



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, February 8, 2024 at 5:15 p.m.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS
Members:	Lou Larson (C), Doug Diny, Gary Gisselman, Chad Henke, Lisa Rasmussen

AGENDA ITEMS FOR CONSIDERATION

1. Approval of minutes of the January 11, 2024 meeting.
2. Discussion and possible action on Final Plat for Vistas at Greenwood Hills First Addition and associated easement document.
3. Discussion and possible action on Preliminary Plat for Green Tree Meadows.
4. Discussion and possible action on Urban Nonpoint Source and Stormwater Management Planning Grant Agreement.
5. Discussion and possible action on the closure of railroad crossings.
6. Discussion and possible action on the purchase of icebreaker equipment for the Department of Public Works.
7. Discussion and possible action on CISM Committee duties and responsibilities.

Adjournment

LOU LARSON - Committee Chair

Members of the public who do not wish to appear in person may view the meeting live over the internet, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. 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, if agendized, 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 02/02/24 @ 9:30 a.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) 261-6622 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.

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: January 11, 2024, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Lisa Rasmussen, Gary Gisselman, Doug Diny, Chad Henke

Also Present: Mayor Katie Rosenberg, Eric Lindman, Allen Wesolowski, TJ Nicksich, Anne Jacobson, Tara Alfonso, Jill Kurtzhals, Liz Brodek, Tammy Stratz

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 Larson called the meeting to order.

CONSENT AGENDA

A. Approve minutes of the December 14, 2023 meeting

B. Action on Stormwater Maintenance Agreement with Wausau School District at 3101 North 13th Street

C. Action on Easement with Wisconsin Public Service for utility facilities at 1211 and 1213 North 3rd Street

Item C was removed from the consent agenda. Henke moved to approve consent agenda Items A and B. Diny seconded and the motion passed 5-0.

Regarding Item C, Gisselman noted the upgrade is for 1207 North 3rd Street and questioned what is proposed to be done. Wesolowski explained there is an existing pole and transformer. The resident at 1207 North 3rd Street would like to upgrade their electrical service. WPS would bury from the pole along the back side of 1211 and 1213 over to the house at 1207. 1207 is a very narrow lot that does not have room to bury the line. WPS is asking for an easement on the City's lots in order to get a line to the house at 1207.

Gisselman asked if this would still be a public space with access once the work is done. Wesolowski said once the conduit is buried the area would be restored to grass. The easement is along the lot lines. If the City lots would be developed someday, buildings would not be that close to the lot lines. Wesolowski does not feel this would have an impact on the parcels.

Gisselman moved to approve Item C. Diny seconded and the motion passed 5-0.

Discussion and possible action on parking restrictions on North 2nd Street between Washington Street and Forest Street

This street was constructed and signs were installed but were not placed in ordinance. This area is intended for picking someone up from the Imaginarium or buses.

As this is in compliance with the plan adopted, Rasmussen moved to approve. Henke seconded and the motion passed 5-0.

Discussion and possible action on sale of City-owned property at 902 and 904 West Thomas Street

The process for selling remnant parcels was laid out on the staff report. If we want to put these parcels for sale, this committee would come up with the minimum bid price. Per ordinance, staff would check with other departments to see if they have interest in the properties. If not, the parcels would go out for bid with a minimum price.

Rasmussen asked if it was known what the parcels are worth. We have had trouble pricing them before. If we price them too high we get no offers. Wesolowski feels they are of minimal value as they are not developable.

Lindman stated in the past minimum prices for remnant parcels have been set at \$200 or \$500. Rasmussen said there is value in the City not having to take care of the sidewalk anymore. She believes a minimum price of \$250 was set on others in the past.

Rasmussen moved to offer the parcels with a minimum price of \$250 each. Henke seconded and the motion passed 5-0.

Discussion and possible action on railroad quiet zones and crossings

Larson asked for this to be on the agenda as he has been getting complaints of the train horn going off and on all hours of the day and night on the 17th Avenue crossing. We've had this discussion before on how federal regulations trump ordinances. It has been brought to his attention that this is the only intersection in the City that does not have gates. He wonders if it is worth the investment to install gates. He feels this is not only a capital improvement item, but also a public health and safety issue as cars race across the tracks trying to beat the train. He has discussed this with Rasmussen and it was decided to come to CISM first but then also go to Public Health and Safety. Gates can become costly, but what kind of price tag can you put on public health and safety.

Rasmussen spoke of when gates were installed on either South 3rd Ave or South 1st Ave years ago. The City was told by the railroad that to maintain the grandfathered quiet zone we had to install gates. There was less controversy about the enforceability and the nature of the quiet zone back then. At that point, we opted to install gates. Her concern is the local municipality's ability to regulate this as it is a safety feature for the railroad and they are required to sound the horn at certain crossings. We are hamstrung by federal law and are not able to create anything substantial that reduces the noise in the neighborhood. Even with the gate, they still have the right and the option to use the horn if they perceive there is some type of emergency or traffic near the tracks. We could make a substantial investment in gates, but we may not have the silence the neighbors are looking for.

Mayor Rosenberg has been getting some complaints and noted there are many more trains coming through now. She has asked why there has been excessive horn blowing. They confirmed they are blowing their horns more. They keep a log as to why they are doing this. Sometimes it is an animal on the tracks, sometimes it is a person. There was an incident at one crossing where someone was so mad at the railroad that they would show up every day. They are regulated federally and they do not have to adhere to our quiet zone. She is willing to take back information or questions, or possibly bring a representative here to answer questions. It was eye opening when they showed her the log of reasons why they are blowing their horns.

Larson asked if it would be appropriate to bring in a railroad official with their log. Mayor Rosenberg can extend an invitation. They are not interested in doing anything that puts safety at risk. If they deem it a safety issue, they will continue to do it no matter what time of day it is.

Larson asked if Rasmussen would agree to have the railroad present to a joint CISM and Public Health and Safety meeting. Rasmussen said it would be possible but questioned if there was any action capable of taking. Larson asked if it would reduce some of the noise in the neighborhood if we installed gates on 17th Avenue. There are gates on all the other busy intersections in the City. If there is no safety violation, there is no need for them to blow their horn. Rasmussen feels we need to know if that will stop or continue if we put in the gates. The 17th Ave crossing near Marathon Park seems to be a really active crossing at all times of the day. She would hate to put in the investment and they do not stop. It is a defined neighborhood that is complaining. She suggested informing the neighbors of the emergency log. We may be better off having a conversation at a neighborhood group than at committee. We have no enforcement power. We may not get anywhere if we drag them in before committee and they are not willing to change.

Diny does not think we know enough yet. If they are blowing the horn at animals and people on the tracks, gates are not going to fix it. Having them here would maybe help us understand our decision point. If most of them are hazards, we are not going to eliminate it and then it becomes an information piece for the neighborhood.

Gisselman rarely hears horns in the areas of 7th Street, 6th Street, 5th Street and 3rd Street and asked if we can somehow gauge that gates reduce the sounding of horns. With the school buses on 17th Avenue and the traffic, he

feels a gate is necessary. If we can ease the horn sounds in this area by installing a gate, he thinks it should be done. It is the safety of the street and feels there should have been one there years ago.

Alfonso clarified that there is a quiet zone in effect and exists for certain crossings. If there is any kind of emergency on the track, they will blow the horn regardless. The quiet zone does exist and they do not blow the horn between the hours of 7:00 pm and 7:00 am unless there is some kind of emergency. Alfonso did talk with the federal railroad administration. The cost of gates has gone up since the last time we installed one. The cost for this crossing could be between \$350,000 and \$450,000. At this crossing there is a railroad yard to the east and the west, which makes it a heavy traffic area. The City does not get to say we want gates or we do not want gates. This committee could start a petition with the Office of the Commissioner of the Railroad (OCR) and ask if gates could be installed. They have to do research and investigations and it may involve a hearing. Then they decide whether they want gates at the crossing or not. We would then have to do what they say; they make the order. They are also involved with who pays for it. There may or may not be federal money to pay for, they may decide to order the railroad to pay for it, or they may order the City pays for it. In order to start that process, we need to recommend to Council and Council would have to approve a resolution directing staff to initiate the petition. Per the federal railroad administration, one thing that would be in favor of potentially putting in gates is that the signals that are currently there are antiquated. We've tried to get complaints directed to Lieutenant Lopes-Serrao so we have a record of how many complaints we are getting. Lieutenant Lopes-Serrao believes he has had 3 or 4 complaints in a year or so and two of them have been about 17th Avenue. We should keep a good record and have all our Alders and staff direct complaints to someone who will keep track of it. If we are going to do a petition we should have that data.

Wesolowski has talked with the OCR. A petition would start with a resolution from Council in support of putting up gates. They would look at the adequacy of the existing signals and whether they meet standards, accidents, train speed, train frequency, and the amount of traffic. Foxy would also have a recommendation. The Commissioner would then make a recommendation. One thing that would be a part of the resolution is what the City would want to do for cost sharing, but ultimately the Commissioner would decide on cost sharing. Wesolowski reiterated that the Commissioner determines whether they are needed and who pays for it.

Hands down, this is the most phone calls Henke has received on one item. It is nice to know to direct them to the Lieutenant. Between Christmas and now, he has gotten 12 phone calls. He noticed the 1st Avenue crossing is exempt and asked if that meant buses do not have to stop at the crossing. Alfonso said it could also mean it is exempt from a quiet zone.

Rasmussen feels it makes sense to begin the petition process and see where it takes us. She does not think we need a joint committee meeting as this committee also encompasses 4 members of Public Health and Safety.

Rasmussen moved to make a petition to the OCR to study the necessity of gates on 17th Ave. Henke seconded.

Lindman clarified that if the City initiates this investigation and the OCR comes back that gates are needed, the City does not have an option. Once they investigate, the City is committed. Wesolowski confirmed and indicated that is why a resolution is needed. He added that they would install the gates on their schedule.

Diny asked if Foxy is under any obligation to let us know if they are seeing increased issues. Wesolowski said those questions would be raised during the OCR hearing. They will get input as to how many accidents or close calls they have had and whether they would support gates.

Rasmussen believes the railroad would support a safety feature as it is their goal, quiet zone or not, to have less stuff in their way. If a gate keeps stuff away from the track, she would be hard-pressed to believe they would oppose added safety. She does not believe there will be a lot of resistance if the City asks for it. Alfonso feels it depends upon how much they have to pay. She added that the person she spoke with at the federal railroad administration was very favorable about Foxy. They are concerned about safety and are very careful about following all the FRA regulations. The FRA is coming here in a few weeks to meet with Foxy. Alfonso has asked him to let her know when he comes so they could possibly sit down with staff. Discussion followed.

There being a motion and a second, motion passed 5-0.

Discussion and possible action on CISM Committee duties and responsibilities

Jacobson searched the entire online code for CISM and created a summary of the general duties of the committee. The duties that appear on the website are not necessarily law but typically come from resolution language. It would be up to committee and Council to change that. If we look primarily at WMC 3.12.010, we recently noted we have not actually been following it. The ordinance requires sales to start with Council who would then refer it to CISM and eventually back to Council. She does not typically draft amended ordinances at the request of the chair; she typically waits until she gets direction from the majority of the committee. At the request of the chair, she included a draft in the packet. It is completely open for discussion. Larson wanted to short circuit the process and make it less burdensome by having it start at CISM instead of at Council. She also included a copy of the property disposition program which was adopted in 2015. Jacobson reached out to our municipal attorney listserv to ask what other communities do when they have action items that must go to multiple committees. Eau Claire responded everything goes to Council anyway so the fewer committees the better. Madison acts a lot like Oshkosh where things start at Council and if the majority wants an item looked at, they will designate which committees it goes to. If there is more than one, they will designate the order in which it goes and designate a lead committee. The final report would come from the lead committee. The resolution would go back to Council on the recommendation of the lead committee. There are multiple ways and it would be up to the body on how to operate. Jacobson sees advantages to both.

Under the property disposition program, the Economic Development Committee (ED) will accept or deny proposals and make recommendations to Council for final approval before a sale can occur. As members of Council, committee members would see that anyway, but if it is necessary we can put into the ordinance that ED reports to CISM monthly or some other periodic basis about any properties they are dealing with the sale of that have not gone through the process under 3.12.010.

Under 3.12.010, Larson requested adding the purchase of property. Jacobson indicated purchases typically go through ED as they are usually purchased for redevelopment purposes. Adding it to section 3.12.010 is a point of discussion. Larson suggested ED report to CISM on a monthly basis because of the Wyatt Street project. He did not find out about it until his constituents called him. He feels it would be nice to have a heads up from ED on what's going on so they have answers when constituents call.

Rasmussen sees the value in delineating a process for sale because historically this committee has been tasked with figuring out if the parcel is large enough for redevelopment. If it is, it is offered to Community Development. If not, then CISM puts a price on it for bid. We have a CIP committee, which is the Capital Improvements Projects committee. It was confusing to the public and the people sitting on it so there was discussion of changing the name of this committee to the Infrastructure Committee. If we are looking to buy or sell a property for a taxable purpose, that has always happened in ED. Getting a report in our packet on a monthly basis is one thing, but she does not think we should insert ourselves as a committee. Property development is not our specialty or focus. ED should continue to handle that. We need to focus on what we know best, which is infrastructure. It is different when you are installing streets. It was different when we went from ED to here to Council with the street grid for the mall project, as we looked at it through the street lens and they looked at it from the economic lens. When it is outside of our purview and it does not need infrastructure modification, she feels like it is adding extra steps to the process which will hamstring staff. She feels our purpose needs to be infrastructure.

Jacobson stated the description of the committee on the website says that CISM recommends the purchase, sale, or leasing of city-owned real estate but the ordinance only deals with the sale, as does the property disposition program. Both the policy that the Council adopted and the ordinance deal with the sale only of City-owned real property. Even though the website says CISM has control over purchases, it is not in any ordinance or adopted Council policy that she could find.

Diny said if it is a purchase of property for a City capital improvement, like the Fire Department or DPW, that would seem to fall into our bucket. This is what Larson wants to protect as the citizens want us to curb

unnecessary spending. It is a thorn in his side that \$800,000 got released for the Fire Department that should have come through CISM. This committee as a whole meticulously went through the DPW facility from the start. The Fire Department property went right by CISM, which is a double standard. CISM should be in control of land that is for municipal use and it should not have gone to the Finance Committee first.

Henke would argue that the Fire Station probably should have gone to Public Health and Safety as that is where they report to. He feels like staff just wants someone to give them direction. He likes what Madison and Oshkosh are doing where it is presented to Council and then Council decides what committee.

Rasmussen sees that but we also have to recognize if the Council is going to assign what committees, they have to follow a consistent process. If anything involves the spending of dollars, it will always go through Finance. Regardless of how many committees it is sent to, at the end of the day the money is coming from Finance. If we are going to designate committees, it makes the process difficult. Each department is reporting to different committees based on their specialty area. The Council cannot make a referral to the CIP committee. The CIP committee is a process that kicks off the budget. When a project goes to CIP there is a defined order; departments have to submit a request, requests are vetted by the Finance Department, then projects are ranked and scored by a separate panel that includes 3 Alders and citizens. The Council cannot just say this project will go to CIP but this one won't. The CIP process is a gathering of all of the needs of the departments, whether it is people, buildings, equipment, vehicles. In the case of the Fire Department property, it was at CIP 2 years in a row and an ARPA request. She feels the logistics would be difficult depending on what the use is. Allowing the Council to assign committees would be counterproductive. We would be better off holding joint meetings of the committees. As chairs we should be able to figure it out and if we cannot, there is an Executive Committee the encompasses all the chairs.

Stratz explained that Community Development is even more difficult because they are dealing with low-income people. When they purchase, rehab, and resell, they have never brought the sale to Council. They do not want to shame the low-income individuals and have the world know they are buying a low-income house. When there is a cut and dry process, sometimes you end up hurting things that are not so cut and dry. Gisselman trusts that Council gave this direction at one time. Stratz stated that the property disposition policy was adopted some time ago as well but now that is being questioned.

Gisselman thinks capital projects should come through this committee for a pass through to CIP. CISM would have then had some sense of what is being proposed as a part of the budget. Larson questioned if the CIP should go through a standing committee. Rasmussen explained that CIP is a process and a precursor to the budget. Any project that costs more than \$25,000 requires a CIP request. The only role CISM has had in the CIP process is picking the street and road projects. The CIP committee does not touch those because this committee has the expertise to vet that. They also do not rank and score motorpool and rolling stock from the Park Department. They get a report of it but do not mess with it. If there are streets to be added, cut, or changed, that is either done at CISM or in the budget process; it is not done in CIP. The reason CIP is not a standing committee is because they rank and score the priorities of the requests. The CIP list and booklet are published on the website. CIP has 3 or 4 open public meetings. It is a transparent process. The capital improvement naming of this committee has been wrong all along. We have never had that role and never fulfilled that mission other than picking road projects. CIP starts in July and the budget starts in October. Departments start 2 months prior to that figuring out their requests and budgets. If we insert ourselves into that process, we are adding another step that will slow the process down. There is no point of having the process set like this if a committee will knock down the list. The makeup of the committee is intentional; it has a CISM member, a Finance member and HR member. It is deliberate on how the committee is set up so those perspectives are represented. She does not see a need for another step for CIP. If someone wants to buy a piece of land for public use, it is different. She does not think we should be upending a process that has been working for 2 decades.

Larson disagrees as this committee is not just streets if we are going through the process for a DPW facility. Henke agrees that the CIP is needed and should not be changed. When recommendations go to Council, it can be discussed then and can be voted on to send back to committee, which is exactly what happened. He sees the process working.

Brodek mentioned the properties on Thomas Street. In the property disposition program, there is a bullet point regarding the case of adjoining property owners where the property can be sold outright with the property value determined by the Assessors Department. Jacobson added that the policy abrogates CISM's power under 3.12. The previous motion for Thomas Street could be retracted to follow the property disposition program. Henke suggested amending that at Council.

Larson asked where this goes from here. Henke suggested sending a recommendation to the rules and review committee. Larson noted that because of an incident, the question of due process was brought up. HR is going through the same process with putting positions in the budget before going through committee. Brodek, the Police Chief and Fire Chief were at a Council meeting asking for due process, which is why we are here today. Rasmussen does not believe due process was the ask. If we want a process, we need to create one and tell them what it is because at that point they did not know. What we have playing out is the structure of 5 committees. Through interaction with those chairs, committees should be able to work together. If they need a joint session about who does what, we should be able to have that offline without having a public fight about it. She feels we are upsetting the whole appletart because we did not like the way something got done in the budget process. The budget process was to approve the money. Everyone involved knew they had to go through the committee process, they just went to the committee that met first. She believes staff is asking for clarity on the order. She does not know that CISM is the committee to set that for the whole Council. We are handling the DPW facility here because DPW reports to this committee and we understand the needs of DPW and staff better than any other committee. If we want to set the order going forward, she feels it should be a Council function. We have a property disposition program that we are not even following based on our action tonight. We need to follow it. She does not feel this discussion is bringing any clarity to staff. We are in a fight amongst committees which needs to stop. We have to work together as committees. Offline the committees chairs need to find common ground and work together.

Larson said all a person has to do is look at the committee responsibilities. That is why Larson called Rasmussen; in good faith of working together. He asked why people cannot follow what is in front of them. That is the reason why we are here. Rasmussen used the train horn item as an example. It started here because it met first. If we needed another meeting, we would have one but it turns out we solved it here. That is the type of collaboration that needs to be happening. Even if one does not sit on a committee, we can attend it, we can talk at the meeting, we can collaborate, and we can call the chair ahead of time. If we have good communication amongst ourselves as we are managing our committees, she does not feel we have to change anything. We just have to talk to one another.

Diny stated a few inconsistencies have been uncovered that will have to be cleaned up. To him the big issue is the purchase of property. Larson's biggest concern is following CISM's duties. Each committee has their duties. When he met with Jacobson, they found a discrepancy where the duties say one thing but the ordinance says another. Jacobson said the ordinance will take control over the website description of the duties. The duties say purchase, sale, or leasing, which she could not find in any ordinance. Ordinance 3.12 and the property disposition program deal with the sale of city-owned property. Any proposed amendments or clarifications can be made to 3.12 or the property disposition program. Jacobson thinks Rasmussen was spot on when she said staff wants direction on order.

Wesolowski asked where the duties on the website came from. Jacobson said typically they come from a resolution, but she did not get that far into research to determine that. The municipal code is what governs the responsibilities of the committee, not a description on the internet, unless it is in resolution. Gisselman said the description had to come from somewhere and questioned what else on the website is challengeable in regard to ordinance. Rasmussen suggested finetuning the description to match the list Jacobson discovered while searching the ordinance. The descriptions are old and were primarily used to give the public an idea of what the committee does and used for Alders to decide what committees they wanted to serve on. Other committees may also be well served to review their descriptions. She knows there are items in the Public Health and Safety description that they do not do either. The web descriptions are far from perfect. Jacobson agrees that the descriptions should be rewritten to reflect current ordinances and resolutions.

Larson agrees that the descriptions should be adjusted and we should work together more. Henke suggested reviewing a draft at the next meeting. Larson asked if that would give department heads direction on the due process. From Brodek's perspective, staff still does not know what order to go in and which committees. Redrafting the description is a good start as it will clear up some things at a glance. For staff taking things through committees, they still need further direction when things overlap.

Larson asked for a draft of a new description at the next meeting and for the committee to think about different ways to move forward.

Adjourn

Rasmussen moved to adjourn the meeting. Diny seconded and the motion carried 5-0. Meeting adjourned at approximately 6:40 p.m.

AGENDA ITEM

Discussion and possible action on Final Plat for Vistas at Greenwood Hills First Addition and associated easement document

BACKGROUND

A preliminary plat was submitted and approved by CISM and Council.

The final plat and associated easement documents are attached.

The final plat application is also attached for reference.

A developer's agreement will be executed by the Mayor before final plat is signed by the Mayor.

FISCAL IMPACT

Future building lots for tax base.

STAFF RECOMMENDATION

Staff recommends approving the final plat.

Staff contact: Allen Wesolowski 715-261-6762

**CITY OF WAUSAU FORMAL APPLICATION
FOR APPROVAL OF A FINAL PLAT**

Instructions: This application should be completed and returned to the City Engineer with six (6) copies of the final plat (at least one copy should be 11"X17" or smaller). The final plat should be prepared in accordance with the requirements of Chapter 21.12.070 of the *Wausau Municipal Code*. A copy of Chapter 21.12.070 is available in the City Engineering Department and on the City's Website at: www.ci.wausau.wi.us (under the sub-heading Government: Municipal Code).

NOTE: Much of the information requested below may have been provided with your application for approval of a preliminary plat. We are requesting it again in case there have been changes since the preliminary plat application was submitted.

SECTION I. Applicant Information

1) Name of Subdivision Legal Owner (or Agent): James Wanserski
2) Mailing Address of Owner (or Agent): 1809 Green Vistas Drive
Wausau, WI 54403
3) Owner/Agent Contact Information 715-432-5258
(Phone Number) (Fax Number)

jameswanserski@gmail.com

(E-mail address and/or alternate phone number, if available)

4) Name of Surveyor & Business Name: Nathan Wincentsen
5) Address of Surveyor: 5310 Willow Street
Weston, WI 54476
6) Surveyor Contact Information: 715-571-3669
(Phone Number) (Fax Number)

nathan@riversidelandsurveying.com

(E-mail address and/or alternate phone number, if available)

*Name, Address, and Telephone Number of technician responsible for subdivision design and of the surveyor responsible for surveys should be shown on the final plat as submitted.

SECTION II. Subdivision Information — Name and Location

7) Name of Subdivision (if within an existing subdivision): _____
8) Proposed Name (if not within previously platted subdivision): Vistas at Greenwood Hills First Addition
9) Date of Common Council approval AND File Number of preliminary plat upon which this final

plat is based: 11-21-2023 23-1120
(Council Approval Date) (File Number)

10) List street names proposed in final plat (Check with Marathon County Department of Conservation, Planning and Zoning at 715-261-6040 to avoid duplication, etc.):

Reserve Drive

11) Location and Description of Property (government lot, section, township, range and county): _____

Lot 1,2 & 3 of C.S.M. No. 19711, located in the SW1/4-Frac. NW1/4 & SE1/4

Frac. NW1/4, Section 5, T28N, R8E, City of Wausau, Marathon County

SECTION III. Subdivision Information — Basic Facts and Proposals

12) Size of tract in acres and/or of existing lots, if any, in square feet: _____

854,339 sq. ft. or 19.613 acres

13) Existing zoning classification of property: PUD

14) Is any rezoning to be proposed? If so, describe: SR-3 for the Lots 2-7

Currently in the rezone process

15) Total number of lots included on the final plat: Nine (9)

16) Total area shown on the final plat, including streets: 19.613 acres

17) Area of lots proposed: Minimum 17,789 Average 43,040 Maximum 369,575

18) Proposed Sanitary Facilities

Water: Municipal watermain is existing for the development

Sewerage Disposal: Municipal sanitary sewer is existing for the development

19) Any other proposals, such as parcels of land intended to be dedicated, conveyed, or reserved for public use, and the conditions proposed for such disposal and use (describe in detail):

See attached

20) List citation of last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantor, grantee, date and land records reference:

291-2808-052-0976 - Green Acres at Greenwood Hills LLC - Doc # 1400417

291-2808-052-0975- Vistas at Greenwood Hills Development Inc - Doc. # 1728577

21) List citation of any existing legal rights-of-way or easements affecting the property: _____

See attached

22) List existing covenants on the property, if any: None

23) List any proposed covenants on the property, if any: The covenants are the same as Vistas at Greenwood Hills subdivision

THE APPLICANT MUST COMPLETE THE FOLLOWING:

Completed by: _____

Today's Date: 1-26-2024

(Your Signature)

**If you wish to submit additional information, you may attach extra pages to this application form.*

19.) Any other proposals, such as parcels of land intended to be dedicated, conveyed, or reserved for public use, and the conditions proposed for such disposal and use:

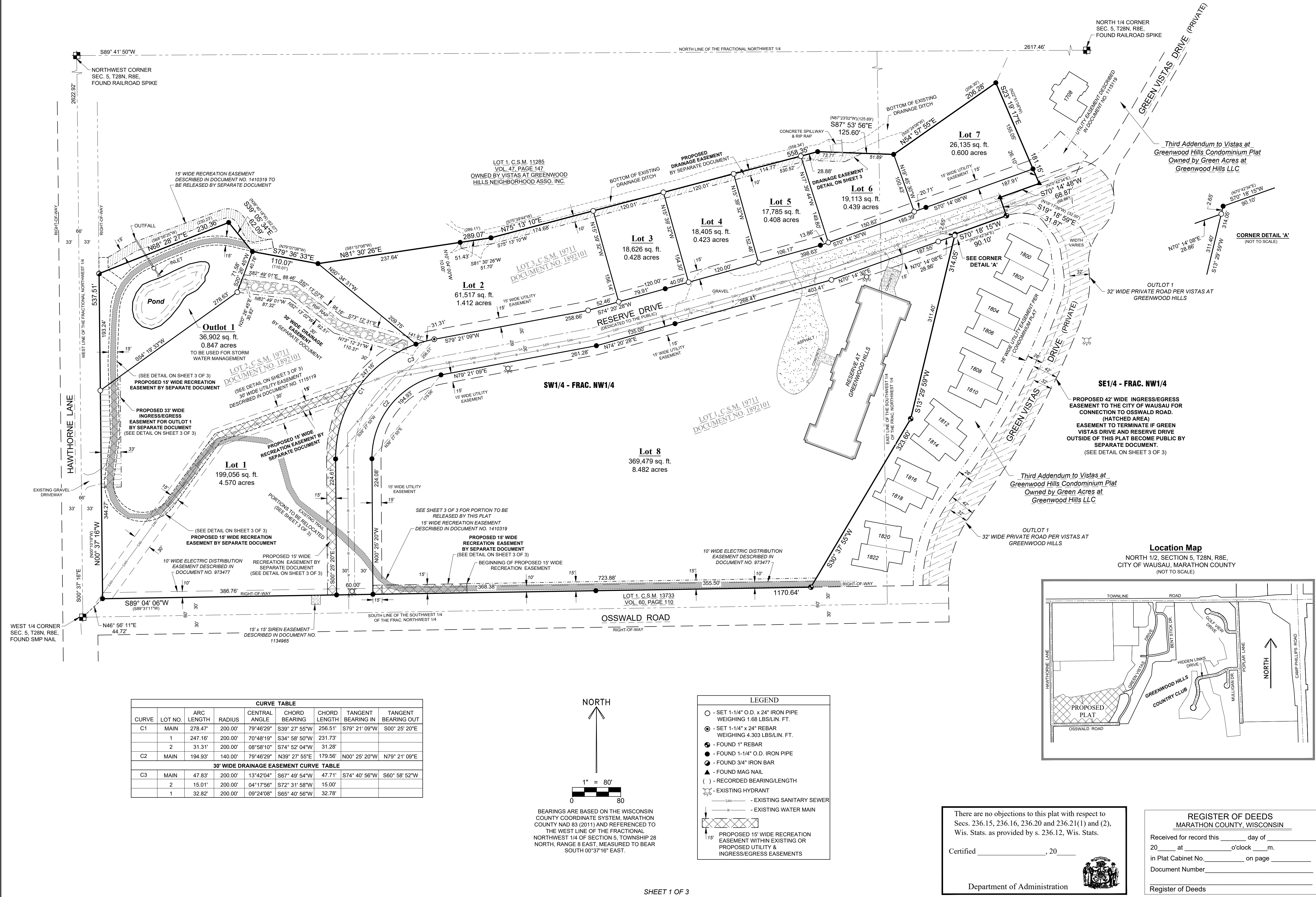
- Reserve Dr. for public right of way.
- Outlot 1 for stormwater management.
- 33' ingress/egress easement to provide access to Outlot1.
- 42' ingress/egress easement from Reserve Drive across the private portion of Reserve Drive and Green Vistas Drive to Osswald Road for maintenance vehicle operations.
- 15' utility easement for watermain along south side of Reserve Drive.
- 30' stormwater drainage easement across Lot 1 for the existing rip rap drainage swale from Reserve Drive to stormwater detention basin.
- 10' and varying with stormwater drainage easement along the north side of Lots 2-6 for an existing stormwater swale and concrete spillway.
- 15' recreational easement for the relocated portion of the existing trail system.
- 30' wide extension of the existing 30' utility easement across Lot 1 to Reserve Drive.

