



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the:	INFRASTRUCTURE AND FACILITIES COMMITTEE OF THE CITY OF WAUSAU
Date/Time:	Thursday, August 8, 2024 at 5:15 p.m.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS
Members:	Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson

AGENDA ITEMS FOR CONSIDERATION

1. Approval of minutes of the July 11, 2024 meeting.
2. Update/Presentation by Becher Hoppe on the street and utility portion of the Wausau Mall Redevelopment Project.
3. Update on construction of the Lead Service Line Replacements.
4. Discussion and possible action on parking restrictions on North 4th Avenue between Bridge Street and Oak Street.
5. Discussion and possible action on installing Suicide Hotline signs on the Bridge Street Bridge.
6. Discussion and possible action on preliminary resolution to vacate certain right-of-way along East Thomas Street abutting a portion of 700 Grand Avenue, and vacating a portion of right-of-way formerly known as 804-806 Grand Avenue, 810 Grand Avenue, 814 Grand Avenue, and 816 Grand Avenue.
7. Discussion on potential property for the DPW Fleet Maintenance Facility at 901 Cherry Street.
8. Presentation on CIP Infrastructure Project Summary to be submitted for the 2025 budget.
9. Discussion and possible action on the closing of 28th Avenue from Madonna Drive to Mary Ann Lane.

Adjournment

CHAD HENKE - Committee Chair

Members of the public who do not wish to appear in person may view the meeting live over the internet, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail lori.wunsch@wausauwi.gov with "Infrastructure & Facilities public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, if agendized, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 08/01/24 @ 3:00 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., Property Owners on North 4th Ave between Bridge Street and Oak Street.

INFRASTRUCTURE AND FACILITIES COMMITTEE

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

Members Present: Chad Henke, Tom Neal, Sarah Watson (Lou Larson and Michael Martens were excused.)

Also Present: Eric Lindman, TJ Niksich, Tara Alfonso, Jillian Kurtzhals, Dustin Kraege, Lori Wunsch

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

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

Approval of minutes of the June 13, 2024 meeting

Neal moved to approve the minutes of the June 13th meeting. Seconded by Watson and the motion passed 3-0.

Discussion and possible action on Stormwater Maintenance Agreement with Robert W. Monk Gardens at 1800 North 1st Avenue

Niksich explained that this item was brought back from last month. This is a typical maintenance agreement for any stormwater improvements for developments. The project is under construction.

Paul Whitaker appeared as Secretary of the Board of Directors for Monk Botanical Gardens and chair of the capital project that is underway. He indicated the stormwater detention ponds were dictated by the size of the parking lot by DNR stormwater regulations. This is for routine maintenance of those detention ponds.

Neal moved to approve. Seconded by Watson.

Henke had read that the project was not moving forward, which is why this was delayed a month. He has driven by multiple times and construction is clearly underway.

There being a motion and a second, motion to approve passed 3-0.

Discussion and possible action on Transportation Project Plat for Project ID 6999-00-16/76, West Wausau Avenue, Stevens Drive to North 10th Avenue

Niksich stated that a plat is required for the project. This identifies property boundaries and where temporary limited easements are needed. All easements for this project are temporary for the change of grade. A consultant has been hired for approximately \$50,000. Through the process, the consultant will identify what to pay the residents to acquire the temporary easements.

Neal is not familiar with the activities of consultants regarding temporary limited easements. He asked what the \$50,000 buys us that we cannot do ourselves, what specific activities we would be paying for, and how did we get to \$50,000.

Niksich explained that temporary limited easements are a requirement because of the DOT process. Real estate specialists go through and assess the property values and determine the cost to purchase/use the property for a certain amount of time. When purchasing property is involved, it usually extends the project by about a year.

Neal asked if there are typically negotiations with property owners or if it is a cut and dry process. Lindman said there can be negotiations. The consultant goes through and appraises the properties and looks at values. It comes down to a square foot cost. This is done through the eminent domain process, which is lengthy. The values are brought to Finance with the offers we want to make. The owner can counteroffer or have their own appraisal done. The City would have to pay for that appraisal. We are hopeful that since these are temporary limited easements, it will be straightforward. It is an arduous process to meet eminent domain procedures. We do not have the expertise in house to do this.

Henke asked if this is a state project. It is a state-funded project with an 80-20 cost share; however, the cost share cannot be used for real estate.

Neal moved to approve. Seconded by Watson and the motion passed 3-0.

Discussion and possible action on Development Agreement with STS Investments LLC, west of Birchwood Drive and west of Old Coach Road

This is a Development Agreement to extend utilities and services west of Old Coach Road and Birchwood Drive. The developer will be responsible for 100% of the cost for utilities; water, sewer, and storm sewer. The City will provide inspection services. Once the utilities are installed, they will become property of the City. This agreement includes a total of four lots.

Watson moved to approve. Seconded by Neal and the motion passed 3-0.

2023 MS4 Annual Report and Compliance Update

Since the City is a MS4 permit holder, every year we have to report stormwater activities. The activities include the review of plans for private developments to make sure they meet City code and bring forward a stormwater maintenance agreement to make sure they continue to meet stormwater regulations set forth by the DNR and the Wausau Municipal Code. Along with other requirements, we have to maintain our own ponds and storm sewer and report the activities to the DNR. The report is a compilation of all activities done through the year, which includes maintaining our ponds, how much material is removed from ponds, how much material is removed from our storm sewers, and what type of education activities we did. We are part of the Northcentral Stormwater Coalition that expands knowledge and education of our stormwater system. Part of the education includes commercials broadcasted on TV. We attend conferences around the area with booths to discuss different stormwater activities each municipality does. The report also includes the type of fiscal expenditures we have.

Last year Niksich brought forward a grant for a stormwater quality update and a stormwater utility feasibility study. The grant was received from the DNR and the project is underway with Strand Associates. As part of the stormwater quality report update, we are going to do a comprehensive study of all of the City's best management practices (BMP), which includes our street sweeping, leaf pick up, our ponds, and private ponds. The report indicates how much pollutants we are removing and brings it into a model. The two large pieces that come from that and are regulated by the DNR are total suspended solids (TSS) removed and total phosphorus, which is one of the newer regulations that came in 2019. The TSS requirement from the DNR is to remove 20% of all TSS from stormwater that is discharged in the City. From our past report, we are removing 30.6%. We are required to remove 68.6% of all phosphorus discharged in our stormwater, but we are only removing 28.1%. There is a large gap we need to remove. Because of that gap, there will be some large expenditures in order to meet the requirements. One way of doing that is through a stormwater utility. As part of the grant, we are also reviewing the feasibility of starting a stormwater utility to help meet the goals. Strand will be coming in January or February of 2025 to provide the information they have found. A stormwater utility could help the City identify funds and how to spend the funds more efficiently towards meeting stormwater requirements. The benefit of a stormwater utility is who we are getting the revenue from. Residents who own a ½ acre lot are not really the pollution generators; it is the large industrial users and businesses that have large impervious surfaces such as parking lots. With a stormwater utility we can generate revenue similar to the water/sewer utility. An owner is taxed on the amount of pollution they create rather than everyone taxed at the same rate.

This year we are converting a pond from a dry pond to a wet pond, which will help reduce our total phosphorous discharge. This pond conversation will cost us \$250,000. That is just one pond that will not bring us another percentage point towards getting to the 68.6%. We would need 40 to 50 more of those projects to get us anywhere near that. We have a long way to go and a stormwater utility is one avenue to help us get there. More information will be provided as the project moves along.

Neal mention Section 3 of the report, which is minimum control measures. We have a total of 49 outfalls with 0 evaluated as part of our routine screening program. He questioned why there are no routine inspections of the 49 outfalls. He also asked what an inspection looks like, if it is part of a rain event, and if it would be a source of revenue if problems were found. Niksich explained that the MS4 permit requires these inspections once every permit term; the permit term is typically 5 years. Once every 5 years we will complete dry weather inspections. We do the inspections during a dry time because a lot of our older infrastructure has infiltration. When we see a stormwater pipe discharge water during a dry period, we know there is probably an illicit discharge. If we identify water coming out, we have to take samples. If the water tests clean, there is no further action. If a pollutant is found, we go to the next manhole to track down where the pollutant is coming from. The previous year we inspected all the outfalls and found a couple that were running during dry weather. We identified two that had pollutants. One had high chlorine which was because this was done during hydrant flushing and we were picking up some of the hydrant water. The other pollutant was an air conditioner cooler that was using City water as part of the air conditioning. The illicit discharge was eliminated. Both cases were high chlorine.

Neal asked if any finances are tied in with the report that will be included in the upcoming budget process. Niksich stated that a lot of the finances are operational, but some will be seen in the budget cycle under capital improvement projects.

Ever since Henke started there has been talk of a stormwater utility. It will be nice to see some results.

Adjourn

Watson moved to adjourn the meeting. Neal seconded and the motion carried 3-0. Meeting adjourned at approximately 5:40 p.m.

Agenda Item No.

2

***STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – August 8, 2024***

AGENDA ITEM

Update/Presentation by Becher Hoppe on the street and utility portion of the Wausau Mall Redevelopment Project

BACKGROUND

Becher Hoppe and SRF were selected to design the streets and landscape plans for the redevelopment of the former Wausau Mall site. Becher Hoppe and SRF will present the latest concepts for the roadways and also present the landscaping plans. The current schedule is to start construction on these streets in early 2025. IF members will have the opportunity to comment on the current designs and give direction before the final plans are prepared later this year. The bidding of this project is anticipated in January of 2025.

FISCAL IMPACT

Becher Hoppe will present to up-to-date cost estimates for the project based on the proposed plans.

STAFF RECOMMENDATION

None, this presentation and comments provided by IF members will allow Becher Hoppe and SRF to complete the design and prepare bidding documents.

Staff contact: Allen Wesolowski 715-261-6762



Downtown Mall Redevelopment

City of Wausau, Wisconsin

Infrastructure & Facilities Committee

08-08-2024

Street - Utility - Streetscape

Introduction to Project Team



Matthew Graun
Vice President / Project Lead



Sean Jergens PLA, ASLA, LEED AP
Landscape Architecture



WOZ

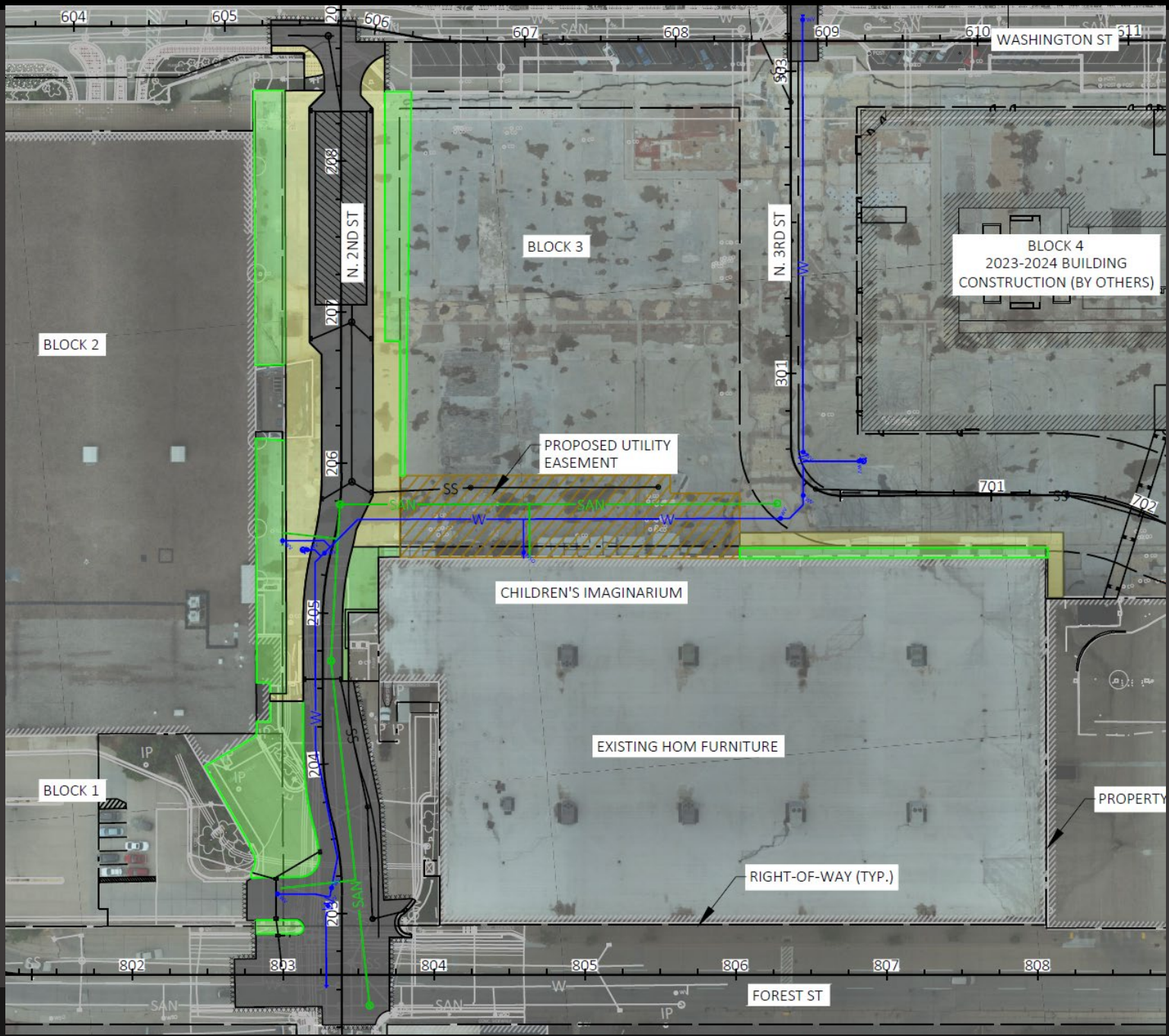
Street - Utility - Streetscape



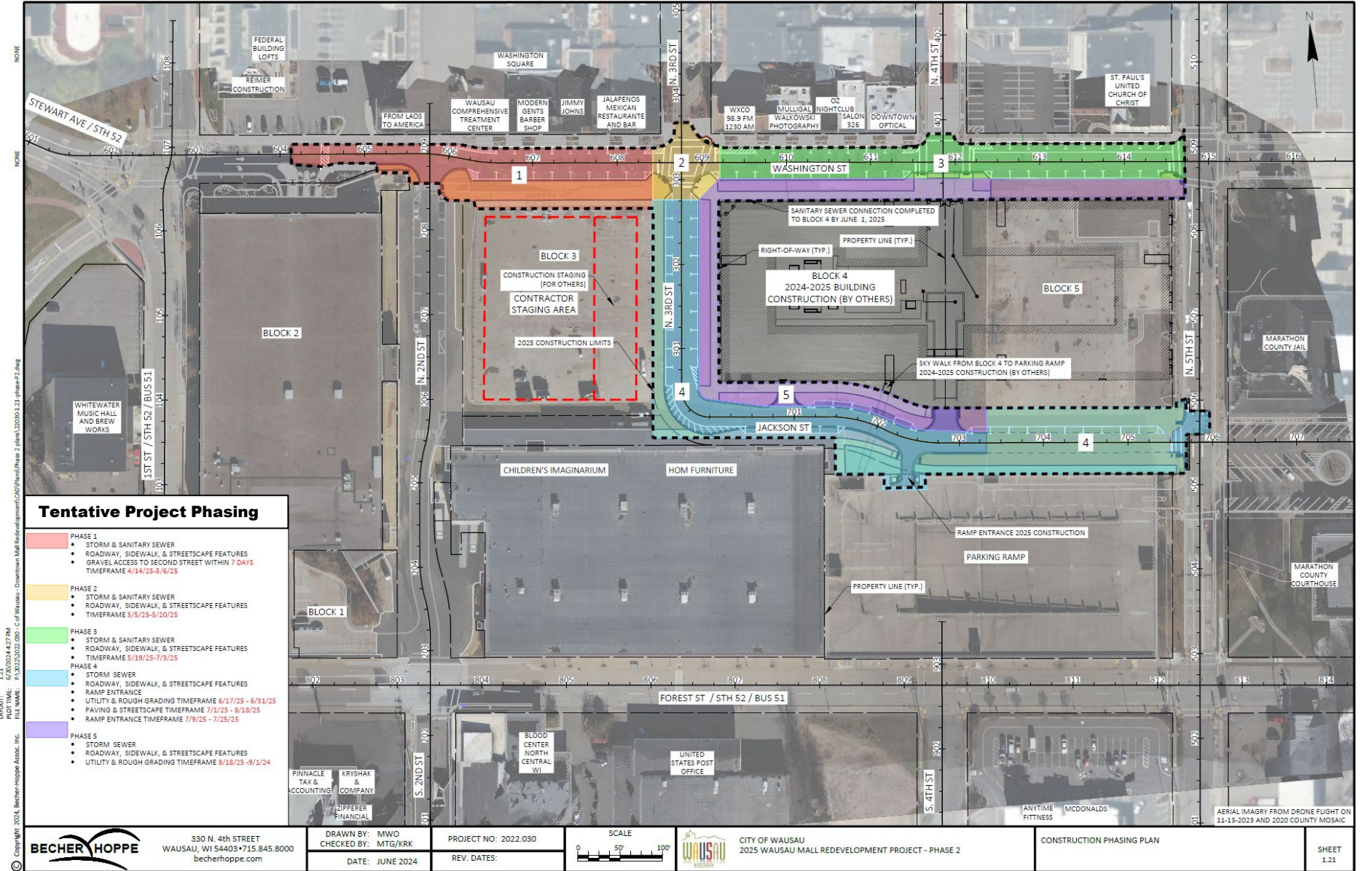
Project Summary and Update

- **Phase 1 Complete**
 - **2nd Street & Utilities**
- **T.Wall Agreement in Place**
- **RC Pavers Removing Soil**
- **Block 4 Construction Underway**
 - **Steven's Construction**
- **Phase 2 – City Project**
 - **Street, Utility Landscape**
 - **In Progress**

