appear in person may view the meeting live over the internet on the City of Wausau's YouTube Channel <http://tinyurl.com/WAAMedia>, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/ausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail lori.wunsch@ci.wausau.wi.us with "CISM public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 01/07/22 @ 1:00 p.m. Questions regarding this agenda may be directed to the Engineering Department at (715) 261-6740.

It is possible that members of and possibly a quorum of the Common Council and/or members of and possibly a quorum of other committees of the Common Council of the City of Wausau may be in attendance at this meeting to gather information. No action will be taken by any such groups at this meeting other than the committee specifically referred to in this notice.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

Distribution List: City Website, Media, Committee Members, Mayor, Council Members, Assessor, Attorney, City Clerk, Community Development, Engineering, Finance, Inspections, Park Dept., Planning, Public Works, County Planning, Police Department, Wausau School District, Becher Hoppe Associates, REI, Judy Bayba, Scholfield Group, Clark Dietz, Inc., Brown and Caldwell.



TO: Capital Improvement Street Maintenance Committee

FROM: Eric Lindman, P.E.
Director of Public Works & Utilities

DATE: January 13, 2022

SUBJECT: Director Report

Environmental Work

1. Riverside Park testing –A Remediation Action Options Report (RAOR) proposal was brought to finance for approval on 01-11-22
2. 1300 Cleveland Ave testing – GEI is preparing the final Site Investigation report.
3. Mall Site - REI has prepared the site closure report, WDNR will have up to 60-days to review and approve.

Construction Projects

1. 2022 street project Public Hearings were held by BPW. Documents are being prepared for bidding.
2. Staff is looking into project write ups for proposed infrastructure projects to be considered by the council for using ARPA funds.

DPW Maintenance Facility

1. Staff continues to work with the Consultant to prepare estimates and options for a couple different sites. Staff toured the County facilities on West Street and extensive work would be needed to make this site work. This will be one option being prepared for consideration.
2. It is hopeful a summary report may be available in February for review and comment.

General Operations

1. Several snow events have taken place and the crews did an excellent job scheduling and coordinating the work to ensure streets are safe as possible. The weather conditions with rain in December has been extremely challenging but are generally in safe driving conditions.
2. Staffing vacancies. Current staffing:
 - o Mechanics – 3 vacancies (1 expected to start within 3-weeks and one offer currently being extended)
 - o Sewer – 1 vacancy
 - o Water – 2-vacancies

3. For operations motor pool continues to be the most significant issue and affects ALL departments city wide. We currently have 3 mechanic vacancies, which means we are operating at 50% of our workforce, and even less if you consider that we should have more shop space and mechanics than we are currently allocated. We are sending a lot of work out to vendors, but many of them are facing the same shortages that we are, resulting in longer wait time for repairs. The shortage was predicted years ago and now we are a couple years into feeling the effects. Motor pool staff is notifying departments that they can expect some downed equipment, until our staffing levels and facility needs are addressed. Our mechanics are working extended hours to try and get more work done, but we simply can't keep up with the workload and we cannot continue to expect them to work these extensive hours without being burned out.

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: December 9, 2021, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lisa Rasmussen, Lou Larson, Tom Neal
(Debra Ryan and James Wadinski were excused)

Also Present: Mayor Rosenberg, Eric Lindman, TJ Niksich, Cord Buckner, Tara Alfonso, Dustin Kraege, Chris Barr, Lori Wunsch
By WebEx: Sarah Gerarden, Jack Wagner, Colton Swetlik, Jake Neerdaels, Abigail Becker, Derek H/Gary R – UW Capstone, Gavin Luter, Jan Kucher

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the *Wausau Daily Herald* in the proper manner.

Noting the presence of a quorum, at approximately 5:15 p.m. Chair Rasmussen called the meeting to order.

Presentation by UW Madison Students on Grand Avenue, 6th Street and Forest Street intersection design alternatives

Rasmussen noted this item will provide a look at what options may be possible and gives UW Students some experience at presenting.

Sarah Gerarden introduced the team of Concentric Engineering Consultants. They have been working on the redesign of the Grand Avenue and Forest Street intersection as part of their senior Capstone Design class at UW Madison. They provided a project background, project constraints, design alternatives and design recommendations. The full presentation can be viewed at: <https://www.youtube.com/watch?v=Gxk02NBpk2c>.

Rasmussen asked if they were confident this infrastructure would accommodate the largest emergency apparatus the City owns. They used a design vehicle that was 67' long, such as a semi-trailer, with the assumption that would be much larger than any kind of emergency vehicle. They feel an emergency vehicle would fit into their roundabout design.

Lindman noted the approaches to the roundabout were designed at 30 degrees. He asked if it could be more or less than 30 degrees and if 30 degrees was felt to be the best option for the area. Jack Wagner indicated 30 degrees is typical for most roundabouts. It could be changed, but only by small margins. 30 degrees was used as it is standard, gives cars enough time to slow down, and can accommodate large vehicles.

Presentation and discussion of Director's Report

There were no questions on the Director's Report.

CONSENT AGENDA

- A. Approve minutes of the November 11, 2021 meeting**
 - B. Action on preliminary resolution for 2022 Street Construction Projects**
 - C. Action on preliminary resolution for 2022 Alley Paving Projects**
-

Neal moved to approve the consent agenda items. Larson seconded and the motion carried 3-0.

Discussion and possible action on no parking on the south side of Strowbridge Street from 1st Avenue to 2nd Avenue

Rasmussen noted the committee addressed the block to the east a couple of years ago because parking made removing snow difficult. There is a similar problem in the block between 1st and 2nd Avenues. It is across from apartment buildings and should have minimal disruption to residents. Lindman added that the width of the roadway is narrow; around 21' to 25'. Adding parking restrictions is highly recommended.

Larson moved to approve no parking on the south side of Strowbridge Street from 1st Avenue to 2nd Avenue from November 1 to April 1. Neal seconded and the motion carried unanimously 3-0.

Discussion and possible action on parking restrictions in the 600 block of Fulton Street

Buckner explained this is mostly housekeeping as the existing postings are not in ordinance. The current posting includes no parking on the north side of the 600 block. The south side is posted no parking here to corner on the east end. No parking back to corner is posted on the west end. We are looking to remove the no parking on the north side as there does not seem to be a need for it. It was most likely posted when East High School was located there. Staff is looking to add no parking here to corner on the north side, west end, to accommodate a railroad warning device and a driveway.

Larson moved to approve. Neal seconded and the motion carried unanimously 3-0.

Discussion and possible action on speed limit in alley between 6th Avenue and 7th Avenue bordered by Oak Street and Cedar Street

This request was brought forward by Alder Watson due to speeding causing accumulating water to splash on houses. PD and Engineering were asked to look at the alley to determine whether a speed adjustment or something else would address the issue.

Based on the complaints, a radar collector was installed on the south end of the alley. The data showed an average speed around 9 MPH with the 85th percentile around 11 MPH, which is below the state statute fix limit of 15 MPH in alleys. There was no crash history associated with the alley. Only 1 other general speeding complaint in alleys was received in the last two years, which was not associated with this alley. DPW reviewed the condition of the alley as water ponding in potholes could potentially cause splashing at or below speed limit. Potholes were filled and DPW will evaluate for other potential modifications. Speed does not appear to be the issue.

Rasmussen feels altering the speed limit is only as good as enforcement being able to monitor traffic. In situations with a speed problem, targeted enforcement is better than new signage. It appears only a few users are causing the problem. Discussions have taken place about potentially vacating a portion of the alley or petitioning to pave the alley. Neal feels vacating the alley up to the property that needs it for access would stop it from being a thoroughfare.

Larson asked if the residents would be responsible to place barricades if vacated or if a speed bump could be placed in the alley. Rasmussen asked if the curb cut would be removed if vacated. Lindman stated it could be, but if vacated it becomes private property. He can check with Wesolowski on prior practice.

Neal questioned if there are utilities in the alley. Buckner stated there is a utility pole roughly 3 properties from the south end. Rasmussen added that lines run the length of the alley; an easement would remain for the utilities.

Larson asked if a speed bump could be considered if the alley cannot be vacated. Lindman said speed bumps have been considered in other alleys when they are paved. The City does not plow alleys so a speed bump could be up for discussion.

Action was deferred on this item.

Adjourn

Neal moved to adjourn the meeting. Larson seconded and the motion carried unanimously 3-0. Meeting adjourned at approximately 5:50 p.m.

Agenda Item No.

2B

STAFF REPORT TO CISM COMMITTEE – January 13, 2022

AGENDA ITEM
Action on Easement with Academic Enterprise LLC for sanitary sewer and forcemain at 3400 McIntosh Street, 3455 Franklin Street, and 3800 McIntosh Street
BACKGROUND
Sanitary sewer and forcemain were installed on this site with the development of Fountain Hills Subdivision. The land has been sold to a new owner. City staff has been made aware the easement for these lines were never granted by the previous owner. Staff has worked with Academic Enterprises LLC to acquire the necessary easement. See the attached map and legal description.
FISCAL IMPACT
None
STAFF RECOMMENDATION
Recommend approval.
Staff contact: Allen Wesolowski 715-261-6762

Document No.

EASEMENT AGREEMENT

Document Title

THIS AGREEMENT, made this _____ day of _____, 2021, by and between ACADEMIC ENTERPRISE, LLC, Grantor, and the CITY OF WAUSAU, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Grantee;

WITNESSETH:

That in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration paid to Grantor by Grantee, receipt of which is hereby acknowledged, Grantor, has this day conveyed, transferred, and delivered unto Grantee a permanent easement and right-of-way and perpetual right to enter upon the real estate hereinafter described at any time to construct, reconstruct, maintain, inspect and/or repair sanitary sewer and forcemain which may be constructed through and under the lands hereinafter described.