21.) List citation of any existing legal rights-of-way or easements affecting the property:

- Existing 60' utility easement per Doc. # 1115119 (to be vacated by this plat).
- 10' wide electric easement per Doc. # 973477.
- 30' utility easement per Doc. # 1115119.
- 15' recreational easements per Doc # 1410319 (parts to be vacated by this plat)

VISTAS AT GREENWOOD HILLS FIRST ADDITION

Of Lot 1, Lot 2 and Lot 3 of Certified Survey Map Number 19711 recorded as Document Number 1892101 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.



VISTAS AT GREENWOOD HILLS FIRST ADDITION

Of Lot 1, Lot 2 and Lot 3 of Certified Survey Map Number 19711 recorded as Document Number 1892101 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.

Surveyor's Certificate:

I, Nathan J. Wincentsen, Professional Land Surveyor S-2539, do hereby certify that;

That at the direction of _____ and Vistas at Greenwood Hills Development Inc. as Owners, I have surveyed, mapped and divided Lot 1, Lot 2 and Lot 3 of Certified Survey Map Number 19711 recorded as Document Number 1892101 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, the exterior boundaries of which are described as follows:

Commencing at the West 1/4 corner of said Section 5; Thence North 46°56'11" East, 44.72 feet to the intersection of the East right-of-way line of Hawthorne Lane and the South right-of-way line of Osswald Road which is the point of beginning; Thence North 00°37'16" West along said East right-of-way line, 537.51 feet to the North line of said Lot 2 of Certified Survey Map Number 19711; Thence North 68°28'27" East along said North line, 230.36 feet; Thence South 39°05'34" East along said North line, 62.09 feet; Thence South 79°36'33" East along said North line, 110.07 feet to the North line of said Lot 3; Thence North 81°30'26" East along said North line, 289.07 feet; Thence North 75°13'10" East along said North line, 558.35 feet; Thence South 87°53'56" East along said North line, 125.60 feet; Thence North 54°57'55" East along said North line, 206.28 feet to the East line of said Lot 3; Thence South 23°19'17" East along said East line and the East line of said Lot 1 of Certified Survey Map Number 19711, 181.15 feet; Thence South 70°14'48" West along said East line, 68.87 feet; Thence South 19°18'59" East along said East line, 31.87 feet; Thence South 70°18'15" West along said East line, 90.10 feet; Thence South 13°29'59" West along said East line, 314.05 feet; Thence South 30°37'55" West along said East line, 323.60 feet to the North right-of-way line of Osswald Road, Thence South 89°04'06" West along said North right-of-way line, 1170.64 feet to the point of beginning.

That the above described parcel of land contains 854,339 square feet or 19.613 acres, more or less;

That said parcel is subject to all easements, restrictions and right-of-ways of record including a 15' wide utility easement, a 10' wide electric distribution easement per Document Number 973477, a 15' wide recreation easement per Document Number 1410319 and a 30' wide utility easement per Document Number 1115119;

That I have fully complied with the provisions of Chapter 236 of the Statutes of Wisconsin and the subdivision regulations of the City of Wausau in Surveying, Dividing and Platting said parcel;

That said plat is a correct and representation of the exterior boundaries of the land surveyed and of the subdivision thereof made.

Dated this _____ day of _____, 20 _____.

Riverside Land Surveying, LLC
Nathan J. Wincentsen
WI P.L.S. S-2539

CITY FINANCE DIRECTOR CERTIFICATE

State of Wisconsin)

ss

Marathon County)

I, Maryanne Groat, being the duly appointed, qualified, and acting Financial Director of the City of Wausau, do hereby certify that the records in my office show no unpaid taxes or special assessments as of,

_____, 20 _____
affecting the lands included in the Plat of Vistas at Greenwood Hills First Addition

Dated this _____ day of _____, 20 _____

Maryanne Groat, Financial Director of the City of Wausau

COUNTY TREASURER'S CERTIFICATE

State of Wisconsin)

ss

Marathon County)

I, Connie Beyersdorff, being the duly elected, qualified, and acting Treasurer of the County of Marathon, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of,

_____, 20 _____
affecting the lands included in the Plat of Vistas at Greenwood Hills First Addition.

Dated this _____ day of _____, 20 _____

Connie Beyersdorff, Treasurer, Marathon County

COMMON COUNCIL APPROVAL CERTIFICATE:

Resolved, that the plat of Vistas at Greenwood Hills First Addition, _____ and Vistas at Greenwood Hills Development Inc., Owners, in the City of Wausau, is hereby approved by the Common Council of the City of Wausau. By the recording of this plat at the Marathon County Register of Deeds office, the City of Wausau hereby releases any and all rights to the 60' wide utility easement described in Document Number 1115119 and a portion of the 15' wide recreation easement described in Document Number 1410319 as shown hereon.

All conditions have been met as of the _____ day of _____, 20 _____

Date _____ Signed _____
Mayor

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Common Council of the City of Wausau.

Date: _____ Signed _____
Kaitlyn Bernarde, Wausau City Clerk

Owners Certificate of Dedication

Vistas at Greenwood Hills Development Inc., as owner, does hereby certify that we have caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on this Plat. Vistas at Greenwood Hills Development Inc., also certify that this Plat is required by s.236.10 or 236.12 to be submitted to the following for approval:

City of Wausau
Wisconsin Department of Administration.

Witness the hand and seal of said owner this _____ day of _____, 20 _____.
in presence of:

James E. Wanserski - President and Managing Member

State of Wisconsin)

ss

Marathon County)

Personally came before me this _____ day of _____, 20 _____.
the above named James E. Wanserski, President and Managing Member of Vistas at Greenwood Hills Development Inc.
to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public State of Wisconsin

MY COMMISSION EXPIRES _____.

Corporate Owner's Certificate

_____, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as Owner, does hereby certify that said _____, caused the land described on this Plat to be surveyed, divided, mapped and dedicated as represented on this Plat. _____, does further certify that this Plat is required by s.236.10 or s.236.12 to be submitted to the following for approval:

City of Wausau
Wisconsin Department of Administration.

in witness whereof, the said _____, has caused these presents to be signed by:

James E. Wanserski - President and Managing Member

this _____ day of _____, 20 _____

State of Wisconsin)

ss

Marathon County)

Personally came before me this _____ day of _____, 20 _____

The above named James E. Wanserski, President and Managing Member of the above named _____ to me know to be the person who executed the foregoing instrument, and acknowledge that they executed the foregoing instrument as such member as the deed of said _____, by its authority.

Notary Public State of Wisconsin

My commission expires _____.

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas and communications service is hereby granted by: _____ and Vistas at Greenwood Hills Development Inc., Grantor, to

Wisconsin Public Service Corporation, a Wisconsin corporation, Grantee, Charter Communications, Grantee, Frontier Communications, Grantee and TDS Telecom, Grantee

their respective successors and assigns and any electric, natural gas and communications companies that would service the lots within Vistas at Greenwood Hills First Addition, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone, internet and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across, within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incidental to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than six inches without written consent of Grantees. This Utility Easement Provision does not prevent or prohibit others from utilizing or crossing the Utility Easement as the Utility Easement(s) are non-exclusive.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20 _____

Department of Administration



VISTAS AT GREENWOOD HILLS FIRST ADDITION

Of Lot 1, Lot 2 and Lot 3 of Certified Survey Map Number 19711 recorded as Document Number 1892101 located in part of the Southwest 1/4 of the Fractional Northwest 1/4 and part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin.

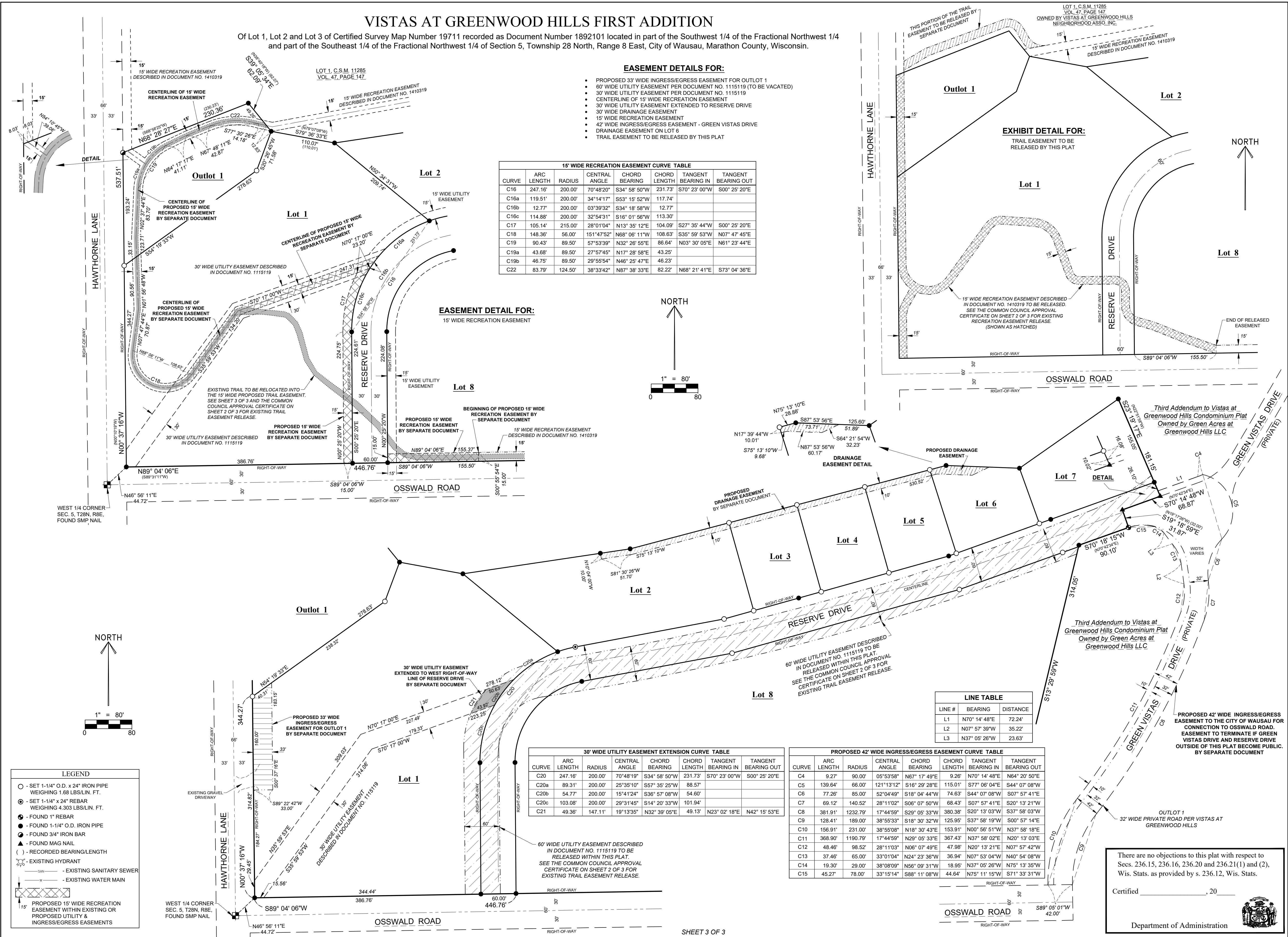
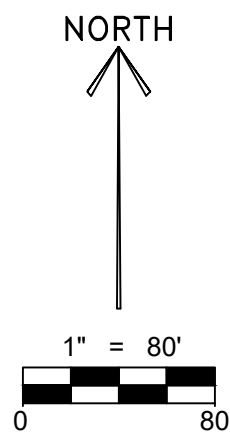
EASEMENT DETAILS FOR:

- PROPOSED 33' WIDE INGRESS/EGRESS EASEMENT FOR OUTLOT 1
- 60' WIDE UTILITY EASEMENT PER DOCUMENT NO. 1115119 (TO BE VACATED)
- 30' WIDE UTILITY EASEMENT PER DOCUMENT NO. 1115119
- CENTERLINE OF 15' WIDE RECREATION EASEMENT
- 30' WIDE UTILITY EASEMENT EXTENDED TO RESERVE DRIVE
- 30' WIDE DRAINAGE EASEMENT
- 15' WIDE RECREATION EASEMENT
- 42' WIDE INGRESS/EGRESS EASEMENT - GREEN VISTAS DRIVE
- DRAINAGE EASEMENT ON LOT 6
- TRAIL EASEMENT TO BE RELEASED BY THIS PLAT

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C18	247.16'	200.00'	70°48'20"	S34°58'50"W	231.73'	S70°23'00"W	S00°25'20"E
C16a	119.51'	200.00'	34°14'17"	S53°15'52"W	117.74'		
C16b	12.77'	200.00'	03°39'32"	S34°18'58"W	12.77'		
C16c	114.88'	200.00'	32°54'31"	S16°01'56"W	113.30'		
C17	105.14'	215.00'	28°01'04"	N13°35'12"E	104.09'	S27°35'44"W	S00°25'20"E
C18	148.36'	56.00'	151°47'52"	N68°08'11"W	108.63'	S35°59'53"W	N07°47'45"E
C19	90.43'	89.50'	57°53'39"	N32°26'55"E	86.64'	N03°30'05"E	N61°23'44"E
C19a	43.68'	89.50'	27°57'45"	N17°28'58"E	43.25'		
C19b	46.75'	89.50'	29°55'54"	N46°25'47"E	46.23'		
C22	83.79'	124.50'	38°33'42"	N87°38'33"E	82.22'	N68°21'41"E	S73°04'36"E

EASEMENT DETAIL FOR:

15' WIDE RECREATION EASEMENT



LINE #	BEARING	DISTANCE
L1	N70°14'48"E	72.24'
L2	N07°57'39"W	35.22'
L3	N37°05'28"W	23.63'

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C20	247.16'	200.00'	70°48'19"	S34°58'50"W	231.73'	S70°23'00"W	S00°25'20"E
C20a	89.31'	200.00'	25°35'10"	S57°35'25"W	88.57'		
C20b	54.77'	200.00'	15°41'24"	S36°57'08"W	54.80'		
C20c	103.08'	200.00'	29°31'45"	S14°20'33"W	101.94'		
C21	49.36'	147.11'	19°13'35"	N32°39'05"E	49.13'	N23°02'18"E	N42°15'53"E

CURVE	ARC LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT BEARING IN	TANGENT BEARING OUT
C4	9.27'	90.00'	05°53'58"	N67°17'49"E	9.26'	N70°14'48"E	N84°20'50"E
C5	139.64'	66.00'	121°13'12"	S16°29'28"E	115.01'	S77°06'04"E	S44°07'08"W
C6	77.26'	85.00'	52°04'49"	S18°04'44"W	74.63'	S44°07'08"W	S07°57'41"E
C7	69.12'	140.52'	28°11'02"	S06°07'50"W	68.43'	S07°57'41"E	S20°13'21"W
C8	381.91'	1232.79'	17°44'59"	S29°05'33"W	380.38'	S20°13'03"W	S37°58'03"W
C9	128.41'	189.00'	38°55'33"	S18°30'32"W	125.95'	S37°58'19"W	S00°57'14"E
C10	156.91'	231.00'	38°55'08"	N18°30'43"E	153.91'	N00°56'51"W	N37°58'18"E
C11	368.90'	1190.79'	17°44'59"	N29°05'33"E	367.43'	N37°58'02"E	N20°13'03"E
C12	48.46'	98.52'	28°11'03"	N08°07'49"E	47.98'	N20°13'21"E	N07°57'42"W
C13	37.46'	65.00'	33°01'04"	N24°23'36"W	36.94'	N07°53'04"W	N40°54'08"W
C14	19.30'	29.00'	38°08'09"	N56°09'31"W	18.95'	N37°05'26"W	N75°13'35"W
C15	45.27'	78.00'	33°15'14"	S88°11'08"W	44.64'	N75°11'15"W	S71°33'31"W

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



**UTILITY, STORMWATER,
INGRESS/EGRESS AND
PEDESTRIAN TRAIL
EASEMENT AREAS
AGREEMENT**

Document No.

Document Title

THIS AGREEMENT made the ____ day of _____, 2024, by and between Vistas At Greenwood Hills Development Inc., Vistas At Greenwood Hills Neighborhood Association Inc. and Greenwood Acres At Greenwood Hills LLC, all Wisconsin corporations, hereinafter referred to as “GRANTOR,” and the City of Wausau, a municipal corporation of the State of Wisconsin, herein after referred to as “City”;

WITNESSETH:

WHEREAS, sanitary sewers, water mains, storm water management facilities, ingress/egress access and pedestrian trails are existing and/or are proposed in areas outside of the public street right of ways, on the proposed “Vistas At Greenwood Hills First Addition Subdivision”, herein after referred to as the “Plat”, as well as, areas outside but adjacent to the Plat ; and

WHEREAS, existing Easement Areas for municipal infrastructure facilities through the GRANTOR’s property have been previously dedicated (Doc. 1115119 for sewer and water and Doc. 1410319 for pedestrian trails); and

WHEREAS, some of the existing Easement Areas for municipal infrastructure facilities will be retained, while other areas will no longer be required and are being vacated on the Plat; and

WHEREAS, additional Easement Areas for municipal infrastructure facilities through the GRANTOR’s property have been identified; and

WHEREAS, GRANTOR will allow these permanent Easements Areas across GRANTOR’s property upon certain terms and conditions as hereinafter enumerated.

NOW, THEREFORE, the parties hereto agree as follows:

Recording Area

Name and Return Address
Allen Wesolowski
City of Wausau
407 Grant Street
Wausau, WI 54403

PIN:
29128080520975
29128080520978
29128080520144

1. GRANTOR hereby grants to the City perpetual easement and right of way over a number of Easement Areas on property owned by GRANTOR as hereinafter described, with the right to use, operate, inspect, repair, maintain, replace and remove sanitary sewer lines, water mains, fire hydrants, other sewer and water utility appurtenances, storm water drainage piping, control structures, storage basins and vehicle and pedestrian ingress/egress over existing private roadways and trails. The rights herein shall include the right of the City to enter onto and to perform installation, repair, cleaning and/or maintenance procedures and remove any and all obstructions from the said easement including, but not limited to trees, shrubs, other vegetation growth, structures and all other obstructions as may be required from time to time in carrying out its obligations to provide and/or maintain sanitary sewer service, potable water supply, storm water control, vehicle access and pedestrian trails to the City residents and customers.

2. The Easement Areas, are as shown on the Vistas At Greenwood Hills First Addition Subdivision Plat (three pages) - "Exhibit A" attached hereto and incorporated herein by reference and more particularly described as follows.

a) Lot 1 – Sanitary sewer, Pedestrian Trail and Storm water basin access.

- i) Extend the existing 30-foot sanitary sewer easement eastward from its original termination at the west edge of the original 60-foot water main easement to the new western right of way line of Reserve Drive.

More particularly described as follows:

Part of Lot 1 of Vistas at Greenwood Hills First Addition located in part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Lot 1; Thence North 00°37'16" West along the East right-of-way line of Hawthorne Lane, 29.45 feet; Thence North 35°59'53" East, 309.03 feet; Thence North 70°17'00" East, 227.49 feet to the point of beginning; Thence continuing North 70°17'00" East, 50.63 feet to the West right-of-way line of Reserve Drive and the beginning of a non-tangential curve to the left; Thence along said West right-of-way line, 54.77 feet along the arc of said curve, said curve having a radius of 200.00 feet, a central angle of 15°41'24" and a chord that bears South 36°57'08" West for a distance of 54.60 feet; Thence South 70°17'00" West, 43.92 feet to a non-tangential curve to the right; Thence along said curve, 49.36 feet along the arc of said curve, said curve having a radius of 147.11 feet, a central angle of 19°13'35" and a chord that bears North 32°39'05" East for a distance of 49.13 feet to the point of beginning.

That the above described parcel of land contains 1,418 square feet or 0.033 acres, more or less.

- ii) Vacate the existing 15-foot pedestrian trail from the bend in the sanitary sewer line easement on Lot 1 southeasterly to the north Oswald Lane right of way. Establish a new 15-foot trail easement from the sanitary sewer bend eastward to the west right of way line of Reserve Drive.

More particularly described as follows:

Part of Lot 1 and part of Outlot 1 of Vistas at Greenwood Hills First Addition located in part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, the centerline of a 15 foot wide recreation easement described as follows:

Commencing at the Southeast corner of said Lot 1; Thence North 00°25'20" West along the West right-of-way line of Reserve Drive, 224.61 feet to the beginning of a tangential curve to the right; Thence along said West right-of-way line, 127.65 feet along the arc of said curve, said curve having a radius of 200.00 feet, a central angle of 36°34'03" and a chord that bears North 17°51'42" East for a distance of 125.49 feet to the point of beginning of the described centerline of a 15 foot wide recreation easement; Thence South 70°17'00" West along said centerline, 247.31 feet; Thence South 35°59'53" West along said centerline, 134.20 feet to the beginning of a tangential curve to the right; Thence along said centerline, 148.36 feet along the arc of said curve, said curve having a radius of 56.00 feet, a central angle of 151°47'52" and a chord that bears North 68°06'11" West for a distance of 108.63 feet; Thence North 07°47'44" East along said centerline, 70.87 feet; Thence North 01°56'48" West along said centerline, 123.71 feet; Thence North 02°37'44" East along said centerline, 83.70 feet to the beginning of a non-tangential curve to the right; Thence along said centerline, 43.68 feet along the arc of said curve, said curve having a radius of 89.50 feet, a central angle of 27°57'45" and a chord that bears North 17°28'58" East for a distance of 43.25 feet; Thence North 54°10'45" West along said centerline, 39.06 feet to the North line of said Outlot 1; Thence South 54°10'45" East, 39.06 feet to the beginning of a non-tangential curve to the right; Thence along said centerline, 46.75 feet along the arc of said curve, said curve having a radius of 89.50 feet,

a central angle of 29°55'54" and a chord that bears North 46°25'47" East for a distance of 46.23 feet; Thence North 64°17'17" East along said centerline, 41.11 feet; Thence North 67°48'11" East along said centerline, 42.87 feet to the beginning of a non-tangential curve to the right; Thence along said centerline, 83.79 feet along the arc of said curve, said curve having a radius of 124.50 feet, a central angle of 38°33'42" and a chord that bears North 87°38'33" East for a distance of 82.22 feet; Thence South 77°30'26" East along said centerline, 14.18 to the East line of said Outlot 1 and the point of termination of said described centerline of a 15 foot wide recreation easement include all those lands lying within 7.50 feet on either side of the above described centerline, extended East to said West right-of-way line of Reserve Drive, extended North to said North line of Outlot 1 and extended East to said East line of Outlot 1.

That the above described parcel of land contains 16,687 square feet or 0.383 acres, more or less.

iii) Ingress/Egress to Outlot 1, from Hawthorne Lane to the basin, for maintenance equipment and labor.

More particularly described as follows:

Part of Lot 1 of Vistas at Greenwood Hills First Addition located in part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Lot 1; Thence North 00°37'16" West along the East right-of-way line of Hawthorne Lane, 184.27 feet to the point of beginning; Thence continuing North 00°37'16" West along said East right-of-way line, 160.00 feet to the South line of Outlot 1 of Vistas at Greenwood Hills First Addition; Thence North 54°19'33" East along said South line, 40.31 feet; Thence South 00°37'16" East, 183.15 feet; Thence South 89°22'42" West, 33.00 feet to the point of beginning.

That the above described parcel of land contains 5,662 square feet or 0.130 acres, more or less.

b). Lots 2, 3, 4, 5 and 6 – storm water management.

i) The easterly 226.11 feet, of the northerly 10 feet, of Lot 2.

ii) The northerly 10 feet of Lots 3, 4 and 5

iii) The northwest corner of Lot 6.

More particularly described as follows:

Of part of Lot 6 of Vistas at Greenwood Hills First Addition located in part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Beginning at the Northwest corner of said Lot 6; Thence North 75°13'10" East along the North line of said Lot 6, 28.88 feet; Thence South 87°53'56" East along said North line, 73.71 feet; Thence South 64°21'54" West, 32.23 feet; Thence North 87°53'56" West, 60.17 feet; Thence South 75°13'10" West, 9.68 feet to the West line of said Lot 6; Thence North 17°39'44" West along said West line, 10.01 feet to the point of beginning.

That the above described parcel of land contains 1,197 square feet or 0.027 acres, more or less.

c) Lots 1 and 2 – Storm water management

A rip rapped drainage swale conveying runoff from Reserve Drive to the Outlot 1 basin.

More particularly described as follows:

Part of Lot 1 and Lot 2 of Vistas at Greenwood Hills First Addition located in part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the Southwest corner of said Lot 1; Thence North 00°37'16" West along the East right-of-way line of Hawthorne Lane, 344.27 feet to the North line of said Lot 1; Thence North 54°19'33" East along said North line, 278.63 feet to the point of beginning; Thence North 20°26'45" East along said North line, 30.82 feet; Thence South 82°49'01" East, 88.46 feet; Thence South 52°13'02" East, 95.16 feet; Thence South 73°12'31" East, 141.91 feet to the North right-of-way line of Reserve Drive and the beginning of a non-tangential curve to the left; Thence along said North right-of-way line, 47.83 feet along the arc of said curve, said curve having a radius of 200.00 feet, a central angle of 13°42'04" and a chord that bears South 67°49'54" West for a distance of 47.71 feet; Thence North 73°12'31" West, 110.37 feet; Thence North 52°13'02" West, 92.51 feet; Thence North 82°49'01" West, 87.32 feet to the point of beginning.

That the above described parcel of land contains 9,191 square feet or 0.211 acres, more or less.

d) Lot 8 – sewer, water and trail

i) The north and west 15 feet of Lot 8, abutting the Reserve Drive right of way, for sewer/water appurtenances.

ii) Trail – a 15-foot wide pedestrian trail, for public recreational purposes, along the west line of Lot 8.

More particularly described as follows:

Part of Lot 8 of Vistas at Greenwood Hills First Addition located in part of the Southwest 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Beginning at the Southwest corner of said Lot 8; Thence North 00°25'20" West along the East right-of-way line of Reserve Drive, 224.08 feet to the beginning of a tangential curve to the right; Thence along said East right-of-way line, 99.23 feet along the arc of said curve, said curve having a radius of 140.00 feet, a central angle of 40°36'35" and a chord that bears North 19°52'58" East for a distance of 97.16 feet; Thence South 49°48'44" East, 15.00 feet to the beginning of a non-tangential curve to the left; Thence along said curve, 88.60 feet along the arc of said curve, said curve having a radius of 125.00 feet, a central angle of 40°36'36" and a chord that bears South 19°52'58" West for a distance of 86.75 feet; Thence South 00°25'20" East, 173.63 feet to the beginning of a tangential curve to the left; Thence along said curve, 55.29 feet along the arc of said curve, said curve having a radius of 35.00 feet, a central angle of 90°30'34" and a chord that bears South 45°40'37" East for a distance of 49.72 feet; Thence North 89°04'06" East, 105.05 feet; Thence South 00°55'54" East, 15.00 feet to the North right-of-way line of Osswald Road; Thence South 89°04'06" West along said North right-of-way line, 155.50 feet to the point of beginning.

That the above described parcel of land contains 7,144 square feet or 0.164 acres, more or less.

e) Green Vistas Drive - ingress/egress over the private road for City maintenance equipment and labor forces, between Reserve Drive and Osswald Lane. These easement rights, over the private road, shall terminate when the dedication of the private road to a public road is completed.