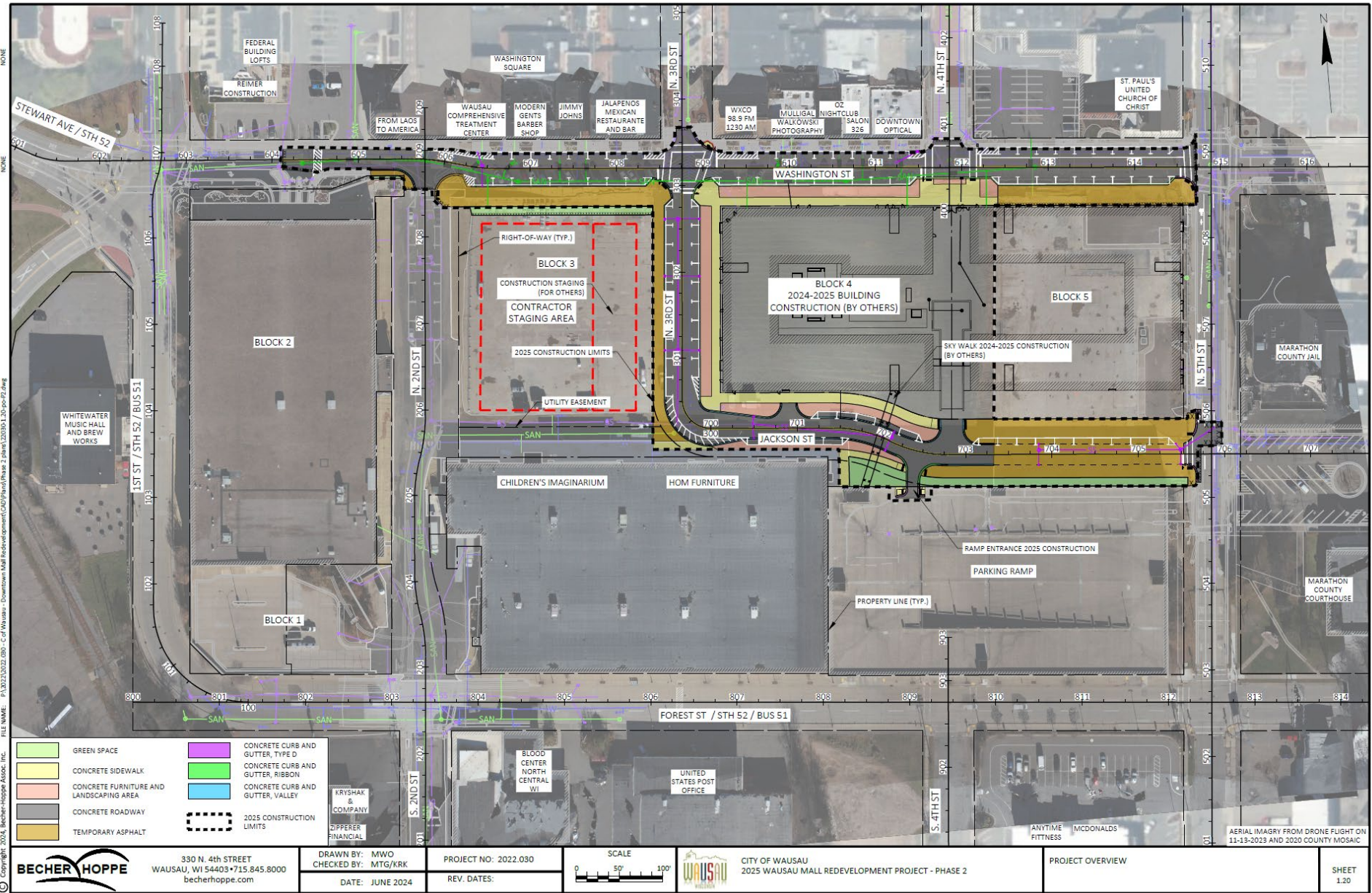
Phase 1 Construction - 2023



Phasing Plan



Project Overview



Downtown Wausau Mall Redevelopment Urban Design Context



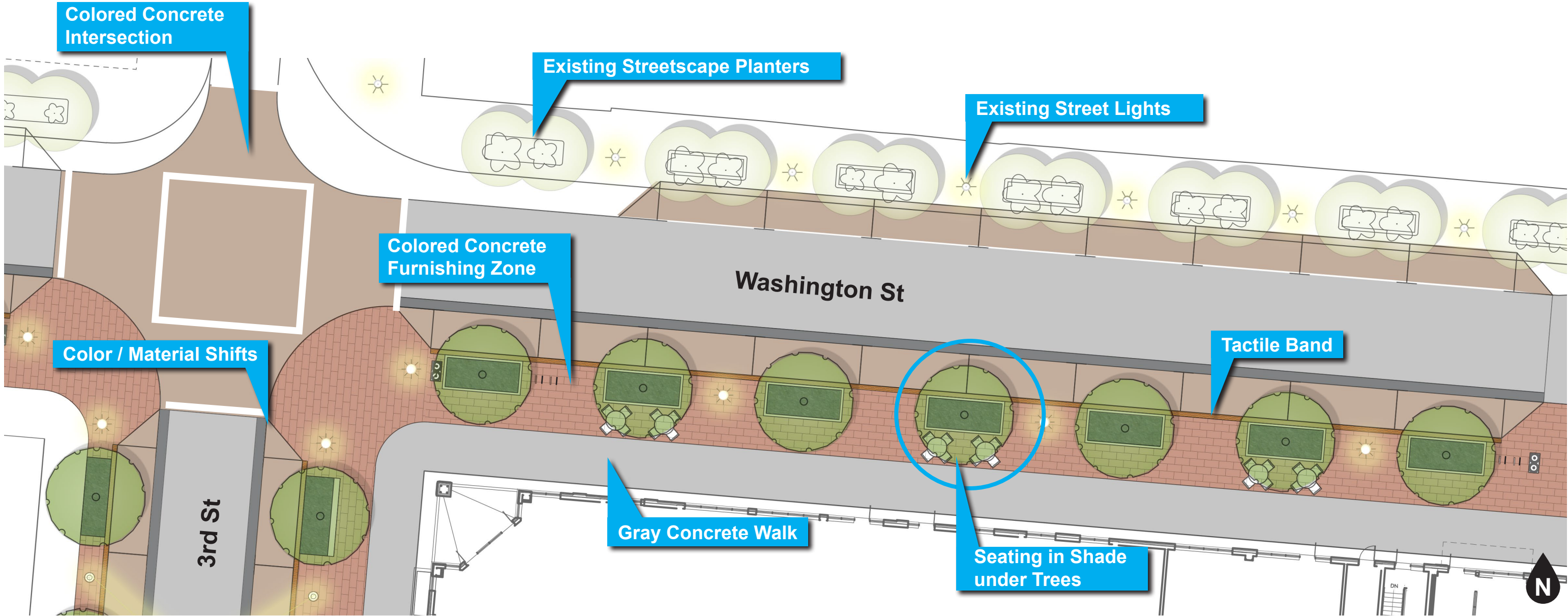
Downtown Wausau Mall Design Development Plan - Overall Streetscape Plan



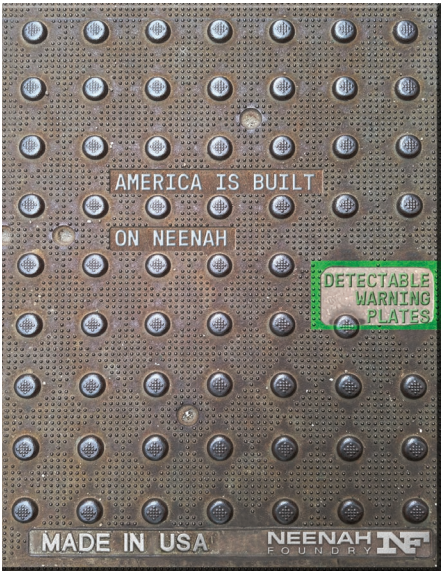
Downtown Wausau Mall Design Development Plan - Phase 2 (2025 Construction)



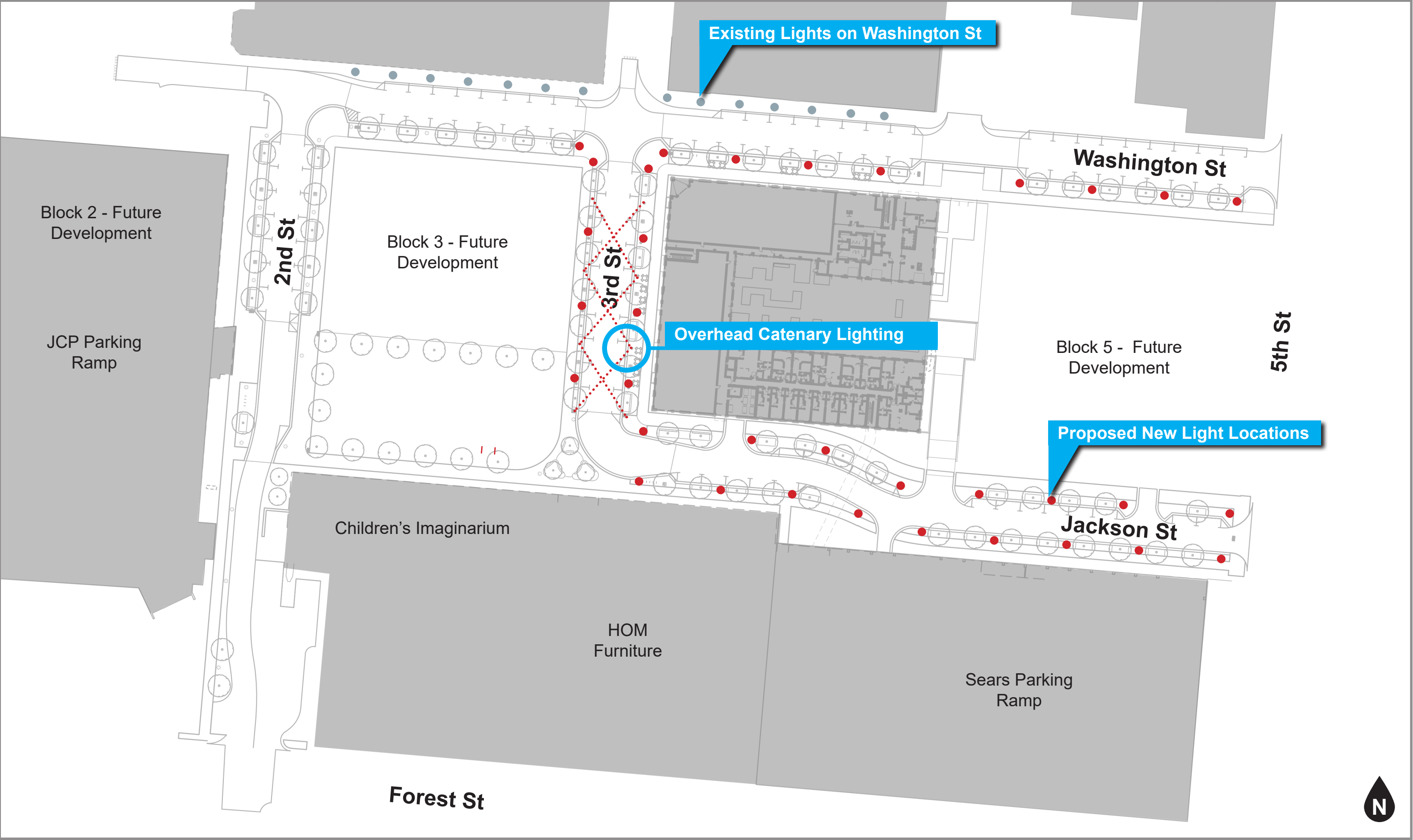
Downtown Wausau Mall Design Development Plan - Pavement and Streetscape



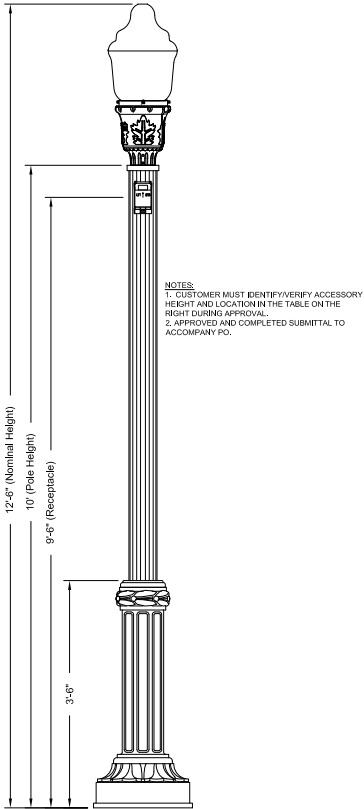
ADA Tactile Warning Strip Options: Cast Iron, Granite, or Concrete Paver



