



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: **CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE OF THE CITY OF WAUSAU**

Date/Time: **Thursday, June 8, 2023 at 5:15 p.m.**

Location: **City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS**

Members: **Lou Larson (C), Doug Diny, Gary Gisselman, Chad Henke, Lisa Rasmussen**

AGENDA ITEMS FOR CONSIDERATION

1. **CONSENT AGENDA** (Any item can be removed from the Consent Agenda at the request of a Committee member.)
 - A. Approval of minutes of the May 11, 2023 meetings.
 - B. Action on watermain easement to City of Wausau from Marathon County in Marathon Park.
 - C. Action on a preliminary resolution to set a public hearing to vacate an area of right-of-way abutting 503 South 22nd Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue.
 - D. Action on a preliminary resolution to set a public hearing to vacate a portion of the alley north of Wegner Street abutting 503 South 22nd Avenue and a portion of 514 South 21st Avenue.
 - E. Action on a preliminary resolution to set a public hearing to vacate an area of right-of-way abutting 505 South 21st Avenue, a portion of 509 South 21st Avenue, a portion of 514 South 21st Avenue, and a portion of 2111 Stewart Avenue.
 - F. Action on Stormwater Maintenance Agreement with Aedifix at 101 Short Street, 1214 North 3rd Street and 1201 North 2nd Street.
2. **2023 Alley Paving Project:** Discuss public hearing results and make recommendation.
3. Discussion and possible action on parking restrictions on South 8th Avenue between Stewart Avenue and Callon Street.
4. Discussion and possible action on easements with Wausau Opportunity Zone, Inc. for planters at 300 Forest Street (North 2nd Street and Jackson Street right-of-way).
5. Discussion and possible action on easements with Wausau Opportunity Zone, Inc. for pedestrian access between North 2nd Street and North 3rd Street.
6. Discussion and possible action on authorization to deed Outlot 1 of CSM #19539 to Luke Stenberg.

Adjournment

LOU LARSON - Committee Chair

Members of the public who do not wish to appear in person may view the meeting live over the internet, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail lori.wunsch@ci.wausau.wi.us with "CISM public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, if 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 05/31/23 @ 3:30 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, Residents on South 8th Avenue between Stewart Avenue and Callon Street.

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: May 11, 2023, at 5:15 p.m. in the Council Chambers of City Hall.

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

Also Present: Eric Lindman, Allen Wesolowski, Tara Alfonso, Dustin Kraege, Lori Wunsch

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

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

CONSENT AGENDA

A. Approve minutes of the April 13 and May 1, 2023 meetings

B. Action on Stormwater Maintenance Agreement with Wausau School District at 1200 West Wausau Avenue

C. Action on Stormwater Maintenance Agreement with Wausau School District at 2607 North 18th Street

D. Action on Stormwater Maintenance Agreement with Wausau School District at 1400 and 1402 Stewart Avenue

E. Action on Stormwater Maintenance Agreement with 2600 Stewart Avenue LLC and 2606 Stewart Avenue LLC at 2600 Stewart Avenue and 2606 Stewart Avenue

F. Action on Easement with Wausau Opportunity Zone Inc. at 201 Washington Street for 40-foot sewer and water easement between 2nd Street and 3rd Street

Rasmussen moved to approve the consent agenda items. Diny seconded and the motion passed 5-0.

Discussion and possible action on the sale of 1515 Curling Way

Since they are already parking their vehicles there and they gave more than the asking price, Henke does not see any reason to hang on to the property.

Henke moved to approve the sale of 1515 Curling Way. Gisselman seconded and the motion passed 5-0.

Discussion and possible action on proposed 2024 Street Construction Projects and 5-Year Plan

Specifically looking at 2025, Rasmussen noted that West Randolph Street, 3rd Avenue from Eldred to Randolph, and West Eldred Street from 3rd to 1st Ave are in close proximity and need attention. She added that 3rd Avenue from Eldred to Randolph is not in as bad of shape as Cherry Street, which is proposed for 2028. She would like to move Cherry Street up the list. The 1200 and 1300 blocks of Cherry Street are horrible. If the street is held until 2028, we would have to do large patches. There is heavy truck traffic; Cherry Street was never built for semi traffic. She does not know what the underground utilities look like, but she is sure they are old. She would like to swap Cherry Street for something else or include it with the rest of the streets in that neighborhood.

Wesolowski explained the reason Randolph, 3rd Ave and Eldred were lumped together is because they are in the same area, has one of the highest watermain breaks in the area, and the streets are bad. The thought was to keep these streets together so a contractor could rebuild all three streets at the same time. Randolph moved up the list because of failing storm sewer. Storm sewer replacement is proposed for next year. It does not make sense to replace the storm sewer one year and reconstruct the street the next year. We could move 3rd Avenue and Eldred down and move Cherry Street up. Rasmussen noted that there is almost no traffic on Eldred between 1st and 3rd Avenues. It would be better to hold off on Eldred. The worst part of 3rd Avenue was the piece already completed from Randolph to Bos Creek. The southern part from Eldred to Randolph is not nearly as bad as Cherry Street. She would appreciate it if the streets were flipped.

Larson questioned if an overlay could be done on Cherry Street if it is not moved up the list. Wesolowski said that is not cost effective at this point. There are a lot of lead services, and it is beyond an overlay. Rasmussen proposed swapping 3rd Avenue and Eldred Street for Cherry Street.

Henke questioned if it was pressing to get approval tonight and Wesolowski indicated no. However, he would like approval of 2024 so we can get assessment letters out. He feels 2024 is solid because Eau Claire Boulevard was pushed back several times. Emerson, Mount View, and Pied Piper are bad streets that run between Eau Claire and Kent Street. Short Street was added to 2024. The road is bad and the sidewalk does not conform. He feels it is one of the worst streets in the city. Since Blenker will be done with their development at the end of the summer, he would like to reconstruct these two blocks of Short Street. There was a thought to add 2nd Street from Short Street to Bridge Street as well, but there is a possibility of more development. Stewart Avenue is also scheduled for 2024 as part of a State/Municipal Agreement and will be paid for out of TID 10. Discussion followed.

Rasmussen moved to approve the entire list with the change of deferring 3rd Avenue and West Eldred Street to 2028 and bring Cherry Street up in its place. Gisselman seconded.

Gisselman mentioned that the southeast side neighborhood is sensitive to the boulevards and the light standards have a unique neighborhood appeal. He would like that kept in mind during design and planning. Wesolowski said it is proposed to be put back in the way it is with possibly a slight difference in lane widths. The center island would remain. The lighting will be a bit of a challenge as they are old concrete. We will work with the electricians to see if they can be salvaged and put back in. A decision will have to be made to either keep the old-style lighting at just the intersections or put lighting down the boulevard. Gisselman suggested meeting with the Southeast Side Neighborhood Group for their input.

Henke noted that 28th Avenue is on the list and mentioned the multiple options for design. He believes it would be better to get community input sooner than later. Wesolowski agrees and indicated staff has met internally to go over some options. That will come to CISM in either June or July for discussion.

There being a motion and a second, motion to approve the entire list with the change of deferring 3rd Avenue and West Eldred Street to 2028 and bring Cherry Street up in its place passed 5-0.

Discussion and possible action on dedication of right-of-way at 1705 Wegner Street

Wesolowski explained there is a small parcel at the end of Wegner Street that would have prevented the split of two lots. If dedicated to the public, 66' by 10.16' would be added to Wegner Street. Wegner Street would basically become 10' longer, which would allow the lots to be divided and have access to Wegner Street.

Henke asked if this is the gravel lot behind Walgreens and Wesolowski confirmed. Wesolowski does not know why that 10' strip was left there. Dedication would provide access off Wegner Street to Lot 2.

Rasmussen moved to approve. Henke seconded and the motion passed 5-0.

Adjourn

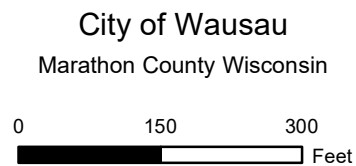
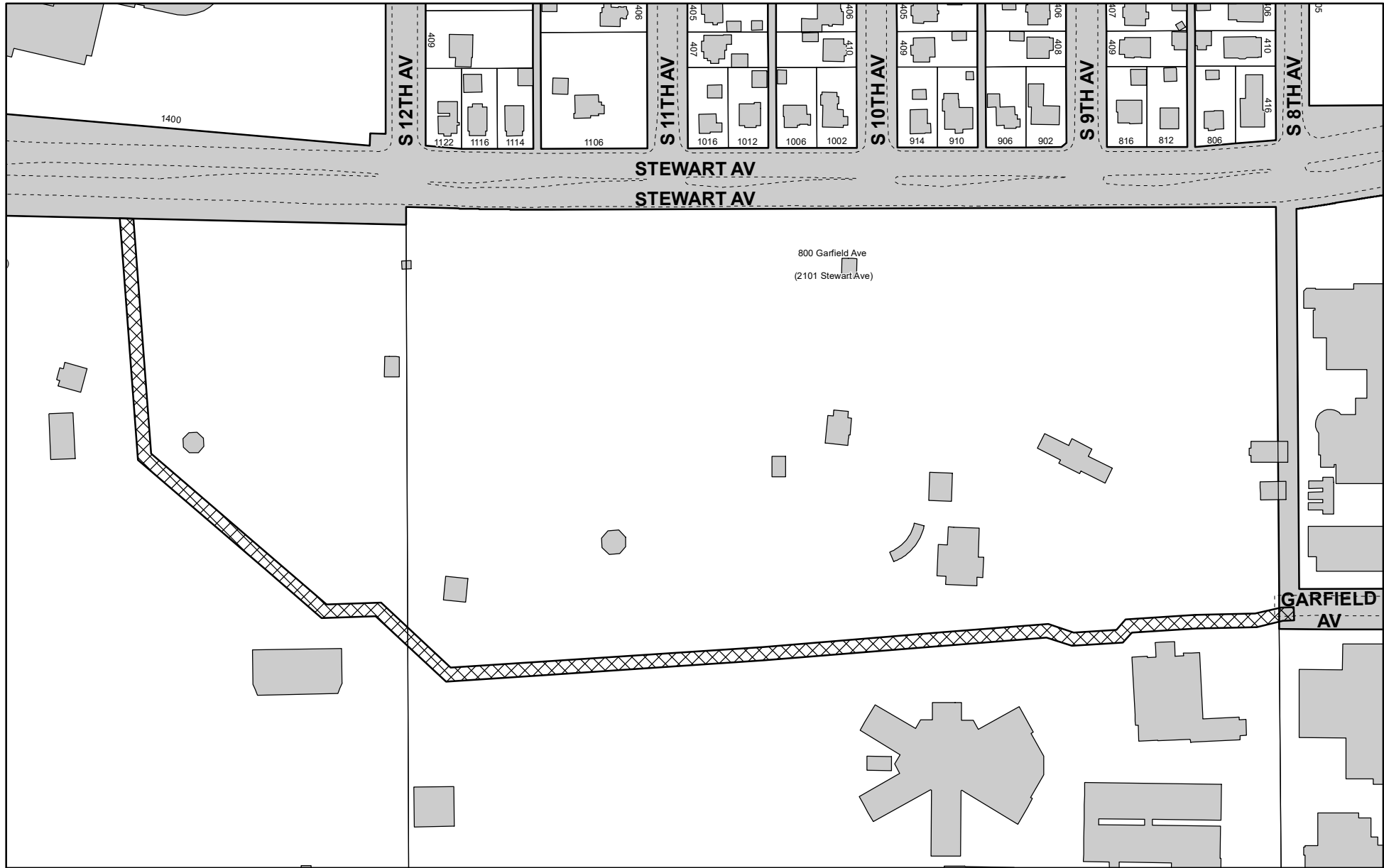
Henke moved to adjourn the meeting. Diny seconded and the motion carried 5-0. Meeting adjourned at approximately 5:30 p.m.

Agenda Item No.

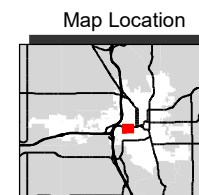
1B

STAFF REPORT TO CISM COMMITTEE – June 8, 2023

AGENDA ITEM
Action on watermain easement to City of Wausau from Marathon County in Marathon Park
BACKGROUND
The watermain is being constructed in Marathon Park to serve the park and loop watermain from Garfield Avenue to Stewart Avenue. The City of Wausau Waterworks will be owning and maintaining the watermain in Marathon Park. The City would be accepting the easement.
FISCAL IMPACT
No fiscal impact to accept the easement.
STAFF RECOMMENDATION
Staff recommends approval.
Staff contact: Allen Wesolowski 715-261-6762



- Legend**
- Parcels
 - Right of Way
 - Road Edge
 - Proposed Watermain Easement





Minutes of May 1, 2023

A meeting of the Wausau Water Works Commission was called to order at 1:30 p.m. in City Hall on Monday, May 1st, 2023. In compliance with Wisconsin Statutes, this meeting was posted and receipted for by the Wausau Daily Herald on April 27, 2023.

Members Present: President Rosenberg, Commissioners Herbst, Robinson, Force, Gehin
Others Present: Eric Lindman, Scott Boers, Ben Brooks, Anne Jacobson, Valerie Swanborg, James Henderson, Jamie Polley, Joe Kafczynski/ Becher Hoppe
Via WebEx: Susan Wojtkiewicz/Donohue

Discussion and Possible Action Accepting a New Water Main Being Installed in Marathon Park.

Lindman began Parks Department had a private water main that had compliance issues and they are replacing that and looping from 17th Ave to Garfield Ave. There was discussion whether it should stay private but for compliance they wanted to put check valves which would not be beneficial to the utility or marathon park from a maintenance standpoint. The utility would like to accept responsibility for the main itself but the services remain responsibility of Marathon County.

Robinson reiterated once installed, we'd take ownership of the main and need motion to accept upon completion for that water main. I would make that motion. Seconded by Gehin.

Motion carried 5-0.

Link to view meeting in its entirety: <https://tinyurl.com/wausaucitycouncil>

Gina Vang, Recording Secretary

S:\WaterWorks\Common\WaterCommission\2023\June\WWWC_20230501_Minutes.doc.

Legal Description

Proposed Marathon Park Watermain Easement

291-2907-341-0999 and 291-2907-352-0998

Part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 34, and part of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, Section 35, all in Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

A 20 foot wide strip of land centered on the following described centerline:

Commencing at the Northwest corner of said Section 35;

thence N $89^{\circ}50'44''$ E, along the North line of said Northwest $\frac{1}{4}$, 2592.82 feet to the Northeast corner of said Northwest $\frac{1}{4}$ of Section 35; thence S $62^{\circ}11'29''$ W, 1435.8 feet to the point of beginning of said centerline;

Thence S $87^{\circ}55'40''$ W, 18 feet; thence S $76^{\circ}40'40''$ W, 39.60 feet; thence S $88^{\circ}38'55''$ W, 90.1 feet; thence S $86^{\circ}16'36''$ W, 100 feet; thence S $41^{\circ}16'36''$ W, 20 feet; thence S $86^{\circ}16'36''$ W, 70 feet; thence N $71^{\circ}13'24''$ W, 40 feet; thence S $85^{\circ}21'00''$ W, 155 feet; thence S $85^{\circ}21'00''$ W, 270 feet; thence S $86^{\circ}11'11''$ W, 470 feet; thence N $47^{\circ}00'00''$ W, 142.5 feet; thence S $88^{\circ}00'00''$ W, 80.8 feet; thence N $49^{\circ}14'35''$ W, 353.2 feet; thence N $4^{\circ}18'12''$ W, approximately 355 feet to the South right-of-way of Stewart Avenue, and the end of said centerline.

Agenda Item No.

1C

STAFF REPORT TO CISM COMMITTEE – June 8, 2023

AGENDA ITEM

Action on a preliminary resolution to set a public hearing to vacate an area of right-of-way abutting 503 South 22nd Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue

BACKGROUND

514 S. 21st Ave LLC is proposing a CSM that would vacate a portion of S. 22nd Ave

FISCAL IMPACT

None.

STAFF RECOMMENDATION

Recommend approving preliminary resolution to set a public hearing.

Staff contact: Allen Wesolowski 715-261-6762

STEWART AVENUE

2205 STEWART AVE

2111 STEWART
AVE W BUILDING

2111 STEWART
AVE E BUILDING

PROPOSED PARKING (22 NEW)

PROPOSED PARKING (6 NEW)

PROPOSED PROPERTY LINE

PROPOSED GREENSPACE
BUFFER

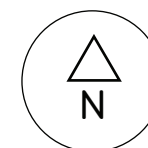
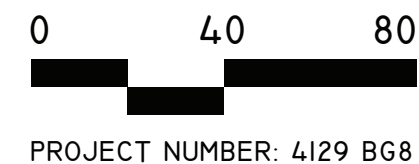
PROPOSED 6' SOLID FENCE

S 22ND AVENUE

S 21ST AVENUE

BOARDWALK PARKING CONCEPT

STEWART AVE - WAUSAU, WI (05/12/2023)





MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO.