More particularly described as follows:

Part of Outlot 1 of Vistas at Greenwood Hills and part of the Third Addendum to Vistas at Greenwood Hills Condominium Plat located in part of the Southeast 1/4 of the Fractional Northwest 1/4 of Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the Northeast corner of Lot 7 of Vistas at Greenwood Hills First Addition; Thence South 23°19'17" East along the East line of said Lot 7 and the extension thereof, 171.13 feet to the point of beginning; Thence North 70°14'48" East, 72.24 feet to the beginning of a tangential curve to the right; Thence along said curve, 9.27 feet along the arc of said curve, said curve having a radius of 90.00 feet, a central angle of 05°53'58" and a chord that bears North 67°17'49" East for a distance of

9.26 feet to the beginning of a non-tangential curve to the right; Thence along said curve, 139.64 feet along the arc of said curve, said curve having a radius of 66.00 feet, a central angle of 121°13'12" and a chord that bears South 16°29'28" East for a distance of 115.01 feet to the East line of said Outlot 1 and the beginning of a tangential curve to the left; Thence along said East line, 77.26 feet along the arc of said curve, said curve having a radius of 85.00 feet, a central angle of 52°04'49" and a chord that bears South 18°04'44" West for a distance of 74.63 feet to the beginning of a tangential curve to the right; Thence along said East line, 69.12 feet along the arc of said curve, said curve having a radius of 140.52 feet, a central angle of 28°11'02" and a chord that bears South 06°07'50" West for a distance of 68.43 feet to the beginning of a tangential curve to the right; Thence along said East line, 381.91 feet along the arc of said curve, said curve having a radius of 1232.79 feet, a central angle of 17°44'59" and a chord that bears South 29°05'33" West for a distance of 380.38 feet to the beginning of a tangential curve to the left; Thence along said East line, 128.41 feet along the arc of said curve, said curve having a radius of 189.00 feet, a central angle of 38°55'33" and a chord that bears South 18°30'32" West for a distance of 125.95 feet to the North right-of-way line of Osswald Road; Thence South 89°05'01" West along said North right-of-way line, 42.00 feet to the beginning of a non-tangential curve to the right; Thence along said curve, 156.91 feet along the arc of said curve, said curve having a radius of 231.00 feet, a central angle of 38°55'08" and a chord that bears North 18°30'43" East for a distance of 153.91 feet to the beginning of a tangential curve to the left; Thence along said curve, 368.90 feet along the arc of said curve, said curve having a radius of 1190.79 feet, a central angle of 17°44'59" and a chord that bears North 29°05'33" East for a distance of 367.43 feet to the beginning of a tangential curve to the left; Thence along said curve, 48.46 feet along the arc of said curve, said curve having a radius of 98.52 feet, a central angle of 28°11'03" and a chord that bears North 06°07'49" East for a distance of 47.98 feet; Thence North 07°57'39" West along said curve, 35.22 feet to the beginning of a tangential curve to the left; Thence along said curve, 37.46 feet along the arc of said curve, said curve having a radius of 65.00 feet, a central angle of 33°01'04" and a chord that bears North 24°23'36" East for a distance of 36.94 feet; Thence North 37°05'26" West, 23.63 feet to the beginning of a tangential curve to the left; Thence along said curve, 19.30 feet along the arc of said curve, said curve having a radius of 29.00 feet, a central angle of 38°08'09" and a chord that bears North 56°09'31" West for a distance of 18.95 feet to the beginning of a tangential curve to the left; Thence along said curve, 45.27 feet along the arc of said curve, said curve having a radius of 78.00 feet, a central angle of 33°15'14" and a chord that bears South 88°11'08" West for a distance of 44.64 feet to the East line of said Vistas at Greenwood Hills First Addition; Thence North 19°18'59" West along said East line, 31.87 feet; Thence North 70°14'48" East along said East line, 68.87 feet; Thence North 23°19'17" West along said East line, 10.02 feet to the point of beginning;

That the above described parcel of land contains 42,201 square feet or 0.969 acres, more or less.

f) Access easement for stormwater maintenance equipment and labor from Outlot 1 Basin to the small basin / infiltration swale (north of Lots 2-6) .
More particularly described as follows:

3. Following any required work in any of the Easement Areas, the City shall restore the surface of the easement, as much as reasonably possible, to the condition existing prior to a disturbance. The City shall maintain its facilities within the easements in good repair so that no unreasonable damage will result to the adjacent land of the GRANTOR or his personal representatives, successors or assigns. The GRANTOR, his personal representatives, successors and assigns shall have the right to use and enjoy the above described premises providing that such use and/or enjoyment shall in no way interfere with or impair the City's right to operate,

4. The agreement shall run with the land, encumbering the property encompassed by the municipal infrastructure easement areas in perpetuity, and shall be binding on and shall inure to the benefit of the parties hereto and to their respective successors and assigns. All rights of third-party mortgages, lien holders or any other holders of encumbrances shall be subordinate to these easements.

[illegible]

Personally came before me the _____ day of _____, 2024, the above-named XXXXX, to me known to be the President of Green Acres At Greenwood Hills LLC, 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 the _____ day of _____, 2024, the above-named XXXXX, to me known to be the President of Vistas At Greenwood Hills Neighborhood Association Inc. , 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 the _____ day of _____, 2024, the above-named Katie Rosenberg, to me known to be the, Mayor of the City of Wausau who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires: _____

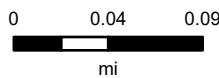
This instrument was drafted by Mark W. Thompson,
MTSLLC, 1699 Schofield Ave. STE 115, Schofield WI 54476.
2024-01-16

AGENDA ITEM
Discussion and possible action on Preliminary Plat for Green Tree Meadows
BACKGROUND
A preliminary plat has been submitted. See attached. The location of the plat is east of 72nd Avenue, north of the existing Morgan Creek subdivision. A location map is attached. The preliminary plat application is also attached for reference.
FISCAL IMPACT
Future building lots for tax base.
STAFF RECOMMENDATION
Staff recommends approving the preliminary plat. Staff will work with the developer to develop a final plat and developer's agreement.
Staff contact: Allen Wesolowski 715-261-6762



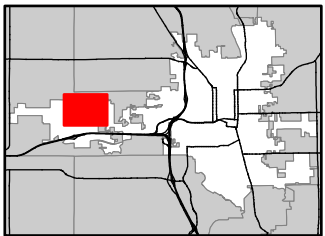
City of Wausau
DPW

Date Printed: 2/1/2024



Mile Marker

- Highway Exit
- Right Of Way
- Parcel
- Red: Band_1
- Green: Band_2
- Blue: Band_3



NOTES:
1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS 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. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us

CITY OF WAUSAU FORMAL APPLICATION FOR APPROVAL OF A PRELIMINARY PLAT

Note: Section 21.12.020 of the *Wausau Municipal Code* requires subdividers to provide the City Engineer with a letter of intent and sketch of the proposed subdivision at least 30 days before a preliminary plat is submitted. Additional information on the letter of intent and sketch plan can be obtained from the City Engineering Department.

Instruction: This application should be completed and returned to the City Engineer with six (6) copies of a preliminary plat (at least one copy should be 11"X17" or smaller). The preliminary plat should be prepared in accordance with the requirements of Chapter 21.24 of the *Wausau Municipal Code*. A copy of Chapter 21.24 is available in the City Engineering Department and on the City's Website at: www.ci.wausau.wi.us (under the sub-heading *Government: Municipal Code*).

SECTION I. Applicant Information

1) Are you the Owner of the subdivision or the Owner's Agent? ☐ Owner ☒ Agent

2) Your Name: Dustin Vreeland

3) Your Mailing Address: 6103 Dawn Street
Weston, WI 54476

4) Your Contact Information: 715-241-0947 (Phone Number) _____ (Fax Number)
dustin@vreelandassociates.us
(E-mail address and/or alternate phone number, if available)

5) If you are the Owner's Agent, list any OTHER owners of land within the subdivision:

Buyer - Green Tree Construction - Thomas Umlauf
(Name)
2579 Bear Creek Road
(Street Address)
Stevens Point, WI 54481
(City, State, Zip Code)
715-966-0508
(Phone Number)

Blenker Developments LLC - Jason Blenker
(Name)
PO BOX 40
(Street Address)
Amherst, WI 54406
(City, State, Zip Code)
715-570-5665
(Phone Number)

7) Name of Surveyor & Business Name (if different from above):

Timothy Vreeland
(Surveyor's Name)
Vreeland Land Surveyors & Engineers
(Surveyor's Business Name)

8) Address of Surveyor: 6103 Dawn Street
(Surveyor's Street Address)
Weston, WI 54476
(City, State, Zip Code)

9) Surveyor Contact Information: 715-241-0947 (Phone Number) _____ (Fax Number)
tim@vreelandassociates.us
(E-mail address and/or alternate phone number, if available)

10) Name of Engineer & Business Firm that will be doing the stormwater management plan and other engineering work (sanitary sewers, water mains, streets, etc.) related to the plat:

Dustin Vreeland	715-241-0947
(Name)	(Phone Number)
Vreeland Land Surveyors & Engineers	
(Business Name)	(FAX Number)
6103 Dawn Street	dustin@vreelandassociates.us
(Street Address)	(E-mail Address)
Weston, WI 54476	
(City, State, Zip Code)	

NOTE: Name, Address, and Telephone Number of technician responsible for subdivision design and of the surveyor responsible for surveys should also be shown on the preliminary plat as submitted.

SECTION II. Subdivision Information — Plat and Street Names

11) Proposed Name of Subdivision: Green Tree Meadows

(Please call the Marathon County Register of Deeds Office at 715-261-1470 to select a unique plat name.)

12) Street Names: *To ensure proper emergency response, all new street names must follow standard guidelines established by the City of Wausau and Marathon County. Please call the Marathon County Department of Conservation, Planning, and Zoning (at 715-261-6040) to select unique road names. **Attach a written response from that office with a listing of approved street names.***

Proposed Street Names: See attached preliminary plat
Road names have been set to County and City staff
for review and approval as of 1/18/2024

☒ Check this box if you have no preferred street names and agree to allow the City of Wausau to determine appropriate names.

SECTION III. Subdivision Information — Basic Facts and Proposals

13) Location and Description of Property (government lot, section, township, range and town or city):
Part Fraction N1/2 of SW1/4, NW1/4 of SE1/4, SE1/4 of NE1/4 and all Outlot 1 of CSM 9015-36-18,

all in Section 30, T29N, R7E, City of Wausau, Marathon County, WI

14) Size of tract in acres and/or of existing lots, if any, in square feet: 40.139 acres and
36.21 acres.

15) Existing zoning classification of property: DR-8 and SR-5

16) Will any rezoning be proposed? If so, please describe: No.

17) Number of lots proposed in subdivision: 131

18) Area of lots proposed: Minimum 9600 Average 12000 Maximum 74889

19) Briefly describe proposed sanitary facilities:

Water: Tie-ins at S 72nd Ave and S 68th Ave will be looped through-out the subdivision

Sewage Disposal: Tie-ins at S 72nd Ave and S 68th Ave will be utilized for this subdivision. The ground elevation goes up as you go to the east

20) How do you propose to handle stormwater runoff from the subdivision in order to comply with Chapter 15.56 of the *Wausau Municipal Code*?

Some outlots have been set aside for stormwater management areas with an outlot that will need to be created behind Lots 46, 47, or 48 once stormwater and storm sewer calculations have been completed

21) Have you contacted the U.S. Army Corps of Engineers and/or Wisconsin Department of Natural Resources about wetland and navigable water issues? ☒ Yes ☐ No

22) How do you propose to handle parkland dedication/fee requirements? Please describe:

Parkland fees will be paid as there is no proposed park for this project. I talks with staff they would like a biking/walking trail to go though the property connecting at 72nd to the east property line. We would coordinate that with City Staff.

23) List existing covenants on the property, if any: None.

24) List covenants proposed for the property, if any: None at this time.

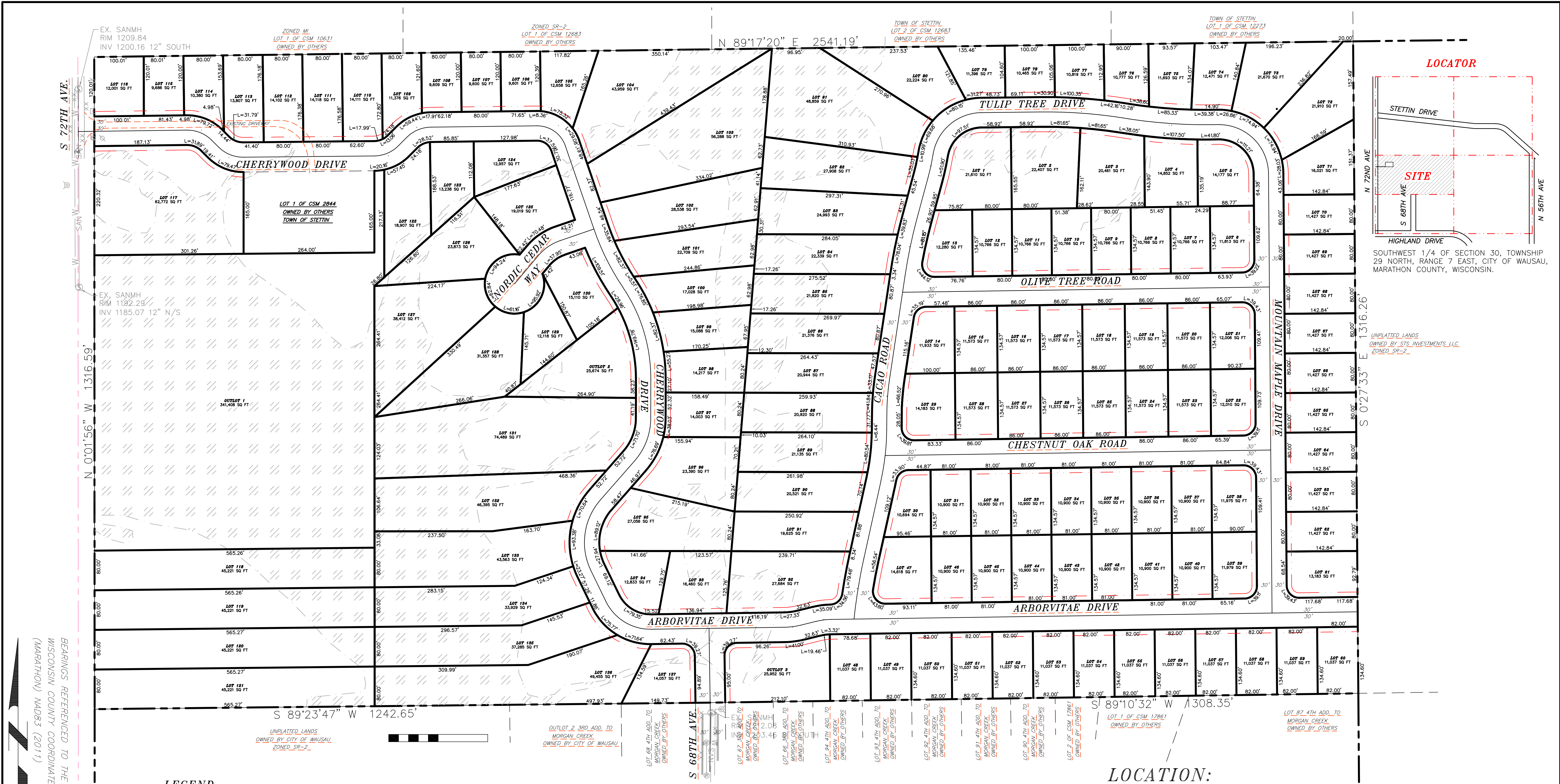
Completed by: Dustin Vreeland
Today's Date: 1/17/2024


(Your Signature)

NOTE 1: If you wish to submit additional information, attach extra pages to this form.

NOTE 2: Please keep a copy of this form for your records.

NOTE 3: Please inform the City Engineering Department, in writing, of any changes in surveyor, engineering firm, etc. that occur after submittal of this application.



BEARINGS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
(MARATHON) NAD83 (2011)

LEGEND

- PROPOSED 10' UTILITY EASEMENT
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING HYDRANT
- EXISTING TELEPHONE PEDESTAL
- EXISTING POWERPOLE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE

WETLAND NOTE

WETLANDS SHOWN HEREON WERE PROVIDED BY STAR ENVIRONMENTAL WETLAND DELINEATION.

OUTLOT RESTRICTION

OUTLOTS OF THIS PLAT BEING DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT

ZONING NOTE

DR-8
LOTS 1-39
FRONT YARD SETBACK 17 FEET
SIDE YARD SETBACK 8 FEET
REAR YARD SETBACK 25 FEET
MINIMUM LOT SIZE 9,600 SQ.FT.

SR-5
LOTS 39-131
FRONT YARD SETBACK 17 FEET
SIDE YARD SETBACK 8 FEET
REAR YARD SETBACK 25 FEET
MINIMUM LOT SIZE 7,000 SQ.FT.

SURVEYOR & ENGINEER

TIMOTHY VREELAND - PROFESSIONAL LAND SURVEYOR
DUSTIN VREELAND - PROFESSIONAL ENGINEER
6103 DAWN STREET
WESTON, WI 54476

OWNER

BLENKER DEVELOPMENTS LLC
JASON BLENKER
PO BOX 40
AMHERST, WI 54406

DEVELOPER

GREEN TREE CONSTRUCTION
THOMAS UMLAUF
2579 BEAR CREEK ROAD
STEVENS POINT, WI 54481

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:			REVISIONS			TITLE PAGE:	
BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	PRELIMINARY PLAT	
						PROJECT:	GREEN TREE MEADOWS
						LOCATION:	CITY OF WAUSAU MARATHON COUNTY, WISCONSIN

STAMP/SIGNATURE:			REVISIONS			TITLE PAGE:	
BY	DATE	DESCRIPTION	BY	DATE	DESCRIPTION	PRELIMINARY PLAT	
						PROJECT:	GREEN TREE MEADOWS
						LOCATION:	CITY OF WAUSAU MARATHON COUNTY, WISCONSIN



VREELAND ASSOCIATES LAND
SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947

EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
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LOCATION:

PART OF THE FRACTION N1/2 OF SW1/4, NW1/4 OF THE SE1/4, SE1/4 OF THE NE1/4, AND ALL OF OUTLOT 1 OF CSM 9015-36-18, ALL IN SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

PREPARED FOR:

GREEN TREE CONSTRUCTION

PLAN DATE:

JANUARY 12TH, 2024

DESIGNER: DUSTIN VREELAND

SURVEYED BY: CB & TV

FILE NO.: 23-0360 ENGINEERING

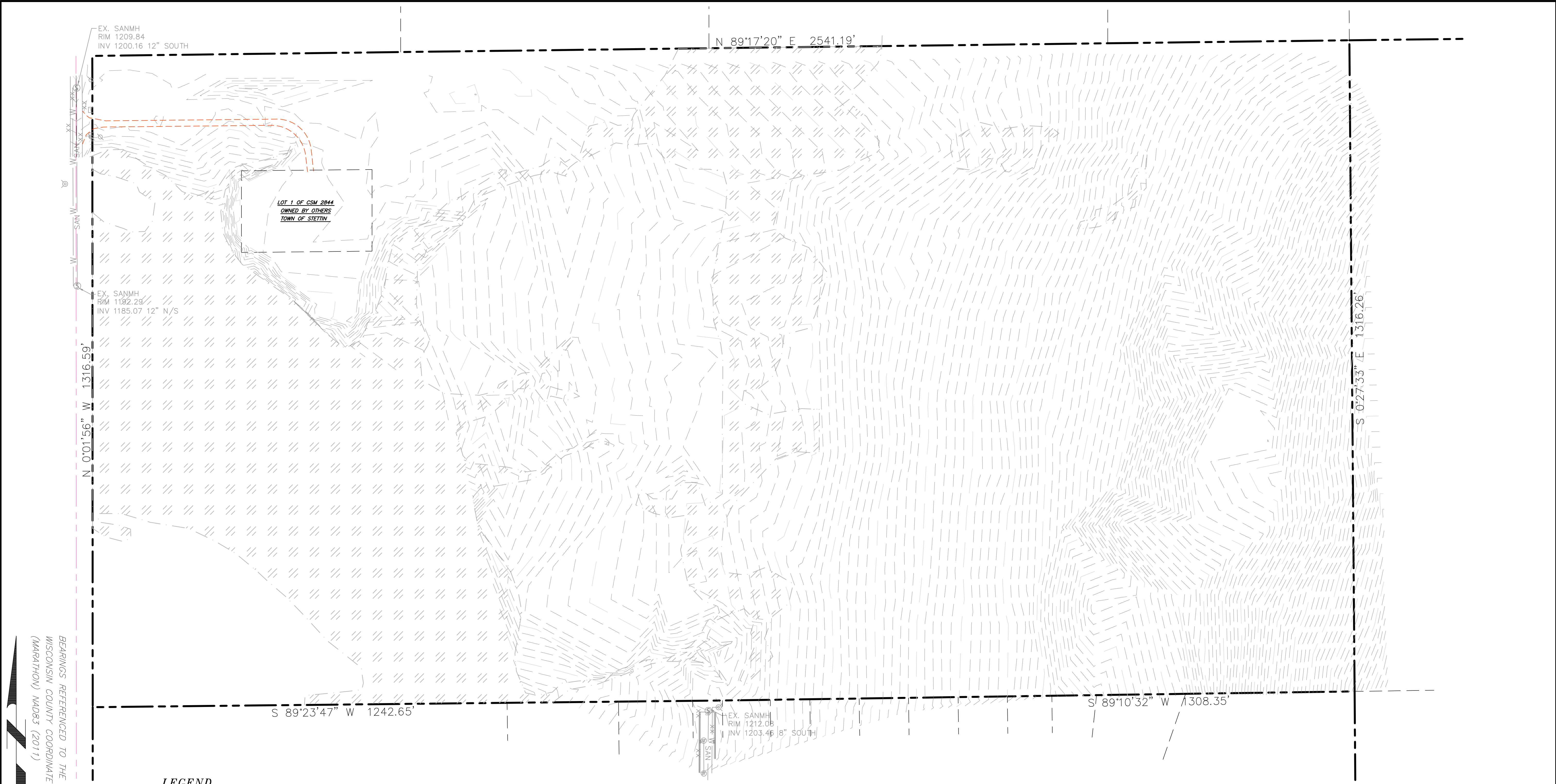
DATE: SEPTEMBER 20TH, 2023

SCALE:

1" = 100'

SHEET

PRELIM



LEGEND

- PROPOSED 10' UTILITY EASEMENT
- W --- EXISTING WATERMAIN
- SAN --- EXISTING SANITARY SEWER
- EXISTING HYDRANT
- EXISTING TELEPHONE PEDESTAL
- EXISTING POWERPOLE
- ST EXISTING STORM MANHOLE
- CB EXISTING CATCH BASIN
- S EXISTING SANITARY MANHOLE

WETLAND NOTE

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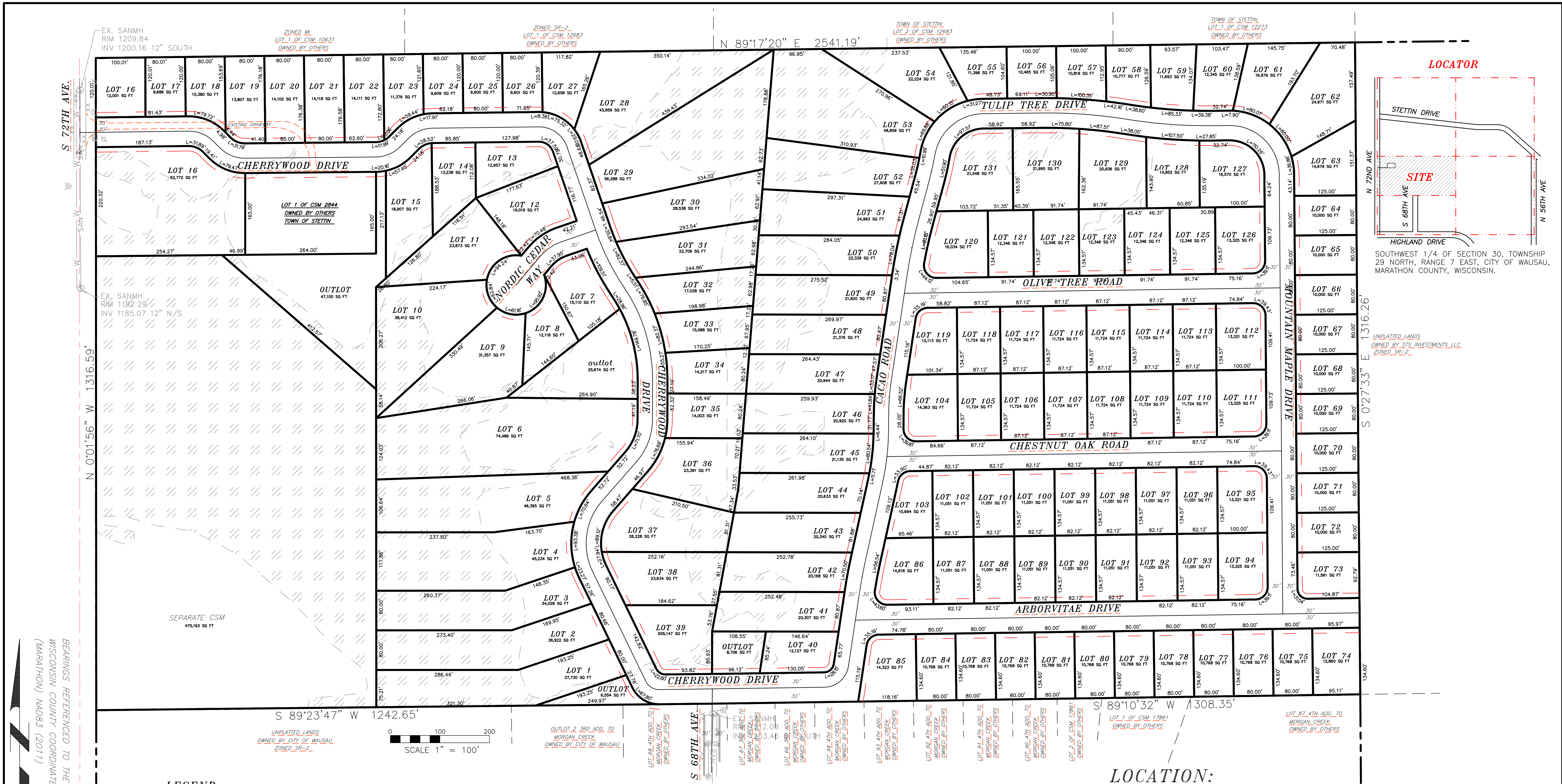
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BY	DATE	DESCRIPTION

TITLE PAGE:	
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LOCATION:	CITY OF WAUSAU MARATHON COUNTY, WISCONSIN



VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
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PREPARED FOR:	
GREEN TREE CONSTRUCTION	
PLAN DATE:	
JANUARY 12TH, 2024	
DESIGNER: DUSTIN VREELAND	SHEET C2
SURVEYED BY: CB & TV	
FILE NO.: 23-0360 ENGINEERING	
DATE: SEPTEMBER 20TH, 2023	SCALE: 1" = 100'
SCALE:	



BEARINGS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
(MARATHON) NAD83 (2011)

LEGEND

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WETLAND NOTE

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OUTLOT RESTRICTION

OUTLOTS OF THIS PLAT BEING DEDICATED TO THE PUBLIC FOR STORM WATER MANAGEMENT

ZONING NOTE

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SIDE YARD SETBACK 8 FEET
REAR YARD SETBACK 30 FEET
MINIMUM LOT SIZE 9,600 SQ.FT.

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MINIMUM LOT SIZE 7,000 SQ.FT.