Downtown Wausau Mall Design Development Plan - Street Light Locations



Downtown Wausau Mall Design Development Plan - Street Lighting



Existing Street Light Standard - converted to LED

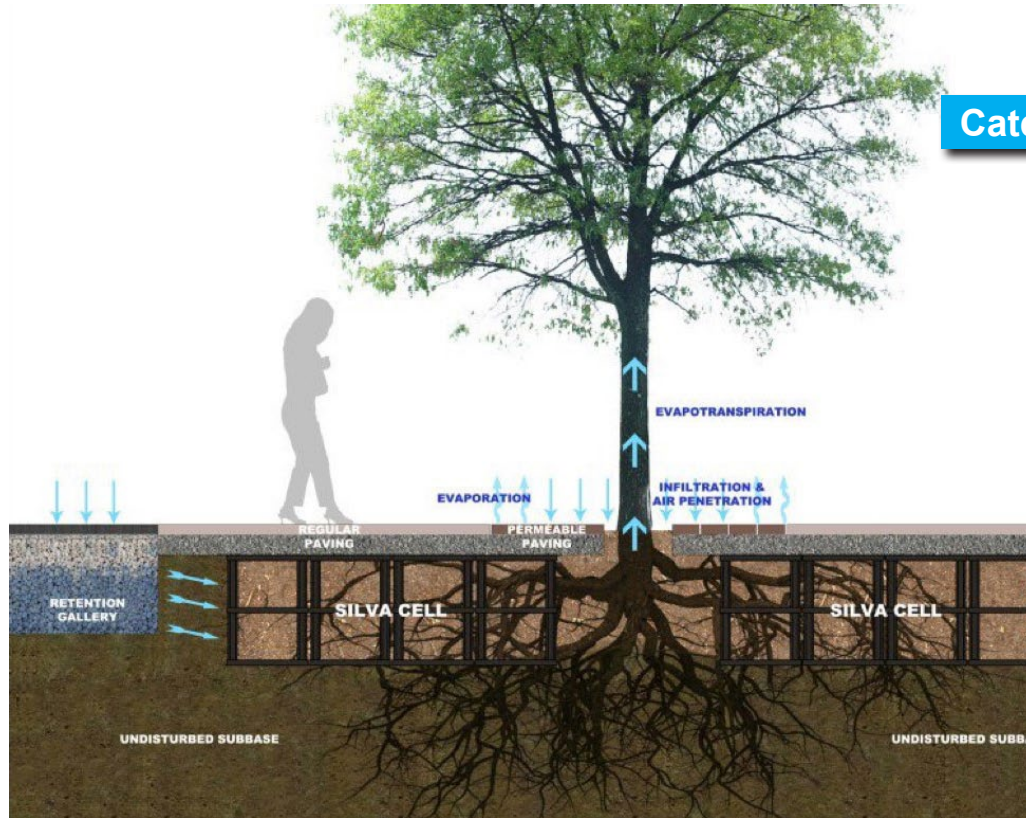


Overhead Caternary Lighting and Receptacles in Tree Planters

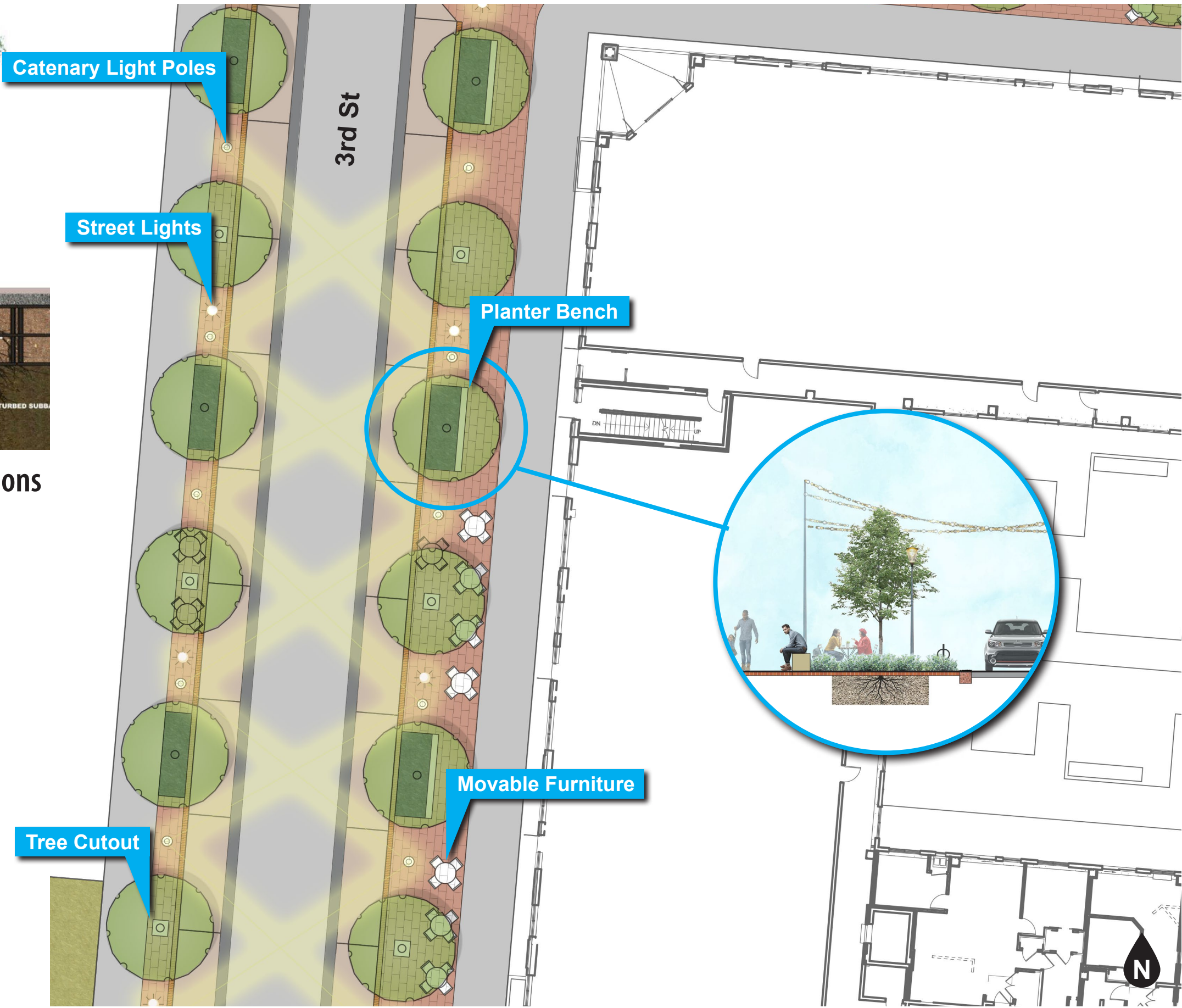


Contemporary LED Post-top Luminaire

Downtown Wausau Mall Design Development Plan - Plantings



Special soils for healthy tree growing conditions in paved sidewalk zone (Silva Cells)



Downtown Wausau Mall Design Development Plan - Amenities and Furnishings



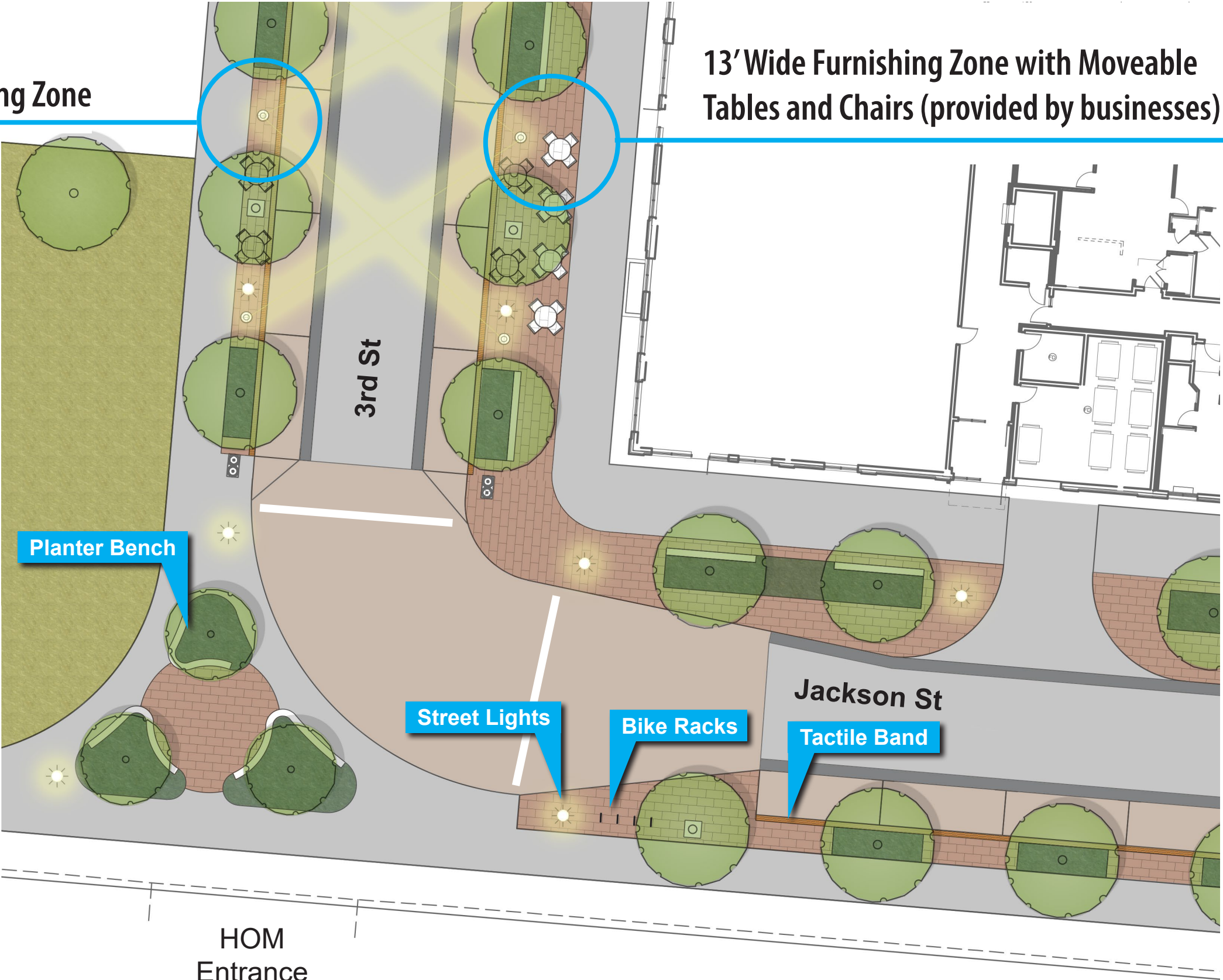
Example of Wood and Steel Bench



Planter with Seating Benches / Gathering Area and Special Pavement

5' wide Furnishing Zone

13' Wide Furnishing Zone with Moveable Tables and Chairs (provided by businesses)



Thank You - Questions - Input



Downtown Mall Redevelopment

City of Wausau, Wisconsin

Infrastructure & Facilities Committee

08-08-2024



Phase 2 - PRELIMINARY 60% Opinion of Probable Cost

Wausau Downtown Mall Redevelopment
Phase 2 - Washington, Jackson, 3rd Street Construction and Utilities

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
1001.0100.S	2" POLYSTYRENE INSULATION (UNDISTRIBUTED)	1,500	SF	\$ 4.50	\$ 6,750.00
204.0100	REMOVING CONCRETE PAVEMENT	2,700	SY	\$ 15.50	\$ 41,850.00
204.0150	REMOVING CURB & GUTTER	530	LF	\$ 6.00	\$ 3,180.00
204.0155	REMOVING CONCRETE SIDEWALK	850	SY	\$ 8.00	\$ 6,800.00
204.0185	REMOVING MASONRY	175	CY	\$ 25.00	\$ 4,375.00
204.0198.S	REMOVING CONCRETE FOUNDATIONS, WALLS, STRUCTURES, AND BASES	55	CY	\$ 50.00	\$ 2,750.00
204.0210.S	REMOVING MANHOLES	4	EA	\$ 500.00	\$ 2,000.00
204.0215	REMOVING CATCH BASINS	9	EA	\$ 500.00	\$ 4,500.00
204.0245.S	REMOVING STORM SEWER	325	LF	\$ 20.00	\$ 6,500.00
204.0500.S	REMOVING SANITARY SEWER	1,200	LF	\$ 5.00	\$ 6,000.00
204.0600.S	REMOVING WATERMAIN (UNDISTRIBUTED)	230	LF	\$ 5.00	\$ 1,150.00
204.0800.S	ABANDON SANITARY SEWER, STORM SEWER, AND WATERMAIN	100	LF	\$ 12.00	\$ 1,200.00
205.0100	EXCAVATION COMMON	12,300	CY	\$ 25.00	\$ 307,500.00
205.0600.S	CONTAMINATED SOILS EXCAVATION	9,100	TON	\$ 30.00	\$ 273,000.00
208.0100	BORROW (UNDISTRIBUTED)	500	CY	\$ 30.00	\$ 15,000.00
305.0125.S	BASE AGGREGATE DENSE 1 1/4-INCH	3,500	CY	\$ 40.00	\$ 140,000.00
415.0060.S	CONCRETE PAVEMENT 6-INCH	2,580	SY	\$ 75.00	\$ 193,500.00
415.0090.S	CONCRETE PAVEMENT 9-INCH	6,900	SY	\$ 95.00	\$ 655,500.00
416.0610	DRILLED TIE BARS	6	EA	\$ 15.00	\$ 90.00
416.0620	DRILLED DOWEL BARS	92	EA	\$ 20.00	\$ 1,840.00
465.0105	ASPHALTIC SURFACE	500	TON	\$ 125.00	\$ 62,500.00
601.0110	CONCRETE CURB TYPE D	225	LF	\$ 35.00	\$ 7,875.00
601.0411.S	CONCRETE CURB AND GUTTER 30-INCH TYPE D	17	LF	\$ 45.00	\$ 765.00
601.0205	CONCRETE GUTTER 24-INCH	1,600	LF	\$ 42.00	\$ 67,200.00
601.0600.S	CONCRETE CURB PEDRESTRIAN (RIBBON)	500	LF	\$ 40.00	\$ 20,000.00
602.0515	CURB RAMP DETECTABLE WARNING FIELD NATURAL PATINA	4,700	SF	\$ 65.00	\$ 305,500.00
608.0312	STORM SEWER PIPE REINFORCED CONCRETE CLASS III 12-INCH	550	LF	\$ 65.00	\$ 35,750.00
608.0318	STORM SEWER PIPE REINFORCED CONCRETE CLASS III 18-INCH	425	LF	\$ 85.00	\$ 36,125.00
611.0535.S	MANHOLE COVERS TYPE J-SPECIAL (STORM AND SANITARY)	7	EA	\$ 1,200.00	\$ 8,400.00
611.0606	INLET COVERS TYPE B	18	EA	\$ 1,000.00	\$ 18,000.00
611.0624	INLET COVERS TYPE H	1	EA	\$ 850.00	\$ 850.00
611.1004	CATCH BASINS 4-FT DIAMETER	7	EA	\$ 4,500.00	\$ 31,500.00
611.1230	CATCH BASINS 2X3 FT	11	EA	\$ 3,000.00	\$ 33,000.00
611.2003	MANHOLES 3-FT DIAMETER	2	EA	\$ 4,000.00	\$ 8,000.00
611.2004	MANHOLES 4-FT DIAMETER	1	EA	\$ 5,500.00	\$ 5,500.00
611.2005	MANHOLES 5-FT DIAMETER	3	EA	\$ 6,000.00	\$ 18,000.00
616.0700.S	TEMPORARY SAFTEY FENCE	2,500	LF	\$ 25.00	\$ 62,500.00
618.0100	MAINTENANCE AND REPAIR OF HAUL ROADS (PROJECT)	1	EA	\$ 5,000.00	\$ 5,000.00
619.1000	MOBILIZATION	1	EA	\$ 350,000.00	\$ 350,000.00
623.0200	DUST CONTROL SURFACE TREATMENT (UNDISTRIBUTED)	5,000	SY	\$ 1.50	\$ 7,500.00
625.0100	TOPSOIL	900	SY	\$ 10.00	\$ 9,000.00
627.0205	MULCHING. METHOD B (WOOD FIBER)	900	SY	\$ 1.50	\$ 1,350.00
628.1504	SILT FENCE (UNDISTRIBUTED)	2,000	LF	\$ 1.50	\$ 3,000.00
628.1520	SILT FENCE MAINTENANCE	2,000	LF	\$ 0.10	\$ 200.00
628.1905	MOBILIZATIONS EROSION CONTROL	2	EA	\$ 500.00	\$ 1,000.00
628.1910	MOBILIZATIONS EMERGENCY EROSION CONTROL	2	EA	\$ 1,000.00	\$ 2,000.00
628.2006	EROSION MAT URBAN CLASS I TYPE A (UNDISTRIBUTED)	1,000	SY	\$ 6.00	\$ 6,000.00
628.7020	INLET PROTECTION TYPE D	19	EA	\$ 200.00	\$ 3,800.00
628.7504.S	TEMPORARY DITCH CHECKS	800	LF	\$ 10.00	\$ 8,000.00
628.7560	TRACKING PADS	3	EA	\$ 1,000.00	\$ 3,000.00
629.0210	FERTILIZER TYPE B	1	CWT	\$ 100.00	\$ 100.00
630.0140	SEEDING MIXTURE NO.40	100	LB	\$ 20.00	\$ 2,000.00
630.0200	SEEDING TEMPORARY	100	LB	\$ 15.00	\$ 1,500.00
630.0500	SEED WATER	25	MGAL	\$ 20.00	\$ 500.00
643.5000	TRAFFIC CONTROL	1	EA	\$ 45,000.00	\$ 45,000.00
646.1005	MARKING LINE PAINT 4-INCH	2,400	LF	\$ 1.50	\$ 3,600.00
646.5005	MARKING ARROW PAINT	1	EA	\$ 100.00	\$ 100.00
646.5205	MARKING SYMBOL PAINT	3	EA	\$ 125.00	\$ 375.00
646.6005	MARKING STOP LINE PAINT 12-INCH	75	LF	\$ 3.50	\$ 262.50
646.8305	MARKING PARKING STALL PAINT	1,050	LF	\$ 2.00	\$ 2,100.00
646.7205	MARKING CHEVRON PAINT 24-INCH	45	LF	\$ 5.00	\$ 225.00
646.7405	MARKING CROSSWALK PAINT TRANSVERSE LINE 6-INCH	410	LF	\$ 2.00	\$ 820.00
690.0150	SAWING ASPHALT	100	LF	\$ 4.00	\$ 400.00
690.0250	SAWING CONCRETE	900	LF	\$ 5.00	\$ 4,500.00
800.0106.S	SANITARY SEWER PVC-SDR 35 6"	300	LF	\$ 85.00	\$ 25,500.00
800.0108.S	SANITARY SEWER PVC-SDR 35 8"	45	LF	\$ 90.00	\$ 4,050.00
800.0110.S	SANITARY SEWER PVC-SDR 35 10"	800	LF	\$ 95.00	\$ 76,000.00
800.0112.S	SANITARY SEWER PVC-SDR 35 12"	5	LF	\$ 100.00	\$ 500.00
800.0200.S	PVC WYE, 10 INCH X 6 INCH	12	EA	\$ 300.00	\$ 3,600.00
800.0200.S	PVC WYE, 10 INCH X 8 INCH	1	EA	\$ 350.00	\$ 350.00
800.0200.S	PVC WYE, 10 INCH X 10 INCH	2	EA	\$ 500.00	\$ 1,000.00
801.0104.S	SANITARY SEWER MANHOLES, 4' DIAMETER	6	EA	\$ 17,500.00	\$ 105,000.00
XSP001	ELECTRICAL (WIRING, CONDUIT, SERVICE EQUIPMENT)	1	LS	\$ 95,000.00	\$ 95,000.00
XSP001	LIGHTING	1	LS	\$ 195,000.00	\$ 195,000.00
XSP003	IRRIGATION WORK	1	LS	\$ 100,000.00	\$ 100,000.00
XSP004	STREET SCAPE AND FURISHINGS	1	LS	\$ 427,000.00	\$ 427,000.00

Estimated Construction Cost \$ 3,890,000.00

Contingency (10%)?	\$ 389,000.00
Estimated Design Fees Remaining to Complete Project	\$ 250,000.00
Estimated Construction Administration, Oversight, and Staking	\$ 450,000.00

Estimated Total Cost \$ 4,979,000.00

Agenda Item No.

