*** All present are expected to conduct themselves in accordance with our City's Core Values ***

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 INFRASTRUCTURE AND FACILITIES 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:	**INFRASTRUCTURE AND FACILITIES COMMITTEE OF THE CITY OF WAUSAU**
Date/Time:	**Thursday, April 10, 2025 at 5:15 p.m.**
Location:	**City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS**
Members:	Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson

AGENDA ITEMS FOR CONSIDERATION

1. Approval of minutes of the March 13, 2025 meeting.
2. Reconsideration of parking restrictions on Hamilton Street between 10th Street and 12th Street.
3. Reconsideration of parking restrictions on 12th Street between Hamilton Street and Steuben Street.
4. Discussion and possible action on initial resolution to set a public hearing to vacate Pine Ridge Boulevard from North 28th Avenue to Westhill Drive.
5. Discussion and possible action on design options for the reconstruction of 28th Avenue from Westhill Drive to West Wausau Avenue.
6. Discussion and possible action on proposed 2026 Street Reconstruction Projects and 5 Year Plan.
7. Discussion and possible action on City property proposals for fire training tower.
8. Discussion and possible action on easement with 700 Grand Apartments LLC for underground utilities at 700 Grand Avenue.
9. Discussion and possible action on dedication of land to Right of Way at 700 Grand Avenue.
10. Update on future parking facilities for Athletic Park.
11. Update on the proposed Fleet Maintenance Facility and possible location.

Adjournment

CHAD HENKE - 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@wausauwi.gov with “Infrastructure & Facilities 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 04/03/25 @ 10:30 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., Property owners on Hamilton Street between 10th Street and 12th Street, Property owners on 12th Street between Hamilton Street and Steuben Street.

INFRASTRUCTURE AND FACILITIES COMMITTEE

Date of Meeting: March 13, 2025, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson

Also Present: Eric Lindman, Allen Wesolowski, TJ Niksich, Jillian Kurtzhals, Dustin Kraege, Lori Wunsch

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

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

CONSENT AGENDA

A. Approve minutes of the February 13 and February 20, 2025 meetings

B. Action on Stormwater Maintenance Agreement with 210 Developers, LLC at 225 South 18th Avenue

Neal moved to approve the consent agenda. Martens seconded and the motion passed 5-0.

Discussion and possible action on parking restrictions on Hamilton Street between 10th Street and 12th Street

Neal mentioned this is one block away from his house and moved to approve. Larson seconded.

Henke drove this and could see where the problem would be. There being a motion and a second, motion to approve passed 5-0.

Discussion and possible action on parking restrictions on 12th Street between Hamilton Street and Steuben Street

Larson moved to approve. Watson seconded and the motion passed 5-0.

Discussion and possible action on bicycle use on sidewalk on Randolph Stret and Burek Avenue

A map was provided with the proposal that would allow bicycles to use the sidewalk when rounding the corner going from Randolph to Burek as proposed in the Safe Routes to School Plan. For the most part, this proposal would use existing infrastructure except for westbound bikers. It is proposed to add a 12' wide driveway style ramp for bikes to get on the sidewalk. They would enter back onto the road using the parking lot driveway ramp.

Larson moved to approve. Neal seconded and the motion passed 5-0.

Discussion on collaboration with NTC for the development of a Burn Tower

Kopp explained this would be a training facility where they could train firefighters on a consistent basis in the Wausau area. There is not a training tower/burn tower in Marathon County. They have been collaborating on different venues with Northcentral Technical College to make something happen closer to home rather than the facility in Lincoln County. This would be something where we could still stay in service and still train. They currently train in their stations, but it becomes difficult depending on weather, space, and parking. This would also give the ability for live burns, which is something they do not get a lot of exposure to anymore. They do not get a lot of structures or vacant buildings like they used to where they can simulate fires or live burns. This is something Kopp has had his eye on, and he has met with leadership at NTC a few times. NTC is willing to move forward on this project with funding with the ask on the City's part to find property to do this on.

One of Kopp's goals has been to turn the City into an ISO 1 City. We are currently ranked 2. If we ever get to a 1, we would be one of the few. This would be one of the things that would give us necessary points to get closer

to that goal. We would be able to train the newest firefighters to veteran firefighters and use a facility that is ideal for different types of training that we cannot do inside of our fire stations.

Neal asked about the timeframe to accomplish this and the budgetary implications. Kopp said this is in the infancy stage. NTC Leadership reported that they have set aside money for 2025-2026 to move forward with this. He doesn't necessarily have a detailed start date; he is trying to look for ways to do this. Instead of looking for property to purchase, he has been looking at property the City already owns so it would not affect the budget. The idea behind this is to start small and start with the training tower. He would like an area so that in future years there could be future growth to the training facility, such as classrooms, bathrooms, recruits could have ambulances there, or a place for apprentices to stay and respond to for experience. These are dreams for future years. For now it is about starting small and staying within the budget.

Watson asked if the lot where the greenhouse was on Grand Aven would be a potential site or if Kopp had potential ideas where this could go. Kopp believes NTC would probably like it closer to their campus or near the highway. They have props they keep at the Merrill site that would be hauled back and forth. The neighborhood comes into play when looking at sites, for instance, the amount of traffic, distracting drivers, and fire trucks making noise. He has been looking at the property off 84th Ave where the Police Department has a storage shed or the old incubator property. There would be enough room on the Grand Ave property for this but there would not be enough room to build a station if we ever get to that point. Plus, this location would cause a lot of rubberneckers and possibly car accidents. He would like someplace off the beaten path. He looked at the property behind the new Water Treatment Plant, but that has wells underground. There are properties in the Industrial Park, but the focus has been on the Police Department property and the Cleveland Ave property.

Kopp said 2 acres would be the minimum if we just focused on the ISO standards and getting points. They require 2 acres with a training tower on it at a minimum. Ideally, he would like something with a few more acres for future growth. Another site was the old VA clinic off 32nd Avenue. The building has been for sale for some time and has dropped in price. This site is not ideal because it is close to a neighborhood. But it is close to the highway and a Fire Station.

Henke asked what part NTC would have. Kopp stated they have secured funding and are committed to helping with equipment as we move forward. They are open to what the funding would be used for and how we determine needs as we move forward. Training towers can be kept rather inexpensive or can get very expensive depending on the different things we use. He sees it being on the lower end and not so much technology involved. Once a property is picked, he would move further with the committee at NTC. If this is the only one in Marathon County, there is a potential that other departments would use it and pay a fee. It could be a source of revenue.

After discussion on the next steps, Henke suggested Kopp bring forward 3 top choices ranked in order.

Update on the proposed Fleet Maintenance Facility and possible location

Lindman explained there have been discussions at the Finance Committee about the MBX property on Cherry Street as a possible option. The property is still being looked at and there is further background investigation being done. There are other options we continue to look at. We looked at the Menards Plaza, but they were not willing to give it up. With Barrientos there were about 18 different properties looked at. We continue to look for properties to hopefully narrow it down and find a site to move forward with. Larson asked if the Cherry Street property was going to be bid on. Lindman stated we are still doing due diligence, and he will keep the committee up to date. If it looks like it will be a feasible fit, it will ultimately go to Finance. One challenge with the site is the parking lot. After further site investigation, we will reach out to the owner of the parking lot. Larson indicated the owner of the West Street property reached out to him a while back. Lindman had a discussion with the property owner and had asked him to come back with a price. Lindman has not heard back from him.

Neal is concerned with the Cherry Street property as it could potentially be a prime riverfront development property. He feels it would be a hard sell. There could be real interest in the property if we were to gain possession of it.

Josh Holland, who lives on the corner of Hamilton Street and 12th Street, asked if he missed public comment and was allowed to speak. He noted the defense for the parking restriction had a lot to do with the width of the street. He questioned the size of the City plows. Kraege explained that the plows vary but the machine that runs this route has a 12' plow blade on the front with a 10' wing on the side. The wing is on an angle, so they are probably about 16' wide when plowing.

Hollard has 2 young children and lives on the corner. This is one of the only little inclines in the area, so people walk up and down it to get a little cardio boost during their walk. There is probably more foot traffic than car traffic on the street. He does not think there is too much of a reason for anyone to drive down the street unless you are a resident. His concern as a parent is the street becomes less safe for people if cars are limited to one side. As a case study this morning, both his and his wife's cars were parked on the same side. He heard a car slowly come up one side, hit the corner and saw there was open space to go down the street and hit the gas. People often do that. With the number of kids on the street, it affects safety. He asked if a non-year-round option was considered. He feels making a year-round restriction is excessive for something that affects people half a dozen times a year. It would be making a year-round restriction that affects residents on a daily basis in order to be more effective for a plow less than a dozen times a year. If it is decided that this restriction is needed, he requests to look at a seasonal restriction from December through February. There would also be less foot traffic during this time. He feels that with the current overnight parking restriction, there are already things in place to restrict vehicles being in the way of plows. The residents have now been given a notice that this is on the City's radar. Given that notice and the current parking restrictions, he asked for a chance to make changes themselves before a year-round restriction is implemented that would affect the residents on a daily basis.

Henke explained that action was already taken. This would go to Council before there is a final vote. Amendments can be made to it yet, but it would go forward as it was written. It can be discussed further or brought back after Council has had a chance to talk about it. We may need to bring it back to committee. Neal noted that there is a step called reconsideration that can be taken where it can be talked about again.

Adjourn

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

Agenda Item No.
2

STAFF REPORT TO INFRASTRUCTURE AND FACILITIES COMMITTEE – April 10, 2025

AGENDA ITEM

Reconsideration of parking restrictions on Hamilton Street between 10th Street and 12th Street

BACKGROUND

A request was received from Dustin Kraege, Public Works Superintendent, to post the south side of Hamilton Street between 10th Street and 12th Street as 'No Parking'. The primary reason for the request is the width of the street and parking on both sides makes it difficult to plow.

The roadway is approximately 29' wide from face of curb to face of curb. A parked car typically accounts for approximately 8'. If cars are parked on both sides, this would account for 16 feet of roadway, leaving 13 feet for traveled way.

Committee voted to approve this during the March I&F meeting. This item was requested to come back to committee after a resident requested possible changes to these restrictions.

FISCAL IMPACT

Minimal, cost of signs.

STAFF RECOMMENDATION

Engineering staff would request the No Parking restrictions be approved for at least the Winter months.

Staff contact: Allen Wesolowski 715-261-6762



ArcGIS Web Map

City of Wausau / DPW

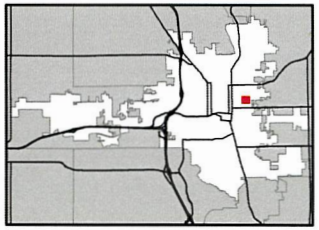
Date: 2/18/2025

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mi

Right Of Way

Parcel



N

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



Agenda Item No.
3

STAFF REPORT TO INFRASTRUCTURE & FACILITIES COMMITTEE – April 10, 2025

AGENDA ITEM

Reconsideration of parking restrictions on 12th Street between Hamilton Street and Steuben Street

BACKGROUND

A request was received from Dustin Kraege, Public Works Superintendent, to post the east side of 12th Street between Hamilton Street and Steuben Street as 'No Parking'. The primary reason for the request is the width of the street and parking on both sides makes it difficult to plow.

The roadway is approximately 29' wide from face of curb to face of curb. A parked car typically accounts for approximately 8'. If cars are parked on both sides, this would account for 16 feet of roadway, leaving 13 feet for traveled way.

Committee voted to approve this during the March IF meeting. This item was requested to come back to committee after a resident requested possible changes to these restrictions.

FISCAL IMPACT

Minimal, cost of signs.

STAFF RECOMMENDATION

Engineering staff would request the No Parking restrictions be approved for at least the Winter months.

Staff contact: Allen Wesolowski 715-261-6762



ArcGIS Web Map

City of Wausau / DPW

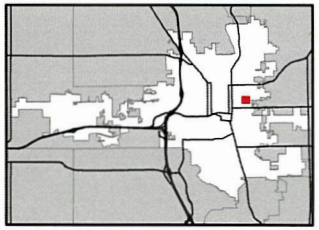
Date: 2/18/2025

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mi

Right Of Way

Parcel



N

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Agenda Item No.
4

STAFF REPORT TO INFRASTRUCTURE AND FACILITIES COMMITTEE – April 10, 2025

AGENDA ITEM

Discussion and possible action on initial resolution to set a public hearing to vacate Pine Ridge Boulevard from North 28th Avenue to Westhill Drive

BACKGROUND

Aspirus has reached out to Engineering Staff regarding vacating a portion of Pine Ridge Boulevard from N. 28th Avenue to Westwood Drive. Aspirus is circulating a petition for the vacation of the right-of-way. A preliminary map of the proposed vacation of right of way is attached. The purpose of the hearing would be to receive public testimony.