SURVEYOR & ENGINEER

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DUSTIN VREELAND - PROFESSIONAL ENGINEER
6103 DAWN STREET
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OWNER

BLENKER DEVELOPMENTS LLC
JASON BLENKER
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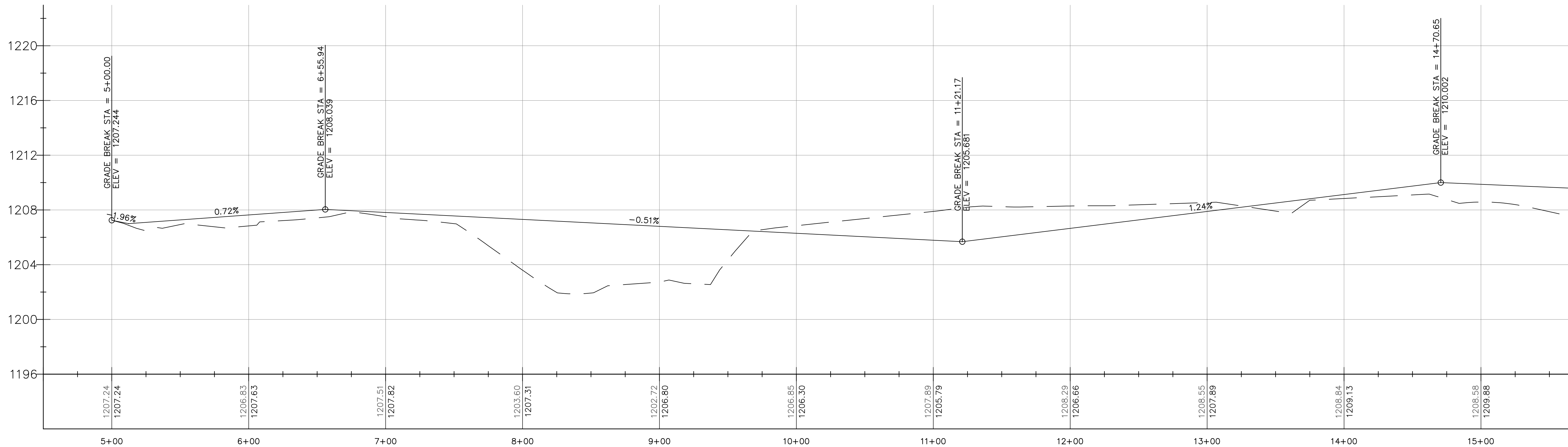
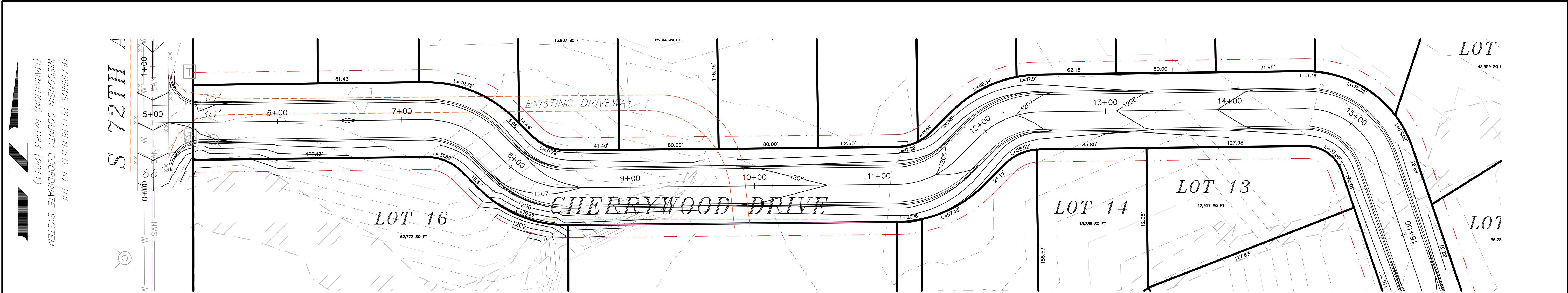
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REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:	
PRELIMINARY PLAT	
PROJECT:	GREEN TREE MEADOWS
LOCATION:	CITY OF WAUSAU MARATHON COUNTY, WISCONSIN



VREELAND ASSOCIATES LAND
SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
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GREEN TREE CONSTRUCTION	
PLAN DATE:	JANUARY 12TH, 2024
DESIGNER: DUSTIN VREELAND	
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SCALE:	1" = 100'
SHEET	PRELIM



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WETLAND NOTE
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STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: *PLAN & PROFILE*
5+00 TO 15+25

PROJECT: GREEN TREE MEADOWS

LOCATION: CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

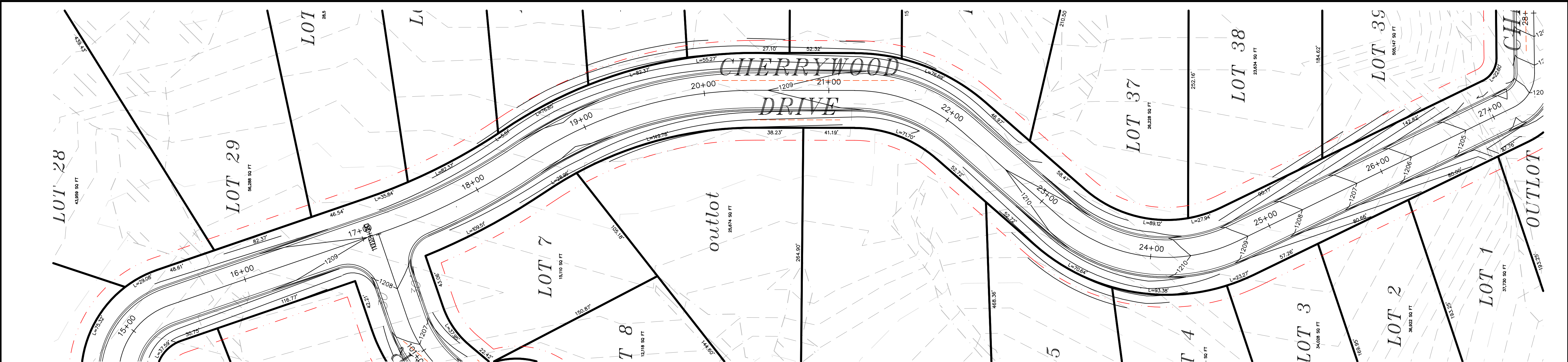


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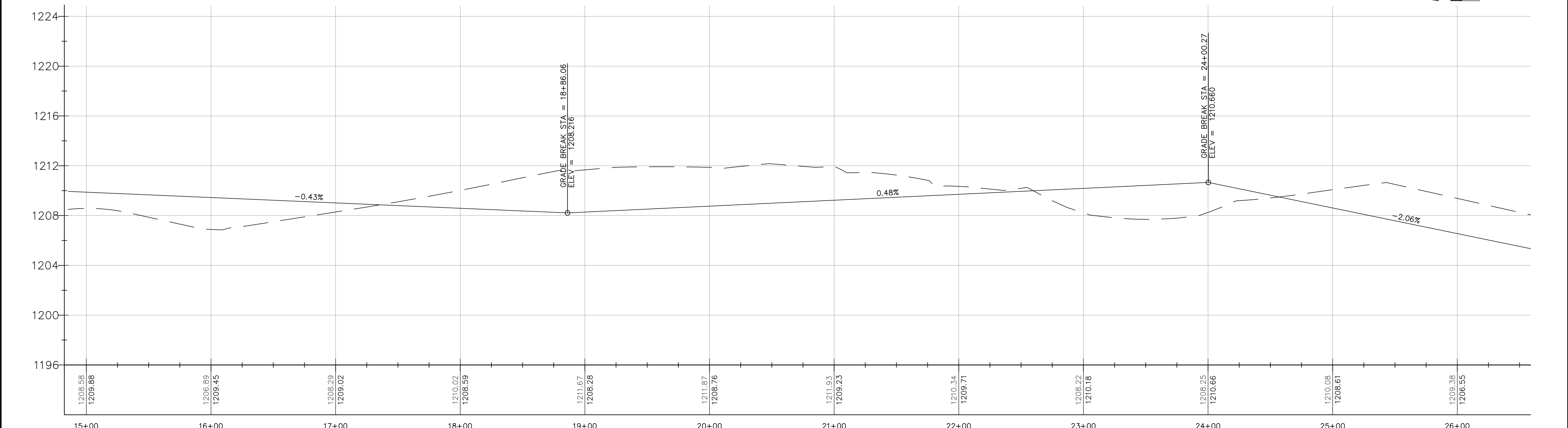
PREPARED FOR: GREEN TREE CONSTRUCTION

PLAN DATE: JANUARY 12TH, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023
SCALE: 1" = 40'
SHEET C4



BEARINGS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
(MARATHON) NAD83 (2011)



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STATED. CHECK SCALE.

WETLAND NOTE
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STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: *PLAN & PROFILE*
15+25 TO 26+50

PROJECT: *GREEN TREE MEADOWS*

LOCATION: *CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN*



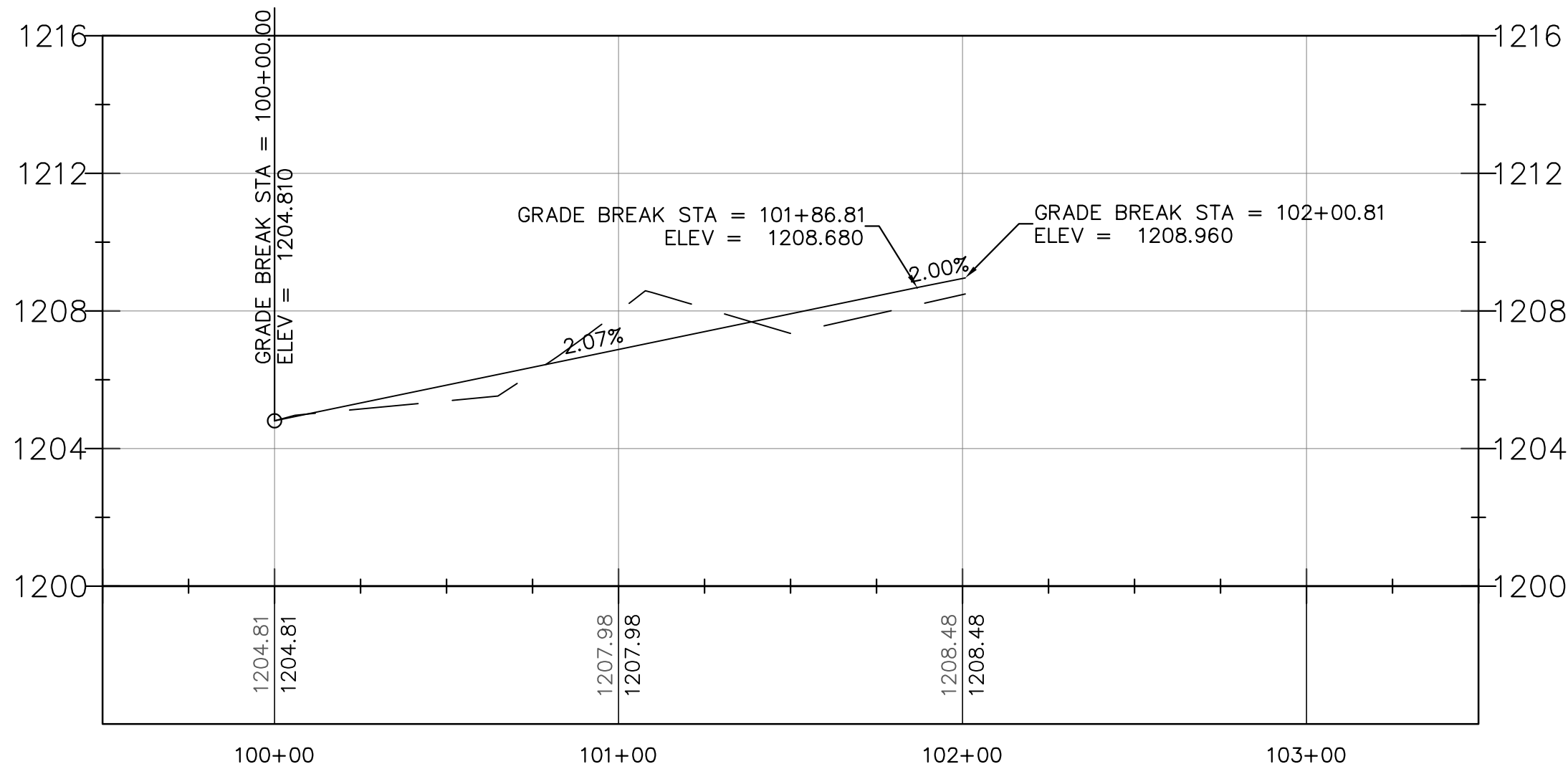
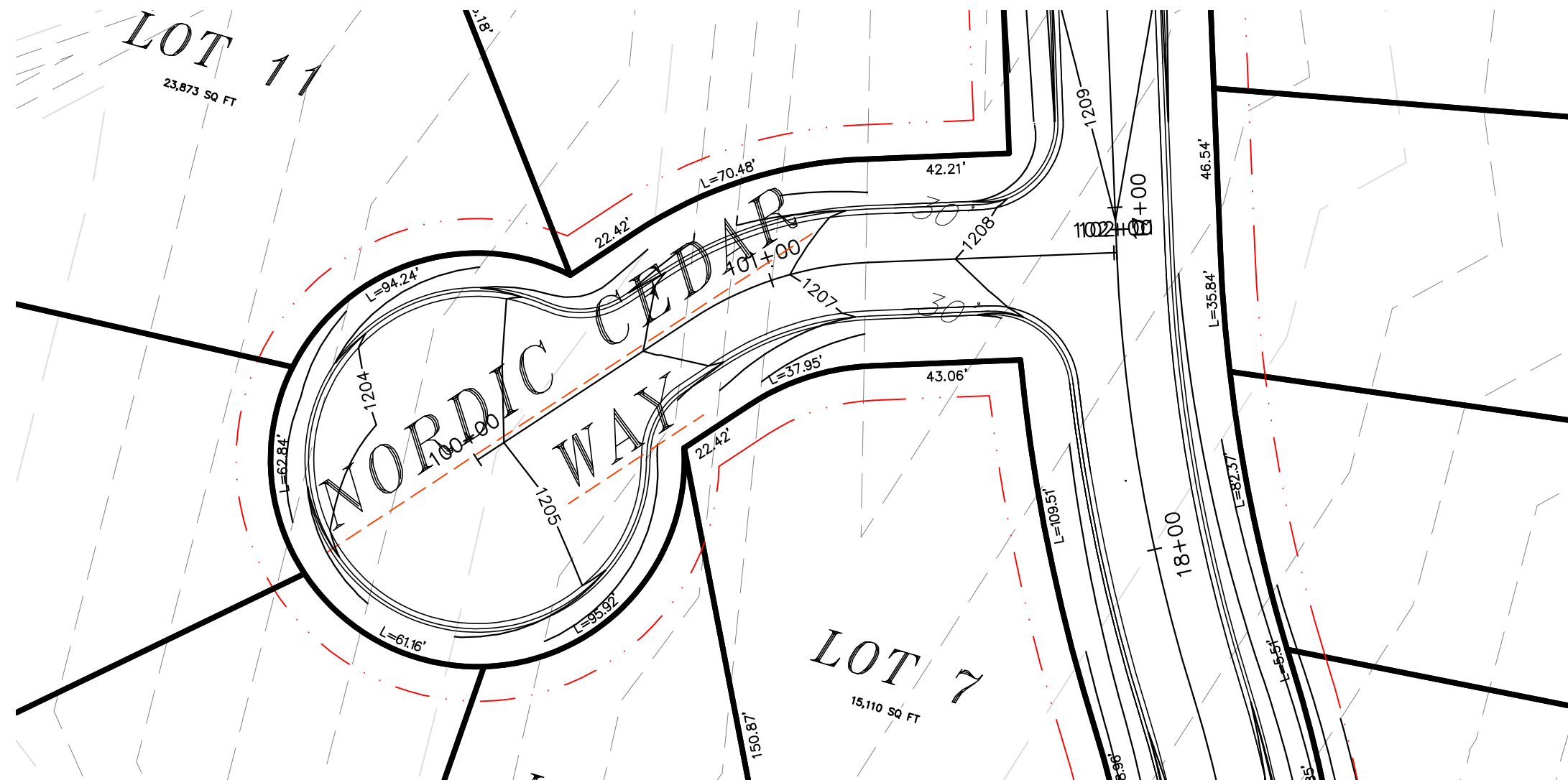
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SURVEYORS & ENGINEERS**
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PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
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PREPARED FOR:
GREEN TREE CONSTRUCTION

PLAN DATE:
JANUARY 12TH, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023
SCALE: **1" = 40'**
SHEET
C5

BEARINGS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
(MARATHON) NAD83 (2011)



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STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: <i>NORDIC CEDAR DRIVE PLAN & PROFILE</i>	
PROJECT: <i>GREEN TREE MEADOWS</i>	
LOCATION: <i>CITY OF WAUSAU MARATHON COUNTY, WISCONSIN</i>	



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PREPARED FOR:

GREEN TREE CONSTRUCTION

PLAN DATE:

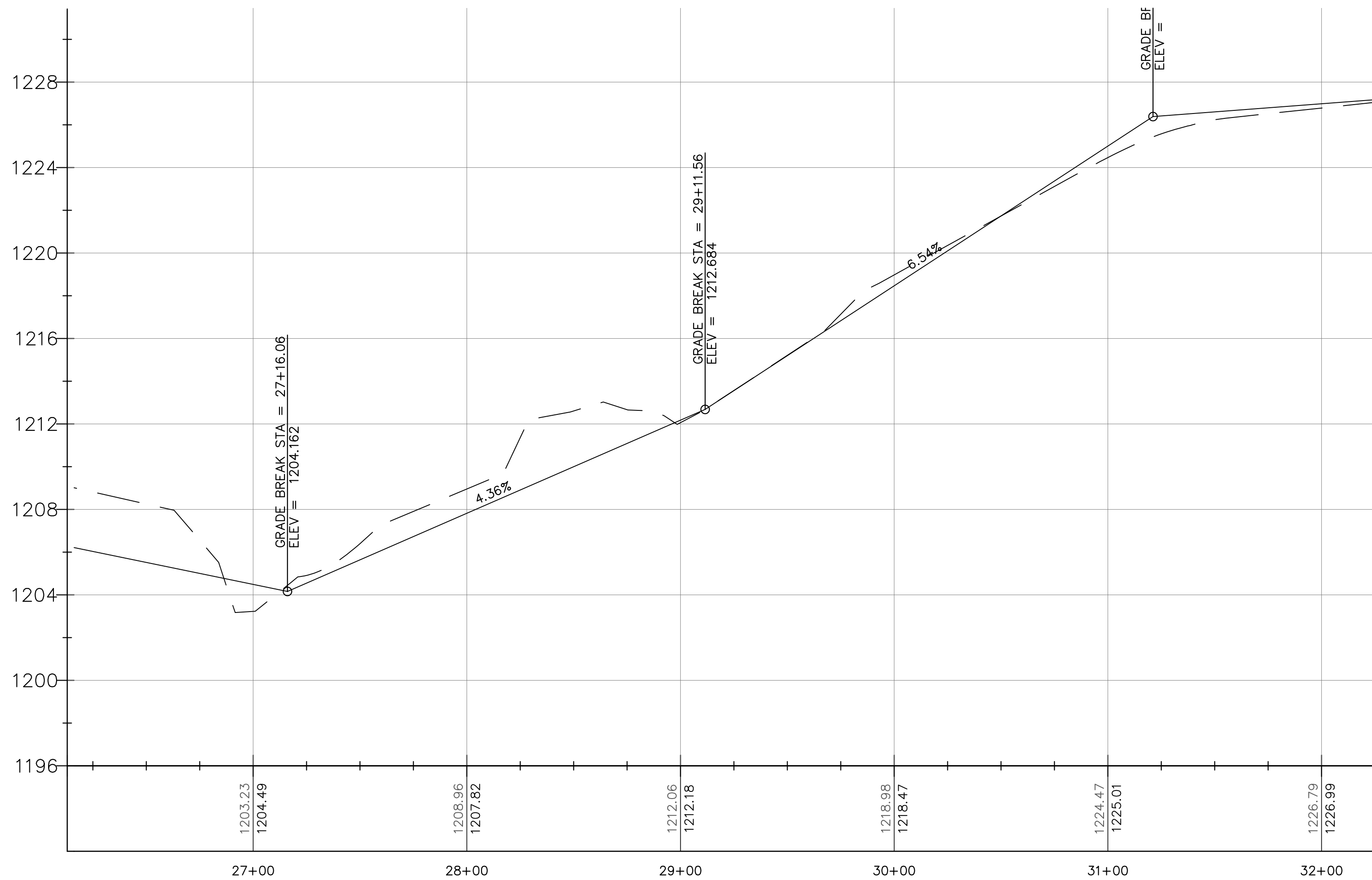
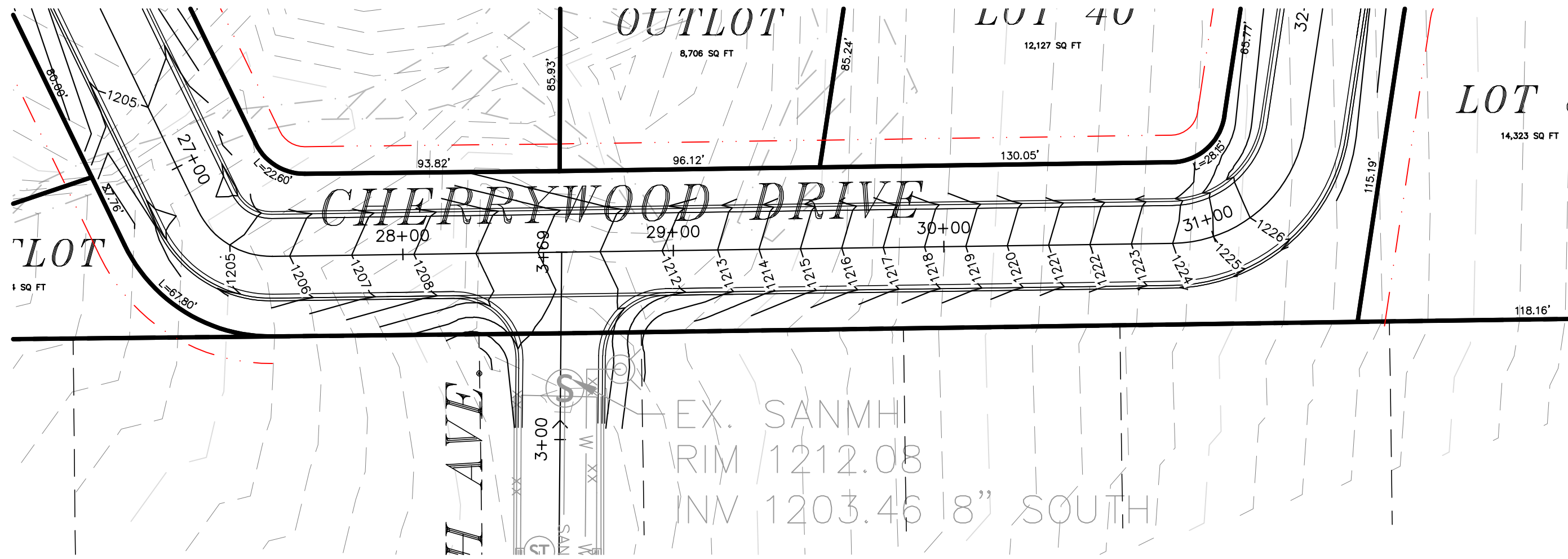
JANUARY 12TH, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023

SCALE:
1" = 40'

SHEET
C6

BEARINGS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
(MARATHON) NAD83 (2011)



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STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: *PLAN & PROFILE*
26+50 TO 32+00

PROJECT: *GREEN TREE MEADOWS*

LOCATION: *CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN*



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PREPARED FOR:

GREEN TREE CONSTRUCTION

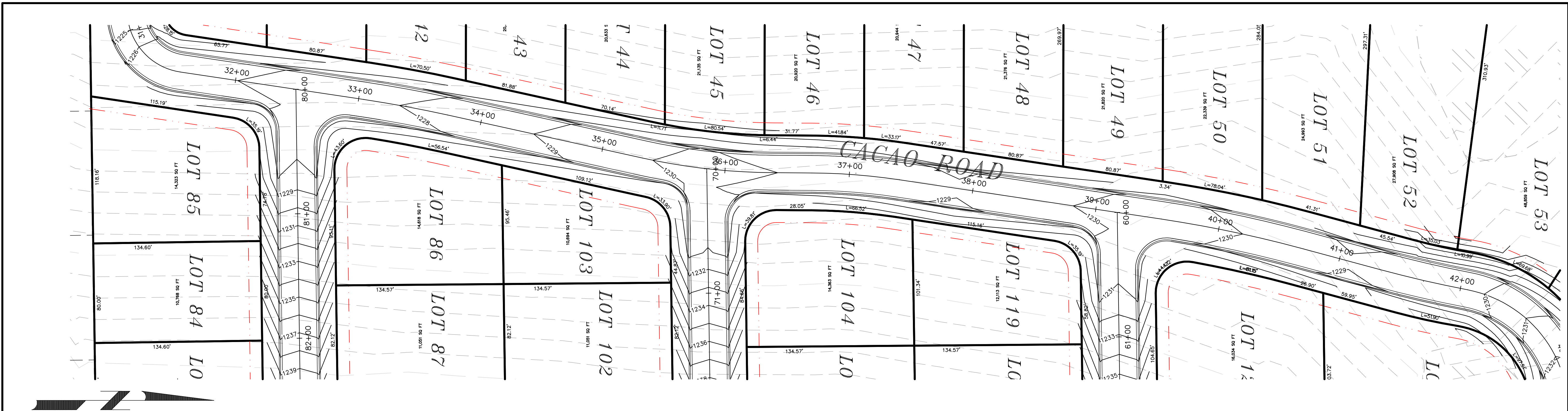
PLAN DATE:

JANUARY 12TH, 2024

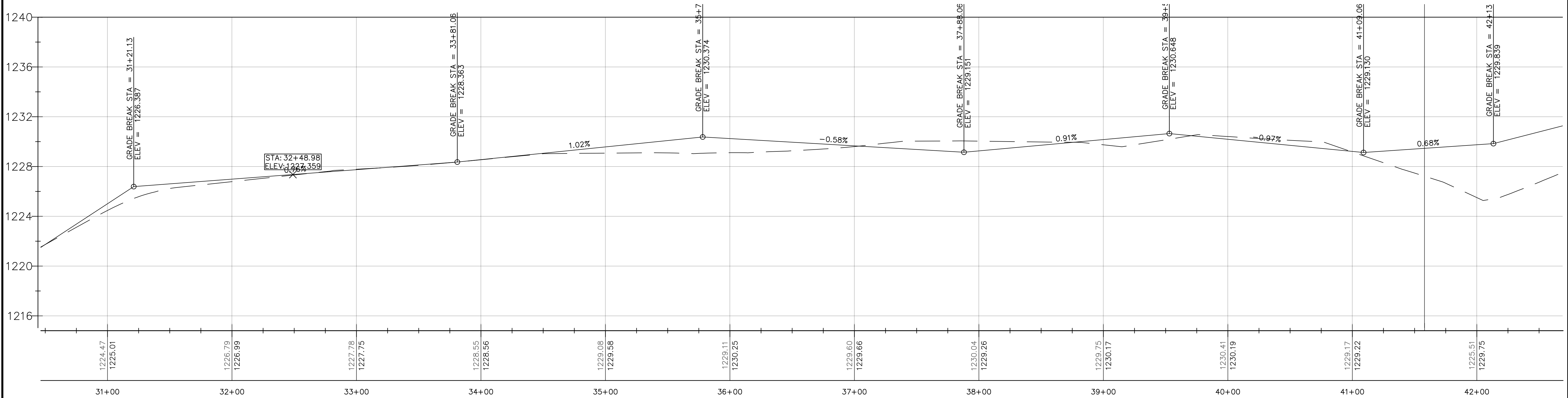
DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023

SCALE:
1" = 40'

SHEET
C7



BEARINGS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
(MARATHON) NAD83 (2011)



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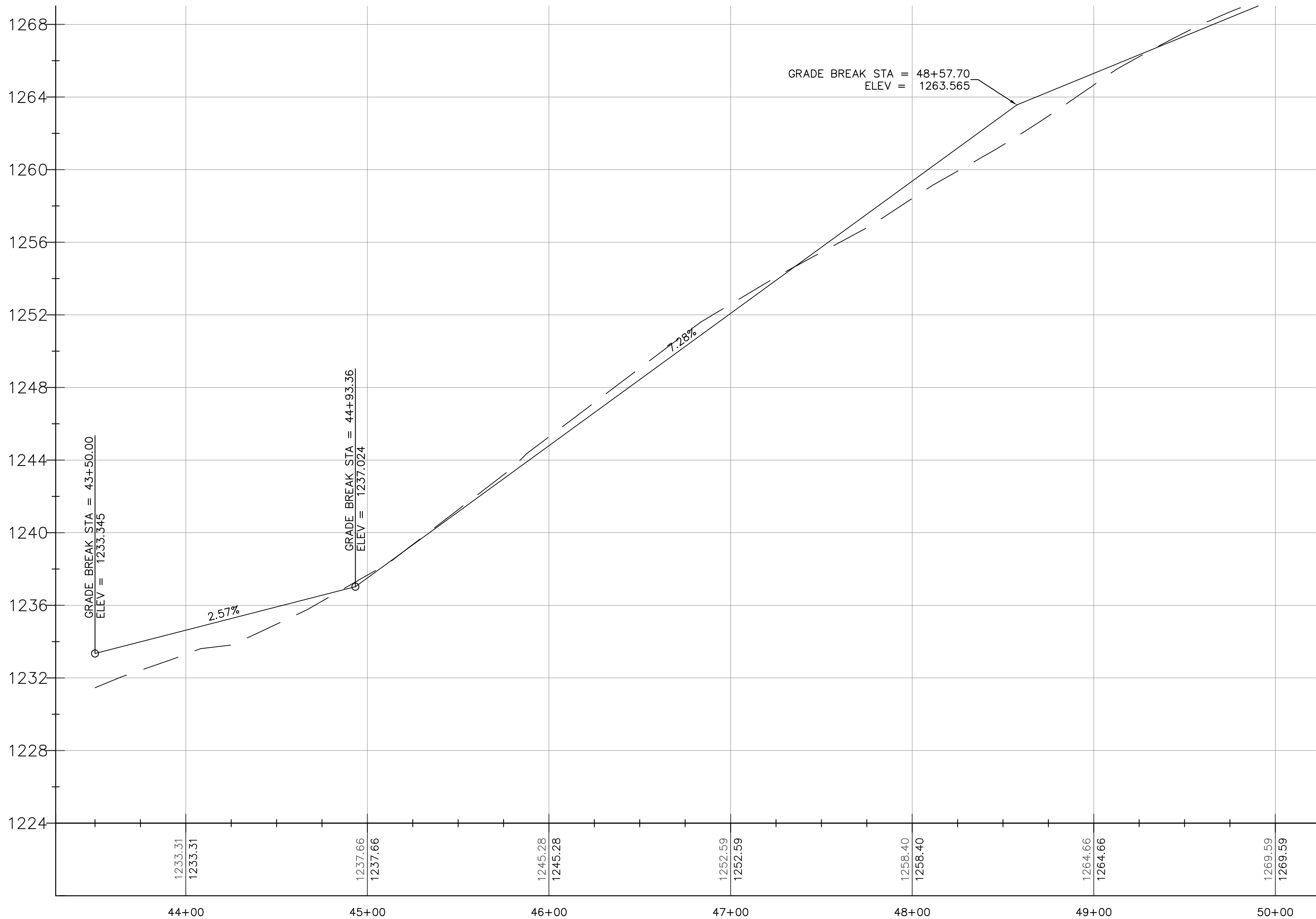
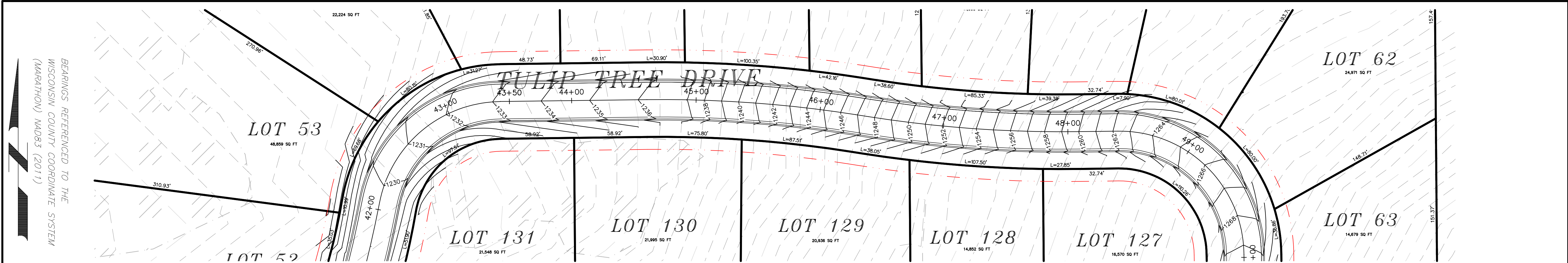
STAMP/SIGNATURE:	REVISIONS		
	BY	DATE	DESCRIPTION

