



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, May 9, 2024 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. Elect Chairperson and Vice Chairperson for the 2024-2026 term of the Infrastructure and Facilities Committee.
2. Establish regular meeting date and time for the 2024-2026 term of the Infrastructure and Facilities Committee.
3. Approval of minutes of the April 11, 2024 meeting.
4. Discussion and possible action on installation of angled parking stalls on McIndoe Street between 3rd Street and 4th Street, on 4th Street between Grant Street and McIndoe Street, and on Franklin Street between 4th Street and 5th Street.
5. Discussion and possible action on easement for a skywalk across 3rd Street at YMCA.
6. Discussion and possible action on access easement at 1937-1939 Milwaukee Ave for the Northwestern Lift Station.
7. Discussion and possible action on easement with WPS at 144 West Washington Street.
8. Discussion and possible action on streets for asphalt overlay utilizing ARPA funding.
9. Discussion and possible action on reconstruction of 2nd Street from Short Street to Dekalb Street.
10. Discussion and possible action on reconstruction alternatives for 28th Avenue from Westhill Drive to West Wausau Avenue.
11. 2025 proposed facility capital projects.
12. Adoption of the Safe Routes To School Plan as prepared by North Central Wisconsin Regional Planning Commission.

Adjournment

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 "Infrastructure & Facilities public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, if agendaized, 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 05/02/24 @ 4:30 p.m. Questions regarding this agenda may be directed to the Engineering Department at (715) 261-6740.

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 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



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, May 9, 2024 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

ADDENDUM

13. Discussion and possible action on approval of revised Green Tree Meadows Preliminary Plat.
 14. Discussion and possible action on approval of dedication of right-of-way at 404 Franklin Street.
- Adjournment

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 "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 05/08/24 @ 8:00 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, Schofield Group, Clark Dietz, Inc., Brown and Caldwell

INFRASTRUCTURE AND FACILITIES COMMITTEE

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

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

Also Present: Eric Lindman, Allen Wesolowski, TJ Niksich, Tara Alfonso, Jill Kurtzhals, Dustin Kraege, Chad Abbiehl, 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 Larson called the meeting to order.

Approve minutes of the March 14, 2024 meeting

Henke moved to approve the minutes of the previous meeting. Rasmussen seconded and the motion passed 5-0.

Discussion and possible action on parking restrictions on Troy Street between Maple Hill Road and Evergreen Road

Wesolowski was contacted by a resident on the west side of Troy Street who had called to complain about the parking restrictions. Wesolowski looked into the ordinance and found there is no parking on the west side from 8:00 to 9:00 am and 3:00 to 4:00 pm; however, the area is posted no parking, standing, or stopping. If it was posted the way the ordinance reads, the resident would be fine with the restriction. Parking restrictions are posted on the east side but are not in ordinance. The signs indicate there is no parking during school hours. Wesolowski recommends putting no parking on the east side between Maple Hill Road and Evergreen during school hours into code. He spoke with Ryan Urmanski of the Wausau School District who is in favor of keeping no parking during school hours. It is just a matter of putting this into ordinance.

Rasmussen feels this makes sense. We had issues around other schools especially where visibility and pick up and drop off are a problem. It started at a couple of other schools where we were trying to restrict parking in front of the school. We did not want unknown, unattended vehicles left near a school. Having parking restrictions is helpful for pick up and drop off traffic and bus traffic and during school hours makes sense. Alfonso noted that it is better if specific times are placed in ordinance. We have had speeding during school hours and it can be a fight from people saying they did not see children or did not know it was school hours. She believes it is best if a time is included because then it is clear. Wesolowski added that on the other side there is no parking until 4:00 pm. Larson would like to keep the area consistent and 4:00 pm would cover people coming out late.

Rasmussen moved to approve with the times being codified to define the school day, Monday through Friday from 7:00 am to 4:00 pm. Diny seconded.

Diny asked if this would satisfy the complaint from the neighbor. Wesolowski stated it will as the area will be signed the way it is in code. Diny believes most of the parking is on the east side during drop off. The west side is no parking, standing, or stopping. He questioned the difference. Wesolowski indicated that is not the way the ordinance reads. We will take off the no parking, standing, or stopping. The signs will read no parking from 7:00 am to 4:00 pm. Rasmussen said no parking, stopping, or standing signage was due to people pulling up on the wrong side. Kids would cross mid-block into traffic and principals were concerned about students being hit.

Gisselman asked if staff checked with the school. Wesolowski indicated they want no parking to stay on the east side and would like it placed into code. Gisselman asked if this will help the situation with drop off and pick up. Wesolowski stated it would not change anything; this will put into code what is already signed. There were no other issues at the school according to Ryan Urmanski.

There being a motion and a second, motion to approve with the times being codified to define the school day, Monday through Friday from 7:00 am to 4:00 pm carried 5-0.

Discussion and possible action on State/Municipal Agreement for Signal Retrofit on BUS 51 (Grand Ave) at Sturgeon Eddy Road

Wesolowski applied for grants several years ago and we have been waiting for the State/Municipal Agreements. This would replace the signals at Sturgeon Eddy and Grand Ave. It is a connecting highway, but the City owns the signals. This State/Municipal Agreement is a 90/10 cost split and includes design of the signals.

Rasmussen moved to approve. Seconded by Henke and the motion carried 5-0.

Discussion and possible action on State/Municipal Agreement for Signal Retrofit on BUS 51 (Grand Ave) at CTH N (Townline Road)

Wesolowski indicated this agreement is a 90/10 split. It would go out for design shortly and hopefully built in 2026. Larson asked where the money would be coming from. Wesolowski will have to budget for this in 2025-2026. Gisselman noted the apartment complex coming in and asked if there was sense on what a retrofit would mean. Wesolowski explained that the current signal posts in the center of Grand Ave are constantly being hit. Those would be removed and replaced with arms over the top. Staff would look at the timing of the signals and would coordinate the signals to maximize the traffic through the intersection. There will also be pedestrian push buttons with audible signals wherever there are crosswalks.

Henke moved to approve. Seconded by Diny and the motion carried 5-0.

Discussion and possible action on proposed 2025 Street Construction Projects and 5-Year Plan

Wesolowski brings the 5-year plan to committee every year. This year adds projects for 2029, which includes his recommendations of Brown Street from 5th Street to 13th Street, Forest Street from Bellis to 12th Street, 12th Street from Forest to Jackson, and Garfield Ave from Marathon Park to 3rd Ave. The staff report shows the pavement ratings and condition of the utilities. All streets included rate from 2 to 4 with water and sewer utilities from the early 1900's.

Henke noticed that 28th Avenue is on the list in 3 years and asked if there was a design. Wesolowski plans to bring design alternatives to committee as early as next month. He wanted to wait until the new committee was in place. Based upon which alternative is chosen, 28th Avenue may shift on the list. Henke went up 28th Ave the other day and it is very bad. He feels the sooner the better. Rasmussen questioned if the alternatives include options the committee looked at where the road goes out and around to eliminate the hill. Wesolowski confirmed.

Diny moved to accept the 2025 Street Construction Projects and 5-Year Plan. Seconded by Rasmussen and the motion carried 5-0.

Discussion and possible action on purchase of steel drum roller and auto grade control for paving operations

Lindman explained that Streets has been trying to shift operations to do more paving inhouse. A couple of years ago we replaced the paver with a larger one to do more work and expand operations. We have increased the hot mix budget over the last few years. We have purchased equipment to make our own hot mix. We are trying to do longer term fixes when it comes to potholes. The next step is to do full blocks of overlay. This equipment will help allow us to do that. Staff is proposing to add the equipment to the fleet to help with operations as we move forward. Staff put in an ARPA request for an addition \$1 million. Finance has approved \$500,000. Staff is proposing to use \$120,000 of that to purchase this equipment to do some of the work inhouse.

Larson feels the more we can do inhouse the better off we are, but he asked how this would be paid for. Lindman said the \$120,000 is for two pieces of equipment. The first option would be to use additional overlay money through ARPA. Larson asked if we could look into money that was saved from not having to snowplow this year. Lindman added that is another option or it could come forward to CIP.

With approving the \$500,000, Rasmussen believes Finance's intent was to maximize the amount of asphalt overlay that can be done. She would like to find another source other than ARPA for the equipment. She would like the entire half million to go to asphalt so we can get more roads done and would like to consider using carryover or surplus for the equipment.

Rasmussen moved to approve the acquisition of the equipment and send a recommendation to Finance to find an alternate fund source other than ARPA to pay for the equipment. Seconded by Diny and the motion carried 5-0.

Discussion and possible action on Asphalt Overlay Program and future budgets

Larson has recently become an Uber driver and has found that there are many side streets that need to be done. The map Wesolowski handed out has Pine Ridge Boulevard. That would be the last road he would want to overlay this year. Wesolowski noted that the map in the packet shows the streets that will be repaved this year with the \$600,000 Council approved in the budget. These streets include 48th Ave, 32nd Ave, West Wausau Ave, 6th Ave, 13th Street, 8th Street, 6th Street and 10th Street. Under the Asphalt Overlay Project, we are just milling West Wausau Ave, 6th Ave, and 10th Street and DPW will pave. This makes the budget go further. The map handed out today is what was put together for the \$1 million ARPA request. Finance approved \$500,000, which has to go to Council yet. About half the streets would have to be trimmed. Pine Ridge Boulevard is expensive because it is 4 to 5 lanes wide. If that was taken off the list we would not have to trim as many. The next meeting he can bring back the streets with budget numbers. He tried to spread it throughout the city on streets that do not have lead services or have copper services. There may be streets in worse condition but we do not want to overlay streets that have lead lines.

Larson feels Pine Ridge Boulevard should be one of the last streets done as there are so many side streets and one block streets that desperately need overlay. Rasmussen agrees with Pine Ridge as it is largely a commercial section and with ARPA dollars we are looking for neighborhood impact. We can find other ways to work Pine Ridge into future budgets if necessary. She travels 12th from Randolph to Merrill a lot, which is the street in front of the Urban West Building. She believes there are streets that are worse in this area and mentioned 4th Ave from Randolph to Merrill. The 1100, 1200, and 1300 blocks have craters. She asked to compare 12th Ave to 4th from the Blue Willow to Jefferson Elementary. There is an area on the east side where they did two large patches that are holding well, but the rest of the street is terrible. If there is a future plan for a second Urban West building, they could ruin the new street during construction. She would wait on 12th Ave if we can. Wesolowski indicated the committee can email him if there are other streets they would like him to look at.

Gisselman stated an issue in the northeast side is the lead service line. Before he would suggest streets that need work, he would like a map. A street where lead service lines might be dealt with in the next 5 years would come off his list. He could then let the neighborhood know that they have to wait due to the lead service lines. Wesolowski has the advantage of GIS. He can turn on street ratings and water lines and can see where they overlap. Gisselman can meet with Wesolowski so he can bring the information back to the neighborhood. Wesolowski indicated it is time to start talking budgets. The asphalt budget increased to \$600,000 this year and he hopes that can be kept.

If we acquire this equipment, Larson asked how much further our paving dollar would go. Wesolowski said it depends on how much money is put into the DPW asphalt budget. Every road we mill, DPW would have to pave. DPW is increasing efficiency with the roller and will get a better-quality product. There is a cost savings as we would buy the asphalt and not pay a markup for a private contractor to lay it. Wesolowski does not believe DPW could do all the asphalt work, but it would be a good tool to have.

Diny asked about the historical average of the budget. Wesolowski said there were years the budget was over \$1 million, some years we used TID money. He will work with Groat and see if there is any TID money. This year we are using \$300,000 worth of TID money for concrete pavement repair. When the budget was balanced in the past, asphalt overlay was easy to cut. He feels \$600,000 is a good place to be.

Rasmussen agrees that \$600,000 is a good place to be and does not want to fall below that. She would like to see it higher someday but we would have to find savings in other areas. If we start to see more in transportation aid

and shared revenues that may be possible. She asked if we knew roughly what the markup is for doing this inhouse versus contracting it out. Wesolowski can bring back what it costs per ton when we buy it compared to what a contractor charges on our projects. With the software DPW has, Lindman feels DPW does a decent job with job costing and we can try to figure out a comparison. Rasmussen believes that would be help so people can understand what it costs to get a block or two done.

Update on connecting highway recission and designation for rerouting STH 52 and Business Highway 51 in the City of Wausau

Wesolowski stated this has been finalized and signed by the DOT and the Mayor. The DOT will be marking the new routes on the highway and through the city. With the change of STH 52, Gisselman asked if we would be changing the name of Business 52 Parkway. Wesolowski said it could be left as is or changed. Gisselman feels it is odd as we named it 52 Parkway because it was part of Hwy 52 and now it is not.

Bridge Street is now going to be a state highway and Stewart Ave used to be. Henke asked if that was the reason for the difference of speed limits, and if Bridge Street would become 35 MPH. Wesolowski indicated changing the speed limit has not been proposed and he does not anticipate it.

Larson is thankful for being able to serve on this committee the past two years. He thanked the committee for having him as Chair as it has been an honor.

Adjourn

Diny moved to adjourn the meeting. Henke seconded and the motion carried 5-0. Meeting adjourned at approximately 6:00 p.m.

Agenda Item No.

4

***STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – May 9, 2024***

AGENDA ITEM

Discussion and possible action on installation of angled parking stalls on McIndoe Street between 3rd Street and 4th Street, on 4th Street between Grant Street and McIndoe Street, and on Franklin Street between 4th Street and 5th Street

BACKGROUND

To support the parking needs of the proposed addition to the YMCA Landing, the YMCA is requesting angled parking stalls. See the attached letter and maps.

FISCAL IMPACT

The YMCA will be requesting financial assistance for the construction of the stalls. The exact amount of contribution was not shared with staff.

STAFF RECOMMENDATION

Staff understands the need for additional parking for the development. This committee should take into account the amount of financial contribution the YMCA will be requesting and also take into account the increased future costs to maintain and plow these stalls by City staff.

Staff contact: Allen Wesolowski 715-261-6762

April 25, 2024

City of Wausau
Attn: Eric Lindman
Director of Public Works
407 Grant Street
Wausau, WI 54403



Subject: The Landings Expansion Project – Proposed Angled Parking & Skywalk Easement Requests.

Dear Eric,

Our team is representing The Landings/YMCA regarding the proposed addition to The Landing located at 707 N. 3rd Street. Our goal is to locate additional parking accommodations near the new main entrance to The Landing to accommodate the growth of the membership and the proposed facility expansion. This growth anticipates the construction of a skywalk from the Landing to the YMCA/Landing parking field located west of 3rd Street. We request this matter be brought before the May 9, 2024, Infrastructure Committee meeting for review and approval.

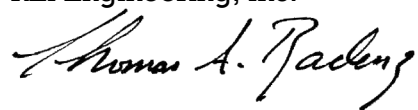
Our team has prepared the enclosed materials for review and approval:

- Preliminary Certified Survey Map depicting a suggested 20-foot Skywalk Easement over 3rd Street
 - o Accommodate the proposed construction of a skywalk from the new main entrance to The Landings to the Landings/YMCA parking field located west of 3rd Street
 - o Proposed purchase of Vacated Franklin Street to accommodate the skywalk and childcare open space needs
 - o The purchase of vacated Franklin Street will be brought before the Economic Development Committee for review and approval
- Proposed angled parking located on McIndoe, 4th, and Franklin Streets
- Preliminary Certified Survey Map to dedicate land for public sidewalk purposes along 4th Street and Franklin Street from 404 Franklin
- Dedication of 2 handicap parking stalls on 4th Street as shown in the attached drawings

The proposed angled parking will provide a valued resource to The Landing older community with mobility concerns. These parking stalls will also provide benefit to the Historical Society, local churches, and City Hall as each facility shares offsetting peak traffic hours. For this reason, we ask for a contribution from the City for the design and construction of these parking facilities.

We look forward to presenting this information to the Infrastructure Committee and a deeper conversation about how we can work together to serve our aging community. Please contact us if you need any additional information to complete the review and approval of this request. Thanks in advance for your help and cooperation with this matter.

Sincerely,
REI Engineering, Inc.

A handwritten signature in black ink, reading "Thomas A. Radenz". The signature is written in a cursive style with a large, stylized 'T' and 'R'.

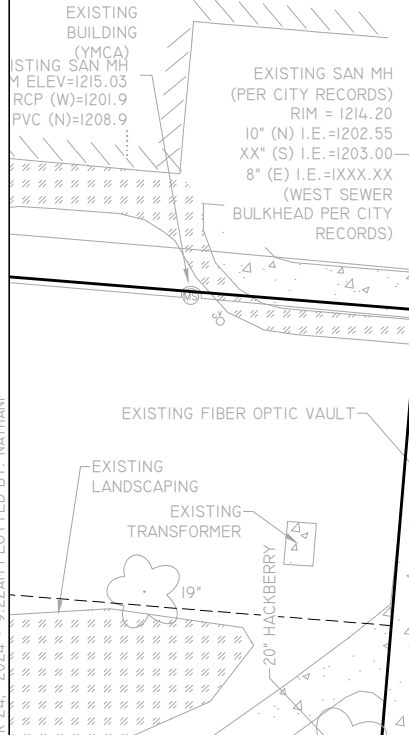
Tom Radenz, PLS

Enclosures

cc. Bryan Bailey, YMCA, 707 N. 3rd Street, Wausau, WI 54403

Chuck Ghidorzi, Ghidorzi Construction, Suite 300, 2100 Stewart Avenue, Wausau, WI 54401

