

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: August 10, 2023, at 5:15 p.m. in the Council Chambers of City Hall.

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

Also Present: Eric Lindman, TJ Niksich, Jill Kurtzhals, Tara Alfonso, Dustin Kraege

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.

Approval of minutes of the July 13, 2023 meeting

Diny moved to approve the minutes of the July 13th meeting. Henke seconded and the motion passed 5-0.

Public Hearing: Vacating and discontinuing 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

and

Discussion and possible action on vacating and discontinuing 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

Tom Radenz, 4080 North 20th Avenue, appeared on behalf of REI and the Ghidorzi team and spoke in favor of the vacation. This project started back in 2006 when the buildings were originally constructed. This corridor has always been slated for commercial development. In 2006 they realized they would be challenged for parking, but that was the land available to make it work at the time. Since the time when the buildings were constructed, the Army, Navy, Marines and Air Force have moved in. They are great tenants and they want to support their effort. They have service vehicles they use in their recruiting efforts. When they each have 3 vehicles in the parking lot, as well as a trailer, it adds stress to the parking field. They are interested in creating more parking in the back. They are interested in removing the home located on 22nd Avenue, which is owned by the Ghidorzi team. It is in serious need of repairs and at the point of tear down. They would like to keep the home on 21st Avenue that is also owned by the Ghidorzi team. They look forward to working with the neighborhood on the site plan at the appropriate time. Pending tonight's approval, this would go before the Plan Commission in September for the UDD process.

Mike Watts, 515 South 21st Avenue, lives right behind the bank. He wanted to make sure no one would be coming after his house and wanted to know how far back the proposal was coming down 21st Avenue. After Radenz provided Watts a site plan, he was good with the proposal. Watts further explained that when the buildings were originally built, a fence was placed 2' from his house. That was eventually moved giving them 6' on the side of the house. He wanted to make sure that was not going to happen again and the site plan provided clearly shows that will not happen.

Henke noted a letter was received from one of the neighbors in the last house at the end of 22nd Avenue. The letter expresses concerns about past projects not fully coming to fruition. They do like the proposed green space. They would like the fence to be 8' high and asked that the parking stalls be sloped downhill so the lights do not shine into their windows. There is currently a slated fence that they would like to be a solid privacy fence. They wish for Ghidorzi to be a good neighbor and keep them involved in any plan changes.

No one further appeared to offer comments and the public hearing was closed.

Rasmussen noted the buffer and that the plan indicates solid fencing is proposed. She spoke of the privacy fence behind the Galleria that was 6' high slated wood sections. As it aged there were times when sections had fallen or were knocked down. New sections were put up, but the wood fencing was not ideal. If there is a better product

that now exists, she feels the Plan Commission should ask about it. The plan does give a lot more parking in the back. The front spaces are often full.

Rasmussen moved to approve. Seconded by Diny.

Henke asked the set back for a fence and Lindman indicated it can be on the property line. Henke stated the letter received also mentioned trees that were removed. He would like to see trees, landscaping, shrubs, etc. in the green area to help with noise and light. These people do not like it but are reasonable. If Ghidorzi works with them, Henke believes we can have a successful outcome. He asked that the neighbors are kept informed on what is changing.

Gisselman is confused on what Ghidorzi owns. Radenz said Ghidorzi owns 514 South 21st Avenue and 505 22nd Avenue. The home on 514 would remain. They intend to take some of the property from it but it would remain a conforming lot. Henke noted there is a house where the proposed green space buffer is. Radenz confirmed that would be demoed. Gisselman feels they have not been given enough and is concerned about the house that is not owned by Ghidorzi.

Gisselman feels the fence will be too far into the neighborhood and is concerned about water coming off the proposed parking lot. He feels the plan is too close to the house and will vote against.

There being a motion and a second, motion to approve passed 3-2 with Gisselman and Larson the dissenting votes.

Public Hearing: Vacating and discontinuing a portion of the alley north of Wegner Street abutting 503 South 22nd Avenue and a portion of 514 South 21st Avenue

No one came forward to offer comments and the public hearing was closed.

Discussion and possible action on vacating and discontinuing a portion of the alley north of Wegner Street abutting 503 South 22nd Avenue and a portion of 514 South 21st Avenue

It was noted that this is regarding the same project but vacating a portion of the alley. Rasmussen moved to approve. Seconded by Diny and the motion passed 3-2 with Larson and Gisselman the dissenting votes.

Public Hearing: Vacating and discontinuing an area of right-of-way abutting 503 South 22nd Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue

No one came forward to offer comments and the public hearing was closed.

Discussion and possible action on vacating and discontinuing an area of right-of-way abutting 503 South 22nd Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue

Rasmussen noted this is regarding the same project but deals with a portion of the street. The maintenance of this area would revert to the owner. Rasmussen moved to approve. Seconded by Diny.

Henke struggles with this one as it is by the property that the letter was received from. He asked if there is anything that could be done to keep as much green space on their side of the fence. Radenz said at this point, the fence is shown 6' off the property line. They had talked about a solid fence and having plantings in between the fence and the property line. If the landowner is more comfortable, they can move the fence. He asked for a copy of the letter so they could reach out to the property owner.

Diny asked how the end of the street would be terminated. Larson indicated the road is already closed off. He does not believe it would cause any burden on the property owner with traffic turning around. Watts stated when the parking lot was put in for the bank, the fence was placed on the property line. They were gracious enough to move the fence so it is 6' away. They are happy with that, but they constantly have people coming through the

neighborhood. They see a big metal gate at the end of the street and still come down and have to turn around and go back. There is a pedestrian gate that people on motorcycles go through. He feels there should be dead end signs installed. Henke stated he drove 22nd Avenue. One can make a Y turn to turn around without going into people's driveways.

