

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: January 13, 2022, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lisa Rasmussen, Lou Larson, Tom Neal, James Wadinski
(Deb Ryan joined by WebEx at 5:26 pm and listened in)

Also Present: Mayor Rosenberg, Eric Lindman, Allen Wesolowski, TJ Niksich, Tara Alfonso, Dustin Kraege, Lori Wunsch
By WebEx: Cord Buckner

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 and discussion of Director's Report

There were no questions on the Director's Report.

CONSENT AGENDA

- A. Approve 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**
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Larson asked to remove Item D from the consent agenda. Neal moved to approve Items A through C of the consent agenda. Larson seconded and the motion carried 4-0.

Regarding Item D, Larson believes this was the alley Alder Watson brought forward and wanted as a one-way at first. He feels vacating is better and does not feel having it one-way would solve the problem. He asked if when the alley is vacated, would the City put up some kind of barricade so traffic could not flow through. Lindman explained the City does not do that. It becomes private property, and the homeowners would become responsible.

Rasmussen asked if the curb cut would be removed in the spring. Lindman stated the City typically does not do that. The alley entrance would probably not be removed until the street is reconstructed. Larson asked if the property owners would be notified by letter that it is their responsibility to barricade the alley. Lindman indicated the City would not as it becomes private property.

Larson moved to approve Item D of the consent agenda. Neal seconded and the motion carried 4-0.

Per Rasmussen, hopefully homeowners will make it clear when the alley is vacated. If it becomes a problem, we can network with Alder Watson.

Public Hearing: Vacating and discontinuing the unpaved alley bounded by Bertha Street, Lake View Drive, Mount View Boulevard, and Elmwood Boulevard

Rasmussen opened the public hearing and asked those in attendance wishing to speak to come forward and state their name and address.

Christine Schneck, 2505 Mount View Boulevard, has lived at this property for 3½ years. She and her dog enjoy the back alley, which the public also uses to walk dogs. She understands access is still needed for WPS. She understands on paper the vacation would give 6' at the back of the properties but would like to know the benefits either way. Wesolowski stated the alley does have a sanitary sewer located in it. Property owners would not be

able to build structures or anything permanent within the easement area. In essence the alley would look the same as it does now.

Rasmussen asked if the alley is grass and Wesolowski confirmed. Traffic does not drive through it. Rasmussen stated the number one benefit of vacation is traffic would stop using it. Wesolowski added that if an alley does not have utilities, people could build within the vacated area. Because of the utilities in this alley, it would not function much differently than it does now. Rasmussen stated foot traffic should stop once the alley becomes private property. Rasmussen noted that all but one property owner along the alley signed the petition.

There were no further comments, and the public hearing was closed.

Discussion and possible action on vacating and discontinuing the unpaved alley bounded by Bertha Street, Lake View Drive, Mount View Boulevard, and Elmwood Boulevard

Rasmussen said 9 of the 10 homeowners have requested the vacation. With utilities in the alley right-of-way, Wadinski would be inclined not to vacate. However, with the number of signatures he agrees with vacation. Neal believes all the residents that about the alley are told about need for utility access. Whatever the limitations are should be made known to them.

Larson moved to approve vacating and discontinuing the unpaved alley bounded by Bertha Street, Lake View Drive, Mount View Boulevard, and Elmwood Boulevard. Wadinski seconded and the motion carried 4-0.

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

Rasmussen noted this plat is to straighten out lot lines. She opened the public hearing and asked those in attendance wishing to speak to come forward and state their name and address.

Danny Weith, 1309 Torney Avenue, is trying to understand when the lot lines changed. About 8 years ago he obtained a permit to redo his garage. With the way the yellow lines are shown on the map, his garage would be considered his neighbor's property. He asked how the lines changed without notification. Wesolowski stated the lines did not change and perhaps Inspections was unaware of the lot line issue when his permit was issued. Weith stated the red lines are where stakes were until sidewalk work was done. When concrete work was completed, the stakes were removed and were not replaced.

Wesolowski stated what the County has on record is the way the yellow lines are on the map. This plat redefines the property lines and places them where they essentially should be. This would give the City Surveyor the right to do the work and present the Assessor's Plat to the property owners.

Ann Czyzewski, 1315 Torney Ave, learned about this issue when she tried to get a permit to replace her fence in 2015. Inspections would not give her a permit and she was told to hire a surveyor. She learned she was not the only one in this situation. It would have been useful to know who to go to within the City with this problem. She did not pursue a surveyor because it involved 4 properties. She asked that Inspections be informed to refer these issues to the correct person within the City rather than suggesting a private surveyor.

There were no further comments, and the public hearing was closed.

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

It could be a perspective when looking at the map, but Neal asked if there was also an issue with the north/south line as it appears to go through buildings. Wesolowski indicated there is not an issue with the north/south line. The east/west lines are where the issues are. Regarding Inspections referring to a private surveyor, Wesolowski explained that if there is a dispute between individual lots, the City would not survey. In that scenario the owner

would have to hire a surveyor. In this situation where the plat is incorrect, the City will survey because there are several lots involved.

Neal moved to approve the creation of an Assessor's Plat for 901 Townline Road, 1309 Torney Avenue, 1315 Torney Avenue, and 1321 Torney Avenue. Larson seconded and the motion carried 4-0.

2022 Street Reconstruction Projects: Discuss public hearing results and make recommendation

The streets proposed for reconstruction in 2022 are Bugbee Avenue from Burek Avenue to the east termini, 4th Street from McClellan Street to Scott Street, and 4th Avenue from Bridge Street to Knox Street. Wesolowski stated there were no comments on special assessments at the public hearing. One question was regarding sidewalk on Bugbee, which staff is not proposing. Ordinarily Rasmussen is an advocate for installing sidewalk but in this instance there are few homes, the Water Plant is on the north side of the street and there is low traffic volume.

Larson moved to approve the 2022 Street Reconstruction Projects. Wadinski seconded and the motion carried 4-0.

2022 Alley Paving Projects: Discuss public hearing results and make recommendation

The alley proposed for paving is bounded by Cedar Street, Spruce Street, 9th Avenue and 10th Avenue. There was one comment at the public hearing regarding traffic concerns.

Neal moved to approve the 2022 Alley Paving Project. Larson seconded and the motion carried 4-0.

Discussion and possible action on Relocation Order for 72nd Avenue, Business Campus Trail Project

Niksich stated the design of the 72nd Avenue Trail is underway. Temporary limited easements would be required mainly for grading purposes. Filing a Relocation Order allows negotiations to begin with property owners. There would be 6 temporary easements, and 4 permanent for either stormwater pipe or the trail. The permanent easements are approximately 435 sq. ft.

Neal moved to approve the Relocation Order for 72nd Avenue, Business Campus Trail Project. Wadinski seconded and the motion carried 4-0.

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

Rasmussen explained this item comes from Plan Commission and the Airport Committee. When hanger owners are at the airport engaging in aviation activities, they park their vehicles out of the way on areas that are not paved. The airport property is looking for an exemption of parking on gravel while people are using their airplane.

Neal moved to approve. Larson seconded and the motion carried 4-0.

Neal mentioned a letter and petition received from Richard LeClair regarding making the alley between Stark and Steuben Streets and 5th and 6th Streets one-way. Neal would like to see this on a future agenda. Wesolowski noted that designation of one-ways and installing stop signs was designated to the City Engineer and would not have to come to committee. Wesolowski will look at the alley and contact LeClair.

Adjourn

Larson moved to adjourn the meeting. Wadinski seconded and the motion carried unanimously 4-0. Meeting adjourned at approximately 5:45 p.m.