DRAWING FILE: Q:\1200-1299\1230 - GHIDORZI - YMCA ADD
PLOTTED: APR 24, 2024 - 9:22AM PLOTTED BY: NATHANP

**REI**

SCALE

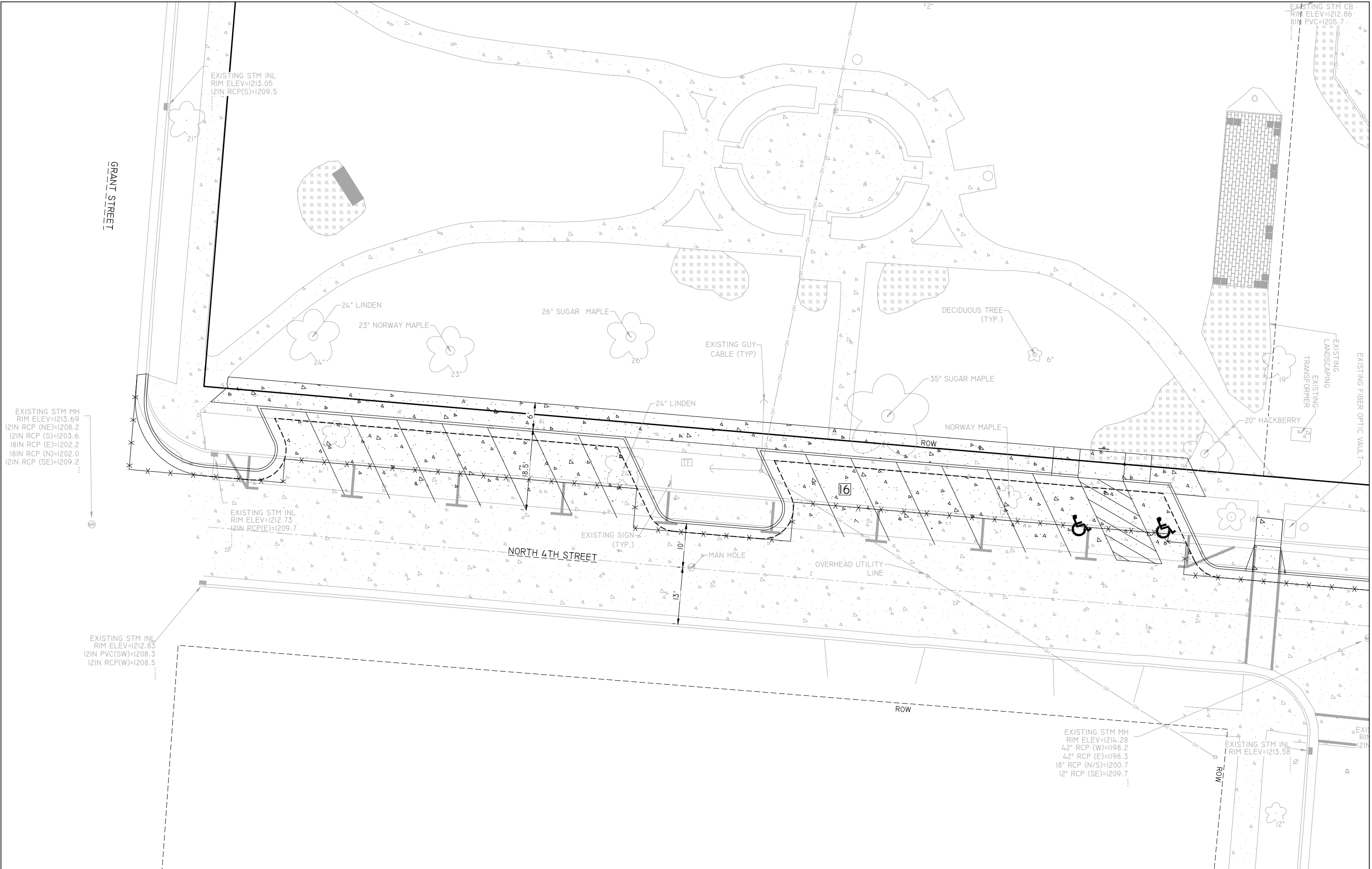


DATE	REVISION	BY	CHKD	SURVEYED BY: DGH/AJB	DESIGNED BY:CSS	SURVEY DATE:10/16/23
				SURVEY CHKD BY: JWP	CIVIL CHKD BY:JJB	CIVIL DATE: 02/15/24
				SURVEY APVD BY: JWP	CIVIL APVD BY:JJB	DRAWN BY: LAZ

OVERLAY SITE PLAN - FRANKLIN ST.
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403

 **REI**
REI No. 11230
SHEET C021

DRAWING FILE: Q:\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\DRAWING\PLANS\11230-C020-OVERLAY.DWG LAYOUT: C022
PLOTTED: APR 24, 2024 - 9:23AM PLOTTED BY: NATHANP

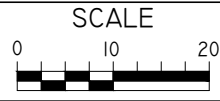


REI Engineering, Inc.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**

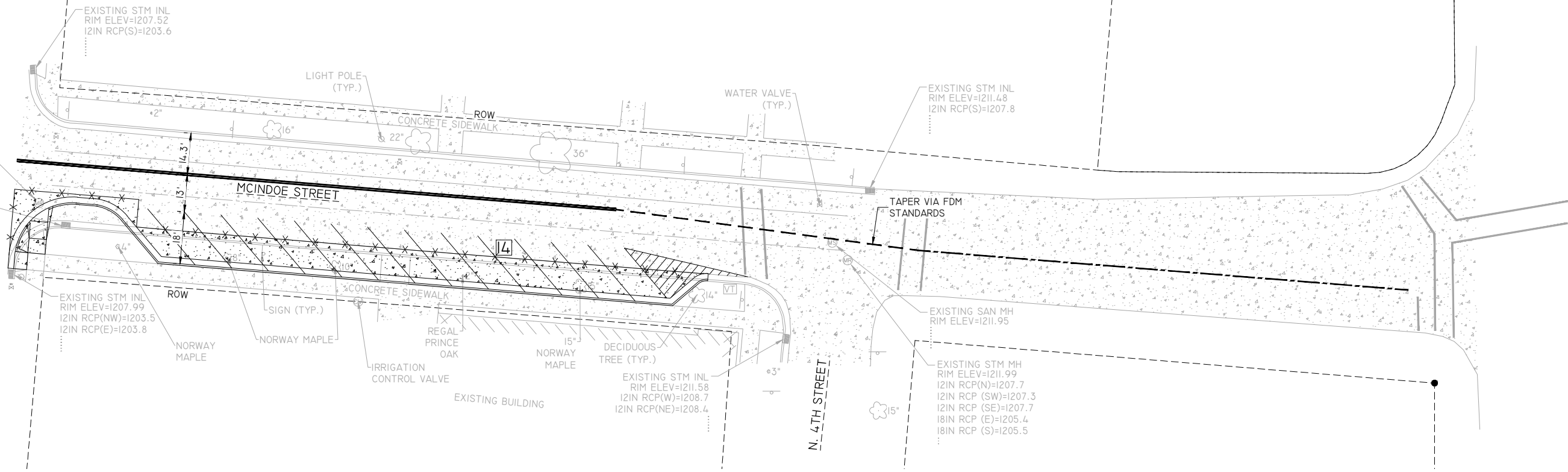


DATE	REVISION	BY	CHKD	SURVEYED BY: DGH/AJB	DESIGNED BY: CSS	SURVEY DATE: 10/16/23
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/15/24
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

OVERLAY SITE PLAN - N. 4TH ST.
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403

REI
REI No. 11230
SHEET C022

DRAWING FILE: Q:\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\DRAWING\PLANS\11230-C020-OVERLAY.DWG LAYOUT: C023
PLOTTED: APR 24, 2024 - 9:23AM PLOTTED BY: NATHANP

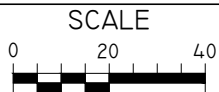


REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

**CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING**



DATE	REVISION	BY	CHKD	SURVEYED BY: DGH/AJB	DESIGNED BY: CSS	SURVEY DATE: 10/16/23
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/15/24
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

OVERLAY SITE PLAN - MCINDOE ST.
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403

REI
REI No. 11230
SHEET C023



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

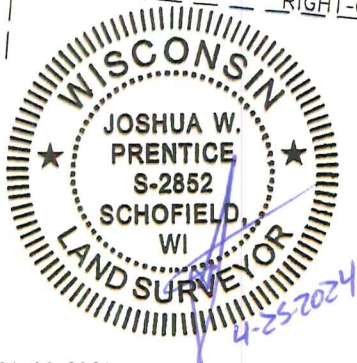
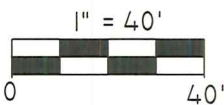
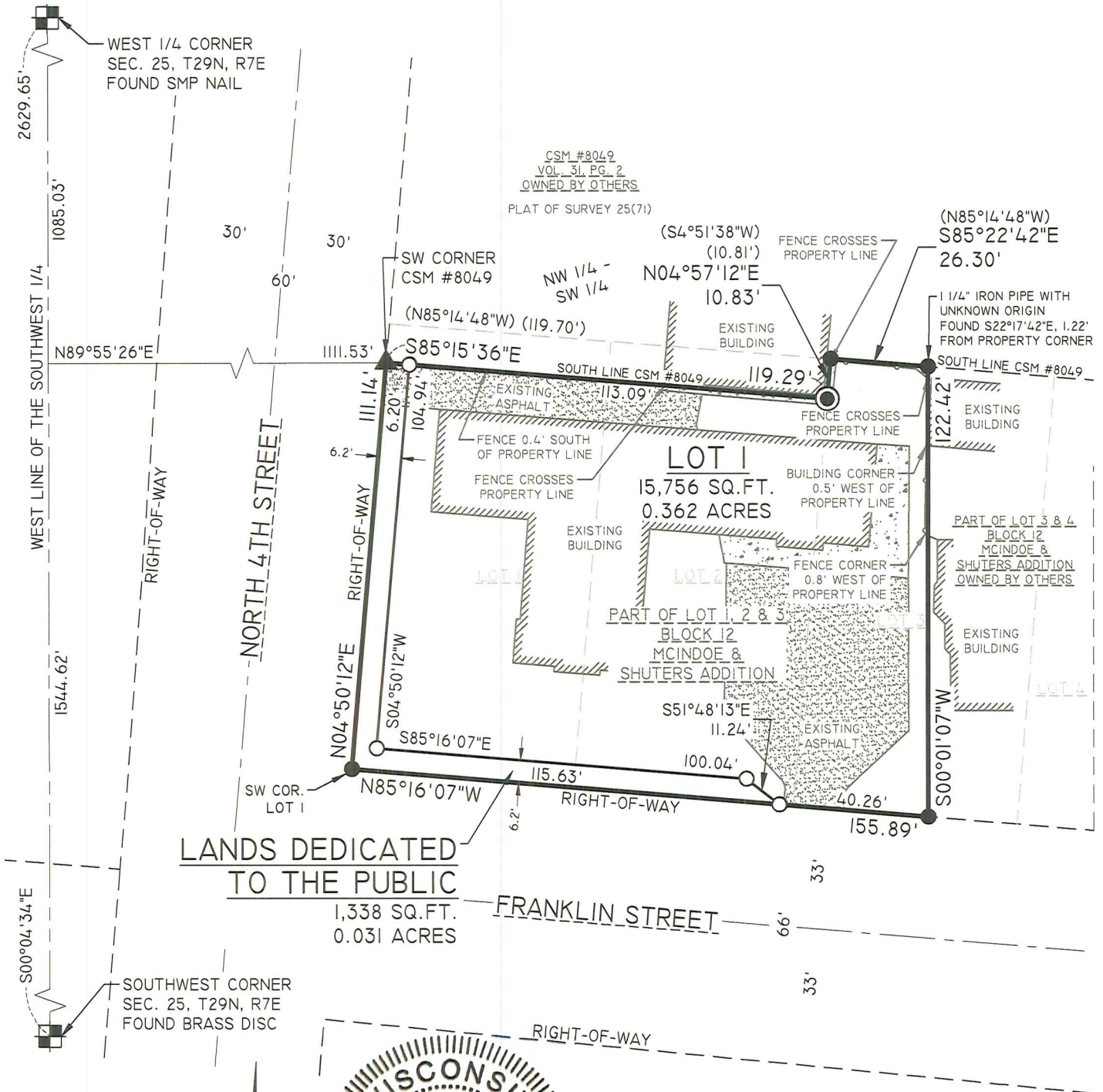
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WOODSON YMCA FOUNDATION INC.

LANDOWNER: WOODSON YMCA FOUNDATION INC.

PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE & SHUTERS ADDITION,
RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED
IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



LEGEND	
	- 3/4 IN. IRON BAR FOUND
	- 1-1/4 IN. O.D. IRON PIPE FOUND
	- MAG NAIL FOUND
	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(126')	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH

- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 04-08-2024.
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°04'34" EAST.
 3. RIGHTS-OF-WAY SHOWN ARE BASED ON SURVEYS OF RECORD.



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WOODSON YMCA FOUNDATION INC.

LANDOWNER: WOODSON YMCA FOUNDATION INC.

PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE & SHUTERS ADDITION,
RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED
IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE & SHUTERS ADDITION, RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, 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 25; THENCE SOUTH 00°04'34" EAST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 1085.03 FEET; THENCE NORTH 89°55'26" EAST, 1111.53 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NUMBER 8049, RECORDED IN VOLUME 31, ON PAGE 2, AS DOCUMENT NUMBER 1027775, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, THE EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET, AND THE POINT OF BEGINNING; THENCE SOUTH 85°15'36" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 8049, 119.29 FEET; THENCE NORTH 04°57'12" EAST, COINCIDENT WITH SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 8049, 10.83 FEET; THENCE SOUTH 85°22'42" EAST, COINCIDENT WITH SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 8049, 26.30 FEET; THENCE SOUTH 00°01'07" WEST, 122.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE NORTH 85°16'07" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 155.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 12 AND SAID EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET; THENCE NORTH 04°50'12" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 111.14 FEET TO SAID SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NUMBER 8049 AND THE POINT OF BEGINNING.

THAT SAID PARCEL CONTAINS 17,094 SQUARE FEET, 0.392 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF WOODSON YMCA FOUNDATION INC., OWNER OF SAID PARCEL.

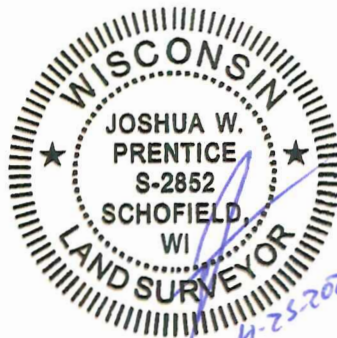
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 25TH DAY OF APRIL 2024

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852



CITY OF WAUSAU COMMON COUNCIL APPROVAL CERTIFICATE
RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF WAUSAU, WISCONSIN,
IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE _____ APPROVED _____

DATE _____ SIGNED _____



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

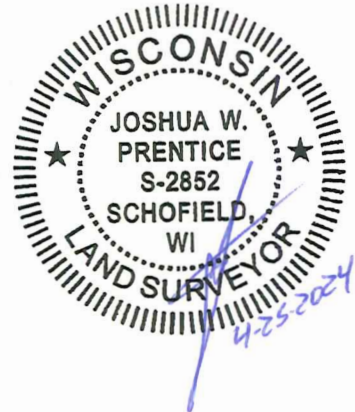
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WOODSON YMCA FOUNDATION INC.

LANDOWNER: WOODSON YMCA FOUNDATION INC.

PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE & SHUTERS ADDITION,
RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED
IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



CORPORATE OWNER'S CERTIFICATE OF DEDICATION

WOODSON YMCA FOUNDATION INC., A CORPORATION FORMED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. IN WITNESS WHEREOF, THE SAID WOODSON YMCA FOUNDATION INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRYAN BAILEY, ITS PRESIDENT, AND CHAD KANE, ITS SECRETARY,

AT _____, WISCONSIN, AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON THIS _____, DAY
OF _____, 2____. IN THE PRESENCE OF: WOODSON YMCA FOUNDATION INC.

_____ BRYAN BAILEY, PRESIDENT

_____ CHAD KANE, SECRETARY

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2____, THE

ABOVE NAMED BRYAN BAILEY, PRESIDENT, AND CHAD KANE, SECRETARY, OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____ NOTARY PUBLIC
STATE OF WISCONSIN

MY COMMISSION EXPIRES _____



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

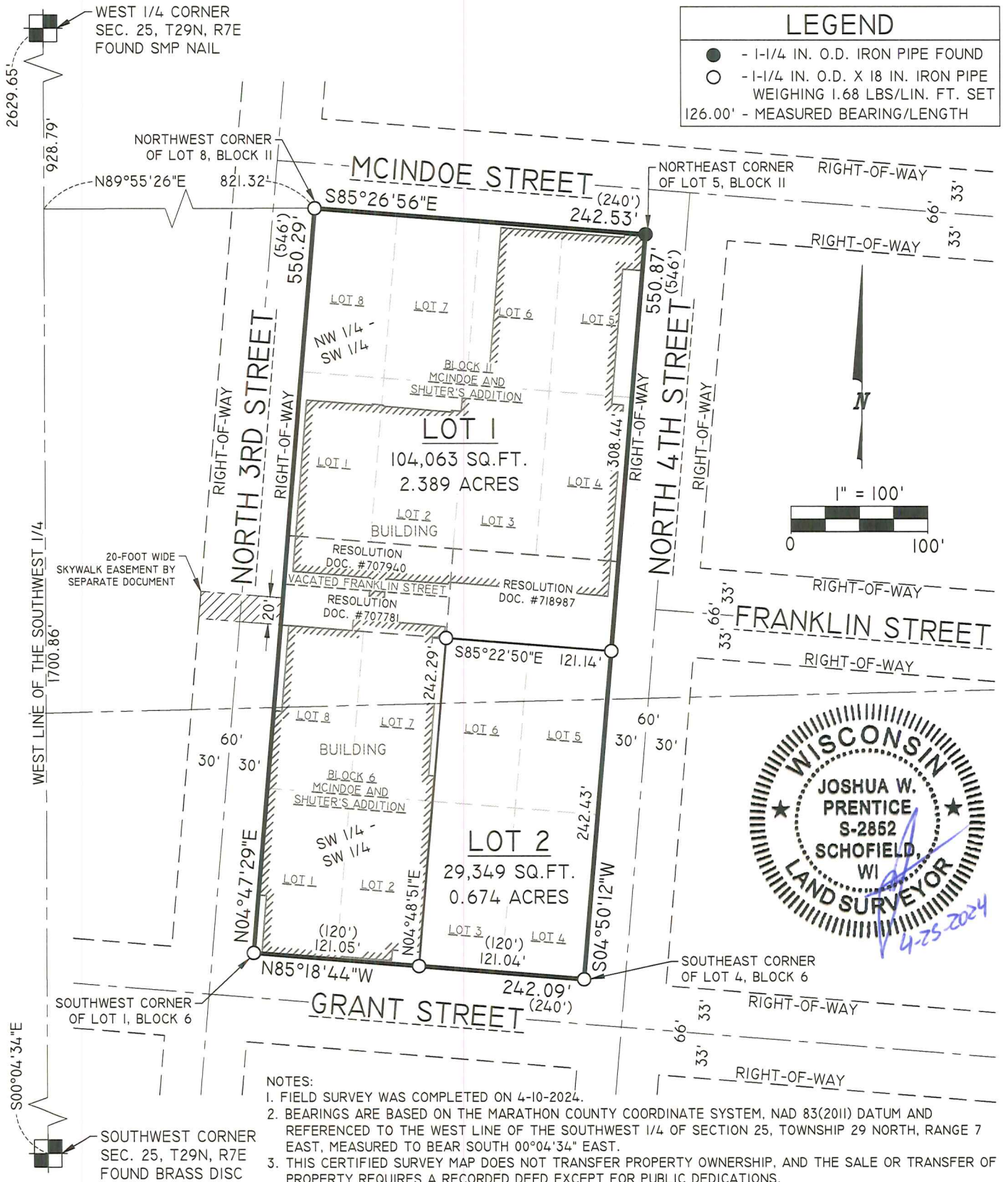
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: YMCA

LANDOWNER: YMCA & CITY OF WAUSAU

ALL OF LOTS 1 THOROUGH 8 OF BLOCK 6 AND ALL OF LOTS 1 THROUGH 8 OF BLOCK II OF MCINDOE AND SHUTER'S ADDITION, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, AND ALL OF VACATED FRANKLIN STREET BETWEEN SAID BLOCK 6 AND BLOCK II OF MCINDOE AND SHUTER'S ADDITION; ALL LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.





REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: _____ YMCA

LANDOWNER: _____ YMCA & CITY OF WAUSAU

ALL OF LOTS 1 THOROUGH 8 OF BLOCK 6 AND ALL OF LOTS 1 THROUGH 8 OF BLOCK II OF MCINDOE AND SHUTER'S ADDITION, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, AND ALL OF VACATED FRANKLIN STREET BETWEEN SAID BLOCK 6 AND BLOCK II OF MCINDOE AND SHUTER'S ADDITION; ALL LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED ALL OF LOTS 1 THOROUGH 8 OF BLOCK 6 AND ALL OF LOTS 1 THROUGH 8 OF BLOCK II OF MCINDOE AND SHUTER'S ADDITION, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, AND ALL OF VACATED FRANKLIN STREET BETWEEN SAID BLOCK 6 AND BLOCK II OF MCINDOE AND SHUTER'S ADDITION; ALL LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, 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 25; THENCE SOUTH 00°04'34" EAST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 928.79 FEET; THENCE NORTH 89°55'26" EAST, 821.32 FEET TO THE NORTHWEST CORNER OF SAID LOT 8 OF BLOCK II, THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF NORTH 3RD STREET AND THE SOUTH RIGHT-OF-WAY LINE OF MCINDOE STREET, AND THE POINT OF BEGINNING; THENCE SOUTH 85°26'56" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF MCINDOE STREET, 242.53 FEET TO THE NORTHEAST CORNER OF SAID LOT 5 OF BLOCK II AND THE WEST RIGHT-OF-WAY LINE OF NORTH 4TH STREET; THENCE SOUTH 04°50'12" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF NORTH 4TH STREET, 550.87 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4 OF BLOCK 6 AND THE NORTH RIGHT-OF-WAY LINE OF GRANT STREET; THENCE NORTH 85°18'44" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF GRANT STREET, 242.09 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 6 AND SAID EAST RIGHT-OF-WAY LINE OF NORTH 3RD STREET; THENCE NORTH 04°47'29" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE OF NORTH 3RD STREET, 550.29 FEET TO SAID NORTHWEST CORNER OF LOT 8 OF BLOCK II, SAID SOUTH RIGHT-OF-WAY LINE OF MCINDOE STREET, AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 133,412 SQUARE FEET, 3.063 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF YMCA, AGENT OF SAID PARCELS.

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

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 25TH DAY OF APRIL 2024

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852



CITY OF WAUSAU COMMON COUNCIL APPROVAL CERTIFICATE
RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF WAUSAU, WISCONSIN,
IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE _____ APPROVED _____

DATE _____ SIGNED _____

Agenda Item No.

5

***STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – May 9, 2024***

AGENDA ITEM

Discussion and possible action on easement for a skywalk across 3rd Street at YMCA

BACKGROUND

To support the parking needs of the proposed addition to the YMCA Landing, the YMCA is requesting an easement to construct a skywalk across 3rd Street. See the attached letter and map.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

Staff recommends approving an easement.

Staff contact: Allen Wesolowski 715-261-6762

April 25, 2024

City of Wausau
Attn: Eric Lindman
Director of Public Works
407 Grant Street
Wausau, WI 54403



Subject: The Landings Expansion Project – Proposed Angled Parking & Skywalk Easement Requests.

Dear Eric,

Our team is representing The Landings/YMCA regarding the proposed addition to The Landing located at 707 N. 3rd Street. Our goal is to locate additional parking accommodations near the new main entrance to The Landing to accommodate the growth of the membership and the proposed facility expansion. This growth anticipates the construction of a skywalk from the Landing to the YMCA/Landing parking field located west of 3rd Street. We request this matter be brought before the May 9, 2024, Infrastructure Committee meeting for review and approval.

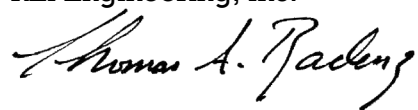
Our team has prepared the enclosed materials for review and approval:

- Preliminary Certified Survey Map depicting a suggested 20-foot Skywalk Easement over 3rd Street
 - o Accommodate the proposed construction of a skywalk from the new main entrance to The Landings to the Landings/YMCA parking field located west of 3rd Street
 - o Proposed purchase of Vacated Franklin Street to accommodate the skywalk and childcare open space needs
 - o The purchase of vacated Franklin Street will be brought before the Economic Development Committee for review and approval
- Proposed angled parking located on McIndoe, 4th, and Franklin Streets
- Preliminary Certified Survey Map to dedicate land for public sidewalk purposes along 4th Street and Franklin Street from 404 Franklin
- Dedication of 2 handicap parking stalls on 4th Street as shown in the attached drawings

The proposed angled parking will provide a valued resource to The Landing older community with mobility concerns. These parking stalls will also provide benefit to the Historical Society, local churches, and City Hall as each facility shares offsetting peak traffic hours. For this reason, we ask for a contribution from the City for the design and construction of these parking facilities.

We look forward to presenting this information to the Infrastructure Committee and a deeper conversation about how we can work together to serve our aging community. Please contact us if you need any additional information to complete the review and approval of this request. Thanks in advance for your help and cooperation with this matter.

Sincerely,
REI Engineering, Inc.

A handwritten signature in black ink, reading "Thomas A. Radenz". The signature is fluid and cursive, with the first name "Thomas" and last name "Radenz" clearly legible.

Tom Radenz, PLS

Enclosures

cc. Bryan Bailey, YMCA, 707 N. 3rd Street, Wausau, WI 54403

Chuck Ghidorzi, Ghidorzi Construction, Suite 300, 2100 Stewart Avenue, Wausau, WI 54401

**STAFF REPORT TO INFRASTRUCTURE AND FACILITIES
COMMITTEE – May 9, 2024**

AGENDA ITEM
Discussion and possible action on access easement at 1937-1939 Milwaukee Ave for the Northwestern Lift Station
BACKGROUND
The sewer utility completed an upgrade of the Northwestern Sanitary Sewer Lift Station. As part of the upgrade Wausau Water Works installed a separate drive approach rather than continue to access the lift station through the shared entrance with the property owner. The new drive approach will allow our heavy equipment to access the site without creating any conflict with the property owner entrance. The easement attached has been amended to include this separate drive approach and also to note the Wausau Water Works will be responsible for the maintenance of the new approach. The easement boundaries remain unchanged. The property owner was informed of the amendments and via phone call had no issues with the amendments. The amended document was sent to the property owner on April 18 along with the timeline to go to committee and council for approval. Staff has received no response to date and will follow up again prior to this easement going to council.
FISCAL IMPACT
None
STAFF RECOMMENDATION
Approve the amended easement.
Staff contact: Eric Lindman 715-261-6745

THIS AGREEMENT, made this ____ day of _____, 2024 by and between Sarah Thompson and Laura Fitzsimmons Revocable Trust of 2022, Grantors, and the City of Wausau, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, 407 Grant Street, Wausau, Wisconsin 54403, Grantee;

WHEREAS, the City of Wausau conveyed by warranty deed, recorded on August 13, 2008 with the Marathon County Register of Deeds certain real property to Ken and Annette Wanta legally described as:

Outlot one (1) of Certified Survey Map No. 11642, recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 49 of Certified Survey Maps on page 124; being a part of Lots five (5) and six (6) of Eau Claire Meadows Subdivision, in the City of Wausau, Marathon County, Wisconsin, excepting that part of said Outlot one (1) lying in and being a part of said Lot six (6); subject to easements of record ("Property"); and

WHEREAS, the City of Wausau reserved for itself a permanent utility easement and access rights on and over said Property for the purpose of construction and maintenance of a lift station located on certain other real property owned by Grantee ("Lift Station Property"); and

WHEREAS, the location of the easement and the rights reserved by Grantors over said Property are somewhat ill-defined with respect to the scope, use and purpose of the permanent utility easement; and

WHEREAS, the parties desire to ensure the scope, uses and purposes of the permanent utility easement are clearly defined, the parties hereby agree as follows:

WITNESSETH:

That in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration paid to Grantors by Grantee, Grantors hereby convey, transfer and deliver to Grantee a permanent easement and right-of-way and perpetual right to enter upon the real estate legally described on Exhibit 1 attached hereto and made a part hereof ("Permanent Easement") at any time for the purpose of ingress and egress to the Lift Station Property owned by Grantee and including but not limited to the right to expand, widen, pave, and/or maintain the access road or driveway located within the Permanent Easement owned by Grantee or in which Grantee otherwise has an interest, for the purpose of construction, reconstruction, maintenance, inspection and/or repair of the lift station or ability to access the lift station on the Lift Station Property owned by Grantee.

The Permanent Easement is further depicted on the map attached hereto and made a part hereof as Exhibit 2.

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

Recording Area

Name and Return Address

OFFICE OF THE CITY ATTORNEY
CITY HALL - 407 GRANT STREET
WAUSAU WI 54403

(CHARGE TO THE CITY OF WAUSAU)

PIN: 291-2808-064-0063

No buildings, structures or other improvements, except asphalt pavement, sidewalk, or curb and gutter, shall be constructed upon or across the Permanent Easement lands; nor shall trees or shrubs be planted upon the Permanent Easement lands. Grantors shall not park any vehicles or trailers or store materials or snow on the Permanent Easement other than on a temporary basis, or in any way otherwise block the easement subject to this Agreement in order to permit Grantee full access under this Agreement for the purpose of accessing the lift station and making any emergency or other repairs or other improvements to the lift station. Grantee may remove any trees, brush or other vegetation necessary to provide or maintain access.

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

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

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

CITY OF WAUSAU BY:

GRANTORS:

Doug Diny, Mayor

Kaitlyn A. Bernarde, City Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 20 ____, the above named Doug Diny, Mayor, and Kaitlyn A. Bernarde, City Clerk for the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires: _____

[illegible]

Personally came before me this ____ day of _____, 20____, the above named Sarah Thompson, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 20____, the above named representative for the Laura Fitzsimmons Revocable Trust of 2022, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires: _____

This Instrument was Drafted by:
Tegan M. Troutner, Assistant City Attorney
For the City of Wausau
407 Grant Street
Wausau, WI 54403-4783

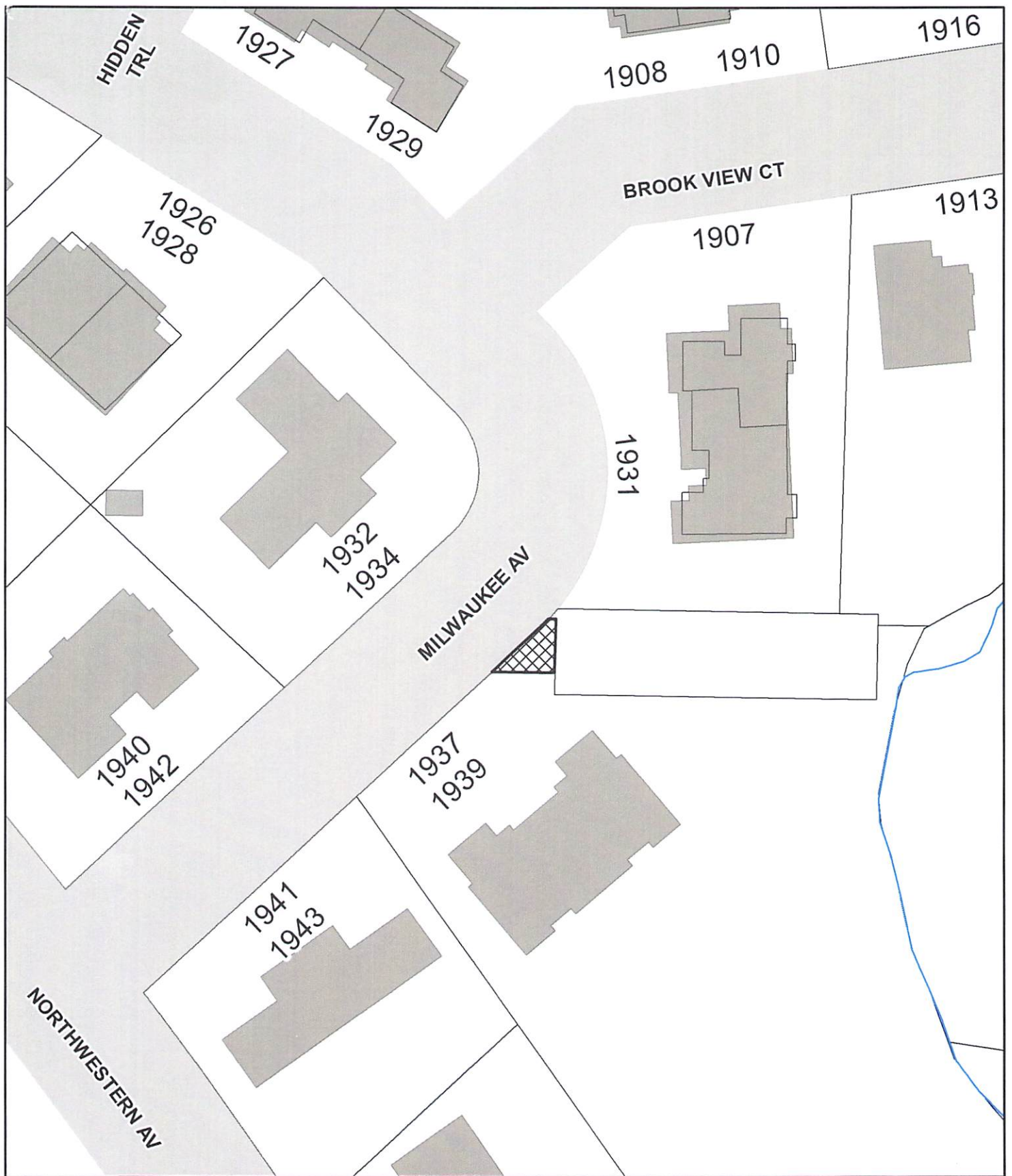
Exhibit 1

Proposed Easement
Milwaukee Avenue Lift station
Part of 1937/1939 Milwaukee Avenue
Part of 291-2808-064-0063

Part of Outlot 1 of Certified Survey Map No. 11642 recorded in Office of Register of Deeds for Marathon County in Volume 49 of Certified Survey Maps on Page 124, being part of Lots 5 and 6 of Eau Claire Meadows, located in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 6, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

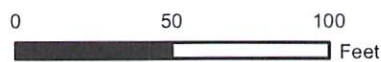
All of said Outlot 1, except that portion lying in said Lot 6, and except that portion lying Southerly of a line 10 feet Northerly of and perpendicular to the Southerly line of said Outlot 1.

Exhibit 2



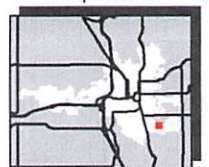
Map Date: April 17, 2024

City of Wausau
Marathon County Wisconsin



- Existing Right-of-Way
- Existing Building Footprints
- Proposed Easement

Map Location



Agenda Item No.

7

***STAFF REPORT TO INFRASTRUCTURE AND FACILITIES
COMMITTEE – May 9, 2024***

AGENDA ITEM

Discussion and possible action on easement with WPS at 144 West Washington Street

BACKGROUND

WPS is requesting an easement across 144 W. Washington Street, a city parking lot, to provide a new electrical line to the Library.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends approving an easement.

Staff contact: Allen Wesolowski 715-261-6762



4/23/2024

Wisconsin Public Service Corporation
P.O. Box 19001
Green Bay, WI 54307-9001
www.wisconsinpublicservice.com

City of Wausau
407 Grant St
Wausau, WI 54403

Dear Customer:

Wisconsin Public Service Corporation recently received a request to upgrade or provide new **gas service** at **300 1st St.** This request will require new or upgraded facilities to be installed on property that you own at **144 W Washington St in the City of Wausau County of Marathon, State of Wisconsin** in locations shown on the attached easement which, when executed, would grant us the right to install and maintain the necessary facilities.

I have enclosed two copies of the easement for your review. The exhibit is only temporary until the final one can be completed. When the final exhibit is complete we will send it along with a copy of the easement for your review. After you review the exhibit, the document will be recorded with the Office of the Register of Deeds. Signing this document will allow Wisconsin Public Service Corporation to install facilities on your property in the location described in the easement.

Please note that the Public Service Commission entitles you to a minimum of five days to examine the materials provided. However, you have the option to waive the five-day review period and sign and return the easement at any time.

*You will note that the documents **require** you to sign them in the presence of a **Notary Public**.* Please make the necessary arrangements to meet with a Notary Public in your vicinity and have the Notary sign the documents where indicated. All signatures and blanks filled in must be completed in **BLACK INK** to be accepted by the Register of Deeds for recording.

Please return one of the documents to me in the pre-paid envelope provided at your earliest convenience. The second document is for your records. Installation cannot be scheduled until the completed document has been received.

Please contact me if you have any questions regarding the easement. Please refer to Work Request **WMIS-3364416**.

Erica Pomerening- Right of Way Agent
Wisconsin Public Service Corporation
920-433-4929
Erica.Pomerening@wisconsinpublicservice.com

Enclosed

3319716

Easement

THIS INDENTURE is made this _____ day of _____, _____, by and between **City of Wausau, a municipal corporation of the State of Wisconsin**, ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of the Parcel Described on the Attached Exhibit "B" As shown on the attached exhibit "A".

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Tax Parcel Identification Number
(PIN)

29129072640231

- 1. Purpose: GAS** - The purpose of this easement is to construct, install, operate, maintain repair, replace and extend underground utility facilities, pipeline or pipelines with valves, tieovers, main laterals and service laterals, together with all necessary and appurtenant equipment under and above ground, including cathodic protection apparatus used for corrosion control, as deemed necessary by Grantee, for the transmission and distribution of natural gas and all by-products thereof, or any liquids, gases, or substances which can or may be transported or distributed through a pipeline, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
- 2. Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.
- 3. Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.
- 4. Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.