There being a motion and a second, motion to approve passed 3-2 with Gisselman and Larson the dissenting votes.

Presentation on new DPW Fleet Maintenance Facility – Barrientos Design

Neil Bierwirth, Project Architect, and Patrick Wesley, Project Manager, presented the design progress on the proposed DPW Fleet Maintenance Facility at the old Iron Works site. The entire presentation can be viewed at <https://www.youtube.com/watch?v=k6QzSVHdvT0>.

Larson asked if the wash bays would be large enough for fire trucks. Bierwirth stated they are proposed at 90' wide, which is more than capable for a fire truck to go through. They are showing 16' tall doors. He believes they would have to be at least 20' for a fire truck. The company they are currently talking with does make 20' tall doors.

Larson has toured the existing facility and one of the biggest complaints is there are not enough bays. He questioned if 14 bays would be large enough moving forward for another 30 years. Barrientos's standard is to have 2 repair bays per mechanic. If there are 9 mechanics, 18 total bays would be needed. However, with the width of the site, adding 2 bays would add another 50' to the width of the building. If we want the fuel station at the southwest corner of the property, adding 2 bays would compromise that section. They designed with the goal of 1½ bays per mechanic.

Larson indicated another complaint of the current facility is hoses laying on the floor and people tripping over them. He had toured a shop where all the fluids were above eliminating hoses on the floor. Bierwirth stated they are proposed mounting the bulk fluid lines off of the crane columns. Their goal is to keep everything elevated and have everything off the shop floor.

Rasmussen asked the number of service bays in the current building, which was confirmed at 6. She noted the dramatic difference going from 6 to 14. She asked if the current facility had locker rooms and shower facilities with both male and female accommodations. Lindman confirmed.

Diny mentioned that the existing building is close to the street. He asked if the proposed building is set back further to accommodate the apron. Bierwirth explained that because the existing building is proposed to be demolished, we would have to comply with setback regulations. Also setting back gives enough turning radius for large equipment without going into the street. Diny asked if there was space to park vehicles outside of the bays. Bierwirth stated if a vehicle is parked in that area, it might limit the ability of getting the equipment out. He pointed out an area that would accommodate 14 to 15 plow trucks and another area for 11 to 12.

Diny stated there is good property next to this site. If we were to ever acquire that, would there be any way to potentially add on. Bierwirth explained that previous studies looked into that. There was some demolition work done and that site is pretty open. If the City would choose to explore adding the parcel, it would enhance the site for parking, fuel, etc. Larson believes that parcel is owned by Marathon County. He believes there is land across the street that the City could acquire for parking.

Gisselman thought he noticed solar panels on top of the new facility. Bierwirth confirmed. Gisselman asked if it was a small array. Bierwirth explained they would design the roof to be able to withhold the load for the additional solar panels. If the City wanted to add them in the future they could. Bierwirth noted other sustainability features, such as 6 to 8 electric charging stations and as much natural lighting as possible. Bierwirth indicated the charging stations may not be installed right away but the connections would be there. That way if electric vehicles are obtained, the type of charging stations needed could be added.

Larson asked about the retention pond size and why it is taking up so much space. Bierwirth explained with any new development, there needs to be somewhere for storm water to go. The existing buildings were built many years ago when regulations for storm water were no where near what they are now. The size of the pond is determined by the surface area of new structures or the structures you are building out. Their engineering team will be presenting their first go around of storm water calculations this Wednesday. That will provide a good idea of how large the pond needs to be.

Henke mentioned the Water Treatment Plant. He asked if we learned from our mistakes to just put solar panels into this project. Lindman believes at a minimum we would have it as an add alternate bid.

Henke asked Kraege if this provides everything he needs. Kraege said this would definitely push them into the future. When Mercury did their study, they talked about the number of bays. They said anywhere from 1½ to 2 bays is optimal. This would give them the space for their mechanics to work and would be a huge improvement for them.

Rasmussen asked if there was an estimate on how much solar panels would cost. In the cost estimate received, Bierwirth is not sure if the consultant called out solar panels. Wesley plans on following up with their consultant to clarify some of the items. Rasmussen indicated when this project was first talked about, it was estimated at \$15 to \$16 million. This is now \$10 million over. We know that is the direct result of waiting and inflation. The more we can get on the front is better. Discussion followed.

Gisselman feels the elevator to the office is critical and asked if it would serve all levels. Bierwirth confirmed all levels would be accommodated.

Discussion and possible action on parking restrictions in the 600 block of Washington Street

A request was received to remove the current 15-minute parking restrictions. Henke asked if this was a loading zone at one time. Lindman is unsure. Larson asked if the businesses are asking for this change and Lindman confirmed the request came from one of the businesses.

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

Discussion and possible action on Stormwater Maintenance Agreement with RJ Elm Properties LLC at 1520 Elm Street and 1401 Elm Street LLC at 1601 Elm Street

Niksich explained this is the standard maintenance agreement for any site requiring storm water facilities. Henke would love for this parking lot to get in ASAP as Elm Street is a disaster to drive right now. He believes it is fortunate the street reconstruction is happening right now. It would have been a bigger issue if the street went all the way through.

Henke moved to approve. Seconded by Rasmussen 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 6:20 p.m.