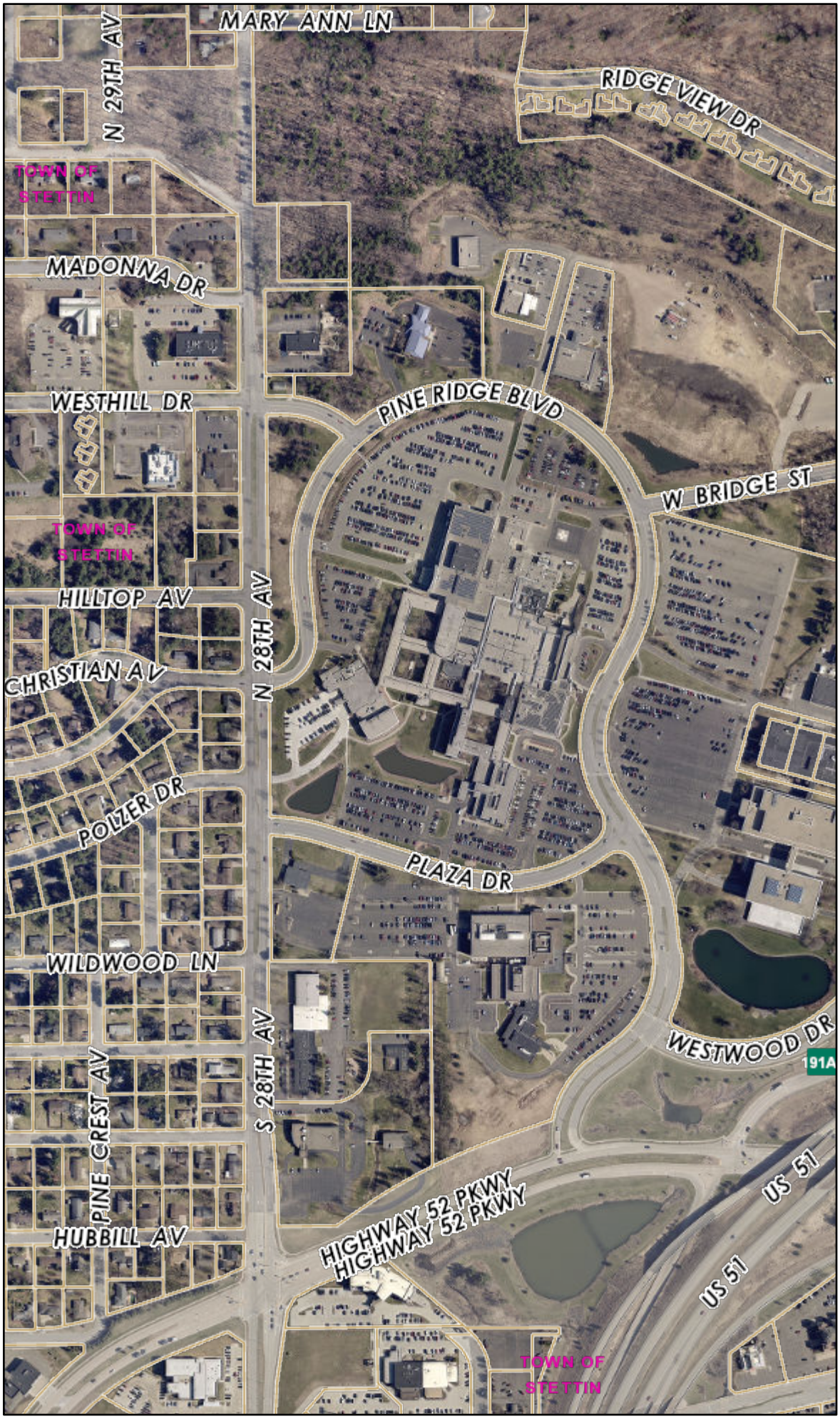
FISCAL IMPACT

None, this action just sets the public hearing.

STAFF RECOMMENDATION

Recommend approving moving ahead to set up the public hearing in order to receive public comment on the proposed vacation.

Staff contact: Allen Wesolowski 715-261-6762



ArcGIS Web Map

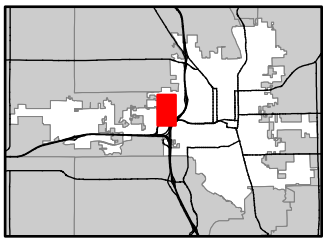
City of Wausau / DPW

Date Printed: 4/1/2025

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mi

- Mile Marker
- Highway Exit
- Right Of Way
- Parcel



N

NOTES:
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3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us

ASPIRUS WAUSAU HOSPITAL
333 Pine Ridge Blvd Wausau, WI 54401 715.847.2121 800.283.2881 aspirus.org

March 18, 2025

Eric Lindman
Director of Public Works & Utilities
City of Wausau Building
407 Grant Street
Wausau, WI 54403-4783

Dear Eric,

I hope this letter finds you well.

I am writing to formally request that Pine Ridge Boulevard on the west side of the Aspirus Wausau Hospital be vacated to allow for Aspirus to expand our parking lot. This expansion is a critical part of our plans to accommodate a significant bed expansion project that will add 72 much-needed patient beds to our facility. The expansion will support the growing healthcare needs of our community, especially as we continue to see increased demand for care based on recent trends.

As you may be aware, Aspirus Wausau Hospital is currently operating at full capacity, and we are experiencing a daily challenge in accommodating patients. Many patients are boarding in our Emergency Department for several hours while awaiting room availability, while other patients are being transferred to other hospitals within our system, often far from their homes. We believe it is crucial to keep care local to provide the best patient and family experience, and the proposed expansion will help us achieve this goal.

The bed expansion project will allow for the growth of our Cardiac Telemetry Unit and Intensive Care Units, while also enabling us to repurpose the current Cardiac Telemetry Unit for additional medical-surgical patient rooms. This will greatly enhance our ability to provide the care our community needs and deserves.

We greatly appreciate the City of Wausau's involvement in this important project, and we are eager to understand the necessary steps to vacate Pine Ridge Boulevard so we can begin construction in the coming summer months.

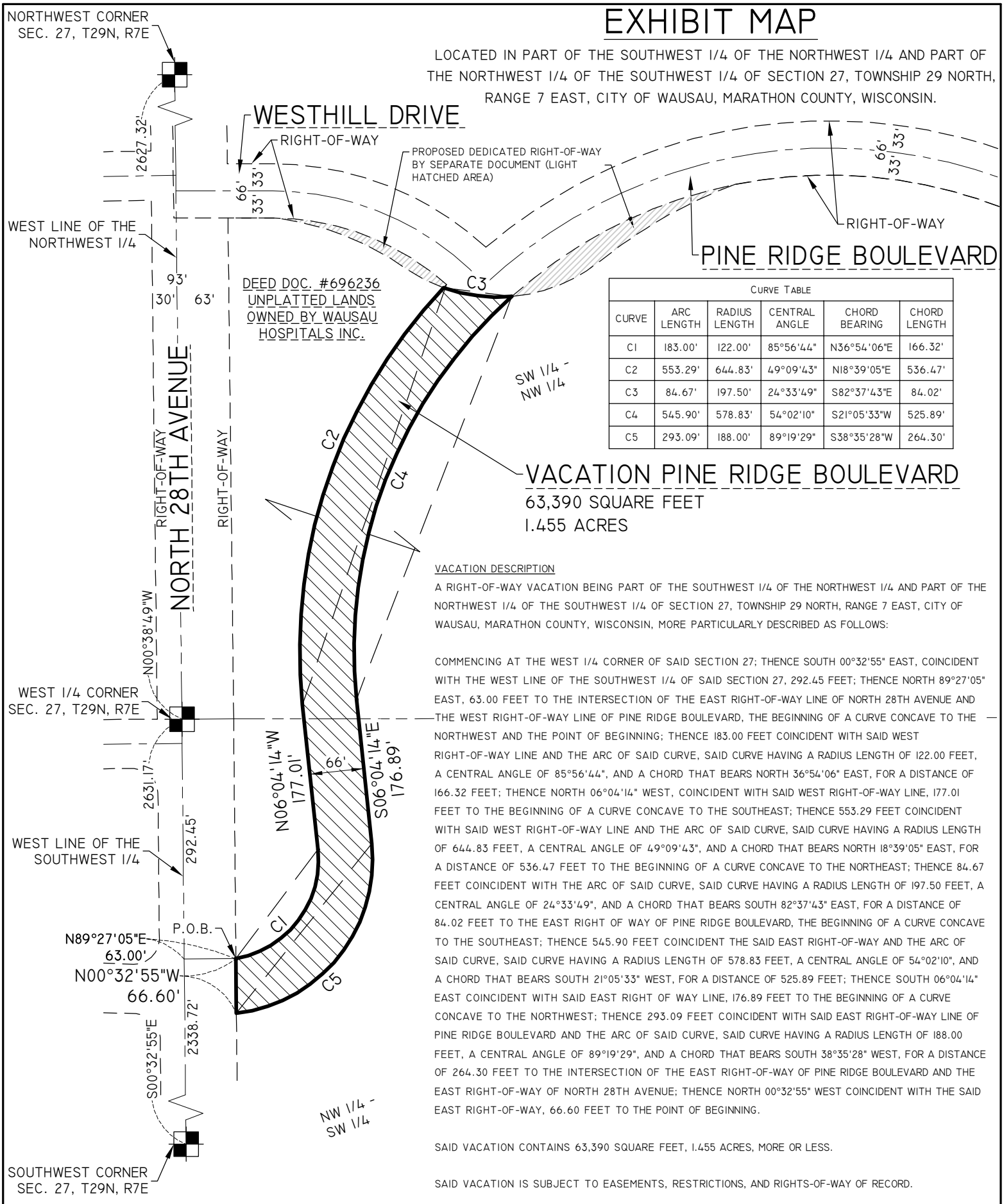
Thank you for your time and consideration of this request. I look forward to working with you and your team on the next steps.

Sincerely,

Barbara Burnette
Director, System Facility Planning and Construction Management
Aspirus Health

EXHIBIT MAP

LOCATED IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



Curve Table					
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	183.00'	122.00'	85°56'44"	N36°54'06"E	166.32'
C2	553.29'	644.83'	49°09'43"	N18°39'05"E	536.47'
C3	84.67'	197.50'	24°33'49"	S82°37'43"E	84.02'
C4	545.90'	578.83'	54°02'10"	S21°05'33"W	525.89'
C5	293.09'	188.00'	89°19'29"	S38°35'28"W	264.30'

VACATION DESCRIPTION

A RIGHT-OF-WAY VACATION BEING PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 00°32'55" EAST, COINCIDENT WITH THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 27, 292.45 FEET; THENCE NORTH 89°27'05" EAST, 63.00 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH 28TH AVENUE AND THE WEST RIGHT-OF-WAY LINE OF PINE RIDGE BOULEVARD, THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND THE POINT OF BEGINNING; THENCE 183.00 FEET COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 122.00 FEET, A CENTRAL ANGLE OF 85°56'44", AND A CHORD THAT BEARS NORTH 36°54'06" EAST, FOR A DISTANCE OF 166.32 FEET; THENCE NORTH 06°04'14" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 177.01 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 553.29 FEET COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 644.83 FEET, A CENTRAL ANGLE OF 49°09'43", AND A CHORD THAT BEARS NORTH 18°39'05" EAST, FOR A DISTANCE OF 536.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 84.67 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 197.50 FEET, A CENTRAL ANGLE OF 24°33'49", AND A CHORD THAT BEARS SOUTH 82°37'43" EAST, FOR A DISTANCE OF 84.02 FEET TO THE EAST RIGHT OF WAY OF PINE RIDGE BOULEVARD, THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 545.90 FEET COINCIDENT THE SAID EAST RIGHT-OF-WAY AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 578.83 FEET, A CENTRAL ANGLE OF 54°02'10", AND A CHORD THAT BEARS SOUTH 21°05'33" WEST, FOR A DISTANCE OF 525.89 FEET; THENCE SOUTH 06°04'14" EAST COINCIDENT WITH SAID EAST RIGHT OF WAY LINE, 176.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST; THENCE 293.09 FEET COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF PINE RIDGE BOULEVARD AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 188.00 FEET, A CENTRAL ANGLE OF 89°19'29", AND A CHORD THAT BEARS SOUTH 38°35'28" WEST, FOR A DISTANCE OF 264.30 FEET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY OF PINE RIDGE BOULEVARD AND THE EAST RIGHT-OF-WAY OF NORTH 28TH AVENUE; THENCE NORTH 00°32'55" WEST COINCIDENT WITH THE SAID EAST RIGHT-OF-WAY, 66.60 FEET TO THE POINT OF BEGINNING.

SAID VACATION CONTAINS 63,390 SQUARE FEET, 1.455 ACRES, MORE OR LESS.

SAID VACATION IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784
EMAIL: MAIL@REIENGINEERING.COM

SCALE 0 150

N

DATE: 10-9-2024
DRAWN BY: JWP
SURVEY DATE: NA

RIGHT-OF-WAY VACATION
ASPIRUS
333 PINE RIDGE BLVD.
WAUSAU, WISCONSIN 54401

REI No. 451IK
SHEET 1 OF 1

DRAWING FILE: P:\4500-4599\451IK Aspirus NW Parking Add\Drawing\Survey\451IK Road Discontinuance.dwg LAYOUT: VACATION SHEET 1
PLOTTED: Mar 20, 2025 - 3:47pm PLOTTED BY: joshuap

Vacation Description

A right-of-way vacation being part of the Southwest 1/4 of the Northwest 1/4 and part of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the West 1/4 corner of said Section 27; thence South 00°32'55" East, coincident with the west line of the Southwest 1/4 of said Section 27, 292.45 feet; thence North 89°27'05" East, 63.00 feet to the intersection of the east right-of-way line of North 28th Avenue and the west right-of-way line of Pine Ridge Boulevard, the beginning of a curve concave to the northwest and the point of beginning; thence 183.00 feet coincident with said west right-of-way line and the arc of said curve, said curve having a radius length of 122.00 feet, a central angle of 85°56'44", and a chord that bears North 36°54'06" East, for a distance of 166.32 feet; thence North 06°04'14" West, coincident with said west right-of-way line, 177.01 feet to the beginning of a curve concave to the southeast; thence 553.29 feet coincident with said west right-of-way line and the arc of said curve, said curve having a radius length of 644.83 feet, a central angle of 49°09'43", and a chord that bears North 18°39'05" East, for a distance of 536.47 feet to the beginning of a curve concave to the northeast; thence 84.67 feet coincident with the arc of said curve, said curve having a radius length of 197.50 feet, a central angle of 24°33'49", and a chord that bears South 82°37'43" East, for a distance of 84.02 feet to the east right of way of Pine Ridge Boulevard, the beginning of a curve concave to the southeast; thence 545.90 feet coincident the said east right-of-way and the arc of said curve, said curve having a radius length of 578.83 feet, a central angle of 54°02'10", and a chord that bears South 21°05'33" West, for a distance of 525.89 feet; thence South 06°04'14" East coincident with said east right of way line, 176.89 feet to the beginning of a curve concave to the northwest; thence 293.09 feet coincident with said east right-of-way line of Pine Ridge Boulevard and the arc of said curve, said curve having a radius length of 188.00 feet, a central angle of 89°19'29", and a chord that bears South 38°35'28" West, for a distance of 264.30 feet to the intersection of the east right-of-way of Pine Ridge Boulevard and the east right-of-way of North 28th Avenue; thence North 00°32'55" West coincident with the said east right-of-way, 66.60 feet to the point of beginning.