5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written

City of Wausau

Organization name

Sign Name

Print name & title

STATE)
OF _____

)SS

COUNTY)
OF _____

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____ as _____ City of Wausau, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name

Print Name

Notary Public, State of

My Commission expires:

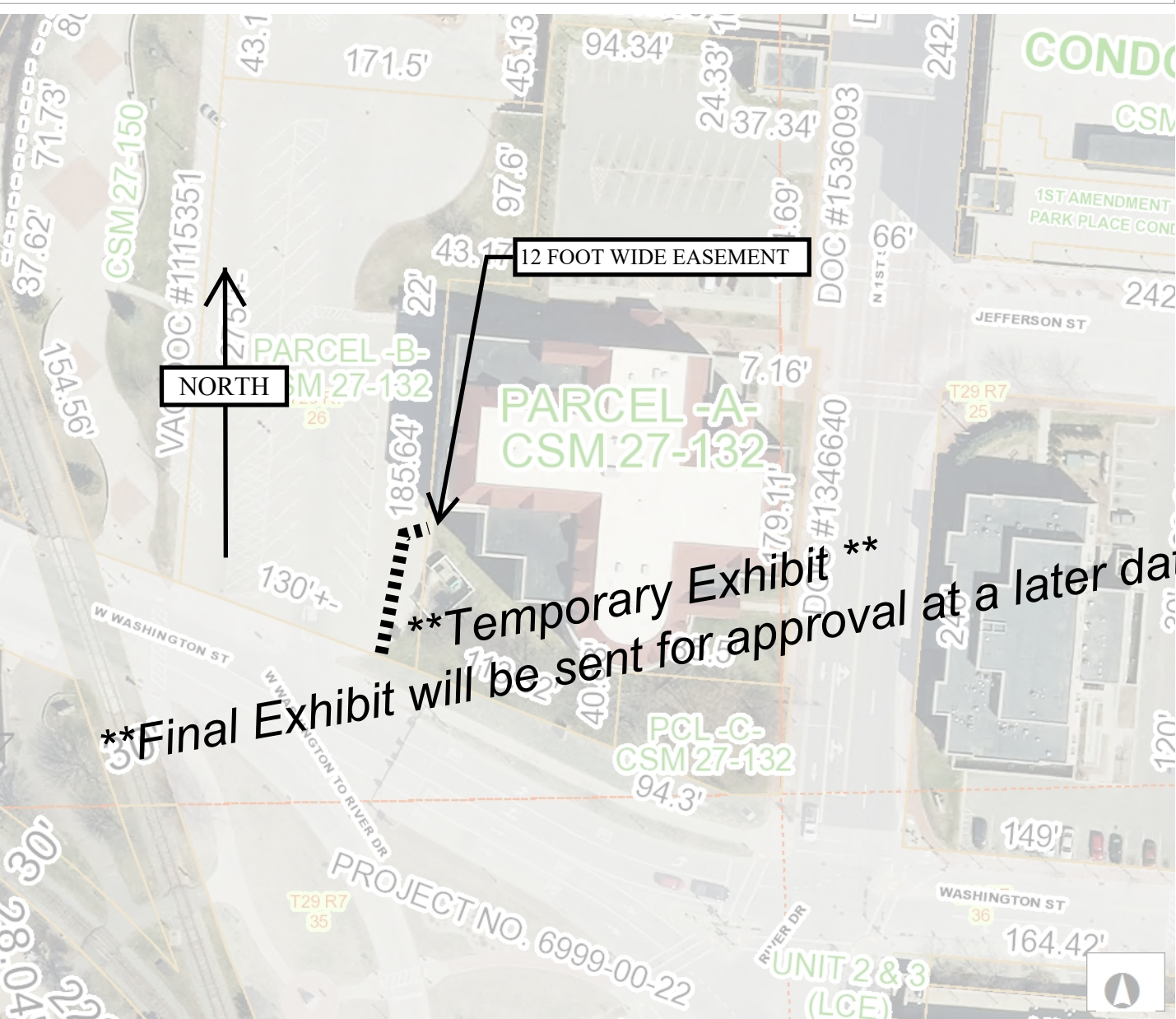
This instrument drafted by: Erica Pomerening

Wisconsin Public Service Corporation

REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1476658	WMIS-3364416	3319716	INT11-476-658

TEMPORARY EXHIBIT "A"

NOT TO SCALE
FOR REFERENCE ONLY



****Temporary Exhibit ****
****Final Exhibit will be sent for approval at a later date****

EXHIBIT "B"

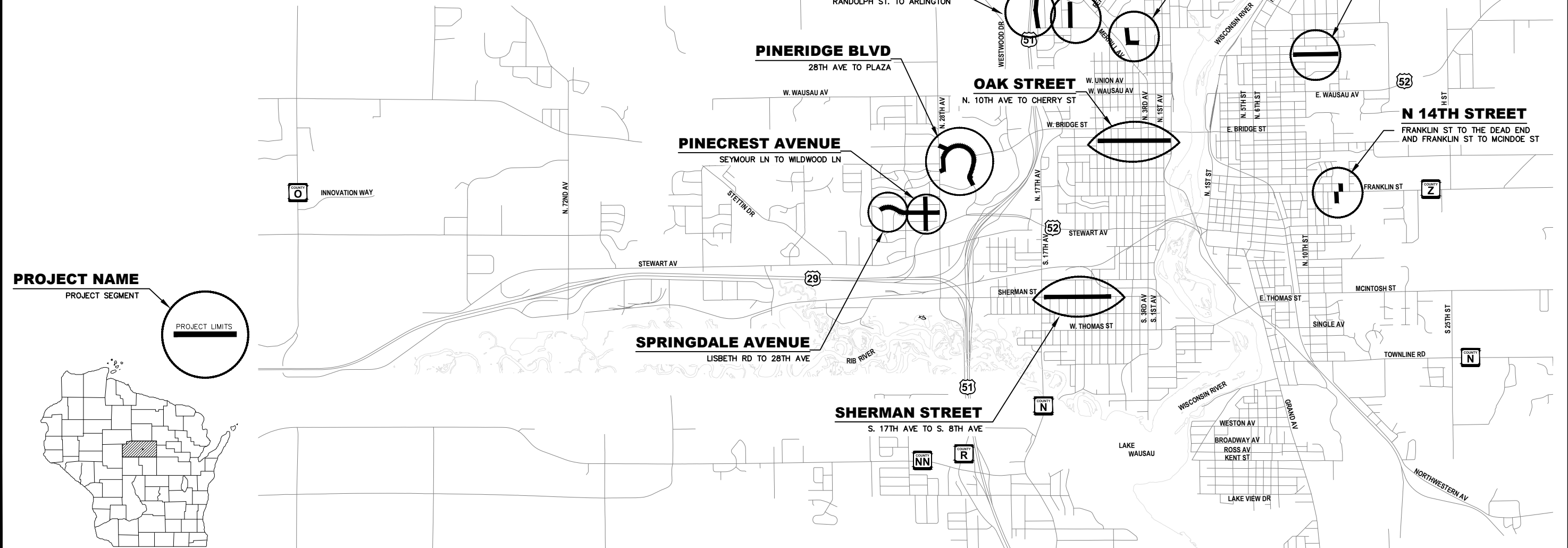
Property Description from Marathon County Register of Deeds Document number **1882317**.
Parcel Identification Number: 291-2907-264-0231

Lot B of Certified Survey Map No. 7149 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 27 of Certified Survey Maps on page 132, as Document No. 965536; EXCEPTING those parts thereof described in deeds recorded in said Register's office in Micro-Record 676 on page 671, as Document No. 1026718 and as Document No. 1536092; being Lot eight (8) in Block four (4); Lot seven (7) in Block three (3); and part of Lots eight (8) and nine (9) in Block three (3) all in the Original Plat of the City of Wausau; and also part of Government Lot six (6) in Section twenty-six (26), Township twenty-nine (29) North, Range seven (7) East, in the City of Wausau, Marathon County, Wisconsin; subject to easements of record; together with the East one-half (E 1/2) of that part of vacated Shingle (Single) Street lying immediately West of and contiguous to said Lot B.

**STAFF REPORT TO INFRASTRUCTURE AND FACILITIES
COMMITTEE – May 9, 2024**

AGENDA ITEM																							
Discussion and possible action on streets for asphalt overlay utilizing ARPA funding																							
BACKGROUND																							
The Engineering Department requested \$1 million in ARPA funding and was awarded \$500,000. The attached map shows the streets Engineering had requested the \$1 million be utilized on. The requested streets all have poor asphalt ratings of 2 – 4 on the passer rating scale and do not have lead service laterals. The following are estimated costs for each street: <table> <tr> <td>Crescent Drive (Randolph – 4th)</td><td>\$50,000</td></tr> <tr> <td>N 12th Ave (Randolph – Merrill Ave)</td><td>\$50,000</td></tr> <tr> <td>N. 16th Ave (Randolph – Arlington)</td><td>\$60,000</td></tr> <tr> <td>Pinecrest Ave (Seymour – Wildwood)</td><td>\$50,000</td></tr> <tr> <td>Springdale Ave (Lisbeth – 28th Ave)</td><td>\$100,000</td></tr> <tr> <td>River Hills Circle (Maple Hill – Dead End)</td><td>\$30,000</td></tr> <tr> <td>N. 14th Street (McIndoe – Dead End)</td><td>\$45,000</td></tr> <tr> <td>Winton Street (9th Street – 14th Street)</td><td>\$65,000</td></tr> <tr> <td>Pine Ridge Blvd (28th – Plaza)</td><td>\$320,000</td></tr> <tr> <td>Oak Street (Cherry – 10th Ave)</td><td>\$125,000</td></tr> <tr> <td>Sherman Street (8th Ave – 17th Ave)</td><td>\$115,000</td></tr> </table> DPW crews could also be used to pave some small segments of this project. DPW job costing based on square foot estimates to pave estimate an approximate 25% cost savings in pavement placement.		Crescent Drive (Randolph – 4 th)	\$50,000	N 12 th Ave (Randolph – Merrill Ave)	\$50,000	N. 16 th Ave (Randolph – Arlington)	\$60,000	Pinecrest Ave (Seymour – Wildwood)	\$50,000	Springdale Ave (Lisbeth – 28 th Ave)	\$100,000	River Hills Circle (Maple Hill – Dead End)	\$30,000	N. 14 th Street (McIndoe – Dead End)	\$45,000	Winton Street (9 th Street – 14 th Street)	\$65,000	Pine Ridge Blvd (28 th – Plaza)	\$320,000	Oak Street (Cherry – 10 th Ave)	\$125,000	Sherman Street (8 th Ave – 17 th Ave)	\$115,000
Crescent Drive (Randolph – 4 th)	\$50,000																						
N 12 th Ave (Randolph – Merrill Ave)	\$50,000																						
N. 16 th Ave (Randolph – Arlington)	\$60,000																						
Pinecrest Ave (Seymour – Wildwood)	\$50,000																						
Springdale Ave (Lisbeth – 28 th Ave)	\$100,000																						
River Hills Circle (Maple Hill – Dead End)	\$30,000																						
N. 14 th Street (McIndoe – Dead End)	\$45,000																						
Winton Street (9 th Street – 14 th Street)	\$65,000																						
Pine Ridge Blvd (28 th – Plaza)	\$320,000																						
Oak Street (Cherry – 10 th Ave)	\$125,000																						
Sherman Street (8 th Ave – 17 th Ave)	\$115,000																						
FISCAL IMPACT																							
The fiscal impact is \$500,000 of ARPA funding.																							
STAFF RECOMMENDATION																							
Staff recommends eliminating Pine Ridge Boulevard based upon past recommendations from this committee and Sherman Street due to the fact it has the highest pavement rating. Staff feels all the other streets could be completed with the \$500,000 ARPA budget.																							
Staff contact: Allen Wesolowski 715-261-6762																							

COVER SHEET, GENERAL NOTES, TYPICAL SECTIONS, GENERAL DETAILS & PLAN SHEETS



Agenda Item No.

9

***STAFF REPORT TO INFRASTRUCTURE AND FACILITIES
COMMITTEE – May 9, 2024***

AGENDA ITEM

Discussion and possible action on reconstruction of 2nd Street from Short Street to Dekalb Street

BACKGROUND

Engineering staff has been informed by the Finance Department that funding from TID 3 may be available next year to reconstruct a street. This would be for a small street reconstruction similar to Short Street this year. Staff would like to consider 2nd Street for this funding.

FISCAL IMPACT

The estimated cost breakdown for the project is as follows:

Sewer: \$200,000

Water: \$200,000

Storm: \$100,000

Street: \$200,000

STAFF RECOMMENDATION

Staff recommends approving moving ahead with the reconstruction of 2nd Street from Short to Dekalb if funding is available from TID 3 in 2025.

Staff contact: Allen Wesolowski 715-261-6762

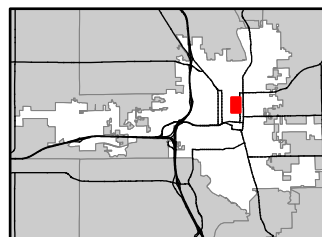
ArcGIS Web Map

City of Wausau / DPW

Date Printed: 5/1/2024

0 0.02 0.04
mi

Right Of Way
Parcel



- 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

***STAFF REPORT TO INFRASTRUCTURE AND FACILITIES
COMMITTEE – May 9, 2024***

AGENDA ITEM

Discussion and possible action on reconstruction alternatives for 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 for decades. 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. This option will be discussed further along with other design options. However, after years of planning and design, Marathon County has backed out on 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

Staff would like to discuss the design alternatives with the committee.

FISCAL IMPACT

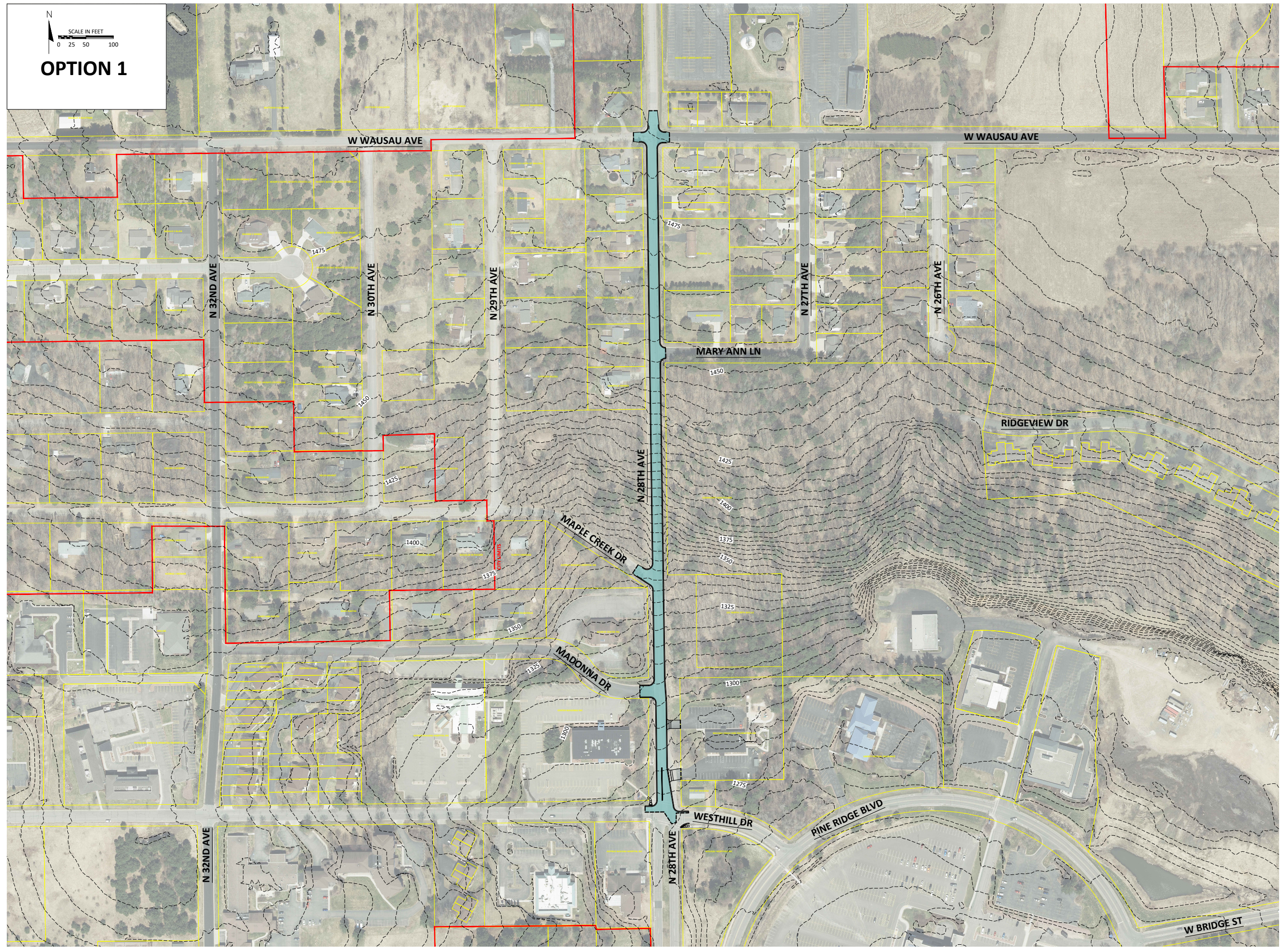
The fiscal impact of the reconstruction would depend upon the chosen alternative. Staff has not developed cost estimates for each alternative.

STAFF RECOMMENDATION

None at this time. Staff will discuss both positives and negatives to each alternative and look for direction from this committee.