PREPARED FOR: 514 SOUTH 21 AVENUE LLC

LANDOWNER: BOARDWALK ON STEWART HOLDINGS LLC,
514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK

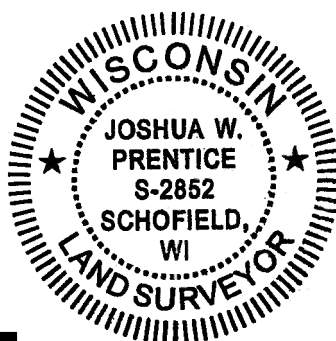
ALL OF LOT I OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, ALL OF LOT 4, ALL OF LOT 5 AND ALL OF LOT II OF BLOCK I OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; AND PART OF VACATED SOUTH 22ND AVENUE, PART OF VACATED SOUTH 21ST AVENUE AND PART OF THE VACATED ALLEY IN SAID BLOCK I OF KOEBKE'S ADDITION, AND ALL OF LOT 10 AND LOT II AND PART OF THE VACATED ALLEY IN BLOCK I OF HELMKE & NEHRING ADDITION, RECORDED IN VOLUME 9, ON PAGE 39, AS DOCUMENT NUMBER 415489, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

DRAFT

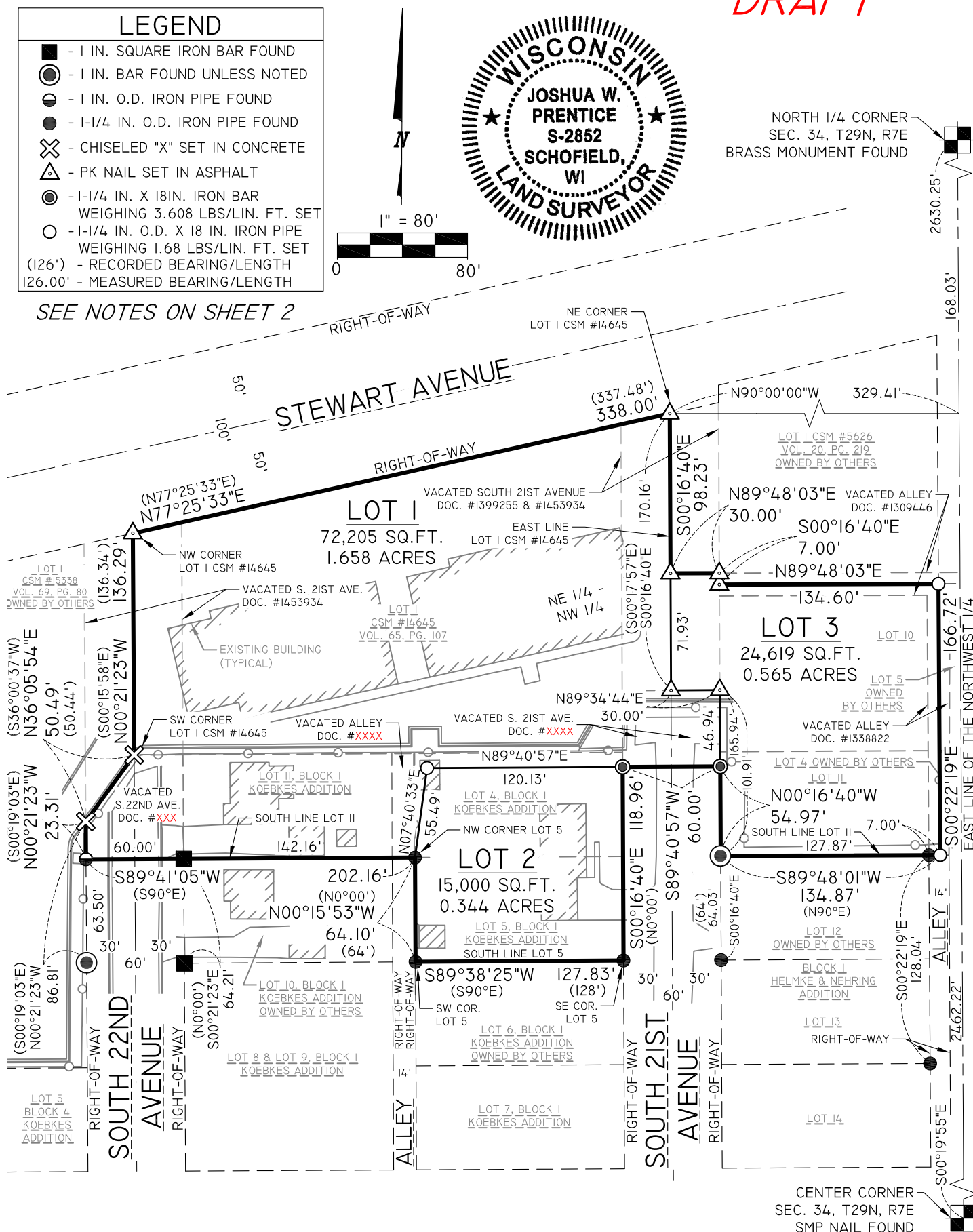
LEGEND

	- 1 IN. SQUARE IRON BAR FOUND
	- 1 IN. BAR FOUND UNLESS NOTED
	- 1 IN. O.D. IRON PIPE FOUND
	- 1-1/4 IN. O.D. IRON PIPE FOUND
	- CHISELED "X" SET IN CONCRETE
	- PK NAIL SET IN ASPHALT
	- 1-1/4 IN. X 18IN. IRON BAR WEIGHING 3.608 LBS/LIN. FT. SET
	- 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

SEE NOTES ON SHEET 2



NORTH 1/4 CORNER
SEC. 34, T29N, R7E
BRASS MONUMENT FOUND



CENTER CORNER
SEC. 34, T29N, R7E
SMP NAIL FOUND



REI

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

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: 514 SOUTH 21 AVENUE LLC

LANDOWNER: BOARDWALK ON STEWART HOLDINGS LLC,
514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK

ALL OF LOT I OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, ALL OF LOT 4, ALL OF LOT 5 AND ALL OF LOT II OF BLOCK I OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; AND PART OF VACATED SOUTH 22ND AVENUE, PART OF VACATED SOUTH 21ST AVENUE AND PART OF THE VACATED ALLEY IN SAID BLOCK I OF KOEBKE'S ADDITION, AND ALL OF LOT 10 AND LOT II AND PART OF THE VACATED ALLEY IN BLOCK I OF HELMKE & NEHRING ADDITION, RECORDED IN VOLUME 9, ON PAGE 39, AS DOCUMENT NUMBER 415489, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, 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 LOT I OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, ALL OF LOT 4, ALL OF LOT 5 AND ALL OF LOT II OF BLOCK I OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; AND PART OF VACATED SOUTH 22ND AVENUE, PART OF VACATED SOUTH 21ST AVENUE AND PART OF THE VACATED ALLEY IN SAID BLOCK I OF KOEBKE'S ADDITION, AND ALL OF LOT 10 AND LOT II AND PART OF THE VACATED ALLEY IN BLOCK I OF HELMKE & NEHRING ADDITION, RECORDED IN VOLUME 9, ON PAGE 39, AS DOCUMENT NUMBER 415489, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 00°19'55" EAST, COINCIDENT WITH THE EAST LINE OF SAID NORTHWEST 1/4, 168.03 FEET; THENCE NORTH 90°00'00" WEST, 329.41 FEET TO THE NORTHEAST CORNER OF SAID LOT I OF CERTIFIED SURVEY MAP NUMBER 14645 AND THE POINT OF BEGINNING; THENCE SOUTH 00°16'40" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT I, 98.23 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID VACATED ALLEY IN BLOCK I OF HELKE & NEHRING ADDITION; THENCE NORTH 89°48'03" EAST, COINCIDENT WITH SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE VACATED ALLEY, 30.00 FEET TO THE EAST LINE OF SAID VACATED SOUTH 21ST AVENUE; THENCE SOUTH 00°16'40" EAST, COINCIDENT WITH SAID EAST LINE OF VACATED SOUTH 21ST AVENUE, 7.00 FEET TO THE CENTERLINE OF SAID VACATED ALLEY IN BLOCK I OF HELKE AND NEHRING ADDITION; THENCE NORTH 89°48'03" EAST, COINCIDENT WITH SAID CENTERLINE, 134.60 FEET TO THE CENTERLINE OF THE NORTH-SOUTH VACATED ALLEY IN SAID BLOCK I OF HELMKE AND NEHRING ADDITION; THENCE SOUTH 00°22'19" EAST, COINCIDENT WITH SAID CENTERLINE OF THE NORTH-SOUTH VACATED ALLEY, 166.72 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT II OF BLOCK I OF HELMKE AND NEHRING ADDITION; THENCE SOUTH 89°48'01" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT II AND SAID EASTERLY EXTENSION THEREOF, 134.87 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 21ST AVENUE; THENCE NORTH 00°16'40" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 54.97 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTH 21ST AVENUE; THENCE SOUTH 89°40'57" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 21ST AVENUE; THENCE SOUTH 00°16'40" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 118.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89°38'25" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 5, 127.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE EAST RIGHT-OF-WAY LINE OF THE ALLEY IN SAID BLOCK I; THENCE NORTH 00°15'53" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 64.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE SOUTH 89°41'05" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF SAID ALLEY IN BLOCK I, THE SOUTH LINE OF SAID LOT II, AND THE NORTH RIGHT-OF-WAY LINE OF SOUTH 22ND AVENUE, 202.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE; THENCE NORTH 00°21'23" WEST, COINCIDENT WITH THE WEST LINE OF SAID VACATED SOUTH 22ND AVENUE AND THE EAST LINE OF LOT I OF CERTIFIED SURVEY MAP NUMBER 15338, RECORDED IN VOLUME 69, ON PAGE 80, AS DOCUMENT NUMBER 1522927, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, 23.31 FEET; THENCE NORTH 36°05'54" EAST, COINCIDENT WITH SAID WEST LINE OF VACATED SOUTH 22ND AVENUE AND SAID EAST LINE OF LOT I OF CERTIFIED SURVEY MAP NUMBER 15338, 50.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT I OF CERTIFIED SURVEY MAP NUMBER 14645; THENCE NORTH 00°21'23" WEST, COINCIDENT WITH SAID EAST LINE OF LOT I OF CERTIFIED SURVEY MAP NUMBER 15338 AND THE WEST LINE OF SAID LOT I OF CERTIFIED SURVEY MAP NUMBER 14645, 136.29 FEET TO SOUTH RIGHT-OF-WAY LINE OF STEWART AVENUE; THENCE NORTH 77°25'33" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE 338.00 FEET TO SAID NORTHEAST CORNER OF LOT I OF CERTIFIED SURVEY MAP NUMBER 14645 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 111,824 SQUARE FEET, 2.567 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF 514 SOUTH 21 AVENUE LLC, 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 _____ DAY OF _____

DRAFT

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

- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 5-30-2023.
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°19'55" EAST.
 3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.

I, _____
ZONING ADMINISTRATOR
BEING DULY APPOINTED BY THE COMMON COUNCIL,
DO HEREBY CERTIFY THAT THE ATTACHED
CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND
THERE ARE NO OBJECTIONS TO RECORDING THIS
CERTIFIED SURVEY IN THE REGISTER OF DEEDS
OFFICE.

DATE _____



REI

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

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: _____ 514 SOUTH 21 AVENUE LLC _____

LANDOWNER: _____ BOARDWALK ON STEWART HOLDINGS LLC,
514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK _____

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, ALL OF LOT 4, ALL OF LOT 5 AND ALL OF LOT 11 OF BLOCK 1 OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; AND PART OF VACATED SOUTH 22ND AVENUE, PART OF VACATED SOUTH 21ST AVENUE AND PART OF THE VACATED ALLEY IN SAID BLOCK 1 OF KOEBKE'S ADDITION, AND ALL OF LOT 10 AND LOT 11 AND PART OF THE VACATED ALLEY IN BLOCK 1 OF HELMKE & NEHRING ADDITION, RECORDED IN VOLUME 9, ON PAGE 39, AS DOCUMENT NUMBER 415489, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



DRAFT

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

BOARDWALK ON STEWART HOLDINGS LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID BOARDWALK ON STEWART HOLDINGS LLC, HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER

AT _____,

THIS_____, DAY OF _____, 2023

IN THE PRESENCE OF: BOARDWALK ON STEWART HOLDINGS LLC

_____, MEMBER

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2023

THE ABOVE NAMED _____, MEMBER

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBER OF SAID COMPANY, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF _____

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: 514 SOUTH 21 AVENUE LLC

LANDOWNER: BOARDWALK ON STEWART HOLDINGS LLC,
514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, ALL OF LOT 4, ALL OF LOT 5 AND ALL OF LOT 11 OF BLOCK 1 OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; AND PART OF VACATED SOUTH 22ND AVENUE, PART OF VACATED SOUTH 21ST AVENUE AND PART OF THE VACATED ALLEY IN SAID BLOCK 1 OF KOEBKE'S ADDITION, AND ALL OF LOT 10 AND LOT 11 AND PART OF THE VACATED ALLEY IN BLOCK 1 OF HELMKE & NEHRING ADDITION, RECORDED IN VOLUME 9, ON PAGE 39, AS DOCUMENT NUMBER 415489, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



DRAFT

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

514 SOUTH 21 AVENUE LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID 514 SOUTH 21 AVENUE LLC, HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER

AT _____,

THIS_____, DAY OF _____, 2023

IN THE PRESENCE OF: 514 SOUTH 21 AVENUE LLC

_____, MEMBER

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2023

THE ABOVE NAMED _____, MEMBER

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBER OF SAID COMPANY, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF

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: 514 SOUTH 21 AVENUE LLC

LANDOWNER: BOARDWALK ON STEWART HOLDINGS LLC,
514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK

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DRAFT

OWNER'S CERTIFICATE

PEOPLES STATE BANK, AS OWNER, DOES HEREBY CERTIFY THAT THEY HAVE CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. IN WITNESS WHEREOF, THE SAID PEOPLES STATE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY

_____, ITS PRESIDENT AND COUNTERSIGNED BY

_____, ITS SECRETARY AT _____, WISCONSIN,

AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON THIS _____, DAY OF _____, _____.

IN THE PRESENCE OF: PEOPLES STATE BANK

_____, PRESIDENT

_____, SECRETARY

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____,

THE ABOVE NAMED _____, PRESIDENT,

AND _____, SECRETARY,

OF THE ABOVE NAMED PEOPLES STATE BANK 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 PEOPLES STATE BANK, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID PEOPLES STATE BANK, BY ITS AUTHORITY.

_____, NOTARY PUBLIC

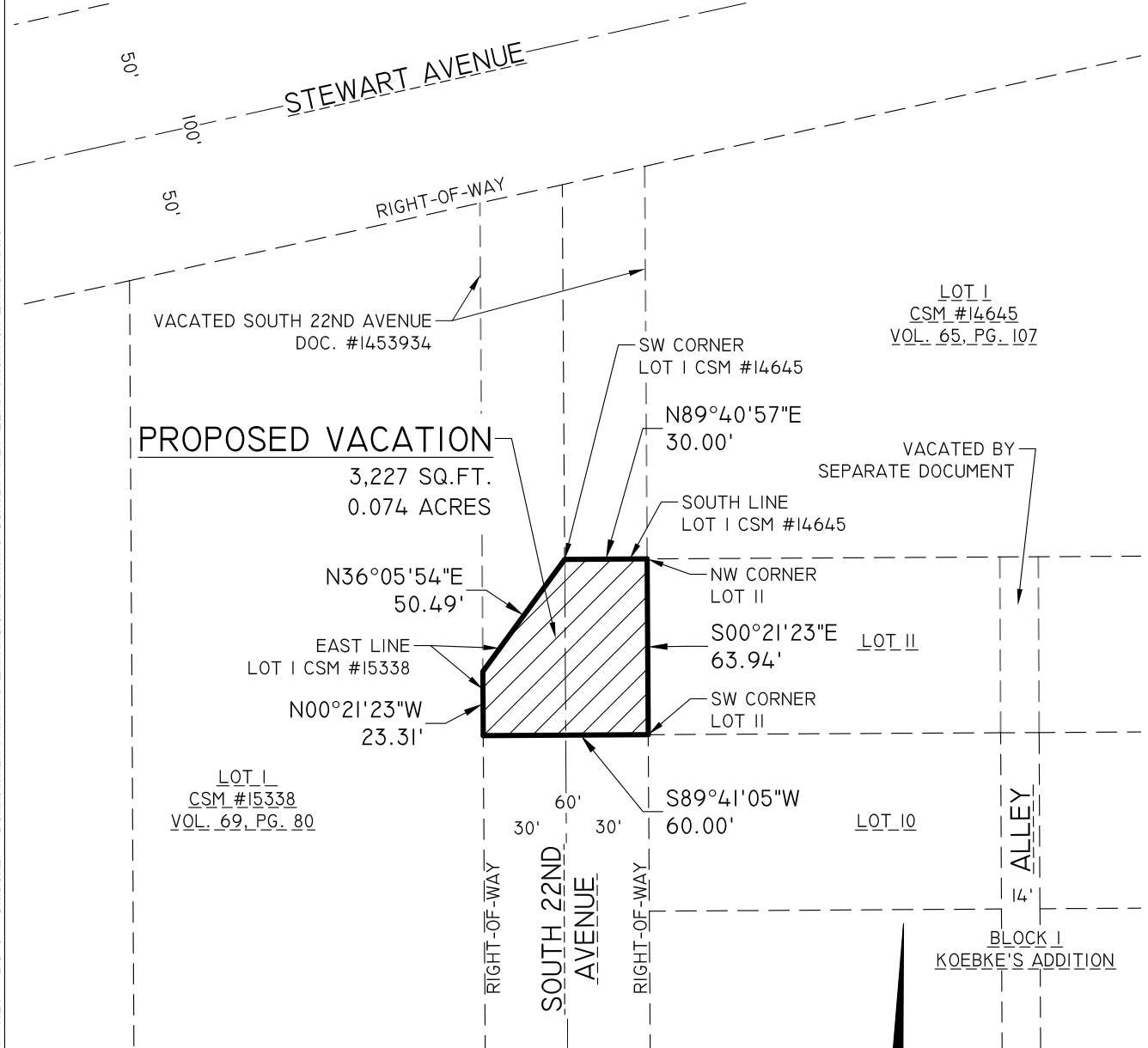
STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

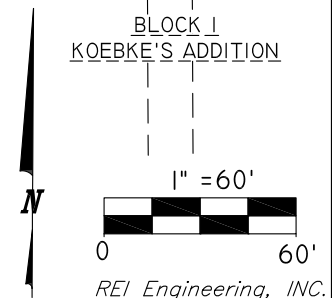
EXHIBIT MAP

PART OF SOUTH 22ND AVENUE DESCRIBED IN KOEBKE'S ADDITION, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT II OF BLOCK I OF KOEBKE'S ADDITION RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 89°41'05" WEST, 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE; THENCE NORTH 00°21'23" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 23.31 FEET; THENCE NORTH 36°05'54" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 50.49 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE AND THE SOUTHWEST CORNER OF LOT I OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 89°40'57" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOT I, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE AND THE NORTHWEST CORNER OF LOT II OF SAID BLOCK I; THENCE SOUTH 00°21'23" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 63.94 FEET TO SAID SOUTHWEST CORNER OF LOT II AND THE POINT OF BEGINNING.

SAID VACATION CONTAINS 3,227 SQUARE FEET, OR 0.074 ACRES, MORE OR LESS.



NOTES:
1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 22ND AVENUE, MEASURED TO BEAR SOUTH 00°21'23" EAST.



PROPOSED STREET VACATION
SOUTH 22ND AVENUE
WAUSAU, WISCONSIN

FIGURE : EXHIBIT MAP

PROJECT NO.
4129 BG8

DRAWN BY:
JLR

DATE:
5/11/2023

Agenda Item No.

1D

STAFF REPORT TO CISM COMMITTEE – June 8, 2023

AGENDA ITEM

Action on a preliminary resolution to set a public hearing to vacate a portion of the alley north of Wegner Street abutting 503 South 22nd Avenue and a portion of 514 South 21st Avenue

BACKGROUND

514 S. 21st Ave LLC is proposing a CSM that would vacate a portion of an alley.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

Recommend approving preliminary resolution to set a public hearing.

Staff contact: Allen Wesolowski 715-261-6762

STEWART AVENUE

2205 STEWART AVE

2111 STEWART
AVE W BUILDING

2111 STEWART
AVE E BUILDING

PROPOSED PARKING (22 NEW)

PROPOSED PARKING (6 NEW)

PROPOSED PROPERTY LINE

PROPOSED GREENSPACE
BUFFER

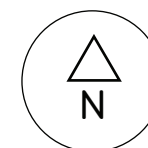
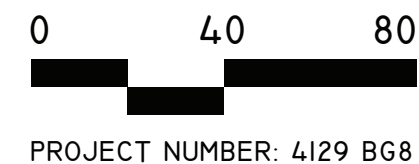
PROPOSED 6' SOLID FENCE

S 22ND AVENUE

S 21ST AVENUE

BOARDWALK PARKING CONCEPT

STEWART AVE - WAUSAU, WI (05/12/2023)





MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO.