Said vacation contains 63,390 square feet, 1.455 acres, more or less.

Said vacation is subject to easements, restrictions, and rights-of-way of record.

Agenda Item No.
5

STAFF REPORT TO INFRASTRUCTURE & FACILITIES COMMITTEE – April 10, 2025

AGENDA ITEM

Discussion and possible action on design options for the reconstruction of 28th Avenue from Westhill Drive to West Wausau Avenue

BACKGROUND

The reconstruction of 28th Avenue is proposed for 2026 construction on the 5- year plan. The reconstruction of 28th Avenue has been discussed at previous IF meetings. Marathon County initially took the lead in the design efforts and developed 70% plans and purchased right-of-way to move 28th Avenue to the west. The initial thought being this would be the extension of CTH R and a western bypass of traffic in the City. Marathon County has decided not to move ahead with these plans. The engineering department would like to discuss several design options for the 28th Avenue corridor and how to advance the project now that it is solely a City project.

The engineering department would like to discuss 4 options:

- Option 1: Reconstruct 28th Avenue on its current alignment
- Option 2: End 28th Avenue at Madonna Drive
- Option 3: End 28th Avenue at Maple Creek Drive
- Option 4: Reconstruct 28th Avenue in accordance with 70% design of Marathon County

Maps depicting all 4 of these options are attached.

Preliminary probable cost estimates for each option are also attached. **Cost estimates do not include costs for sanitary sewer or watermain.**

Staff will discuss the design alternatives with the committee.

FISCAL IMPACT

The fiscal impact of the reconstruction would depend upon the chosen alternative.

STAFF RECOMMENDATION

Staff will discuss both positives and negatives to each alternative and look for direction from this committee. Public comments received by Engineering Department favor Option 1. Aspirus representatives have also expressed favor for Option 1. Engineering Department would recommend considering Option 2 as the preferred alternative. The reasoning for favoring Option 2 over Option 1 is the grade of the roadway. If the roadway is built on the current alignment grades exceed 18%. Most design standards for local urban roadways do not recommend grades beyond 12%.

If Option 1 is the chosen alternative, Engineering would strongly recommend adding lighting to the roadway to increase safety and also provide gates with flashing lights to close the roadway during poor roadway conditions.

Staff contact: Allen Wesolowski 715-261-6762

N

SCALE IN FEET

0 25 50 100

OPTION 1

W WAUSAU AVE

N 32ND AVE

N 30TH AVE

N 29TH AVE

N 28TH AVE

MARY ANN LN

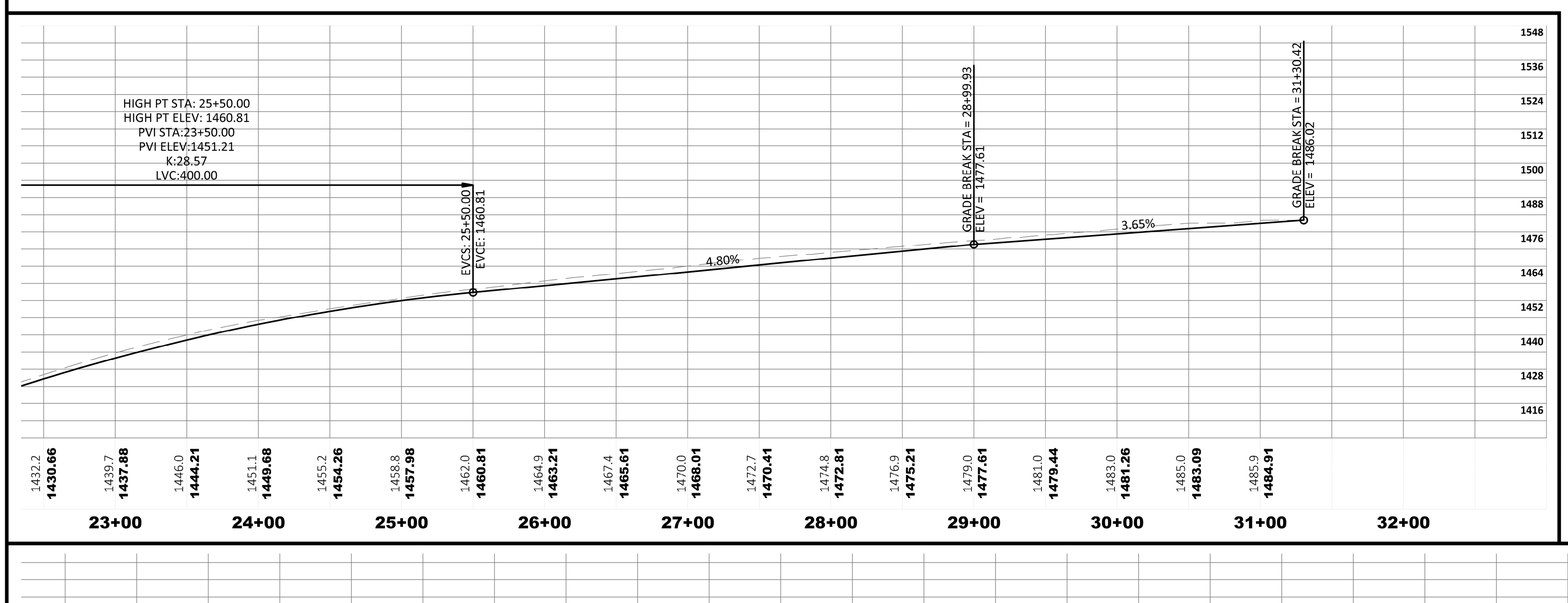
MAPLE CREEK DR

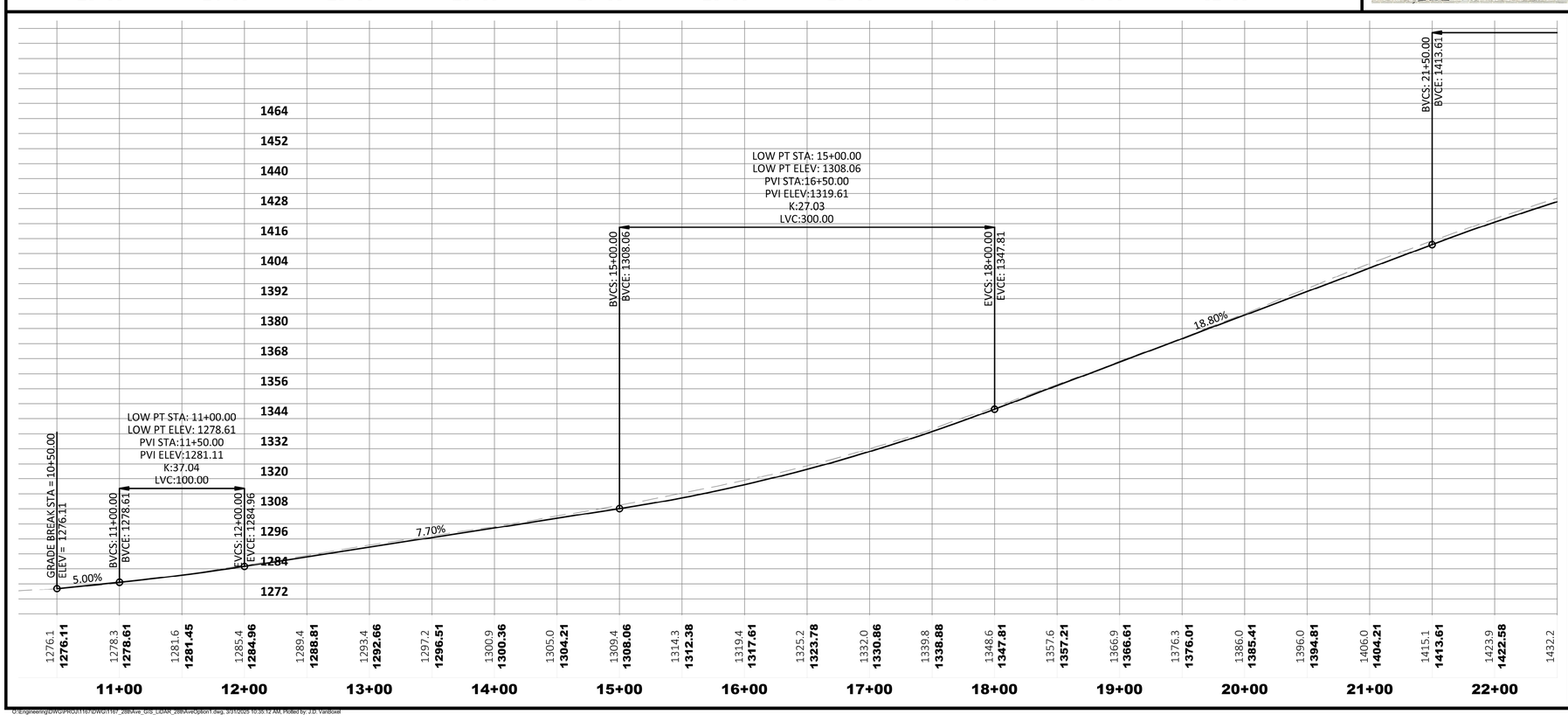
MADONNA DR

WESTHILL DR

CITY LIMITS

1475 1450 1425 1400 1375 1350 1325 1300





Construction Cost Estimate
28th Ave Option 1

City of Wausau

	WisDOT Spec Section No.	Item	Unit	Unit Cost	Quantity	Costs
1	201.0105	Clearing	Sta	$1,500.00	20	$30,000.00
2	201.0205	Grubbing	Sta	$1,500.00	20	$30,000.00
3	205.0100	Excavation Common	Cu Yd	$20.00	6000	$120,000.00
4	201.0201.S	Trench Rock	LF	$120.00	2000	$240,000.00
5	205.1500.S	Excavation Below Subgrade	Cu Yd	$10.00	850	$8,500.00
6	209.0100.S	Granular Backfill	Cu Yd	$20.00	500	$10,000.00
7	305.0125.S	Base Aggregate Dense 1 1/4"	Cu Yd	$28.00	2600	$72,800.00
8	311.0200.S	Breaker Run with Fines	Cu Yd	$30.00	3900	$117,000.00
9	455.0605	Tack Coat	Gal	$5.00	300	$1,500.00
10	460.5224.S	HMA Pavement 4 LT 58-28 S	Ton	$90.00	700	$63,000.00
11	460.5225.S	HMA Pavement 5 LT 58-28 S	Ton	$90.00	700	$63,000.00
12	465.0120	Asphaltic Surface Driveways	Ton	$275.00	30	$8,250.00
13	601.0411	Concrete Curb & Gutter 30" Type D	Ln Ft	$16.00	4500	$72,000.00
14	602.0515	Curb Ramp Detectable Warning Field Natural Patina	Sq Ft	$50.00	570	$28,500.00
15	608.0412	Storm Sewer Pipe Reinforced Concrete Class IV 12"	Ln Ft	$60.00	1400	$84,000.00
16	608.0415	Storm Sewer Pipe Reinforced Concrete Class IV 15"	Ln Ft	$65.00	150	$9,750.00
17	608.0436	Storm Sewer Pipe Reinforced Concrete Class IV 36"	Ln Ft	$120.00	2000	$240,000.00
18	611.0535.S	Manhole Covers Type J-Special	Ea	$1,000.00	12	$12,000.00
19	611.0624	Inlet Covers Type H	Ea	$1,100.00	24	$26,400.00
20	611.1230	Catch Basin 2x3-Ft	Ea	$2,250.00	24	$54,000.00
21	611.2004	Manholes 4-Ft Diameter	Ea	$3,500.00	12	$42,000.00
22	612.0204.S	4" Draintile	LF	$15.00	4000	$60,000.00
23	619.1000.S	Mobilization	LS	$120,000.00	1.00	$120,000.00
24	624.0100	Water	Mgal	$35.00	20	$700.00
25	624.0200.S	Water For Seeded Areas	Mgal	$60.00	20	$1,200.00
26	625.0600.S	Topsoil, Seed, Fertilizer and Mulch	Sq Yd	$8.00	4500	$36,000.00
27	628.7005	Inlet Protection Type A	Ea	$130.00	12	$1,560.00
28	628.7015	Inlet Protection Type C	Ea	$60.00	12	$720.00
29	628.7560	Tracking Pad	Ea	$400.00	4	$1,600.00
30	643.0100.S	Temporary Traffic Control	LS	$15,000.00	1.00	$15,000.00
31	646.1020	Marking Line Epoxy 4-inch	Ln Ft	$3.00	4000	$12,000.00
32	646.6120	Marking Stop Line Epoxy 18"	Ln Ft	$14.00	50	$700.00
33	646.7420	Marking Crosswalk Epoxy Transverse Line 6"	Ln Ft	$9.00	150	$1,350.00
34	690.0150	Sawing Asphalt	Ln Ft	$3.00	250	$750.00
35	90000	Roadway lighting	LS	$120,000.00	1	$120,000.00
36	90001	Vehicle Gates	Each	$25,000.00	4	$100,000.00

