

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: February 10, 2022, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lisa Rasmussen, Lou Larson, Tom Neal, James Wadinski, Deb Ryan

Also Present: Eric Lindman, Allen Wesolowski, Tara Alfonso
By WebEx: Cord Buckner

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

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

Approve minutes of the January 13, 2022 meeting

Neal moved to approve the minutes of the January 13th meeting. Larson seconded and the motion passed 4-0-1 with Ryan abstaining.

Discussion and possible action on Preliminary Resolution to hold a public hearing to vacate excess right-of-way located on the east side of 17th Avenue, abutting the west property line of 1607 Chellis Street, the south property line of 1427 Lake Street, and a portion of the south property line of 1425 Lake Street

Lindman explained a developer who is under contract to purchase 1601 and 1607 Chellis Street approached staff. They would like consideration for putting townhomes on these two properties and would like access across 1427 Lake Street from Lake Street heading south. Currently 1427 Lake Street is not directly connected to 1607 Chellis. Vacation of the right-of-way would give them additional width on the property for their development as well as a connection for access.

Larson asked if the Wausau sign would need to be moved so vehicles can access the property safely. Staff feels there is enough space there for the sign and the sign would remain within the right-of-way. If vacated as proposed, there should be enough room to create a driveway.

Larson moved to approve moving forward with a public hearing. Ryan seconded and the motion carried 5-0.

Discussion and possible action on Alexander Davis Preliminary Plat (former Wausau Center Mall site)

Tom Radenz, REI, provided an air photo of the site from 1974 showing 3rd Street, 2nd Street, Jackson Street, Washington Street, and 4th Street going all the way through. They would like to get back to that grid system through the development process. He provided Toole's design showing 78' right-of-way. He explained the current land ownership and current air rights/ground leases. The proposed plat would divide the land and clean up some title issues. Radenz walked through each lot of the preliminary plat. The entire presentation can be viewed at <https://www.youtube.com/watch?v=AFaDxjhQ0Xg>

Ryan thought originally the Sears area was to be green space. Per Rasmussen, there were two buildings proposed on that side. Radenz noted the current design shows a building with a courtyard. However, that building and the building to the west may end up being U shaped with a courtyard in the middle and a pedestrian corridor to 3rd Street.

Regarding the pedestrian walkway, Ryan asked if there would be a place for buses to drop off and pick up. Radenz does not intimately know the bus route but assumes the route would include picking up people in this area. The pedestrian walkway would terminate at River Drive. Ryan asked if it would be motorized so people with disabilities could use it. Radenz indicated the walkway would be set up at a grade that is ADA acceptable. Ryan asked if there is an alternative plan if this does not get State grant approval. Rasmussen noted the pedestrian bridge is not part of the plat and would need to be addressed separately.

Wadinski moved to approve. Neal seconded and the motion carried 3-2 with Ryan and Larson the dissenting votes.

Regarding future agenda items, Larson would like to get a list of vacant City lots so that they could possibly be put up for sale. Rasmussen mentioned there was a list in the past from Community Development where minimum bid prices were set. This committee typically disposes of remnant parcels. Economic Development would put a price tag on parcels that are larger and buildable.

Adjourn

Neal moved to adjourn the meeting. Wadinski seconded and the motion carried unanimously 5-0. Meeting adjourned at approximately 5:40 p.m.