The permanent easement and perpetual right of entry is described as follows:

Part of the Northeast ¼, Section 32, Township 29 North, Range 8 East, City of Wausau, Marathon County, Wisconsin described as follows;

A 30 foot wide strip of land centered on the following described centerline:

Commencing at the Northeast corner of said Section 32; thence S 1°07'07" E, along the East line of said Northeast ¼, 2651.91 feet to the South line of said Northeast ¼; thence S 89°34'52" W, along said South line, 345.66 feet; thence N 46°14'23" W, along the Southwesterly line of Outlot 3, Fountain Hills Addition, said Section 32, extended Southeasterly, and along said Southwesterly line, 115.00 feet to the point of beginning of said centerline;

Thence S 87°50'00" W, 175.00 feet; thence N 38°46'00" W, 246.00 feet; thence N 67°27'00" W, 180.00 feet; thence N 23°55'00" W, 195.00 feet; thence N 46°10'00" W, 345.00 feet; thence N 76°30'00" W, 385.00 feet; thence N 19°55'00" W, 398.00 feet; thence N 26°55'00" W, 310.00 feet to the end of said centerline;

In further consideration of this easement by Grantor, Grantee forever agrees to hold Grantor harmless from all damages, loss, or claims which may arise from the existence, use, and/or maintenance of said permanent easement. Grantee further agrees that it will attempt to return the disturbed lands subject to this easement to a similar condition which existed prior to the construction.

No buildings or structures except surface improvements such as, but not limited to, asphalt pavement, sidewalk, curb and gutter, etc. shall be constructed upon or across the permanent easement lands; nor shall large trees be planted upon the permanent easement lands, but small trees and shrubs not exceeding approximately eight feet in height at maturity are permitted.

Grantor covenants that it is lawfully seized and possessed of the real estate above described and that it will defend the title thereto against the lawful claims of all persons whomsoever.

Recording Area

Name and Return Address

City of Wausau Engineering Dept.
407 Grant Street
Wausau WI 54403

PIN: 291-2908-321-0987 and 291-2908-321-0985
291-2908-321-0989

This agreement shall run with the land, encumbering the property encompassed by the easement in perpetuity, and shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors and assigns.

IN WITNESS WHEREOF, this agreement has been duly executed the day and year first above written.

CITY OF WAUSAU BY:

ACADEMIC ENTERPRISE, LLC BY:

Katie Rosenberg, Mayor

DK Murdock

Mary A. Goede, Deputy Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 2021, the above named Katie Rosenberg, Mayor, and Mary A. Goede, Deputy Clerk for the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires: _____

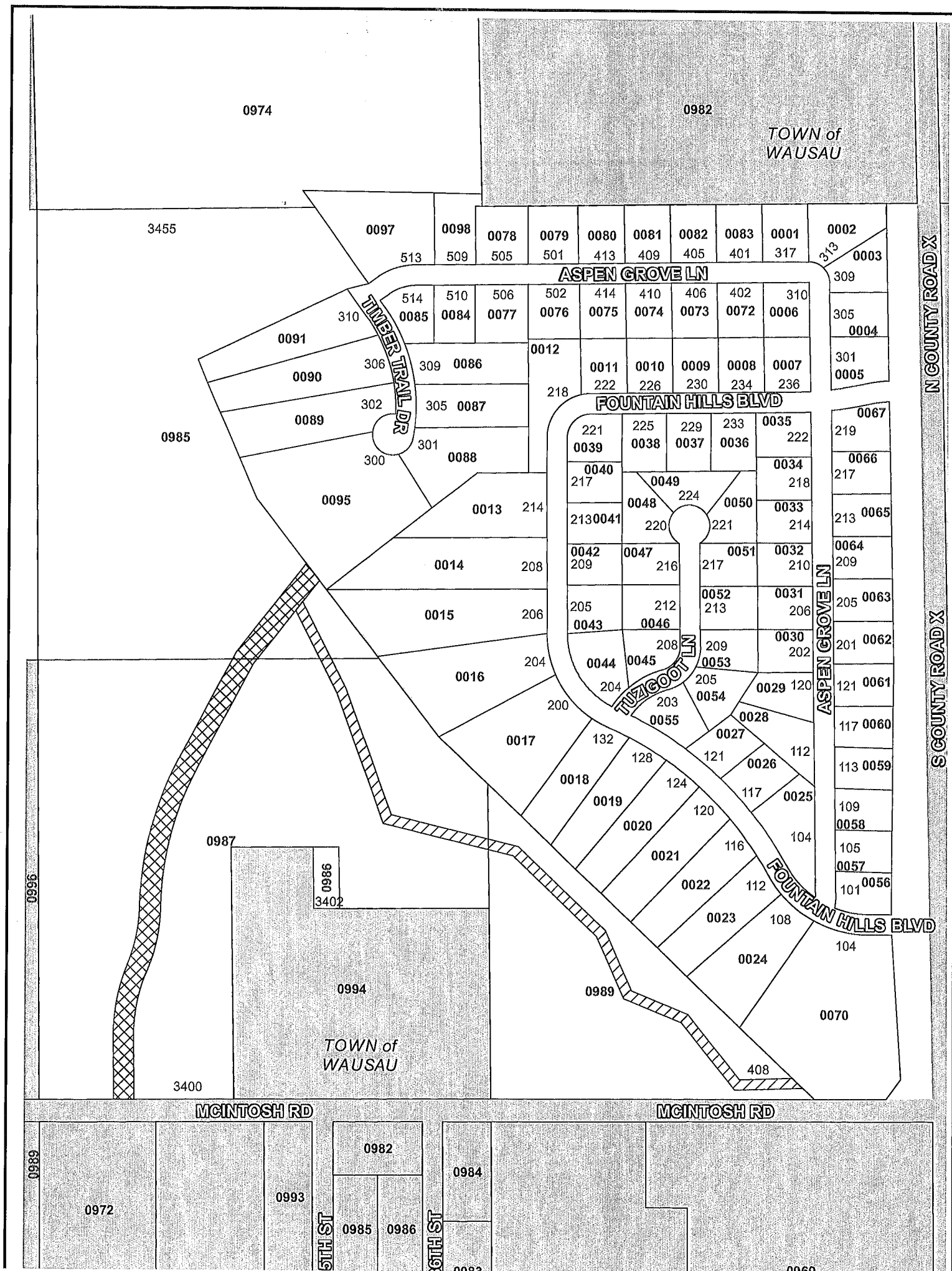
STATE OF Wisconsin)
) ss.
COUNTY OF Marathon)

Personally came before me this 20th day of December, 2021, the above named David K. Murdock, of ACADEMIC ENTERPRISE, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Lori Ann M. Wunneh

Notary Public, Wisconsin
My commission expires: 1-22-2022

This instrument was drafted by
Anne L. Jacobson, City Attorney
for the City of Wausau
407 Grant Street
Wausau WI 54403-4783



Agenda Item No.

2C

STAFF REPORT TO CISM COMMITTEE – January 13, 2022

AGENDA ITEM
Action on Easement with Academic Enterprise LLC for sanitary sewer, forcemain, and watermain at 3400 McIntosh Street and 3455 Franklin Street
BACKGROUND
Sanitary sewer, forcemain, and watermain were installed on this site with the development of Fountain Hills Subdivision. The land has been sold to a new owner. City staff has been made aware the easement for these lines were never granted by the previous owner. Staff has worked with Academic Enterprises LLC to acquire the necessary easement. See the attached map and legal description.
FISCAL IMPACT
None
STAFF RECOMMENDATION
Recommend approval.
Staff contact: Allen Wesolowski 715-261-6762

Document No.

EASEMENT AGREEMENT

Document Title

THIS AGREEMENT, made this _____ day of _____, 2021, by and between ACADEMIC ENTERPRISE, LLC, Grantor, and the CITY OF WAUSAU, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, Grantee;

WITNESSETH:

That in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration paid to Grantor by Grantee, receipt of which is hereby acknowledged, Grantor, has this day conveyed, transferred, and delivered unto Grantee a permanent easement and right-of-way and perpetual right to enter upon the real estate hereinafter described at any time to construct, reconstruct, maintain, inspect and/or repair sanitary sewer, forcemain and watermain which may be constructed through and under the lands hereinafter described.

The permanent easement and perpetual right of entry is described as follows:

Part of the Northeast ¼, Section 32, Township 29 North, Range 8 East, City of Wausau, Marathon County, Wisconsin described as follows;

A 60 foot wide strip of land centered on the following described centerline:

Commencing at the Northeast corner of said Section 32; thence S 1°07'07" E, along the East line of said Northeast ¼, 2651.91 feet to the South line of said Northeast ¼; thence S 89°34'52" W, along said South line, 2390.17 feet; thence N 0°47'58" W, 33.00 feet to the North right-of-way of McIntosh Road, the point of beginning of said centerline;

Thence continuing N 0°47'58" W, 184.20 feet; thence along the arc of a curve to the right having a chord bearing of N 10°47'31" E and a chord distance of 200.93 feet and a radius of 500.00 feet; thence along the arc of a curve to the left having a chord bearing of N 11°43'02" E and a chord distance of 185.08 feet and a radius of 500.00 feet; thence along the arc of a curve to the right having a chord bearing of N 14°32'59" E and a chord distance of 434.15 feet and a radius of 930.00 feet; thence N 28°02'52" E, 348.78 feet; thence N 38°09'23" E, approximately 320 feet to the Westerly line of Outlot 5, Fountain Hills First Addition, said Section 32, and the end of said centerline.

In further consideration of this easement by Grantor, Grantee forever agrees to hold Grantor harmless from all damages, loss, or claims which may arise from the existence, use, and/or maintenance of said permanent easement. Grantee further agrees that it will attempt to return the disturbed lands subject to this easement to a similar condition which existed prior to the construction.

No buildings or structures except surface improvements such as, but not limited to, asphalt pavement, sidewalk, curb and gutter, etc. shall be constructed upon or across the permanent easement lands; nor shall large trees be planted upon the permanent easement lands, but small trees and shrubs not exceeding approximately eight feet in height at maturity are permitted.

Recording Area

Name and Return Address

City of Wausau Engineering Dept.
407 Grant Street
Wausau WI 54403

PIN: 291-2908-321-0987 and 291-2908-321-0985

Grantor covenants that it is lawfully seized and possessed of the real estate above described and that it will defend the title thereto against the lawful claims of all persons whomsoever.

This agreement shall run with the land, encumbering the property encompassed by the easement in perpetuity, and shall be binding upon and shall inure to the benefit of the parties hereto and to their respective successors and assigns.

IN WITNESS WHEREOF, this agreement has been duly executed the day and year first above written.

CITY OF WAUSAU BY:

ACADEMIC ENTERPRISE, LLC BY:

Katie Rosenberg, Mayor

OK Murdoch

Mary A. Goede, Deputy Clerk

[illegible]

Personally came before me this _____ day of _____, 2021, the above named Katie Rosenberg, Mayor, and Mary A. Goede, Deputy Clerk for the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires: _____

STATE OF Wisconsin)
COUNTY OF Marathon) ss.