Estimated Construction Cost	$1,804,280
25% Contingencies	$451,070
Total Estimated Construction Cost	**$2,255,350**

N

SCALE IN FEET

0 25 50 100

OPTION 2

W WAUSAU AVE

N 32ND AVE

N 30TH AVE

N 29TH AVE

N 28TH AVE

MARY ANN LN

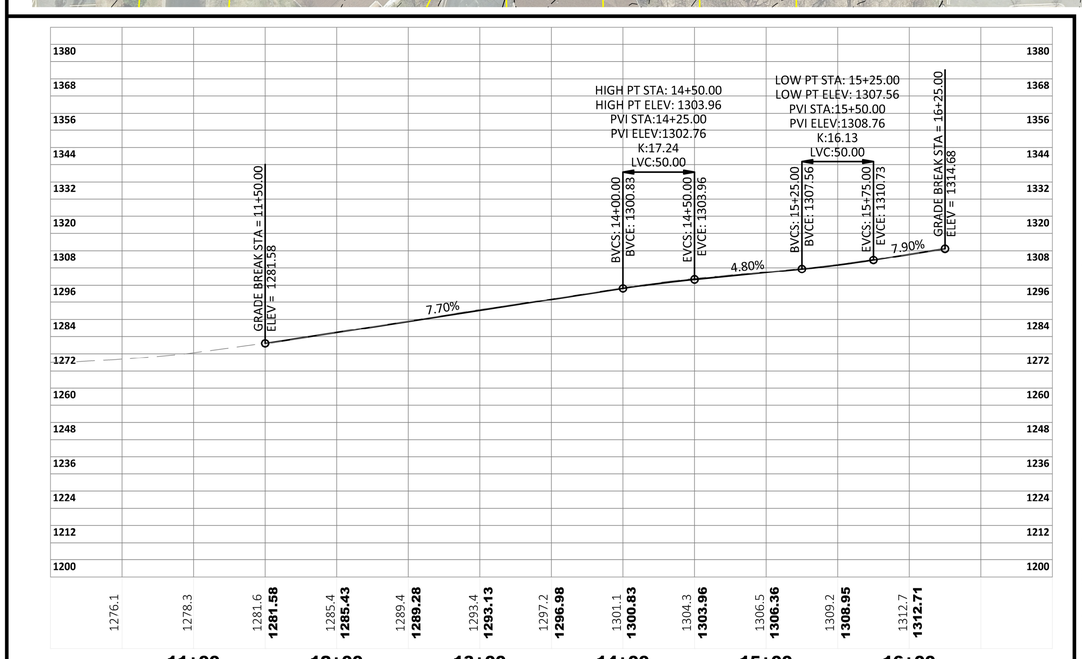
MAPLE CREEK DR

MADONNA DR

WESTHILL DR

CITY LIMITS

1475 1475 1475 1475 1450 1425 1400 1375 1350 1325 1300 1275



Construction Cost Estimate
28th Ave Option 2

City of Wausau

	WisDOT Spec Section No.	Item	Unit	Unit Cost	Quantity	Costs
1	201.0105	Clearing	Sta	$1,500.00	5	$7,500.00
2	201.0205	Grubbing	Sta	$1,500.00	5	$7,500.00
3	205.0100	Excavation Common	Cu Yd	$20.00	4000	$80,000.00
4	205.1500.S	Excavation Below Subgrade	Cu Yd	$10.00	400	$4,000.00
5	201.0201.S	Trench Rock	LF	$120.00	2000	$240,000.00
6	209.0100.S	Granular Backfill	Cu Yd	$20.00	250	$5,000.00
7	305.0125.S	Base Aggregate Dense 1 1/4"	Cu Yd	$28.00	2000	$56,000.00
8	311.0200.S	Breaker Run with Fines	Cu Yd	$30.00	3600	$108,000.00
9	455.0605	Tack Coat	Gal	$5.00	150	$750.00
10	460.5224.S	HMA Pavement 4 LT 58-28 S	Ton	$90.00	500	$45,000.00
11	460.5225.S	HMA Pavement 5 LT 58-28 S	Ton	$90.00	500	$45,000.00
12	465.0120	Asphaltic Surface Driveways	Ton	$275.00	30	$8,250.00
13	601.0411	Concrete Curb & Gutter 30" Type D	Ln Ft	$16.00	4000	$64,000.00
14	606.0200	Rip Rap Medium	CY	$80.00	500	$40,000.00
15	608.0412	Storm Sewer Pipe Reinforced Concrete Class IV 12"	Ln Ft	$60.00	300	$18,000.00
16	608.0415	Storm Sewer Pipe Reinforced Concrete Class IV 15"	Ln Ft	$65.00	150	$9,750.00
17	608.0436	Storm Sewer Pipe Reinforced Concrete Class IV 36"	Ln Ft	$120.00	2000	$240,000.00
18	611.0535.S	Manhole Covers Type J-Special	Ea	$1,000.00	10	$10,000.00
19	611.0624	Inlet Covers Type H	Ea	$1,100.00	10	$11,000.00
20	611.1230	Catch Basin 2x3-Ft	Ea	$2,250.00	10	$22,500.00
21	611.2004	Manholes 4-Ft Diameter	Ea	$3,500.00	12	$42,000.00
22	612.0204.S	4" Draintile	LF	$15.00	3000	$45,000.00
23	619.1000.S	Mobilization	LS	$75,000.00	1.00	$75,000.00
24	624.0100	Water	Mgal	$35.00	20	$700.00
25	624.0200.S	Water For Seeded Areas	Mgal	$60.00	20	$1,200.00
26	625.0600.S	Topsoil, Seed, Fertilizer and Mulch	Sq Yd	$8.00	3000	$24,000.00
27	628.7005	Inlet Protection Type A	Ea	$130.00	5	$650.00
28	628.7015	Inlet Protection Type C	Ea	$60.00	5	$300.00
29	628.7560	Tracking Pad	Ea	$400.00	4	$1,600.00
30	643.0100.S	Temporary Traffic Control	LS	$15,000.00	1.00	$15,000.00
31	646.1020	Marking Line Epoxy 4-inch	Ln Ft	$3.00	900	$2,700.00
32	646.6120	Marking Stop Line Epoxy 18"	Ln Ft	$14.00	50	$700.00
33	646.7420	Marking Crosswalk Epoxy Transverse Line 6"	Ln Ft	$9.00	150	$1,350.00
34	690.0150	Sawing Asphalt	Ln Ft	$3.00	250	$750.00

Estimated Construction Cost	$1,233,200
25% Contingencies	$308,300
Total Estimated Construction Cost	**$1,541,500**

N

SCALE IN FEET

0 25 50 100

OPTION 3

W WAUSAU AVE

N 32ND AVE

N 30TH AVE

N 29TH AVE

N 28TH AVE

MARY ANN LN

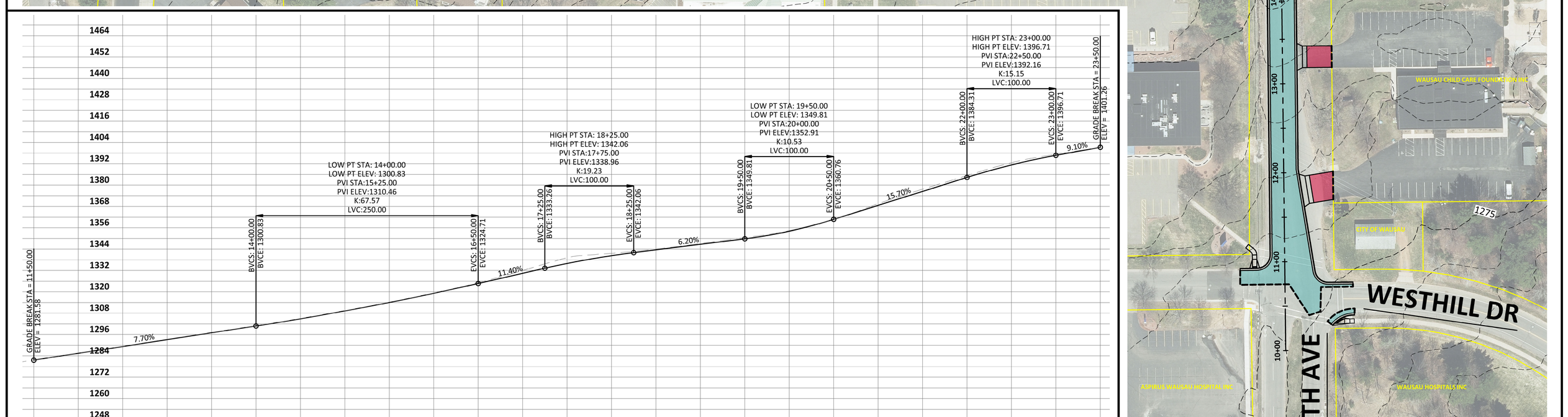
MAPLE CREEK DR

MADONNA DR

CITY LIMITS

1475 1450 1425 1400 1375 1350 1325 1300

WESTHILL DR



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Construction Cost Estimate
28th Ave Option 3

City of Wausau

	WisDOT Spec Section No.	Item	Unit	Unit Cost	Quantity	Costs
1	201.0105	Clearing	Sta	$1,500.00	10	$15,000.00
2	201.0205	Grubbing	Sta	$1,500.00	10	$15,000.00
3	205.0100	Excavation Common	Cu Yd	$20.00	5000	$100,000.00
4	201.0201.S	Trench Rock	LF	$120.00	2000	$240,000.00
5	205.1500.S	Excavation Below Subgrade	Cu Yd	$10.00	400	$4,000.00
6	209.0100.S	Granular Backfill	Cu Yd	$20.00	250	$5,000.00
7	305.0125.S	Base Aggregate Dense 1 1/4"	Cu Yd	$28.00	2500	$70,000.00
8	311.0200.S	Breaker Run with Fines	Cu Yd	$30.00	3500	$105,000.00
9	455.0605	Tack Coat	Gal	$5.00	150	$750.00
10	460.5224.S	HMA Pavement 4 LT 58-28 S	Ton	$90.00	650	$58,500.00
11	460.5225.S	HMA Pavement 5 LT 58-28 S	Ton	$90.00	650	$58,500.00
12	465.0120	Asphaltic Surface Driveways	Ton	$275.00	30	$8,250.00
13	601.0411	Concrete Curb & Gutter 30" Type D	Ln Ft	$16.00	4000	$64,000.00
14	606.0200	Rip Rap Medium	CY	$80.00	400	$32,000.00
15	608.0412	Storm Sewer Pipe Reinforced Concrete Class IV 12"	Ln Ft	$60.00	700	$42,000.00
16	608.0415	Storm Sewer Pipe Reinforced Concrete Class IV 15"	Ln Ft	$65.00	100	$6,500.00
17	608.0436	Storm Sewer Pipe Reinforced Concrete Class IV 36"	Ln Ft	$120.00	2000	$240,000.00
18	611.0535.S	Manhole Covers Type J-Special	Ea	$1,000.00	12	$12,000.00
19	611.0624	Inlet Covers Type H	Ea	$1,100.00	12	$13,200.00
20	611.1230	Catch Basin 2x3-Ft	Ea	$2,250.00	12	$27,000.00
21	611.2004	Manholes 4-Ft Diameter	Ea	$3,500.00	12	$42,000.00
22	612.0204.S	4" Draintile	LF	$15.00	4000	$60,000.00
23	619.1000.S	Mobilization	LS	$80,000.00	1.00	$75,000.00
24	624.0100	Water	Mgal	$35.00	10	$350.00
25	624.0200.S	Water For Seeded Areas	Mgal	$60.00	10	$600.00
26	625.0600.S	Topsoil, Seed, Fertilizer and Mulch	Sq Yd	$8.00	2000	$16,000.00
27	628.7005	Inlet Protection Type A	Ea	$130.00	12	$1,560.00
28	628.7015	Inlet Protection Type C	Ea	$60.00	12	$720.00
29	628.7560	Tracking Pad	Ea	$400.00	4	$1,600.00
30	643.0100.S	Temporary Traffic Control	LS	$15,000.00	1.00	$15,000.00
31	646.1020	Marking Line Epoxy 4-inch	Ln Ft	$3.00	2000	$6,000.00
32	646.6120	Marking Stop Line Epoxy 18"	Ln Ft	$14.00	50	$700.00
33	646.7420	Marking Crosswalk Epoxy Transverse Line 6"	Ln Ft	$9.00	150	$1,350.00
34	690.0150	Sawing Asphalt	Ln Ft	$3.00	250	$750.00

Estimated Construction Cost	$1,338,330
25% Contingencies	$669,165
Total Estimated Construction Cost	**$2,007,495**