PREPARED FOR: 514 SOUTH 21 AVENUE LLC

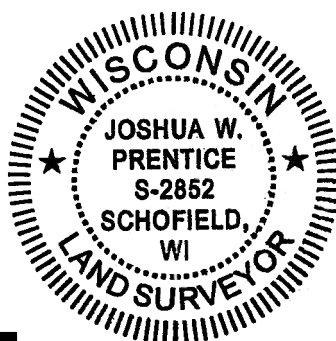
LANDOWNER: BOARDWALK ON STEWART HOLDINGS LLC,
514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK

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DRAFT

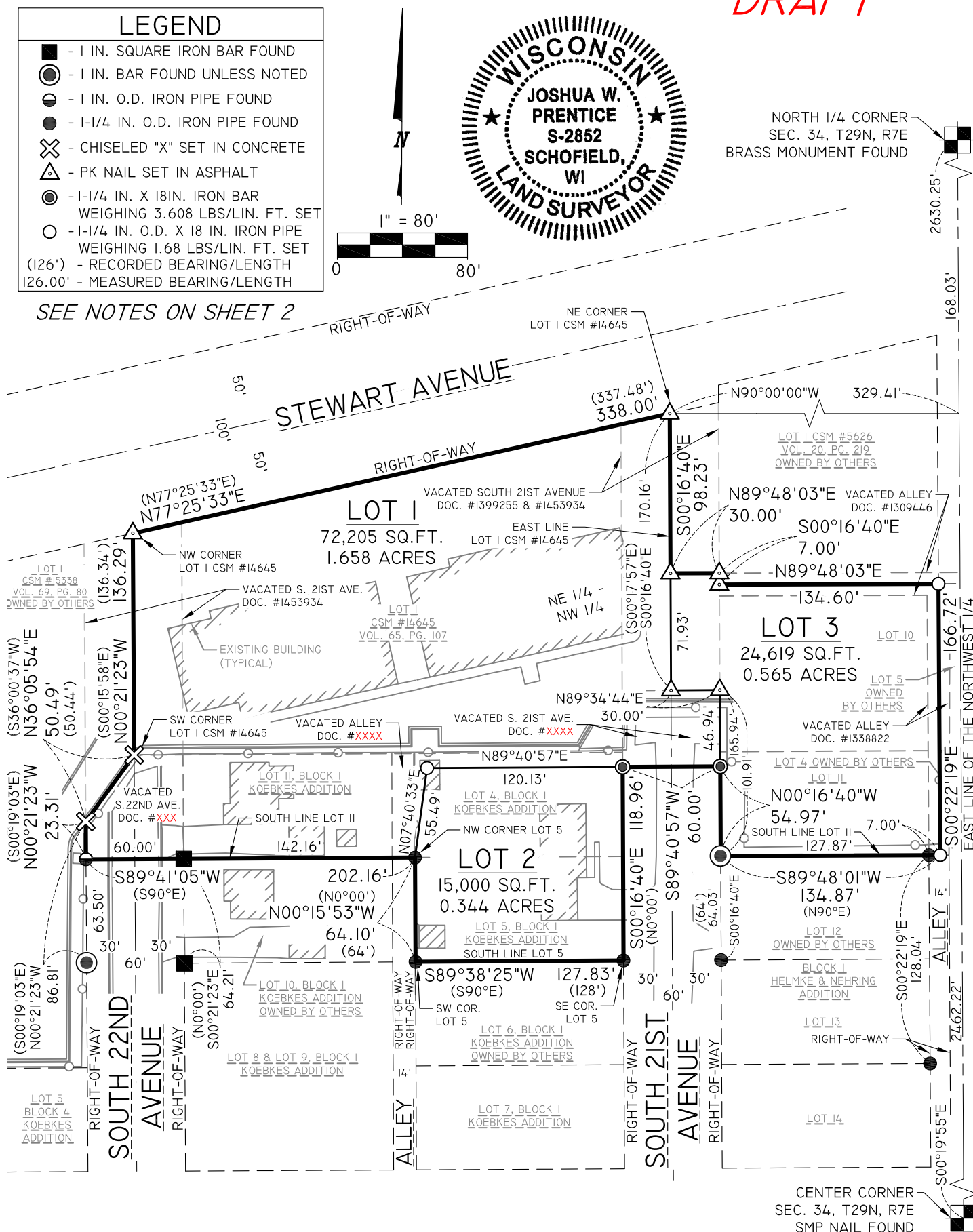
LEGEND

	- 1 IN. SQUARE IRON BAR FOUND
	- 1 IN. BAR FOUND UNLESS NOTED
	- 1 IN. O.D. IRON PIPE FOUND
	- 1-1/4 IN. O.D. IRON PIPE FOUND
	- CHISELED "X" SET IN CONCRETE
	- PK NAIL SET IN ASPHALT
	- 1-1/4 IN. X 18IN. IRON BAR WEIGHING 3.608 LBS/LIN. FT. SET
	- 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



NORTH 1/4 CORNER
SEC. 34, T29N, R7E
BRASS MONUMENT FOUND

SEE NOTES ON SHEET 2



DRAWING FILE: P:\4100-4199\4129 - BG 8 - Ghidorzi - Boardwalk Parking Expansion\Drawing\Survey\4129 CSM 2023.dwg

SHEET 1 OF 5



REI

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

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: 514 SOUTH 21 AVENUE LLC

LANDOWNER: BOARDWALK ON STEWART HOLDINGS LLC,
514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK

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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 LOT I OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, ALL OF LOT 4, ALL OF LOT 5 AND ALL OF LOT II OF BLOCK I OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; AND PART OF VACATED SOUTH 22ND AVENUE, PART OF VACATED SOUTH 21ST AVENUE AND PART OF THE VACATED ALLEY IN SAID BLOCK I OF KOEBKE'S ADDITION, AND ALL OF LOT 10 AND LOT II AND PART OF THE VACATED ALLEY IN BLOCK I OF HELMKE & NEHRING ADDITION, RECORDED IN VOLUME 9, ON PAGE 39, AS DOCUMENT NUMBER 415489, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 00°19'55" EAST, COINCIDENT WITH THE EAST LINE OF SAID NORTHWEST 1/4, 168.03 FEET; THENCE NORTH 90°00'00" WEST, 329.41 FEET TO THE NORTHEAST CORNER OF SAID LOT I OF CERTIFIED SURVEY MAP NUMBER 14645 AND THE POINT OF BEGINNING; THENCE SOUTH 00°16'40" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT I, 98.23 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID VACATED ALLEY IN BLOCK I OF HELKE & NEHRING ADDITION; THENCE NORTH 89°48'03" EAST, COINCIDENT WITH SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE VACATED ALLEY, 30.00 FEET TO THE EAST LINE OF SAID VACATED SOUTH 21ST AVENUE; THENCE SOUTH 00°16'40" EAST, COINCIDENT WITH SAID EAST LINE OF VACATED SOUTH 21ST AVENUE, 7.00 FEET TO THE CENTERLINE OF SAID VACATED ALLEY IN BLOCK I OF HELKE AND NEHRING ADDITION; THENCE NORTH 89°48'03" EAST, COINCIDENT WITH SAID CENTERLINE, 134.60 FEET TO THE CENTERLINE OF THE NORTH-SOUTH VACATED ALLEY IN SAID BLOCK I OF HELMKE AND NEHRING ADDITION; THENCE SOUTH 00°22'19" EAST, COINCIDENT WITH SAID CENTERLINE OF THE NORTH-SOUTH VACATED ALLEY, 166.72 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT II OF BLOCK I OF HELMKE AND NEHRING ADDITION; THENCE SOUTH 89°48'01" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT II AND SAID EASTERLY EXTENSION THEREOF, 134.87 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 21ST AVENUE; THENCE NORTH 00°16'40" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 54.97 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTH 21ST AVENUE; THENCE SOUTH 89°40'57" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 21ST AVENUE; THENCE SOUTH 00°16'40" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 118.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89°38'25" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 5, 127.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE EAST RIGHT-OF-WAY LINE OF THE ALLEY IN SAID BLOCK I; THENCE NORTH 00°15'53" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 64.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE SOUTH 89°41'05" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF SAID ALLEY IN BLOCK I, THE SOUTH LINE OF SAID LOT II, AND THE NORTH RIGHT-OF-WAY LINE OF SOUTH 22ND AVENUE, 202.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE; THENCE NORTH 00°21'23" WEST, COINCIDENT WITH THE WEST LINE OF SAID VACATED SOUTH 22ND AVENUE AND THE EAST LINE OF LOT I OF CERTIFIED SURVEY MAP NUMBER 15338, RECORDED IN VOLUME 69, ON PAGE 80, AS DOCUMENT NUMBER 1522927, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, 23.31 FEET; THENCE NORTH 36°05'54" EAST, COINCIDENT WITH SAID WEST LINE OF VACATED SOUTH 22ND AVENUE AND SAID EAST LINE OF LOT I OF CERTIFIED SURVEY MAP NUMBER 15338, 50.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT I OF CERTIFIED SURVEY MAP NUMBER 14645; THENCE NORTH 00°21'23" WEST, COINCIDENT WITH SAID EAST LINE OF LOT I OF CERTIFIED SURVEY MAP NUMBER 15338 AND THE WEST LINE OF SAID LOT I OF CERTIFIED SURVEY MAP NUMBER 14645, 136.29 FEET TO SOUTH RIGHT-OF-WAY LINE OF STEWART AVENUE; THENCE NORTH 77°25'33" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE 338.00 FEET TO SAID NORTHEAST CORNER OF LOT I OF CERTIFIED SURVEY MAP NUMBER 14645 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 111,824 SQUARE FEET, 2.567 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF 514 SOUTH 21 AVENUE LLC, 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 _____ DAY OF _____

DRAFT

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

- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 5-30-2023.
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°19'55" EAST.
 3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.

I, _____
ZONING ADMINISTRATOR
BEING DULY APPOINTED BY THE COMMON COUNCIL,
DO HEREBY CERTIFY THAT THE ATTACHED
CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND
THERE ARE NO OBJECTIONS TO RECORDING THIS
CERTIFIED SURVEY IN THE REGISTER OF DEEDS
OFFICE.

DATE _____



REI

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

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: _____ 514 SOUTH 21 AVENUE LLC _____

LANDOWNER: _____ BOARDWALK ON STEWART HOLDINGS LLC,
514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK _____

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DRAFT

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

BOARDWALK ON STEWART HOLDINGS LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID BOARDWALK ON STEWART HOLDINGS LLC, HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER

AT _____,

THIS_____, DAY OF _____, 2023

IN THE PRESENCE OF: BOARDWALK ON STEWART HOLDINGS LLC

_____, MEMBER

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2023

THE ABOVE NAMED _____, MEMBER

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBER OF SAID COMPANY, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF _____

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: 514 SOUTH 21 AVENUE LLC

LANDOWNER: BOARDWALK ON STEWART HOLDINGS LLC,
514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK

ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, ALL OF LOT 4, ALL OF LOT 5 AND ALL OF LOT 11 OF BLOCK 1 OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; AND PART OF VACATED SOUTH 22ND AVENUE, PART OF VACATED SOUTH 21ST AVENUE AND PART OF THE VACATED ALLEY IN SAID BLOCK 1 OF KOEBKE'S ADDITION, AND ALL OF LOT 10 AND LOT 11 AND PART OF THE VACATED ALLEY IN BLOCK 1 OF HELMKE & NEHRING ADDITION, RECORDED IN VOLUME 9, ON PAGE 39, AS DOCUMENT NUMBER 415489, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



DRAFT

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

514 SOUTH 21 AVENUE LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED ON THIS CERTIFIED SURVEY MAP.

IN WITNESS WHEREOF, THE SAID 514 SOUTH 21 AVENUE LLC, HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER

AT _____,

THIS_____, DAY OF _____, 2023

IN THE PRESENCE OF: 514 SOUTH 21 AVENUE LLC

_____, MEMBER

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2023

THE ABOVE NAMED _____, MEMBER

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBER OF SAID COMPANY, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF _____

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: 514 SOUTH 21 AVENUE LLC

LANDOWNER: BOARDWALK ON STEWART HOLDINGS LLC,
514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK

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DRAFT

OWNER'S CERTIFICATE

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_____, ITS PRESIDENT AND COUNTERSIGNED BY

_____, ITS SECRETARY AT _____, WISCONSIN,

AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON THIS _____, DAY OF _____, _____.

IN THE PRESENCE OF: PEOPLES STATE BANK

_____, PRESIDENT

_____, SECRETARY

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____,

THE ABOVE NAMED _____, PRESIDENT,

AND _____, SECRETARY,

OF THE ABOVE NAMED PEOPLES STATE BANK 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 PEOPLES STATE BANK, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID PEOPLES STATE BANK, BY ITS AUTHORITY.

_____, NOTARY PUBLIC

STATE OF WISCONSIN

MY COMMISSION EXPIRES _____



Agenda Item No.

1E

STAFF REPORT TO CISM COMMITTEE – June 8, 2023

AGENDA ITEM

Action on a preliminary resolution to set a public hearing to vacate an area of right-of-way abutting 505 South 21st Avenue, a portion of 509 South 21st Avenue, a portion of 514 South 21st Avenue, and a portion of 2111 Stewart Avenue

BACKGROUND

514 S. 21st Ave LLC is proposing a CSM that would vacate a portion of South 21st Avenue.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

Recommend approving preliminary resolution to set a public hearing.

Staff contact: Allen Wesolowski 715-261-6762

STEWART AVENUE

2205 STEWART AVE

2111 STEWART
AVE W BUILDING

2111 STEWART
AVE E BUILDING

PROPOSED PARKING (22 NEW)

PROPOSED PARKING (6 NEW)

PROPOSED PROPERTY LINE

PROPOSED GREENSPACE
BUFFER

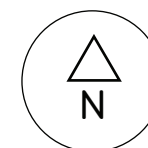
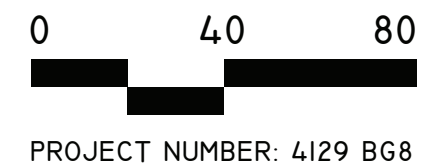
PROPOSED 6' SOLID FENCE

S 22ND AVENUE

S 21ST AVENUE

BOARDWALK PARKING CONCEPT

STEWART AVE - WAUSAU, WI (05/12/2023)





REI

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

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

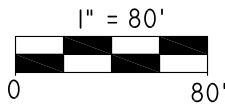
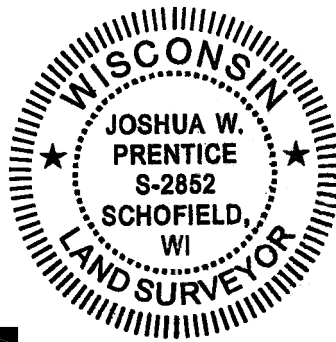
PREPARED FOR: 514 SOUTH 21 AVENUE LLC

LANDOWNER: BOARDWALK ON STEWART HOLDINGS LLC,
514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK

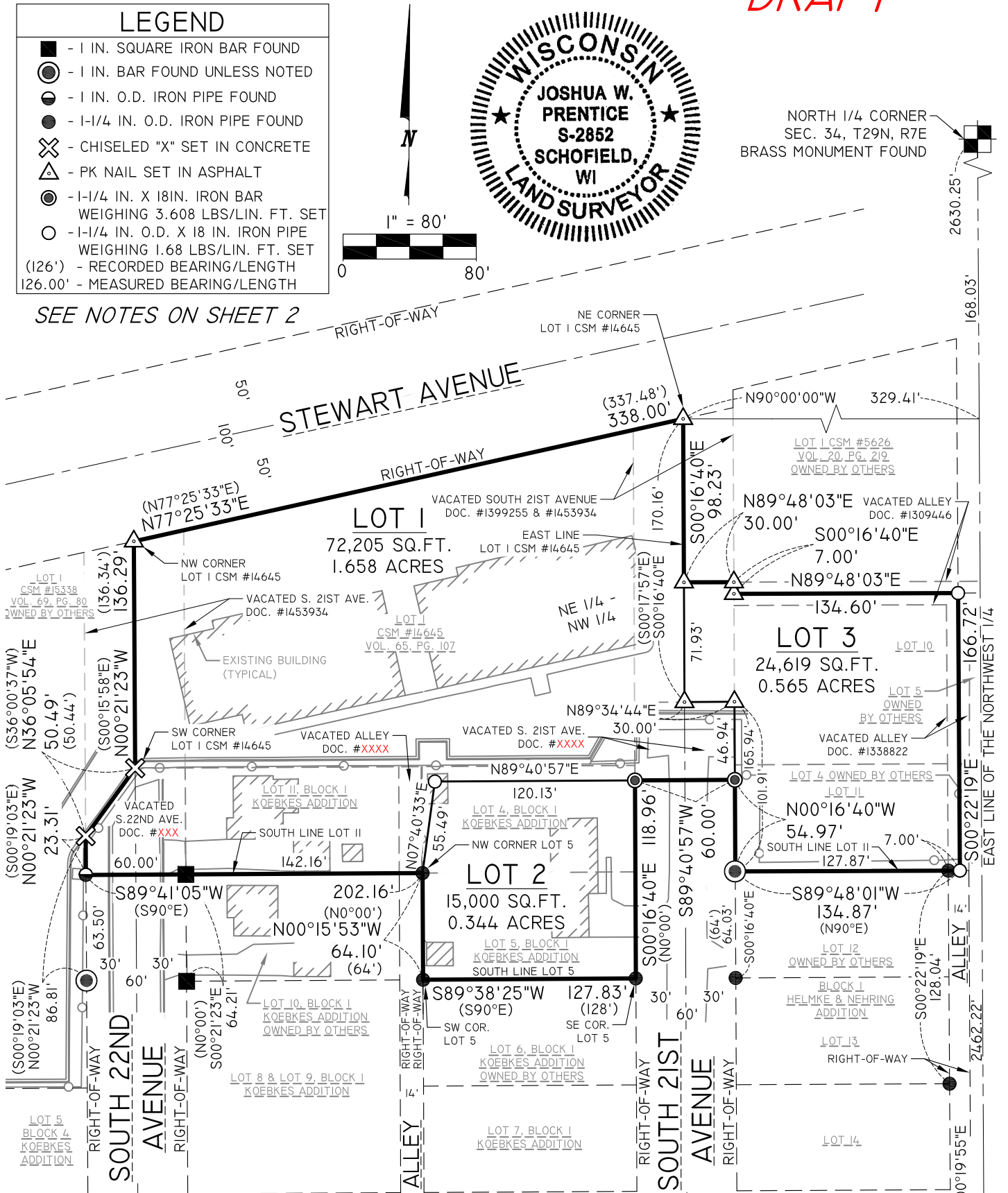
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DRAFT

LEGEND	
■	- 1 IN. SQUARE IRON BAR FOUND
●	- 1 IN. BAR FOUND UNLESS NOTED
○	- 1 IN. O.D. IRON PIPE FOUND
●	- 1-1/4 IN. O.D. IRON PIPE FOUND
✕	- CHISELED "X" SET IN CONCRETE
△	- PK NAIL SET IN ASPHALT
●	- 1-1/4 IN. X 18 IN. IRON BAR WEIGHING 3.608 LBS/LIN. FT. SET
○	- 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



SEE NOTES ON SHEET 2



CENTER CORNER
SEC. 34, T29N, R7E
SMP NAIL FOUND



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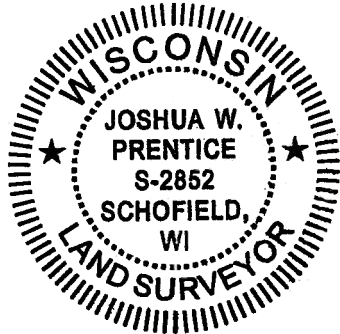
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: 514 SOUTH 21 AVENUE LLC