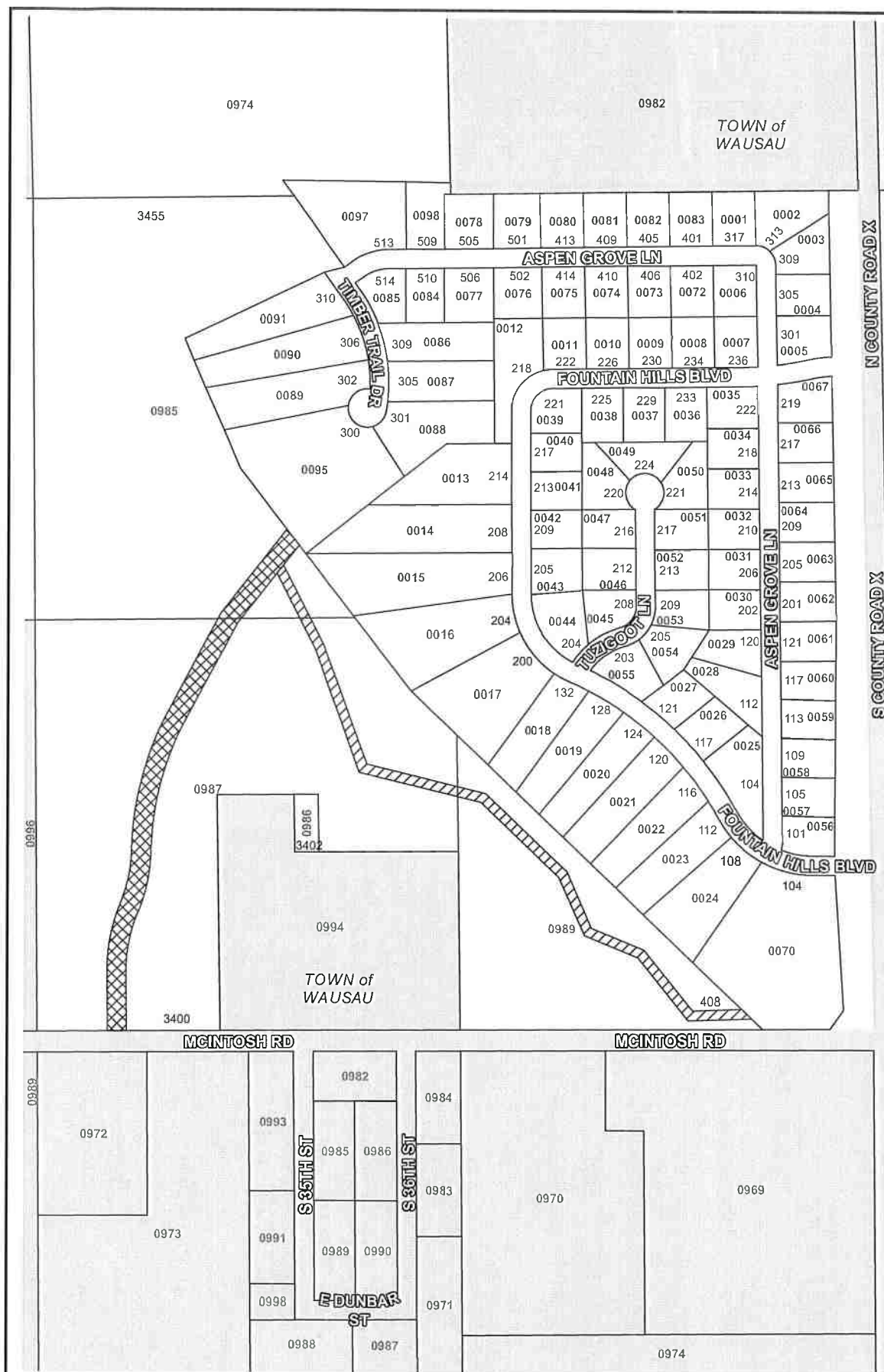
Personally came before me this 20th day of December, 2021, the above named David K. Murdock, of ACADEMIC ENTERPRISE, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Lori Ann M. Wurrich

Notary Public, Wisconsin

My commission expires: 1-22-2022

This instrument was drafted by
Anne L. Jacobson, City Attorney
for the City of Wausau
407 Grant Street
Wausau WI 54403-4783



Legend

- Parcels
- Proposed 60ft Easement for Sanitary Sewer / Force main / Watermain
- Proposed by Other Document

PROPOSED EASEMENTS FOUNTAIN HILLS



0 150 300
Feet

NOTES:
1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.
2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
3. MAP FEATURES DEVELOPED FROM MAY 2010 AERIAL PHOTOGRAPHY.

Agenda Item No.

2D

STAFF REPORT TO CISM COMMITTEE – January 13, 2022

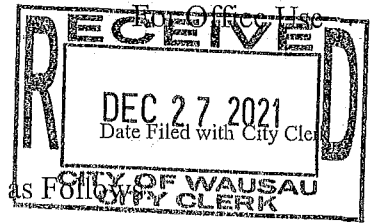
AGENDA ITEM
Action on Preliminary Resolution to vacate and discontinue the alley lying north of 410 North 6 th Avenue between Oak Street, Cedar Street, 6 th Avenue and 7 th Avenue
BACKGROUND
The Engineering Department received a petition to vacate a portion of the alley as described above and as shown on the attached map. This action would set up a Public Hearing on the issue.
FISCAL IMPACT
None
STAFF RECOMMENDATION
Recommend approval.
Staff contact: Allen Wesolowski 715-261-6762

PETITION

TO THE MAYOR AND COMMON COUNCIL
OF THE CITY OF WAUSAU, WISCONSIN

A Petition For:

- ☒ Alley Vacation ☐ Sanitary Sewer ☐ Storm Sewer ☐ Other as Follows _____
☐ Blacktop Paving ☐ Street Light ☐ Watermain
☐ Curb and Gutter ☐ Street Vacation ☐ Zoning Change



The undersigned petitioners respectfully request that your honorable body take such action as will cause the:

Partial alley vacationing for the alley between 6th & 7th Avenues
between Oak Street south to the property of 410 N. 6th Ave.

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. <i>Anastasia Martens</i>	ANASTASIA MARTENS	432 N 6 th Avenue	12/03/21
2. <i>Dustin Waller</i>	Dustin Waller	416 N 6 th Ave	12/04/21
3. <i>Jake Kislow</i>	Jake Kislow	420 N 6 th Ave	12/8/21
4. <i>Delores Stenbert</i>	Delores Stenbert	424 N. 6 th Ave	12/8/21
5. <i>Kelly Gabor</i>	Kelly Gabor	431 N 7 th Ave	12-10-21
6. <i>Derek Redmond</i>	Derek Redmond	423 N 7 th Ave	12-11-21
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN
CITY OF WAUSAU: *Anastasia Martens* being duly sworn disposes and says that he is a resident of the affected area, residing at 432 N 6th Ave in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to
before me this 27th day of December, 2021

Mary G. Goele

Signature of City Clerk or designee
Deputy Clerk

Anastasia Martens

(Signature of Circulator)
432 N 6th Ave, Wausau, WI

(Address of Circulator)
544001



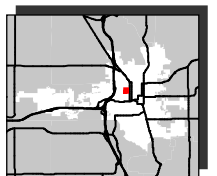
0 25 50 100 Feet
 Map Date: January 03, 2022

CITY OF WAUSAU

Marathon County, Wisconsin

Legend

- Existing Building
- Existing Right-of-Way
- Proposed Alley Vacation
- Municipal Boundary

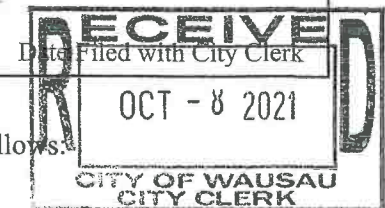


AGENDA ITEM
#3 - Public Hearing: Vacating and discontinuing the unpaved alley bounded by Bertha Street, Lake View Drive, Mount View Boulevard, and Elmwood Boulevard #4 – Discussion and possible action on vacating and discontinuing the unpaved alley bounded by Bertha Street, Lake view Drive, Mount View Boulevard, and Elmwood Boulevard
BACKGROUND
The Engineering Department received a petition to vacate the alley as described above and as shown on the attached map. This public hearing will give the residents along the alley the opportunity to speak on the issue. Sanitary Sewer lines do run in this alley, if the alley is vacated, an easement for sewer main as well as other utilities would need to be maintained.
FISCAL IMPACT
None
STAFF RECOMMENDATION
Recommend approval depending upon public comment.
Staff contact: Allen Wesolowski 715-261-6762

PETITION

TO THE MAYOR AND COMMON COUNCIL OF THE CITY OF WAUSAU, WISCONSIN

For Office Use



A Petition For:

- ☒ Alley Vacation ☐ Sanitary Sewer ☐ Storm Sewer ☐ Other as Follows: _____
☐ Blacktop Paving ☐ Street Light ☐ Watermain
☐ Curb and Gutter ☐ Street Vacation ☐ Zoning Change