Staff contact: Allen Wesolowski 715-261-6762

N
SCALE IN FEET
0 25 50 100
OPTION 1



N

0

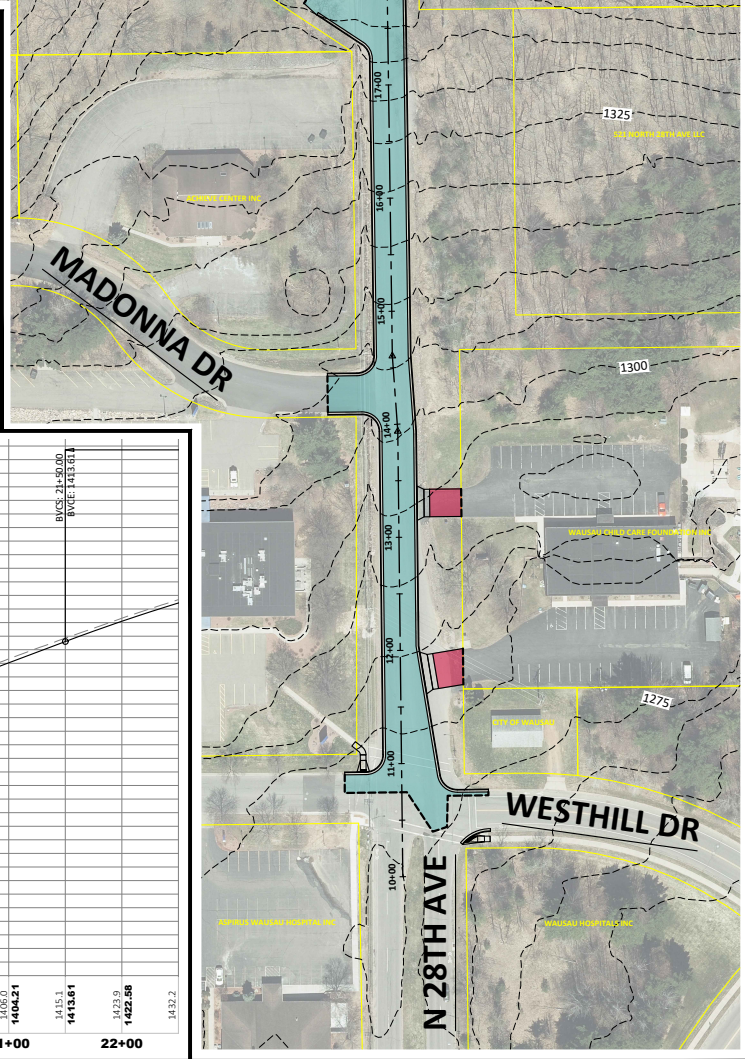
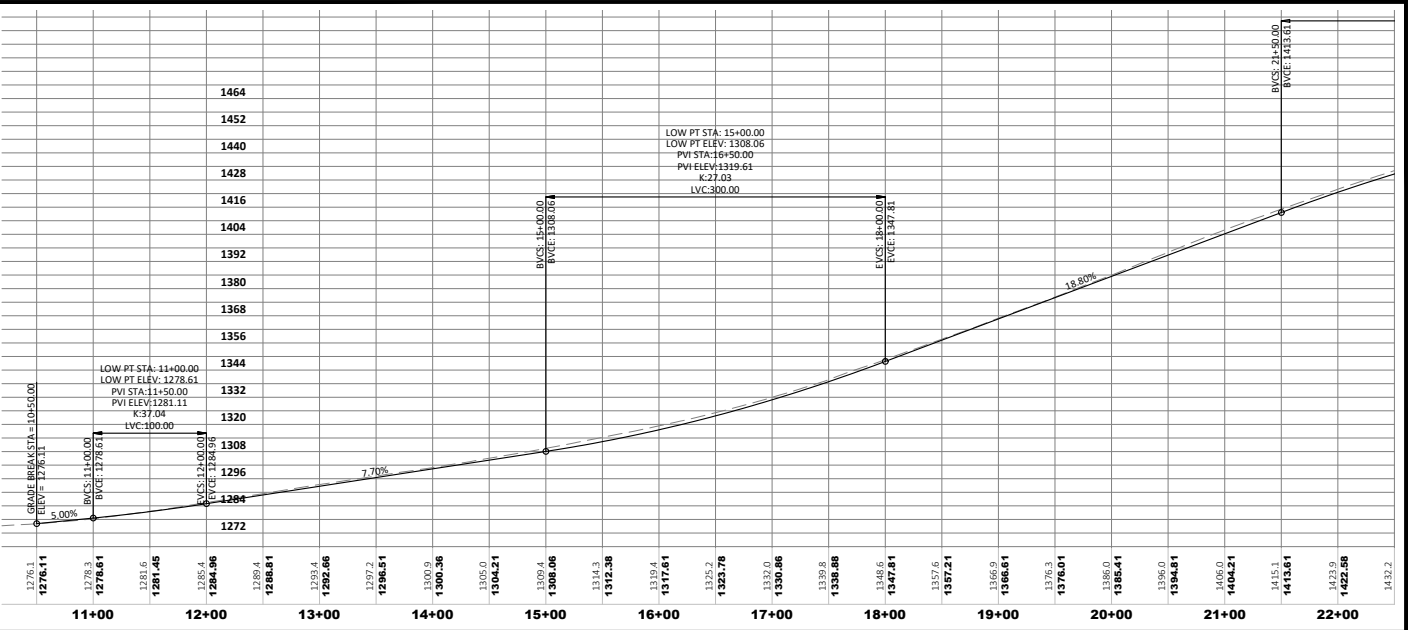
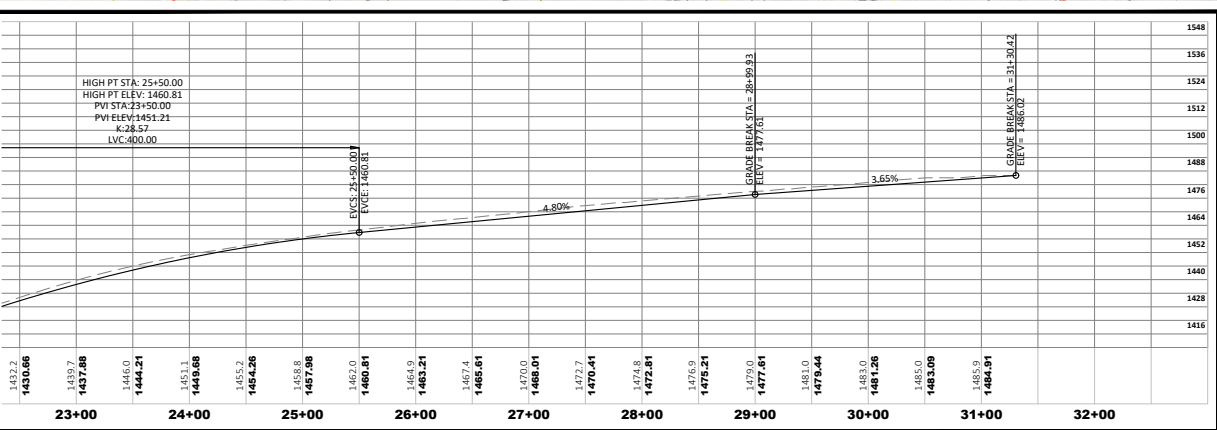
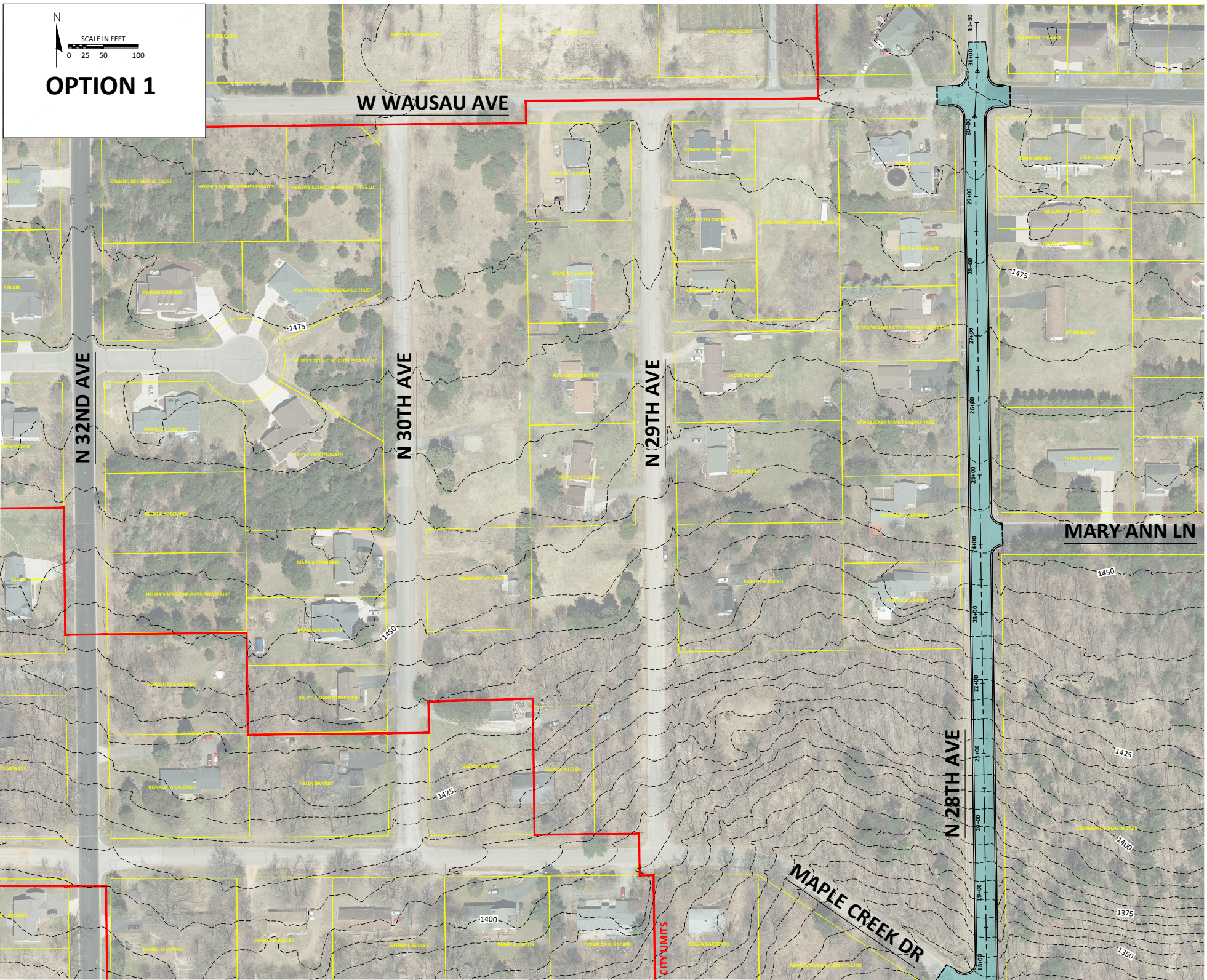
25