TITLE PAGE:		CACAO ROAD PLAN & PROFILE
PROJECT:		GREEN TREE MEADOWS
LOCATION:		CITY OF WAUSAU MARATHON COUNTY, WISCONSIN



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PREPARED FOR: GREEN TREE CONSTRUCTION	DESIGNER: DUSTIN VREELAND	
	SURVEYED BY: CB & TV	
	FILE NO.: 23-0360 ENGINEERING	
	DATE: SEPTEMBER 20TH, 2023	
PLAN DATE: JANUARY 12TH, 2024	SCALE: 1" = 40'	
	SHEET C8	



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STAMP/SIGNATURE:	REVISIONS		
	BY	DATE	DESCRIPTION

TITLE PAGE: *PLAN & PROFILE*
43+50 TO 49+50

PROJECT: GREEN TREE MEADOWS

LOCATION: CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

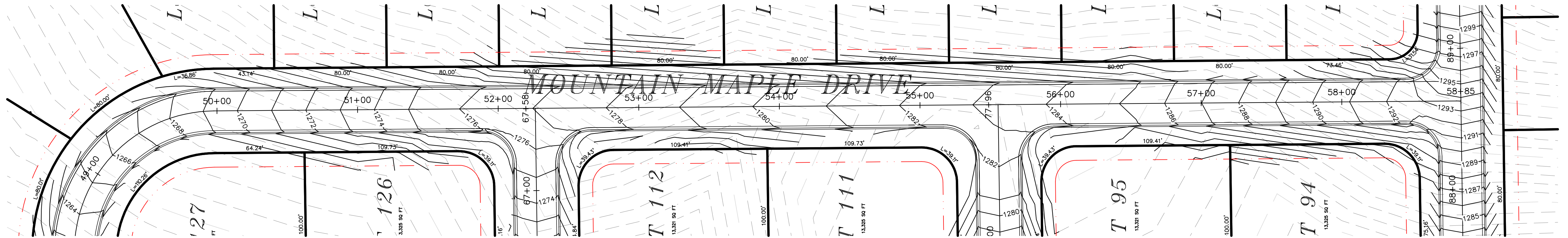


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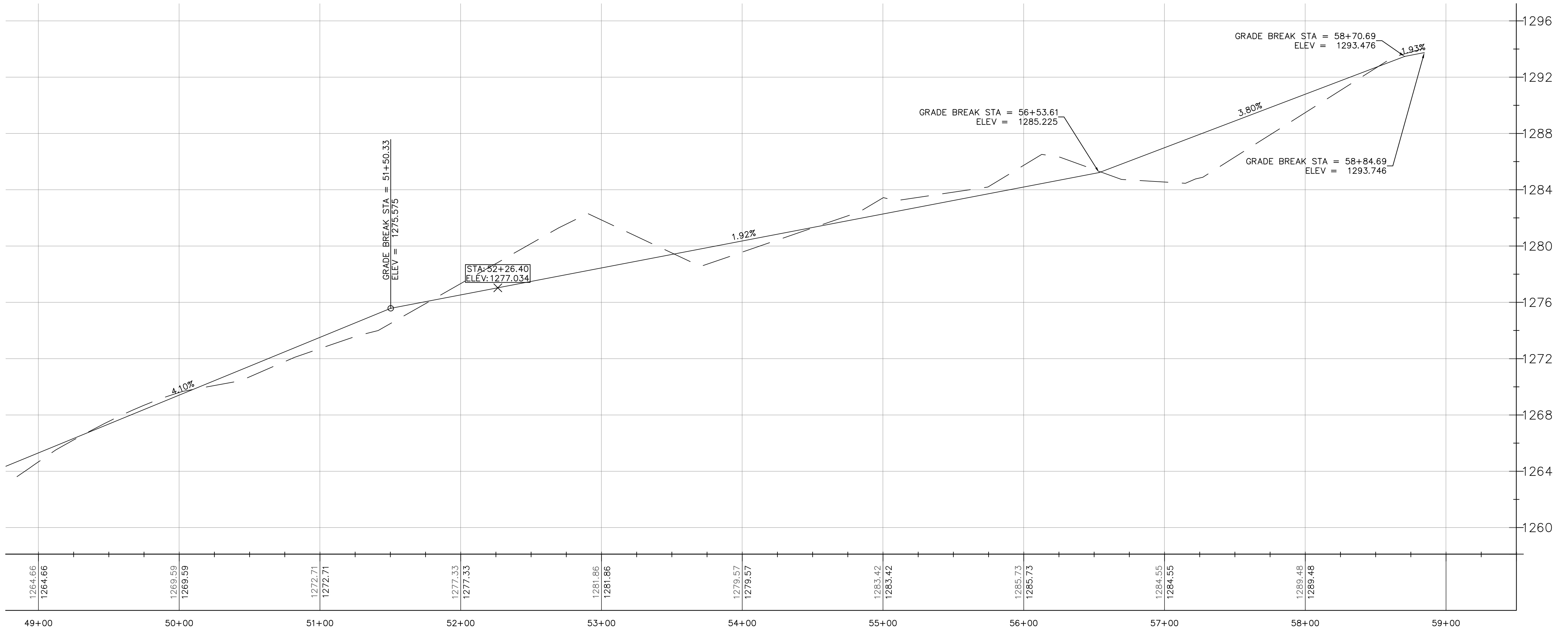
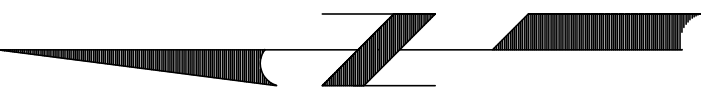
PREPARED FOR:
GREEN TREE CONSTRUCTION

PLAN DATE:
JANUARY 12TH, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023
SCALE: 1" = 40'
SHEET C9



BEARINGS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
(MARATHON) NAD83 (2011)



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BY	DATE	DESCRIPTION

TITLE PAGE: <i>PLAN & PROFILE</i> <i>49+50 TO 59+00</i>	
PROJECT:	<i>GREEN TREE MEADOWS</i>
LOCATION:	<i>CITY OF WAUSAU</i> <i>MARATHON COUNTY, WISCONSIN</i>



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PREPARED FOR:

GREEN TREE CONSTRUCTION

PLAN DATE:

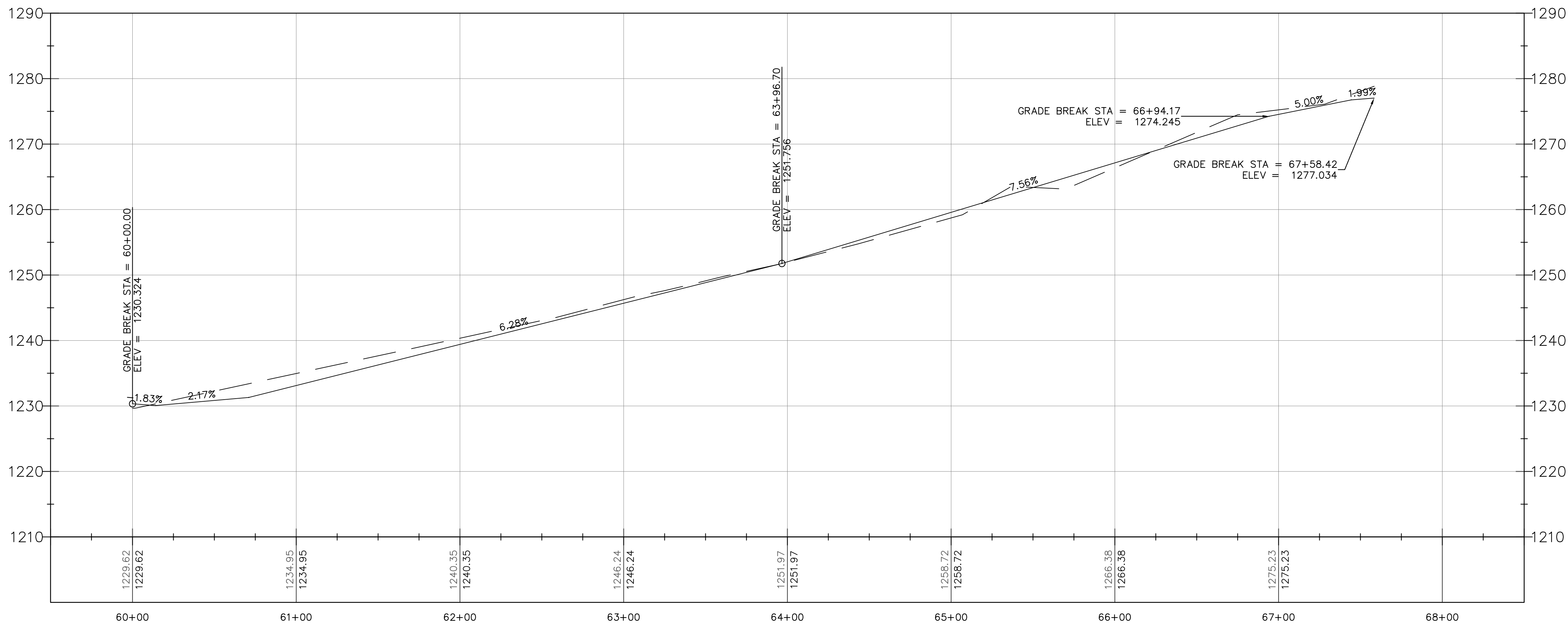
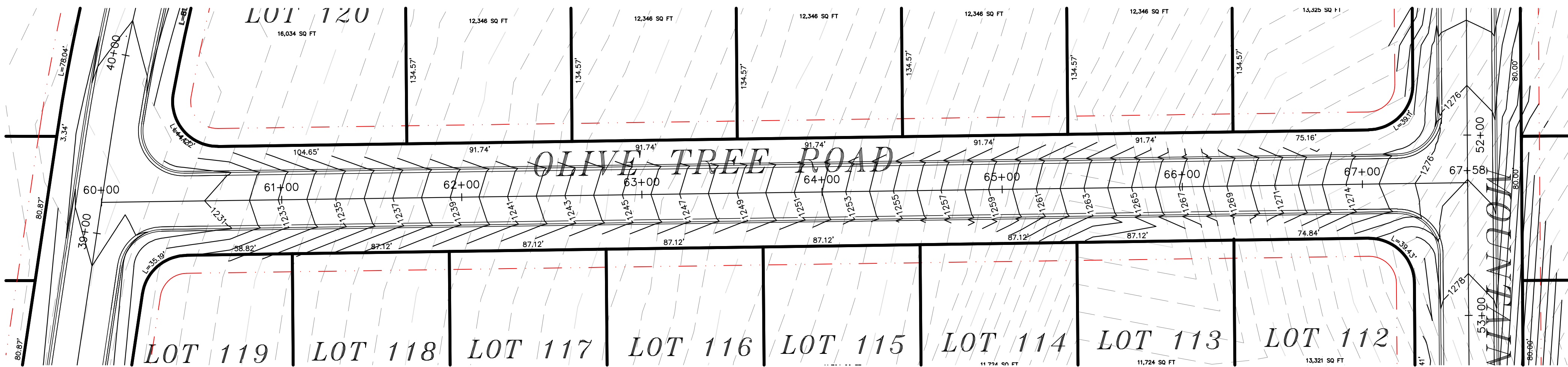
JANUARY 12TH, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023

SCALE:
1" = 40'

SHEET
C10

BEARINGS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
(MARATHON) NAD83 (2011)



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REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:

*OLIVE TREE ROAD
PLAN & PROFILE*

PROJECT:

GREEN TREE MEADOWS

LOCATION:

*CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN*



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GREEN TREE CONSTRUCTION

PLAN DATE:

JANUARY 12TH, 2024

DESIGNER: DUSTIN VREELAND

SURVEYED BY: CB & TV

FILE NO.: 23-0360 ENGINEERING

DATE: SEPTEMBER 20TH, 2023

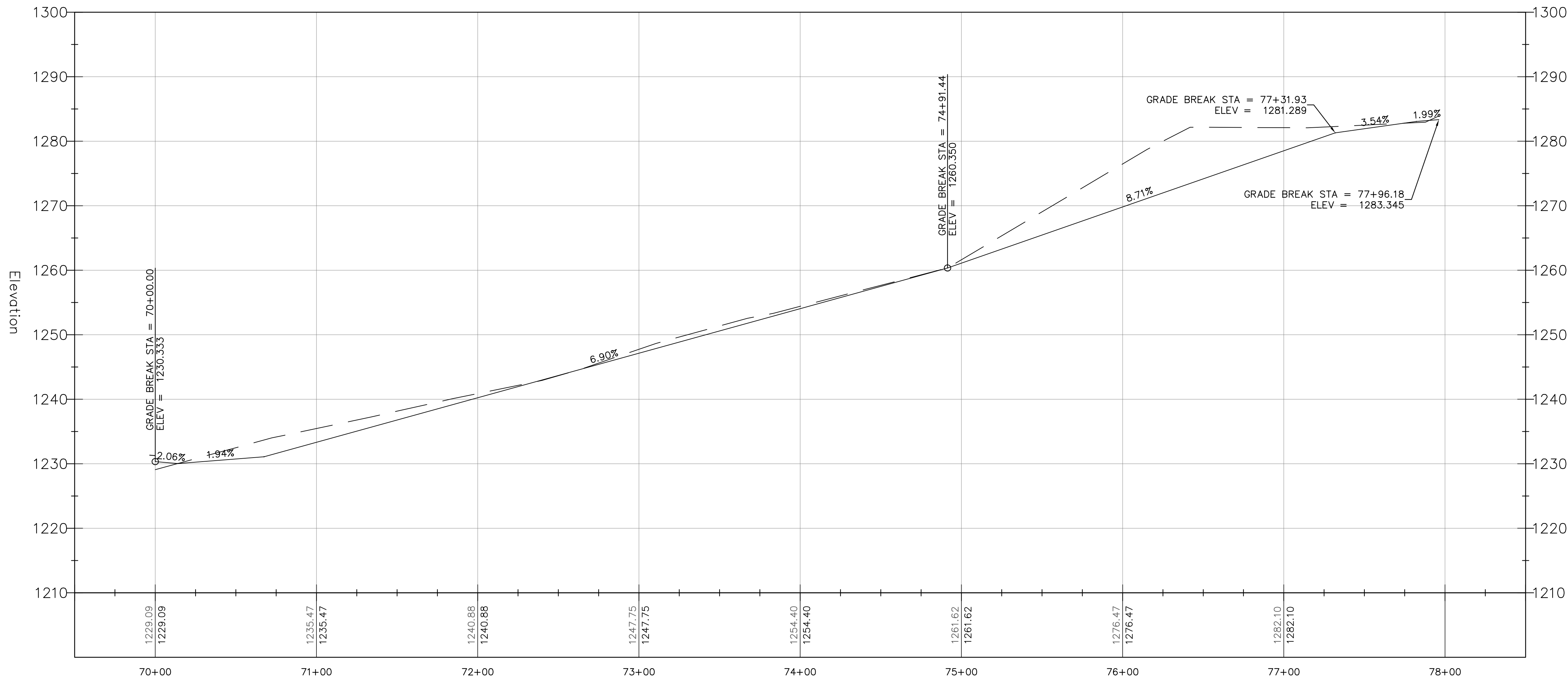
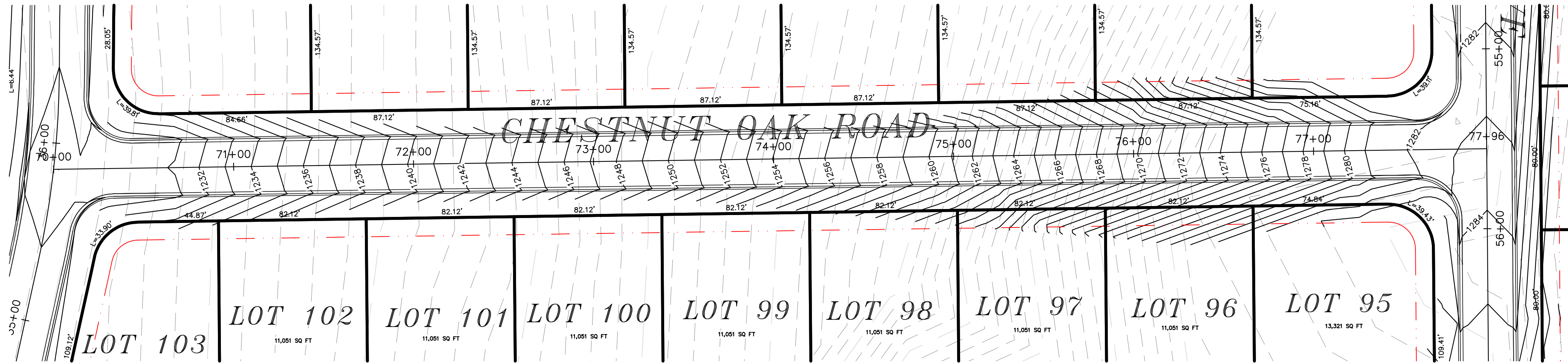
SCALE:

1" = 40'

SHEET

C11

BEARINGS REFERENCED TO THE
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(MARATHON) NAD83 (2011)



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REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: *CHESTNUT OAK ROAD
PLAN & PROFILE*

PROJECT: *GREEN TREE MEADOWS*

LOCATION: *CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN*

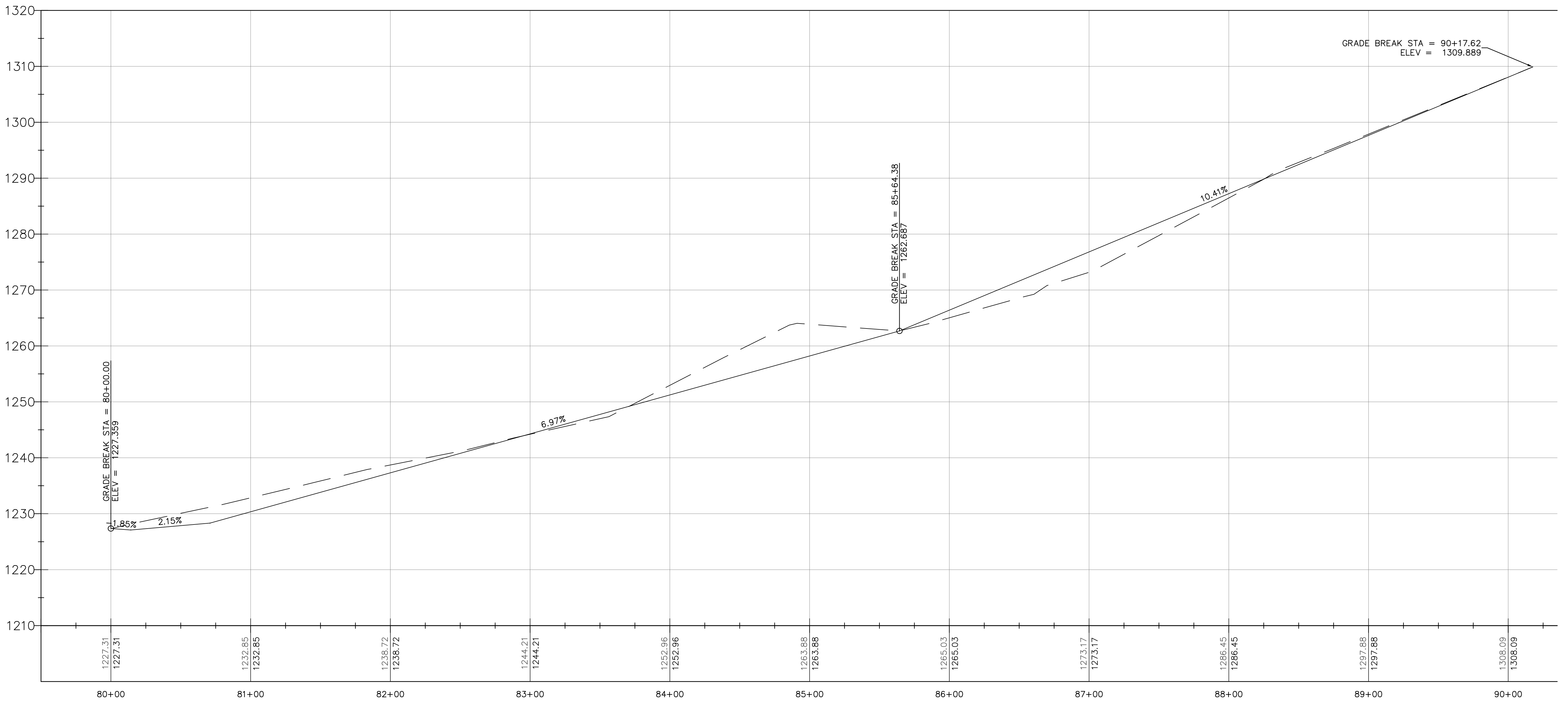


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PREPARED FOR:
GREEN TREE CONSTRUCTION

PLAN DATE:
JANUARY 12TH, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023
SCALE: 1" = 40'
SHEET C12



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REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:	<i>ARBORVITAE DRIVE PLAN & PROFILE</i>
PROJECT:	<i>GREEN TREE MEADOWS</i>
LOCATION:	<i>CITY OF WAUSAU MARATHON COUNTY, WISCONSIN</i>



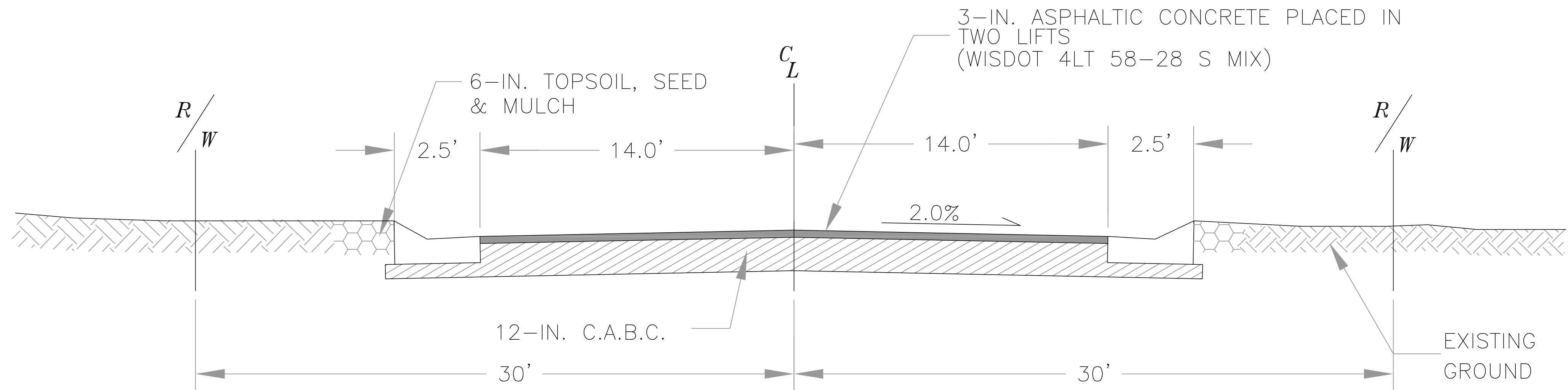
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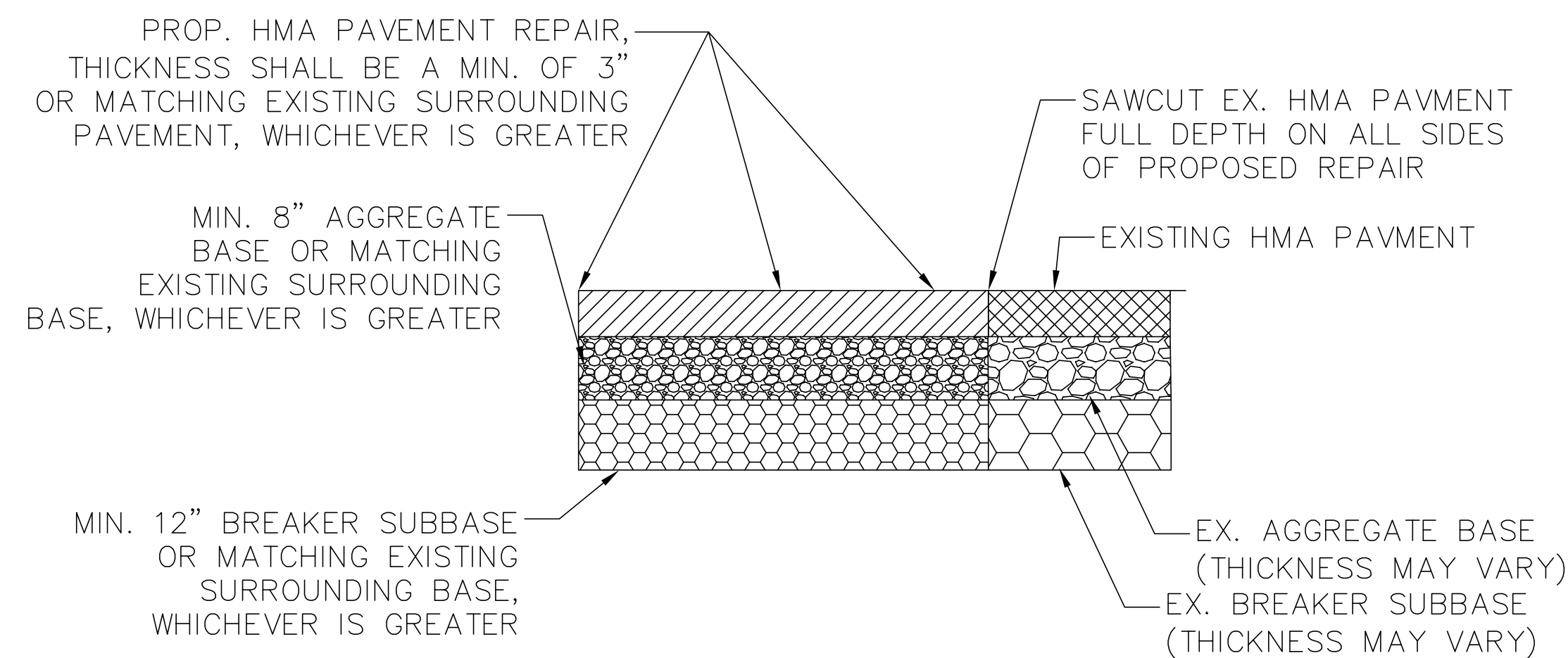
PREPARED FOR:
GREEN TREE CONSTRUCTION

PLAN DATE:
JANUARY 12TH, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023
SCALE:
1" = 40'
SHEET
C13



TYPICAL CROSS SECTION



HOT-MIX ASPHALT ROADWAY
REPAIR FOR ALL STREETS

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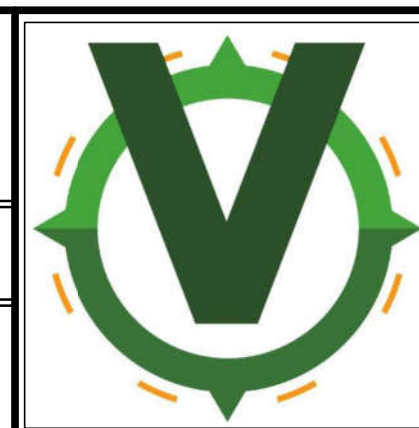
STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE: *TYPICAL CROSS
SECTION*

PROJECT: *GREEN TREE MEADOWS*

LOCATION: *CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN*



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PREPARED FOR: *GREEN TREE CONSTRUCTION*

PLAN DATE: *JANUARY 12TH, 2024*

DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023
SCALE: **NO SCALE**
SHEET **C14**

AGENDA ITEM
Discussion and possible action on Urban Nonpoint Source and Stormwater Management Planning Grant Agreement
BACKGROUND
The City has applied for, and has been awarded, partial project funding for a Stormwater Quality Management Plan Update. The project includes updated modeling of our existing conditions Best Management Practices (BMP), BMP alternative analysis for Total Maximum Daily Load (TMDL) compliance, a stormwater utility feasibility study update and analysis of our leaf pickup procedures to apply for the WDNR TP Leaf Credit
FISCAL IMPACT
This grant is a 50/50 match with a maximum match \$85,000 if the project meets or exceeds \$170,000. At time of application the total project cost was estimated to be \$186,000.
STAFF RECOMMENDATION
Staff recommends approval of the grant agreement.
Staff contact: TJ Niksich 715-261-6748

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
101 S. Webster Street
Box 7921
Madison WI 53707-7921

Tony Evers, Governor
Adam N. Payne, Secretary
Telephone 608-267-7556
Toll Free 1-888-936-7463
TTY Access via relay - 711



October 26, 2023

► **REQUIRES IMMEDIATE ACTION** ◀
Urban NPS & Stormwater Mgmt. Program
Grant# USP37291Y24
Grant Amount: \$85,000.00

Thomas J. Niksich, Project Engineer
City of Wausau
407 Grant St.
Wausau, WI 54403

Dear Mr. Niksich:

Congratulations! On behalf of the Governor, we are pleased to forward to you a grant agreement for financial assistance for the following project: *Stormwater Quality Management Plan Update*.