N

SCALE IN FEET

0 25 50 100

OPTION 4

WAUSAU AVE

N 32ND AVE

N 30TH AVE

N 29TH AVE

N 28TH AVE

MAPLE CREEK DR

MARY ANN LN

MADONNA DR

WESTHILL DR

CITY LIMITS

1475

1450

1425

1400

1375

1350

1325

1300

1275

PT: 30+09.07

PC: 24+55.29

PT: 22+02.45

PC: 16+49.24

BP: 10+00.00

HEISER'S SCENIC HEIGHTS ESTATES LLC

SEMLING REVOCABLE TRUST

DEANNE C KIMBEL

MARY M MOGUE REVOCABLE TRUST

CHARLES V SAMA III

BRET K LICHTENWALD

KEITH A KOCOUREK

MARK A LEHMKUHL

KATHLEEN M MYERS

RONALD M GAJEWSKI

BRUCE K CHRISTOPHERSEN

HELEN BRANDT

GLEN M WITTER

DANIEL M KERBINS

JEFFREY T SEIDLER

JEFFREY E SEIDLER

DOUGLAS M RACKER

RUBEN CARDENAS

ASPIRUS WAUSAU HOSPITAL INC

KATHLEEN BUCKLI

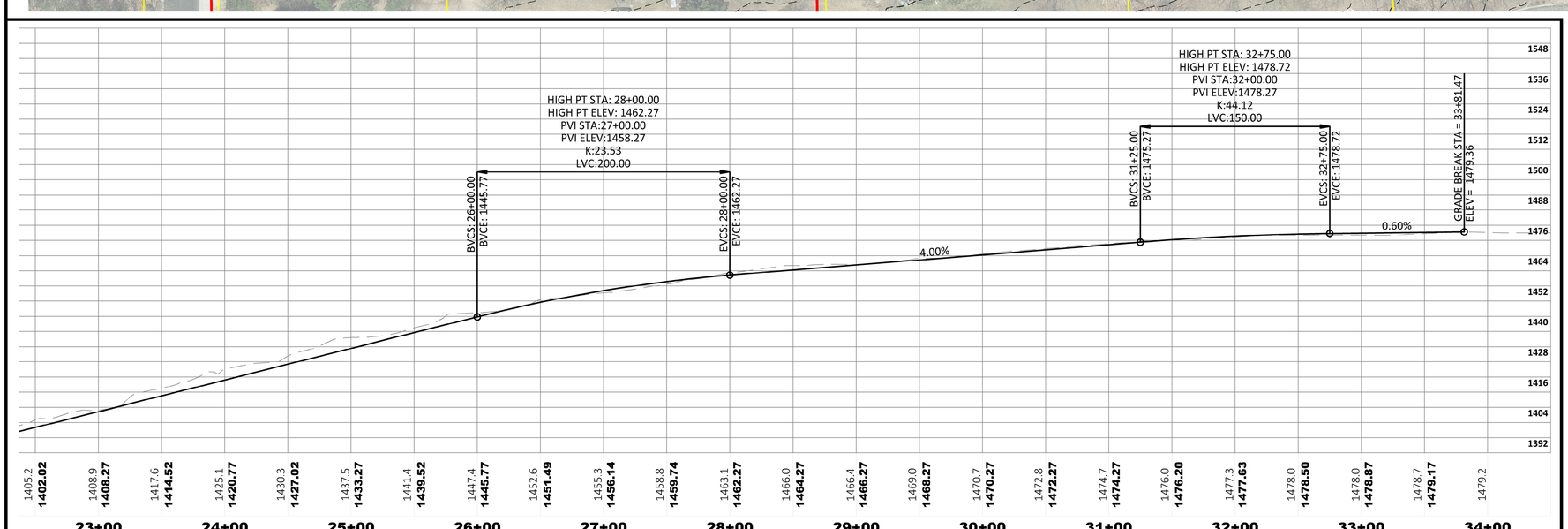
COMMUNITY HEALTH CARE

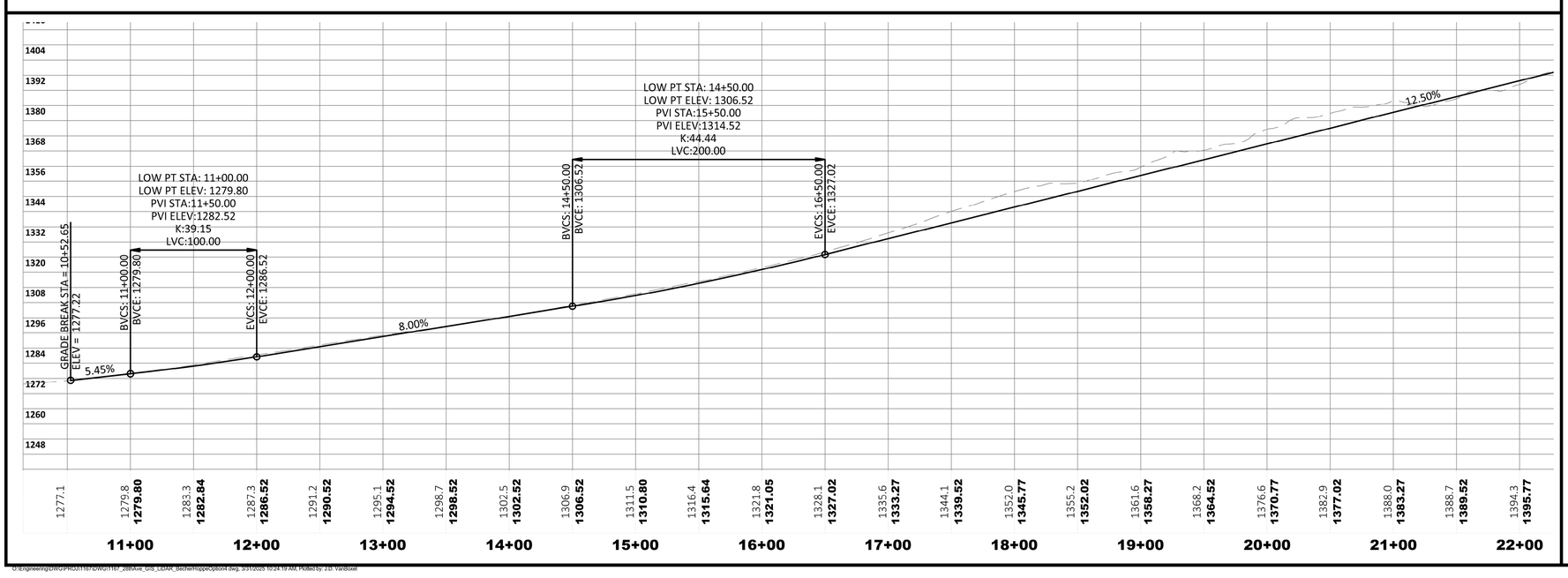
WAUSAU CHILD CARE FOUNDATION INC

CITY OF WAUSAU

WAUSAU HOSPITALS INC

523 NORTH 28TH AVE LLC





Construction Cost Estimate
28th Ave Option 4

City of Wausau

	WisDOT Spec					
	Section No.	**Item**	**Unit**	**Unit Cost**	**Quantity**	**Costs**
1	201.0105	Clearing	Sta	$1,500.00	24	$36,000.00
2	201.0205	Grubbing	Sta	$1,500.00	24	$36,000.00
3	205.0100	Excavation Common	Cu Yd	$20.00	9000	$180,000.00
4	201.0201.S	Trench Rock	LF	$120.00	2000	$240,000.00
5	205.1500.S	Excavation Below Subgrade	Cu Yd	$10.00	1000	$10,000.00
6	209.0100.S	Granular Backfill	Cu Yd	$20.00	2000	$40,000.00
7	305.0125.S	Base Aggregate Dense 1 1/4"	Cu Yd	$28.00	3500	$98,000.00
8	311.0200.S	Breaker Run with Fines	Cu Yd	$30.00	5000	$150,000.00
9	455.0605	Tack Coat	Gal	$5.00	400	$2,000.00
10	460.5224.S	HMA Pavement 4 LT 58-28 S	Ton	$90.00	1200	$108,000.00
11	460.5225.S	HMA Pavement 5 LT 58-28 S	Ton	$90.00	1200	$108,000.00
12	465.0120	Asphaltic Surface Driveways	Ton	$275.00	120	$33,000.00
13	601.0411	Concrete Curb & Gutter 30" Type D	Ln Ft	$16.00	7200	$115,200.00
14	606.0200	Rip Rap Medium	CY	$80.00	400	$32,000.00
15	608.0412	Storm Sewer Pipe Reinforced Concrete Class IV 12"	Ln Ft	$60.00	400	$24,000.00
16	608.0415	Storm Sewer Pipe Reinforced Concrete Class IV 15"	Ln Ft	$65.00	250	$16,250.00
17	608.0418	Storm Sewer Pipe Reinforced Concrete Class IV 18"	Ln Ft	$80.00	750	$60,000.00
18	608.0424	Storm Sewer Pipe Reinforced Concrete Class IV 24"	Ln Ft	$100.00	750	$75,000.00
19	608.0436	Storm Sewer Pipe Reinforced Concrete Class IV 36"	Ln Ft	$120.00	2800	$336,000.00
20	611.0535.S	Manhole Covers Type J-Special	Ea	$1,000.00	15	$15,000.00
21	611.0624	Inlet Covers Type H	Ea	$1,100.00	28	$30,800.00
22	611.1230	Catch Basin 2x3-Ft	Ea	$2,250.00	28	$63,000.00
23	611.2004	Manholes 4-Ft Diameter	Ea	$3,500.00	15	$52,500.00
24	SPV	Storm Water Detention Facility	Ea	$250,000.00	1	$250,000.00
25	612.0204.S	4" Draintile	LF	$15.00	6000	$90,000.00
26	619.1000.S	Mobilization	LS	$150,000.00	1.00	$150,000.00
27	624.0100	Water	Mgal	$35.00	20	$700.00
28	624.0200.S	Water For Seeded Areas	Mgal	$60.00	20	$1,200.00
29	625.0600.S	Topsoil, Seed, Fertilizer and Mulch	Sq Yd	$8.00	6000	$48,000.00
30	628.7005	Inlet Protection Type A	Ea	$130.00	28	$3,640.00
31	628.7015	Inlet Protection Type C	Ea	$60.00	28	$1,680.00
32	628.7560	Tracking Pad	Ea	$400.00	6	$2,400.00
33	643.0100.S	Temporary Traffic Control	LS	$25,000.00	1.00	$25,000.00
34	646.1020	Marking Line Epoxy 4-inch	Ln Ft	$3.00	8000	$24,000.00
35	646.6120	Marking Stop Line Epoxy 18"	Ln Ft	$14.00	100	$1,400.00
36	646.7420	Marking Crosswalk Epoxy Transverse Line 6"	Ln Ft	$9.00	150	$1,350.00
37	690.0150	Sawing Asphalt	Ln Ft	$3.00	400	$1,200.00

Estimated Construction Cost	$2,461,320
25% Contingencies	$615,330
Total Estimated Construction Cost	**$3,076,650**

Agenda Item No.
6

STAFF REPORT TO INFRASTRUCTURE & FACILITIES COMMITTEE – April 10, 2025

AGENDA ITEM

Discussion and possible action on proposed 2026 Street Reconstruction Projects and 5 Year Plan

BACKGROUND

Staff has reviewed streets and propose the following streets be added to the 5 year plan in 2030:

- **N 11th Ave (Elm Street – Cedar Street)**
  - WISLR Street Rating 2
  - Water Utility
    - 6" cast watermain installed from 1940-1960.
    - Approximately 40 lead service laterals
    - GIS indicates 5 breaks on this stretch of watermain
  - Sewer Utility
    - 1950 vintage 8" concrete, CIP 2011
  - Storm Sewer
    - 12-15" concrete from 1950
- **Park Avenue (2nd Street – 10th Street)**
  - WISLR Street Rating 2-3
  - Water Utility
    - 6" cast watermain installed in 1920-1940.
    - Approximately 100 lead service laterals
    - GIS indicates 1 break
  - Sewer Utility
    - 12" clay and concrete from 1909 – 1920
  - Storm Sewer
    - 12-54" concrete from 1950s
- **Plumer Street (Grand Avenue – Battery Street)**
  - WISLR Street Rating 2-3
  - Water Utility
    - 8-10" DI watermain installed in 1960-1980.
    - Approximately 25 lead service laterals
    - GIS indicates no break history
  - Sewer Utility
    - 8-12" clay Installation date unknown
  - Storm Sewer
    - 12" concrete 1940s
- **S. 17th Ave (Sherman Street –Stewart Avenue)**
  - WISLR Street Rating 4
  - Water Utility
    - 4-6" cast watermain installed in 1920-1940.
    - Approximately 0 lead service laterals
    - GIS indicates 2 breaks
  - Sewer Utility
    - 8-15" concrete Installation date 1950-1960
  - Storm Sewer
    - 12-30" concrete 1980s