50

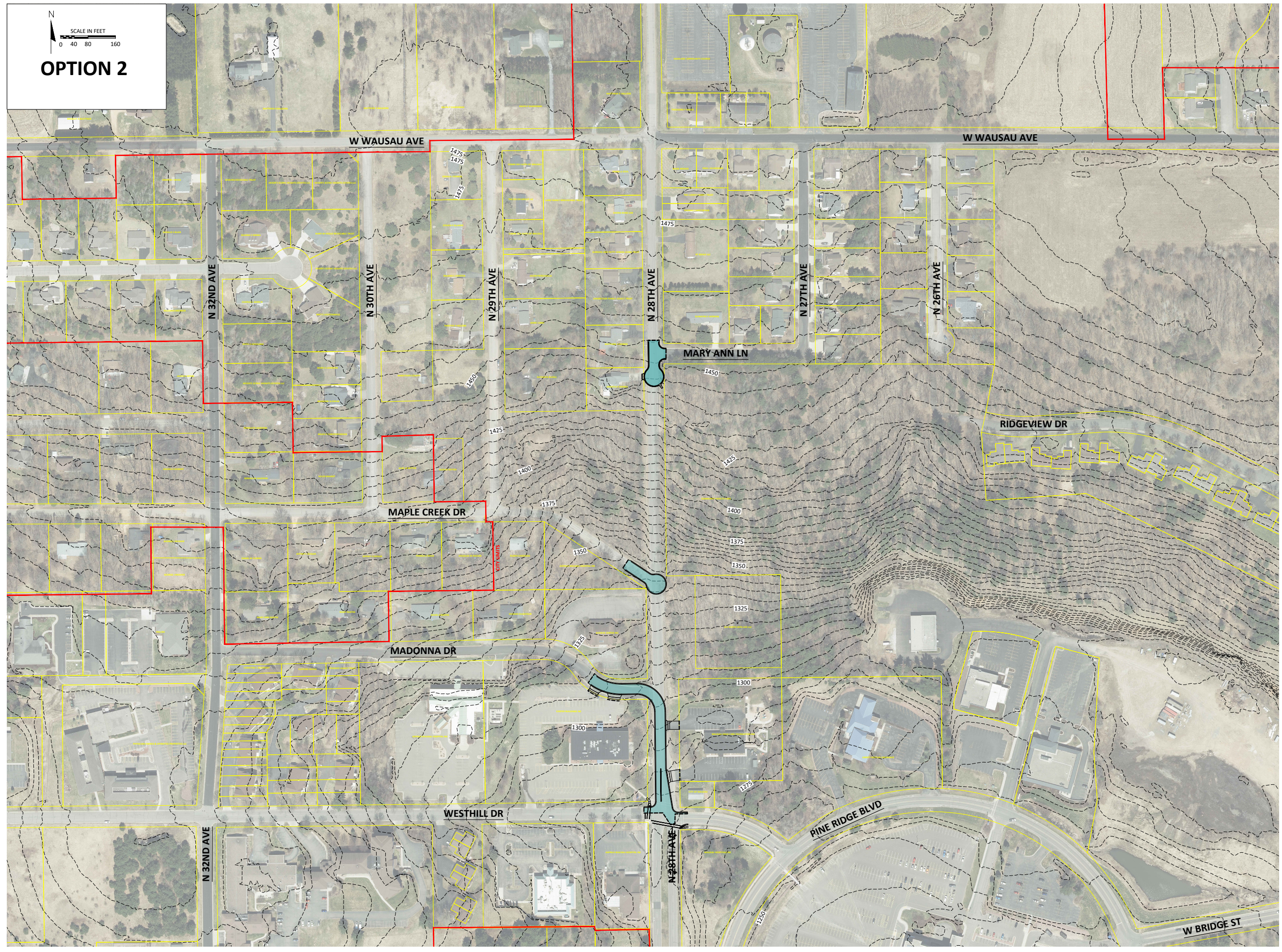
100

SCALE IN FEET

OPTION 1



N
SCALE IN FEET
0 40 80 160
OPTION 2

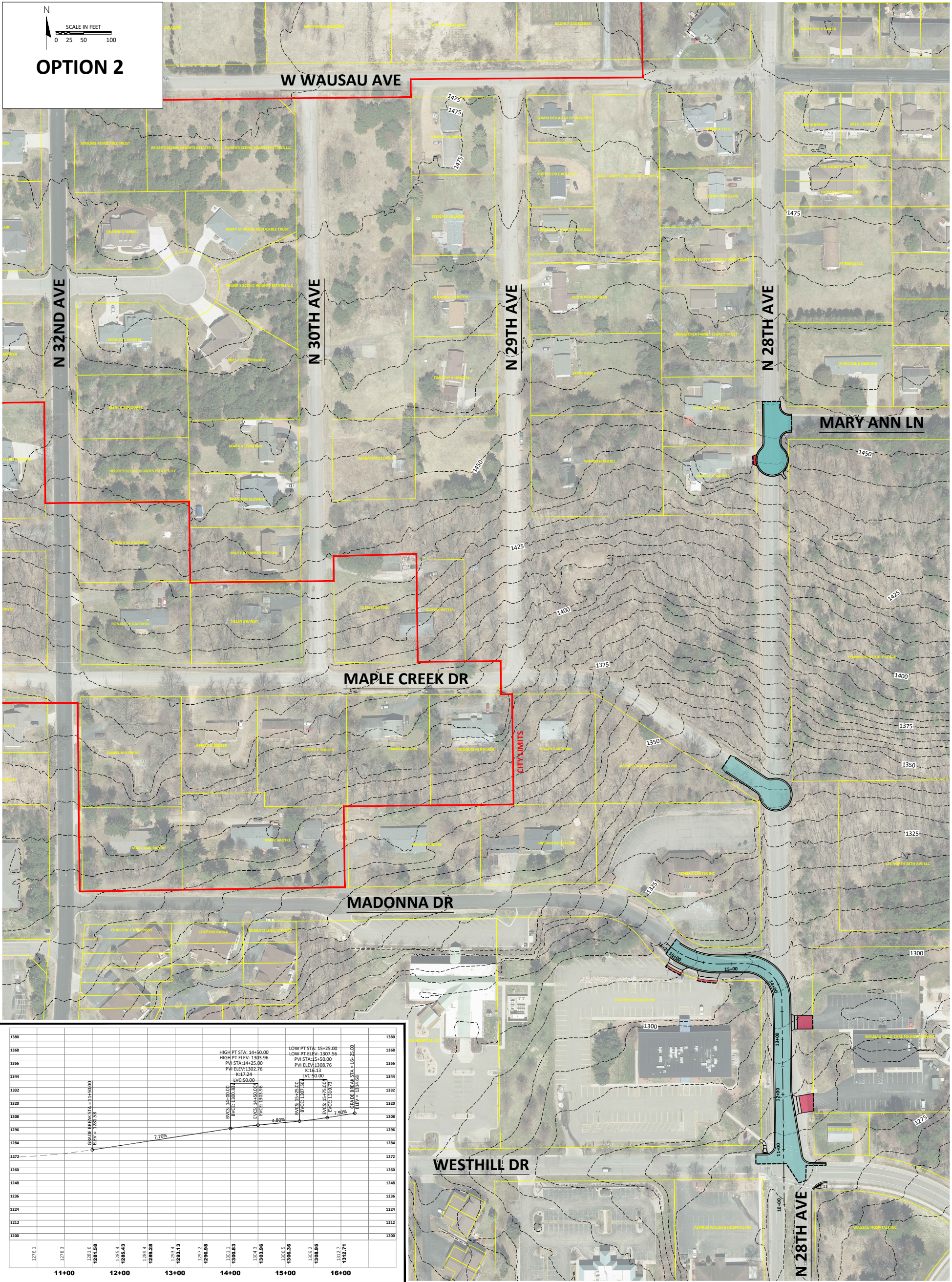


N

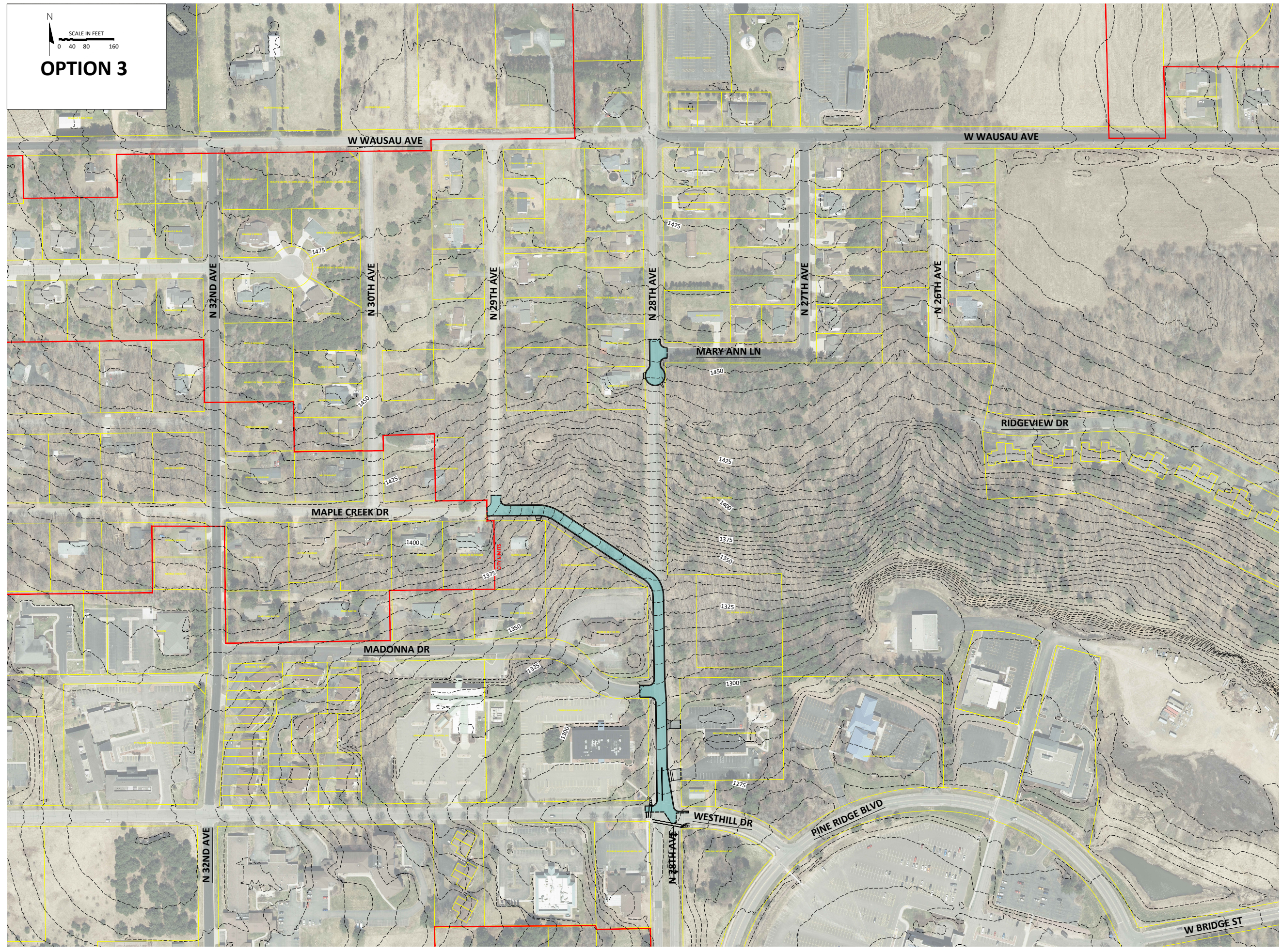
SCALE IN FEET

02550100

OPTION 2



N
SCALE IN FEET
0 40 80 160
OPTION 3

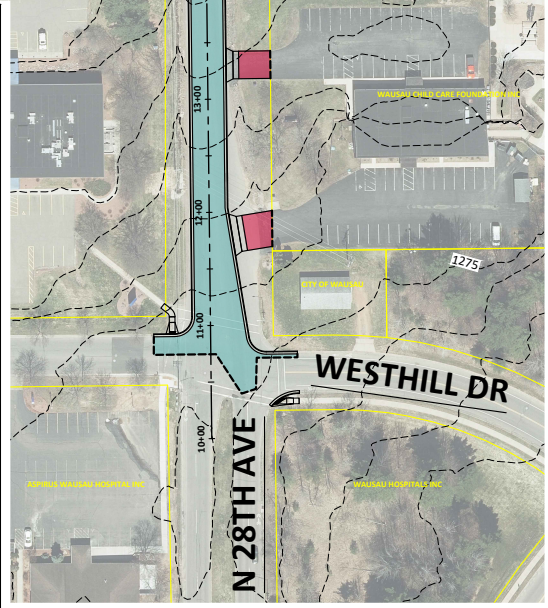
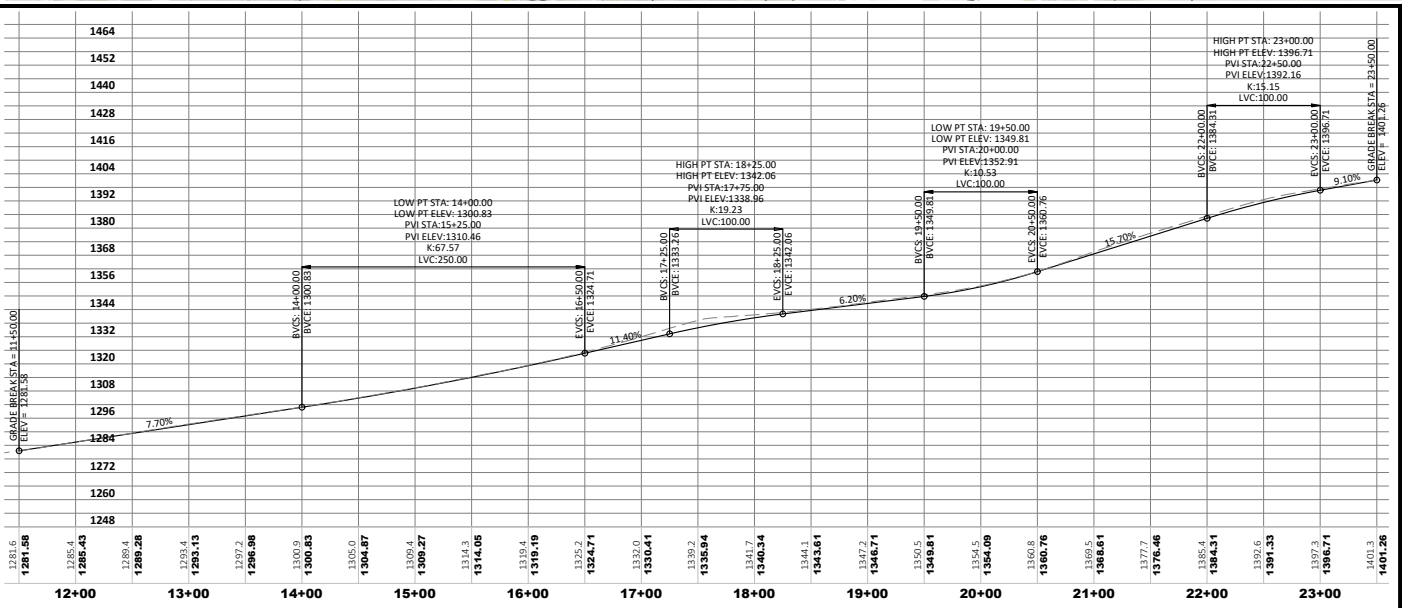
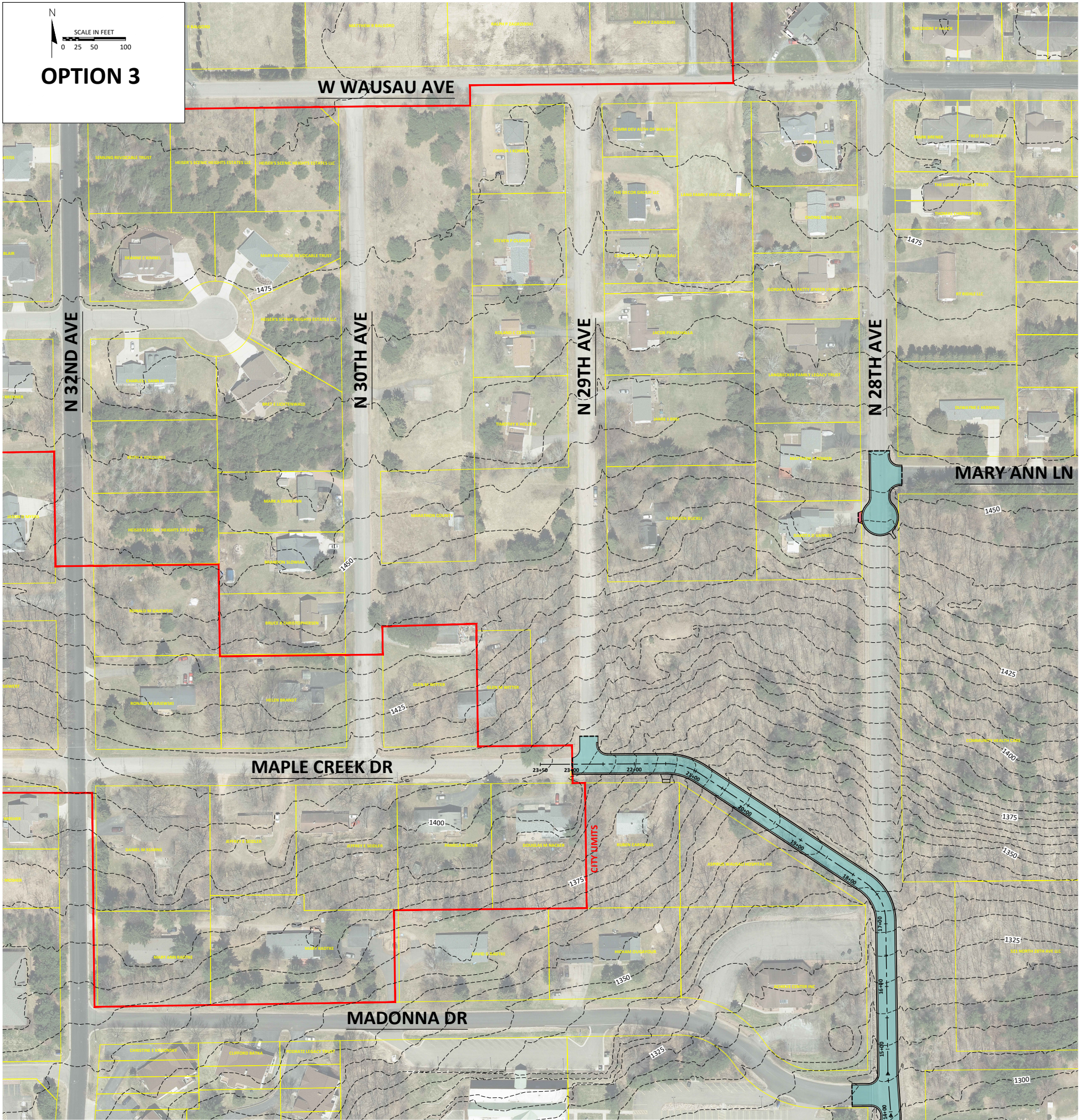


N

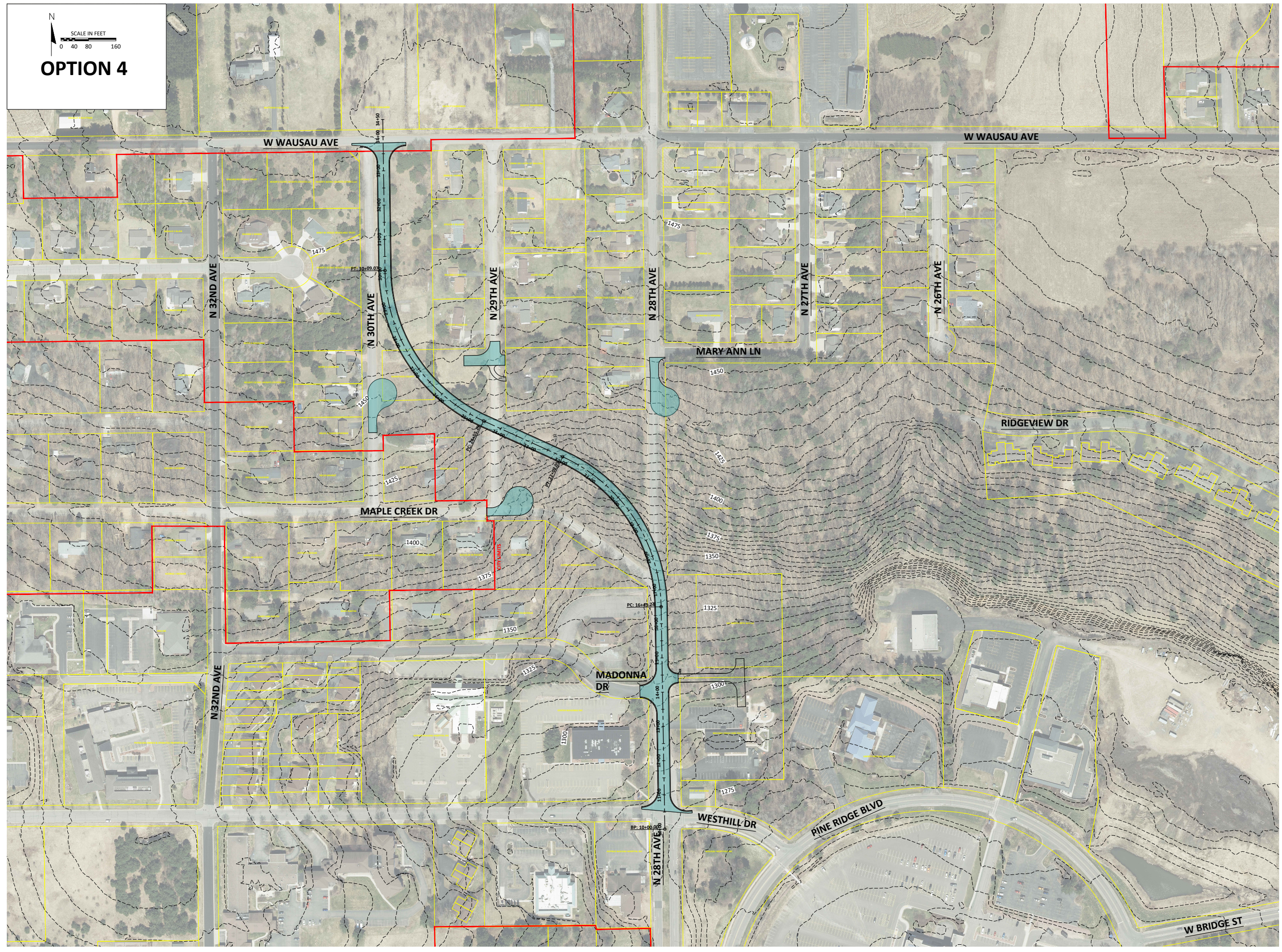
SCALE IN FEET

0 25 50 100

OPTION 3



N
SCALE IN FEET
0 40 80 160
OPTION 4



N

0

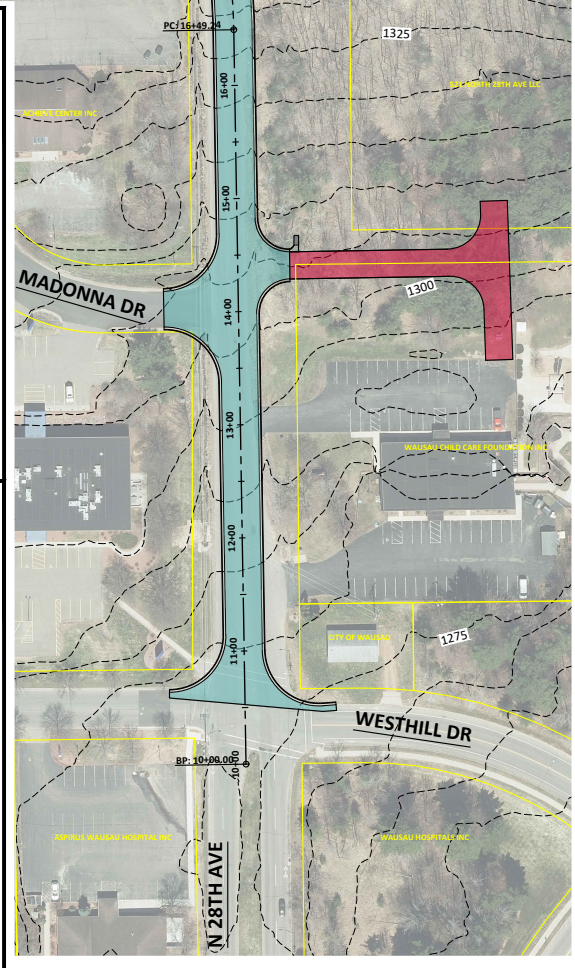
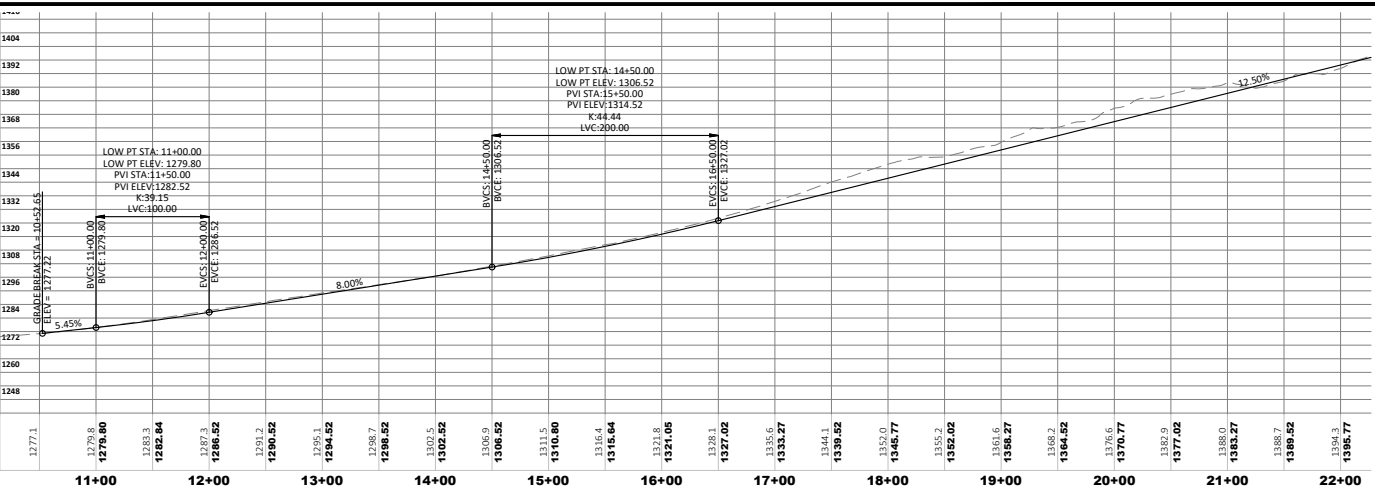
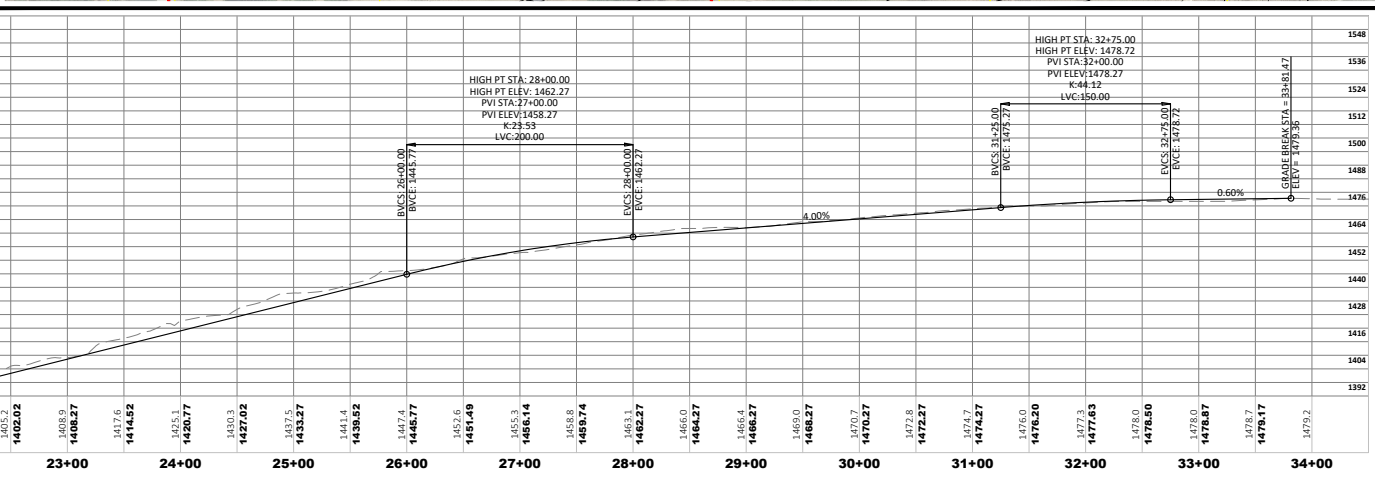
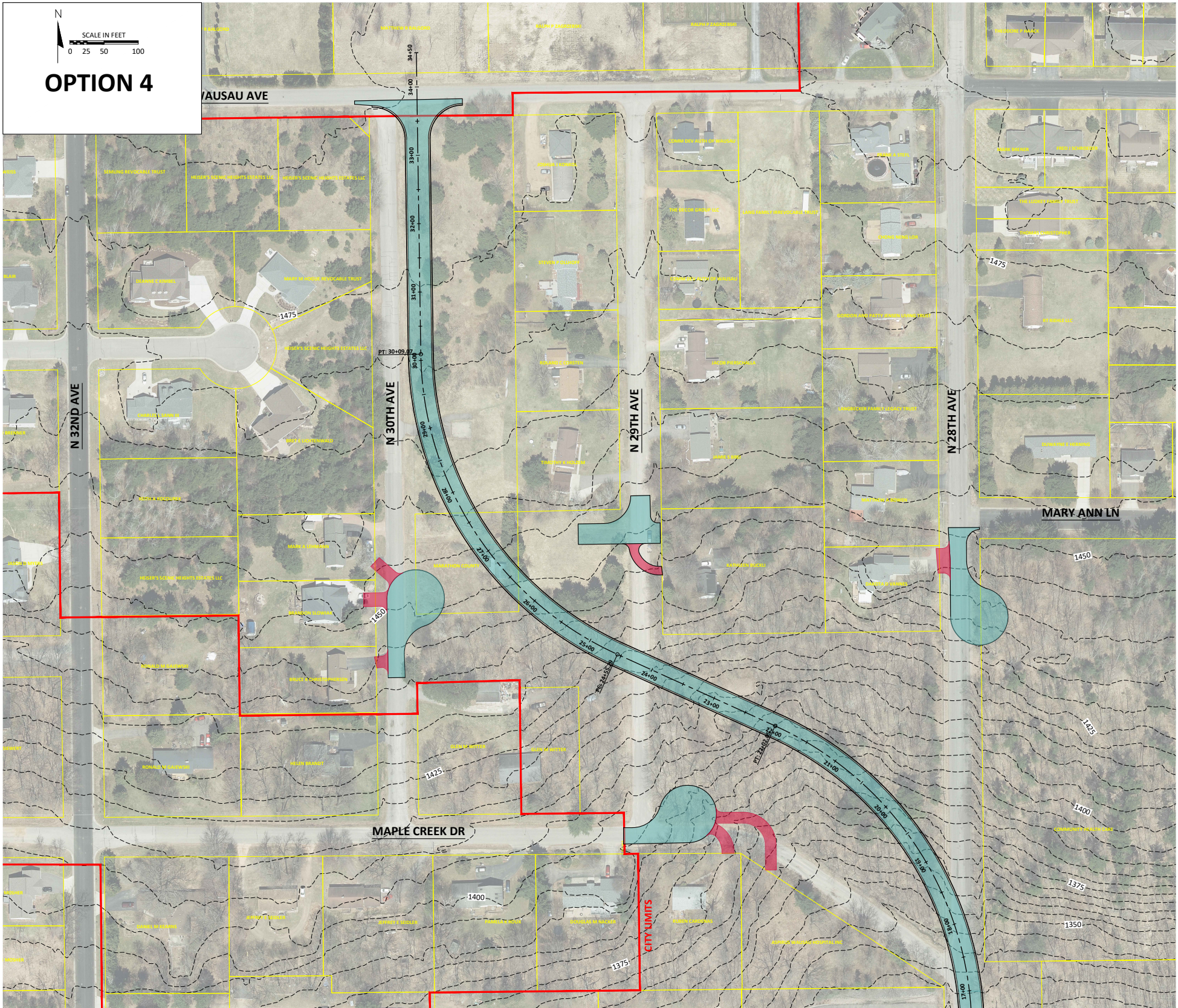
25