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
<i>Ken Przybylski</i>	Ken Przybylski	2510 Elmwood Blvd	9-24-2021
<i>Susan Engbrecht</i>	Susan Engbrecht	2518 Elmwood Blvd	9-24-2021
<i>Keith Engbrecht</i>	KEITH ENGEBRECHT	2518 Elmwood Blvd	9-24-2021
<i>Mark Tomaszewski</i>	MARK TOMASZEWSKI	2514 Elmwood Blvd	9-24-2021
<i>Deborah Olson</i>	Deborah Olson	2513 Mt View Blvd	9-25-2021
<i>Jonathan Richard</i>	Jonathan Richard	2511 Mount View Blvd	27 Sept 2021
<i>William Hultberg</i>	William Hultberg	2519 Mount View Blvd	27 Sept. 2021
<i>Chris Schneck</i>	CHRIS SCHNECK	2505 Mount View Blvd	9/27/21
<i>Deb Buttke</i>	Deb Buttke	2502 Elmwood Blvd	9/27/21
<i>Jean Kohn</i>	Jean Kohn	2506 Elmwood Blvd	10-8-21
11.			
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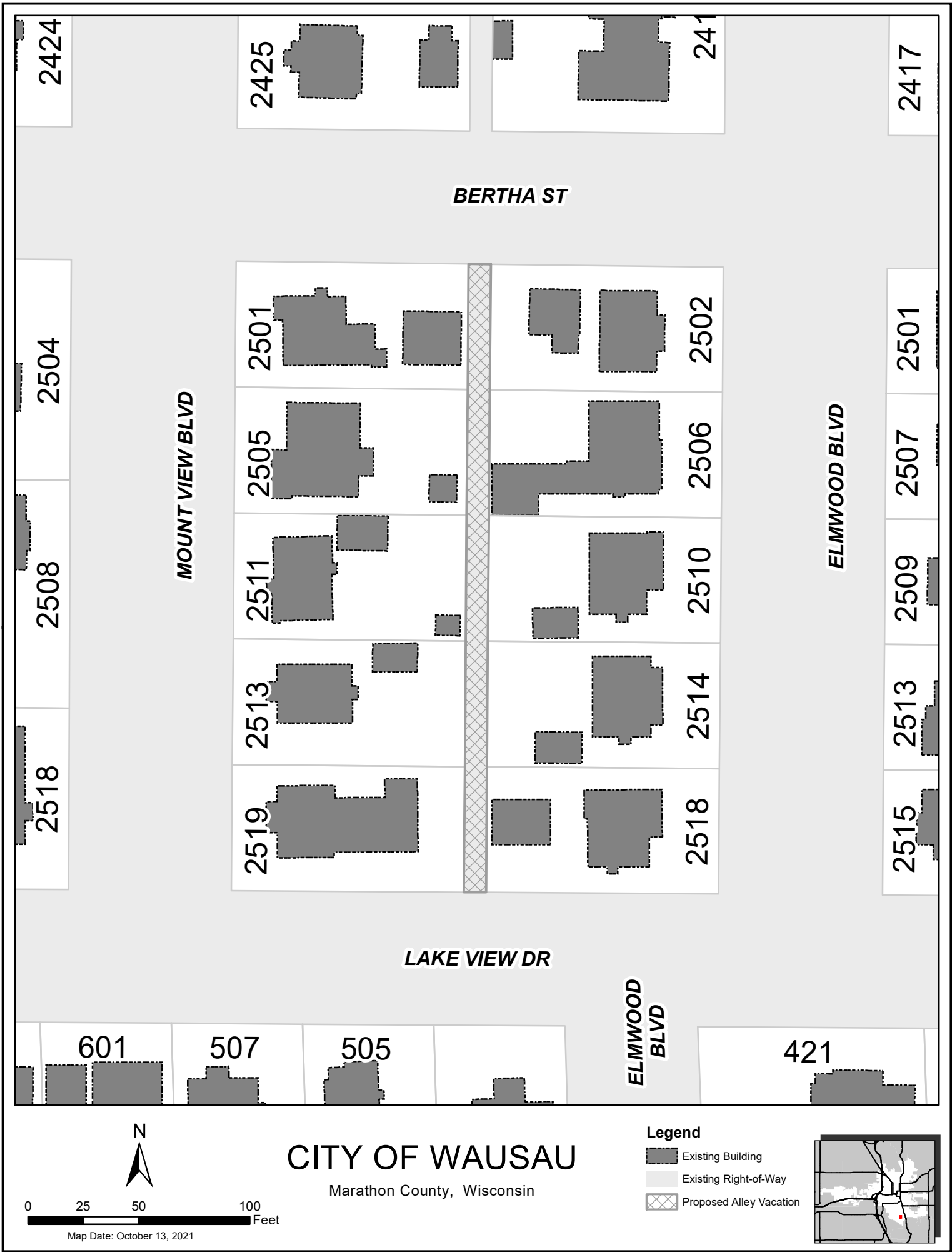
AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN
 CITY OF WAUSAU JEAN Kohn being duly sworn disposes and says that he is a resident of the affected area, residing at 2506 Elmwood Blvd in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residences are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to before me this 8th day of OCTOBER, 2021

Mary G. Gochle
 Signature of City Clerk or designee
 Deputy

Jean Kohn 715-212-096
 (Signature of Circulator)
2506 Elmwood Blvd
 (Address of Circulator)



AGENDA ITEM

#5 - Public Hearing: Creation of Assessor's Plat for 901 Townline Road, 1309 Torney Avenue, 1315 Torney Avenue, and 1321 Torney Avenue

#6 – Discussion and possible action on creation of Assessor's Plat for 901 Townline Road, 1309 Torney Avenue, 1315 Torney Avenue, and 1321 Torney Avenue

BACKGROUND

The properties in question are 901 Townline Road, and 1309, 1315, and 1321 Torney Avenue. These 4 parcels were created as one parcel by land contract in 1896, then divided into two parcels in 1908, and finally those two parcels were split in 1924 and 1929. The occupation of 1309, 1315, and 1321 Torney Avenue appears to fall approximately 30 feet further south than described in the deeds of record. Excess lands north of those lots would potentially be absorbed into 901 Townline Road (as occupied).

See the attached map for the parcels off Torney Avenue that are in question. The yellow lines on the map are the parcel lines per the recorded deeds. The red lines are lines of occupation, and potential location of property lines if an Assessor's Plat would be completed.

An Assessor's Plat is a cooperative process between the surveyor and the residents to basically produce an "as-built" survey of the parcels, that is mutually agreed upon by all parties. Once completed, the parcels are forever referenced by their lot number on the Plat. A few key points in the Assessor's Plat process (also see attached flow chart):

- Assessor's Plat ordered by Common Council.
- Field survey of the area is performed, property lines staked with temporary monuments, and map drafted.
- Residents are notified by certified letter of opportunity to examine map and view temporary monuments.
- Any discrepancies in boundary lines are reconciled by surveyor.
- Once boundary lines are agreed upon by residents, boundary agreements are recorded.
- Plat filed with the City Clerk, then transmitted to Wisconsin DOA Plat Review.
- Once the plat is certified by DOA, City Clerk to publish Class 3 notice and plat shall remain on file for 30 days to allow residents to bring suit to have the plat corrected.
- Once suits, if any, are decided, plat is corrected, approved by common council, and recorded.

WMC Chapter 21.30 and Wisconsin Statute 70.27 allow for the Common Council to order an Assessor's Plat when:

"in the judgment of the governing body having jurisdiction, the description of one or more of the different parcels thereof cannot be made sufficiently certain and accurate for the purposes of assessment, taxation or tax title procedures without noting the correct metes and bounds of the

same, or when such gross errors exist in lot measurements or locations that difficulty is encountered in locating new structures, public utilities or streets, such governing body may cause a plat to be made for such purposes.”

Statue also does allow for the municipality to charge for the Assessor’s plat. Engineering is not recommending we charge, rather do the work in house and not charge.