3

STAFF REPORT TO INFRASTRUCTURE & FACILITIES

COMMITTEE – August 8, 2024

AGENDA ITEM

Update on the construction of the Lead Service Line Replacements

BACKGROUND

- The 2024 LSL replacement project is moving forward and construction has been increasing week by week. It is the goal to get up to 10 LSL's replaced per day. CIP, our private partners, have been managing the majority of this project on the ground and with public outreach and communication.
- A more robust communication and outreach plan is being prepared and will begin in August. CIP has been setting up events within the city, attending events to set up a booth to distribute information and has been canvassing neighborhoods. The outreach forthcoming will focus on a higher-level view of the project, helping educate the public on lead lines, outlining the schedule moving forward, providing links for the public to specific areas of the websites and will keep residents informed of decisions made by council related to the project.

FISCAL IMPACT

None at this time.

STAFF RECOMMENDATION

Committee discussion.

Staff contact: Eric Lindman 715-261-6745

EquiFlow Wausau Lead-Free Program

Monthly Progress Report

SUMMARY OF LEAD VERIFICATION EFFORTS



As of May 2024



As of July 2024

*Includes in-person verifications from canvassing and self-verification submissions online from the project website.

2885

Total number of homes in Phase 1 census tracts

3660

4183

Total number of home visits (canvassing) in Phase 1 census tracts to date

1253*

1491*

Total number of homes verified in Phase 1 census tracts to date

440

483

Total number of homes eligible for replacement (lead found upon verification)

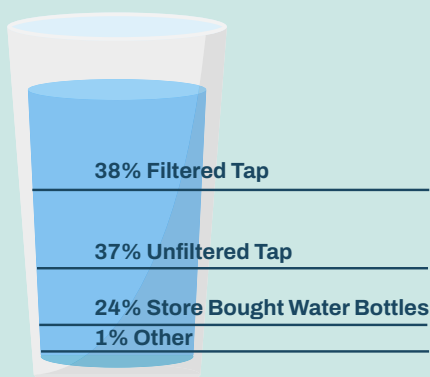
322

469

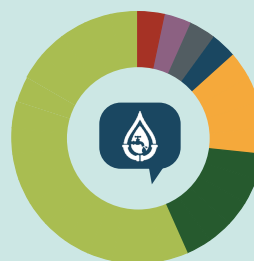
Total number of ROE forms signed and returned to the EquiFlow team

COMMUNITY OUTREACH SURVEY RESULTS

What is your current source of drinking water?



How did you hear about the program?



2% TV

2% Newspaper

3% Social Media

3% Word of Mouth

13% Door Hanger

15% Wausau Water Works

62% House Visit

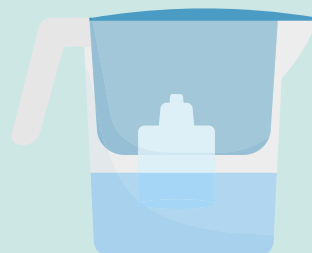
Are you aware of the potential harm lead can cause?



80%
Yes

13%
No

7%
Unsure



Do you have access to a water filter?

38%
Yes

49%
No

13%
Unsure

SUMMER FUN FAMILY EVENT HIGHLIGHT

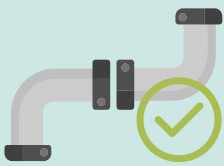


EquiFlow held its first Summer Fun Family Event on July 27th from 9am-12pm at John Marshall Elementary School. All were welcome and a great time was had by those that came to learn more about how they can keep their family safe from the dangers of lead!

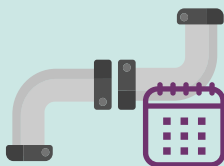
PHASE 1 CONSTRUCTION TIMELINE

LOCATION	DATE	JUNE	JULY	AUG	SEP	OCT
Kent/Eau Claire	6/24 - 8/12					
Sturgeon Eddy	8/13 - 8/22					
Wausau East	8/23 - 8/30					
East Hollows	9/3 - 9/11					
1 st and 3 rd Ave	9/12 - 9/18					
West Hollows	9/19 - 10/9					
Wausau West	10/10 - 10/17					

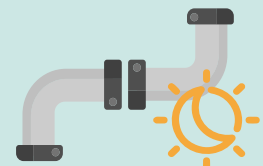
PHASE 1 CONSTRUCTION PROGRESS



89
HOMES with service lines replaced to date



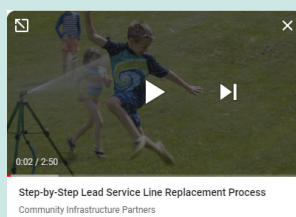
133
HOMES scheduled to have service lines replaced in August



3.3/DAY
12.7/WEEK Average rate of replacement for service lines in Phase 1

NEW MEDIA

Watch our new video explaining the replacement process step by step to learn more about what to expect if you enroll in the Program!



<https://www.youtube.com/watch?v=nr6fX9f3IzM>



OUTREACH EVENTS

- **Aug 7 & 19:** Community Partners Campus Food Bank
- **Aug 10:** Wausau Farmer's Market
- **Sept 11 & 23:** Community Partners Campus Food Bank
- **Sept 13-22:** Wausau Welcome Week
- **Oct 5:** Harvest Fest

STAFF REPORT TO INFRASTRUCTURE AND FACILITIES**COMMITTEE – August 8, 2024****AGENDA ITEM**

Discussion and possible action on parking restrictions on North 4th Avenue between Bridge Street and Oak Street

BACKGROUND

The DPW sign department informed the Engineering Department that the posted parking restrictions on North 4th Avenue between Bridge Street and Oak Street are not in the current ordinances. The current posting includes 2-hour parking from 8 am to 6 pm on the east side of the roadway and no parking during school hours on the west side of the roadway. Also, a no parking back to corner is present on the east side of N. 4th Ave at Oak Street. See the attached map showing the current postings.

FISCAL IMPACT

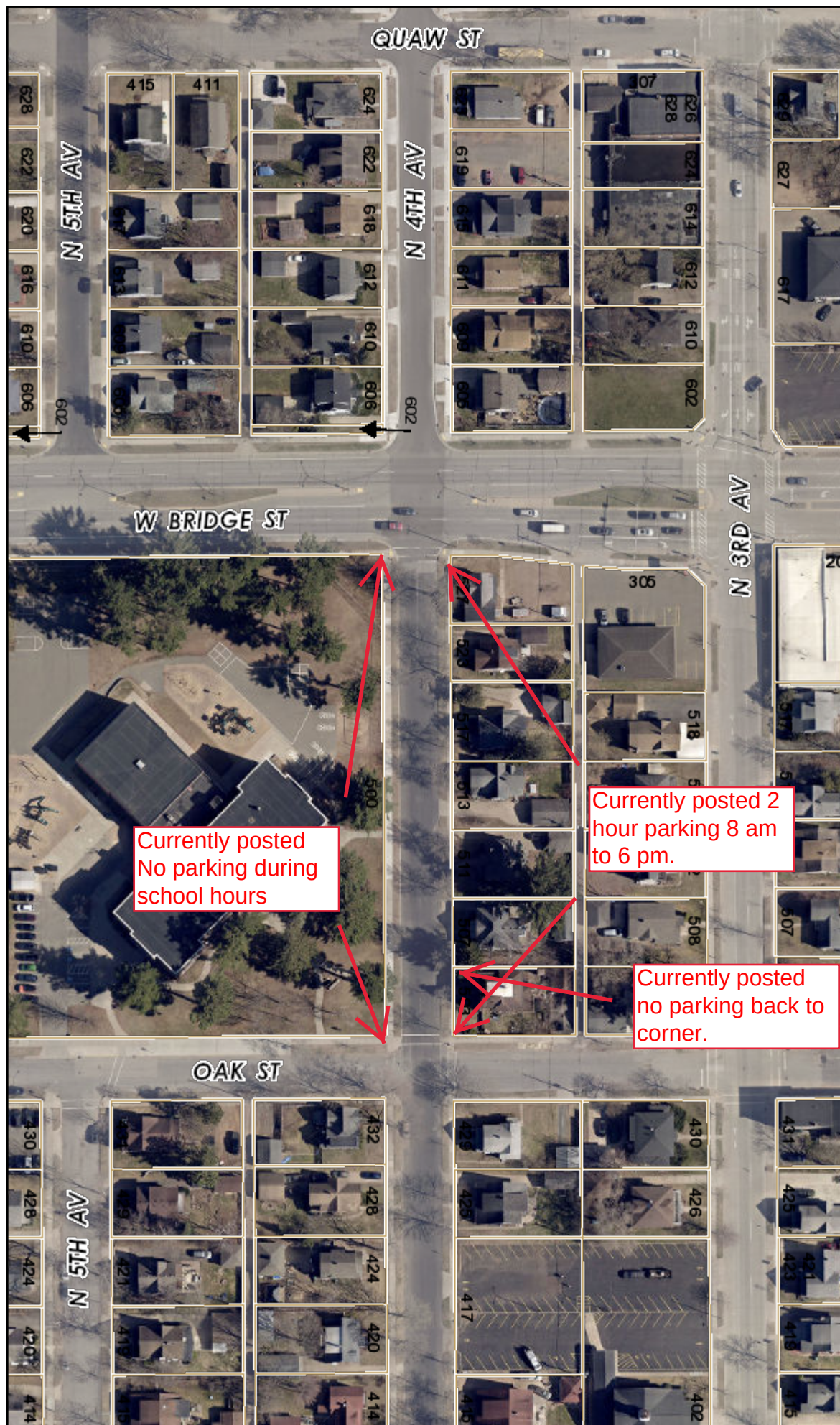
Minimal, sign removals or replacements.

STAFF RECOMMENDATION

Staff recommends the following:

- On the east side of N. 4th Ave in this block, remove the 2-hour parking restriction.
- On the west side of N. 4th Ave in this block, maintain the no parking, but change from 'during school hours' to be specific to 7:00 am to 4:00 pm.
- Maintain the existing 'No parking back to corner' sign on the east side of N. 4th Ave at Oak Street.

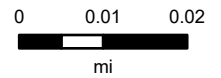
Staff contact: Allen Wesolowski 715-261-6762



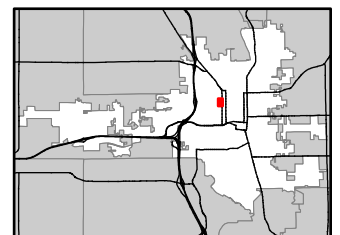
ArcGIS Web Map

City of Wausau / DPW

Date Printed: 8/1/2024



- Right Of Way
- Parcel



NOTES:

1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.
2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.
3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us

Agenda Item No.

5

STAFF REPORT TO INFRASTRUCTURE AND FACILITIES

COMMITTEE – August 8, 2024

AGENDA ITEM

Discussion and possible action on installing Suicide Hotline signs on the Bridge Street Bridge

BACKGROUND

Jared Thompson, EMS Division Chief, is a member of the Marathon County Suicide Death Review Team and they have identified the Bridge Street Bridge as a common public location where individuals in crisis have taken their life by jumping off the bridge. One of the recommendations from the review team is to add signs to offer a number to call.

FISCAL IMPACT

Minimal, staff would work with DPW sign department to make the signs and install them.

STAFF RECOMMENDATION

Staff recommends installing the signs on the Bridge Street Bridge.

Staff contact: Allen Wesolowski 715-261-6762

There is hope.
You Matter.

Text. Call. Chat.

988

Suicide & Crisis
LIFELINE

Funding for this sign provided by Elliot Health System



Agenda Item No.

6

STAFF REPORT TO INFRASTRUCTURE AND FACILITIES

COMMITTEE – August 8, 2024

AGENDA ITEM

Discussion and possible action on preliminary resolution to vacate certain right-of-way along East Thomas Street abutting a portion of 700 Grand Avenue, and vacating a portion of right-of-way formerly known as 804-806 Grand Avenue, 810 Grand Avenue, 814 Grand Avenue, and 816 Grand Avenue

BACKGROUND

A map is attached showing the proposed right-of-way to be vacated. The majority of this was dedicated by a Relocation Order in 2007.

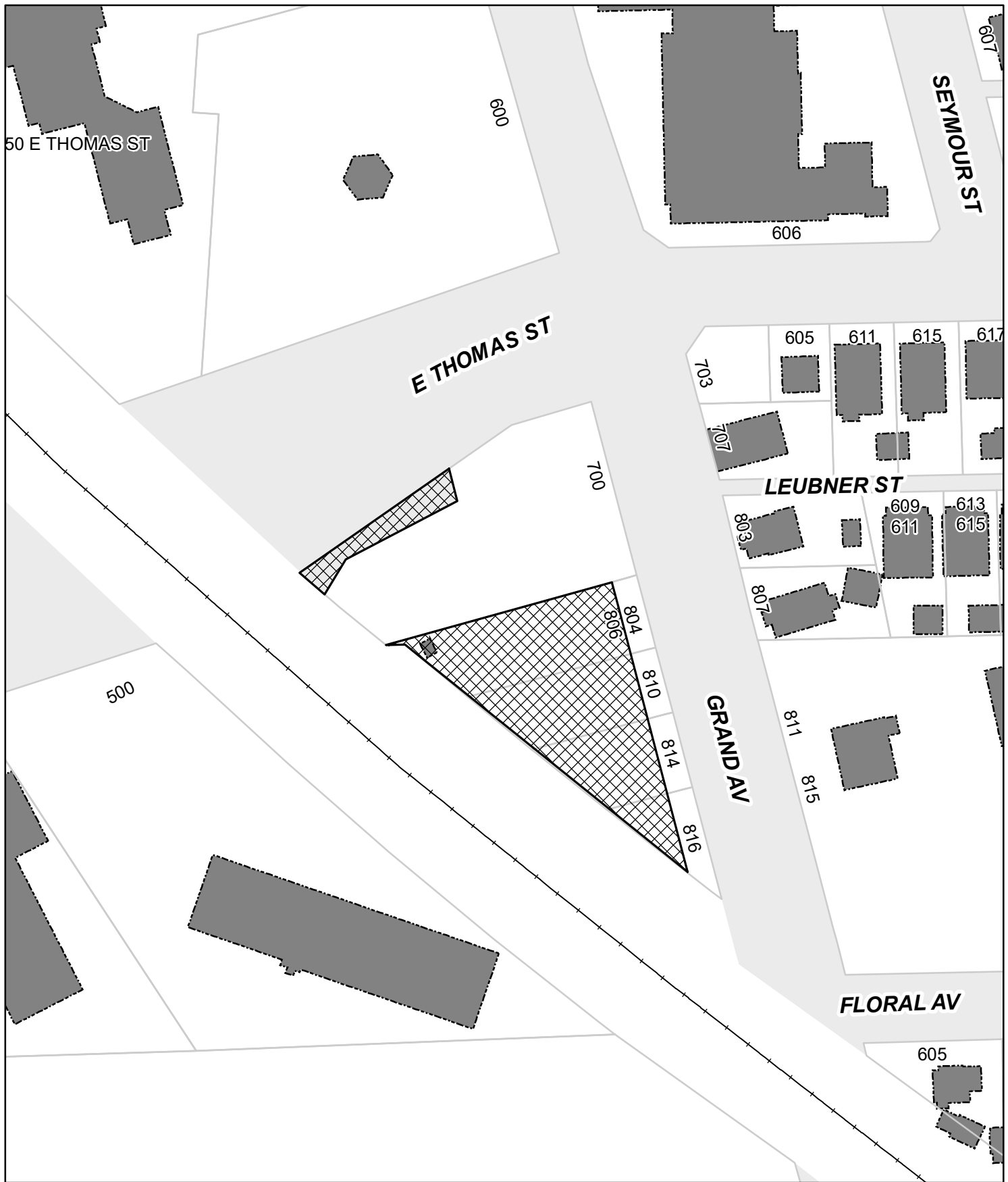
FISCAL IMPACT

Vacating this right-of-way will allow for the development of the parcels.