LANDOWNER: BOARDWALK ON STEWART HOLDINGS LLC,
514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK

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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 LOT I OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, ALL OF LOT 4, ALL OF LOT 5 AND ALL OF LOT II OF BLOCK I OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; AND PART OF VACATED SOUTH 22ND AVENUE, PART OF VACATED SOUTH 21ST AVENUE AND PART OF THE VACATED ALLEY IN SAID BLOCK I OF KOEBKE'S ADDITION, AND ALL OF LOT 10 AND LOT II AND PART OF THE VACATED ALLEY IN BLOCK I OF HELMKE & NEHRING ADDITION, RECORDED IN VOLUME 9, ON PAGE 39, AS DOCUMENT NUMBER 415489, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; ALL LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 34; THENCE SOUTH 00°19'55" EAST, COINCIDENT WITH THE EAST LINE OF SAID NORTHWEST 1/4, 168.03 FEET; THENCE NORTH 90°00'00" WEST, 329.41 FEET TO THE NORTHEAST CORNER OF SAID LOT I OF CERTIFIED SURVEY MAP NUMBER 14645 AND THE POINT OF BEGINNING; THENCE SOUTH 00°16'40" EAST, COINCIDENT WITH THE EAST LINE OF SAID LOT I, 98.23 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID VACATED ALLEY IN BLOCK I OF HELKE & NEHRING ADDITION; THENCE NORTH 89°48'03" EAST, COINCIDENT WITH SAID WESTERLY EXTENSION OF THE NORTH LINE OF THE VACATED ALLEY, 30.00 FEET TO THE EAST LINE OF SAID VACATED SOUTH 21ST AVENUE; THENCE SOUTH 00°16'40" EAST, COINCIDENT WITH SAID EAST LINE OF VACATED SOUTH 21ST AVENUE, 7.00 FEET TO THE CENTERLINE OF SAID VACATED ALLEY IN BLOCK I OF HELKE AND NEHRING ADDITION; THENCE NORTH 89°48'03" EAST, COINCIDENT WITH SAID CENTERLINE, 134.60 FEET TO THE CENTERLINE OF THE NORTH-SOUTH VACATED ALLEY IN SAID BLOCK I OF HELMKE AND NEHRING ADDITION; THENCE SOUTH 00°22'19" EAST, COINCIDENT WITH SAID CENTERLINE OF THE NORTH-SOUTH VACATED ALLEY, 166.72 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT II OF BLOCK I OF HELMKE AND NEHRING ADDITION; THENCE SOUTH 89°48'01" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT II AND SAID EASTERLY EXTENSION THEREOF, 134.87 FEET TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 21ST AVENUE; THENCE NORTH 00°16'40" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 54.97 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTH 21ST AVENUE; THENCE SOUTH 89°40'57" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 21ST AVENUE; THENCE SOUTH 00°16'40" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 118.96 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE SOUTH 89°38'25" WEST, COINCIDENT WITH THE SOUTH LINE OF SAID LOT 5, 127.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE EAST RIGHT-OF-WAY LINE OF THE ALLEY IN SAID BLOCK I; THENCE NORTH 00°15'53" WEST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 64.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE SOUTH 89°41'05" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE OF SAID ALLEY IN BLOCK I, THE SOUTH LINE OF SAID LOT II, AND THE NORTH RIGHT-OF-WAY LINE OF SOUTH 22ND AVENUE, 202.16 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE; THENCE NORTH 00°21'23" WEST, COINCIDENT WITH THE WEST LINE OF SAID VACATED SOUTH 22ND AVENUE AND THE EAST LINE OF LOT I OF CERTIFIED SURVEY MAP NUMBER 15338, RECORDED IN VOLUME 69, ON PAGE 80, AS DOCUMENT NUMBER 1522927, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, 23.31 FEET; THENCE NORTH 36°05'54" EAST, COINCIDENT WITH SAID WEST LINE OF VACATED SOUTH 22ND AVENUE AND SAID EAST LINE OF LOT I OF CERTIFIED SURVEY MAP NUMBER 15338, 50.49 FEET TO THE SOUTHWEST CORNER OF SAID LOT I OF CERTIFIED SURVEY MAP NUMBER 14645; THENCE NORTH 00°21'23" WEST, COINCIDENT WITH SAID EAST LINE OF LOT I OF CERTIFIED SURVEY MAP NUMBER 15338 AND THE WEST LINE OF SAID LOT I OF CERTIFIED SURVEY MAP NUMBER 14645, 136.29 FEET TO SOUTH RIGHT-OF-WAY LINE OF STEWART AVENUE; THENCE NORTH 77°25'33" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE 338.00 FEET TO SAID NORTHEAST CORNER OF LOT I OF CERTIFIED SURVEY MAP NUMBER 14645 AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 111,824 SQUARE FEET, 2.567 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF 514 SOUTH 21 AVENUE LLC, 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 _____ DAY OF _____

DRAFT

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

- NOTES:
1. FIELD SURVEY WAS COMPLETED ON 5-30-2023.
 2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 00°19'55" EAST.
 3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.

I, _____
ZONING ADMINISTRATOR
BEING DULY APPOINTED BY THE COMMON COUNCIL,
DO HEREBY CERTIFY THAT THE ATTACHED
CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND
THERE ARE NO OBJECTIONS TO RECORDING THIS
CERTIFIED SURVEY IN THE REGISTER OF DEEDS
OFFICE.

DATE _____



REI

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

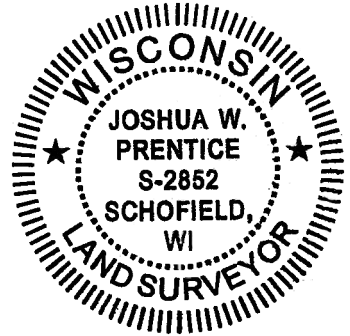
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: _____ 514 SOUTH 21 AVENUE LLC _____

LANDOWNER: _____ BOARDWALK ON STEWART HOLDINGS LLC,
514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK _____

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DRAFT

LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

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IN WITNESS WHEREOF, THE SAID BOARDWALK ON STEWART HOLDINGS LLC, HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER

AT _____,

THIS_____, DAY OF _____, 2023

IN THE PRESENCE OF: BOARDWALK ON STEWART HOLDINGS LLC

_____, MEMBER

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2023

THE ABOVE NAMED _____, MEMBER

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBER OF SAID COMPANY, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF _____

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. _____

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514 SOUTH 21 AVENUE LLC & PEOPLES STATE BANK

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TO BE SIGNED BY _____, MEMBER

AT _____,

THIS_____, DAY OF _____, 2023

IN THE PRESENCE OF: 514 SOUTH 21 AVENUE LLC

_____, MEMBER

STATE OF WISCONSIN)
SS
MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 2023

THE ABOVE NAMED _____, MEMBER

OF THE ABOVE NAMED CORPORATION TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND TO ME KNOWN TO BE SUCH MEMBER OF SAID COMPANY, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH MEMBER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC STATE OF _____

MY COMMISSION EXPIRES_____



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
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MARATHON COUNTY CERTIFIED SURVEY MAP

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DRAFT

OWNER'S CERTIFICATE

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_____, ITS PRESIDENT AND COUNTERSIGNED BY

_____, ITS SECRETARY AT _____, WISCONSIN,

AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON THIS _____, DAY OF _____, _____.

IN THE PRESENCE OF: PEOPLES STATE BANK

_____, PRESIDENT

_____, SECRETARY

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____,

THE ABOVE NAMED _____, PRESIDENT,

AND _____, SECRETARY,

OF THE ABOVE NAMED PEOPLES STATE BANK 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 PEOPLES STATE BANK, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID PEOPLES STATE BANK, BY ITS AUTHORITY.

_____, NOTARY PUBLIC

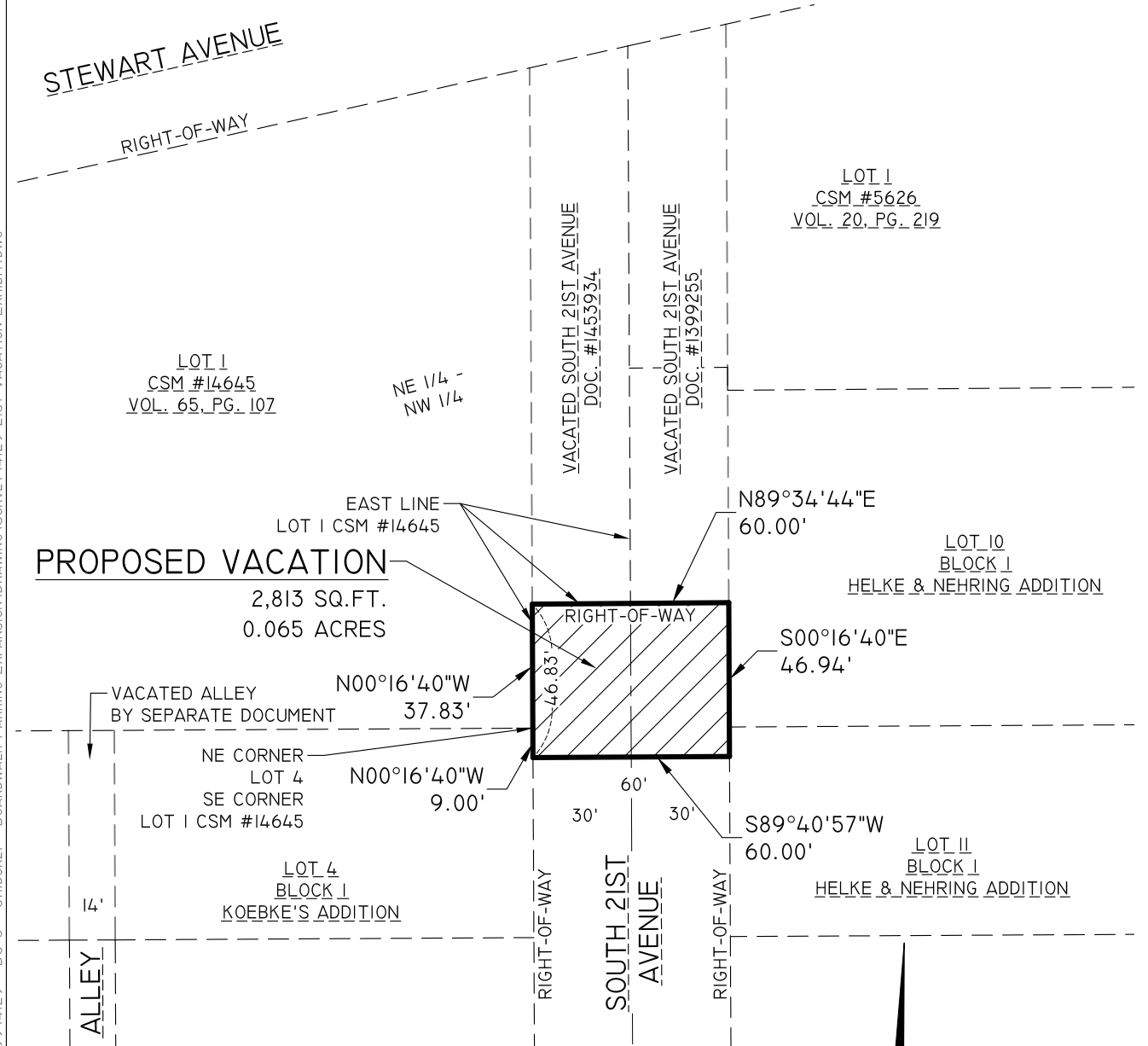
STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

EXHIBIT MAP

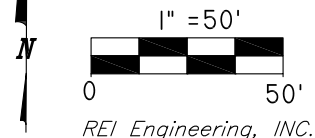
PART OF SOUTH 21ST AVENUE DESCRIBED IN HELKE & NEHRING ADDITION, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 4 OF BLOCK 1 OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, AND THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, BOTH FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 21ST AVENUE AND THE POINT OF BEGINNING; THENCE NORTH 00°16'40" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 AND SAID WEST RIGHT-OF-WAY LINE, 37.83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTH 21ST AVENUE; THENCE NORTH 89°34'44" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, SAID EAST LINE OF LOT 1 AND THE EASTERLY EXTENSION THEREOF, 60.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 21ST AVENUE; THENCE SOUTH 00°16'40" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 46.94 FEET; THENCE SOUTH 89°40'57" WEST, 60.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF SOUTH 21ST AVENUE; THENCE NORTH 00°16'40" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 9.00 FEET TO SAID NORTHEAST CORNER OF LOT 4, SAID SOUTHEAST CORNER OF LOT 1, AND THE POINT OF BEGINNING.

SAID VACATION CONTAINS 2,813 SQUARE FEET, OR 0.065 ACRES, MORE OR LESS.



NOTES:

- BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 21ST AVENUE, MEASURED TO BEAR NORTH 00°16'40" WEST.



PROPOSED STREET VACATION
SOUTH 21ST AVENUE
WAUSAU, WISCONSIN

FIGURE : EXHIBIT MAP

PROJECT NO.
4129 BG8

DRAWN BY:
JLR

DATE:
5/11/2023

Agenda Item No.

1F

STAFF REPORT TO CISM COMMITTEE – June 8, 2023

AGENDA ITEM

Action on Stormwater Maintenance Agreement with Aedifix at 101 Short Street, 1214 North 3rd Street and 1201 North 2nd Street

BACKGROUND

The River East Phase III project consists of redeveloping existing houses and driveways into a six-unit condo complex. The condo complex will consist of 6-units, each with a driveway and garage access. Runoff from the site improvements will be captured in a series of stormwater catch basins and discharge into a bioretention pond to meet city stormwater requirements for treatment and rate control.

To ensure properly functioning post-construction stormwater facilities year after year, the City requires the owner to sign a maintenance agreement, making the owner inspect and maintain the facilities on a biennial basis. The maintenance agreement is attached for your review.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends approval of the stormwater maintenance agreement.

Staff contact: TJ Niksich 715-261-6748

AGREEMENT FOR THE MANAGEMENT AND MAINTENANCE OF A STORMWATER FACILITY

THIS AGREEMENT made this _____ day of _____, 20____, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY", and _____
Aedifix Builds, Inc.

a corporation organized under the laws of the State of Wisconsin, hereinafter referred to as "OWNER";

WITNESSETH:

WHEREAS, CITY has an interest in and an obligation for the development, management, and maintenance of stormwater facilities within the corporate limits of the City of Wausau, which interest and obligation is evidenced in CITY's stormwater management ordinance and in this agreement which is being entered into pursuant to that ordinance; and

WHEREAS, OWNER wishes to construct certain buildings on land in the City of Wausau, and as an inducement for CITY to grant to OWNER a permit to construct these improvements, OWNER wishes to enter into this agreement for the management and maintenance of a stormwater facility; and

WHEREAS, the specific provision of the Wausau Municipal Code which provides for stormwater management is Chapter 15.56 of the Wausau Municipal Code, which code provides for the routine and extraordinary post construction maintenance of a stormwater management facility, and such a facility is being herein installed for the use and benefit of the development of OWNER's property, and this agreement will specifically provide for the management and maintenance of that stormwater facility.

NOW, THEREFORE, the parties hereto agree as follows:

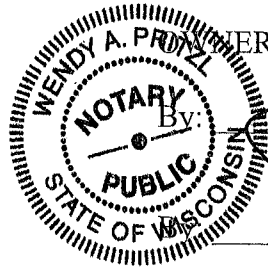
1. That attached hereto, and incorporated herein by reference, is "Exhibit A," a map upon which there is located certain improvements and storm water facilities, which are the subject of this agreement.
2. OWNER specifically agrees to maintain the storm water facilities in accordance with the schedules and procedures set forth in "Exhibit B" attached hereto and incorporated herein by reference.
3. OWNER specifically grants CITY access to, from and across the property encompassed in "Exhibit A" in order to evaluate and inspect the pond and, in addition to the detention pond, any other stormwater facilities, which evaluation and inspection will, from time to time, be necessary in order to ascertain that the practices concerning management and maintenance are being followed pursuant to CITY's stormwater management ordinances; CITY shall maintain, as a public record, the results of all site inspections, and shall recommend any corrective actions required to bring the stormwater management practices into proper operating condition.
4. Upon notification to OWNER that maintenance deficiencies exist on property, any corrective actions shall be undertaken by OWNER within a time frame as set forth by CITY, which time frame will be reasonable; should OWNER not satisfactorily complete any directives of CITY, as identified in any inspection report or directive, within the time frame provided by CITY, then the parties agree that CITY shall complete any corrective actions and the cost of those actions, including any administrative charges, shall be paid in full by OWNER or, in lieu thereof, shall be placed as a special assessment on the tax rolls of all of the property described on "Exhibit A" pursuant to Wisconsin Statutes.

Recording Area

Name and Return Address
City of Wausau Engineering Dept.
407 Grant Street
Wausau, WI 54403

PIN: 29129072520603, 29129072530985
29129072520604

5. This agreement is being entered into pursuant to the provisions of Chapter 15.56 of the city ordinances of the City of Wausau, and the parties agree that OWNER will be bound by these provisions or any future amendments to these provisions or any separate provisions relating to stormwater management.
6. These covenants, agreements, and obligations provided for in this agreement shall travel with the land and be binding upon OWNER, its successors and assigns in perpetuity.



CITY OF WAUSAU:

By: _____
Katie Rosenberg, Mayor

By: _____
Kaitlyn Bernarde, Clerk

STATE OF WISCONSIN)
COUNTY OF Portage) ss.
~~MARATHON~~

Personally came before me this 19 day of may, 2023 the above-named Jason Blenker
and _____ of _____, to me known to be
the person(s) who executed the foregoing instrument and acknowledged the same.

Wendy A. Proszel
Notary Public, Wisconsin
My commission: 10-15-2023

STATE OF WISCONSIN)
COUNTY OF MARATHON) ss.

Personally came before me this _____ day of _____, 20____, the above-named Katie Rosenberg, Mayor,
and Leslie Kremer, Clerk of 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: _____

EXHIBIT B

STORM WATER FACILITIES MAINTENANCE SCHEDULE AND PROCEDURES

FOR

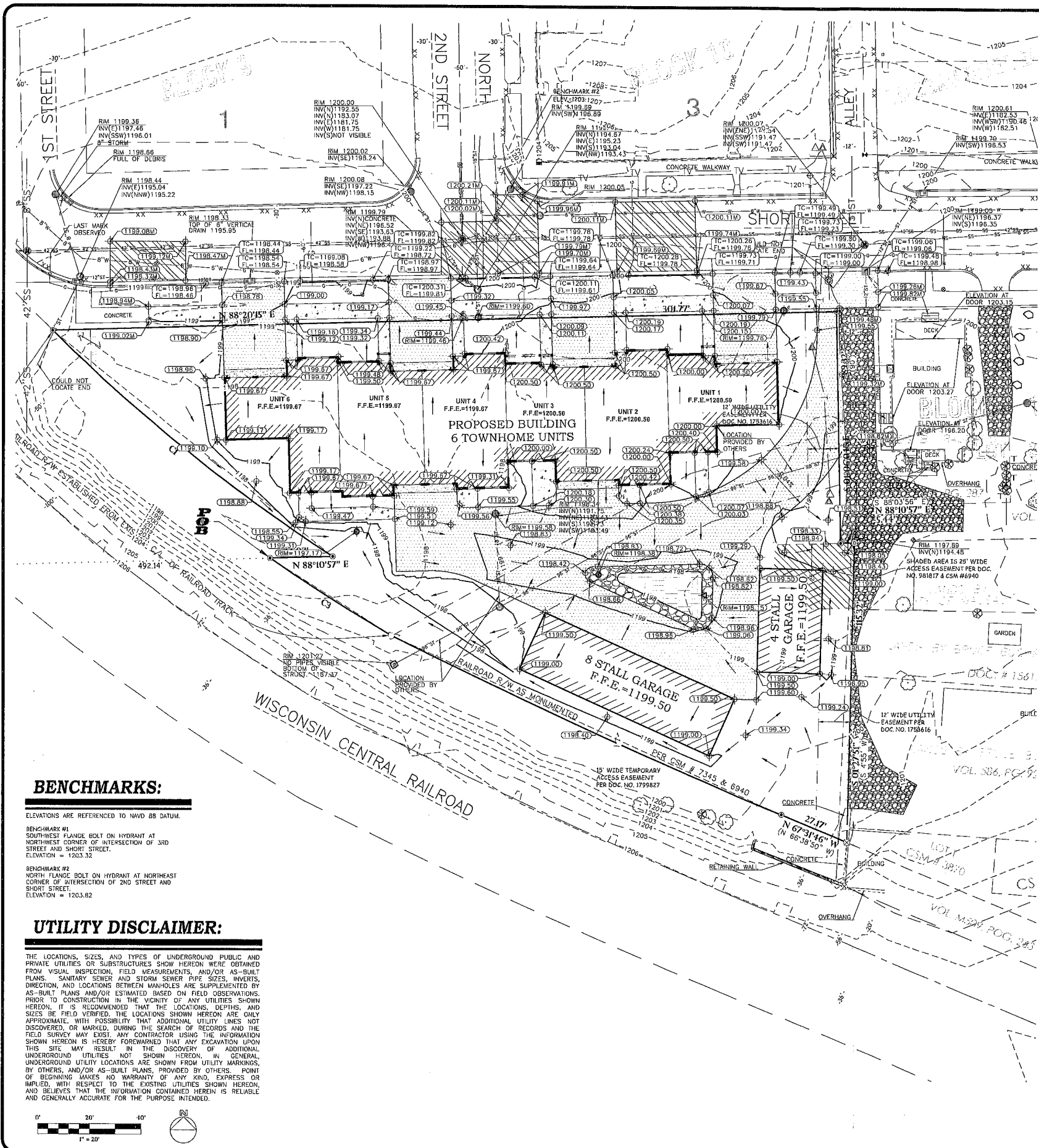
WAUSAU RIVER EAST
REDEVELOPMENT PROJECT
101 SHORT STREET
WAUSAU, WI 54403

BEING ALL OF LOT 1 OF BLOCK 8, ALL OF LOT 1 AND PART OF LOT 24 OF BLOCK 10 OF A. WARREN JR'S SECOND ADDITION, A PART OF THE VACATED ALLEY BETWEEN SAID LOTS 1 AND 24 OF BLOCK 10, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4445, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 7345, ALL OF LOT 1 OF CERTIFIED SURVEY MAP NO. 6940 AND THAT PORTION OF VACATED NORTH 2ND STREET LYING SOUTH OF SHORT STREET, LOCATED IN PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND IN PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

The Land Owner, Aedifix Builds, Inc., their successors, and assigns, shall inspect and maintain the following structural and/or non-structural storm water treatment measures. Maintenance inspections by the Owner shall take place at a minimum of twice per year, typically spring and fall, following Owner's acceptance of the Project from the Site Contractor. Owner shall maintain a written inspection and maintenance log.