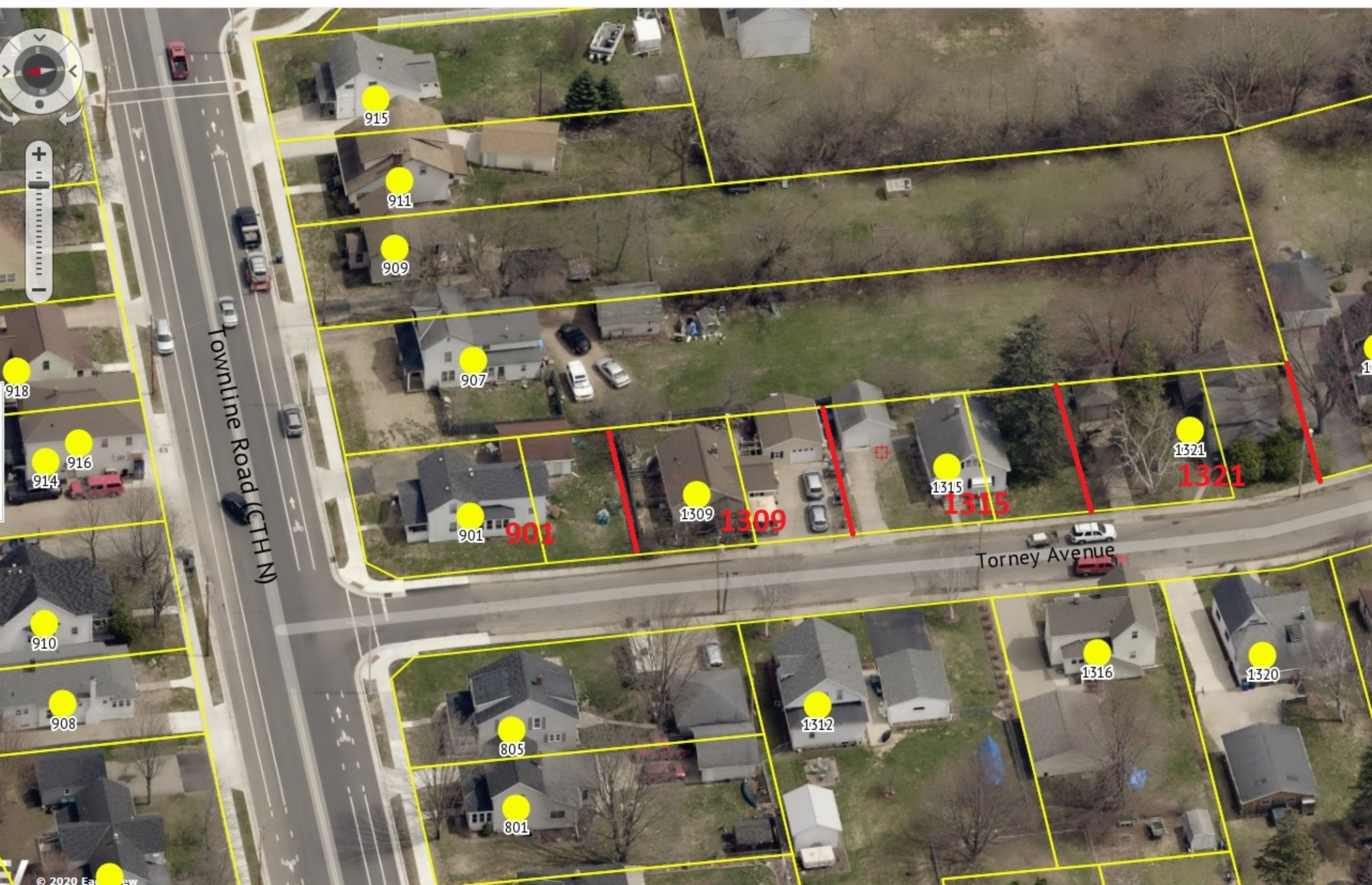
FISCAL IMPACT

None

STAFF RECOMMENDATION

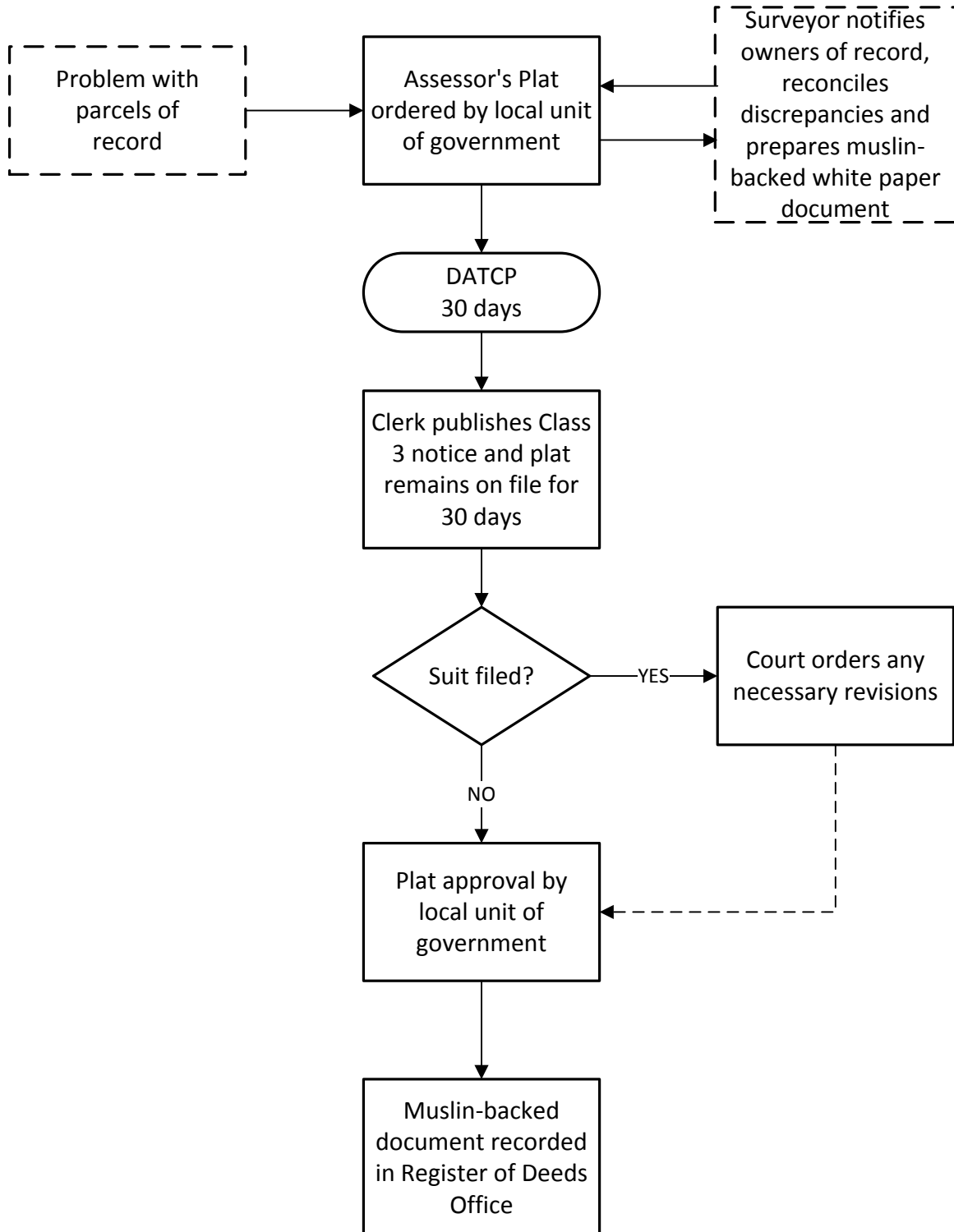
Recommend approval depending upon public comment.

Staff contact: Allen Wesolowski 715-261-6762



ASSESSOR'S PLATS

Assessor's Plat Process s. 70.27 Wis. Stats.



AGENDA ITEM
2022 Street Reconstruction Projects: Discuss public hearing results and make recommendation
BACKGROUND
Bugbee Avenue from Burek Avenue to the east termini; 4 th Street from McClellan Street to Scott Street; and 4 th Avenue from Bridge Street to Knox Street are proposed for reconstruction in 2022. The Board of Public Works held public hearings on January 5, 2022 regarding special assessments for the projects.
FISCAL IMPACT
The estimated cost for Bugbee Avenue is \$815,600. 4 th Street is estimated at \$208,300. 4 th Avenue is estimated at \$1,342,400. These estimated amounts include costs for sanitary sewer and watermain. Special assessments for Bugbee Avenue are estimated at \$27,000; 4 th Street at \$12,000; and 4 th Avenue at \$133,000.
STAFF RECOMMENDATION
Staff recommends approving the reconstruction of Bugbee Avenue from Burek Avenue to the east termini; 4 th Street from McClellan Street to Scott Street; and 4 th Avenue from Bridge Street to Knox Street and the corresponding special assessments.
Staff contact: Allen Wesolowski 715-261-6762

BOARD OF PUBLIC WORKS

Date of Meeting: January 5, 2022, at 4:00 p.m. in the Council Chambers

Members Present: Eric Lindman, Maryanne Groat, Anne Jacobson

Also Present: Allen Wesolowski, TJ Niksich, Lori Wunsch

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the *Wausau Daily Herald* in the proper manner.

PUBLIC HEARING: 2022 Street Construction Projects

Bugbee Avenue from Burek Avenue to the east termini

4th Street from McClellan Street to Scott Street

4th Avenue from Bridge Street to Knox Street

Lindman explained the purpose of the meeting is to take comments from property owners regarding special assessments. The comments received are forwarded to the Capital Improvements and Street Maintenance Committee (CISM) which will meet January 13, 2022 at 5:15 p.m. CISM will approve, disapprove, or modify the plans or assessments for the project and forward a recommendation to the Common Council. It is anticipated the Common Council will take action at the January 25, 2022 meeting. There were no objections to dispense with the reading of the official hearing notice.

Lindman indicated the 2022 assessment rate is set at \$42 per foot. The sewer lateral is \$500 if replaced. Drive approach replacement is estimated at \$6.00 per square foot. Replacement of defective sidewalk is estimated at \$8.00 per lineal foot and installation of new sidewalk is estimated at \$16.00 per lineal foot.

Lindman stated staff from the Engineering Department will be available after the public hearing if there are specific questions about individual properties or the work to be done under the project.

At this time, Lindman opened the public hearing and asked for persons in attendance who wished to speak regarding special assessments to come to the podium and give their name, address, and comments.

Bugbee Avenue from Burek Avenue to the east termini, 4th Street from McClellan Street to Scott Street, 4th Avenue from Bridge Street to Knox Street

Charlotte Doescher, 1005 Bugbee Avenue, asked if sidewalk was proposed for Bugbee. This is a dead-end street and she does not feel there is a need for sidewalk.

No one further came forward for comment and the public hearing was closed.

Wesolowski stated sidewalk is addressed on projects based on need. CISM will ultimately decide, but at this point staff will not be recommending the installation of sidewalk on Bugbee.

PUBLIC HEARING: 2022 Alley Paving Project

Alley bounded by Cedar Street, Spruce Street, North 9th Avenue and North 10th Avenue

Lindman explained the purpose of the meeting is to take comments from property owners regarding special assessments. The comments received are forwarded to the Capital Improvements and Street Maintenance Committee (CISM) which will meet January 13, 2022 at 5:15 p.m. CISM will approve, disapprove, or modify the plans or assessments for the project and forward a recommendation to the Common Council. It is anticipated the Common Council will take action at the January 25, 2022 meeting. There were no objections to dispense with the reading of the official hearing notice.

Lindman indicated the 2022 assessment rate is estimated at \$15 per foot.

Lindman stated staff from the Engineering Department will be available after the public hearing if there are specific questions about individual properties or the work to be done under the project.

At this time, Lindman opened the public hearing and asked for persons in attendance who wished to speak regarding special assessments to come to the podium and give their name, address, and comments.

Alley bounded by Cedar Street, Spruce Street, North 9th Avenue and North 10th Avenue

Wesolowski received a call from John Smigelski of 311 North 10th Avenue. He is in favor of the alley paving as long as we take care of the drainage issues and install storm sewer.

Bobbi Jo Balz, 718 North 4th Avenue, asked to speak regarding the 4th Avenue project. The street is like a highway and a short cut from one side to the other. There is one stop sign and traffic races to it. 5th Avenue has stop signs that slow traffic so people go to 4th Avenue and fly through. When installing stop signs, Wesolowski indicated staff looks at the major and minor street. Stop signs are typically installed on the minor street with less traffic. Stop signs are not typically installed to control speed. Traffic calming measures or enforcement are more common ways to control speed.

No one further came forward for comment and the public hearing was closed.

Jacobson moved to adjourn the meeting. Seconded by Lindman. Meeting adjourned at approximately 4:10 p.m.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**RESOLUTION OF THE
CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE**

Approving 2022 Street Reconstruction Projects and Authorization to Let Bids

Committee Action:

Fiscal Impact: Estimated construction cost \$2,366,300; estimated special assessments \$171,000

File Number: 21-1211

Date Introduced: January 25, 2022

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☒ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$2,366,300</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☒ No ☐	<i>Amount: \$2,366,300 Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, the following streets have been proposed for construction under the 2022 Street Construction Project:

Bugbee Avenue from Burek Avenue to the east termini
4th Street from McClellan Street to Scott Street
4th Avenue from Bridge Street to Knox Street

WHEREAS, this project is assessable in whole or in part to the abutting property owners for special benefits conferred upon properties by the improvement of the abovementioned streets; a preliminary resolution to levy special assessments to the abutting owners was adopted by the Common Council on December 14, 2021; and the Engineer's report has been filed with the City Clerk, and

WHEREAS, the Board of Public Works conducted public hearings for the project special assessments on January 5, 2022, and

WHEREAS, the Capital Improvements and Street Maintenance Committee discussed the proposed projects at its meeting on January 13, 2022 and recommends work be accomplished under the 2022 Street Construction Projects, and

WHEREAS, the 2022 special assessment rate was set by Council on September 28, 2021, and

WHEREAS, street grades will be established or reestablished and fixed as shown on the plans for the project (copy on file in the Engineering Department), and minor revisions will be made in the plans as may be necessary during construction, now therefore

BE IT RESOLVED that the Common Council authorizes securing of bids and construction of the 2022 Street Construction Projects.