50

100

SCALE IN FEET

OPTION 4



***STAFF REPORT TO INFRASTRUCTURE AND FACILITIES
COMMITTEE – May 9, 2024***

AGENDA ITEM
2025 proposed facility capital projects
BACKGROUND
The I&F committee asked that any proposed CIPs come forward to review prior to brining to the CIP Committee in June for ranking and scoring. The proposed facility projects are as follows: 1. DPW Garage Door Replacements 2. PD Roof Replacement 3. PD Cooling Tower at the Public Safety Building 4. City Hall Stone Block Replacement/Repair Study & Analysis (Awaiting estimates)
FISCAL IMPACT
Noted on CIP Requests.
STAFF RECOMMENDATION
Discuss proposed projects.
Staff contact: Eric Lindman 715-261-6745

CITY OF WAUSAU

Capital Improvement Program Request 2025-2029

Project Title:	Public Works Facility-Garage door replacement	Plan Year:	2022-2026
Classification:	Repair/replacement	Department:	DPW Facility Maintenance
Priority:	Facility	Contact Name:	Leo Gau
Useful Life:	Equipments at end of life		

PROJECT DESCRIPTION

Provide a brief description of the project or purchase

Replacing garage door and garage door openers at the Public Works facility.

PROJECT SCHEDULE: (PROVIDE DETAIL ON TIMING OF PROJECT DESIGN, BID, IMPLEMENTATION AND COMPLETION)

There are 32 garage doors and openers at the Public Works Facility. This project and plan would include an estimate for replacing the garage doors and openers over the next eight years. A tentative planning schedule would include reaching out to contractors to secure bids over the course of the next couple months. This project is going to be deployed in stages due to the anticipated high cost of the project. We could plan to address and replace the doors over the course of several years, with the intent of addressing the most dilapidated doors first. It would also be anticipated that the costs will increase over time due to inflation. Please note attached bid that was received for replacement of 4

PROJECT PURPOSES: (Check all statements that apply)

☒	Addresses critical health or safety hazard.	☒	Serves to eliminate Blight
☐	Provides developed area with a comparable level of city services or facilities.	☐	Encourages economic development
☒	Maintains or enhances systems that support existing city services.	☒	Encourages revitalization, community aesthetics, or historic preservation
☒	Provides new service, facility, system or equipment.	☒	Provides other rehabilitation, replacement or new construction.
☐	Expands existing service into an undeveloped area.	☐	This project was identified in prior year CIP Plan requests
☒	Repairs, replaces or prevents a breakdown of an existing city facility, system, service or equipment.	☐	Improves resident quality of life in terms of recreational activities, personal enrichment or living conditions
☐	Supports a revenue generating service	☒	Contributes to a safe community

PROJECT OR PURCHASE JUSTIFICATION

Describe physical condition, demand/capacity, functionality and/or safety concerns or revenue generating potential that justifies the project/acquisition

The current garage doors are unsafe and are also at the end of life expectancy. The mounts and fasteners are breaking and coming loose from the facility which poses as a potential work space hazard. See attached pictures for details.

IMPACT ON DEFERRED IMPLEMENTATION/PURCHASE

Describe how project deferral will impact future asset maintenance, economic growth, quality of service, efficiency or effectiveness, quality of life, safety, financing or other issues.

The garage doors have heavy equipment traveling through them and by not repairing the could lead to an inability to access all the equipment in the event a door malfunctions or breaks. This could lead to a delay in street operations. The equipment is also failing and becoming unsafe for employees to be operating safely. Please see attached photos, for evidence of the lack of safety with the garage door opener They have become so unsafe, that they need to be locked out/ tagged out to prevent accessibility to all staff within the facility.

RETURN ON INVESTMENT

Describe the financial benefits, cost savings or payback of the capital project such as grant funding, cost avoidance or operational cost or income benefits

Repairing the garage doors on a scheduled roll out basis will help with keeping general repairs down in the future, as well as reduce heating and safety costs.

FINANCIAL DETAIL OF PROJECT

Public Works Facility-Garage door replacement

CAPITAL BUDGET IMPACT						
	2025	2026	2027	2028	2029	Total
Planning / Design	30,000	30,000	30,000	30,000	30,000	150,000
Land / Acquisition						-
Construction / Maintenance						-
Equip/Veh/Furnishings						-
Other						-
Total	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000
FUNDING SOURCES						
Grant Income						-
Donations						-
User Fees						-
Other						-
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET LEVY REQUIREMENT	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000
OPERATING BUDGET IMPACT						
	2025	2026	2027	2028	2029	Total
Staff Costs						-
Supplies/Materials						-
Facility Maintenance						-
Other (Insurance/Utilities)						-
Contractual Services						-
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FUNDING SOURCES						
Grant Income						-
Donations						-
User Fees						-
Other						-
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET LEVY REQUIREMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ESTIMATED ANNUAL BENEFIT						
	2025	2026	2027	2028	2029	Total
Increased Efficiency						-
Faster Service Delivery						-
Decreased Operating Costs						-
Decreased Maintenance Costs						-
ESTIMATED ANNUAL BENEFIT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

GANTT CHART OF PROJECT ACTIVITIES

Public Works Facility-Garage door replacement

Capital Improvement Program Reque: 2025-2029

Budget Amt: 150,000 _____

Start Date: 2023

Lead Person: Leo Gau

End Date: 2027

YEAR 1: 2025 _____	TIME FRAME (Start/End by Month)											
KEY TASK	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Task: Planning/ Design			X	X								
Task: RFP/ RFQ/ Bid/ Award				X	X							
Task: complete project						X	X					
Task:												
Task:												
Task:												
Task:												
Task:												
Task:												
Task:												
Task:												
Task:												

YEAR 2: 2026 _____	TIME FRAME (Start/End Dates by Month)											
KEY TASK	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Planning			X	X								
RFPs				X	X							
Complete project						X	X					
Task:												
Task:												
Task:												
Task:												
Task:												
Task:												
Task:												
Task:												
Task:												

INSTRUCTIONS:

Complete Header Info for Budget Amount, Lead Staff, and Dates

Enter Year of Project Activities

Fill in Task Descriptions

For each Task select Start to End Months and apply fill color to indicate planned length of time

Copy/paste additional Year if needed.

From: [Leo Gau](#)
To: [Eric Lindman](#)
Cc: [Lori Wunsch](#); [Allen Wesolowski](#)
Subject: CIP P.W.F. GARAGE DOOR 2025
Date: Wednesday, May 1, 2024 12:19:44 PM
Attachments: [CIP P.W.F. GARAGE DOOR 22.xlsx](#)





CITY OF WAUSAU
Capital Improvement Program Request 2025-2029

Project Title:	Replacement/Rebuild of Cooling Tower at Police Department	Plan Year:	2025-2026
Classification:	Maintenance/HVAC	Department:	DPW/Facilities Maintenance
Priority:	High	Contact Name:	Leo Gau
Useful Life:	Equipment at end of life (installed in 1997)		

PROJECT DESCRIPTION
Provide a brief description of the project or purchase

The cooling tower at the police department needs to be replaced as it is at the end of its anticipated lifespan.

PROJECT SCHEDULE: (PROVIDE DETAIL ON TIMING OF PROJECT DESIGN, BID, IMPLEMENTATION AND COMPLETION)

PROJECT PURPOSES: (Check all statements that apply)

☐	Addresses critical health or safety hazard.	☐	Serves to eliminate Blight
☒	Provides developed area with a comparable level of city services or facilities.	☐	Encourages economic development
☒	Maintains or enhances systems that support existing city services.	☐	Encourages revitalization, community aesthetics, or historic preservation
☒	Provides new service, facility, system or equipment.	☐	Provides other rehabilitation, replacement or new construction.
☐	Expands existing service into an undeveloped area.	☐	This project was identified in prior year CIP Plan requests
☒	Repairs, replaces or prevents a breakdown of an existing city facility, system, service or equipment.	☐	Improves resident quality of life in terms of recreational activities, personal enrichment or living conditions
☐	Supports a revenue generating service	☒	Contributes to a safe community

PROJECT OR PURCHASE JUSTIFICATION

Describe physical condition, demand/capacity, functionality and/or safety concerns or revenue generating potential that justifies the project/acquisition

It would be necessary to put out an RFP for contractors to put bids on and then it would also allow for completion of the project.

IMPACT ON DEFERRED IMPLEMENTATION/PURCHASE

Describe how project deferral will impact future asset maintenance, economic growth, quality of service, efficiency or effectiveness, quality of life, safety, financing or other issues.

The cooling tower at the Police Department is failing. In prior years, there have been efforts to repair the cooling tower so as to offset the costs of a total replacement, however, these efforts are becoming exhaustive and no longer allowing for proper function and improvement. The access doors are failing and leaking, which could result in more damage the property as well. If this issue is not addressed, by the cooling tower either being replaced or rebuilt there could be potential failure of the unit, which means that there would be no cooling systems in a public facility or central fire.

RETURN ON INVESTMENT

Describe the financial benefits, cost savings or payback of the capital project such as grant funding, cost avoidance or operational cost or income benefits

Given the age of the unit, there are also some cost advantages to replacing the unit. There are new technologies that would allow for a new cooling tower to run more efficiently and result in cost savings. This would also allow for a reliable unit in a public facility.

FINANCIAL DETAIL OF PROJECT

Replacement/Rebuild of Cooling Tower at Police Department

CAPITAL BUDGET IMPACT	2025	2026	2027	2028	2029	Total
Planning / Design						-
Land / Acquisition						-
Construction / Maintenance						-
Equip/Veh/Furnishings						-
Other						-
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>FUNDING SOURCES</u>						
Grant Income						-
Donations						-
User Fees						-
Other						-
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET LEVY REQUIREMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
OPERATING BUDGET IMPACT	2025	2026	2027	2028	2029	Total
Staff Costs						-
Supplies/Materials						-
Facility Maintenance						-
Other (Insurance/Utilities)						-
Contractual Services						-
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<u>FUNDING SOURCES</u>						
Grant Income						-
Donations						-
User Fees						-
Other						-
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET LEVY REQUIREMENT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ESTIMATED ANNUAL BENEFIT	2025	2026	2027	2028	2029	Total
Increased Efficiency						-
Faster Service Delivery						-
Decreased Operating Costs						-
Decreased Maintenance Costs						-
ESTIMATED ANNUAL BENEFIT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

CITY OF WAUSAU
Capital Improvement Program Request 2025-2028

Project Title:	Public Safety Building Flat Roof Replacement	Plan Year:	2025
Classification:	Structural	Department:	DPW/Facilities Maintenance
Priority:	High	Contact Name:	Leo Gau
Useful Life:	End of life		

PROJECT DESCRIPTION

Provide a brief description of the project or purchase

The police department is in need of replacement as it has surpassed its life expectancy.

PROJECT SCHEDULE: (PROVIDE DETAIL ON TIMING OF PROJECT DESIGN, BID, IMPLEMENTATION AND COMPLETION)

The current roof at the police department is made up of several levels. In order to offset or defer potential high costs, this project could be completed in stages. With that being considered, it would be necessary to secure bids from contractors to determine costs of materials & labor of each level to determine where work is most realistic to be completed based on costs. This can be completed with an RFP posting, consideration of above noted items and a timeline can then be established for project work to be completed. Ideal completion would be done within 3 years time.

PROJECT PURPOSES: (Check all statements that apply)

☒	Addresses critical health or safety hazard.	☒	Serves to eliminate Blight
☒	Provides developed area with a comparable level of city services or facilities.	☐	Encourages economic development
☒	Maintains or enhances systems that support existing city services.	☐	Encourages revitalization, community aesthetics, or historic preservation
☐	Provides new service, facility, system or equipment.	☐	Provides other rehabilitation, replacement or new construction.
☐	Expands existing service into an undeveloped area.	☐	This project was identified in prior year CIP Plan requests
☒	Repairs, replaces or prevents a breakdown of an existing city facility, system, service or equipment.	☐	Improves resident quality of life in terms of recreational activities, personal enrichment or living conditions
☐	Supports a revenue generating service	☒	Contributes to a safe community

PROJECT OR PURCHASE JUSTIFICATION

Describe physical condition, demand/capacity, functionality and/or safety concerns or revenue generating potential that justifies the project/acquisition

The roof at the police department is comprised of a material that deteriorates over time. This breakdown can cause for a subsequent leaking of the roof and potential for further damage. Some but not all of the damage that can occur includes: the roof pulling away from the roof drains, flashing, curbs, and lead to an overall deterioration of the roof and other potential structural damages.

IMPACT ON DEFERRED IMPLEMENTATION/PURCHASE

Describe how project deferral will impact future asset maintenance, economic growth, quality of service, efficiency or effectiveness, quality of life, safety, financing or other issues.

If there are delays in completion of this project, there could be more extensive damage to the building acquired. The damage that could be sustained as noted above, will cause for increase costs for repairs overall as well.

RETURN ON INVESTMENT

Describe the financial benefits, cost savings or payback of the capital project such as grant funding, cost avoidance or operational cost or income benefits

Should this issue be addressed timely, costs will be offset and secluded to the roof repairs alone. However, by delaying repairs in this, there could be additional expenses as other structural issues arise.

FINANCIAL DETAIL OF PROJECT

Public Safety Building Flat Roof Replacement

CAPITAL BUDGET IMPACT	2025	2026	2027	2028	2029	Total
Planning / Design	50,000	50,000	50,000			150,000
Land / Acquisition						-
Construction / Maintenance						-
Equip/Veh/Furnishings						-
Other						-
Total	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 150,000
<u>FUNDING SOURCES</u>						
Grant Income						-
Donations						-
User Fees						-
Other						-
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET LEVY REQUIREMENT	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 150,000
OPERATING BUDGET IMPACT	2025	2026	2027	2028	2029	Total
Staff Costs						-
Supplies/Materials						-
Facility Maintenance						-
Other (Insurance/Utilities)						-
Contractual Services						-
Total	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
<u>FUNDING SOURCES</u>						
Grant Income						-
Donations						-
User Fees						-
Other						-
Total	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NET LEVY REQUIREMENT	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ 150,000
ESTIMATED ANNUAL BENEFIT	2025	2026	2027	2028	2029	Total
Increased Efficiency						-
Faster Service Delivery						-
Decreased Operating Costs						-
Decreased Maintenance Costs						-
ESTIMATED ANNUAL BENEFIT	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

GANTT CHART OF PROJECT ACTIVITIES

Public Safety Building Flat Roof Replacement

Capital Improvement Program Request 2025-2028

Budget Amt: 150,000

Start Date: 2024

Lead Person: Leo Gau

End Date: 2026

[illegible][illegible][illegible]





STAFF REPORT

To: Infrastructure & Facilities Committee

Prepared By: Andrew Lynch, AICP Asst City Planner

Date: May 2, 2024

Agenda Item:

Adoption of the Safe Routes To School Plan as prepared by North Central Wisconsin Regional Planning Commission.

Background:

The City of Wausau and the Wausau School District, in 2019, were awarded Transportation Alternatives Program (TAP) funding for a creation of a Safe Routes To School (SRTS) Plan for eight elementary schools and the two middle schools in the City. The TAP funds are federal dollars administered by the state to build bicycle and pedestrian infrastructure and SRTS programs. North Central Wisconsin Regional Planning Commission was tasked with the plan but was not authorized by WisDOT to start until Spring of 2022. See page 13 of the plan for a full timeline.