Maintenance and inspection shall be performed within the storm water facilities depicted in **Exhibit A**.

1. DEBRIS: Removal of trash, debris, and noxious weeds should be done on a regular basis to maintain aesthetics and functionality of the stormwater facilities on the site.
2. STORM SEWER PIPES AND STRUCTURES: Remove accumulated sediment and/or debris from the storm sewer structures, piping, sumps, curb gutters, inlets and outfalls on the site.
3. RIPRAP: Inspect riprap and repair/replace as needed to protect from erosion and maintain function of riprap.
4. MOWING: Mow pond side slopes, swales, and embankments to promote aesthetics and control weed growth and establishment of woody vegetation. Do not allow brush to accumulate or woody vegetation to grow within swales or ponds.
5. SWALES: Maintain free-drainage within the drainage swales on the site. This will likely be accomplished with mowing and debris removal. Repair and ruts, depressions or erosion occurring in the swales.
6. SEDIMENTATION: Remove accumulated sediment from the swales and/or ponds once the sediment interferes with functionality.
7. BIORETENTION PLANTING TREATMENTS: Replacement of dead plant life with new plant plugs of a mesic or wet prairie type designation per the WDNR approved plant list should be done as necessary to help maintain infiltration rates as the roots will assist with this. Replace or restore hardwood mulch within the bottom of the pond following rainfall events. The mulch will only be required during the first two growing seasons until the plantings are established.
8. BIORETENTION ENGINEERED SOIL MIX: Following rainfall events, verify the ability for the bioretention facilities to drain. If standing surface water is regularly present within the facility following 48 hours of dry weather, the engineered soil mix may need to be loosened or replaced to restore the infiltration rate. Plantings may be salvaged and replanted if work is done during spring or fall.
9. SIDE SLOPES AND EMBANKMENTS: Inspect embankments and side slopes on the site for settlement and sloughing. Repair as required.
10. SNOW PLOWING: Do not stockpile additional snow within the bioretention ponds or swales as this will cause premature failure of the device due to compaction and added sediment.

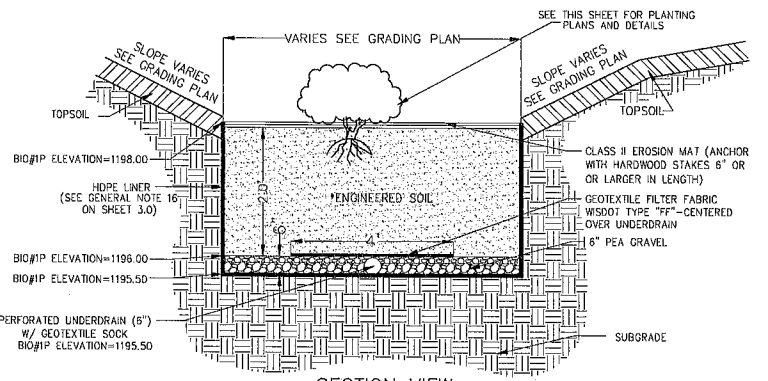


GENERAL NOTES:

- 1. CONTACT DIGGER'S HOTLINE 5 WORKING DAYS PRIOR TO THE START OF DEMOLITION/CONSTRUCTION.
- 2. GRADE, LINE, AND LEVEL SHALL BE REVIEWED IN THE FIELD BY THE CONSTRUCTION MANAGER.
- 3. INSTALL AND MAINTAIN ALL REQUIRED EROSION CONTROL MEASURES IN ACCORDANCE WITH LOCAL MUNICIPAL AND DEPARTMENT OF NATURAL RESOURCES REGULATIONS.
- 4. 6" OF TOPSOIL SHALL BE PROVIDED IN ALL GENERAL LAWN AREAS AND 12" SHALL BE PROVIDED IN ALL PLANTING BED AREAS.
- 5. SEE SHEET C4.0 FOR ALL REQUIRED EROSION CONTROL ELEMENTS.
- 6. ANY EXISTING UTILITIES NOT SHOWN ON THIS DOCUMENT WHICH NEED TO BE REMOVED, RELOCATED, AND/OR ADJUSTED SHALL BE THE RESPONSIBILITY OF THE SITE GRADING CONTRACTOR AND INCLUDED IN THE BASE BID CONTRACT.
- 7. COORDINATE ALL EARTHWORK ACTIVITIES WITH THE RESPECTIVE TRADES RESPONSIBLE FOR THE INSTALLATION OF GAS, CABLE, TELEPHONE AND ELECTRICAL (INCLUDING MAIN SERVICE, SITE LIGHTING, CONDUITS AND SIGNAGE).
- 8. INSTALL W/DOOT TYPE HR FILTER FABRIC BENEATH UNDER RIP RAP.
- 9. EXCESS TOPSOIL SHALL BE REMOVED FROM SITE, UNLESS OTHERWISE DIRECTED BY THE OWNER. COORDINATE WITH OWNER FOR LOCATION OF STOCKPILE IF THE OWNER CHOOSES TO SALVAGE EXCESS TOPSOIL FOR FUTURE USE. SILT FENCE SHALL BE PLACED AROUND STOCKPILE.
- 10. THE ENGINEERED SOIL SHALL NOT BE PLACED IN THE BIOTENTION AREAS UNTIL THE SURROUNDING DRAINAGE AREA HAS BEEN FULLY STABILIZED. ALL CONSTRUCTION SITE SEDIMENT SHALL BE REMOVED FROM THE SUBGRADE OF THE BIOTENTION AREA PRIOR TO PLACEMENT OF THE ENGINEERED SOIL.
- 11. ALL TESTING AND INSPECTION SHALL BE DONE IN ACCORDANCE WITH SPS 382.21.
- 12. THE LOCAL MUNICIPALITY SHALL BE CONTACTED PRIOR TO ANY EXCAVATION IN THE PUBLIC RIGHT-OF-WAY.
- 13. THE CONTRACTOR SHALL HAVE HIS TRAFFIC CONTROL PLAN APPROVED PRIOR TO WORK COMMENCING.
- 14. THE LOCAL MUNICIPALITY SHALL OPERATE ALL EXISTING WATER VALVES IF NEEDED.
- 15. GRADES AT BUILDING EDGE SHALL BE 6" BELOW FINISHED FLOOR ELEVATION EXCEPT AT DOOR WAY ENTRANCES OR UNLESS OTHERWISE NOTED.
- 16. A TYPE B HOPE LINER, IN APPENDIX D OF THE WDMR TECHNICAL STANDARD 1001, SHALL BE INSTALLED WITH A MINIMUM THICKNESS OF 40 MIL, ACCORDING TO THE CRITERIA IN TABLE 3 OF THE NRCS 313, WASTE STORAGE FACILITY TECHNICAL STANDARD, AND ACCORDING TO NRCS WISCONSIN CONSTRUCTION SPECIFICATION 202, POLYETHYLENE GEOMEMBRANE LINING. THE CONTRACTOR MAY USE OTHER LINER METHODS, IF APPROVED BY THE CIVIL ENGINEER.

GRADING LEGEND:

EXISTING CONTOUR	712
PROPOSED CONTOUR	712
PROPOSED SPOT ELEVATION	892.28
PROPOSED RIM ELEVATION	893.58
PROPOSED TOP OF CURB ELEVATION	893.58
PROPOSED FLOW LINE ELEVATION	893.58
PROPOSED MATCH ELEVATION (CONTRACTOR TO VERIFY)	892.05M
PROPOSED STORM SEWER MANHOLE	2 CS.0
PROPOSED STORM SEWER CLEANOUT	1 CS.0
PROPOSED STORM SEWER INLET	2 CS.0
PROPOSED BIO-INFILTRATION BASIN	1 CS.0
PROPOSED MEDIUM RIP RAP W/TYPE HR FILTER FABRIC PLACED BENEATH	4 CS.0
PROPOSED SANITARY SEWER MANHOLE	4 CS.0



- NOTES:
- 1. DO NOT ADD ENGINEERED MEDIA UNTIL SITE PAVING HAS OCCURRED AND TURF AREAS HAVE BEEN ESTABLISHED WITH VEGETATION.
 - 2. ENGINEERED MEDIA SHALL BE INSTALLED WITH NO MECHANICAL COMPACTION (INCLUDING EQUIPMENT TRACKING).
 - 3. ENGINEERED MEDIA SHALL BE INSTALLED IN 6" LIFTS AND SPRINKLER WATERED (TO SIMULATE RAINFALL) AT EACH LIFT TO ACHIEVE SETTLEMENT.
 - 4. ALTERNATIVELY, ENGINEERED MEDIA MAY BE PLACED IN 4" LIFTS WITHOUT WATERING AND FINISHED GRADE PLACED 3" INCHES ABOVE THE PLAN ELEVATION TO ACCOUNT FOR EXPECTED SETTLEMENT DURING INITIAL RAINFALLS.
 - 4.A. MINIMUM THICKNESS SHALL BE 60 M.I.S.
 - 4.B. DESIGN ACCORDING TO THE CRITERIA IN TABLE 3 OF THE NRCS 313, WASTE STORAGE FACILITY TECHNICAL STANDARD.
 - 4.C. INSTALL ACCORDING TO NRCS WISCONSIN CONSTRUCTION SPECIFICATION 202, POLYETHYLENE GEOMEMBRANE LINING.
 - 5. THE CONTRACTOR MAY USE OTHER LINER METHODS, IF APPROVED BY THE CIVIL ENGINEER.
 - 6. ENGINEERED MEDIA COMPOSITION-THE SOIL SHALL BE ENGINEERED TO THE FOLLOWING SPECIFICATIONS:
 - 6.A. THE PLANTING MIXTURE SHALL CONSIST OF A MIXTURE OF 70 TO 85% SAND AND 15 TO 30% COMPOST BY VOLUME. SPECIAL ATTENTION SHOULD BE GIVEN TO PLANT SELECTION WHEN THE PERCENTAGE OF SAND EXCEEDS 75%.
 - NOTE: THIS MIXTURE MEETS THE MINIMUM LEVEL OF PROTECTION AS DETERMINED BY DNR.
 - 6.B. THE SAND SHALL MEET ONE OF THE FOLLOWING GRADATION REQUIREMENTS:
 - USDA COARSE SAND (.02 - .04 INCHES)
 - ASTM C33 (FINE AGGREGATE CONCRETE SAND)
 - RECRODUR STANDARDS AND SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, SECTION 501.2.5.3.4, (FINE AGGREGATE CONCRETE SAND) 2005 EDITION, OR AN EQUIVALENT AS APPROVED BY THE ADMINISTERING AUTHORITY.
 - THE PREFERRED SAND COMPONENT CONSISTS OF MOSTLY SIO2, BUT SAND CONSISTING OF DOLOMITE OR CALCIUM CARBONATE MAY ALSO BE USED. MANUFACTURED SAND OR STONE DUST IS NOT ALLOWED. THE SAND SHALL BE WASHED AND DRAINED TO REMOVE CLAY AND SILT PARTICLES PRIOR TO MIXING.
 - 6.C. THE COMPOST COMPONENT SHALL MEET THE REQUIREMENTS OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES SPECIFICATION SIO2, COMPOST.
 - 6.D. THE ENGINEERED SOIL MIX SHALL BE FREE OF STICKS, STUMPS, ROOTS, BRUSH OR OTHER MATERIAL OVER 1" IN DIAMETER. NO OTHER MATERIALS SHALL BE MIXED WITH THE PLANTING SOIL THAT MAY BE HARMFUL TO PLANT GROWTH OR PROVIDE A HINDRANCE TO PLANTING OR MAINTENANCE.
 - 6.E. THE ENGINEERED SOIL MIX SHALL HAVE A PH BETWEEN 5.5 AND 6.5.
 - 6.F. THE ENGINEERED SOIL MIX SHALL HAVE ADEQUATE NUTRIENT CONTENT TO MEET PLANT GROWTH REQUIREMENTS.

BIO-INFILTRATION BASIN (1P)

1 CS.0

BENCHMARKS:

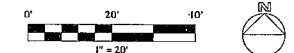
ELEVATIONS ARE REFERENCED TO NAD 83 DATUM.

BENCHMARK #1:
SOUTHWEST FLANGE BOLT ON HYDRANT AT
NORTHWEST CORNER OF INTERSECTION OF 3RD
STREET AND SHORT STREET.
ELEVATION = 1203.32

BENCHMARK #2:
NORTH FLANGE BOLT ON HYDRANT AT NORTHEAST
CORNER OF INTERSECTION OF 2ND STREET AND
SHORT STREET.
ELEVATION = 1203.82

UTILITY DISCLAIMER:

THE LOCATIONS, SIZES, AND TYPES OF UNDERGROUND PUBLIC AND PRIVATE UTILITIES OR SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM VISUAL INSPECTION, FIELD MEASUREMENTS, AND/OR AS-BUILT PLANS. SANITARY SEWER AND STORM SEWER PIPE SIZES, INVERTS, DIRECTION, AND LOCATIONS BETWEEN MANHOLES ARE SUPPLEMENTED BY AS-BUILT PLANS AND/OR ESTIMATED BASED ON FIELD OBSERVATIONS. PRIOR TO CONSTRUCTION IN THE VICINITY OF ANY UTILITIES SHOWN HEREON, IT IS RECOMMENDED THAT THE LOCATIONS, DEPTHS, AND SIZES BE FIELD VERIFIED. THE LOCATIONS SHOWN HEREON ARE ONLY APPROXIMATE, WITH POSSIBILITY THAT ADDITIONAL UTILITY LINES NOT DISCOVERED, OR MARKED, DURING THE SEARCH OF RECORDS AND THE FIELD SURVEY MAY EXIST. ANY CONTRACTOR USING THE INFORMATION SHOWN HEREON IS HEREBY FOREWARNED THAT ANY EXCAVATION UPON THIS SITE MAY RESULT IN THE DISCOVERY OF ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN HEREON. IN GENERAL, UNDERGROUND UTILITY LOCATIONS ARE SHOWN FROM UTILITY MARKINGS, BY OTHERS, AND/OR AS-BUILT PLANS, PROVIDED BY OTHERS. POINT OF BEGINNING MAKES NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, WITH RESPECT TO THE EXISTING UTILITIES SHOWN HEREON, AND BELIEVES THAT THE INFORMATION CONTAINED HEREIN IS RELIABLE AND GENERALLY ACCURATE FOR THE PURPOSE INTENDED.



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REVISIONS

CHECKED: J.L.
DRAWN: M.K.
DATE: 5/12/2021
PROJECT NO.: 19.014

GRADING PLAN

BLINKER COMPANIES, INC.
WAUSAU RIVER EAST REDEVELOPMENT
CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN

Civil Engineering
Land Surveying
Landscape Architecture
4941 Kischling Court
Stevens Point, WI 54481
Phone 715.344.9999 Fax 715.344.9922



Point of Beginning

SHEET C3.0

AGENDA ITEM
2023 Alley Paving Project: Discuss public hearing results and make recommendation
BACKGROUND
A petition to pave the alley was received by the Engineering Department. CISM voted to hold a public hearing. The Board of Public Works held the meeting to take comments. The comments from the Board of Public Works public hearing are attached.
FISCAL IMPACT
The City has set aside \$25,000 in the 2023 engineering budget to cover a portion of the cost. Residents would be assessed the cost of the asphalt.
STAFF RECOMMENDATION
Based upon comments received at the public hearing, staff does not recommend approving the project.
Staff contact: Allen Wesolowski 715-261-6762

PETITION

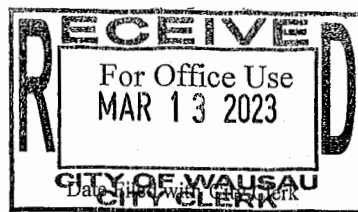
TO THE MAYOR AND COMMON COUNCIL
OF THE CITY OF WAUSAU, WISCONSIN

A Petition For:

- ☐ Alley Vacation ☐ Sanitary Sewer ☐ Storm Sewer
☐ Blacktop Paving ☐ Street Light ☐ Watermain
☐ Curb and Gutter ☐ Street Vacation ☐ Zoning Change

☒ Other as Follows:

Alley paving



The undersigned petitioners respectfully request that your honorable body take such action as will cause the:

alley in the 800 block between Hamilton St and Adams St to be paved

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. <u>Ann Larrabee</u>	Ann Larrabee	817 Hamilton St	24 Feb 2023
2. <u>Michael Lashua</u>	Michael Lashua	821 Hamilton St	3/6/2023
3. <u>Joani Lashua</u>	Joani Lashua	821 Hamilton St	3-6-23
4. <u>Ryan Kellmberger</u>	Ryan Kellmberger	818 Adams St	3-6-23
5. <u>Stephen B Davis</u>	Stephen B Davis	802 Adams St.	3-6-23
6. <u>Megan Delfus</u>	Megan Delfus	815 Hamilton St.	3-6-23
7. <u>Dale Burgess</u>	Dale Burgess	824 Adams St	3-6-23
8. <u>Rod Rueger</u>	Rod Rueger	1116 N. 9th St.	3-10-23
9. <u>Erin Bailey</u>	Erin Bailey	809 Hamilton St.	3-11-23
10. <u>Emmy Ley</u>	Emmy Ley	805 Hamilton St	3-12-23
11.			
12.			
13.			
14.			
15.			

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN

CITY OF WAUSAU Robert Baumann being duly sworn disposes and says that he is a resident of the affected area, residing at 817 Hamilton St in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to before me this 13 day of March, 2023

Kathleen J. Bernade
Signature of City Clerk or designee

Robert Baumann
(Signature of Circulator)
817 Hamilton St.
(Address of Circulator)

Date of Meeting: May 23, 2023, at 4:00 p.m. in the Council Chambers

Members Present: Eric Lindman, Anne Jacobson

Also Present: Allen Wesolowski, 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.