STAFF RECOMMENDATION

Staff recommends approving a preliminary resolution to vacate the right-of-way.

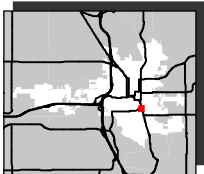
Staff contact: Allen Wesolowski 715-261-6762



CITY OF WAUSAU

Marathon County, Wisconsin

- Legend**
- Existing Building
 - Existing Right-of-Way
 - Proposed ROW Vacation



***STAFF REPORT TO INFRASTRUCTURE AND FACILITIES
COMMITTEE – August 8, 2024***

AGENDA ITEM

Discussion on potential property for the DPW Fleet Maintenance Facility at 901 Cherry Street

BACKGROUND

- Staff has continued to look for other locations for the proposed new fleet maintenance facility. The Marathon Box property has come up for sale, 901 Cherry St. Attached is a map of the location and the property. The property is about 6.5 acres and it is unique in that it has another 1.4ac parking lot on it that is owned by FISERV. Property is being listed by Schofield Group and I have spoken with the realtor about the property. An environmental study was completed in 1990 and the narrative of the study is attached for your reference.
- Because there are two separate properties I have let the realtor know the city would be interested in both properties to make this one contiguous usable site. Both properties together total about 7.9 acres.

FISCAL IMPACT

None at this time.

STAFF RECOMMENDATION

Committee discussion and direction related to next steps.

Staff contact: Eric Lindman 715-261-6745

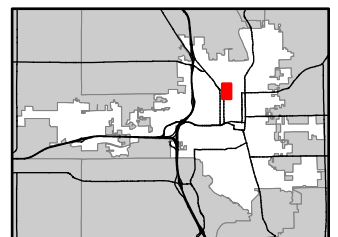
ArcGIS Web Map

City of Wausau / DPW

Date Printed: 7/30/2024

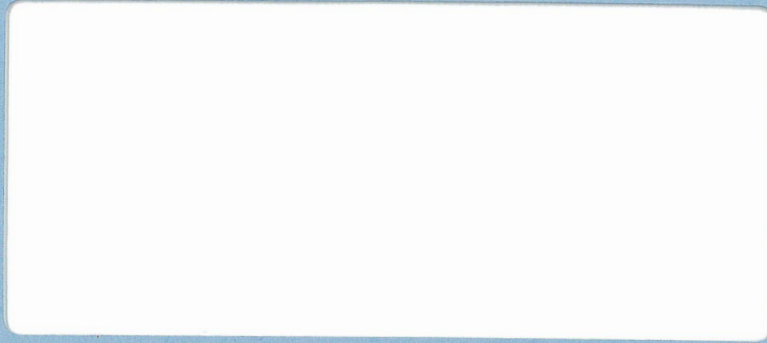
0 0.02 0.04
mi

Right Of Way
Parcel



NOTES:

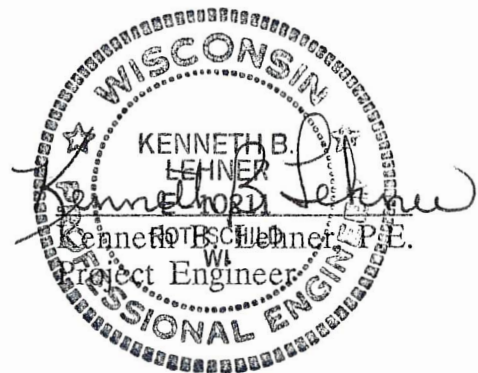
1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.
2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.
3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us



CENTRAL WISCONSIN ENGINEERS
903 GRAND AVENUE
ROTHSCHILD, WISCONSIN 54474
PHONE: (715) 359-9400

ENVIRONMENTAL STUDY
SCHUETTE BUILDING CENTERS, INC.
901 N. CHERRY STREET
WAUSAU, WI 54401

August, 1990



Prepared by:

Central Wisconsin Engineers, Inc.
903 Grand Avenue
Rothschild, WI 54474
Phone: (715) 359-9400

TABLE OF CONTENTS

	Page
1.0 Introduction	1
2.0 Background Information	1
2.1 Client	1
2.2 Consulting Engineer.....	2
2.3 Site Location.....	2
3.0 Site Background	2
3.1 Current Site Operations	2
3.2 Past Site Operations	3
4.0 Site Topography	3
5.0 Phase I Physical Survey	5
5.1 Inspection of Exterior Areas	5
5.2 Inspection of Interior Areas	5
6.0 Phase II Physical Survey	6
6.1 Seismic Refraction Survey	6
6.2 Groundwater Monitoring Wells	7
6.2.1 Borings	7
6.2.2 Cutting Disposal and Decontamination	8
6.2.3 OVM Sampling Procedures	8
6.2.4 OVM Calibration	8
6.2.5 Monitoring Well Construction	9
6.2.6 Well Development Methods	9
6.2.7 Water Sampling Procedures	10

7.0	Site Conditions	10
7.1	Soils	10
7.2	Geological Setting	11
7.3	Hydrogeology.....	12
7.4	Utilities	13
8.0	Site Survey	13
9.0	Sample Collection for Laboratory Analysis	14
9.1	Soil Samples From Borings	14
9.2	Water Samples	15
10.0	Laboratory Analysis	15
10.1	Soil Samples From Borings	15
10.2	Water Samples	15
11.0	Contamination Potential	20
11.1	Potential On-Site Contamination Sources	20
11.1.1	Underground Storage Tank	20
11.2	Potential Off-Site Contamination Sources	21
11.2.1	Spills	22
11.2.2	Leaking Underground Storage Tanks	22
11.2.3	Landfills	22
12.0	Summary and Conclusions	23
13.0	General Qualifications and Limitations	27

APPENDICES

- Appendix A - U.S. EPA Wausau Well Field Feasibility Study - Fact Sheet
- Appendix B - Summary of DNR File Search
 - Record of Spills
 - Tank Inventory Record
 - Record of Solid Waste Facilities
 - L.U.S.T. Cases
- Appendix C - Tank Closure Site Assessment Data
- Appendix D - Monitoring Well Data
 - Boring Logs
 - Monitoring Well Construction Forms
 - Monitoring Well Development Forms
 - Grain Size Analysis - Mechanical
- Appendix E - Analytical Test Results
- Appendix F - Photographs
- Appendix G - References and Sources of Information

FIGURES

- Figure 1 - Site Location
- Figure 1A - Site Location
- Figure 2 - Site Plan - Layout
- Figure 3 - Groundwater Contour Map

1.0 INTRODUCTION

Central Wisconsin Engineers, Inc. was retained by Schuette Building Centers, Inc., Wausau, Wisconsin to complete an environmental study for the Schuette Building Center site at 901 N. Cherry Street, Wausau.

This report has been prepared to summarize the environmental concerns discovered during the investigations conducted and to identify sources and/or potential sources of environmental liability which may require remedial action.

The report includes an investigation into:

- * Current and past uses of the property.
- * Changes in the site topography.
- * Phase I physical survey - inspection of the property and building exterior and interior areas for potential sources of contamination.
- * Phase II physical survey - test borings with corresponding monitoring wells constructed, and soil and groundwater sampling to determine the likelihood of contamination of the property.
- * Site conditions, which include: soils, geological setting, and hydrogeology.
- * Contamination potential due to potential on-site contamination sources.
- * Contamination potential due to potential off-site contamination sources, i.e. spills, leaking underground storage tanks, or landfills.

2.0 BACKGROUND INFORMATION

2.1 Client

Schuette Building Centers, Inc.
901 N. Cherry Street
Wausau, WI 54401
Attn: Earl W. Schuette, President
Phone: (715) 359-8113

2.2 Engineering Consultant

Central Wisconsin Engineers, Inc.
903 Grand Avenue
Rothschild, WI 54474
Attn: Hooshang Zeyghami, P.E.
Phone: 715-359-9400

2.3 Site Location

The property address is 901 N. Cherry Street, Wausau, Wisconsin. The site is located in the Southeast quarter of Section 23, Township 29 North, Range 7 East, City of Wausau, Wisconsin (Figure 1).

3.0 SITE BACKGROUND

3.1 Current Site Operations

The present owner, Schuette Building Centers, Inc. has not used this property to actively engage in manufacturing or service operations since 1985 when home fabrication was discontinued. However, from 1985 to the present, some of the buildings which formerly housed home fabrication operations have been leased to other businesses for storage and warehousing. The businesses currently leasing space include:

R. J. Brown Foam and Coatings, Inc.
East Bay Running Store
Marathon Electric
Modern Sewer
John Ohrmundt Construction Co.
Schultz Save-O-Foods
Sundog Trucking
Wisconsin Couriers

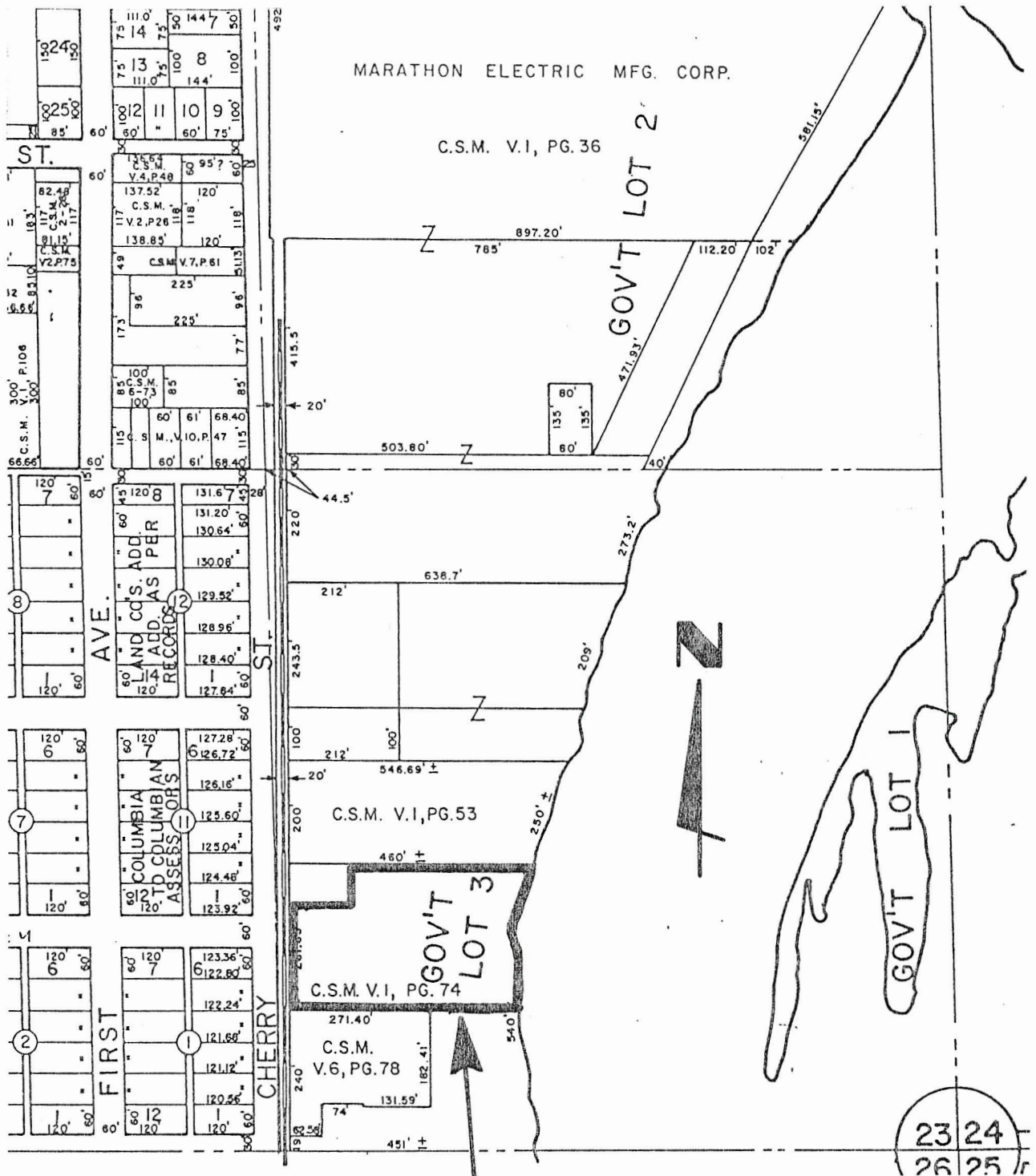


FIGURE 1A
SITE LOCATION



From 1975 to 1985, the Schuette Building Centers, Inc. used this property for its home fabrication operations.

3.2 Past Site Operations

Wausau City directories and Sandborn maps were used to trace past land usage back to 1884.

- 1884 Leahy and Breebe's Lumber Yard occupied the property.
- 1891 C. R. Corwith and J. Ross's Lumber Yard was the name of the business located on the site.
- 1898 - 1912 Jacob Mortenson Lumber Company occupied the property, using it principally for lumber storage.
- 1912 - 1923 The site was apparently vacant during this period, however, Wausau Canning Co. occupied the north portion of the site during part of this period for their pea canning operation.
- 1929 - 1954 Rib Mountain Granite Company was located on the site and was engaged in cutting and polishing granite.
- 1955 - 1956 Prehn Granite Quarries, Inc. was the name of the business located on this property. This business was also engaged in cutting and polishing granite.
- 1957 - 1961 Northway Wholesale used the property during this period of time.
- 1961 - 1974 Wausau Homes, Inc. was located on the site and was engaged in home fabrication operations. The company name prior to 1965 was Housing Service Co. In 1974, Wausau Homes, Inc. moved its operations to a new site and Schuette Building Center began its occupancy of the property.

4.0 SITE TOPOGRAPHY

Some information about the site topography and any changes that may have occurred can be gained from aerial photographs. The aerial photographs prepared by the Agricultural Stabilization Conservation Service (ASCS) showing the City of

Wausau were found at several different offices; the Wisconsin DNR, Marathon County Soil Conservation Service and the Wausau City Planner's Office. The dates of these photographs were: 1938, 1948, 1960, 1961, 1963, 1964, and 1978.

The 1938 photograph (BHZ-7-17 dated 9/22/38), the oldest aerial photograph found, showed the portion of the property north of Union and about half way from Cherry Street East to the Wisconsin River to be occupied with one large building and several small buildings. The remainder of the property was clear, except for the eastern third which had not yet been filled in and appeared to still be covered with trees and bushes.

The 1948 aerial photograph (EHZ-7E-12, dated 8/30/48) still shows the eastern third of the property next to the Wisconsin River to be covered with trees and bushes. Thus, the property had still not been filled in by 1948.

The 1960 aerial photograph (BHZ-5AA-113, dated 8/16/60) shows the trees and bushes to be missing from the eastern third of the property, except for a narrow band along the river bank. This confirms interview reports that the site was filled in by the late 1950's.

In the 1948 and 1960 aerial photographs, it was not possible to identify the number of buildings which had been erected on the property.

The aerial photographs after 1960 appear the same as the 1960 photograph since the site topography has not changed since that date.

In an interview, it was reported that the site was blacktopped in the 1965 to 1967 period, however, it is not possible to confirm this information from the aerial photographs.

5.0 PHASE I PHYSICAL SURVEY

5.1 Inspection of Exterior Areas

On Tuesday, July 3, 1990, a Central Wisconsin Engineers, Inc. professional engineer conducted a visual reconnaissance of the exterior areas on the Schuette Building Center property. Photos were taken and the property was inspected to determine if physical evidence exists which may indicate possible environmental impact from either current or past on-site activities.