Approved:

Katie Rosenberg, Mayor

2022StrReconProject

AGENDA ITEM
2022 Alley Paving Projects: Discuss public hearing results and make recommendation
BACKGROUND
The alley bounded by Cedar Street, Spruce Street, 9 th Avenue and 10 th Avenue is proposed for paving in 2022. The Board of Public Works held a public hearing on January 5, 2022 regarding special assessments for the alley paving.
FISCAL IMPACT
The total estimated cost for paving the alley is \$40,000. Special assessments are estimated at \$14,300.
STAFF RECOMMENDATION
Staff recommends approving the 2022 Alley Paving Project and corresponding special assessments.
Staff contact: Allen Wesolowski 715-261-6762

BOARD OF PUBLIC WORKS

Date of Meeting: January 5, 2022, at 4:00 p.m. in the Council Chambers

Members Present: Eric Lindman, Maryanne Groat, Anne Jacobson

Also Present: Allen Wesolowski, TJ Niksich, Lori Wunsch

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the *Wausau Daily Herald* in the proper manner.

PUBLIC HEARING: 2022 Street Construction Projects

Bugbee Avenue from Burek Avenue to the east termini

4th Street from McClellan Street to Scott Street

4th Avenue from Bridge Street to Knox Street

Lindman explained the purpose of the meeting is to take comments from property owners regarding special assessments. The comments received are forwarded to the Capital Improvements and Street Maintenance Committee (CISM) which will meet January 13, 2022 at 5:15 p.m. CISM will approve, disapprove, or modify the plans or assessments for the project and forward a recommendation to the Common Council. It is anticipated the Common Council will take action at the January 25, 2022 meeting. There were no objections to dispense with the reading of the official hearing notice.

Lindman indicated the 2022 assessment rate is set at \$42 per foot. The sewer lateral is \$500 if replaced. Drive approach replacement is estimated at \$6.00 per square foot. Replacement of defective sidewalk is estimated at \$8.00 per lineal foot and installation of new sidewalk is estimated at \$16.00 per lineal foot.

Lindman stated staff from the Engineering Department will be available after the public hearing if there are specific questions about individual properties or the work to be done under the project.

At this time, Lindman opened the public hearing and asked for persons in attendance who wished to speak regarding special assessments to come to the podium and give their name, address, and comments.

Bugbee Avenue from Burek Avenue to the east termini, 4th Street from McClellan Street to Scott Street, 4th Avenue from Bridge Street to Knox Street

Charlotte Doescher, 1005 Bugbee Avenue, asked if sidewalk was proposed for Bugbee. This is a dead-end street and she does not feel there is a need for sidewalk.

No one further came forward for comment and the public hearing was closed.

Wesolowski stated sidewalk is addressed on projects based on need. CISM will ultimately decide, but at this point staff will not be recommending the installation of sidewalk on Bugbee.

PUBLIC HEARING: 2022 Alley Paving Project

Alley bounded by Cedar Street, Spruce Street, North 9th Avenue and North 10th Avenue

Lindman explained the purpose of the meeting is to take comments from property owners regarding special assessments. The comments received are forwarded to the Capital Improvements and Street Maintenance Committee (CISM) which will meet January 13, 2022 at 5:15 p.m. CISM will approve, disapprove, or modify the plans or assessments for the project and forward a recommendation to the Common Council. It is anticipated the Common Council will take action at the January 25, 2022 meeting. There were no objections to dispense with the reading of the official hearing notice.

Lindman indicated the 2022 assessment rate is estimated at \$15 per foot.

Lindman stated staff from the Engineering Department will be available after the public hearing if there are specific questions about individual properties or the work to be done under the project.

At this time, Lindman opened the public hearing and asked for persons in attendance who wished to speak regarding special assessments to come to the podium and give their name, address, and comments.

Alley bounded by Cedar Street, Spruce Street, North 9th Avenue and North 10th Avenue

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Bobbi Jo Balz, 718 North 4th Avenue, asked to speak regarding the 4th Avenue project. The street is like a highway and a short cut from one side to the other. There is one stop sign and traffic races to it. 5th Avenue has stop signs that slow traffic so people go to 4th Avenue and fly through. When installing stop signs, Wesolowski indicated staff looks at the major and minor street. Stop signs are typically installed on the minor street with less traffic. Stop signs are not typically installed to control speed. Traffic calming measures or enforcement are more common ways to control speed.

No one further came forward for comment and the public hearing was closed.

Jacobson moved to adjourn the meeting. Seconded by Lindman. Meeting adjourned at approximately 4:10 p.m.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**RESOLUTION OF THE
CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE**

Approving 2022 Alley Pavement Project and Authorization to Let Bids

Committee Action:

Fiscal Impact: Estimated construction cost \$40,000; estimated special assessments \$14,300

File Number: 21-1210

Date Introduced: January 25, 2022

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☒ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$40,000</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☒ No ☐	<i>Amount: \$40,000 Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, the following alley has been proposed for improvements under the 2022 Alley Pavement Project:

Alley bounded by Cedar Street, Spruce Street, North 9th Avenue and North 10th Avenue

WHEREAS, this project is assessable in whole or in part to the abutting property owners for special benefits conferred upon properties by the improvement of the abovementioned alleys; a preliminary resolution to levy special assessments to the abutting owners was adopted by the Common Council on December 14, 2021; and the Engineer's report has been filed with the City Clerk, and

WHEREAS, the Board of Public Works conducted public hearings for the project special assessments on January 5, 2022, and

WHEREAS, the Capital Improvements and Street Maintenance Committee discussed the proposed projects at its meeting on January 13, 2022 and recommends work be accomplished on the alley in 2022, now therefore

BE IT RESOLVED that the Common Council authorizes securing of bids and improvements to the alley bounded by Cedar Street, Spruce Street, North 9th Avenue and North 10th Avenue under the 2022 Alley Pavement Project.

Approved:

Katie Rosenberg, Mayor

2022AlleyPvmntProject

AGENDA ITEM
Discussion and possible action on Relocation Order for 72nd Avenue, Business Campus Trail Project.
BACKGROUND
The City is currently in the process of designing a multiuse trail that will extend from Packer Drive to International Drive. Due to the nature of construction and shifting of stormwater management facilities (ditches, pipe, inlets, etc.), 6 Temporary Limited Easements and 4 Permanent Limited Easements are required to facilitate the trail. Prior to beginning the process of acquiring right of way, s. 32.05(1), Wis Stats., requires that the City file an order with the county clerk identifying the old and the new locations of the facility and the lands and interests required. This order is called the Relocation Order. See attached.
FISCAL IMPACT
Anticipated \$1,000 - \$5,000
STAFF RECOMMENDATION
Staff recommends approval of the Relocation Order
Staff contact: TJ Niksich 715-261-6748

RELOCATION ORDER

RE1708

Wisconsin Department of Transportation

PROJECT ID 6999-18-09	Name of Road S. 72 nd Ave.	Highway	County Marathon
Right of Way Plat Date 12/17/2021	Plat Sheet Numbers 4.1,4.2,4.3,4.4,4.5	Date of Previously Approved Relocation Order	

Description of Termini of Project

S. 72nd Ave.

Beginning at a point located 485.42 feet South and 40.41 West of the East 1/4 Corner of Section 36, Township 29 North and Range 06 East, City of Wausau, Marathon County, State of Wisconsin;

Thence northerly to a point located 360.18 feet North and 48.68 feet West of the East 1/4 Corner of Section 25, Township 29 North and Range 06 East, City of Wausau, Marathon County, State of Wisconsin.

To properly establish, lay out, widen, enlarge, extend, construct, reconstruct, improve, or maintain a portion of the highway designated above, it is necessary to relocate or change and acquire certain lands or interests in lands as shown on the right of way plat for the above project.

To effect this change, pursuant to authority granted under Sections 84.02(3) and 84.09 and 84.30, Wisconsin Statutes, the City of Wausau orders that:

1. The said road is laid out and established to the lines and widths as shown on the plat.
2. The required lands or interests in lands as shown on the plat shall be acquired by the City of Wausau, in the name of the City of Wausau, pursuant to the provisions of Section 84.09(1) or (2), Wisconsin Statutes.
3. This order supersedes and amends any previous order issued by the City.

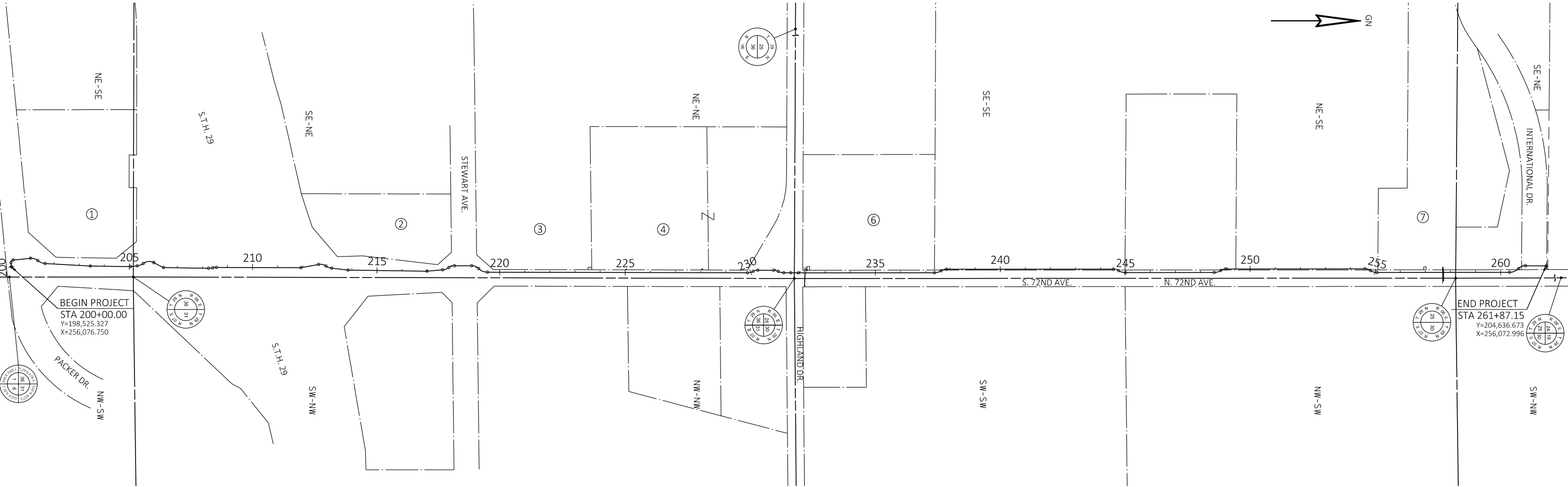
(Katie Rosenberg, Mayor)