This grant, and any reimbursements made under it, is governed by very specific statute and administrative code provisions. Accordingly, please read the grant documents thoroughly, paying particular attention to the Scope and Conditions sections for eligibility, grantee requirements and reimbursement provisions. There are also several activities where you must obtain prior departmental review and authorization before proceeding.

You are obligated to submit a final report, using the Department's BMP Implementation Tracking System (BITS), prior to submitting your final reimbursement request for the projects completed under this grant; before and after photographs are a required component for construction projects.

In early 2024, DNR will hold a grant administration webinar to provide information about seeking reimbursement from DNR, amending your grant, submitting the final report, etc. All grantees receiving CY 2024 grant awards must attend the webinar or view the webinar recording prior to submitting the first reimbursement request for their grant. Stay tuned for details coming via email regarding the webinar date and time.

To accept this grant, please review the agreement and email a scanned copy signed by the authorized government official, along with the completed *Grantee Contact Page*, and evidence that your community has committed the necessary funding for the local share, to DNRCFANONPOINTGRANTS@wisconsin.gov.

Please review this grant thoroughly and if you have any questions, contact your Regional Nonpoint Source Coordinator, Terry Kafka, at (715) 498-0432. You may be contacted by the Office of the Governor or your state Legislator concerning the issuance of a press release to publicize the grant award. Thank you for your continued cooperation with Wisconsin's Runoff Management Grant Programs.

Sincerely,


for Jim Ritchie, Director
Bureau of Community Financial Assistance

Enclosure(s)

C (e-copy): Terry Kafka, Regional Nonpoint Source Coordinator, DNR West Central Region
Corinne Johnson, Nonpoint Source Program Grant Manager, CF/2

PROJECT CONTACT PAGE

INSTRUCTIONS: In the spaces below, insert contact information for the person **most directly involved** with this particular project. The Department will contact the person named for all matters related to this project.

Grant No.	USP37291Y24
Governmental Unit	City of Wausau
Project Contact Name	
Project Contact Title	
Project Contact Mailing Address	
Project Contact Phone Number (direct):	() Extension:
Project Contact Email Address:	

Address to which reimbursement checks should be sent if different than contact information above:

Name	
Title	
Mailing Address	
Phone Number (direct):	() Extension:
Email Address:	

If information provided on this page -- or any information in Part 1 of the grant agreement changes during the grant period, please provide the updated information to DNR Nonpoint Source Program Grant Manager and the DNR Regional Nonpoint Source Coordinator.

Please complete this contact page and email it with the signed grant agreement to:
DNRCFANONPOINTGRANTS@wisconsin.gov.

State of Wisconsin
Department of Natural Resources
Bureau of Community Financial Assistance (CF/2)
PO Box 7921
Madison, Wisconsin 53707-7921

WISCONSIN URBAN NONPOINT SOURCE WATER POLLUTION ABATEMENT
& STORMWATER MANAGEMENT GRANT PROGRAM
PLANNING GRANT AGREEMENT

Form 8700-327 (rev. 07/2021)

Notice: By signing this grant agreement, grantees indicate concurrence with conditions of this agreement, authorized under ss. 281.66 and 283, Wis. Stats., and chs. NR 151, 154, 155 and 216, Wis. Adm. Code. This agreement must be signed and returned to the address above within 30 days so that funds will be reserved for this project. Failure to return a signed agreement will result in denial of grant funds. Personally identifiable information collected will be used for program administration and may be made available to requesters as required under Wisconsin's Open Records Law [ss. 19.31 - 19.39, Wis. Stats.].

PART 1. GRANT ADMINISTRATION INFORMATION

Grant Number USP37291Y24	Grant Award Date October 26, 2023		
Grantee (Unit of Government) City of Wausau			Total Grant Amount \$85,000
Project Name Stormwater Quality Management Plan Update		Grant Period From January 1, 2024 Through December 31, 2025	
Authorized Government Official Eric Lindman, Director of Public Works		Grantee Contact Thomas J. Niksich, Project Engineer	
Government Official Address 407 Grant St.		Contact's E-mail Address thomas.niksich@ci.wausau.wi.us	
City, ZIP Code, County Wausau, 54403, Marathon County		Contact's Telephone Number (715) 261-6748	
Name of Department Regional Nonpoint Source Coordinator, Phone Number and Email Address Terry Kafka, (715) 498-0432, Terence.Kafka@wisconsin.gov			DNR Region West Central Region

PART 2. ELIGIBLE COST-SHARE BUDGET DATA

Note: Line items cannot be exceeded without grant agreement amendment.

Budget Line-Item Description	State Cost-Share Amount	Cost-Share Percentage
1. Urban Stormwater/Erosion Plan – BMP U8	\$77,350.00	50%
2. Utility Formation/Feasibility Analysis – BMP U9	\$7,650.00	50%
Total Maximum Grant Amount	\$85,000.00	

PART 3. PURPOSE AND SCOPE

This grant provides cost-share funding and authorizes reimbursement by the DEPARTMENT for the above-named project as described in the grant application submitted for the grant period in Part 1 above. Reimbursements may be made for work performed and expenses incurred for the following eligible local assistance activities to address storm water management under chs. NR 151 and NR 216, Wis. Adm. Code, or Total Maximum Daily Load goals.

1. Urban Stormwater/Erosion Plan – BMP U8
2. Utility Formation/Feasibility Analysis – BMP U9

PART 4. CONDITIONS

A. General Conditions

- A.1. The Wisconsin Department of Natural Resources (DEPARTMENT) and the GRANTEE identified in Part 1 above mutually agree to perform this agreement in accordance with the Urban Nonpoint Source Water Pollution Abatement and Storm Water Management Grant Program and ss. 281.66 and 283, Wis. Stats., and chs. NR 151, 154, 155, and 216, Wis. Adm. Code, and with the project proposal, application, terms, promises, conditions, plans, specifications, estimates, procedures, maps and also any assurances attached and made a part of this agreement.
- A.2. This agreement, together with any referenced parts and attachments, shall constitute the entire agreement and previous communications or covenants pertaining to this agreement are superseded. Any revisions to this agreement must be made by written amendment, signed by both parties, prior to the termination date of this agreement, whether

for changes in scope, grant period, or cost. Requests to extend the grant period must be made 45 days or more before the end of the grant period in Part 1.

A.3. Failure by the GRANTEE to comply with the terms of this agreement shall not cause the suspension of all obligations of the State if, in the judgment of the Secretary of the DEPARTMENT, such failure was due to no fault of the GRANTEE. In such case, any amount required to settle at minimum costs any irrevocable obligations properly incurred shall be eligible for reimbursement under this agreement, at the DEPARTMENT's discretion.

A.4. Eligibility for cost-sharing reimbursement is governed by the provisions of ch. NR 155, Wis. Adm. Code. Cost-share rates and applicability may be further limited by departmental contract approval(s), which may restrict the cost-share amount due to the eligibility requirements of the statute and codes.

A.5. The amount listed in Part 2 above is the maximum amount the DEPARTMENT may reimburse under this agreement.

A.6. The GRANTEE:

1. Agrees to comply with all applicable Federal, Wisconsin, and local laws in fulfilling the terms of this agreement. In particular, GRANTEE agrees to comply with all applicable local and state contract and bidding requirements. GRANTEE should consult its legal counsel with questions concerning contracts and bidding. For assistance, GRANTEE may consult Procurement Guide for Local Governments Receiving DNR Grants.
2. Promises, in consideration of the promises made by the DEPARTMENT, to execute the project described in accordance with this agreement.
3. May decline the offer of financial assistance provided through this agreement, in writing, at any time prior to the start of the project and before expending any funds. After the project has been started or funds expended, this agreement may be rescinded, modified, or amended only by mutual agreement in writing.
4. Agrees that its employees or agents are not employees or agents of the DEPARTMENT for any purpose, including Worker's Compensation.
5. Agrees, to save, keep harmless, defend and indemnify the DEPARTMENT and all its officers, employees and agents, against any and all liability claims, costs of whatever kind and nature, for injury to or death of any person or persons, and for loss or damage to any property (state or other) occurring in connection with or in any way incident to or arising out of the occupancy, use, service, operation or performance of work in connection with this agreement or omissions of GRANTEE's employees, agents or representatives.
6. Agrees to reimburse the DEPARTMENT of any and all funds the DEPARTMENT deems appropriate in the event the GRANTEE fails to comply with the conditions of this agreement or project proposal as described or fails to provide public benefits as indicated in the project application, proposal description or this agreement. In addition, should the GRANTEE fail to comply with the conditions of this agreement, fail to progress due to non-appropriation of funds, or fail to progress with or complete the project to the satisfaction of the DEPARTMENT, all obligations of the DEPARTMENT under this agreement may be terminated, including further project cost payment.
7. Agrees, in connection with the performance of work under this agreement, not to discriminate against any employee or applicant for employment because of age, race, religion, color, disability, handicap, sex, physical condition, developmental disability as defined in s. 51.01(5), Wis. Stats., sexual orientation or national origin. This provision shall include, but not be limited to, the following: employment, upgrading, demotion or transfer, recruitment or recruitment advertising, layoff or termination, rates of pay or other forms of compensation; and selection for training, including apprenticeship. Except with respect to sexual orientation, the GRANTEE further agrees to take affirmative action to ensure equal employment opportunities, as required by law. The GRANTEE agrees to post in conspicuous places available, for employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of the nondiscrimination clause.
8. Agrees that accounting for project funds shall conform to generally accepted accounting principles and practices, and that GRANTEE shall maintain a financial management system, separate from all other GRANTEE activities, for this agreement.

9. Agrees to comply with the cost containment and procurement procedures in the applicable administrative codes governing this agreement.
10. Agrees that all contracts or scope of service agreements related to this grant-funded project must obtain prior approval of the DEPARTMENT Regional Nonpoint Source Coordinator for this grant, with respect to reimbursement eligibility and conformity with standards and storm water permitting requirements.
11. Agrees to retain and make available to the DEPARTMENT for inspection all fiscal records, including invoices and canceled checks, that support all project costs claimed by the GRANTEE, for three years from the date of final payment by the DEPARTMENT or three years after the end of the Grant period, whichever is later, or for a longer period if required by the DEPARTMENT for audit purposes.
12. Agrees to complete and submit project progress reports to the DEPARTMENT Regional Nonpoint Source Coordinator identified in Part 1 of this agreement with each request for partial grant reimbursement.
13. Agrees, within 60 days of the grant expiration date, to complete and submit a Final Report Form (Form #3400-189P) or to complete and submit a final report, using the DEPARTMENT's "BMP Implementation Tracking System" (BITS) once it is operational to replace Form 3400-189P, and submit a final request for grant reimbursement to the DEPARTMENT's Regional Nonpoint Source Coordinator for review and approval.
14. Agrees to submit final planning products required by a municipal storm water permit to the DEPARTMENT using the Water ePermitting System (<https://dnr.wisconsin.gov/permits/water>). Other final planning products will be submitted to the DEPARTMENT Regional Nonpoint Source Coordinator identified in Part 1 of this agreement.
15. Agrees that reimbursements may only be made for work performed, and expenses incurred, during the grant period as specified in Part 1 above.
16. Agrees to comply with annual Single Audit requirement, at its own expense, if combined total state and federal grant awards received by the GRANTEE from all sources is \$750,000 or more during the calendar year. Annual Single Audit requirements are specified in 2 CFR Part 200 Uniform Administrative Requirements, Cost Principles, & Audit Requirements for Federal Awards (referred to as Uniform Guidance) and the Wisconsin State Single Audit Guidelines found at: <http://www.doa.state.wi.us/Divisions/budget-and-finance/financial-reporting/state-controllers-office/state-single-audit-guidelines> issued by the Wisconsin Department of Administration (DOA), State Controller's Office.
17. Should consider following methods for controlling, transporting and disposing of aquatic invasive plants and animals and water in which they may be contained, as described in the DEPARTMENT's Manual Code 9183.1 *Boat, Gear, and Equipment Decontamination and Disinfection* and available on the DEPARTMENT's website at: <http://dnr.wi.gov/topic/invasives/disinfection.html>.

A.7. The DEPARTMENT:

1. Promises, in consideration of the covenants and agreements made by the GRANTEE, to obligate for the GRANTEE the amount identified in Part 2 above and to tender to the GRANTEE that portion of the obligation that is required to pay the DEPARTMENT's share of the costs based on the cost-share percentage listed in Part 2 above for eligible project work performed and expenses incurred during the grant period noted in Part 1 above.
2. Agrees that the GRANTEE shall have sole control of the method, hours worked, and time and manner of any performance under this agreement other than as specifically provided in this document. The DEPARTMENT reserves the right only to ensure that the project is progressing or has been completed in compliance with the agreement. The DEPARTMENT takes no responsibility of supervision or direction of the performance of the agreement to be performed by the GRANTEE or the GRANTEE's employees or agents. The DEPARTMENT further agrees that it will exercise no control over the selection and dismissal of the GRANTEE's employees or agents.
3. Shall reimburse the grantee at a rate of one-half the cost-share rate stipulated in Part 2 above until completed product(s) is submitted to, and approved by, the DEPARTMENT and the DEPARTMENT has approved the project's Final Report.

4. Shall reimburse costs incurred for completed grant project deliverables at amounts not to exceed those itemized for each grant deliverable in the DEPARTMENT's professional service agreement approval letter(s).

B – Special Condition

Environmental and Natural Heritage Concerns. Research and findings must include at least preliminary determinations on the potential for environmental hazards, cultural, historical, endangered and threatened resources, along with the potential for wetland and Chapter 30 conflicts, within the areas of prospective structural practice installations.

FOR THE GRANTEE

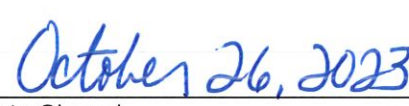
By:

Authorized Government Official_____
Title_____
Date Signed

FOR THE STATE OF WISCONSIN

By:



for Jim Ritchie, Director
Bureau of Community Financial Assistance

Date Signed

(Printed Name, If Different Than Authorized Government Official on P.1)

When returning the signed grant, you must also include evidence of your community's local share of the grant project costs – such as a copy showing its inclusion in the municipal budget, or other evidence that the community has, in fact, committed the necessary funding to complete the project.

AGENDA ITEM

Discussion and possible action on the closure of railroad crossings

BACKGROUND

The extension of the River Edge Parkway north of Winton Street to Gilbert Park has been identified as a vital part of the trail system. Since the purchase of riverfront property north of Winton Street (i.e., former County Materials property), the real estate necessary to construct the trail is in place. To get into Gilbert Park, however, a new bicycle/pedestrian crossing of the railroad tracks must be approved by the Office of the Commissioner of Railroads (OCR).

Staff has been discussing this crossing with the railroad company (Foxy/Watco) and has developed preliminary designs based on their feedback. They have suggested that an existing public crossing would need to be closed in order for the new crossing to be granted.

Staff has looked at all of the railroad crossings in the city and feels that only a small number would be potential candidates for closure. Many of the existing crossings are for public streets and closing them would impact traffic flow in the city. Alternatively, there are a few alley crossings that would have minimal impacts to traffic, property owners, and the public in general.

Upon recommendation of the potential alley crossing closure, staff would prepare petitions to the OCR for both closing an existing crossing and establishing a new crossing. The petitioning process would include Resolutions from CISM, with final approval by Common Council.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

Authorize staff to move forward with a petition for closure of an alley crossing and the establishment of a new crossing.

Staff contact: Brad Lenz 715-261-6753

AGENDA ITEM
Discussion and possible action on the purchase of icebreaker equipment for the Department of Public Works
BACKGROUND
Citizens and Alderperson's brought forward concerns about snow and ice buildup on residential streets. The current method to address this is to use motor graders to scrape streets and remove the buildup. This process is used sparingly because it is time consuming, hard on equipment, hard on the streets, and often requires the use of chemicals. Several different strategies were explored to deal with this concern. Plowing streets sooner or more often would help reduce buildup but would add a significant cost to operating expenses. Applying more products to deal with the buildup would help, but again, would add significant cost to the operating expenses and increase adverse environmental effects. The idea for an icebreaker was brought forward by a member of the street crew, who had experience with them. An ice breaker attachment would mount to a front-end loader and would allow us to remove snow and ice from streets without damaging streets or equipment and require less chemical than graders.
FISCAL IMPACT
Purchasing the unit will cost close to \$50,000 and add to the fleet, which will increase our operating costs. The cost for maintaining an ice breaker initially will be like maintaining a plow. It has a cutting edge that is a wear item. Eventually the ice picks may need to be replaced. According to the dealer they expect ice picks to last five to ten years depending on use. In our situation they expect longer because we are planning to use them at slower speeds on residential streets. This cost for maintaining an ice breaker will also be slightly offset by decreasing the repair and maintenance costs for the graders.
STAFF RECOMMENDATION
Recommend purchasing one ice breaker attachment.
Staff contact: Dustin Kraege 715-261-6963

<u>Breaker</u>	<u>Price</u>	<u>Loader Coupler</u>	<u>Upfit/Hydraulics</u>	<u>Freight</u>	<u>Total</u>
Raiko T-15	\$40,720.00	included	\$1,500.00	Included	\$42,220.00
BGR100-103015	\$25,163.10	included	\$1,500.00	Not Included	\$26,663.10
Artic Shark D108	\$39,875.00	included	\$1,500.00	Not Included	\$41,375.00
<u>Breaker with Blade</u>					
Raiko P-15	\$44,860.00	included	\$1,500.00	included	\$46,360.00
BGR100-103015 & BGR101-Blade	\$42,154.20	included	\$1,500.00	\$765.00	\$44,419.20

Staff Recommendation:

Artic Shark D108 - Does not offer a built in plow, and staff is concerned that it could damage our blacktop because of fewer ice chisels.

BGR100-103015 - Does not have a built in plow.

Raiko T-15 - Does not have a built in plow.

Having a built in plow adds functionalty and reduces the need to send an addition employee + piece of equipment.

Raiko units have been used by Minnesota DOT and they have good history with them.

The Raiko is slightly higher priced, but Team Eagle was much more responsive to quesitons and included shipping costs.

The BGR100 was orignally quoted for significantly less that the Raiko. When asked for shipping costs they quoted \$765, but their qote increased by \$6,300.

Recommend purchase the Raiko P-15

Team Eagle Ltd.

10 Trent Drive, P.O. Box 670, Campbellford, Ontario, Canada, K0L 1L0



Dec/21/2023

Dustin Kraege
City of Wausau, WI
Superintendent
715.370.0575
dustin.kraege@ci.wausau.wi.us

Quote #: SM12212023-1

Dear Mr. Kraege,

Thank you for your interest in Team Eagle's RAIKO Icebreakers. Per your request you will see pricing and information listed below on the T-15 and P-15 discussed.

NEW RAIKO T-15 Icebreaker

\$40,720.00 USD

Includes HiVis Loader Coupler and Freight to City of Wausau WI

NEW RAIKO P-15 Icebreaker

\$44,860.00 USD

Includes HiVis Loader Coupler and Freight to City of Wausau WI

Please note that applicable taxes are not included and this pricing is valid for 60 days, at which point Team Eagle would be pleased to renew this quote upon your request.

Thank you again for allowing Team Eagle to provide you with this quotation. Should you have any further questions please feel free to contact me at 705-653-2956, or by email at samm@team-eagle.ca.

Sincerely,

Sam McKeown

Sam McKeown,
Operations Manager
Team Eagle LTD.

Telephone (866) 241-3264 • Facsimile (705) 653-4732 www.team-eagle.ca

Your Airfield Solutions Partner

Dustin Kraege

From: Sam McKeown <samm@team-eagle.ca>
Sent: Thursday, December 21, 2023 8:18 AM
To: Dustin Kraege
Subject: [EXTERNAL] RAIKO Quote
Attachments: CityofWausaTP15.pdf

Hi Dustin,

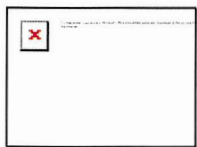
Please see quotation attached below with the units discussed yesterday.

Pricing includes freight and the HiVis coupler.

I did send over dimension sheet yesterday also, if you can confirm you received it and this quote that would be great.

Thanks again, enjoy the holidays!

Sam



Sam McKeown
Team Eagle Ltd. | Operations Manager
10 Trent Drive, Campbellford, ON, K0L1L0
Office: 1-866-241-3264 | Direct: 705-632-2130 | Mobile: 705-740-4790
Your Airfield Solutions Partner



"It is Christmas in the heart that puts Christmas in the air." **W.T. Ellis**

Wishing You and Your Family a Safe & Happy Holiday.

Dustin Kraege

From: Sam McKeown <samm@team-eagle.ca>
Sent: Tuesday, January 16, 2024 8:20 AM
To: Dustin Kraege
Subject: [EXTERNAL] Re: question about P-15 icebreaker

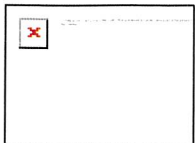
Hi Dustin,

That plow is hydraulically controlled yes, Up down, left right. You need a spare set of Aux Hydraulics on your loader, then would have to run the wiring and joystick (unless loaders equipped already) to control the solenoid valve that runs the blade.

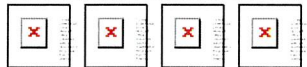
A lot of customers go with the T model because of its simplicity to operate and set up, there is just a tilt cylinder on it that can be plumbed into existing aux hydraulics only, or replaced with a slotted bar to allow float side to side and no hydraulics.

Please let me know if you have any more questions here.

Thanks again
Sam



Sam McKeown
Team Eagle Ltd. | Operations Manager
10 Trent Drive, Campbellford, ON, K0L1L0
Office: 1-866-241-3264 | Direct: 705-632-2130 | Mobile: 705-740-4790
Your Airfield Solutions Partner



On Jan 16, 2024, at 9:16 AM, Dustin Kraege <Dustin.Kraege@ci.wausau.wi.us> wrote:

Good Morning Sam,

The P-15 you quoted us(quote# SM12212023-1) has a built-in plow. Does that plow move up and down independently from the breaker, or is it fixed. If it moves up and down, is it hydraulic or manual. Also, is the plow angle fixed or does it move and if it moves, is it hydraulic or manual?

Thanks,

Dustin Kraege

Public Works Superintendent
City of Wausau, DPW
400 Myron St.
Wausau, WI 54401
dustin.kraege@ci.wausau.wi.us

Your Airfield Solutions Partner



RAIKO

Icebreaker

**Breaks up ice and compacted snow
without damage to pavement.**



RAIKO T

Raiko Icebreakers are pushed in front of a working machine such as loaders, graders, tractors, plow trucks etc., equipped with a tilt cylinder. These devices increase the utility of working machines to improve cost-efficiency.



RAIKO P

Equipped with a dedicated blade, the Raiko P for wheel loaders is designed to be pushed in front. The entire device can be operated by using the wheel loader's controls. Wheel loaders are well suited for removing hard-packed ice layers from roads, yards and light traffic routes.

team-eagle.com

Leading in Efficiency

Destroy several inches of solid ice.

Increasing Productivity & Reducing Costs



Flexible and
freely
rotating
spiked roller
sections

Virtually
soundless
due to its
unique
structure

Low
operating
costs

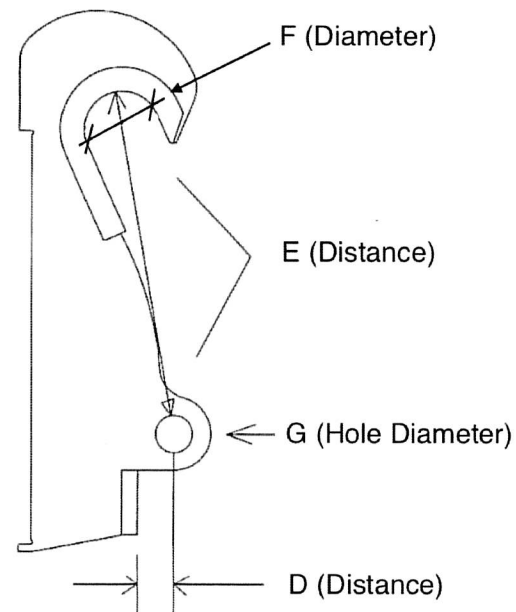
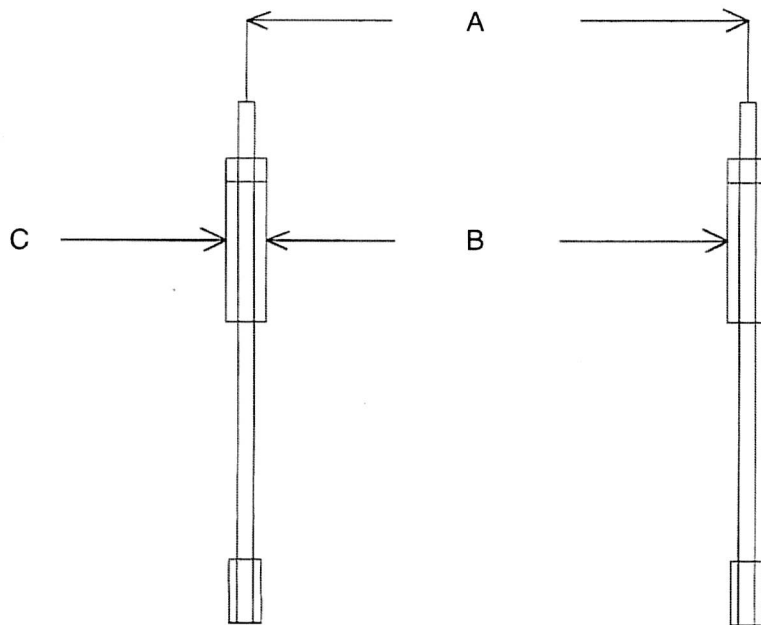
Technical Specifications	Pushable Model					Wheel Loader Model	
	T7	T8	T12	T14	T15	P14	P15
Total width	1520 mm	1700 mm	2420 mm	2780 mm	2960 mm	2780 mm	2960 mm
	59.8"	66.9"	95.3"	109.4"	116.5"	109.4"	116.5"
Total length	905 mm	905 mm	905 mm	905 mm	905 mm	1994 mm	1994 mm
	35.6"	35.6"	35.6"	35.6"	35.6"	78.5"	78.5"
Total height	1169 mm	1169 mm	1169 mm	1169 mm	1169 mm	1403 mm	1403 mm
	46.0"	46.0"	46.0"	46.0"	46.0"	55.2"	55.2"
Weight	990 kg	1040 kg	1370 kg	1580 kg	1750 kg	2150 kg	2330 kg
	2180 lb	2293 lb	3020 lb	3483 lb	3858 lb	4740 lb	5137 lb
Working width	1210 mm	1390 mm	2110 mm	2470 mm	2648 mm	2470 mm	2650 mm
	47.6"	54.7"	83.1"	97.2"	104"	97.2"	104.3"
Oil demand	20 l/min	20 l/min	20 l/min	20 l/min	20 l/min	20 l/min	20 l/min
	5.3 gpm	5.3 gpm	5.3 gpm	5.3 gpm	5.3 gpm	5.3 gpm	5.3 gpm
Working pressure	180 bar	180 bar	180 bar	180 bar	180 bar	180 bar	180 bar
	2611 psi	2611 psi	2611 psi	2611 psi	2611 psi	2611 psi	2611 psi
Recommended weight of working machine		>2500 kg	>5000 kg	>5000 kg	>5000 kg	>5000 kg	>5000 kg
		>5512 lb	>11023 lb	>11023 lb	>11023 lb	>11023 lb	>11023 lb

For more information visit:
team-eagle.com





TEAM EAGLE



A: 40"
B: 36"
C: 42.5"
D: 2.5"
E: 24.5"
F: 2.25"
G: 2"

Male Coupler Make/Model: John Deere H1-VIS ISO Coupler Male Coupler Serial Number: PXLK 62 H 000 665



Groupe R.Y. Beaudoin Inc.
1400 Bd Pierre-Roux E
Victoriaville QC G6T 2T7
Canada

Phone: (819) 604-1396

Quote Number: 301490

QUOTE

Page: 1 of 1

Quote To:

Public Works Wausau
400 Myron St
Wausau WI 54401
Canada

Phone: 715-370-0575

Fax:

Date: 12/20/2023

Expires: 1/19/2024

Reference:

Sales Person: Mike Kane

Email: mkane@gryb.com

Created By: Jean-Sébastien Dubois

Contact: Dustin Kraege

Loader: JD 624P

Class: 40

Compatibility: TO BE CONFIRMED

Paint: Yellow GRYB

Leadprod: 2 Weeks

Canadian Dollar

Line	Part	Rev	Expected Qty	List Unit Price	Disc. Unit Price	Total Disc. Price
1	BGR100-103015 Ice breaker (Blue-Gryb) 103" <i>- Bolted female coupler included</i>		1.00EA	27,959.00	25,163.1000	25,163.10

Lines Total: 25,163.10

Total Taxes: 0.00

Total Miscellaneous Charges: 0.00

Quote Total: 25,163.10

New products come with a 2 years limited warranty, certain components are not eligible. See warranty procedure details at gryb.com. Certain conditions apply. Please send payment confirmation and details of your order to pmt@gryb.ca. Goods listed on this invoice are the property of Groupe R.Y. Beaudoin Inc. until they are fully paid. Canceled orders are subject to a 25% restocking fee.