FISCAL IMPACT

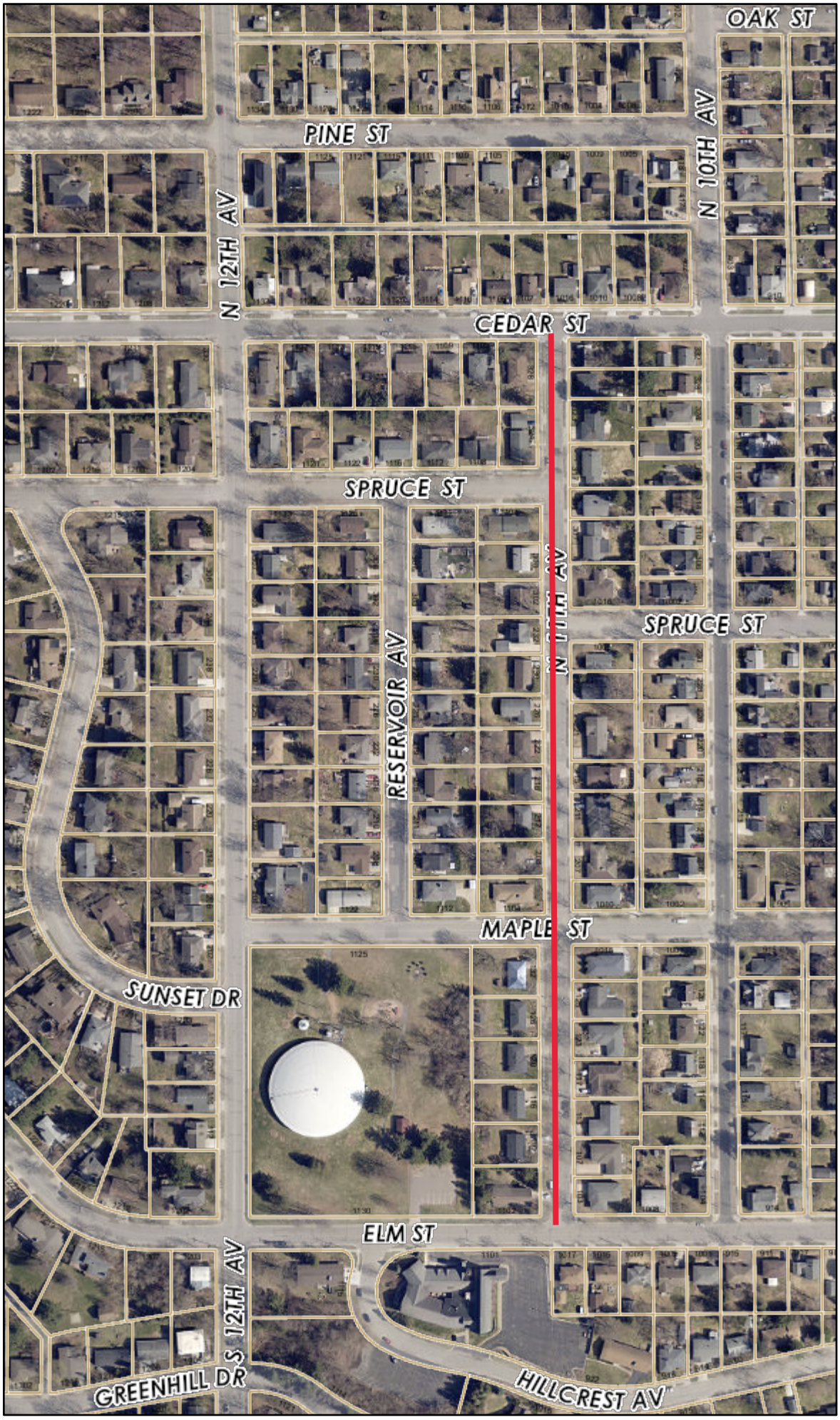
The fiscal impacts are included on the attached 5-year sheet.

STAFF RECOMMENDATION

Staff recommends approving the streets listed for construction in 2026 so staff can send out letters to residents and prepare final plans.

Staff also recommends adding the streets to the 5 year plan for the construction year 2030.

Staff contact: Allen Wesolowski 715-261-6762



ArcGIS Web Map

City of Wausau / DPW

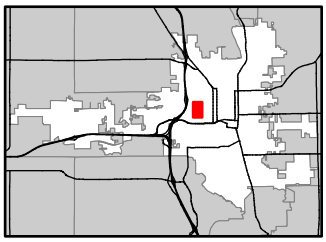
Date Printed: 4/1/2025

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mi

Right Of Way

Parcel

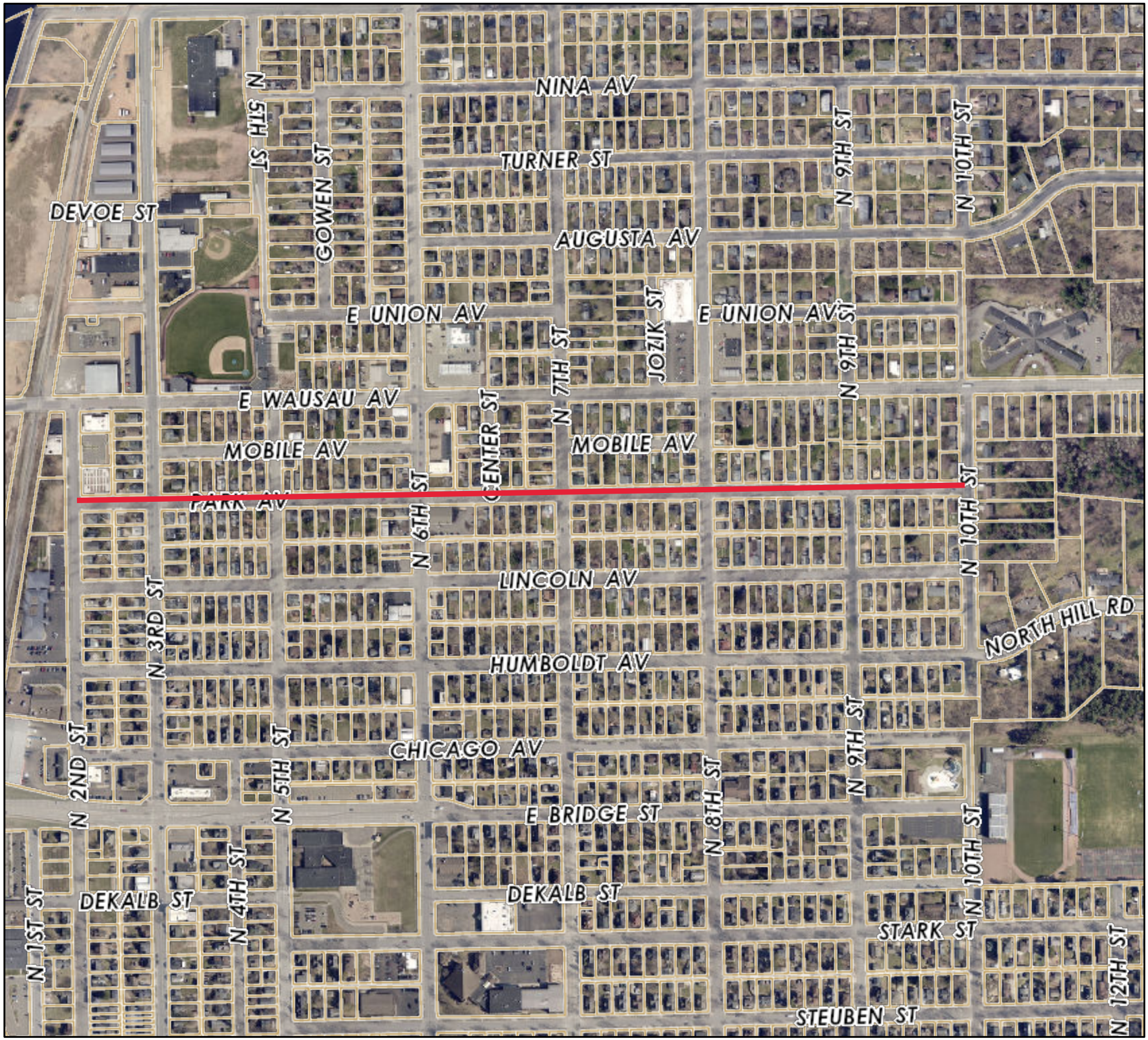


N

NOTES:
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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



ArcGIS Web Map

City of Wausau / DPW

Date: 4/1/2025

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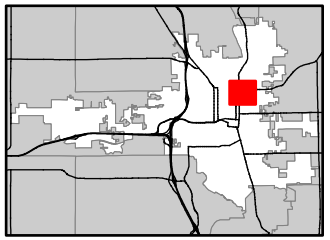
mi

Mile Marker

Highway Exit

Right Of Way

Parcel



N

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City of Wausau / DPW

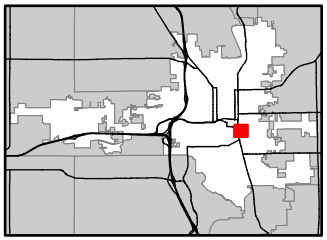
Date: 4/1/2025

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mi

Right Of Way

Parcel



N

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ArcGIS Web Map

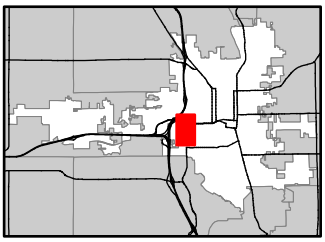
City of Wausau / DPW

Date Printed: 4/1/2025

0 0.04 0.09

mi

- Mile Marker
- Highway Exit
- Right Of Way
- Parcel



N

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Public Works / GIS Division
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www.ci.wausau.wi.us

2026-2030 STREET RECONSTRUCTION (5 Year Plan)

2026		
Stark Street	(5th Street – 12th Street)	$1,000,000
28th Avenue (1)	(Westhill Drive – W. Wausau Ave)	$1,500,000
N. 8th Ave (2)	(Spruce Street – Bridge Street)	$500,000
West Wausau Ave (3)	(N. 10th Ave- Stevens Drive)	$1,300,000
2027		
S. 11th Avenue	(W. Thomas – Flieth)	$850,000
Ethel Street	(Grand Ave – Zimmerman Street)	$1,300,000
2028		
N. 9th Ave	(Elm Street – Bridge Street)	$900,000
N. 11th Street	(East Crocker – Sylvan Street)	$400,000
3rd Avenue	(W. Eldred Street – Randolph Street)	$250,000
W. Eldred Street	(N. 3rd Ave – N. 1st Ave)	$200,000
2029		
Brown Street	(5th Street – 13th Street)	$1,400,000
Forest Street	(Bellis Street – 12th Street)	$550,000
12th Street	(Forest Street – Jackson Street)	$125,000
Garfield Avenue	(Marathon Park – 3rd Ave)	$200,000
2030		
N. 11th Ave	(Elm Street – Cedar Street)	$550,000
Park Ave	(2nd Street – 10th Street)	$1,200,000
Plumer Street	(Grand Ave – Battery Street)	$450,000
N. 4th Avenue	(Merrill Ave – Randolph Street)	$525,000
S. 17th Avenue (4)	(Sherman Street – Stewart Avenue)	$1,500,000

Street costs do not include sewer, water main or storm sewer costs

(1) 28th Avenue costs are estimated. Actual costs will depend upon chosen design alternative.
(2) TID 8 Funding
(3) STP Urban Funding (80% participating item funding from WDOT)
(4) Engineering will be applying for STP Urban and LRIP funding from WDOT

Agenda Item #7

Memorandum

TO: Infrastructure and Facilities Committee
FROM: Jeremy Kopp, Fire Chief
DATE: March 24, 2025
SUBJECT: City Property Proposals for Fire Training Tower

Dear Members of the Infrastructure and Facilities Committee,

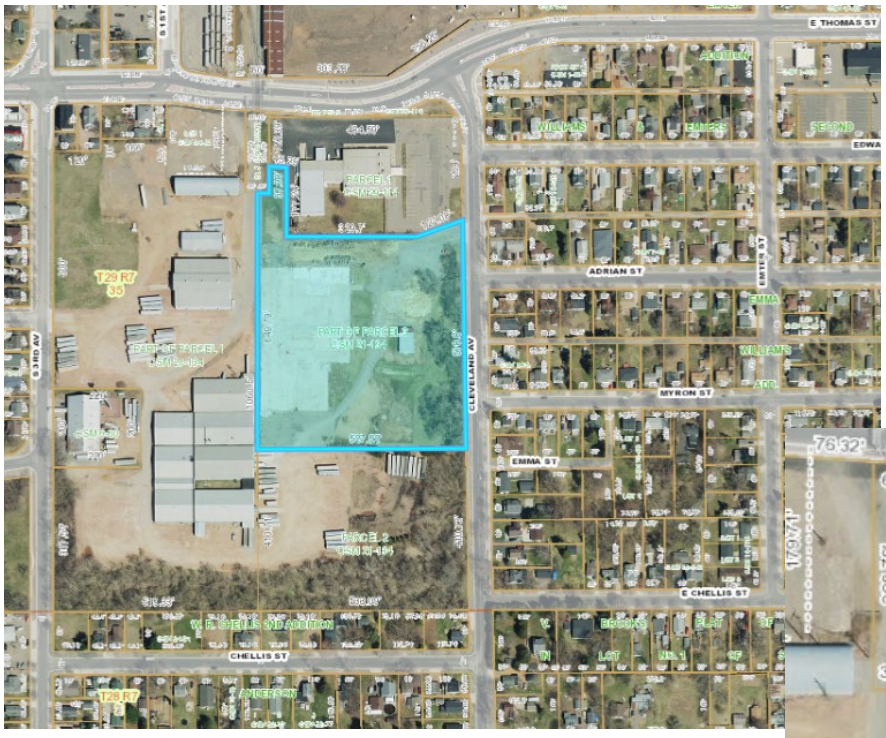
I am requesting your consideration of dedicating city-owned property at one of the following locations for the future site of a fire training tower: 1300 Cleveland Avenue, 515 South 32nd Avenue, Enterprise Drive, or 1805 Burek Avenue.