(Date)

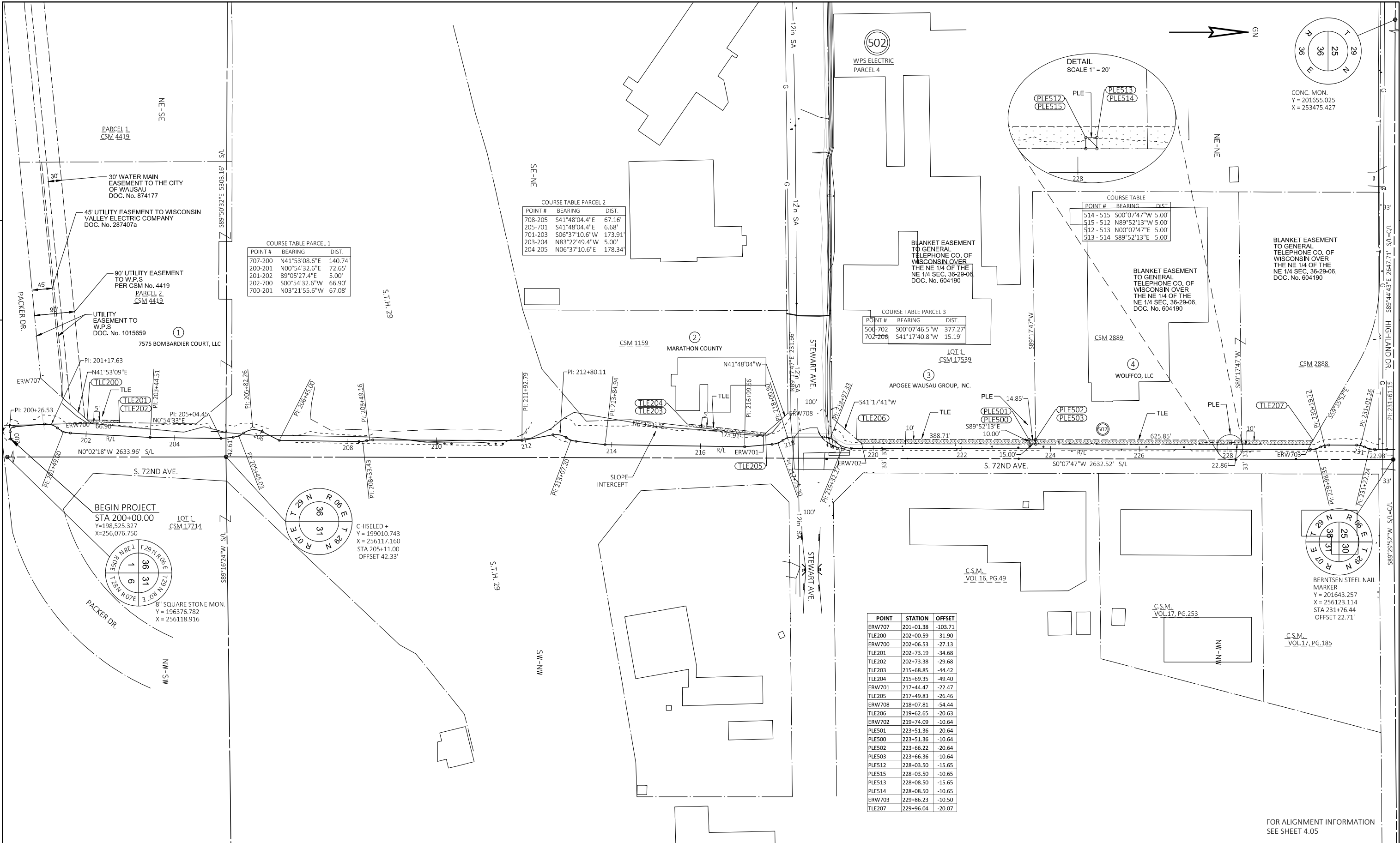
SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE DEPARTMENT.

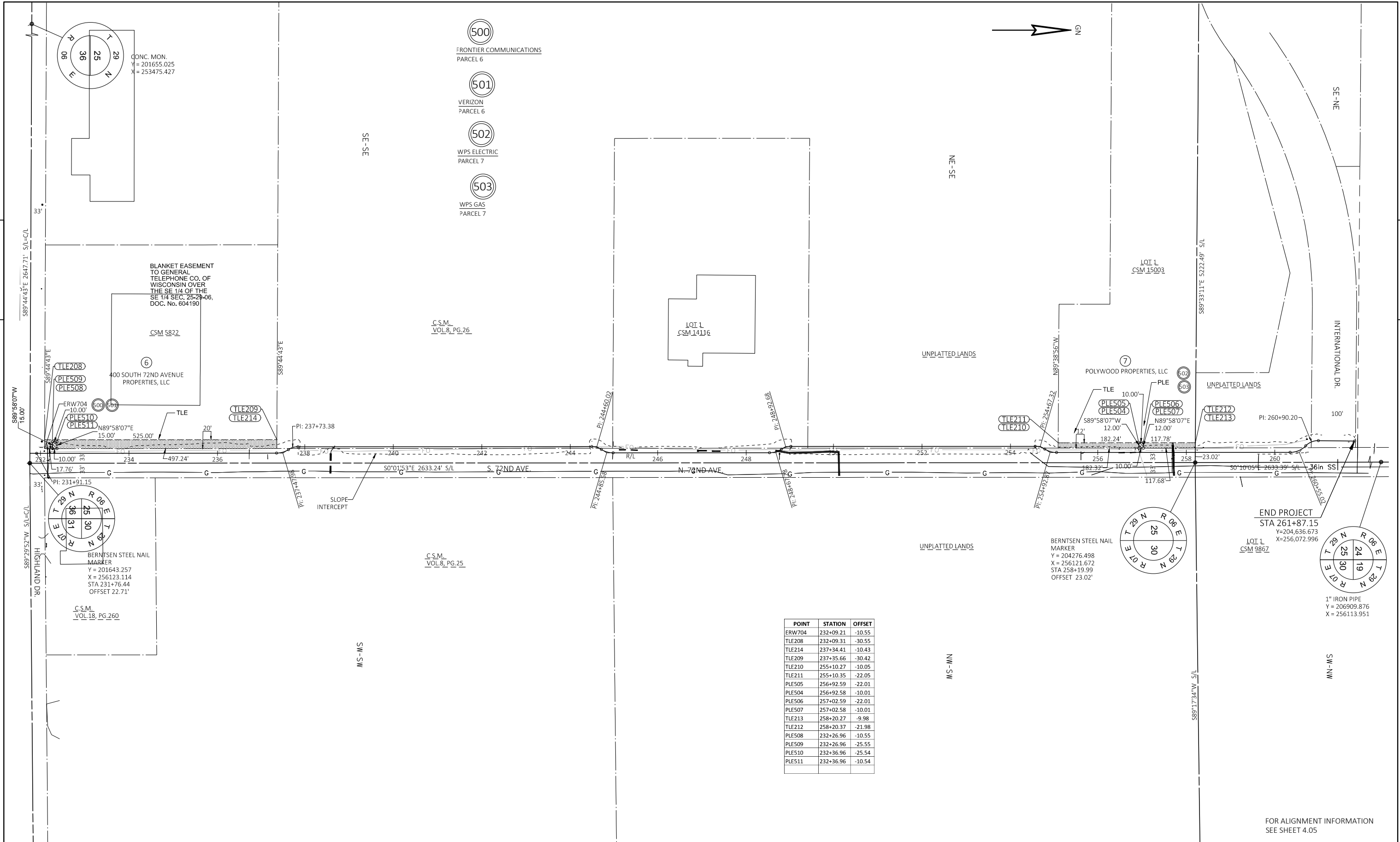
PARCEL NUMBER	SHEET NUMBER	OWNER	INTEREST REQUIRED	R/W ACRE(S) REQUIRED (ACRES)			PLE AREA	TLE AREA	PARCEL NUMBER
				NEW	EXISTING	TOTAL			
1	4.03	7575 BOMBARDIER COURT, LLC	TLE					0.008	1
2	4.03	MARATHON COUNTY	TLE					0.020	2
3	4.03	APOGEE WAUSAU GROUP, INC.	PLE, TLE				0.003	0.088	3
4	4.03	WOLFFCO, LLC	PLE, TLE				0.001	0.142	4
6	4.04	400 SOUTH 72ND AVENUE PROPERTIES, LLC	PLE,TLE				0.003	0.238	6
7	4.04	POLYWOOD PROPERTIES, LLC	PLE,TLE				0.003	0.083	7
500	4.04	FRONTIER COMMUNICATIONS	RELEASE OF RIGHTS						500
501	4.04	VERIZON	RELEASE OF RIGHTS						501
502	4.03, 4.04	WPS ELECTRIC	RELEASE OF RIGHTS						502
503	4.04	WPS GAS	RELEASE OF RIGHTS						503



REVISION DATE					DATE 12/17/2021	SCALE, FEET 	HWY: S. 72ND AVE.	STATE R/W PROJECT NUMBER 6999-18-09	PLAT SHEET 4. 02	E
					GRID FACTOR		COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER 6999-18-79	PS&E SHEET	