The results of this physical survey of the exterior areas on the site reveal no visible environmental impairments with the following possible exceptions. On the east side of Building 9 there is an oil storage tank, oil stored in open containers, and oil spillage on the ground surface (see photographs No. 2, 3, and 4 in Appendix F). Also in an area, approximately 10 feet wide by 50 feet long just west of Building 15, there is evidence of oil spillage on the ground surface. However, the blacktop surface which covers all of the ground surface on the property, except for the river bank, is solidly intact in both of these areas so the oil spillages do not appear to have caused any subsurface contamination.

5.2 Inspection of Interior Areas

On Monday, August 6, 1990, a Central Wisconsin Engineers, Inc. technician inspected the building interiors to determine if they contained any materials which might cause a health or environmental concern.

Following is a summary of the inspection comments (see Figure 2):

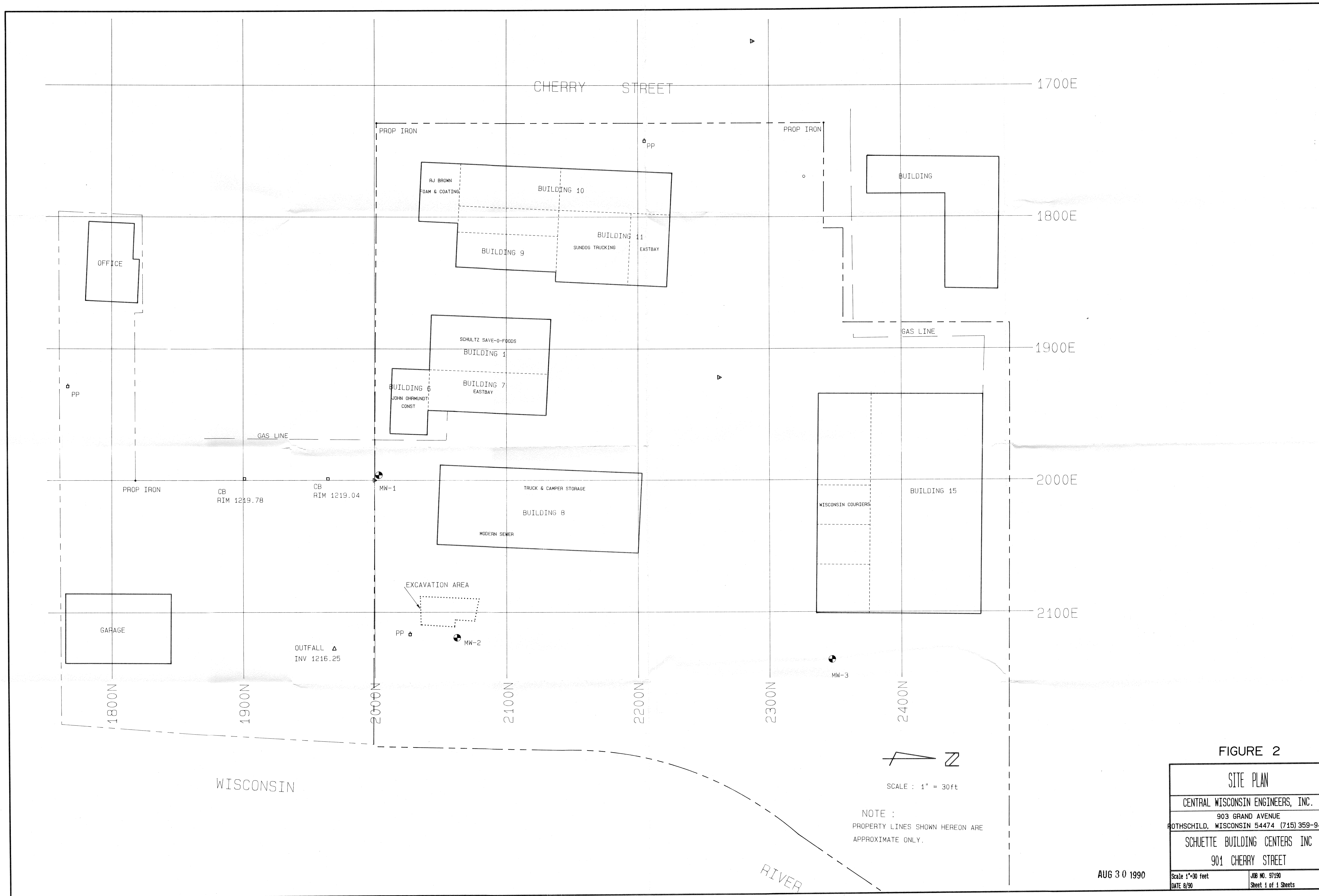


FIGURE 2

SITE PLAN	
CENTRAL WISCONSIN ENGINEERS, INC.	
903 GRAND AVENUE ROTHSCHILD, WISCONSIN 54474 (715) 359-9400	
SCHUETTE BUILDING CENTERS INC 901 CHERRY STREET	
Scale 1"=30 feet DATE 8/90	JOB NO. 97190 Sheet 1 of 1 Sheets

AUG 30 1990

<u>Building Number</u>	<u>Occupant</u>	<u>Inspection Comments</u>
9 & 10	R. J. Brown Foam & Coatings, Inc.	Storage of mineral spirits, diamethylformaldehyde, coro foam, and paints in 55-gallon drums.
9	Marathon Electric	Locked - no access.
11	East Bay	Clean, some old oil stains on concrete floor.
11	Sundog Trucking	Storage of 32 pallets of 90% silica carbide, and truck storage with spills of oil and grease on the concrete floor.
6	John Ohrmundt Construction Co.	Tenants locked door. No entry.
7	East Bay	Clean, wood construction.
1	Schultz Save-O-Foods	Concrete floor, wood construction.
8	Modern Sewer	Two 55-gallon drums, 30W oil - leaking on concrete floor.
15	Wisconsin Couriers & Unoccupied Areas	Concrete floor with some oil and grease staining. An old paint room.

6.0 PHASE II PHYSICAL SURVEY

6.1 Seismic Refraction Survey

Concern has been expressed about the possibility of buried barrels at the site. The client had therefore proposed that a seismic refraction survey be undertaken to help define subsurface conditions. However, the seismic refraction technique is used to determine the thickness of geologic strata which are areally extensive and generally uniform in composition. The technique requires that boundaries be present in the subsurface between layers of contrasting seismic velocity. A single buried barrel, or

even several such barrels would not be detected by a seismic refraction survey, and we therefore did not recommend this approach.

6.2 Groundwater Monitoring Wells

Three test borings with corresponding monitoring wells were constructed on July 12, and 13, 1990, by WTD Environmental Drilling. Drilling was supervised by Central Wisconsin Engineers personnel. Well placement was determined by regional groundwater contours and limited by property boundaries and utilities. Well locations are indicated in Figure 3.

6.2.1 Borings

The borings were drilled using a truck mounted Diedrich D-50 drilling rig. Four and one quarter inch hollow stem augers were employed to advance the bore holes. No water or additives were used during drilling. Soil samples were collected at 2, 5, 7, 10, 15, 25, and 35 foot depths using a split spoon sampler. Split spoon samples were collected from the borings using standard undisturbed sampling techniques. The samples were obtained by driving a 2-inch diameter (OD) sample spoon with a 140 pound weight free falling 30 inches. The split spoon sampler was cleaned with water and TSP detergent and triple rinsed with tap water prior to each sample collected.

The soil samples collected were preserved in screw-top, airtight, clear glass jars for analysis with the Thermo Environmental Instruments Model 580A Organic Vapor meter (OVM), a photoionization detector. Field boring logs, including the results of OVM screening, were kept during drilling and are included in Appendix D.



MONITORING WELL DATA [ELEV. & LOCATION]			
WELL NUMBER	MW#1	MW#2	MW#3
TOP OF CASING	1221.855	1220.245	1218.745
GROUND ELEV.	1221.285	1217.905	1216.265
TOP OF PVC	1221.815	1220.205	1218.725
DEPTH TO WATER	34.06	32.51	30.99
WATER ELEV.	1187.755	1187.695	1188.735
DATE	7/19/90	7/19/90	7/19/90
COORDINATES			
NORTH	2003.21	2062.444	2347.201
EAST	1996.084	2119.324	2135.999

FIGURE 3

GROUNDWATER CONTOUR MAP

CENTRAL WISCONSIN ENGINEERS, INC.

903 GRAND AVENUE
ROTHSCHILD, WISCONSIN 54474 (715) 359-9400

SCHUETTE BUILDING CENTERS INC
901 CHERRY STREET

Scale 1"=30 feet
DATE 8/90

JOB NO. 97190
Sheet 1 of 1 Sheets

NOTE :
PROPERTY LINES SHOWN HEREON ARE
APPROXIMATE ONLY.

AUG 30 1990

6.2.2 Cutting Disposal and Decontamination

Cuttings from borehole construction were left on site. There was no detection of volatile organic compounds in the soils. The drilling rig and augers were cleaned at WTD. Different augers were used at each borehole.

6.2.3 OVM Sampling Procedures

The samples gathered for OVM analysis were collected using a hand trowel cleaned with Alconox detergent and tap water between samples. The samples were placed in clean, clear glass bottles (1/2 full) and covered tightly with aluminum foil. Samples were placed in a protected area and allowed to reach an approximate temperature of 70° F. The head space soil gases were then measured by gently placing the probe through the aluminum foil. The meter readings are direct from a digital read-out in parts per million (ppm).

6.2.4 OVM Calibration

The OVM Model 580A used for field screening of soil samples for volatile organic compounds (VOCs) is calibrated once a week in accordance with the manufacturer's instructions. The OVM is factory calibrated with isobutylene, and calibration is checked by sampling a span gas with a known concentration. The OVM is checked with 100 ppm isobutylene calibration gas. All OVM responses contained in this report are shown relative to 100 ppm isobutylene. Because OVM screening is not a quantitative method and screening detects total ionizable hydrocarbons, lab analysis and soil screening results do not directly correlate. However, screening does give a qualitative indication of the magnitude of contamination present.

6.2.5 Monitoring Well Construction

The three monitoring wells established were constructed in the following manner:

- a) A schedule 40 polyvinyl chloride (P.V.C.) pipe meeting ASTM D-1785 was used. All well casing consists of 2 inch nominal diameter threaded flush joints.
- b) A 10-foot long well screen consisting of 2 inch nominal diameter schedule 40 PVC pipe with threaded flush joints and 0.01-inch slot size (Appendix D).
- c) The monitoring wells have a filter pack of coarse sand extending from the hole bottom to about two feet above the top of the screen (see Monitoring Well Construction Form Appendix D).
- d) Above the filter pack is a 2-foot thick seal composed of Unimum brand silica sand. Hydrated granular bentonite extends from the top of the seal to 1 foot below the ground surface.
- e) The surface seal from five feet below the ground surface was granular bentonite. The seal surrounds a 4 inch diameter lockable steel well guard pipe to a point one foot below the ground surface. The bentonite was hydrated, then covered with one foot of native soils to prevent dehydration. The well guard pipe and PVC riser are approximately 2 feet above the ground surface.

6.2.6 Well Development Methods

The monitoring well development after construction was completed by surging with a bailer and pumping. A 5 foot long 1 1/2 inch diameter PVC bailer was used to surge the water within the wells. This surging stirred up the water and sediments in order to remove these sediments from the well. A total of ten volumes of retention was then removed from each well using a PVC hand pump (Appendix D).

6.2.7 Water Sampling Procedures

- a) The device used to purge the wells was a 1 1/2 inch diameter PVC bailer with a check valve at the bottom.
- b) The device used to collect samples from the wells was a 1 1/2 inch diameter teflon bailer with a bottom check valve and inserted teflon bottom emptying device in a stopcock.
- c) Three well volumes of water were removed prior to collecting the samples.
- d) The bailers were rinsed with organic free water between bailing and sampling.
- e) Enviroscan, Rothschild, Wisconsin, provided sample containers: 40 ml. vials with teflon lined septa for BTEX analysis.
- f) The 40 ml. vials were overfilled without entrapped air bubbles to achieve a positive meniscus.
- g) The vials were checked for air bubbles by inverting the vial and tapping it on a hard surface.
- h) Two 40 ml. vials were obtained from each sampling point.
- i) The samples were stored on ice in a cooler and delivered to Enviroscan by Central Wisconsin Engineers, Inc. personnel.
- j) The water elevation was measured to the nearest 0.01 foot and recorded before the well was bailed.

7.0 SITE CONDITIONS

7.1 Soils

In the "Soil Survey of Marathon County, Wisconsin", prepared by the United States Department of Agriculture Soil Conservation Service, the native soil on this site is classified as a Mahtomedi loamy sand with 0 to 6 percent slopes. This soil type is commonly found on broad or narrow flats and knolls on stream terraces and outwash plains. The Mahtomedi soil is deep and excessively drained. Typically, the surface

layer is dark brown loamy sand about 8 inches thick. The subsoil is about 16 inches thick and ranges in composition from loamy sand in the upper part to gravelly loamy sand in the lower part. The substratum to a depth of about 60 inches is light brown gravelly coarse sand. Permeability is rapid in this soil; therefore, surface runoff is slow.

Knowing the soil classification provides an understanding of the degree and kind of soil limitations that affect building site development. In Mantomedi soils there are severe limitations for shallow excavations due to sloughing or caving which is affected by soil texture. Otherwise, for dwellings without basements, dwellings with basements, and small commercial buildings, the limitations are considered slight since the soil properties and site features are generally favorable for these uses and the limitations are minor and easily overcome.

7.2 Geological Setting

Schuette Building Center is located along the west bank of the Wisconsin River (see Figure 1). The Wisconsin River valley is approximately 2 miles wide at this point and is flanked by moderately steep hills. These hills rise 200 feet to the east and 300 feet to the west.

The Wisconsin River Valley contains meltwater-stream sediments left by the most recent glaciation. These deposits are composed primarily of sand, gravelly sand and sandy gravel, although lenses of finer grained material may also be found (Attig and Muldoon, 1989; Kendy and Bradbury, 1988). Individual sand and gravel beds are difficult to correlate from one location to another because of the heterogeneous nature of meltwater-stream deposits (Kendy and Bradbury, 1988). The thickness of

outwash sediments in this area is estimated to be between 50 and 100 feet deep (Trotta and Cotter, 1973); however, LaBerge and Myers (1983) mapped a bedrock outcrop approximately 1000 feet south of the Schuette property.

Pleistocene deposits are underlain by Precambrian igneous and metamorphic rocks. The bedrock directly beneath Schuette Building Center appears to be syenite and syenitized metavolcanics (La Berge and Myers, 1983).

The borings drilled for this investigation penetrated between 10 and 15 feet of fill before reaching natural materials (see Appendix D). Boring logs show that this natural material varies from coarse-grained sand and gravel to silty, fine-grained sand, which is typical of outwash deposits. The borings extend 39 to 40 feet into the subsurface without encountering bedrock.

7.3 Hydrogeology

The Wisconsin River valley meltwater-stream sediments are generally quite permeable, with reported hydraulic conductivity values ranging from 1.07×10^{-3} cm/sec to 1.31 cm/sec (Kendy and Bradbury, 1988). Fine-grained lenses within the outwash may be several orders of magnitude less permeable. Because groundwater moves preferentially through higher permeability material, contrasts in hydraulic conductivity can exert strong control over the local flow direction.

Water table contour maps prepared for other studies show groundwater flowing east-southeast beneath the Schuette site towards the Wisconsin River (Warzyn, 1989; Kendy and Bradbury, 1988). The water table contour map constructed from data collected in this study is consistent with these previous reports, although the local flow direction appears to be slightly south of southeast (see Figure 3).

7.4 Utilities

Before completing the test borings, a check was made to determine the location of any utilities on the site. In addition to calling Diggers Hotline, 1-800-242-8511, calls are made to the following organizations or agencies:

- * Wisconsin Public Service Corp.
- * Wisconsin Fuel & Light Co.
- * Wausau City Engineer's Office
- * Wausau Water & Sewer Utility

The overhead wires along the river bank and the buried gas lines shown on Figure 2 were the only utilities located on the site, and thus the only utilities of concern during drilling. These utilities have no influence as potential contaminant pathways.

8.0 SITE SURVEY

The site was surveyed by a CWE survey crew on July 27, 1990. The horizontal control was assumed as 2000 North, 2000 East at survey control point one (SCP 1) which, is a property iron. The basis for bearings is the property irons along the southwest side of the site and were assumed to bear S 0°00'02" W. The bearing and distance from survey control point #1 to survey control point #2 (PK nail) is N 16°37'49" W, 273.48'.