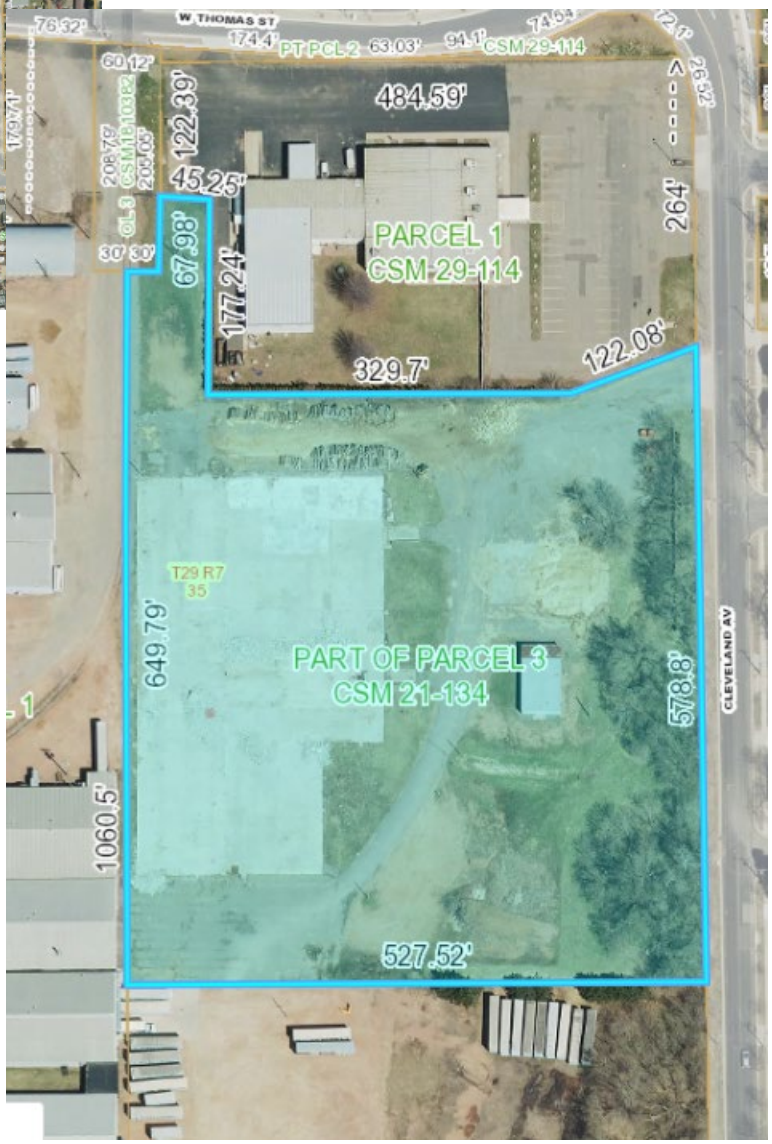
North Central Technical College (NTC) and the Wausau Fire Department (WFD) have made significant progress in our collaborative efforts, and one of the most promising projects is the development of a fire training tower in the Wausau area. Currently, Marathon County lacks a fire training tower, which limits the quality and realism of training available to our firefighters. The establishment of a training tower will be a critical asset, enhancing our ability to provide more effective training and helping us move closer to achieving an ISO 1 rating for the city of Wausau. This project will enable our firefighters to train in more realistic scenarios, improving their preparedness and response capabilities.

As part of its 2025-2026 budget, the NTC Board of Trustees has committed to providing equipment support for this initiative. This agenda item is intended to open a discussion regarding the feasibility of providing land and evaluating the best location for the fire training tower.

I see this project as the beginning of a long-term partnership with NTC that will benefit our community and region in the years to come. This collaboration will help enhance public safety and improve the effectiveness of our firefighting operations.

Thank you for your attention to this important matter. I look forward to working together to make this vital project a reality.


E THOMAS ST
ADDITION
WILLIAMS
EMMA
SECOND
ADDITION
PARCEL 1
CSM-29-114
T29 R7
35
ADRIAN ST
EMMA
WILLIAMS
ADD
MYRON ST
PART OF PARCEL 1
CSM 21-134
CLEVELAND AV
PARCEL 2
CSM 21-134
EMMA ST
E CHELLIS ST
W. H. CHELLIS 2ND ADDITION
CHELLIS ST
ANDERSON
BROOKS
PLAT
LOT
NO. 1


W THOMAS ST
174.4'
PT PCL 2
63.03'
94.1'
CSM 29-114
76.32'
60.12'
179.71'
208.79'
CSM 18-103
205.08'
122.39'
484.59'
45.25'
264'
PARCEL 1
CSM-29-114
30'
30'
67.98'
177.24'
329.7'
122.08'
T29 R7
35
649.79'
PART OF PARCEL 3
CSM 21-134
578.8'
CLEVELAND AV
1060.5'
527.52'


ZOOM TO PIN: 14629071350986
Tax Report
CITY OF WAUSAU
Primary Address
1805
N BUREK AVE
WAUSAU
54401
Secondary Address
Add to Results
View Additional Details
E CRABTREE DR
E CAMPUS DR
N BUREK AV
LOT 1
CSM 14-116
PART OF LOT 1
CSM 14-116
T29 R7
13


LOT 1
CSM 14-116
PART OF LOT 1
CSM 14-116
T29 R7
13


234.35'
VACATED
DOC #1610346
OUTLOT 1
CSM 73-23
LOT 1
CSM 74-13
332.92'
CSM 4-32
176.82'
78.01'
109'
126.18'
574.81'
289.85'
T29 R7
33
LOT 1
CSM 78-95
307.77'
177.11'
113.54'
41.06'
190.5'
90'
70'
540.06'
LOT 2
CSM 88-19
CSM 2-21
249.73'
230.83'
33.18'
118.39'
177.42'
72.36'
151.02'
22.42'
30.21'
150.23'
145'
145.8'
125'
120'
130'
155.7'
156.6'
118.63'
60'

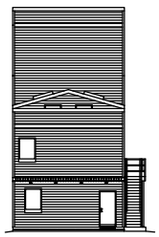

HIGHLAND DR
S 84TH AV
S 80TH AV
T29 R6
36
STEWART AV
S 72ND AV TO STH 29 WB
STH 29 WB TO S 72ND AV
BOMBARDIER CT


ENTERPRISE DR
S 84TH AV
T29 R6
36
FLAT OF SURVEY

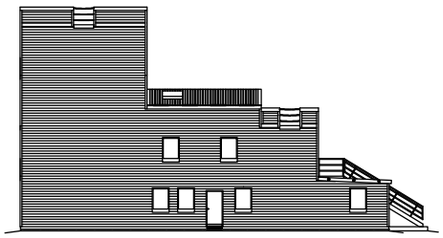

ENTERPRISE DR
STEWART AV
S 84TH AV
PLAT OF SURVEY

THE COMMISSIONER

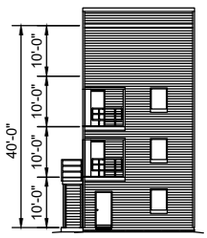
The Commissioner is the largest standard Fire Facilities fire training tower model. The tower spans 73' long and stands 40' high. The Commissioner offers three sections, a four-story tower, a two-story residential section, and a one-story burn room annex. The residential section features interior and exterior stairs, two roof chop-out curbs, hallways, a burn room, and a burn area in the attic. The tower section offers interior decks and stairs, ship's ladder, parapet roof guard with chained opening, and a roof chop-out curb. For the ultimate in fire training, the Commissioner also features a cantilevered balcony, inset balcony, and fire escape.



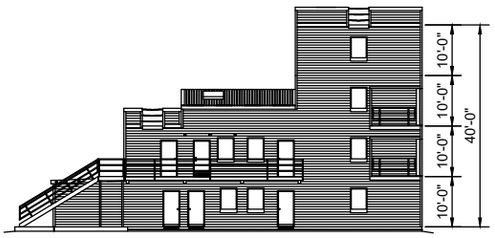
NORTH END ELEVATION



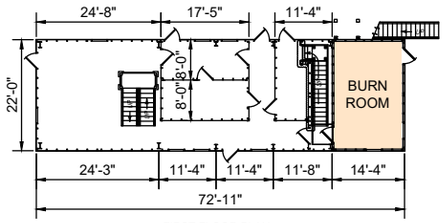
EAST SIDE ELEVATION



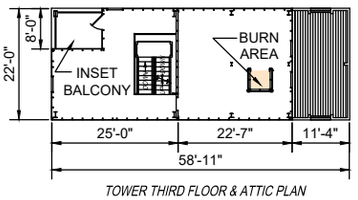
SOUTH END ELEVATION



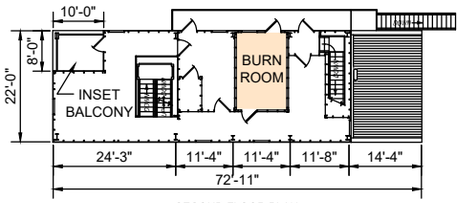
WEST SIDE ELEVATION



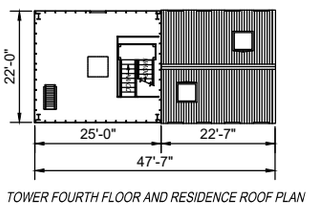
FIRST FLOOR PLAN



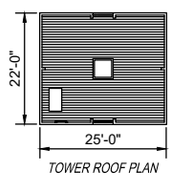
TOWER THIRD FLOOR & ATTIC PLAN



SECOND FLOOR PLAN



TOWER FOURTH FLOOR AND RESIDENCE ROOF PLAN



TOWER ROOF PLAN

Nellis AFB, Las Vegas, Nevada



All doors /shutters are operational from both sides. Stairs and railings meet IBC/NFPA 1402 standards.

Tower:

25'L x 22'W x 40'H
Flat Roof
Roof Live Load: 100 PSF
Wind Load: Per Local Codes
Deck Live Load: 100 PSF
Parapet Roof Guard with Chained Opening
Interior "U" Shaped Stairs to 2nd, 3rd, & 4th Floors
Interior Fixed Ladder, 4th Floor to Roof Hatch
(3) 3' x 7' Exterior Steel Doors
(7) 3' x 4' Window Openings with Steel Shutters
(1) 4' x 4' Roof Chop-Out Curb
(1) 2'6" x 4'6" Bilco Roof Hatch

Residential Section:

33'11"L x 22'W x 27'3"H
16˚ Gable Roof and Flat Roof
Roof Live Load: 100 PSF
Wind Load: Per Local Codes
Deck Live Load: 100 PSF
Parapet Roof Guard with Chained Openings
Interior "L" Shaped Stairs to 2nd Floor
Roof Ladder Fender Brackets
Exterior 2nd Floor Cantilevered Balcony 39'x 4'
Exterior Stairs to 2nd Floor
(7) 3' x 7' Exterior Steel Doors
(11) 3' x 7' Interior Steel Doors
(12) 3' x 4' Window Openings with Steel Shutters
(2) 3' x 3' Hinged Gable Louvers
(2) 4' x 4' Roof Chop-Out Curbs
(1) 2nd Floor Burn Room
(1) Burn Area in Attic
(1) Westec® Insulation System
(1) Scout Temperature Monitoring System

Burn Room Annex:

14'L x 22'W x 10'H
Roof: 1/2" in 12" Single Pitch
Roof Live Load: 100 PSF
Wind Load: Per Local Codes
(1) 3' x 7' Exterior Steel Door
(1) 3' x 7' Interior Steel Door
(2) 3' x 4' Window Openings with Steel Shutters
(1) Westec® Insulation System
(1) Scout Temperature Monitoring System





Agenda Items #8 & #9

STAFF REPORT

To: Infrastructure and Facilities Committee

Prepared By: Andrew Lynch, AICP
Economic Development Manager

Date: April 2, 2025

Action on Easement with 700 Grand Apartments LLC for underground utilities at 700 Grand Ave

The recently passed development agreement between the City and 700 Grand Apartments LLC for the affordable rate apartment building at 700 Grand Ave includes a requirement for an easement for the underground storm and water utilities. Those utilities cross the northern portion of the parcel. This is currently a City-owned parcel(s) that will be combined and transferred to the developer. The City will be granted the easement by the developer upon transfer of the property. This action preemptively accepts the easement as shown in the included map. A parking lot for the apartment building will be constructed over the easement.

There is no fiscal impact.

Economic Development staff recommends approval.

Action on dedication of land to Right of Way at 700 Grand Ave

During the creation of the RFP for the 700 Grand Ave project, staff recommended setting aside 20’ along the west side of Grand Avenue to accommodate future roadway changes. A 20’ wide and 139’ long strip of the 700 Grand Ave parcel remains to be dedicated. This is best shown on the attached Preliminary CSM.

There is no fiscal impact.

Economic Development staff recommends approval.