PUBLIC HEARING: 2023 Alley Paving Project

Alley bounded by Hamilton Street, Adams Street, North 8th Street and North 9th Street

Lindman explained the purpose of the meeting is to take testimony and comments from property owners regarding special assessments. The comments received are forwarded to the Capital Improvements and Street Maintenance Committee (CISM) which will meet June 8, 2023 at 5:15 p.m. CISM will approve, disapprove, or modify the plans or assessments for the project and forward a recommendation to the Common Council. It is anticipated the Common Council will take action at the June 13, 2023 meeting. There were no objections to dispense with the reading of the official hearing notice.

Lindman indicated the 2023 assessment rate is estimated at \$15 per foot.

Lindman stated staff from the Engineering Department will be available after the public hearing if there are specific questions about individual properties or the work to be done under the project.

Lindman explained the purpose today is for residents to come forward, provide comments and ask questions. There is not an interaction back and forth, but all comments and questions will be taken for the record and presented to CISM.

At this time, Lindman opened the public hearing and asked for persons in attendance who wished to speak regarding special assessments to come to the podium and give their name, address, and comments.

Robert Baumann is not a property owner but lives at 817 Hamilton Street. He is appearing on behalf of his mother who owns the property. He collected signatures to have the alley paved. When he first inquired about alley paving, he was told there was a grant available for paving the alley. The grant would cover the costs, the paving would not raise taxes but would raise their property values and would do something about the gravel eroding and potholes. He would like clarification on how this is paid for and what the process is.

Gaylene Davis, 802 Adams Street, does not use the alley and does not need to use the alley. By her count, four of the seventeen houses in the block need the alley to access their garage. She has a strong feeling that twelve of the seventeen people should not have to pay for this. There should be some other way of doing the alley, maybe at a different cost. She is not prepared to pay \$900 for property she never uses.

Joan Smith, 1110 North 9th Street, has an unusual situation. Most of the old blocks in this neighborhood have an alley down the middle of the block. In her case, there is an extra house and an alley. She has a very small house right up against the alley. Currently, the gravel is the only saving grace because water pours down east hill towards her house, down Franklin hill toward her house, and from the parking pad behind her house. She gets water from all directions. She had an excavator look at the situation. He said it is a tough situation; the alley has no drainage, and the water will come into her foundation. He felt there is no need to have paving since people are not driving the speed limit down the alley. A smooth surface being placed there instead of gravel is a very threatening concept to her. She has a nonconforming lot and there are no side yards and no backyard. The person that looked at her situation said there is really no way to solve it based on where she is situated in the block. Water pours into her basement from the parking pad behind her. She was told at the time that proper drainage

would be made to make sure it was not a problem for her foundation, but that is not the case. It is much wetter since that went in. Her south wall is currently dry, and she would like to keep it that way. Someone said a possibility is to use a better grade of gravel and to maintain the alley more. She is hoping there are other options besides putting a smooth surface next to her house that would very likely drain in. She provided pictures.

Blaine Davis, 802 Adams Street, stated when the gentleman came around for signatures on the petition, he said there would be no charge. He thought it was a great idea since he did not have to pay for it. He was naive enough to believe he would not have to pay for it. There are about four houses that have a need for the alley. Baumann would have only gotten four signatures on the petition had they known. He has no need and does not think he should pay for his neighbor's driveway.

Aaron Olson, 830 Adams Street, does not have a need for the alley. He is interested to see how the entrance to the alley is resolved as it is caved in. He asked if that would be a part of the project, or if there is an additional assessment for it.

Lindman noted two written comments were received and put into record. One was from Mark and Carrie Asplund of 810 Adams Street and the other was from Elizabeth Brodek of 814 Adams Street. Both are opposed to the project.

Robert Baumann asked if there was an alternative solution as not everyone on Hamilton Street uses the alley. He shares a driveway with his neighbor, the Lashua's, that connects to the alley and suggested discontinuing a portion of the alley. He asked that all possible solutions be looked at.

No one further came forward for comment and the public hearing was closed.

Wesolowski explained that each year the City typically sets aside money for the paving of one alley. The City pays for the excavation, any storm sewer that needs to be extended and base course. The property owner pays for the asphalt, which is estimated at \$15 per foot. The actual cost is dependent on the bids. The City does not proactively look for alleys to pave; we wait for petitions to come in from property owners. Typically, alleys are tough to pave because there are bushes, trees, poles, etc. This is a particularly difficult alley. There are houses and garages right against the alley. When worried about water, we try to invert the crown of the road so the edges are higher and sloped to the middle. This is to try to keep the water at the center of the alley. If this moves forward, the project would be bid out and constructed later this summer.

Lindman noted that the comments received will be forwarded to CISM, which meets June 8 at 5:15 pm. CISM will make a recommendation to the Common Council. Council will make the determination whether to let bids for this project.

Gaylene Davis asked if the committee could decide to drop the project and not move it forward. Lindman explained they may vote against it, but it would still go on to Council for a final decision.

A resident from the audience asked how much effect their voices today have on the decision. Lindman stated the committee members are very interested in what the public has to say and will consider all comments.

Lindman moved to adjourn the meeting. Seconded by Jacobson and the motion passed. Meeting adjourned at approximately 4:15 pm.

From Mark + Carrie Asplund
810 Adams St.

Proposed installation of bituminous concrete to our alley

Dear Engineering Department of the City of Wausau, Capital Improvements and Street Maintenance Committee, and Mayor Katie Rosenberg.

Re: Assessment and proposed pavement of Alley between Adams, Hamilton, 8th, and 9th St.
= We cannot attend 'public hearing' as we are out of town so I will protest with this letter.

We are vehemently opposed to the assessment and paving of the Alley behind our house. We never use it. It is very seldom used in fact. It doesn't even have an access point to our property. The push to asphalt the alley must be coming from one person or a small group. Why should we pay for their second drive way. Adams, Hamilton, 8th, and 9th street are already back streets to Wausau with little traffick. We almost never see cars when accessing our driveway. Public good road maintenance paid by all is in general a good thing but that is not true for this little used private alley.

Additionally bituminous concrete is a toxic substance contributing to polluting our environment. If the alley has bumps grade it. It is an alley not a road.

Finally city money or funds could be better used to fill in the craters and pot holes on 8th & 9th Adams, and Hamilton itself. What a poor way to use the power to tax us for benefits of a few with connections



Sincerely,

Mark + Carrie Asplund

810 Adams Street

Wausau, WI

54403

Lori Wunsch

From: Elizabeth Brodek <elizabethbrodek@gmail.com>
Sent: Tuesday, May 23, 2023 3:42 PM
To: Lori Wunsch
Subject: [EXTERNAL] Comment on Alley Bounded by Hamilton Street, Adams Street, N 8th Street, and N 9th Street

Hi, Lori,

Please see my comment below on this proposed project. I was working on my UWSP class all weekend so I was unable to get out to organize a counter-petition as I was planning/hoped to do. Please let me know that you received this so I know it's entered into the public record.

To Whom It May Concern:

I am writing to oppose the paving of the alley in the subject line above. My property, 814 Adams St., and many others on this block of Adams Street, do not have access to this alley. Only one house on our block of Adams Street has access to it. Many of the houses on Adams Street, including mine, have fences that block off access to the alley entirely. Others have bushes and trees that effectively prohibit access to the alley. Additionally, this alley is bounded by garages, fences, and relatively mature trees and bushes which I do not want to see damaged in the process of alley construction.

If I were receiving an assessment for sidewalk or street repair I would not be contesting that, as it benefits everyone on the street and in the neighborhood. However, this alley project only stands to benefit a small handful of people, mostly on Hamilton Street, and is not widely used by the public so does not provide a worthwhile public benefit.

Please let me know if you have any questions or if there is any other information I can provide. I appreciate your careful consideration of this project.

Sincerely,

Liz Brodek

814 Adams St.

Wausau, WI 54403

(262) 930-7707

From: Joan Smith, jemsmith@charter.net

Date: May 25, 2023 at 10:45:13 AM CDT

Subject: Alley paving, adjacent to 1110 N 9th St.

Hello.

I am writing in regard to the petition to pave the alley bounded by 8th, 9th, Adams and Hamilton Streets.

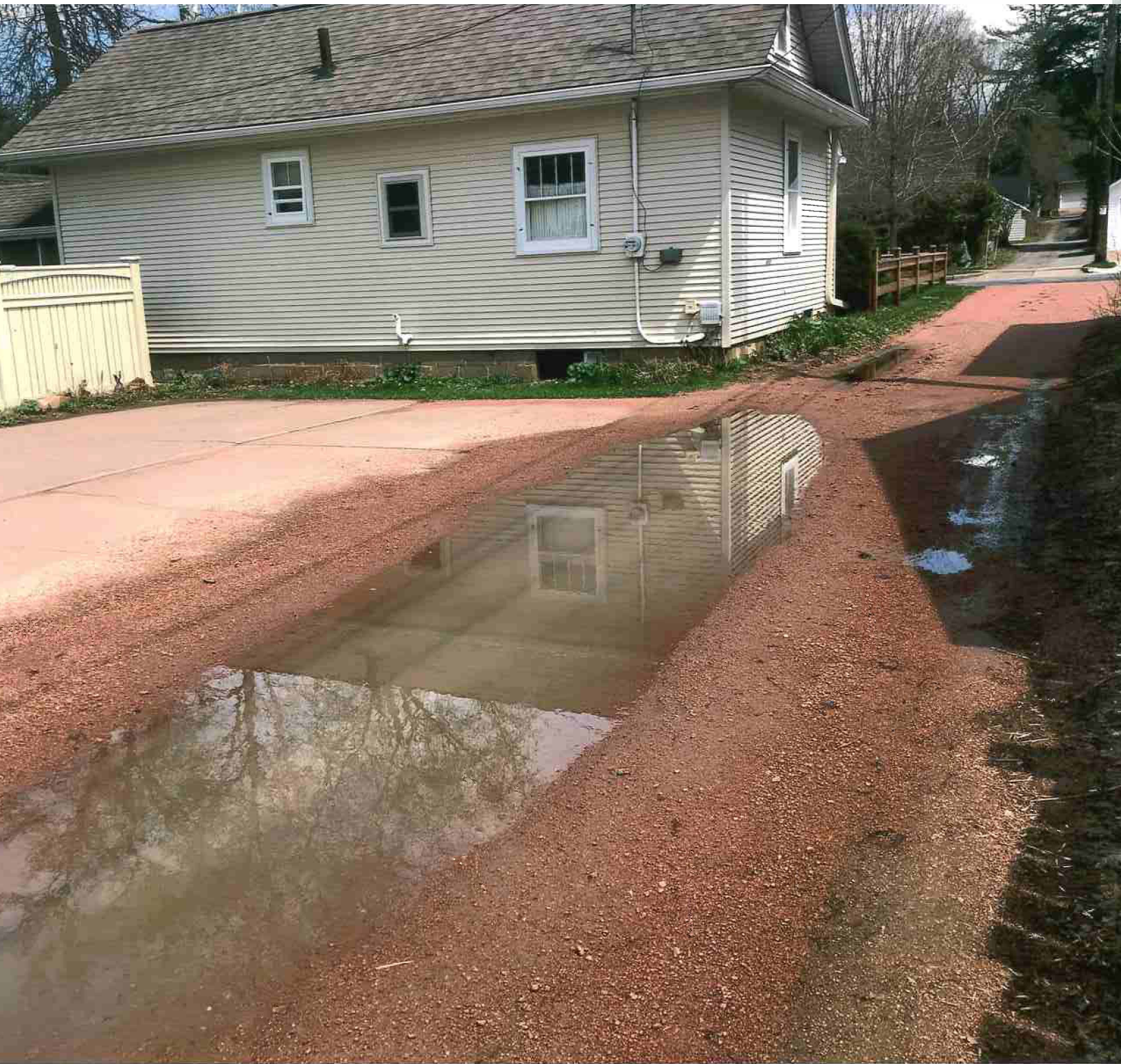
First, there are problems with the petition. It was presented by someone who is not a property owner or tax payer. He stated no reason for wanting the alley paved. Next, he told residents there would be no cost to them, and their taxes would not go up. Some now say they wouldn't have signed.

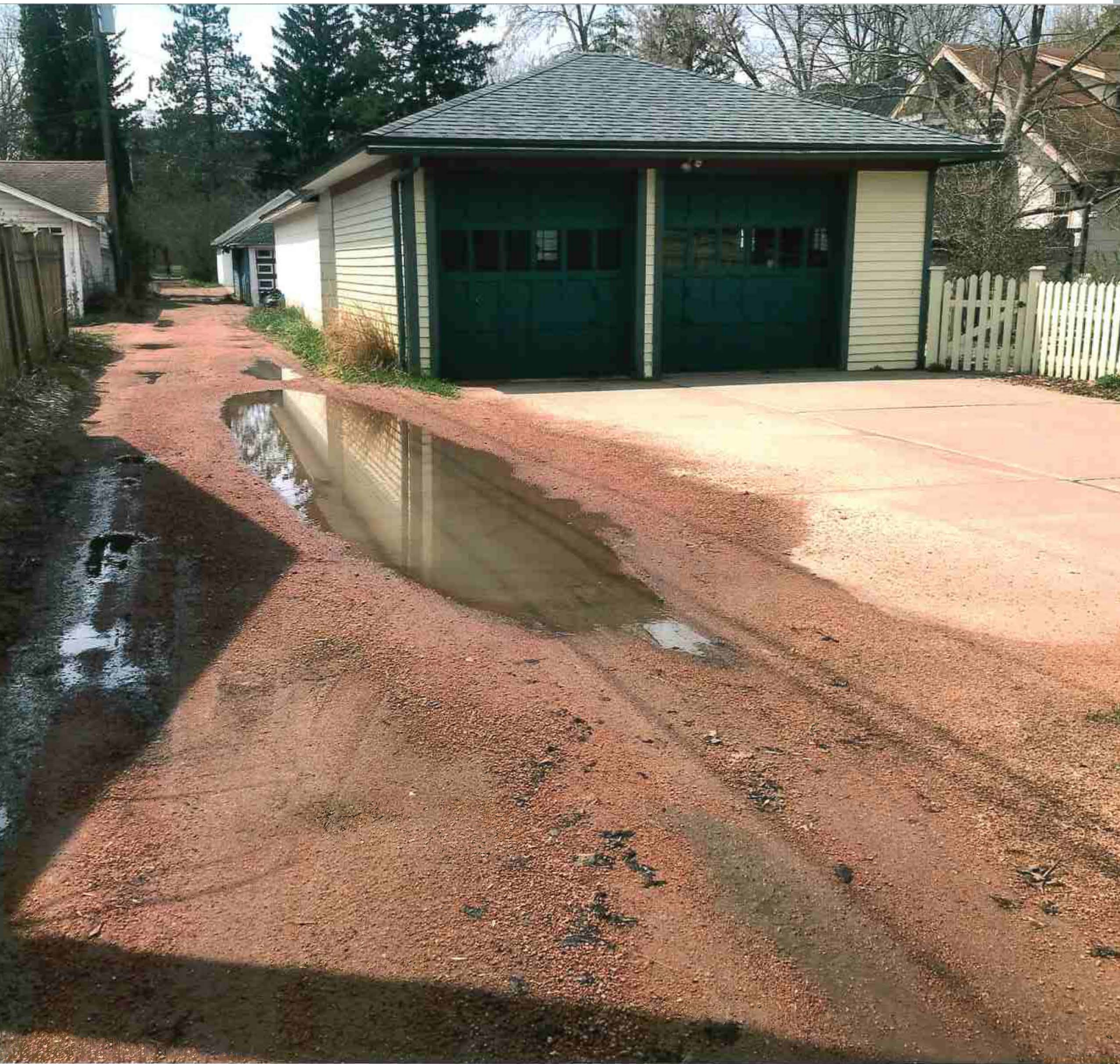
Since my house is right on the alley, I am very concerned about a proposal to pave it with a solid surface. I attended the public meeting but did not hear any knowledgeable comments on the engineering of moving a lot of water through that narrow alley in this old neighborhood. What is the best way to deal with drainage if that alley ever has a smooth surface? We were assured that the a V'd surface would take care of the problem, which is an easy answer that ignores the complexities of quickly moving a lot of water down a narrow, block-long alley. Where are the high and low points in that alley? Where are the blue prints concerning elevations? Where is the assurance that they will shoot grades for all elevations? Where is the report from the city surveyor? Where will all the water go? Is anyone sure? Water is very likely to end up in my basement. There is no storm sewer.

Already water from both east and south hills, and a low parking pad behind my house runs toward my basement, comprising my foundation. This is a very difficult location concerning drainage. I could go on – for instance, winter. I strongly voice my opinion to keep gravel as the surface of this alley. Water soaks in and evaporates. It can be re-graded. It's the best product for this alley. My south basement wall is currently dry and I'd like to keep it that way. I hope this isn't already a done deal. Thank you .









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

**RESOLUTION OF THE
CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE**

Approving 2023 Alley Pavement Project and Authorization to Let Bids

Committee Action:

Fiscal Impact: Estimated construction cost \$40,000; estimated special assessments \$14,300

File Number: 23-0405

Date Introduced: June 13, 2023

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☒ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$40,000</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☒ No ☐	<i>Amount: \$40,000 Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, the following alley has been proposed for improvements under the 2023 Alley Pavement Project:

Alley bounded by Hamilton Street, Adams Street, North 8th Street and North 9th Street

WHEREAS, this project is assessable in whole or in part to the abutting property owners for special benefits conferred upon properties by the improvement of the abovementioned alleys; a preliminary resolution to levy special assessments to the abutting owners was adopted by the Common Council on April 25, 2023; and the Engineer's report has been filed with the City Clerk, and

WHEREAS, the Board of Public Works conducted public hearings for the project special assessments on May 23, 2023, and

WHEREAS, the Capital Improvements and Street Maintenance Committee discussed the proposed projects at its meeting on June 8, 2023 and recommends work be accomplished on the alley in 2023, now therefore

BE IT RESOLVED that the Common Council authorizes securing of bids and improvements to the alley bounded by Hamilton Street, Adams Street, North 8th Street and North 9th Street under the 2023 Alley Pavement Project.

Approved:

Katie Rosenberg, Mayor

2023AlleyPvmntProject

DRAFT

Agenda Item No.

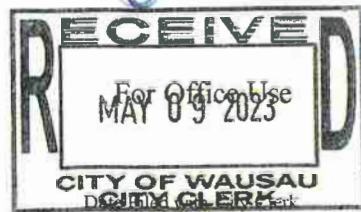
3

STAFF REPORT TO CISM COMMITTEE – June 8, 2023

AGENDA ITEM
Discussion and possible action on parking restrictions on South 8 th Avenue between Stewart Avenue and Callon Street
BACKGROUND
The Engineering Department received the attached petition and pictures.
FISCAL IMPACT
Cost of signs and labor to install.
STAFF RECOMMENDATION
None
Staff contact: Allen Wesolowski 715-261-6762

PETITION

TO THE MAYOR AND COMMON COUNCIL
OF THE CITY OF WAUSAU, WISCONSIN



A Petition For:

- ☐ Alley Vacation ☐ Sanitary Sewer ☐ Storm Sewer ☒ Other as Follows:
☐ Blacktop Paving ☐ Street Light ☐ Watermain
☐ Curb and Gutter ☐ Street Vacation ☐ Zoning Change seasonal parking ban

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:

ban of winter ^(NOV-APR) north street parking on S. 8th Ave. In brief detail, S. 8th Ave is too narrow for street parking along w/ snow banks and creates issues on getting our street plowed properly or at all.

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. <u>Cheryl Zoppel</u>	Cheryl Zoppel	410 S. 8 th Ave. Wausau	4-14-23
2. <u>Deborah D. Drobner</u>	Deborah D. Drobner	416 S. 8 th Ave Wausau	4-14-23
3. <u>Jose L. Johnson</u>	Jose L. Johnson	220 S. 8 th Ave	4-14-23
4. <u>Max Eugene</u>	Max Eugene	307 S. 8 th Ave	4-14-23
5. <u>Alora Koval</u>	Alora Koval	307 S. 8 th Ave	4/14/23
6. <u>Wayne Karaksa</u>	Wayne Karaksa	711 CALLOW ST WAUSAU	4-15-23
7. <u>Sherri Miller</u>	Sherri Miller	315 S. 8 th Ave	5-2-23
8. <u>Kathleen BeBee</u>	Kathleen BeBee	316 S. 8 th Ave	5-2-23
9.			
10.			
11.			
12.			
13.			
14.			
15.			