The vertical control was taken from a previously established USGS benchmark provided by the City of Wausau Engineering department. The benchmark is on the arrow of a hydrant on Cherry Street at the intersection of Knox Street. The published elevation is 1220.68.

Monitoring Well Data (Elevation & Location)

<u>Well Number</u>	<u>MW-1</u>	<u>MW-2</u>	<u>MW-3</u>
Top of Casing	1221.855	1220.245	1218.745
Ground Elevation	1221.285	1217.905	1216.265
Top of PVC	1221.815	1220.205	1218.725
Depth to Water	34.06	32.51	30.99
Water Elevation	1187.755	1187.695	1188.735
Date	7/19/90	7/19/90	7/19/90
Coordinates			
North	2003.21	2062.444	2347.201
East	1996.084	2119.324	2135.999

9.0 SAMPLE COLLECTION FOR LABORATORY ANALYSIS

9.1 Soil Samples from Borings

As the borings reached groundwater level, undisturbed soil samples were collected for laboratory analysis. During construction of MW-1, MW-2, and MW-3 split spoon soils were collected at approximately 35, 26, and 29 feet respectively. Sampling followed procedures described in Section 6.2.3. Samples were placed in laboratory supplied jars.

9.2 Water Samples

One round of water samples were completed by a Central Wisconsin Engineers technician. The round of samples was collected July 20, 1990. Sample collection followed procedures outlined in Section 6.2.7.

10.0 LABORATORY ANALYSIS

10.1 Soil Samples from Borings

The soil samples were analyzed at Enviroscan, a WDNR-approved laboratory (License #737053130). The samples were analyzed for total petroleum hydrocarbons (TPH), full volatile organic compounds with xylenes (VOCX), and RCRA metal extraction (arsenic, barium, cadmium, chromium, lead, mercury, selenium and silver). Analysis followed approved DNR procedures and they are stated in the lab report in Appendix E. The following tables summarize the data gathered from the soils at MW-1 through MW-3.

Soil Sample Analysis

<u>Contaminant</u>	<u>Units</u>	<u>MW-1</u>	<u>MW-2</u>	<u>MW-3</u>
Volatile Organic Compounds w/Xylenes (VOCX)	ng/g	X	X	X
Except for: Methylene Chloride*	ng/g	21.3	11.5	10.5
Toluene **	ng/g	2.70	8.28	4.78
TPH Gasoline	ug/g	X	X	X
TPH Diesel	ug/g	X	X	X

X = Analyzed but not detected

* = May be due to lab contamination

** = Suspected lab contamination

Soil Samples

Sample Date: 7/12,13/90

EP Toxicity Extraction

<u>Contaminant</u>	<u>Units</u>	<u>Allow. Conc.*</u>	<u>MW-1</u>	<u>MW-1</u>	<u>MW-3</u>
Silver	mg/l	5.0	X	0.007	0.010
Arsenic	mg/l	5.0	0.162	X	0.107
Barium	mg/l	100.0	0.074	0.162	0.076
Cadmium	mg/l	1.0	0.009	X	0.010
Chromium	mg/l	5.0	X	X	0.010
Mercury	mg/l	0.2	0.049	X	X
Lead	mg/l	5.0	X	X	X
Selenium	mg/l	1.0	0.220	X	X

X = Analyzed but not detected

* Table I "Maximum concentration of contaminants for characteristic of EP Toxicity"
Wisconsin Administrative Code NR 181.15 "Characteristics of hazardous waste"

10.2 Water Samples

The water samples were analyzed for full volatile organic compounds with xylenes (VOCX). The analytical results showed no detection for the VOCs (see Appendix E for the analytical lab report) except as follows:

Benzene in ug/l

Detection Limit: 0.2 ppb
 Enforcement Standard: 0.67 ppb
 Preventive Action Limit: 0.067 ppb

<u>Well</u>	<u>7/20/90</u>	<u>Any > ES ?</u>	<u>Any > PAL?</u>
MW-1	0.217	No	Yes
MW-2	3.94	Yes	Yes
MW-3	X	No	No

Ethylbenzene in ug/l

Detection Limit: 1.0 ppb
 Enforcement Standard: 1360 ppb
 Preventive Action Limit: 272 ppb

<u>Well</u>	<u>7/20/90</u>	<u>Any > ES ?</u>	<u>Any > PAL?</u>
MW-1	X	No	No
MW-2	1.17	No	No
MW-3	X	No	No

Toluene in ug/l

Detection Limit: 0.5 ppb
 Enforcement Standard: 343 ppb
 Preventive Action Limit: 68.6 ppb

<u>Well</u>	<u>7/20/90</u>	<u>Any > ES ?</u>	<u>Any > PAL?</u>
MW-1	1.22	No	No
MW-2	0.555	No	No
MW-3	0.63	No	No

Xylene in ug/l

Detection Limit: 1.0 ppb
Enforcement Standard: 620 ppb
Preventive Action Limit: 124 ppb

<u>Well</u>	<u>7/20/90</u>	<u>Any > ES ?</u>	<u>Any > PAL?</u>
MW-1	X	No	No
MW-2	8.22	No	No
MW-3	X	No	No

1,2 - Dichloroethylene

Detection Limit: 1.0 ppb
Enforcement Standard: 620 ppb
Preventive Action Limit: 124 ppb

<u>Well</u>	<u>7/20/90</u>	<u>Any > ES ?</u>	<u>Any > PAL?</u>
MW-1	1.63	No	No
MW-2	X	No	No
MW-3	X	No	No

The water samples were also analyzed for RCRA metals; arsenic, barium, chromium, cadmium, mercury, lead, selenium, and silver. The analyses were as follows:

Arsenic in ug/l

Detection Limit: 5.0 ug/l
Enforcement Standard: 50 ug/l
Preventive Action Limit: 5 ug/l

<u>Well</u>	<u>7/20/90</u>	<u>Any > ES ?</u>	<u>Any > PAL?</u>
MW-1	X	No	No
MW-2	X	No	No
MW-3	X	No	No

Barium in ug/l

Detection Limit: 2.0 ug/l
Enforcement Standard: 1000 ug/l
Preventive Action Limit: 200 ug/l

<u>Well</u>	<u>7/20/90</u>	<u>Any > ES ?</u>	<u>Any > PAL?</u>
MW-1	211	No	Yes
MW-2	502	No	Yes
MW-3	67	No	No

Chromium in ug/l

Detection Limit: 5.0 ug/l
Enforcement Standard: 50 ug/l
Preventive Action Limit: 5 ug/l

<u>Well</u>	<u>7/20/90</u>	<u>Any > ES ?</u>	<u>Any > PAL?</u>
MW-1	X	No	No
MW-2	X	No	No
MW-3	X	No	No

Chromium in ug/l

Detection Limit: 1.0 ug/l
Enforcement Standard: 10 ug/l
Preventive Action Limit: 1 ug/l

<u>Well</u>	<u>7/20/90</u>	<u>Any > ES ?</u>	<u>Any > PAL?</u>
MW-1	1.51	No	Yes
MW-2	X	No	No
MW-3	X	No	No

Mercury in ug/l

Detection Limit: 0.2 ug/l
Enforcement Standard: 2 ug/l
Preventive Action Limit: 0.2 ug/l

<u>Well</u>	<u>7/20/90</u>	<u>Any > ES ?</u>	<u>Any > PAL?</u>
MW-1	0.40	No	Yes
MW-2	0.45	No	Yes
MW-3	0.28	No	Yes

Lead in ug/l

Detection Limit: 2.0 ug/l
Enforcement Standard: 50 ug/l
Preventive Action Limit: 5 ug/l

<u>Well</u>	<u>7/20/90</u>	<u>Any > ES ?</u>	<u>Any > PAL?</u>
MW-1	X	No	No
MW-2	X	No	No
MW-3	X	No	No

Selenium ug/l

Detection Limit: 5.0 ug/l
Enforcement Standard: 10 ug/l
Preventive Action Limit: 1 ug/l

<u>Well</u>	<u>7/20/90</u>	<u>Any > ES ?</u>	<u>Any > PAL?</u>
MW-1	X	No	No
MW-2	X	No	No
MW-3	X	No	No

Silver in ug/l

Detection Limit: 14. ug/l
Enforcement Standard: 11. ug/l
Preventive Action Limit: 10 ug/l

<u>Well</u>	<u>7/20/90</u>	<u>Any > ES ?</u>	<u>Any > PAL?</u>
MW-1	14	No	Yes
MW-2	11	No	Yes
MW-3	16	No	Yes

11.0 CONTAMINATION POTENTIAL

11.1 Potential On-Site Contamination Sources

11.1.1 Underground Storage

A 10,000 underground storage tank was located in the excavation area shown on the site plan (Figure 2). On May 1, 1990, the tank was removed by Del Kluever Construction Company and Northwest Petroleum Service, Inc. Inspector Bernard Kohn of the City of Wausau Fire Department was present during the tank removal and observed the field testing and soil sampling procedures.

Data received on the Tank Closure Site Assessment for the 10,000 gallon leaded gasoline tank has been included in Appendix C.

The data includes: An Underground Petroleum Product Tank Inventory Registration Form; the Underground Petroleum Product Tank Inventory Abandonment Form; a sketch of the site showing tank and field sample locations; a copy of the Chain of Custody Record; Laboratory Test Data Report; and certification that the tank and sludge have been disposed of properly.

During the tank closure site assessment by Northwest Petroleum Service, Inc. Two soil samples were collected for field testing. Both samples recorded zero readings on an HNu photoionization detector.

Two soil samples were also collected for laboratory analysis. These samples were analyzed at Robert E. Lee & Associates, Green Bay, Wisconsin (Wisconsin certification Number 405043670), for total petroleum hydrocarbons (TPH) as gasoline. The lab analysis for sample A1 was 36 mg/kg and for sample A2, <0.5 mg/kg.

The Department of Industry, Labor, and Human Relations (DILHR) Tank Inventory has only the one (1) 10,000 gallon leaded gasoline tank listed for 901 North Cherry Street property (see Appendix B).

11.2 Potential Off-Site Contamination Sources

In an effort to identify any potential off site contamination sources, contact was made with the Wausau City Engineer's office and the Wisconsin Department of Natural Resources, North Central District, Rib Mountain and Rhinelander offices. A request was made to these agencies for reports or records regarding the occurrence of

any spills or contamination in the general vicinity of the Schuette Building Center property.

11.2.1 Spills

A copy of the Department of Natural Resources spills file search for the Schuette property and vicinity is included in Appendix B.

A review of this file does not reveal the occurrence of any spills which are in the near proximity to the Schuette Building Center property.

11.2.2 Leaking Underground Storage Tanks

A list of the DNR's Leaking Underground Storage Tank cases for the Wausau area is also included in Appendix B. None of the LUST cases listed are in close proximity to the site.

11.2.3 Landfills

Appendix B also includes a list of the landfills in the Wausau area. This list provides the location and status; active, inactive, and monitored, for each of four landfills. None of the listed landfills are close to the Schuette property.

North of the Schuette Building Center property, near Marathon Electric, there is a former city landfill site. However, the landfill was included in the West Study Area for the U.S. EPA Wausau Well Fund Final Feasibility Study (see Appendix A). In August 1989, the United States Environmental Protection Agency (U.S. EPA), working in cooperation with the Wisconsin Department of Natural Resources

(WDNR) completed the Remedial Investigation/Feasibility Study (RI/FS) at the Wausau well field, superfund site in Wausau, Wisconsin.

The Remedial Investigation (RI) revealed the following facts relating to the former City Landfill which were utilized in completing the Feasibility Study:

- a) VOC contamination is present in the northern section of the former City Landfill and in unsaturated soils adjacent to the fill.
- b) Nonvolatile organic compounds and heavy metals were detected at elevated concentrations in samples from the former City Landfill.
- c) Groundwater in the west study area is contaminated with a deep aquifer VOC plume. This contaminant plume originates at the former City Landfill near Marathon Electric and has been drawn north toward CW6.
- d) Groundwater in the east study area is also contaminated with VOCs. Two major contaminant plumes are apparent. One is a deep eastern plume also originating from the former City Landfill. The second plume is a shallow, widely dispersed plume. This plume lies beneath most of the Wausau Chemical property and also to the east and northeast (toward Production Well CW3).

From the report prepared for the Wausau Well field National Priorities List (NPL) Site, it is apparent that the U.S. EPA did not consider the Schuette Building Center property to have been impacted by the volatile organic compound (VOC) contamination found in the East and West Study Areas.

12.0 SUMMARY AND CONCLUSIONS

Following is a summary of the environmental concerns discovered during the investigations conducted, and a conclusion regarding the likelihood of contamination of the property.

Past Uses of the Property

Research into the past uses of the property revealed that its principal use prior to 1929 was a lumber yard. From 1929 to 1957, the site was used for granite cutting and polishing operations. Home fabricating businesses occupied the property from 1961 to 1985. There is a low level of probability that any toxic or hazardous substances were introduced to the environment due to these uses.

Changes in the Site Topography

From a review of aerial photographs, it could be determined that the property was filled in along the Wisconsin River in the late 1950's. Since the property was used for granite cutting and polishing operations until 1957, it is highly probable that granite cuttings and wastes were used in the fill. However, there is no basis for speculating that toxic or hazardous wastes were also buried in the fill area.

Phase I Physical Survey

An inspection of the exterior and interior areas for potential sources of contamination revealed little to indicate that any hazardous or toxic substances, materials or wastes have been introduced to the site environment. There are several exterior and interior locations where oil or grease has been spilled on the asphalt or concrete surfaces, but there is nothing to indicate it is anything other than surface contamination.

Phase II Physical Survey

The construction of three boreholes with corresponding monitoring wells was the principal invasive field investigations method employed to determine the likelihood of contamination of the property.

Based on field screening, there was no soil VOC contamination found at the points sampled. Also, soil samples submitted for laboratory analysis showed no significant levels of contamination when analyzed for Volatile Organic Compounds with Xylenes (VOCX), Total Petroleum hydrocarbons (TPH), and RCRA metals.

Groundwater samples collected for lab analysis showed no detection of volatile organic compounds in monitoring well MW-3, while some contamination was detected in monitoring wells MW-1 and MW-2. In MW-1, the level of benzene (0.217 ppb) did exceed the Preventive Action Limit (PAL) (0.067 ppb). Also, in MW-2 the level of benzene (3.94 ppb) exceeded both the Enforcement Standard (0.67 ppb) and the preventive action limit. Otherwise, the VOCXs showed no detection or were within both the Enforcement Standard and Preventive Action Limits.

The lab analysis of groundwater samples for RCRA metals detected the following:

MW-1 All RCRA metal concentrations below the Enforcement Standards.
However, barium, cadmium, mercury, and silver exceed the PAL.

MW-2 All RCRA metal concentrations below the Enforcement Standards.
However, barium, mercury, and silver exceed the PAL.

MW-3 All RCRA metal concentrations below the Enforcement Standards.
However, mercury and silver exceed the PAL.

An investigation of past practices does not indicate that any industrial process used substances which would introduce the RCRA metals found. A check of

laboratory practices would indicate that laboratory contamination is probably not the source.

It is difficult to draw conclusions from a single round of samples when dealing with concentrations in the parts per billion range. Repeated sampling may show these values to be much different. The fact that these metals were present in soils and water however, tend to indicate they do occur.

Therefore, we must conclude that the values found are a combination of natural background levels plus unknown sources.

Site Conditions

In an investigation of the site conditions, including; soils, geological setting, and hydrogeology, nothing was found to raise any concerns about the property.

Potential On-Site Contamination Sources

The only potential on-site contamination source appears to be the area where the 10,000 gallon underground storage tank was recently removed. The lab analysis for one of the soil samples was found to be 36 ppm TPH as gasoline. A detection level of 10 parts per million or greater must be reported to the DNR immediately, and further analysis is required to determine if a cleanup may be necessary. Thus, the analytical data currently available indicates further work will be necessary to evaluate this potential on-site contamination source.

Potential Off-Site Contamination Sources

A search for records of off-site contamination sources, such as spills, leaking underground storage tanks, or landfills does not reveal any likely sources of off-site contamination with the possible exception of the former city landfill site near Marathon Electric Company. Groundwater flow direction as determined by our measurements, discounts this source from groundwater considerations.

In summary, there are two items of potential concern regarding contamination of the property.

1. Analytical lab data currently available for the underground storage tank closure indicates further work will be necessary to evaluate this potential on-site contamination sources.
2. RCRA metal contaminants in the groundwater which exceed PAL limits are not reflected in the soil samples. Without knowing the regional background levels, we do not know what conclusions to draw.