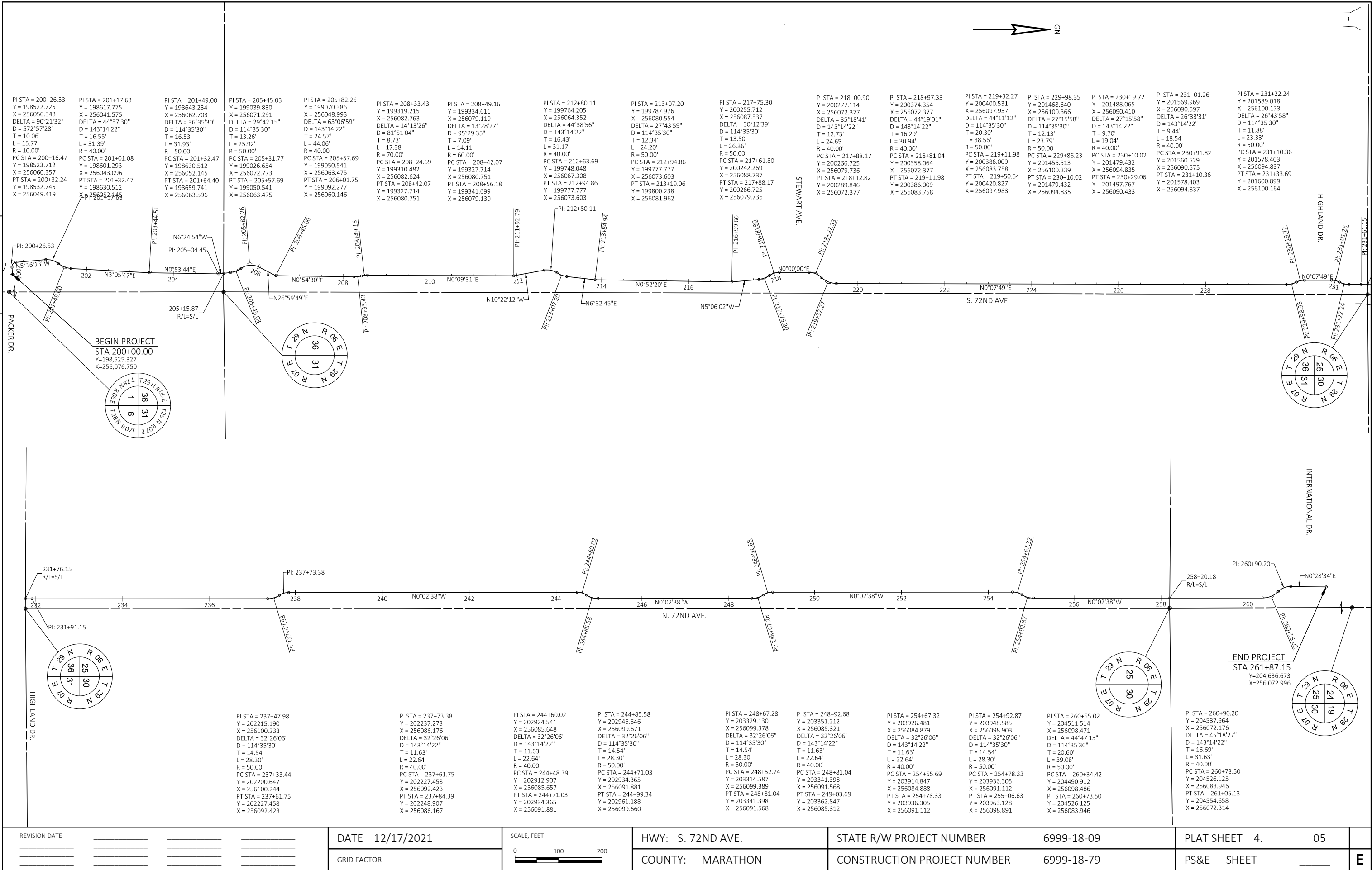


REVISION DATE	DATE 12/17/2021	SCALE, FEET 0 100 200	HWY: S. 72ND AVE.	STATE R/W PROJECT NUMBER 6999-18-09	PLAT SHEET 4. 03	
GRID FACTOR			COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER 6999-18-79	PS&E SHEET	E



POINT	STATION	OFFSET
ERW704	232+09.21	-10.55
TLE208	232+09.31	-30.55
TLE214	237+34.41	-10.43
TLE209	237+35.66	-30.42
TLE210	255+10.27	-10.05
TLE211	255+10.35	-22.05
PLE505	256+92.59	-22.01
PLE504	256+92.58	-10.01
PLE506	257+02.59	-22.01
PLE507	257+02.58	-10.01
TLE213	258+20.27	-9.98
TLE212	258+20.37	-21.98
PLE508	232+26.96	-10.55
PLE509	232+26.96	-25.55
PLE510	232+36.96	-25.54
PLE511	232+36.96	-10.54

REVISION DATE _____ _____ _____	DATE 12/17/2021	SCALE, FEET 0 100 200	HWY: S. 72ND AVE.	STATE R/W PROJECT NUMBER 6999-18-09	PLAT SHEET 4. 04	E
	GRID FACTOR _____		COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER 6999-18-79	PS&E SHEET _____	



AGENDA ITEM
Discussion and possible action on amending Section 23.06.06 Off-street parking and traffic circulation
BACKGROUND
Airport staff has asked for an exception to parking on paved surfaces. This would require an amendment to the parking Ordinance 23.06.06(20)(a). A Public Hearing on this item was held at Plan Commission. The Plan Commission discussed and voted unanimously to approve the parking exception. Please see the attached information from Plan Commission.
FISCAL IMPACT
None.=
STAFF RECOMMENDATION
Staff has no objections to granting this exception.
Staff contact: Eric Lindman 715-261-6745



Memorandum

From: William Hebert, Zoning Administrator
To: Plan Commission
Date: December 16, 2021
Subject: Creating Exception for Parking on Pavement at Airport

Staff has been approached by the airport manager and the airport committee about providing an exception to parking on paved surfaces. We have had a few neighborhood complaints about hangar tenants leaving vehicles on grass for several days at a time while they are traveling.

The general requirement is:

23.06.06(20)(a) All off-street parking, loading, and traffic circulation areas shall be graded and surfaced so as to be dust-free and properly drained and shall be paved with a hard, all-weather or other surface to the satisfaction of the Zoning Administrator. All driveways and parking areas shall be surfaced with a minimum thickness of three inches of asphaltic concrete, concrete, or any other surfacing over a minimum thickness of four inches of an aggregate base material as approved by the Department of Public Works.

Three exceptions currently are in the ordinance:

1. Driveways in rural holding districts
2. All agricultural land uses
3. Enclosed and screened storage areas.

Drafted language of a 4th exception is:

4. Areas within the fenced perimeter of the Downtown Airport. Short-term parking, for a maximum of 10 continuous days, is allowed for those who are engaged in aviation-related activities at the Downtown Airport.

Airport Manager John Chimel sent an email with some further information and background on the request.

From: [John Chmiel](#)
To: [Melissa Engen](#)
Cc: [Nathan Miller](#); [Brad Lenz](#); [William Hebert](#); [Samuel Wessel](#)
Subject: [EXTERNAL] Re: Airport Parking Staff Report
Date: Thursday, December 16, 2021 8:13:21 AM

The first 10-unit T-hangar building at the Wausau Downtown Airport was constructed in 1952. Hangar tenants parked their cars where it was most convenient outside, typically on the grass adjacent to the hangar, for short-term flights. Typically for long term flights away from the airport, some tenants may have chosen to park their vehicles inside their hangar until they return. This practice isn't typically embraced by many since on-road vehicles retain salt and other contaminants which are harmful to aircraft structures and can cause corrosion to aircraft if deposited inside a hangar. No specific tenant paved parking area inside the fence exists. Airport user and transient parking is not conveniently located near hangars for T-hangar tenants to use. Tenants are not supposed to park on the taxi-lanes between the hangars since multiple vehicles can block tenant hangars, preventing their use, and these vehicles can cause issues with aircraft wingspans while taxiing. This is why, traditionally, the grass has been the chosen parking location for tenants at Wausau Downtown Airport, not unlike most airports across America.

It was recently brought to airport management attention that the City has an ordinance regarding parking on grass areas for commercial and residential properties. In the interest of compliance with City initiatives the Airport Committee has discussed the issue and voted unanimously to request a variance from the ordinance for the airport. The alternative is to construct costly tenant-specific parking areas within the fence. This costly luxury would be unique among airports. The money used for this project would be much better spent on already planned for safety related capital projects.

In the meantime, tenants have been encouraged to use the currently airport parking lot for long-term parking and large gathering meeting events at their hangars.

jpc

"Keep your head on a swivel!"

John P. Chmiel, "Practicing the Art of Flight"
Wausau Flying Service, Inc.
Wausau Downtown Airport
(715) 845-3400
taildraggerflyer@yahoo.com

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, December 21, 2021, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Tom Neal, Bruce Bohlken, Andrew Brueggeman, George Bornemann, Pat Peckham (arrived at 5:05 p.m.)

Others Present: William Hebert, Brad Lenz, Brian Stahl, Sam Wessel, Melissa Engen, John Chmiel; *By WebEx*: Jerry Pruitt, Lindsey Pearson

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

PUBLIC HEARING: Amending Section 23.06.06 Off-street parking and traffic circulation.

Hebert said that he was approached by Peckham and the Airport Committee about parking at the airport. The Airport Committee has recommended the exception for parking on paved areas. A staff report and email from John Chmiel is included in the packet. The maximum allowance for the parking will be ten days.

Peckham said that he supports this and it is a good practical change. It does not set a precedent.

Mayor Rosenberg opened the public hearing.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on amending Section 23.06.06 Off-street parking and traffic circulation.

Brueggeman motioned to amend Section 23.06.06 Off-street parking and traffic circulation. Bornemann seconded.

Bornemann asked for more information on the complaints. Chmiel said that he has been the airport manager for 30 years and has only received one complaint. The person across the street complained to him to let him know the ordinance requirements. Chmiel said that they would like to make sure the ordinance is clean.

Peckham added that the airport users have been very good with complying and this will be a good change.

The motion carried unanimously 7-0. This item will go to Common Council on January 11, 2022.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

JOINT ORDINANCE OF AIRPORT COMMITTEE, PLAN COMMISSION, AND CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE	
Amending Section 23.06.06 Off-street parking and traffic circulation	
Committee Action:	Airport Comm Approved Plan Comm. Approved 7-0 CISM
Fiscal Impact:	
File Number:	Date Introduced:

The Common Council of the City of Wausau do ordain as follows:

Add ()
Delete ()

Section 1. That Section 23.06.06 Off-street parking and traffic circulation is hereby amended to read as follows:

23.06.06 Off-street parking and traffic circulation.

...

(20) Surfacing.

...
(b) The following shall be exempt from these surfacing requirements:

...
4. Areas within the fenced perimeter of the Downtown Airport. Short-term parking, for a maximum of 10 continuous days, is allowed for those who are engaged in aviation-related activities at the Downtown Airport.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect from and after its date of publication.

Adopted:

Approved:

Approved:

Published:

Attest:

Katie Rosenberg, Mayor

Attest:

Mary Goede, Deputy Clerk