The plan incorporates extensive input from students, staff, and parents at each school. Each school has a site assessment, examination of the transportation network, and recommendations based on best practices. Most of the recommendations in the street ROW are signage, markings, and filling some sidewalk gaps. Adoption of this plan would allow staff to plan improvements in a cost-effective manner and coordinate with other projects. It would also allow staff to pursue grant funding related to SRTS. The plan may be further amended in the future to reflect expected building use changes from the School District.

Fiscal Impact:

City would be responsible for future improvements within the street ROW. Exact cost is project dependent.

Staff Recommendation:

Staff recommends adoption of the Safe Routes To School Plan.



STAFF REPORT

To: Infrastructure & Facilities Committee
Prepared By: Andrew Lynch, AICP Asst City Planner
Date: May 2, 2024

Agenda Item:

Adoption of the Safe Routes To School Plan as prepared by North Central Wisconsin Regional Planning Commission.

The Safe Routes To School Plan is available on [THIS PAGE](#)

<https://www.ncwrpc.org/ausau-safe-routes-to-school/>

***STAFF REPORT TO INFRASTRUCTURE AND FACILITIES
COMMITTEE – May 9, 2024***

AGENDA ITEM

Discussion and possible action on approval of revised Green Tree Meadows Preliminary Plat

BACKGROUND

The City previously approved the preliminary plat for Green Tree Meadows. The approved preliminary plat is attached. The developer is purchasing land from the City of Wausau and is proposing to amend the preliminary plat to include a cul-de-sac road off 72nd Avenue. See the attached revised preliminary plat.

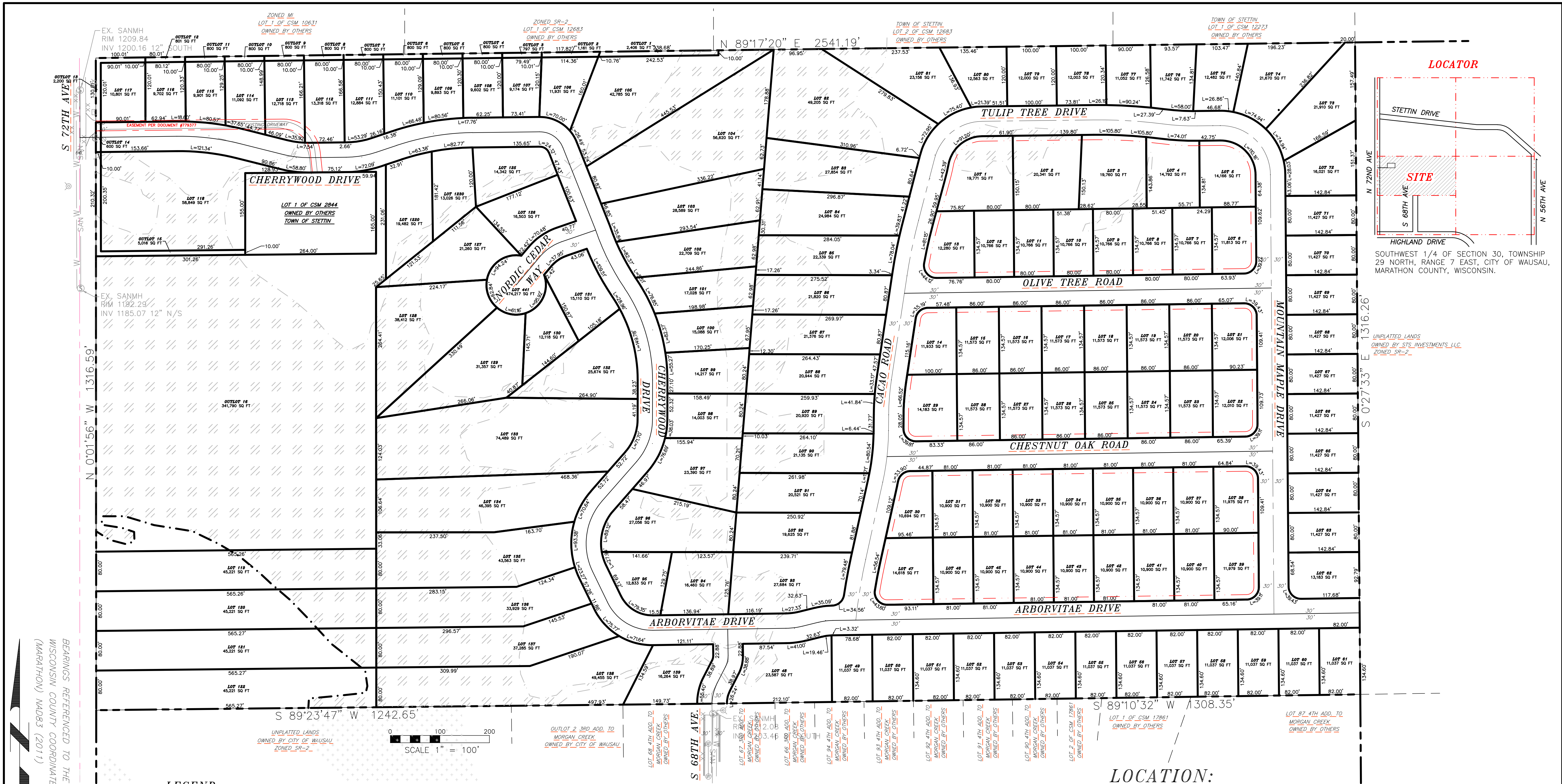
FISCAL IMPACT

Approving the revised preliminary plat would create more lots and increased tax base.

STAFF RECOMMENDATION

Staff recommends approving the revised Green Tree Meadows Preliminary Plat.

Staff contact: Allen Wesolowski 715-261-6762



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 30 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 30 FEET
MINIMUM LOT SIZE 7,000 SQ.FT.

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

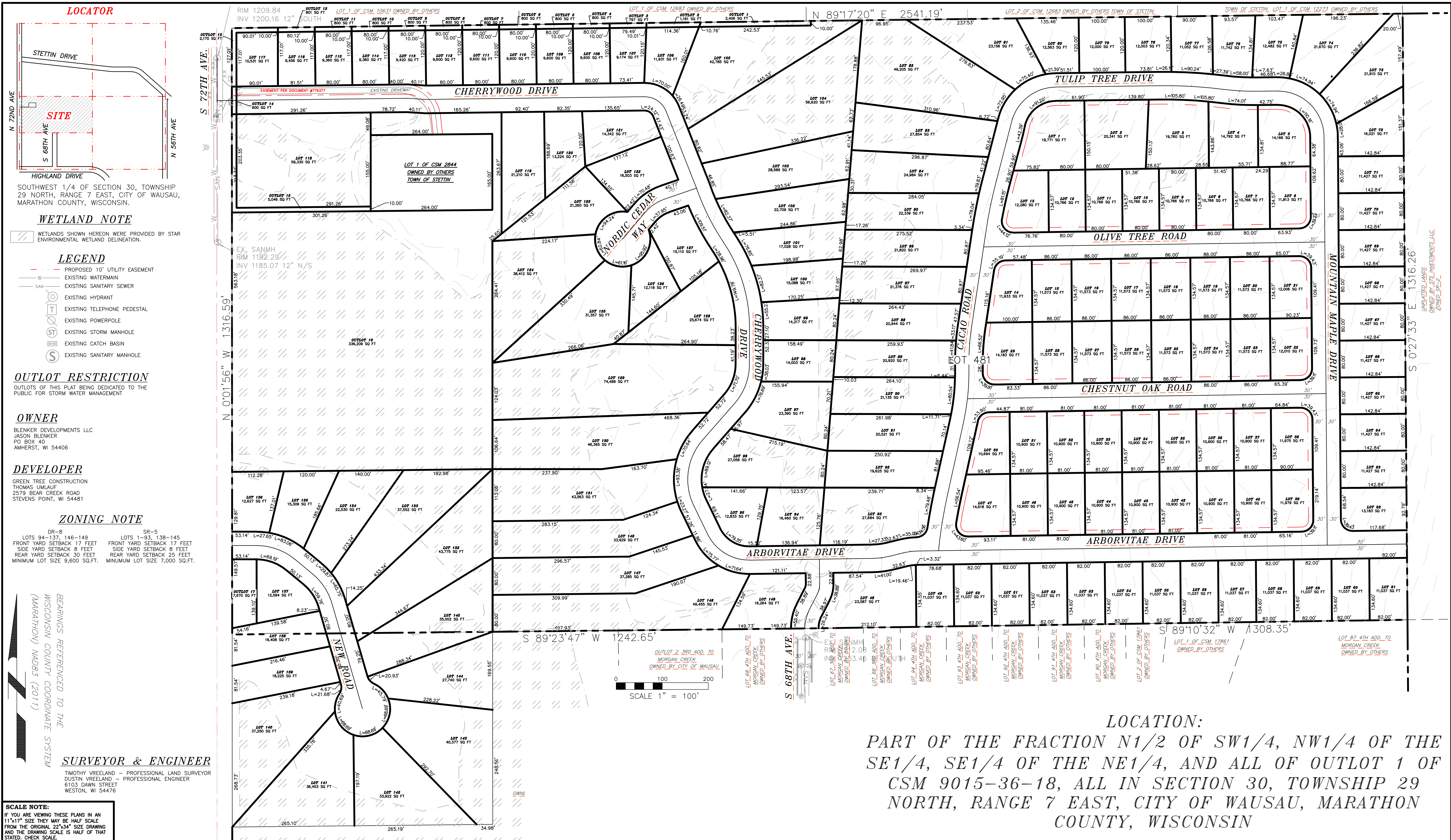
LOCATION:

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

STAMP/SIGNATURE:	REVISIONS			TITLE PAGE:	PREPARED FOR:	DESIGNER: DUSTIN VREELAND SURVEYED BY: CB & TV FILE NO.: 23-0360 ENGINEERING DATE: SEPTEMBER 20TH, 2023 SCALE: 1" = 100'
	BY	DATE	DESCRIPTION			
				PROJECT: GREEN TREE MEADOWS	PLAN DATE: MARCH 25TH, 2024	SHEET PRELIM
				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
COPYRIGHT © 2022 BY VREELAND ENTERPRISES, INC. ALL RIGHTS RESERVED. DUPLICATION BY WRITTEN PERMISSION ONLY.



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

***STAFF REPORT TO INFRASTRUCTURE AND FACILITIES
COMMITTEE – May 9, 2024***

AGENDA ITEM
Discussion and possible action on dedication of right-of-way at 404 Franklin Street
BACKGROUND
The YMCA foundation is proposing angled parking stalls along Franklin Street and 4 th Street. The angled parking stalls would remove the existing sidewalk. In order to construct new sidewalk to maintain a public walk, the YMCA Foundation is proposing to dedicate the right-of-way shown on the attached CSM.
FISCAL IMPACT
The land would be dedicated with no cost to the City.
STAFF RECOMMENDATION
Staff recommends accepting the right-of-way dedication if this committee agrees with the angled parking concept to add additional on-street parking.
Staff contact: Allen Wesolowski 715-261-6762



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

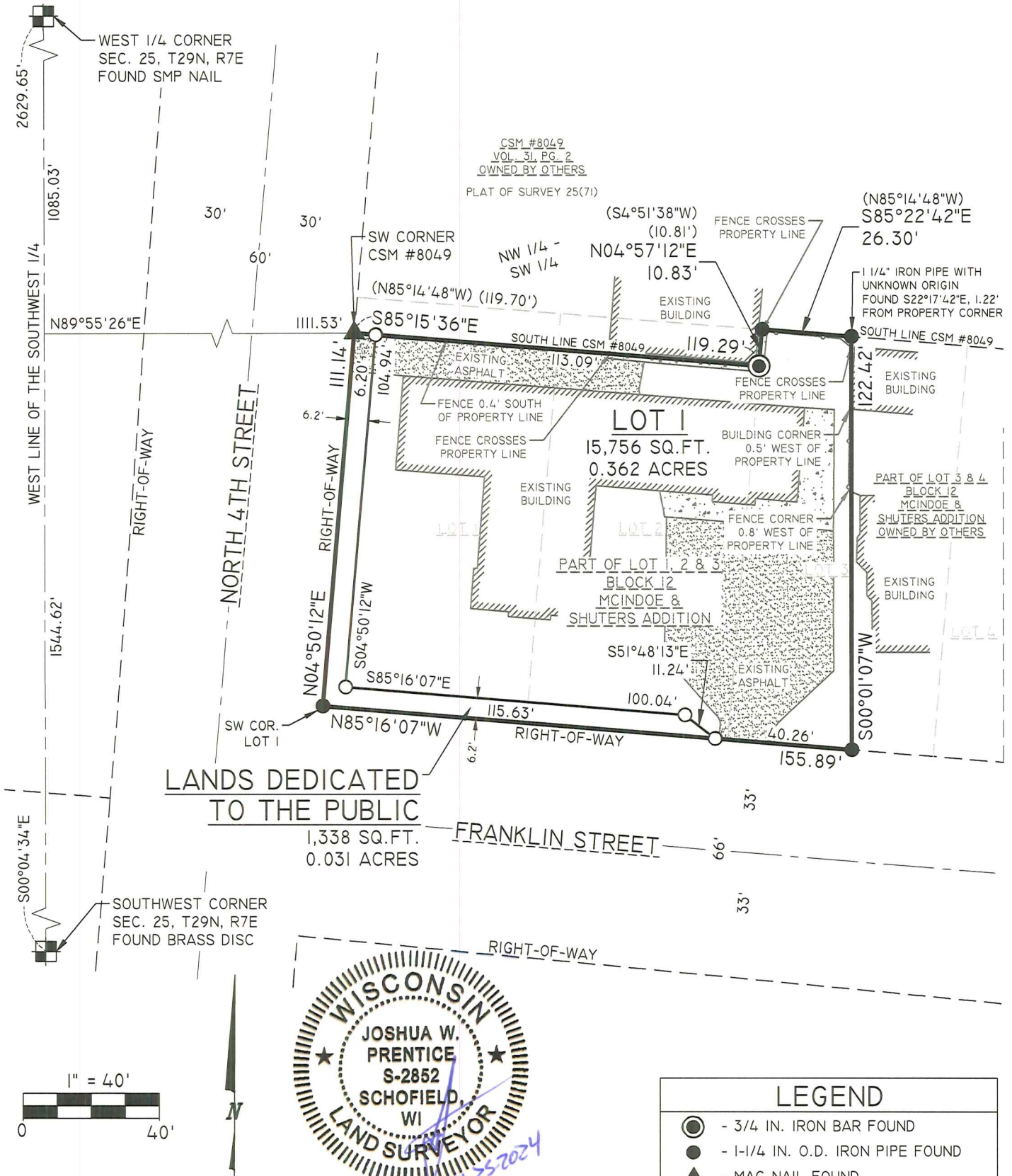
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WOODSON YMCA FOUNDATION INC.

LANDOWNER: WOODSON YMCA FOUNDATION INC.

PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE & SHUTERS ADDITION,
RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED
IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 04-08-2024.
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°04'34" EAST.
 3. RIGHTS-OF-WAY SHOWN ARE BASED ON SURVEYS OF RECORD.

LEGEND	
●	- 3/4 IN. IRON BAR FOUND
●	- 1-1/4 IN. O.D. IRON PIPE FOUND
▲	- MAG NAIL FOUND
○	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS/LIN. FT. SET
(126')	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WOODSON YMCA FOUNDATION INC.

LANDOWNER: WOODSON YMCA FOUNDATION INC.

PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE & SHUTERS ADDITION,
RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED
IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE & SHUTERS ADDITION, RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, 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 25; THENCE SOUTH 00°04'34" EAST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHWEST 1/4, 1085.03 FEET; THENCE NORTH 89°55'26" EAST, 1111.53 FEET TO THE SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NUMBER 8049, RECORDED IN VOLUME 31, ON PAGE 2, AS DOCUMENT NUMBER 1027775, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, THE EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET, AND THE POINT OF BEGINNING; THENCE SOUTH 85°15'36" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER 8049, 119.29 FEET; THENCE NORTH 04°57'12" EAST, COINCIDENT WITH SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 8049, 10.83 FEET; THENCE SOUTH 85°22'42" EAST, COINCIDENT WITH SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER 8049, 26.30 FEET; THENCE SOUTH 00°01'07" WEST, 122.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FRANKLIN STREET; THENCE NORTH 85°16'07" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 155.89 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1 OF BLOCK 12 AND SAID EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET; THENCE NORTH 04°50'12" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 111.14 FEET TO SAID SOUTHWEST CORNER OF CERTIFIED SURVEY MAP NUMBER 8049 AND THE POINT OF BEGINNING.

THAT SAID PARCEL CONTAINS 17,094 SQUARE FEET, 0.392 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF WOODSON YMCA FOUNDATION INC., OWNER OF SAID PARCEL.

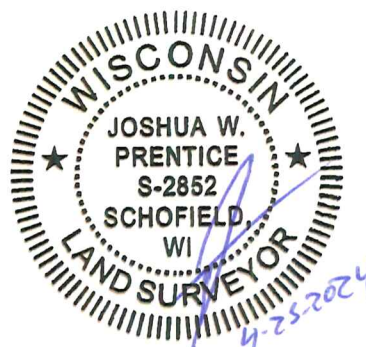
THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE DIVISION THEREOF MADE.

DATED THIS 25TH DAY OF APRIL 2024

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852



CITY OF WAUSAU COMMON COUNCIL APPROVAL CERTIFICATE
RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF WAUSAU, WISCONSIN,
IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE _____ APPROVED _____

DATE _____ SIGNED _____



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

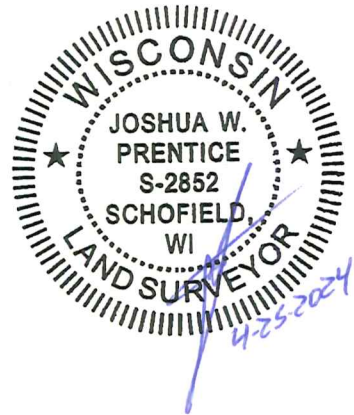
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WOODSON YMCA FOUNDATION INC.

LANDOWNER: WOODSON YMCA FOUNDATION INC.

PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE & SHUTERS ADDITION,
RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED
IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



CORPORATE OWNER'S CERTIFICATE OF DEDICATION

WOODSON YMCA FOUNDATION INC., A CORPORATION FORMED UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. IN WITNESS WHEREOF, THE SAID WOODSON YMCA FOUNDATION INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRYAN BAILEY, ITS PRESIDENT, AND CHAD KANE, ITS SECRETARY,

AT _____, WISCONSIN, AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON THIS _____, DAY
OF _____, 2____. IN THE PRESENCE OF: WOODSON YMCA FOUNDATION INC.

_____ BRYAN BAILEY, PRESIDENT

_____ CHAD KANE, SECRETARY

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2____, THE

ABOVE NAMED BRYAN BAILEY, PRESIDENT, AND CHAD KANE, SECRETARY, OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

_____ NOTARY PUBLIC
STATE OF WISCONSIN

MY COMMISSION EXPIRES _____