There is reason to believe the contaminants found in the groundwater are coming from an off-site source.

13.0 GENERAL QUALIFICATIONS AND LIMITATIONS

Field and laboratory tests were conducted on samples collected at the locations specified in this report. Sample locations and numbers were determined by Central Wisconsin Engineers, Inc. personnel in general accordance with the Wisconsin Department of Industry, Labor & Human Relations "Guide to Underground Storage Tank Regulation and Closure" (revised 12/89), and the Wisconsin Department of Natural Resources, North Central District's "Site Assessment Guidance" (August, 1989). Variation in soil tests may occur in both the horizontal and vertical directions between any test locations. Because of these potential variations, no warranty or

guarantee, expressed or implied, can be made by Central Wisconsin Engineers, Inc. in respect to all in-place soils, excavated soils or groundwater quality at the site.

Agenda Item No.

8

***STAFF REPORT TO INFRASTRUCTURE AND FACILITIES
COMMITTEE – August 8, 2024***

AGENDA ITEM

Presentation on CIP Infrastructure Project Summary to be submitted for the 2025 budget

BACKGROUND

Engineering has prepared the infrastructure budget sheets for the 2025 budget cycle. The sheets outline the proposed projects, the estimated costs, and the funding source. Staff will present the projects to IF and answer any questions.

FISCAL IMPACT

The total budget and general fund budgets are noted on the attached summary sheets.

STAFF RECOMMENDATION

Staff recommends moving ahead with the proposed CIP budget.

Staff contact: Allen Wesolowski 715-261-6762

**CITY OF WAUSAU CAPITAL BUDGET
DETAIL ANALYSIS OF 2025 INFRASTRUCTURE PROJECTS**

		ACCT NO.	SPECIAL FUNDING SOURCE	TOTAL REQUEST	Special Funding	DEFERRED TO FUTURE YEAR	2025 BUDGET
LAND ACQUISITION							
TOTAL LAND ACQUISITION				\$ -	\$ -	\$ -	\$ -
DOT PROJECTS							
Grand Avenue, Division to Kent	CO balance			\$ -		\$ -	\$ -
WisDOT Misc. Projects	CO balance			\$ -		\$ -	\$ -
Scott Street Bridge Design	CO balance			\$ -		\$ -	\$ -
Grand Avenue Bridge Design	CO balance			\$ -		\$ -	\$ -
72nd Ave Trail Real Estate	CO balance		TID #11			\$ -	\$ -
6th Street, Horseshoe Spring Rd to Evergreen	CO balance			\$ -		\$ -	\$ -
Stewart Ave, 48th Ave to 72nd Ave design	CO balance		TID #10	\$ -		\$ -	\$ -
Stewart Ave, 48th Ave to 72nd Ave design OS	CO balance		TID #10	\$ -		\$ -	\$ -
Stewart Ave, 48th Ave to 72nd Ave real estate	CO balance		TID #10	\$ -		\$ -	\$ -
Stewart Ave, 48th Ave to 72nd Ave construction	CO balance		TID #10	\$ -		\$ -	\$ -
18th Street, WIS 52 to Sell Street	CO balance			\$ -		\$ -	\$ -
W Wausau Ave, 10th to Stevens, STP Urban - Design	CO balance			\$ -		\$ -	\$ -
W Wausau Ave, 10th to Stevens, STP Urban - Real Estate	CO balance		CO balance	\$ -		\$ -	\$ -
East Wausau Ave, 6th St to 18th St Design	CO balance			\$ -		\$ -	\$ -
Grand/Bus 51, Kent to Lakeview Design	CO balance			\$ -		\$ -	\$ -
E/W Trail Connector Design	CO balance		TID #11	\$ -		\$ -	\$ -
E/W Trail Connector Real Estate			TID #11	\$ 75,000	75,000	\$ -	\$ -
72nd Ave Trail South Extension			TID #11	\$ 420,000	420,000	\$ -	\$ -
3rd Ave, Union to Bridge Design				\$ 35,000		\$ -	\$ 35,000
TOTAL DOT PROJECTS				\$ 530,000	\$ 495,000	\$ -	\$ 35,000
STREET IMPROVEMENTS							
Cherry Street, W Wausau Ave to Randolph St				\$ 800,000			\$ 800,000
W Randolph St, Burek Ave to Merrill Ave				\$ 1,300,000			\$ 1,300,000
Fulton St, N 1st Street to N 7th Street			TID #3	\$ 750,000	750,000		\$ -
1st St/River Dr, McIndoe St to 300' N of Fulton St			TID #3	\$ 200,000	200,000		\$ -
2nd Street, Short Street to Dekalb Street			TID #3	\$ 200,000	200,000		\$ -
Downtown Mall Redevelopment			TID #3/#12	\$ 3,500,000	3,500,000		\$ -
TOTAL STREET IMPROVEMENTS				\$ 6,750,000	\$ 4,650,000	\$ -	\$ 2,100,000
PARKING IMPROVEMENTS							
McIndoe St, 4th St, Franklin St			TID #3	\$ 238,000	238,000		\$ -
TOTAL PARKING IMPROVEMENTS				\$ 238,000	\$ 238,000	\$ -	\$ -
BOULEVARD TREES & LANDSCAPING							
For 2024 project streets and subdivisions				\$ 25,000			\$ 25,000
TOTAL BOULEVARD TREES & LANDSCAPING				\$ 25,000	\$ -	\$ -	\$ 25,000
ASPHALT OVERLAY AND ALLEY PAVING							
Asphalt Paving				\$ 600,000			\$ 600,000
Alley Paving				\$ 35,000			\$ 35,000
TOTAL ASPHALT OVERLAY AND ALLEY PAVING				\$ 635,000	\$ -	\$ -	\$ 635,000
SIDEWALKS							
Annual Sidewalk Replacement Contract				\$ 200,000			\$ 200,000
New Sidewalk				\$ -			\$ -
TOTAL SIDEWALKS				\$ 200,000	\$ -	\$ -	\$ 200,000
STREET LIGHTING							
TOTAL STREET LIGHTING				\$ -	\$ -	\$ -	\$ -

**CITY OF WAUSAU CAPITAL BUDGET
DETAIL ANALYSIS OF 2025 INFRASTRUCTURE PROJECTS**

ACCT NO.		SPECIAL FUNDING SOURCE	TOTAL REQUEST	Special Funding	DEFERRED TO FUTURE YEAR	2025 BUDGET
STORM SEWER						
		Cherry Street, W Wausau Ave to Randolph St	\$ 375,000			\$ 375,000
		W Randolph St, Burek Ave to Merrill Ave	\$ 890,000		\$ -	\$ 890,000
		Fulton St, N 1st Street to N 7th Street	TID #3 \$ 50,000	50,000	\$ -	\$ -
		1st St/River Dr, McIndoe St to 300' N of Fulton St	TID #3 \$ 60,000	60,000	\$ -	\$ -
		2nd Street, Short Street to Dekalb Street	TID #3 \$ 100,000	100,000		\$ -
		Downtown Mall Redevelopment	TID #3/#12 \$ 150,000	150,000		\$ -
		Consultant Design and Study Fees	\$ 10,000		\$ -	\$ 10,000
		BMP Construction/Modification, Testing	\$ 5,000		\$ -	\$ 5,000
		Maintenance of Stormwater BMP's	\$ 20,000		\$ -	\$ 20,000
		Stormwater Coalition Membership	\$ 2,500		\$ -	\$ 2,500
		Wetland Delineation Studies	\$ -		\$ -	\$ -
		Other Costs - DNR fees, Outreach Program, Training	\$ 11,000		\$ -	\$ 11,000
TOTAL STORM SEWER			<u>\$ 1,673,500</u>	<u>\$ 360,000</u>	<u>\$ -</u>	<u>\$ 1,313,500</u>
OTHER PROFESSIONAL SERVICES						
		Unanticipated Engineering Studies	CO balance \$ 60,000	-	\$ -	60,000
		Downtown Mall Redevelopment Construction Oversight	TID #3/#12 \$ 450,000	450,000	\$ -	-
TOTAL OTHER PROFESSIONAL SERVICES			<u>\$ 510,000</u>	<u>\$ 450,000</u>	<u>\$ -</u>	<u>\$ 60,000</u>
OTHER CAPITAL EXPENDITURES						
		Concrete Pavement Repairs (joints/cracks/paving)	TID #8 \$ 650,000	350,000		\$ 300,000
		Pavement Markings	\$ 75,000			\$ 75,000
		Washington Street Retaining Wall	CO balance TID #8 \$ -	-		\$ -
TOTAL OTHER CAPITAL REPAIRS			<u>\$ 725,000</u>	<u>\$ 350,000</u>	<u>\$ -</u>	<u>\$ 375,000</u>
OTHER INFRASTRUCTURE FOR FIBER OPTIC/BROADBAND						
			<u>\$ -</u>			<u>\$ -</u>
			<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
BRIDGE MAINTENANCE						
		Expansion Joints	\$ -			\$ -
		Concrete Repair	\$ -			\$ -
TOTAL BRIDGE MAINTENANCE			<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
PARKING RAMP CAPITAL EXPENDITURES						
		Annual Ramp Maintenance Project	TID #3/#12 \$ 300,000	300,000		\$ -
			<u>\$ -</u>			<u>\$ -</u>
TOTAL RAMP CAPITAL EXPENDITURES			<u>\$ 300,000</u>	<u>\$ 300,000</u>	<u>\$ -</u>	<u>\$ -</u>
GIS HARDWARE/SOFTWARE						
		Conversion of GIS Imagery - prof. services	-		\$ -	\$ -
TOTAL GIS HARDWARE/SOFTWARE			<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
WATERMAINS						
		Cherry Street, W Wausau Ave to Randolph St	Utility \$ 760,000	\$ 760,000		\$ -
		W Randolph St, Burek Ave to Merrill Ave	Utility \$ 950,000	\$ 950,000		\$ -
		Fulton St, N 1st Street to N 7th Street	Utility \$ 550,000	\$ 550,000		\$ -
		1st St/River Dr, McIndoe St to 300' N of Fulton St	Utility \$ 90,000	\$ 90,000		\$ -
		2nd Street, Short Street to Dekalb Street	Utility \$ 200,000	\$ 200,000		\$ -
		Downtown Mall Redevelopment	TID #3/#12 \$ 50,000	\$ 50,000		\$ -
TOTAL WATER MAINS			<u>\$ 2,600,000</u>	<u>\$ 2,600,000</u>	<u>\$ -</u>	<u>\$ -</u>
SANITARY SEWER						
		Cherry Street, W Wausau Ave to Randolph St	Utility \$ 780,000	\$ 780,000		\$ -
		W Randolph St, Burek Ave to Merrill Ave	Utility \$ 660,000	\$ 660,000		\$ -
		Fulton St, N 1st Street to N 7th Street	Utility \$ 350,000	\$ 350,000		\$ -
		1st St/River Dr, McIndoe St to 300' N of Fulton St	Utility \$ 40,000	\$ 40,000	\$ -	\$ -
		2nd Street, Short Street to Dekalb Street	Utility \$ 230,000	\$ 200,000		\$ -
		Downtown Mall Redevelopment	TID #3/#12 \$ 300,000	\$ 300,000	\$ -	\$ -
TOTAL SANITARY SEWER			<u>\$ 2,360,000</u>	<u>\$ 2,330,000</u>	<u>\$ -</u>	<u>\$ -</u>
GRAND TOTAL			<u><u>\$ 16,546,500</u></u>	<u><u>\$ 11,773,000</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 4,743,500</u></u>

***STAFF REPORT TO INFRASTRUCTURE AND FACILITIES
COMMITTEE – August 8, 2024***

AGENDA ITEM

Discussion and possible action on the closing of 28th Avenue from Madonna Drive to Mary Ann Lane

BACKGROUND

I&F has previously discussed the possibility of closing 28th Avenue from Madonna to Mary Ann Lane.

In the June 2024 I&F meeting a motion passed to close 28th Avenue at Madonna and at Mary Ann Lane starting this Winter. As an update, 28th Avenue is currently closed at Maple Creek Drive and at Mary Ann Lane. This closure is due to the heavy rains in July causing damage to the roadway and creating an unsafe condition. Engineering and DPW is requesting to keep 28th Avenue closed due to the current condition of 28th Avenue due to recent rain events.

FISCAL IMPACT

Keeping 28th Avenue closed would save the expense of fixing the current condition of 28th Avenue and continued maintenance.

STAFF RECOMMENDATION

Staff recommends not repairing the damage on 28th Avenue between Madonna Drive to Mary Ann Lane and keeping the roadway closed.

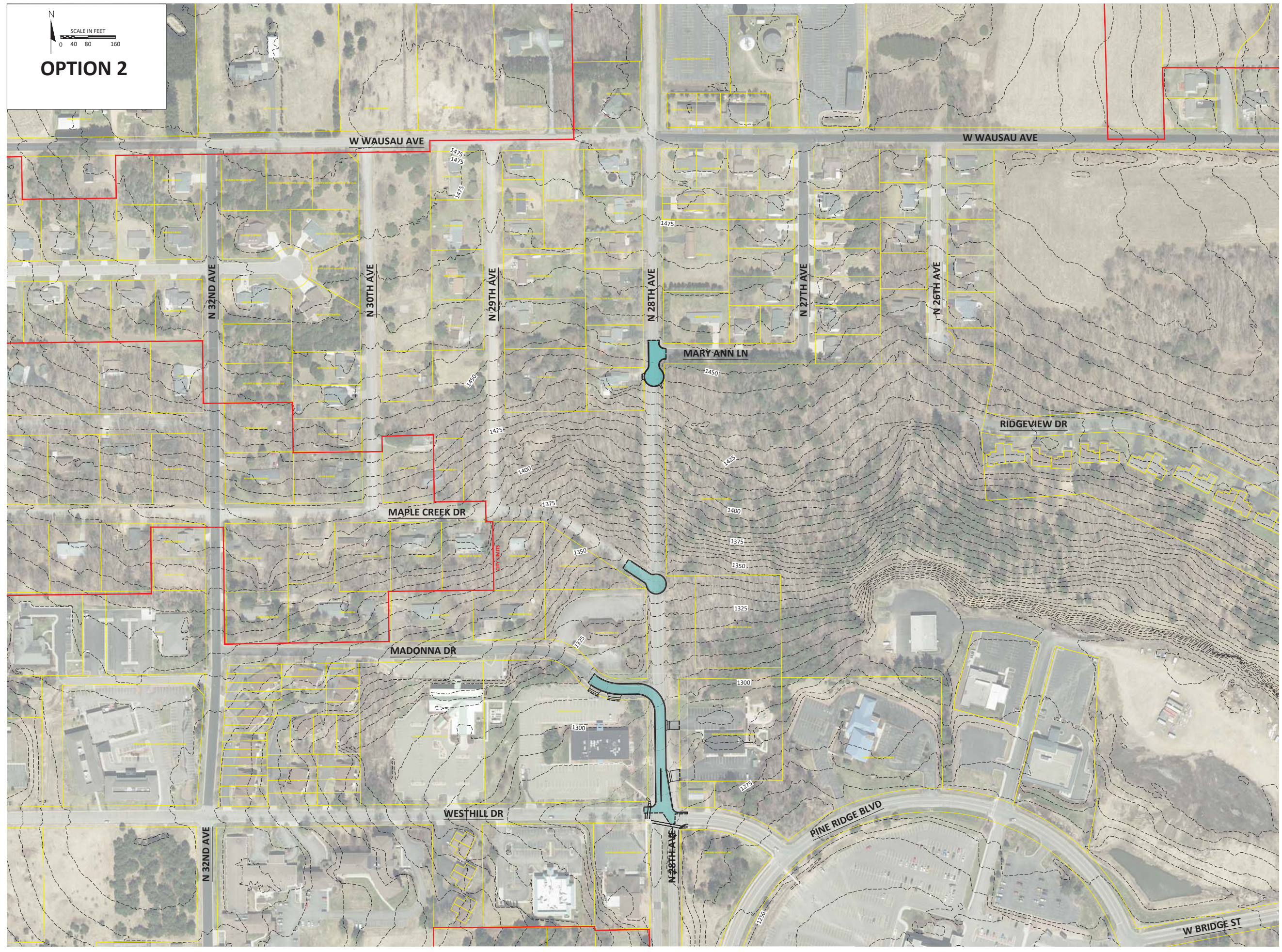
Staff contact: Allen Wesolowski 715-261-6762

N

SCALE IN FEET

0 40 80 160

OPTION 2



N
SCALE IN FEET
0 40 80 160
OPTION 3