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN

CITY OF WAUSAU Alora Koval being duly sworn disposes and says that he is a resident of the affected area, residing at 307 S. 8th Ave, Wausau in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to before me this 9 day of May, 2023

Kathleen BeBee
Signature of City Clerk or designee

Alora Koval
(Signature of Circulator)

307 S. 8th Ave, Wausau, WI
(Address of Circulator)











Agenda Item No.

4

STAFF REPORT TO CISM COMMITTEE – June 8, 2023

AGENDA ITEM
Discussion and possible action on easements with Wausau Opportunity Zone, Inc. for planters at 300 Forest Street (North 2 nd Street and Jackson Street right-of-way)
BACKGROUND
The 2 proposed easements are for planters within the right-of-way of North 2 nd Street and Jackson Street. The maps are attached.
FISCAL IMPACT
None
STAFF RECOMMENDATION
Staff recommends approval.
Staff contact: Allen Wesolowski 715-261-6762

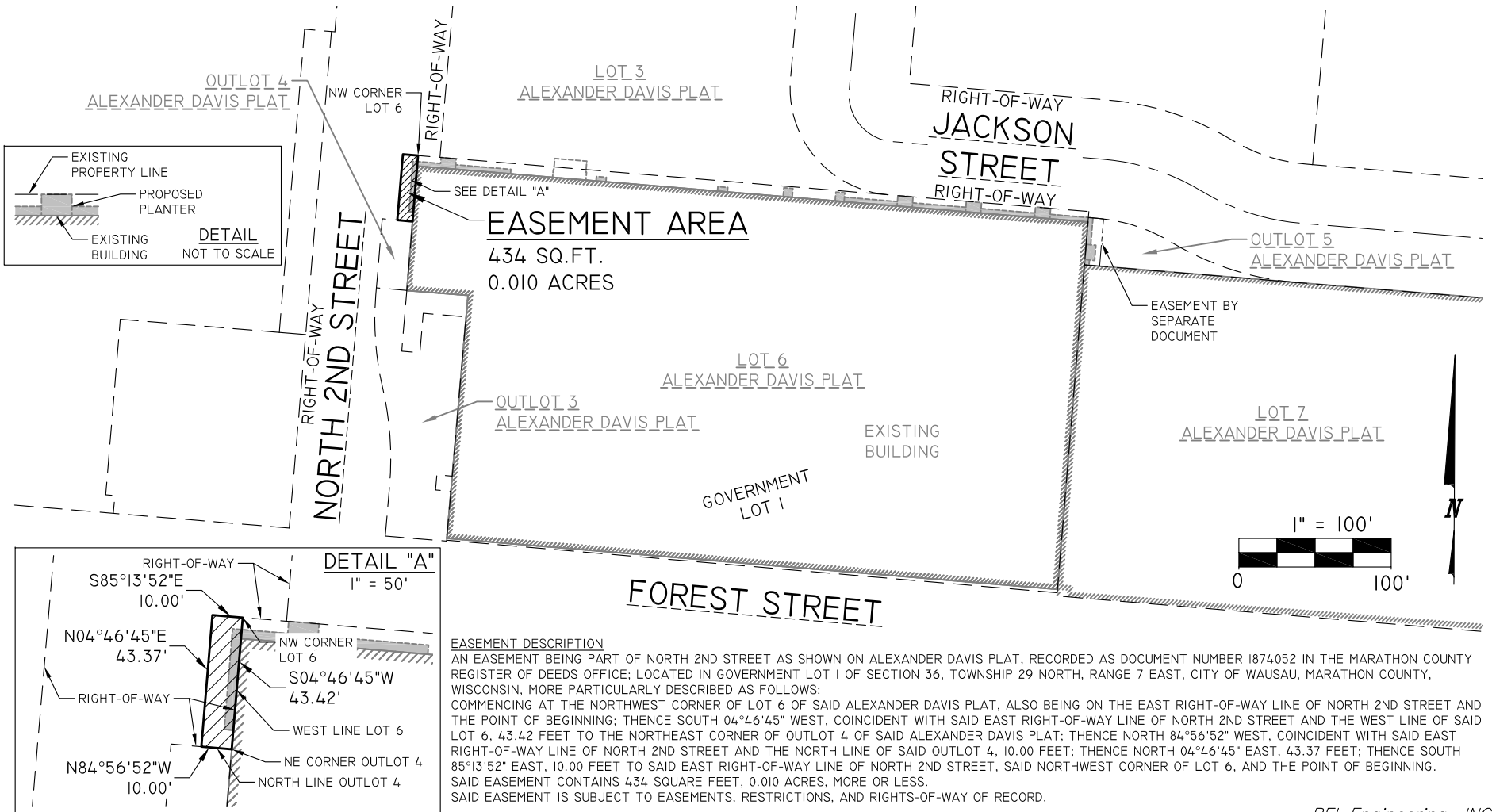


EXHIBIT MAP

PART OF NORTH 2ND STREET AS SHOWN ON ALEXANDER DAVIS PLAT, RECORDED AS DOCUMENT NUMBER 1874052 IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

NOTES:

1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF LOT 6 OF ALEXANDER DAVIS PLAT, MEASURED TO BEAR SOUTH 04°46'45" WEST.



REI Engineering, INC.

WAUSAU OPPORTUNITY ZONE INC.
300 FOREST STREET
WAUSAU, WISCONSIN

EXHIBIT MAP

PROJECT NO.

9485

DRAWN BY:

JLR

DATE:

12/13/2022

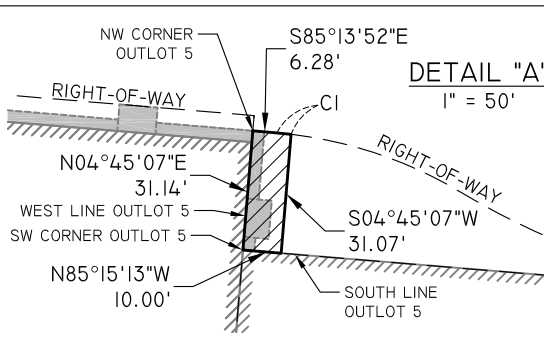
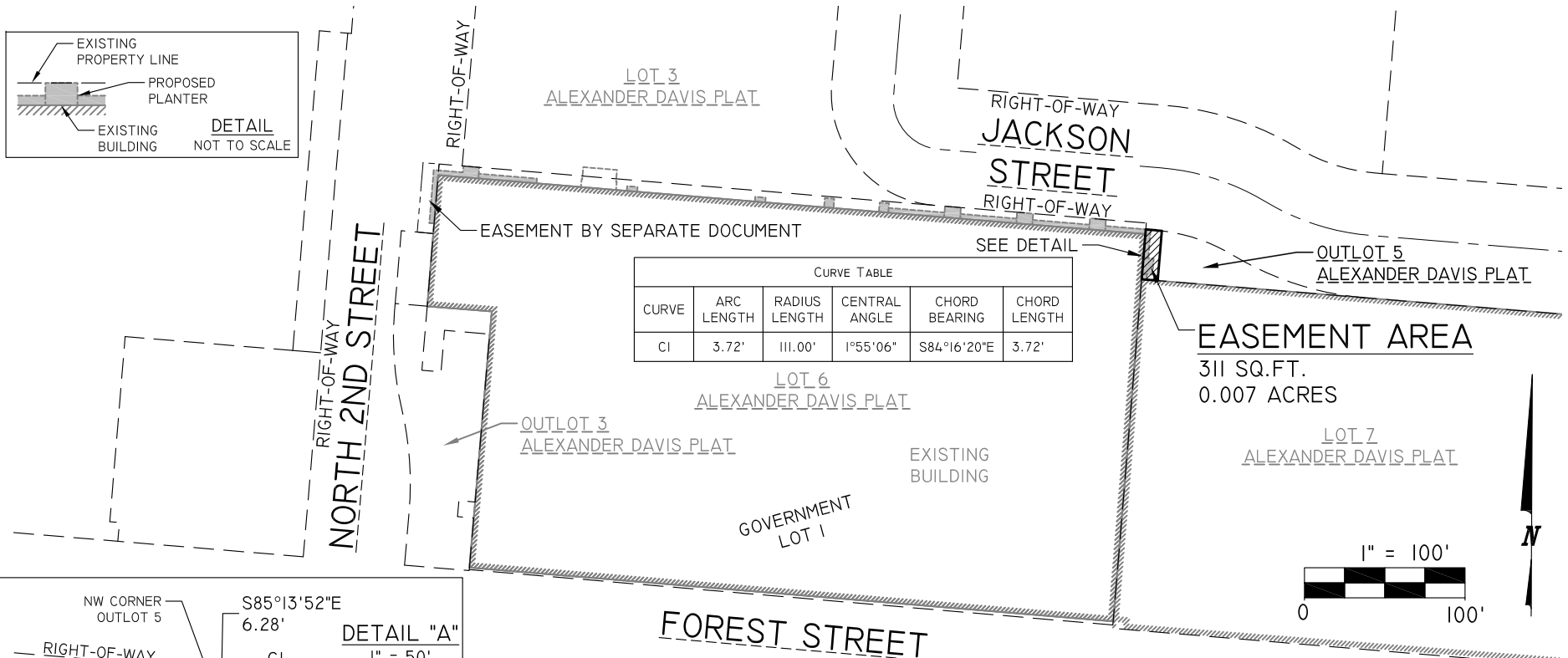


EXHIBIT MAP

PART OF OUTLOT 5 OF ALEXANDER DAVIS PLAT, RECORDED AS DOCUMENT
NUMBER 1874052 IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE;
LOCATED IN GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 7
EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

NOTES:

1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM
NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF OUTLOT 5
OF ALEXANDER DAVIS PLAT, MEASURED TO BEAR NORTH 04°45'07" EAST.



EASEMENT DESCRIPTION

AN EASEMENT BEING PART OF OUTLOT 5 OF ALEXANDER DAVIS PLAT, RECORDED AS DOCUMENT NUMBER 1874052 IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID OUTLOT 5, ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF JACKSON STREET AND THE POINT OF BEGINNING; THENCE SOUTH 85°13'52" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE 6.28 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE 3.72 FEET COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 111.00 FEET, A CENTRAL ANGLE OF 1°55'06", AND A CHORD THAT BEARS SOUTH 84°16'20" EAST FOR A DISTANCE OF 3.72 FEET; THENCE SOUTH 04°45'07" WEST, 31.07 FEET TO THE SOUTH LINE OF SAID OUTLOT 5; THENCE NORTH 85°15'13" WEST, COINCIDENT WITH SAID SOUTH LINE OF OUTLOT 5, 10.00 FEET TO THE SOUTHWEST CORNER OF SAID OUTLOT 5; THENCE NORTH 04°45'07" EAST, COINCIDENT WITH THE WEST LINE OF SAID OUTLOT 5, 31.14 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF JACKSON STREET, SAID NORTHWEST CORNER OF OUTLOT 5, AND THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 311 SQUARE FEET, OR 0.007 ACRES, MORE OR LESS.

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

REI Engineering, INC.

WAUSAU OPPORTUNITY ZONE INC.
300 FOREST STREET
WAUSAU, WISCONSIN

EXHIBIT MAP

PROJECT NO.

9485

DRAWN BY:

JLR

DATE:

12/13/2022

AGENDA ITEM
Discussion and possible action on easements with Wausau Opportunity Zone, Inc. for pedestrian access between North 2 nd Street and North 3 rd Street
BACKGROUND
The proposed easement is for pedestrian access across Wausau Opportunity Zone parcel as shown on the enclosed Certified Survey Map. The pedestrian access is between N. 3 rd Street and N. 4 th Street.
FISCAL IMPACT
None
STAFF RECOMMENDATION
Staff recommends approval.
Staff contact: Allen Wesolowski 715-261-6762



MARATHON COUNTY CERTIFIED SURVEY MAP

PREPARED FOR: WAUSAU OPPORTUNITY ZONE INC.

LANDOWNER: WAUSAU OPPORTUNITY ZONE INC.

ALL OF LOT 3, ALL OF LOT 6, AND ALL OF OUTLOT 4 OF ALEXANDER DAVIS PLAT,
RECORDED AS DOCUMENT NUMBER 1874052 IN THE MARATHON COUNTY REGISTER
OF DEEDS OFFICE; LOCATED IN GOVERNMENT LOT 1 OF SECTION 36, 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: WAUSAU OPPORTUNITY ZONE INC.

LANDOWNER: WAUSAU OPPORTUNITY ZONE INC.

ALL OF LOT 3, ALL OF LOT 6, AND ALL OF OUTLOT 4 OF ALEXANDER DAVIS PLAT,
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OF DEEDS OFFICE; LOCATED IN GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



LOT 1

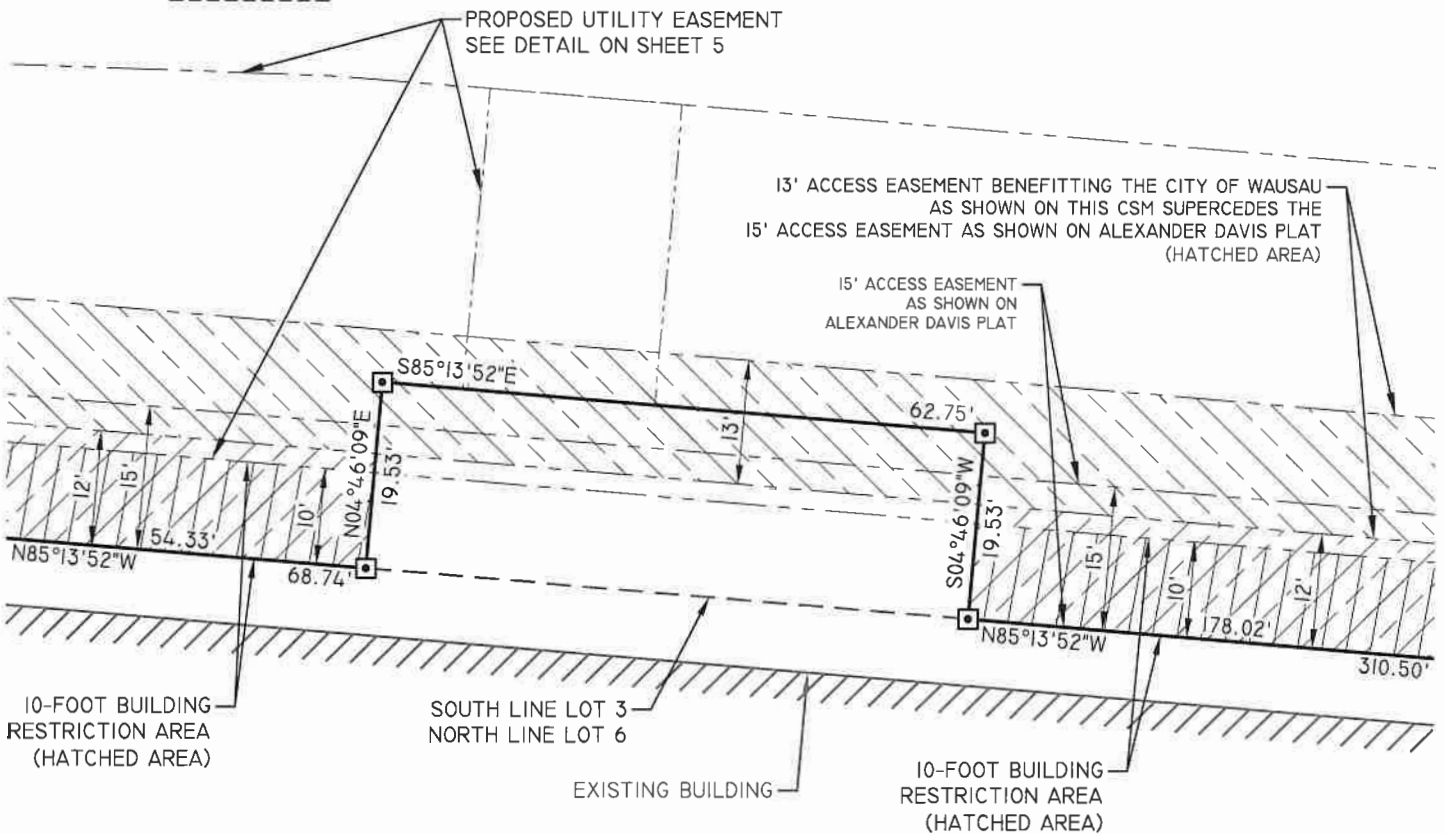
65,110 SQ.FT.
1.495 ACRES

LOT 3
ALEXANDER DAVIS PLAT
DOC. #1874052

PROPOSED UTILITY EASEMENT
SEE DETAIL ON SHEET 5

13' ACCESS EASEMENT BENEFITTING THE CITY OF WAUSAU
AS SHOWN ON THIS CSM SUPERCEDES THE
15' ACCESS EASEMENT AS SHOWN ON ALEXANDER DAVIS PLAT
(HATCHED AREA)

15' ACCESS EASEMENT
AS SHOWN ON
ALEXANDER DAVIS PLAT



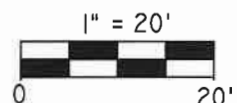
LOT 2

107,468 SQ.FT.
2.467 ACRES

LOT 6
ALEXANDER DAVIS PLAT
DOC. #1874052

NOTES:

1. FIELD SURVEY WAS COMPLETED ON 05-05-2023.
2. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 02°11'33" EAST.
3. THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.