Groupe R.Y. Beaudoin Inc.
1400 Bd Pierre-Roux E
Victoriaville QC G6T 2T7
Canada

Phone: (819) 604-1396

Original
Quote without
shipping

Quote Number: 301490

QUOTE

Page: 1 of 1

Quote To:

Public Works Wausau
400 Myron St
Wausau WI 54401
Canada

Date: 12/20/2023

Expires: 1/19/2024

Reference:

Sales Person: Mike Kane

Email: mkane@gryb.com

Phone: 715-370-0575

Fax:

Created By: Jean-Sébastien Dubois

Contact: Dustin Kraege

Loader: JD 624P

Class: 40

Compatibility: TO BE CONFIRMED

Paint: Yellow GRYB

Leadprod: 4 Weeks

Canadian Dollar

Line	Part	Rev	Expected Qty	List Unit Price	Disc. Unit Price	Total Disc. Price
1	BGR100-103015 Ice breaker (Blue-Gryb) 103" - Bolted female coupler included		1.00EA	27,959.00	25,163.1000	25,163.10
2	BGR101-BLADE-000-B SNOW BLADE FOR BLUEGRYB		1.00EA	11,879.00	10,691.1000	10,691.10

Lines Total: 35,854.20

Total Taxes: 0.00

Total Miscellaneous Charges: 0.00

Quote Total: 35,854.20

New products come with a 2 years limited warranty, certain components are not eligible. See warranty procedure details at gryb.com. Certain conditions apply. Please send payment confirmation and details of your order to pmt@gryb.ca. Goods listed on this invoice are the property of Groupe R.Y. Beaudoin Inc. until they are fully paid. Canceled orders are subject to a 25% restocking fee.



Groupe R.Y. Beaudoin Inc.
1400 Bd Pierre-Roux E
Victoriaville QC G6T 2T7
Canada

Phone: (819) 604-1396

Quote Number: 301490

QUOTE

Page: 1 of 1

Quote To: Public Works Wausau 400 Myron St Wausau WI 54401 United States Phone: 715-370-0575 Fax:	Date: 12/20/2023 Expires: 1/19/2024 Reference: Sales Person: Mike Kane Email: mkane@gryb.com Created By: Alexandra Lessard
--	---

Contact: Dustin Kraege
Loader: JD 624P
Class: 40
Compatibility: TO BE CONFIRMED
Paint: Yellow GRYB
Leadprod: 4 Weeks

Canadian Dollar

Line	Part	Rev	Expected Qty	List Unit Price	Disc. Unit Price	Total Disc. Price
1	BGR100-103015 Ice breaker (Blue-Gryb) 103" - Bolted female coupler included		1.00EA	27,959.00	25,163.1000	25,163.10
2	BGR101-BLADE-000-B SNOW BLADE FOR BLUEGRYB		1.00EA	18,879.00	16,991.1000	16,991.10

Lines Total:	42,154.20
Total Taxes:	0.00
Total Miscellaneous Charges:	765.00
Quote Total:	42,919.20

New products come with a 2 years limited warranty, certain components are not eligible. See warranty procedure details at gryb.com. Certain conditions apply. Please send payment confirmation and details of your order to pmt@gryb.ca. Goods listed on this invoice are the property of Groupe R.Y. Beaudoin Inc. until they are fully paid. Canceled orders are subject to a 25% restocking fee.

Dustin Kraege

From: Alexandra Lessard <alessard@gryb.com>
Sent: Friday, January 26, 2024 12:29 PM
To: Dustin Kraege
Cc: Mike Kane
Subject: [EXTERNAL] RE: question on BGR101-BLADE-000-B
Attachments: 301490.pdf

Hi Dustin , sorry for the delay.

Here the updated quote with the freight in misc. Charges.

Thanks !



ALEXANDRA LESSARD
Représentante ventes internes
Internal Sales Representative
O. 819-330-0906 ext.356 - gryb.com



De : Dustin Kraege <Dustin.Kraege@ci.wausau.wi.us>
Envoyé : 25 janvier 2024 14:32
À : Alexandra Lessard <alessard@gryb.com>
Objet : RE: question on BGR101-BLADE-000-B

Hi Alexandra,

Is there any way I could get a shipping quote to have this unit delivered?

City of Wausau, DPW
400 Myron Street
Wausau WI, 54401

Thank you,

Dustin Kraege

Public Works Superintendent
City of Wausau, DPW
400 Myron St.
Wausau, WI 54401
dustin.kraege@ci.wausau.wi.us

Dustin Kraege

From: Alexandra Lessard <alessard@gryb.com>
Sent: Thursday, January 25, 2024 10:58 AM
To: Dustin Kraege
Cc: Mike Kane
Subject: [EXTERNAL] RE: question on BGR101-BLADE-000-B

Good Morning , sorry for the delay.

See in Green for my answers.

Does the plow blade move independent of the breaker or is it fixed? **It move**

If it moves, is it hydraulic or manual? **Hydraulic**

Is the blade angle fixed or adjustable? If adjustable, is it hydraulic or manual? **Adjustable , Hydraulic.**



ALEXANDRA LESSARD
Représentante ventes internes
Internal Sales Representative
O. 819-330-0906 ext.356 - gryb.com



From: Dustin Kraege <Dustin.Kraege@ci.wausau.wi.us>
Date: January 16, 2024 at 8:03:13 AM PST
To: Mike Kane <mkane@gryb.com>
Subject: question on BGR101-BLADE-000-B

Good Morning Mike,

I had some questions on the unit that you quoted us(quote# 301490). Does the plow blade move independent of the breaker or is it fixed? If it moves, is it hydraulic or manual? Is the blade angle fixed or adjustable? If adjustable, is it hydraulic or manual?

Thanks,

Dustin Kraege

Public Works Superintendent
City of Wausau, DPW
400 Myron St.
Wausau, WI 54401
dustin.kraege@ci.wausau.wi.us

*Blue*GRYB^{MC}

SEVERAL WIDTHS

Ranging from 41 in to 103 in



- Breaks ice up to 2 in thick
- Operation speed between 25 and 40 km / h
- Abrasive and melting material reduction (green solution)
- Interchangeable teeth bolted on by section to minimize maintenance costs
- Uniquely-angled helix design features a 7-tooth serrated roller installed at every half inch to avoid marking the ground
- Rubber dampers for shock absorption





DETAILS SHEET

BLUE GRYB ROTATING ICEBREAKER

SERIES **BG**



[REQUEST A QUOTE](#)



PROS

Abrasive and melting material reduction (green solution)

3 times faster than standard icebreaking operation even at very low temperatures

Crushes ice up to 2 inches thick

Interchangeable bolted-on teeth by section, which reduces servicing costs

TECHNICAL SPECIFICATIONS

OVERVIEW

TECHNICAL SPECIFICATIONS

FRAME AND ROLLER

MODEL	WIDTH (IN)	HEIGHT (IN)
BGR100-041006	46	30
BGR100-048007	53	30
BGR100-068010	74	30
BGR100-096014	102	30
BGR100-103015	109	30

** Various models available on request.*

ROLLER

MODEL	WORKING WIDTH (IN)	ROLLER DIAMETER (IN)
BGR100-041006	41	25 ³ / ₄
BGR100-048007	48	25 ³ / ₄
BGR100-068010	68	25 ³ / ₄
BGR100-096014	96	25 ³ / ₄
BGR100-103015	103	25 ³ / ₄

** All roller teeth are made with 500 BHN steel.*

COMPATIBILITY

- | | | |
|-----------|---------------|---------------|
| ✓ Bobcat | ✓ Case | ✓ Caterpillar |
| ✓ Doosan | ✓ Ford | ✓ Hyundai |
| ✓ JCB | ✓ John Deere | ✓ Kawasaki |
| ✓ Komatsu | ✓ Kubota | ✓ Liebherr |
| ✓ Manitou | ✓ New Holland | ✓ Terex |
| ✓ Volvo | | |

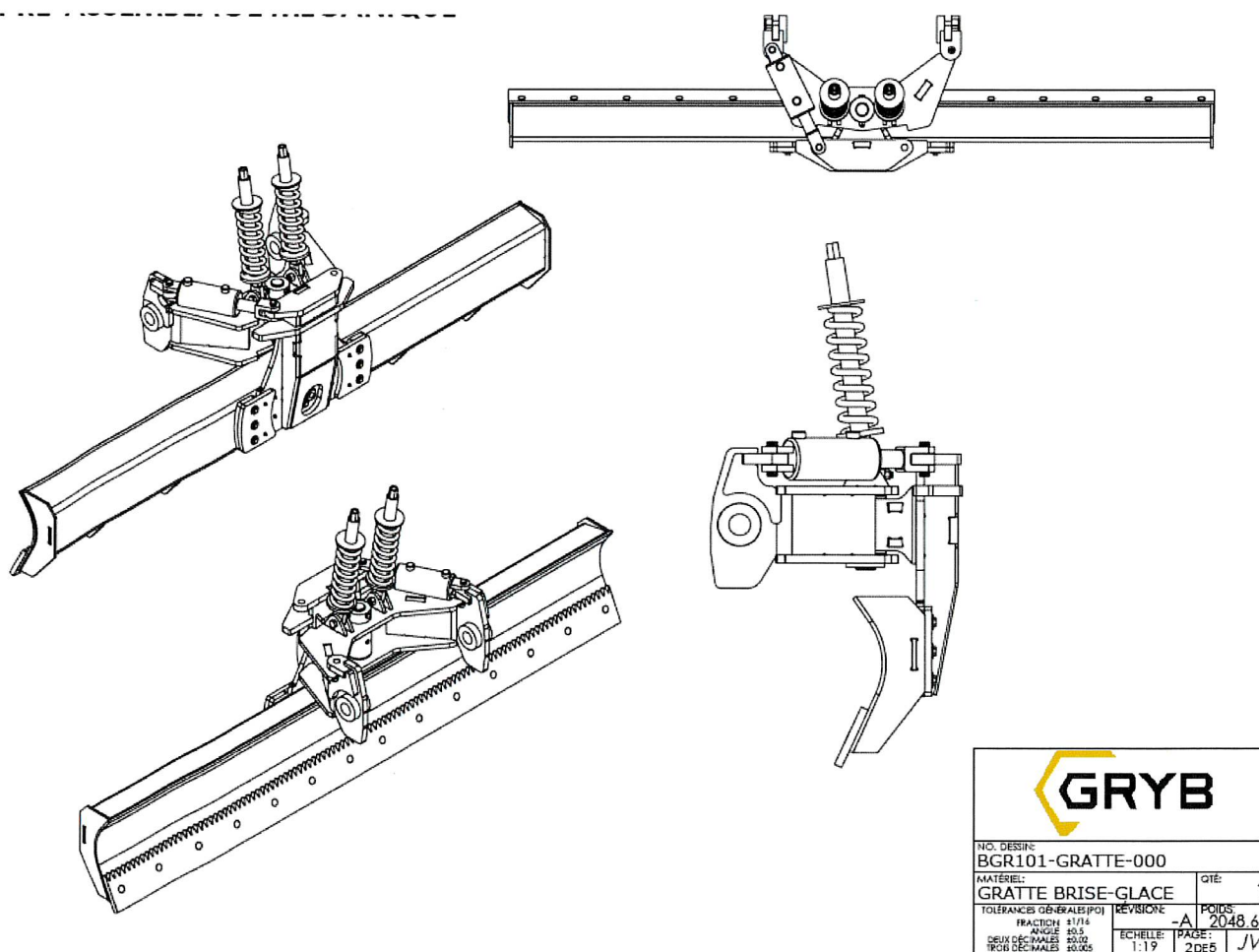
Dustin Kraege

From: Jean-Sébastien Dubois <jsdubois@gryb.com>
Sent: Wednesday, December 20, 2023 1:40 PM
To: Dustin Kraege
Cc: Mike Kane
Subject: [EXTERNAL] RE: BlueGryb Q301490
Attachments: GR-CA-WINTER-E-23-01_web.pdf; Quote, 301490 V2.pdf

Yes, I attached the winter catalog. You have some description on it.

Also, I quoted the optional Snow Blade. It's 4 weeks leadprod for it. See attached

Here's a drawing for the snow blade.



Thanks,



JEAN-SEBASTIEN DUBOIS



2023 Wholesale Specifications and Price Sheet

Arctic Shark™ D Series

Model D108 (Standard size for D Series)

108" Arctic Shark™ ice breaker for Wheel Loader or Motor Grader.

Frame dimensions: 90" W x 35 3/8" D x 56" H.

Dual sub-frame assemblies with independent articulation.

5" articulation range on each sub-frame assembly.

Each sub-frame assembly has 10 wheels and 60 teeth (6 teeth per wheel).

Unit has 20 wheels and 120 teeth total.

Unit weight 2,606 pounds including fast adapter frame (without mount).

Frame powder coated industrial yellow/ wheels & teeth are black enamel.

Coupler canes for JD ISO HI-VIS loader attachment.

Wholesale Direct Price F.O.B. Fort Collins, CO **\$39,875.00**

Customer is responsible for all freight charges, tariffs, duties, and taxes.

Terms: COD

Weight may change based on fast adapter mount.

All Prices are in U.S. Dollar(s).



< **WEB:** www.ultramech.com >

< **EMAIL:** info@ultramech.com >

< **PHONE:** 970 . 222 . 0879 >



Ultramech's **Arctic Shark** is the only mechanical roadway ice removal attachment for heavy equipment that increases overall productivity and reduces usage of de-icing chemicals.

With twin articulating wheel sets that conform to contour, its 120 rolling teeth easily rip through the thickest of ice build-up in the winter -- as well as compacted road base for regrading in the summer.

**ENVIRONMENT
FRIENDLY -
LITTLE TO NO
CHEMICAL USE**

**TIME & COST
SAVINGS -
LESS STAFF
REQUIRED**

**INCREASED
CITIZEN SAFETY
AND
SATISFACTION**

**YEAR-ROUND
USE FOR
REGRADE
PROJECTS**

■ **Rolling, ice-cutting action** on roadways, curbs, and gutters

■ **Hitch attachment** to a variety of heavy equipment (e.g., **loaders and graders**)

■ **Dual articulating subframes** that adjust to follow contour

■ **Easy maintenance** with replaceable, off-the-shelf teeth and components

■ **Digging ability** to loosen compacted earth & road base



ABOUT US: Ultramech, headquartered in Loveland, Colorado, is an equipment manufacturer uniquely serving leading companies and municipalities in the areas of street maintenance, road repair, and snow & ice removal. With years of experience in the field, our mission is to create practical solutions that focus on ease of use, durability, time & cost savings, and environmental responsibility.

CASE STUDIES

	CITY OF LOVELAND, COLORADO (Q3 2008 - Q1 2009)	TOWN OF CASTLE ROCK, COLORADO (Q1 2012)
Weather Conditions	~27 inches of snowfall, with sustained thaw & re-freeze of ice on streets	100+ inches of snowfall, with heavy ice buildup on streets
Number of Crews	2 Crews	1 Crew
Crew Size	4 to 6 persons with or without Arctic Shark (heavy hauling crew)	6 persons without Arctic Shark, 3 persons with Arctic Shark
Equipment Required Per Crew WITHOUT Arctic Shark	■ 1 motor grader ■ 2 loaders with buckets ■ 3 tandem dump trucks	■ 1 motor grader ■ 1 loader with bucket ■ 2 tandem dump trucks
Equipment Required Per Crew WITH Arctic Shark	■ 1 motor grader ■ 1 loader with Arctic Shark attached ■ 1 loader with bucket ■ 3 to 5 tandem dump trucks	■ 1 motor grader with Arctic Shark attached ■ 1 loader with bucket ■ 1 tandem dump truck
Technique	All ice was broken, loaded into dump trucks, and hauled away	Ice was broken & bladed to sun side of street; minimal loading & hauling
Impact on De-Icing Chemical Usage	Minimal to no application, due to use of Arctic Shark	Minimal to no application, due to use of Arctic Shark
Results	■ 25% overall project savings, with only one crew using the Arctic Shark ■ Significant decrease in removal time ■ Arctic Shark unit payoff within one season	■ 8x project productivity increase using the Arctic Shark ■ 50% decrease in crew size ■ Arctic Shark unit payoff within one month

* Data based on one Arctic Shark purchase per municipality

"One of our main objectives is to maintain a very positive **citizen satisfaction** level.

"We utilized the Arctic Shark unit for directly breaking ice. We also used it to pockmark the ice for application of granular de-icer, which honeycombed the ice for breakup **with a single pass of the Arctic Shark.**

"This resulted in an **overall project savings of more than 25%** in time and costs, coupled with significant reduction in the use of **expensive de-icing chemicals** and their potential environmental impact."

- **Danny Robinett**
Superintendent for Streets &
Stormwater Maintenance
City of Loveland, CO

SPECIFICATIONS

Dimensions:	35 3/8" x 109 1/4" x 56"
Weight:	2606 lbs.
Articulation Range:	5 inches per subframe
Wheels & Teeth:	20 wheels x 6 teeth = 120 teeth total
Mounting:	Purchased separately



Arctic Shark

Overview

The Ultramech Arctic Shark® is the only mechanical roadway ice removal attachment for heavy equipment that increases overall productivity and reduces usage of de-icing chemicals. Built for durability, capability, and versatility, it can be mounted to a wide range of off-highway vehicles, including graders, skid steers, and utility type vehicles (UTVs) utilizing a universal attachment mount. The Arctic Shark is available in two model sizes and can be customized to multiple widths:

- **D Series** for Loaders and Graders
- **M Series** for 4WD Tractors, Wheel Loaders, and Small Motor Graders
- **S Series** for Skid Steers and Compact Tractors

Devouring Ice on Roadways

Armed with a set of rotating teeth, the Arctic Shark's articulating subframe adjusts to follow surface contour and maintains even ground contact on any terrain. Its rolling wheel sets are designed to turn the thickest of roadway ice into rubble, which can be easily plowed or loaded for removal. Operators can utilize the float mode on the machine or apply down pressure as needed in severe or deep ice situations to fracture ice on roadways, curbs, and gutters without damaging the surface underneath.



[+] [View More Images](#)

The Arctic Shark is made in the USA and covered by United States Patent #8,752,905.

[Request a Quote](#)

- [Benefits](#)
- [Specifications](#)
- [Mounting](#)
- [Resources](#)

Improved Efficiency

The Arctic Shark has a proven record of time and money savings due to its simple yet powerfully effective design. Customers have reported an 8X increase in productivity in terms of lane miles addressed, with a 50% reduction in crew size. Don't take our word for it – [read the customer testimonials](#) for proof.

Increased Citizen Safety and Satisfaction

In winters with heavy snowfall, severe ice can build up on flat roads and shaded curb areas due to daily freeze-thaw cycles. The Arctic Shark allows maintenance organizations to quickly address hundreds of backlogged citizen complaints and replaces months of spinning tires, rear-end collisions and broken bones with well-cleared streets! The unit is invaluable to municipalities, counties, and any state that suffer thick ice build-up on roads during winter months.

Easy Maintenance

Simple fact: if equipment requires servicing, it is inevitably at the worst possible time, in the worst possible conditions. By utilizing off-the-shelf bucket teeth, the Arctic Shark allows operators to service the unit in the field - or even utilize different style teeth entirely with minimal downtime.

Environmentally Friendly

The Arctic Shark is a ground-powered, mechanical attachment that simply utilizes its own weight (and the weight of the attached vehicle) to break up snow and ice. It can be used to directly fracture ice for immediate removal, or to pockmark the surface before applying de-icing chemicals. Either way, the Arctic Shark significantly reduces usage of chemical surface treatments and greatly decreases impact on the environment.

Year-Round Usage

During summer months, the Arctic Shark is ideal for tackling construction and maintenance projects. The multi-purpose rotating teeth can easily dig through and loosen compacted earth and other surfaces. Got an alley to resurface? The Arctic Shark will rip through road base and recycled asphalt in short order. [View the video demo](#) to see how this versatile attachment efficiently breaks up material for road re-grading.



Model	S44	S52*	S60	S68	M92	D108
Compatibility	Skid steer, compact tractor, utility vehicle				4WD tractor, wheel loader, small motor grader	Wheel loader, motor grader
Frame Dimensions	57" W x 43" D x 30" H				74" W x 35 3/8" D x 56" H	109" W x 35 3/8" D x 56" H
Articulation	Center				Dual	
Axle Width	44 in	52 in	60 in	68 in	92 in	108 in
Weight	1050 lb	1150 lb	1250 lb	1350 lb	2400 lb	2606 lb
Wheels	8	10	12	14	16	20

CITY OF WAUSAU PURCHASE ORDER COVER SHEET

DEPARTMENT: Public Works	CONTACT NAME: Dustin Kraege
VENDOR: Team Eagle Ltd.	COST: \$50,000
PURCHASE DESCRIPTION: Purchase, shipping, and upfit of Raiko P-15 Icebreaker Attachment	



COMPETITIVE PURCHASING PROCESS DOCUMENTATION

PLEASE INDICATE YOUR QUOTE AND BID EFFORTS BELOW. THIS IS A MANDATORY FORM FOR ANY PURCHASES IN EXCESS OF \$10,000 AND SHOULD ACCOMPANY THE PURCHASE ORDER DOCUMENTATION AND BE REMITTED TO FINANCE

GOODS OR SERVICES REQUIRING CENTRALIZED PURCHASING INCLUDE: COPIERS, COMPUTER HARDWARE/SOFTWARE, INTERNET SERVICES, CELL PHONES, SECURITY CAMERAS, FURNITURE, PLOWING SERVICES, VEHICLES AND ROLLING STOCK, FACILITY MAINTENANCE

- ☐ **PURCHASE OF GOODS OR CONTRACT SERVICES \$10,000 TO \$25,000 – WRITTEN QUOTES REQUIRED**
- ☐ QUOTE SUMMARY AND AT LEAST 3 QUOTES (ATTACHED)
 - ☐ SOLE SOURCE JUSTIFICATION – APPROVED BY DEPT HEAD AND FINANCE DIRECTOR (ATTACHED)
- ☒ **PURCHASE OF GOODS OR CONTRACT SERVICES GREATER THAN \$25,000 - FORMAL BID PROCESS REQUIRED**
- ☐ PUBLIC CONSTRUCTION – FOLLOW STATE STATUTES
 - ☐ BIDS FORMALLY NOTICED
 - ☐ SEALED BIDS RECEIVED
 - ☐ BIDS OPENED AT BOARD OF PUBLIC WORKS
 - ☐ BID SUMMARY AND BIDS (ATTACHED)
 - ☒ SOLE SOURCE JUSTIFICATION APPROVED BY FINANCE COMMITTEE (ATTACHED)
- ☐ **PURCHASE OF VOLATILE PRICING COMMODITIES \$10,000 TO \$50,000 – REQUIRES WRITTEN QUOTES**
- ☐ QUOTE SUMMARY AND QUOTES (ATTACHED)
 - ☐ APPROVED SOLE SOURCE JUSTIFICATION (ATTACHED)
- ☐ **PURCHASE OF COMBINED GOODS AND SERVICES OR PROFESSIONAL SERVICES UNDER \$25,000 - COMPETITIVE PROCESS ENCOURAGED**
- ☐ QUOTE SUMMARY (ATTACHED)
 - ☐ QUOTES (ATTACHED)
 - ☐ APPROVED SOLE SOURCE JUSTIFICATION (ATTACHED)
 - ☐ OTHER PROCUREMENT DESCRIBE _____
- ☐ **PURCHASE OF COMBINED GOODS AND SERVICES OR PROFESSIONAL SERVICES OVER \$25,000 – FORMAL RFP PROCESS REQUIRED**
- ☐ FORMAL RFP (ATTACHED)
 - ☐ RFP FORMALLY NOTICED
 - ☐ PROPOSALS OPENED AT BOARD OF PUBLIC WORKS
 - ☐ PROPOSAL SUMMARY AND PROPOSALS (ATTACHED)
 - ☐ SOLE SOURCE JUSTIFICATION APPROVED BY FINANCE COMMITTEE (ATTACHED)
- ☐ **COOPERATIVE PURCHASING PROGRAM/AGREEMENT(such as NJPA/State of Wisconsin)**
- ☐ **PURCHASING EXEMPTION – SOFTWARE MAINTENANCE AND SUPPORT PROCURED FROM PROPRIETARY OWNER, ORIGINAL MANUFACTURER MAINTENANCE AND PARTS, INSURANCE SERVICES AND PRODUCTS FROM CVMIC AND TMIC**

ADDTL INFO:



CITY OF WAUSAU
SOLE SOURCE PURCHASE JUSTIFICATION
REQUIRED FORM PURCHASE OF GOODS OR SERVICES EXCEEDING \$10,000

Purchase of goods or services for no more than \$25,000 may be made without competition when it is agreed in advance between the Department Head and the Finance Director. Sole source purchasing allows for the procurement of goods and services from a single source without soliciting quotes or bids from multiple sources. Sole source procurement cannot be used to avoid competition, rather it is used in certain situations when it can be documented that a vendor or contractor holds a unique set of skills or expertise, that the services are highly specialized or unique in character or when alternate products are unavailable or unsuitable from any other source. Sole source purchasing should be avoided unless it is clearly necessary and justifiable. The justification must withstand public and legislative scrutiny. The Department Head is responsible for providing written documentation justifying the valid reason to purchase from one source or that only one source is available. Sole source purchasing criteria include: urgency due to public safety, serious injury financial or other, other unusual and compelling reasons, goods or service is available from only one source and no other good or service will satisfy the City's requirements, legal services provided by an attorney, lack of acceptable bids or quotes, an alternate product or manufacturer would not be compatible with current products resulting in additional operating or maintenance costs, standardization of a specific product or manufacturer will result in a more efficient or economical operation or aesthetics, or compatibility is an overriding consideration, the purchase is from another governmental body, continuity is achieved in a phased project, the supplier or service demonstrates a unique capability not found elsewhere, the purchase is more economical to the city on the basis of time and money of proposal development.

1. Sole source purchase under \$10,000 shall be evaluated and determined by the Department Head.
2. Sole source purchase of \$10,001 to \$25,000 a formal written justification shall be forwarded to the Finance Director who will concur with the sole source or assist in locating additional competitive sources.
3. Sole source purchase exceeding \$25,000 must be approved by the Finance Committee.

☐

Ongoing Sole Source – 365 days

☒

One Time Sole Source Request

1. Provide a detailed explanation of the good or service to be purchased and vendor.

Purchase a Raiko P-15 icebreaker loader attachment from Team Eagle Ltd.

2. Provide a brief description of the intended application for the service or goods to be purchased.

This equipment will be used to remove snow and ice build-up from streets. Mechanical removal is better for the environment than using chemicals and ice breakers are an efficient way to clear streets.

3. State why other products or services that compete in the market will not or do not meet your needs or comply with your specifications.

Currently Public Works uses chemicals and graders to remove ice from streets. That method it is hard on equipment. Salt is corrosive to metal and harmful to water. Scraping ice from a road with a grader is abusive to the machine. An ice breaker would give us an alternative method to clear streets.

4. Describe your efforts to identify other vendors to furnish the product or services.

Contacted nine current city vendors for ice breaker options. None of them carried ice breakers. One vendor tried to source something for us but was unsuccessful. Online research was conducted, and vendors were solicited for options and quotes. Three vendors provided five quotes.

5. How did you determine that the sole source vendor's price was reasonable?

The quotes we received for ice breakers with a built-in plow were within \$2,000 of each other.

6. Which of the following best describes this sole source procurement? Select all that apply.

- ☒ Product or vendor is uniquely qualified with capability not found elsewhere.
- ☐ Urgency due to public safety, serious financial injury or other. (explain)
- ☐ The procurement is of such a specialized nature that by virtue of experience, expertise, proximity or ownership of intellectual property
- ☒ Lack of acceptable quotes or bids.
- ☐ Product compatibility or the standardization of a product.
- ☐ Continuation of a phased project.
- ☐ Proposal development is uneconomical.