CERTIFIED SURVEY MAP

MARATHON COUNTY NO._____

ALL OF LOTS 2, 3 & 4 AND PART OF LOT 1 OF ASSESSOR'S PLAT NUMBER 5 TO THE CITY OF WAUSAU, LOCATED IN GOVERNMENT LOT 2 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PH (715) 241–0947 tim@vreelandassociates.us

PREPARED FOR: *CITY OF WAUSAU*

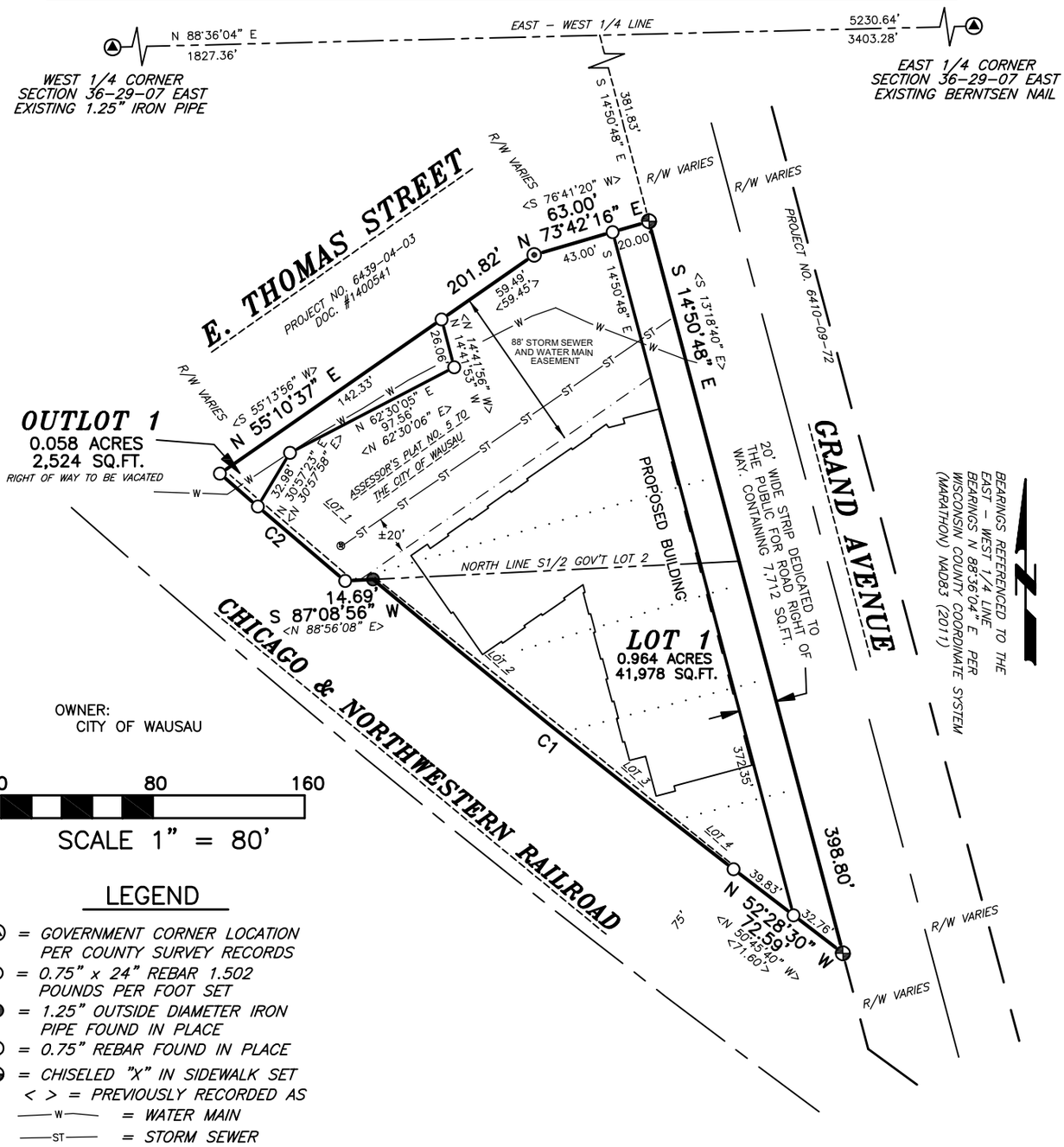
FILE #: 24–0234 M&A

DRAFTED BY: TIMOTHY G. VREELAND

DRAWN BY: DALTON L. ZEINERT

SHEET 1 OF 3 SHEETS

Curve Table						
Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
C1	5654.58'	243.81'	2°28'14"	N 51°14'23" W 243.79'	S 50°00'17" E	S 52°28'30" E
C2	5664.58'	86.84'	0°52'42"	N 49°27'23" W 86.84'	S 49°01'02" E	S 49°53'44" E
LOT 1	5664.58'	60.46'	0°36'42"	N 49°35'24" W 60.46'	S 49°17'03" E	S 49°53'44" E
OUTLOT 1	5664.58'	26.38'	0°16'00"	N 49°09'03" W 26.37'	S 49°01'02" E	S 49°17'03" E



LEGEND

- = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 0.75" x 24" REBAR 1.502 POUNDS PER FOOT SET
- = 1.25" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- = 0.75" REBAR FOUND IN PLACE
- = CHISELED "X" IN SIDEWALK SET
- < > = PREVIOUSLY RECORDED AS
- —W— = WATER MAIN
- —ST— = STORM SEWER

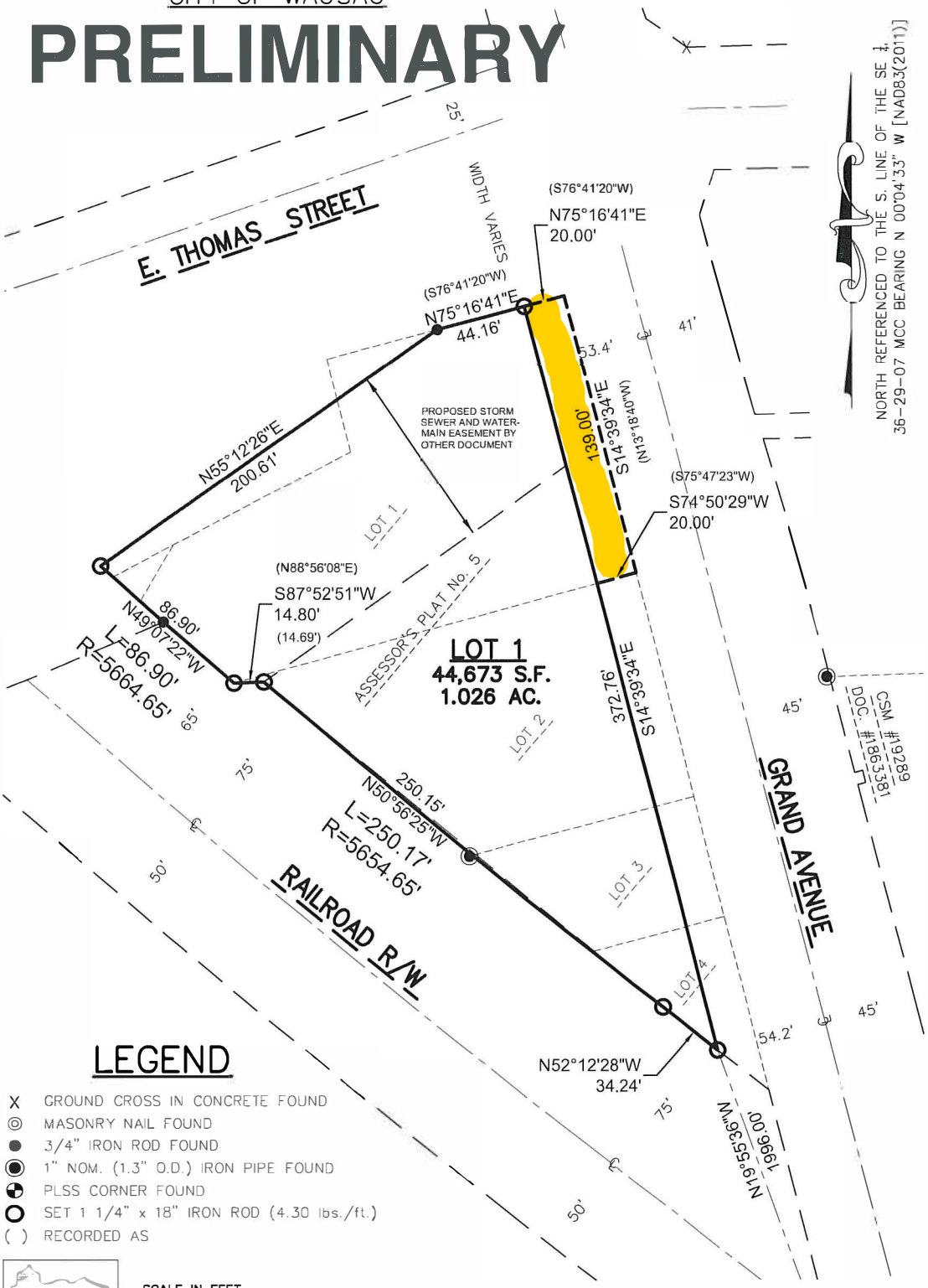
CERTIFIED SURVEY MAP

PART OF LOTS 1, 2, 3, AND 4, ASSESSOR'S PLAT NUMBER FIVE TO THE CITY OF WAUSAU, AND PART OF GOVERNMENT LOT 2, SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

FOR

CITY OF WAUSAU

PRELIMINARY



LEGEND

- X GROUND CROSS IN CONCRETE FOUND
- ◎ MASONRY NAIL FOUND
- ● 3/4" IRON ROD FOUND
- ◉ 1" NOM. (1.3" O.D.) IRON PIPE FOUND
- ◒ PLSS CORNER FOUND
- ○ SET 1 1/4" x 18" IRON ROD (4.30 lbs./ft.)
- ( ) RECORDED AS

WAUSAU WISCONSIN

SCALE IN FEET

0 20 40 80

DRAWN BY: D. HUEMPFNER

O:\Engineering\DWG\PROJ\1158\DWG\1158-700-Grand-CSM.dwg, 7/25/2024 12:00:48 PM, Adobe PDF, 1:1

Agenda Item #10

STAFF REPORT

To: Infrastructure and Facilities Committee

Prepared By: Andrew Lynch, AICP
Economic Development Manager

Date: April 2, 2025

Update on Future Parking Facilities for Athletic Park

Included in the packet is a map showing the parking options that City staff are currently working on to fulfill the Development Agreement with the Woodchucks organization. It should be noted that although this agreement is with a private entity, the facilities are for the use of Athletic Park and the general public now and in the future.

On the map we have identified two smaller lots close to Athletic Park. One is on the north side of Boileau Field and when paved will hold 29 spaces. The other is on Wausau Ave and will be an ADA exclusive parking lot that will hold 7 spaces. Both will be constructed in 2025. The biggest item in the agreement is the construction of 150 (minus the 36 mentioned above) new paved parking spaces.

The remaining 114 spaces could be accommodated in a single large lot. Staff has evaluated options in the area. The Nelson-Miller parcel located north of Athletic Park, has not been viable as the ownership has changed and not been receptive to staff inquiries. A likely option is the current temporary parking area on the Wausau Chemical site. A staff decision on the large lot is tentative for mid-2025 which then must be constructed in 2026 to meet the 2027 deadline.

During talks with the Woodchucks we have discussed pavement markings of parking spots. The idea is to encourage proper use of on-street parking and avoid blocking crosswalks, or driveways. Currently the idea is to mark the spots on 3rd and 2nd Streets. The residential streets of Lincoln and Park are under consideration as well. There would be an ongoing cost of maintenance on these pavement markings.


WINTON ST
N 5TH
111
WINTON ST
DEVOE ST
29
GOWEN ST
N 6TH ST
N 5TH ST
E UNION AV
E UNION AV
7
114
N RIVER DR
N 3RD ST
MOBILE AV
N 5TH ST
PARK AV
N 2ND ST

Agenda Item No.
11

STAFF REPORT TO CISM COMMITTEE – April 10, 2025

AGENDA ITEM

Update on the proposed Fleet Maintenance Facility and possible location

BACKGROUND

- The update to the Committee in Aug 2024 discussed the continued search for a location of the new facility. We will need a minimum of 6 usable acres with a preference for 8 acres to provide a bit more space for turning movements in and out of the facility.
- The Marathon Box property, 901 Cherry St., is still an option for consideration. The city council approved the funding for this purchase in the 2025 budget. Further site investigation is ongoing to complete our due diligence. Attached is a map of the location and the property. The property is about 6.5 acres, and it is unique in that it has another 1.4ac parking lot on it that is owned by FISERV. In order for the new facility to adequately fit on the site, the parking lot would also need to be purchased. There may be an option to relocate/reconfigure the lot but further discussions with FISERV will need to take place in the coming weeks/months. Both properties together total about 7.9 acres.
- Other properties are still being considered and looked at as possible options. These properties or combination of properties are being researched by staff to see if the owners are willing to sell or discuss options. As we have additional information, we will update the committee.
- As you know we have a completed building layout, fueling station layout and storage facility layout all complete. Once we determine the property to be used we will engage with the designer and layout the designed facilities on the property. I continue to check in with the designer of the facility periodically to keep them up to date on any progress we have made or ask questions about potential properties we are pursuing.
- It is our intent to finalize a property location in 2025 and seek approval of the purchase from the City Council. As requested, I can provide monthly updates in this format moving forward.

FISCAL IMPACT

None at this time.

STAFF RECOMMENDATION

Committee discussion and questions.

Staff contact: Eric Lindman 715-261-6745



ArcGIS Web Map

City of Wausau / DPW

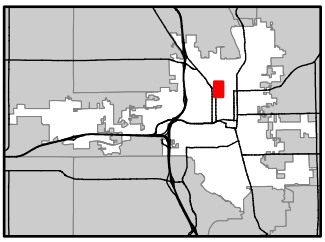
Date Printed: 7/30/2024

0 0.02 0.04

mi

Right Of Way

Parcel



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WAUSAU WISCONSIN

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