LEGEND

- - DRILL HOLE SET IN CONCRETE
- - 1 1/4IN O.D. IRON PIPE FOUND
- - DRILL HOLE FOUND
- ✕ - CHISELED "X" FOUND

126.00' - MEASURED BEARING/LENGTH



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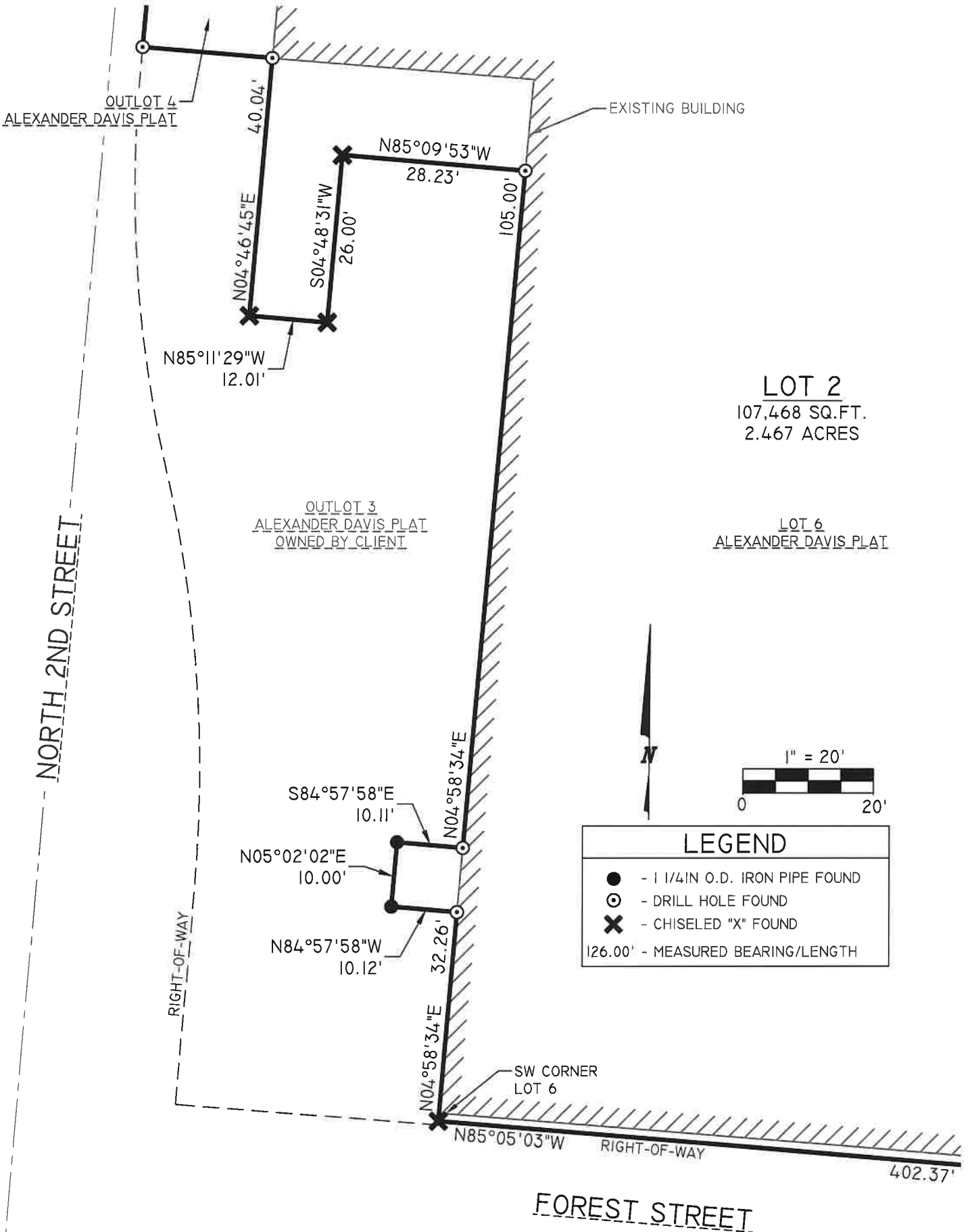
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WAUSAU OPPORTUNITY ZONE INC.

LANDOWNER: WAUSAU OPPORTUNITY ZONE INC.

ALL OF LOT 3, ALL OF LOT 6, AND ALL OF OUTLOT 4 OF ALEXANDER DAVIS PLAT,
RECORDED AS DOCUMENT NUMBER 1874052 IN THE MARATHON COUNTY REGISTER
OF DEEDS OFFICE; LOCATED IN GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.





MARATHON COUNTY CERTIFIED SURVEY MAP

SHEET 4 OF 8



REI

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4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

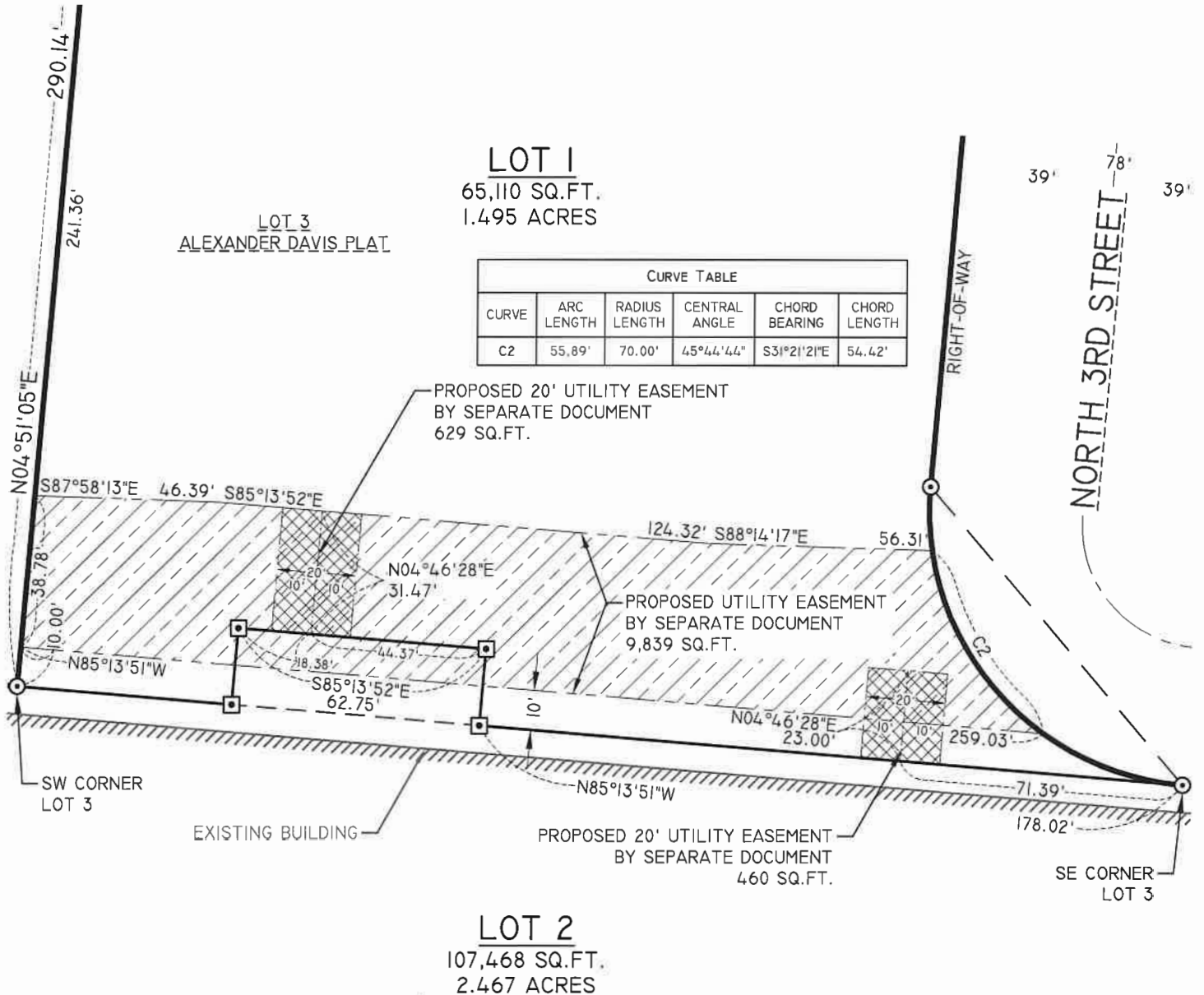
MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

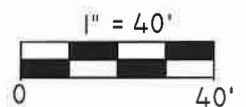
PREPARED FOR: WAUSAU OPPORTUNITY ZONE INC.

LANDOWNER: WAUSAU OPPORTUNITY ZONE INC.

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OF DEEDS OFFICE; LOCATED IN GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



LOT 6
ALEXANDER DAVIS PLAT



LEGEND	
	- DRILL HOLE SET IN CONCRETE
	- DRILL HOLE FOUND
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: WAUSAU OPPORTUNITY ZONE INC.
LANDOWNER: WAUSAU OPPORTUNITY ZONE INC.

ALL OF LOT 3, ALL OF LOT 6, AND ALL OF OUTLOT 4 OF ALEXANDER DAVIS PLAT,
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OF DEEDS OFFICE; LOCATED IN GOVERNMENT LOT 1 OF SECTION 36, 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 LOT 3, ALL OF LOT 6, AND ALL OF OUTLOT
4 OF ALEXANDER DAVIS PLAT, RECORDED AS DOCUMENT NUMBER 1874052 IN THE MARATHON COUNTY REGISTER OF DEEDS
OFFICE; LOCATED IN GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON
COUNTY, WISCONSIN.

THAT THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 172,578 SQUARE FEET, 3.962 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF WAUSAU OPPORTUNITY ZONE INC.,
OWNER OF SAID PARCELS.

THAT SAID PARCELS ARE 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 _____ DAY OF _____

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



I, _____
ZONING ADMINISTRATOR
BEING DULY APPOINTED BY THE COMMON COUNCIL, DO
HEREBY CERTIFY THAT THE ATTACHED CERTIFIED
SURVEY MAP HAS BEEN REVIEWED AND THERE ARE NO
OBJECTIONS TO RECORDING THIS CERTIFIED SURVEY IN
THE REGISTER OF DEEDS OFFICE.

DATE _____



REI

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

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WAUSAU OPPORTUNITY ZONE INC.

LANDOWNER: WAUSAU OPPORTUNITY ZONE INC.

ALL OF LOT 3, ALL OF LOT 6, AND ALL OF OUTLOT 4 OF ALEXANDER DAVIS PLAT,
RECORDED AS DOCUMENT NUMBER 1874052 IN THE MARATHON COUNTY REGISTER
OF DEEDS OFFICE; LOCATED IN GOVERNMENT LOT 1 OF SECTION 36, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE

WAUSAU OPPORTUNITY ZONE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED ON THE CERTIFIED SURVEY MAP.

WAUSAU OPPORTUNITY ZONE, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY s.236.10 OR s.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF WAUSAU.

IN WITNESS WHEREOF, THE SAID WAUSAU OPPORTUNITY ZONE, LLC, HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER AT _____,
WISCONSIN,

THIS _____ DAY OF _____, 2023

IN THE PRESENCE OF: WAUSAU OPPORTUNITY ZONE, LLC

_____, MEMBER

STATE OF WISCONSIN)

) SS

_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023 THE ABOVE NAMED

_____, MEMBER OF THE ABOVE NAMED WAUSAU OPPORTUNITY ZONE, LLC AND TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE AND TO ME KNOWN TO BE SUCH MEMBER OF SAID COMPANY, AND ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING LIMITED LIABILITY COMPANY OWNER'S CERTIFICATE AS SUCH MEMBER AS THE DEED OF SAID COMPANY, BY ITS AUTHORITY.

NOTARY PUBLIC

STATE OF WISCONSIN

MY COMMISSION EXPIRES _____



REI

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4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

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NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.



LESSEE'S CERTIFICATE

KKMBA WAUSAU, LLC, A MINNESOTA LIMITED LIABILITY COMPANY, HAVING AN INTEREST IN THESE LANDS, DOES
HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE
SURVEYED, DIVIDED, AND MAPPED, AS REPRESENTED ON THE CERTIFIED SURVEY MAP.

KKMBA WAUSAU, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY s.236.10 OR s.236.12 TO BE
SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION: CITY OF WAUSAU.

IN WITNESS WHEREOF, THE SAID KKMBA WAUSAU, LLC, HAS CAUSED THESE PRESENTS

TO BE SIGNED BY _____, MEMBER AT _____, WISCONSIN,

THIS _____ DAY OF _____, 2023

IN THE PRESENCE OF: KKMBA WAUSAU, LLC

_____, MEMBER

STATE OF WISCONSIN)

) SS

_____ COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023 THE ABOVE NAMED

_____, MEMBER OF THE ABOVE NAMED KKMBA WAUSAU, LLC AND TO ME
KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING LIMITED LIABILITY COMPANY LESSEE'S
CERTIFICATE AND TO ME KNOWN TO BE SUCH MEMBER OF SAID COMPANY, AND ACKNOWLEDGE THAT THEY
EXECUTED THE FOREGOING LESSEE'S CERTIFICATE AS SUCH MEMBER AS THE DEED OF SAID COMPANY, BY ITS
AUTHORITY.

NOTARY PUBLIC

STATE OF WISCONSIN

MY COMMISSION EXPIRES _____



MEMO

TO: CISM Committee Members

FROM: Tammy Stratz, Community Development Manager

DATE: May 22, 2023

RE: Proposed transfer of property

The City of Wausau had purchased three parcels along Wyatt Street – 208 Wyatt was purchased in June 2003 and 210 & 214 Wyatt were purchased in April 2007. These parcels had contamination concerns due to an auto repair shop being located on those sites. Since then, the contaminations have been cleaned up and we received our close out letter from the DNR. They are ready to be redeveloped!

This site is a great place to build the six-unit apartment complex that was approved with ARPA funds. In preparing the site for construction, Dave Huempfer prepared a Certified Survey Map to combine the lots into one parcel and to identify the boundaries. In doing so, he discovered that the driveway for the neighbor to the west is slightly encroaching on our parcel. In order to clean up this encroachment, Dave created an Outlot 1 on the CSM and we are requesting that the City transfer the sliver of land to the neighbor to correct this issue. (See attached CSM.)

We are hoping this transfer can happen before we start building the apartment complex – which we are planning to have ready to bid out this fall. If you have any questions regarding this proposal before the committee meeting, please feel free to call me at 261-6682.

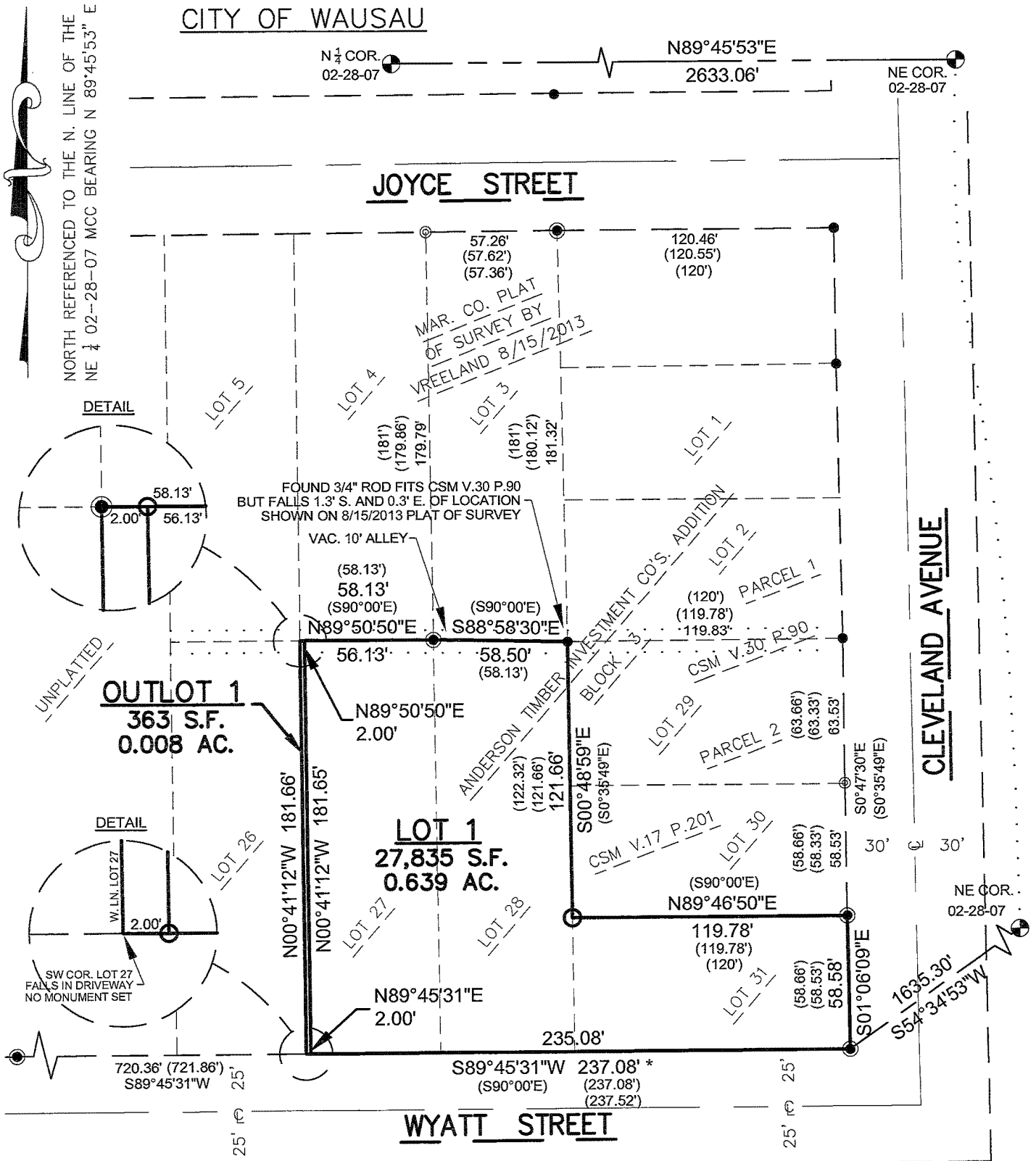
Thank you.

MAP No.

CERTIFIED SURVEY MAP

LOTS 27, 28, and 31, AND PART OF THE VACATED ALLEY, BLOCK 3, ANDERSON TIMBER INVESTMENT CO.'S. ADDITION, SECTION 2, TOWNSHIP 28 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

FOR
CITY OF WAUSAU

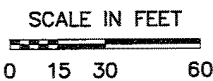


* NOTE: HELD DISTANCE TO FOUND MONUMENT SHOWN ON CSM V.17 P.201.

LEGEND

- ⊙ 3/4" NOM. (1.1" O.D.) IRON PIPE FOUND
- 3/4" IRON ROD FOUND
- ⦿ 1" NOM. (1.3" O.D.) IRON PIPE FOUND
- ⦿ 1 1/4" NOM. (1.7" O.D.) IRON PIPE FOUND
- ⦿ 2" NOM. (2.4" O.D.) IRON PIPE FOUND
- SET 3/4" x 18" IRON ROD (1.50 lbs./ft.)
- () RECORDED AS

NOTE: OUTLOT CREATED FOR TRANSFER TO LOT 26 DUE TO DRIVEWAY ENCROACHMENT.



CSM MAP #19539

Map No. _____

CERTIFIED SURVEY MAP FOR CITY OF WAUSAU

I hereby certify: That I have surveyed, divided and mapped, by order of the City of Wausau, Tammy Stratz, Community Development Manager, Lots 27, 28, and 31, and part of the vacated alley, Block 3, Anderson Timber Investment Co's. Addition, Section 2, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the North ¼ corner of said Section 2; thence N 89°45'53" E, along the North line of said Section 2, 2633.06 feet to the Northeast corner of said Section 2; thence S 54°34'53" W, 1635.30 feet to the Southeast corner of said Block 3, the point of beginning;

Thence S 89°45'31" W, along the South line of said Block 3, 237.08 feet to the West line of said Lot 27; thence N 00°41'12" W, along said West line, 181.66 feet to the centerline of said vacated alley in Block 3; thence N 89°50'50" E, along said centerline, 58.13 feet; thence S 88°58'30" E, along said centerline, 58.50 feet to the East line of said Lot 28, extended Northerly; thence S 00°48'59" E, along said East line extended Northerly and along said East line, 121.66 feet to the North line of said Lot 31; thence N 89°46'50" E, along said North line, 119.78 feet to the East line of said Block 3; thence S 01°06'09" E, along said East line, 58.58 feet to said Southeast corner of Block 3, the point of beginning, subject to easements, restrictions and roadways of record, said parcel containing 0.647 acres.

That this map is a correct representation of all of the exterior boundaries of said land and the division thereof.

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes in surveying, dividing, and mapping said land.

That this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code and is correct to the best of my knowledge and belief.

That this map complies with Chapter 21.14 of the City of Wausau Municipal Code.



David F. Huempfer Jr. 5/9/2023
City of Wausau
Department of Public Works
Engineering Division
407 Grant Street, Wausau, WI 54403
David F. Huempfer, Jr., S-2091
City Surveyor

[Signature]
ZONING ADMINISTRATOR
BEING DULY APPOINTED BY THE COMMON COUNCIL, DO HEREBY CERTIFY THE ATTACHED CERTIFIED SURVEY MAP HAS BEEN REVIEWED AND THERE ARE NO OBJECTIONS TO RECORDING THIS CERTIFIED SURVEY IN THE REGISTER OF DEEDS' OFFICE.
DATE 5/11/2023