Department: PUBLIC WORKS

Preparer: DUSTIN KRAEGE

Vendor Name: TEAM EAGLE LTD.

Expected amount of purchase or contract: \$50,000

Department Head Signature:

Dustin Kraege

Date:

1-30-24

Finance Director Signature:

Date:

Agenda Item 7



Office of the City Attorney

TEL: (715) 261-6590

FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Tegan Troutner
Assistant City Attorney

STAFF MEMO

TO: CISM Committee Members

FROM: Anne Jacobson, City Attorney

DATE: January 31, 2024

RE: Update on CISM Duties and Responsibilities

At your January 11, 2023, meeting you discussed the duties and responsibilities and possible overlaps or interconnections with other standing committees, found both in ordinance and resolution. A description appears on the City website, but its author and source are uncertain, and non-precedential.

(The full discussion can be found in the minutes contained in this packet.)

I was directed to prepare a draft for review at your upcoming committee meeting on February 8, 2024, containing a description of the committee's duties and responsibilities.

Additional Background

I conducted additional research after your last meeting and in preparation for review of the duties of the Economic Development Committee, on February 6.

I found an April 12, 1966 Resolution of the Reapportionment Committee ("1966 Report") which contains a report, rescinding, repealing and replacing a similar report adopted by the Common Council on October 13, 1964, and which defines the duties of the various standing committees of the Common Council.

From this Resolution we see under the description of the Public Property and Capital Improvements Committee, "to recommend purchase, sale or leasing of real estate by the city and to recommend the use or disposition of vacant or unutilized city-owned real estate; to locate and to recommend the acquisition of areas for municipal purposes, such purposes to include the requirements for expansion of the city street system and improvements therefore . . ." and

Under the Industrial Development and Annexation Committee, "to investigate, study and make recommendations concerning any requests for annexation of property to the City of Wausau; to locate and recommend the acquisition of areas for industrial and municipal purposes; to study and recommend means of the development of good public relations in the city government; and to assist in the industrial expansion of the city."

Legal Analysis

The order of precedence of the various descriptions we find describing the duties and responsibilities of the standing committees, would be those encompassed in: (in descending order):

- Statute
- Local ordinance
- Resolution approved by Council
- Policy approved by Council
- Website summaries

As we can see, the number, names and makeup of the standing committees of the Common Council are subject to change by the Council, and have changed (in addition to committees, commissions, boards, and task forces) variously over the years. I have yet to find any resolutions which followed this 1966 resolution.

Statute

Wis. Stat. s.62.11(5) describes the powers of the *Council* to “have the management and control of the city property, finances, highways, navigable waters, and the public services, and shall have power to act for the government and good order of the city, for its commercial benefit, and for the health, safety, and welfare of the public, and may carry out its powers by license, regulation, suppression, borrowing of money, tax levy, appropriation, fine, imprisonment, confiscation, and other necessary or convenient means.” The Council shall in all other respects [not restricted by statute] determine the rules of its procedure. (62.11(3)(e))

Ordinances

Currently, without looking at the website definition, we have Chapter 3.12.010, .020 and .030, which provisions address the sale of City-owned real property. Last month, we proposed a change to WMC 3.12.010 to send requests and proposals for the sale of city-owned property directly to CISM first, rather than the Common Council first; and a requirement that the Economic Development committee report to CISM, the status of any proposed sale of any City-owned property, pursuant to its Property Disposition Program for redevelopment purposes.

There is another ordinance in Chapter 3.12 which specifically mentions the Economic Development Committee:

3.12.040 - Applicability—City representatives.

The procedure outlined above shall not be applicable to the sale or lease of City-owned land in industrial parks or land acquired by the City for redevelopment purposes pursuant to resolution, binding offer to contract. The sale or lease of this type of City-owned land shall be accomplished by means of contract, lease or other written agreement arrived at by means of negotiation by representatives of the City and prospective purchasers or lessees of the land. For purposes of this chapter the Economic Development Committee is designated the representative of the City and is hereby directed to negotiate with prospective purchasers or lessees of parts or parcels of City-owned industrial parks and to recommend to the Council sales or leases of parcels thereof and the terms of such sales or leases. Any action taken

by the Economic Development Committee in this regard is subject to final approval by the Common Council.

Resolution

Finally, there is the 2015 Resolution adopting the Property Disposition Program for Redevelopment Purposes, which is to be reviewed. By way of this program, property owners wishing to acquire adjoining vacant lots, can purchase the lot outright, and the Economic Development Committee will make recommendations to Council regarding the proposals received through an RFP process for commercial developable properties.

Summary

The CISM Committee currently considers requests or proposals for the sale of city-owned real property, with the exception of those duties assumed by the Economic Development Committee by ordinance:

- Land in industrial parks
- Land acquired by the City for redevelopment purposes (designated by resolution or contract)

And by virtue of the Property Disposition Program:

- individual lots for sale to the general public through the city website, and advertising in paper and/or listing through a realtor; and
- larger commercial developable properties through the RFP process
- those property owners wishing to join an adjoining vacant lot to their existing property

Recommendation

Therefore, unless there are amendments to our ordinances, which create the standing committees (WMC 2.16) or reference their duties throughout the municipal code, it is recommended that the Council consider the principal duties of the various committees and upon recommendations for changes by the Mayor or standing committees, adopt an updated report. The 1966 Resolution stated the report was adopted and made a part of the standing rules of the Common Council. Our standing rules are now adopted by ordinance.

Periodically, there should be a review of the number, title, makeup and duties of the standing committees of the Council, although the Council, each term, adopts its "rules," which contain the names of the standing committees. Perhaps as part of that process, a description of each committee can be included in the ordinance, or included in the Resolution adopting the Rules, much like the 1966 Report.

CITY OF WAUSAU, WISCONSIN

A RESOLUTION.....

DEFINING DUTIES OF THE VARIOUS COMMITTEES.....
OF THE COMMON COUNCIL.....
.....
.....
.....

FILE NO. 64-0825

Introduced April 12, 1966

Referred

Reported Back

Adopted

Other

RESOLUTION

BE IT RESOLVED that the hereto attached report which report sets out the principal duties of the various committees be and the same is hereby adopted and made a part of the standing rules of the Common Council of the City of Wausau; and

BE IT FURTHER RESOLVED that the said attached report does hereby rescind, repeal and replace a similar report adopted by the Common Council of the City of Wausau on October 13, 1964, and

BE IT FURTHER RESOLVED that the Clerk-Comptroller may publish the same in the next and succeeding publications of the Directory of City Government as compiled by him.

REAPPORTIONMENT COMMITTEE

By Charles A. Schofield
Chairman

CITY OF WAUSAU, WISCONSIN

REPORT OF _____
REAPPORTIONMENT COMMITTEE RE DUTIES OF
COUNCIL COMMITTEES

Dated _____

FILE NO. 64-0825
Introduced April 12, 1966
Referred _____
Adopted _____
Filed _____
Other _____

To the Mayor and Common Council:

It shall be the duty of the following named committees to consider all matters referred to it by the Mayor and all matters required by ordinance. It is the duty of the committee chairman to report or consider all matters as efficiently and expeditiously as possible. In addition thereto the principal duties of the various committees shall be as follows:

FINANCE COMMITTEE to conduct hearings on the annual budget and recommend the same; to make recommendations on the financing of city undertakings, on the financial affairs of the city, the improvement of the financial condition of the city and to recommend re-appropriation of funds by transfer; to make recommendations concerning the operation and disbursements of the Relief Department and to assist the Relief Director in policy decisions; to consider and recommend ways in which the city can obtain additional sources of revenue or additional revenue from existing sources; and, to investigate all claims filed against the city and make recommendations for the payment or non-payment thereof after consideration of such factors as reports of the insurance carrier.

PERSONNEL COMMITTEE to investigate at least annually wages, allowances and salaries of all the officers and employees of the city and to offer recommendations to the Council concerning the increasing or decreasing thereof; to seek as required the assistance of such agencies as the State Bureau of Personnel in determining whether or not existing wages and salaries are fair and adequate; to negotiate wages, salaries and working conditions with the appointed committees of Local 1287 AFSCME and Local 415 Firefighters; to formulate and implement a labor agreement with committees of the collective bargaining agent for city employees and to conduct hearings and make recommendations concerning the same; to make recommendations concerning the conditions and terms of employment for city officials not included in the labor agreement, including such items as sick leave, group insurance contributions, vacations and holidays, probationary employment and related matters; to hear any appeal of employment from decisions of administrative officers and to make recommendations thereof and to conduct hearings when disciplinary measures appear to be in order.

JUDICIARY AND REGULATORY COMMITTEE to investigate and make recommendations concerning needed new and revised legislation

to recommend rules for the administration of the police and fire department along with the police and fire chiefs; make recommendations for the purchase of vehicles and equipment of the police and fire departments; to investigate, study and recommend any needed improvements or consolidations that will make the operations of the police and fire department more efficient or effective; to investigate all applications for licenses concerning intoxicating liquor and fermented malt beverages and to make recommendations for the granting or denial thereof after consideration of the report of the police department; to recommend ways of improving present licensing ordinances and to study the licensing of additional activities and the setting of the fees therefor.

STREET AND ALLEY MAINTENANCE COMMITTEE to determine in nature and extent all street and alley maintenance, repair and additions including such functions as grading, oiling, patching, drainage, and snow and ice removal and control; to make recommendations regarding improved methods in the repair and upkeep of the city street systems; to be responsible for the repair and upkeep of the city street system and the equipment and machinery necessary therefor; to make recommendations concerning the purchase and disposal of machinery, equipment and vehicles for the maintenance of the city street system; to determine the location and type of exterior lighting for streets and alleys; to make recommendations for the improvement of the electrical code of the city and to work with the City Electrician in that regard; and, to make recommendations to the Traffic Commission for the improvement of lighting on streets for safety purposes.

PUBLIC PROPERTY AND CAPITAL IMPROVEMENTS COMMITTEE to recommend purchase, sale or leasing of real estate by the city and to recommend the use or disposition of vacant or unutilized city-owned real estate; to locate and to recommend the acquisition of areas for municipal purposes, such purposes to include the requirements for expansion of the city street system and improvements therefor, and acquisition of property for general and vocational school purposes; to conduct hearings on official map proceedings; to investigate, determine, and recommend to the Common Council the capital outlay improvements program for public works, such program to include the construction of new streets, sewers, watermain in conjunction with the Water Commission, and such other improvements to streets as the construction of curb and gutter, paving and sidewalks, and to determine priority on locations therefor.

SEWAGE AND INCINERATOR COMMITTEE to make recommendations concerning policies, operations of and improvements to the sewage treatment plant and the general sanitation system.

SPECIAL COMMITTEES AS FOLLOWS: COORDINATING COMMITTEE to be composed of the chairman of the following five standing committees: Finance, Personnel, Judiciary and Regulatory, Street and Alley Maintenance, and Public Property and Capital Improvements Committees. To act as a liaison committee between the state, county and the other municipalities in the handling of matters requiring coordination of efforts and interests; to study, investigate and make recommendations concerning such other matters as may from time

Page 3

to time be referred to it.

INDUSTRIAL DEVELOPMENT AND ANNEXATION COMMITTEE to be composed of the Mayor as chairman, the five members of the Coordinating Committee and three citizen members to be appointed by the Mayor from members of the local citizenry interested and occupied in industrial development and expansion work. Duties of this committee to investigate, study and make recommendations concerning any requests for annexation of property to the City of Wausau; to locate and recommend the acquisition of areas for industrial and municipal purposes; to study and recommend means of the development of good public relations in the city governments; and, to in general assist in the industrial expansion of the city.

April 12, 1966

It shall be the duty of the following named committees to consider all matters referred to it by the Mayor and all matters required by ordinance. It is the duty of the committee chairman to report or consider all matters as efficiently and expeditiously as possible. In addition thereto the principal duties of the various committees shall be as follows:

FINANCE COMMITTEE to conduct hearings on the annual budget and recommend the same; to make recommendations on the financing of city undertakings, on the financial affairs of the city, the improvement of the financial condition of the city and to recommend re-appropriation of funds by transfer; to make recommendations concerning the operation and disbursements of the Relief Department and to assist the Relief Director in policy decisions; to consider and recommend ways in which the city can obtain additional sources of revenue or additional revenue from existing sources; and, to investigate all claims filed against the city and make recommendations for the payment or non-payment thereof after consideration of such factors as reports of the insurance carrier.

PERSONNEL COMMITTEE to investigate at least annually wages, allowances and salaries of all the officers and employees of the city and to offer recommendations to the Council concerning the increasing or decreasing thereof; to seek as required the assistance of such agencies as the State Bureau of Personnel in determining whether or not existing wages and salaries are fair and adequate; to negotiate wages, salaries and working conditions with the appointed committees of Local 1287 AFSCME and Local 415 Firefighters; to formulate and implement a labor agreement with committees of the collective bargaining agent for city employees and to conduct hearings and make recommendations concerning the same; to make recommendations concerning the conditions and terms of employment for city officials not included in the labor agreement, including such items as sick leave, group insurance contributions, vacations and holidays, probationary employment and related matters; to hear any appeal of employment from decisions of administrative officers and to make recommendations thereof and to conduct hearings when disciplinary measures appear to be in order.

JUDICIARY AND REGULATORY COMMITTEE to investigate and make recommendations concerning needed new and revised legislation

to recommend rules for the administration of the police and fire department along with the police and fire chiefs; make recommendations for the purchase of vehicles and equipment of the police and fire departments; to investigate, study and recommend any needed improvements or consolidations that will make the operations of the police and fire department more efficient or effective; to investigate all applications for licenses concerning intoxicating liquor and fermented malt beverages and to make recommendations for the granting or denial thereof after consideration of the report of the police department; to recommend ways of improving present licensing ordinances and to study the licensing of additional activities and the setting of the fees therefor.

STREET AND ALLEY MAINTENANCE COMMITTEE to determine in nature and extent all street and alley maintenance, repair and additions including such functions as grading, oiling, patching, drainage, and snow and ice removal and control; to make recommendations regarding improved methods in the repair and upkeep of the city street systems; to be responsible for the repair and upkeep of the city street system and the equipment and machinery necessary therefor; to make recommendations concerning the purchase and disposal of machinery, equipment and vehicles for the maintenance of the city street system; to determine the location and type of exterior lighting for streets and alleys; to make recommendations for the improvement of the electrical code of the city and to work with the City Electrician in that regard; and, to make recommendations to the Traffic Commission for the improvement of lighting on streets for safety purposes.

PUBLIC PROPERTY AND CAPITAL IMPROVEMENTS COMMITTEE to recommend purchase, sale or leasing of real estate by the city and to recommend the use or disposition of vacant or unutilized city-owned real estate; to locate and to recommend the acquisition of areas for municipal purposes, such purposes to include the requirements for expansion of the city street system and improvements therefor, and acquisition of property for general and vocational school purposes; to conduct hearings on official map proceedings; to investigate, determine, and recommend to the Common Council the capital outlay improvements program for public works, such program to include and construction of new streets, sewers, watermains in conjunction with the Water Commission, and such other improvements to streets as the construction of curb and gutter, paving and sidewalks, and to determine priority on locations therefor.

SEWAGE AND INCINERATOR COMMITTEE to make recommendations concerning policies, operations of and improvements to the sewage treatment plant and the general sanitation system.

SPECIAL COMMITTEES AS FOLLOWS: COORDINATING COMMITTEE to be composed of the chairman of the following five standing committees: Finance, Personnel, Judiciary and Regulatory, Street and Alley Maintenance, and Public Property and Capital Improvements Committees. To act as a liaison committee between the state, county and the other municipalities in the handling of matters requiring coordination of efforts and interests; to study, investigate and make recommendations concerning such other matters as may from time

to time be referred to it.

INDUSTRIAL DEVELOPMENT AND ANNEXATION COMMITTEE to be composed of the Mayor as chairman, the five members of the Coordinating Committee and three citizen members to be appointed by the Mayor from members of the local citizenry interested and occupied in industrial development and expansion work. Duties of this committee to investigate, study and make recommendations concerning any requests for annexation of property to the City of Wausau; to locate and recommend the acquisition of areas for industrial and municipal purposes; to study and recommend means of the development of good public relations in the city governments; and, to in general assist in the industrial expansion of the city.

April 12, 1966

DEFINING DUTIES OF THE VARIOUS COMMITTEES
OF THE COMMON COUNCIL

BE IT RESOLVED that the hereto attached report which report sets out the principal duties of the various committees be and the same is hereby adopted and made a part of the standing rules of the Common Council of the City of Wausau; and

BE IT FURTHER RESOLVED that the said attached report does hereby rescind, repeal and replace a similar report adopted by the Common Council of the City of Wausau on October 13, 1964, and

BE IT FURTHER RESOLVED that the Clerk-Comptroller may publish the same in the next and succeeding publications of the Directory of City Government as compiled by him.

REAPPORTIONMENT COMMITTEE

By

Chairman

TO: Reapportionment Committee

FROM: John L. Kannenberg, Mayor

SUBJECT: Mayor's Recommendations as to Realignment of Standing Committees of the Common Council

In response to a request from the chairman of your committee for my recommendations and comments regarding a re-establishment of standing committees with a consolidation of committees to a lesser over-all number I have the following suggested arrangement to offer:

FINANCE COMMITTEE

To encompass the following present standing committees: Finance, New Revenues, Poor, and claims function of the Judiciary and Claims Committee.

The suggested duties of the new consolidated Finance Committee would be to conduct hearings on the annual budget and to recommend the same; to make recommendations on the financing of city undertakings, on the financial affairs of the city, the improvement of the financial condition of the city and to recommend reappropriation of funds by transfers; to make recommendations concerning the operation and disbursements of the Relief Department and to assist the Relief Director in policy decisions; to consider and recommend ways in which the city could obtain additional sources of revenue or additional revenue from existing sources; and, to investigate all claims filed against the city and make recommendations for the payment or nonpayment thereof after consideration of such factors as reports of the insurance carrier.

PERSONNEL COMMITTEE

To encompass the following present standing committees: Employee Relations Committee and the Salary Committee.

The duties of the newly consolidated Personnel Committee would be to investigate at least annually wages, allowances and salaries of all the officers and employees of the city and to offer recommendations to the Council concerning the increasing or decreasing thereof; to seek as required the assistance of such agencies as the State Bureau of Personnel in determining whether or not existing wages and salaries are fair and adequate; to negotiate wages, salaries and working conditions with the appointed committee of Local 287, AFSCME; to formulate and implement a labor agreement with committees of the collective bargaining agent for city employees and to conduct hearings and make recommendations concerning the same; to make recommendations concerning the conditions and terms of employment for city officials not included in the labor agreement, including such items as sick leave, group insurance contributions, vacations and holidays, probationary employment and related matters; to hear any appeal of employment from decisions of administrative officers and to make recommendations thereof and to conduct hearings when disciplinary measures appear to be in order.

JUDICIARY AND REGULATORY COMMITTEE

To be composed of the following present standing committees: judiciary function of the Judiciary and Claims Committee, the Police and Fire Committee and the License Committee.

It would be the recommended duties of this committee to investigate and make recommendations concerning needed new and revised legislation; to recommend rules for the administration of the Police and Fire Department along with the Police and Fire Chief; make recommendations for the purchase of vehicles and equipment of the Police and Fire Departments; to investigate, study and recommend any needed improvements or consolidations that will make the operations of the Police and Fire Departments more efficient or effective; to investigate all applications for licenses concerning intoxicating liquor and fermented malt beverages and to make recommendations for the granting or denial thereof after consideration of the report of the Police Department; to recommend ways of improving present licensing ordinances and to study the licensing of additional activities and the setting of the fees therefor.

STREET AND ALLEY MAINTENANCE COMMITTEE

To be composed of the maintenance functions of the present Public Works Committee and all activities of the present Lighting Committee.

It would be the duties of this committee to determine in nature and extent all street and alley maintenance, repairs and additions including such functions as grading, oiling, patching, drainage, and snow and ice removal and control; to make recommendations regarding improved methods in the repair and upkeep of the city street system; to be responsible for the repair and upkeep of the city street system and the equipment and machinery necessary therefor; to make recommendations concerning the purchase and disposal of machinery, equipment and vehicles for the maintenance of the city street system; to determine the location and type of exterior lighting for streets and alleys; to make recommendations for the improvement of the electrical code of the city and to work with the city electrician in that regard; and, to make recommendations to the Traffic Commission for the improvement of lighting on streets for safety purposes.

PUBLIC PROPERTY AND CAPITAL IMPROVEMENTS COMMITTEE

To be composed of the following present standing committees: Public Property and Industries Committee and the new facilities functions of the present Public Works Committee.

It would be the duties of this committee to recommend a purchase, sale or leasing of real estate by the city and to recommend the use or disposition of vacant or unutilized city-owned real estate; to locate and recommend the acquisition of areas for municipal purposes, such purposes to include the requirements for expansion of the

city street system and improvements therefor, and acquisition of property for general and vocational school purposes; to conduct hearings on official map proceedings; to investigate, determine, and recommend to the Common Council capital outlay improvements program for Public Works, such program to include the construction of new streets, sewers, watermains in conjunction with the Water Commission, and such other improvements to streets as the construction of curb and gutter, paving and sidewalks, and to determine priorities on locations therefor.

SEWAGE AND INCINERATOR COMMITTEE

It is my recommendation that since this committee is established by ordinance as an elected membership from the Council with the Mayor as chairman and the Clerk as secretary, that this committee remain intact as it presently is authorized, and that its duties remain as follows:

To make recommendations concerning policies, operations of and improvements to the sewage treatment plant and the general sanitation system.

It is my further recommendation that we dispense entirely with the Purchasing Committee of the Common Council. It is my feeling that the functions of this committee which include the preparation of specifications in advertising for bids and the seeking of quotations be vested instead with the Board of Public Works. I would foresee that an appropriate standing committee would introduce to the Common Council a request for needed equipment which would be referred to the Board of Public Works with bids and recommendations to be reported by that body to the Council for final action. Practically all of the work involved in this procedure is done under the supervision now of two members of the Board of Public Works, they being the City Engineer and the Clerk-Comptroller.

I would prefer to continue as a special committee the Coordinating Committee, and I would further prefer to have established an additional special committee to be entitled Industrial Development and Annexation Committee. They are discussed briefly as follows:

COORDINATING COMMITTEE

To be composed of the chairman of the following five standing committees:

- Finance Committee
- Personnel Committee
- Judiciary and Regulatory Committee
- Street and Alley Maintenance Committee
- Public Property and Capital Improvements Committee

It would be the duty of this committee to act as a liaison committee between the state, county, and the other municipalities in

the handling of matters requiring coordination of efforts and interests; to study and investigate and make recommendations concerning such other matters as may from time to time be referred to it.

INDUSTRIAL DEVELOPMENT AND ANNEXATION COMMITTEE

To be composed of the following: Mayor as chairman, the five members of the Coordinating Committee and three citizen members to be appointed by the Mayor from members of the local citizenry interested and occupied in industrial development and expansion work.

It would be the duties of this committee to investigate, study and make recommendations concerning any requests for annexation of property to the City of Wausau; to locate and recommend the acquisition of areas for industrial and municipal purposes; to study and recommend means of the development of good public relations in the city government; and, to in general assist in the industrial expansion of the city.

In closing I would like to say that I have given considerable thought to the foregoing recommendations and it is my firm opinion that an arrangement of standing and special committees such as I have herein recommended will provide for more effective work by all members of the Council with no greater expenditure of time or effort. I earnestly recommend to your committee that you give these suggestions careful and favorable consideration.

John L. Kannenberg, Mayor

STANDING COMMITTEES
1966-1968 Council
(* Denotes Chairman)

FINANCE COMMITTEE

*Scholfield
Will
Waldinger
McHan
Weinberger

PERSONNEL COMMITTEE

*Kraft
Hilber
Scholfield
Eldredge
McHan

JUDICIARY AND REGULATORY COMMITTEE

*Tesmer
Payne
Schmidt
Langenhahn
MacDonald

STREET AND ALLEY MAINTENANCE COMMITTEE

*Langenhahn
Will
Waldinger
Hilber
Allen

PUBLIC PROPERTY AND CAPITAL IMPROVEMENTS

*Weinberger
Schmidt
Eldredge
Tesmer
Kraft

SEWAGE AND INCINERATOR COMMITTEE

*Payne
Eldredge
Allen
Will
MacDonald

SPECIAL COMMITTEES

CORRDINATING COMMITTEE

*John L. Kannenberg, Mayor
Scholfield
Kraft
Tesmer
Langenhahn
Weinberger

INDUSTRIAL DEVELOPMENT AND ANNEXATION

(To be named at a later meeting)

Appointments made
April 19, 1966 by
John L. Kannenberg, Mayor

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

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE

Approving a City of Wausau Property Disposition Program

Committee Action: Approved 5-0

Fiscal Impact: None

File Number: 15-0510

Date Introduced: May 26, 2015

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒ No ☐	
	Included in Budget:	Yes ☐ No ☐	Budget Source:
	One-time Costs:	Yes ☐ No ☐	Amount:
	Recurring Costs:	Yes ☐ No ☐	Amount:
SOURCE	Fee Financed:	Yes ☐ No ☐	Amount:
	Grant Financed:	Yes ☐ No ☐	Amount:
	Debt Financed:	Yes ☐ No ☐	Amount Annual Retirement
	TID Financed:	Yes ☐ No ☐	Amount:
	TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐		

RESOLUTION

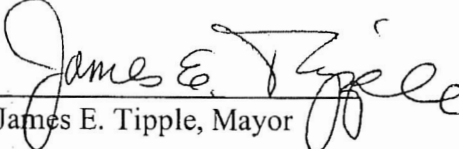
WHEREAS, City of Wausau has purchased blighted properties throughout the years for demolition and redevelopment purposes; and

WHEREAS, the City of Wausau wishes to offer these vacant lots for sale to the general public for redevelopment; and

WHEREAS, the City of Wausau has developed a Property Disposition Program which provides guidelines which offers these properties for sale; now therefore

BE IT RESOLVED that the City of Wausau Common Council approves the Property Disposition Program and directs staff to begin the process to offer these properties for sale accordingly.

Approved:


James E. Tipple, Mayor

PROPERTY DISPOSITION PROGRAM for REDEVELOPMENT PURPOSES

Properties

- * City offers up individual lots to the general public
 - listed on website and advertising in paper AND/OR
 - listing with a realtor
- * City offers larger commercial developable properties through RFP process

Individual Application

- * The prospective buyer must detail what they are planning on doing with the property (owner occupied vs. rental)
- * Income eligibility requirement may be required based on the source of income the property was acquired with
- * Establish a time line for project to be approved
- * Owner would have 90 days to arrange financing and one year to complete project

Notes

- * Properties will be posted on line and/or listed for a 30 day time period before applications will be reviewed and decisions made. After 30 day time period has expired with no applications, any applications will be reviewed on a first-come, first-serve basis.
- * Not all properties will be sold to the highest bidder but to the best fit for the area the property is located in – owner occupied proposals will be given a higher priority
- * In the case of the adjoining property owner wishing to join the vacant lot to their existing property, the lot will be sold outright. The property value will be determined by the Assessor's Department.
- * The Economic Development Committee would accept/deny proposals and make recommendations to the Common Council for their final approval before sale can occur.

Financing

- * The approved applicant would obtain financing on their own. Once the house/project is complete and agreement satisfied, the city will forgive the price of the lot OR if income qualifications are required, a percentage of the lot will be forgiven over a number of years to meet the affordability requirement of federal funds. (A mortgage will be recorded – in second position after first mortgage holder.)
- * If project is geared towards income-eligible clientele, additional financing MAY be available through Community Development IF the project qualifies under federal funding guidelines. Recommendations to Economic Development Committee will be part of the proposed packet when project is presented to committee.
- * Completion of project would be defined in the finance agreement and based according to each individual project
- * Appraisals pre- and post-project would be required
- * Owner must have a contribution to project (minimum requirements)
 - * If under 80% County Median Income (CMI) = \$2,500 own funds
 - * If over income limits = 5% (of total project) own funds

**ORDINANCE OF CAPITAL IMPROVEMENTS AND STREET MAINTENANCE
COMMITTEE**

Amending Section 3.12.010 Requests and proposals to be directed to Council

Committee Action:

Ordinance Number:

Fiscal Impact: None

File Number:

Date Introduced:

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

Add ()

Delete (—)

Chapter 3.12 - SALE OF CITY-OWNED REAL PROPERTY

Section 1. That Section 3.12.010 Requests and proposals to be directed to Council is hereby amended to read as follows:

3.12.010 - Requests and proposals to be directed to Council Capital Improvements and Street Maintenance Committee.

(a) Any request or proposal for the sale of all City-owned real property shall be directed to the Common Council and such request or proposal shall be referred to the Capital Improvements and Street Maintenance Committee for its recommendations. The Capital Improvements and Street Maintenance Committee may also from time to time report to the Common Council and recommend that certain tracts of land under its jurisdiction be offered for sale.

(b) The Economic Development Committee shall report to the Capital Improvements and Street Maintenance Committee monthly, the status of any proposed sale of any City-owned real property, pursuant to its Property Disposition Program for redevelopment purposes.

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 on the day after its publication.

Adopted:
Approved:
Published:
Attest:

Approved:

Katie Rosenberg, Mayor

Attest:

Kaitlyn A. Bernarde, Clerk