



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the:	CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE OF THE CITY OF WAUSAU
Date/Time:	Thursday, September 9, 2021 at 5:15 p.m.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS
Members:	Lisa Rasmussen (C), Lou Larson, Tom Neal, Debra Ryan, Jim Wadinski

AGENDA ITEMS FOR CONSIDERATION

1. Director's Report on Public Works.
2. CONSENT AGENDA (Any item can be removed from the Consent Agenda at the request of a Committee member.)
 - A. Approval of minutes of the August 12, 2021 meeting.
 - B. Action authorizing downtown snow/ice removal.
 - C. Action on Easement with Green Acres at Greenwood Hills LLC at 3115 Townline Road.
3. Discussion and possible action on creating two hour parking stalls on McIndoe Street between North 5th Street and North 4th Street.
4. Discussion and possible action on approving street to be considered for CDBG funding.
5. Discussion and possible action on establishing assessment rates for 2022 construction projects.
6. Discussion and possible action on Easement with Wausau Opportunity Zone Inc. at 301 Washington Street.
7. Construction update for 2021 projects.

Adjournment

LISA RASMUSSEN - Committee Chair

This meeting is being held in person and/or via teleconference (all public participants' phones will be muted during the meeting) by **calling 1-408-418-9388. The Access Code is: 1464 41 1667 The Password is: 090921**

Members of the public who do not wish to appear in person may view the meeting live over the internet on the City of Wausau's YouTube Channel <http://tinyurl.com/WAAMedia>, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail lori.wunsch@ci.wausau.wi.us with "CISM public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, 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 faxed to the Daily Herald newsroom on 09/03/21 @ 8:30 a.m. Questions regarding this agenda may be directed to the Engineering Department at (715) 261-6740.

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) 261-6590 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

Distribution List: City Website, Media, Committee Members, Mayor, Council Members, Assessor, Attorney, City Clerk, Community Development, Engineering, Finance, Inspections, Park Dept., Planning, Public Works, County Planning, Police Department, Wausau School District, Becher Hoppe Associates, REI, Judy Bayba, Scholfield Group, Clark Dietz, Inc., Brown and Caldwell, Stratz, Marathon County Historical Society, First Methodist Church.

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



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Members:

Lisa Rasmussen (C), Lou Larson, Tom Neal, Debra Ryan, Jim Wadinski

ADDENDUM

8. Discussion and possible action on Easement with WPS at 1801 Burek Avenue.

Adjournment

LISA RASMUSSEN - Committee Chair

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This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 09/08/21 @ 11:15 a.m. Questions regarding this agenda may be directed to the Engineering Department at (715) 261-6740.

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TO: Capital Improvement Street Maintenance Committee

FROM: Eric Lindman, P.E.
Director of Public Works & Utilities

DATE: September 9, 2021

SUBJECT: Director Report

1. Riverside Park testing - REI, City's Environmental Consultant, is completing their remediation plan for the WDNR to review.
2. 1300 Cleveland Ave testing – We are waiting on the soil and groundwater sample results. The results will be shared with the DNR for their review and determination if additional testing will be required.
3. Fleet Facility Project – Barrientos, City's engineer consultant, has begun looking at 3 separate properties for the proposed new fleet maintenance shop. The current contract with Barrientos will get some general layouts prepared to determine if the sites are viable for consideration. A budget modification is proposed to be brought to council to have Barrientos prepare cost estimates and prepare a report with their findings. Currently there are no sites selected, staff is looking to determine what sites/areas may be feasible to locate a new fleet maintenance shop.
4. Mall Site - REI has completed their groundwater sampling and results showed nothing detectable related to contamination or concern. REI will be taking one additional round of groundwater sampling for verification and due diligence. REI is preparing a plan for closure to be submitted to the WDNR. The site closure, once approved, will be contingent on cap management and any work on the site will require a soil management plan.
5. Washington Street Improvements – Staff has been working with WOZ and downtown businesses regarding proposed work on Washington Street this year. The initial plan for Washington Street this year was to create two way traffic and add parking on the north side of the street. Engineering prepared complete plans to be bid out this year but we are running short on time and the proposed plan is expensive. Staff has decided to hold off on creating two-way traffic on Washington St and we would just be adding angled parking on the south side of Washington St this year. The building of the parking area will be completed using city street crews and will be significantly less cost than the original plan. Washington Street will eventually become two way traffic once development occurs, but it seemed more reasonable to pursue establishing on street parking for the businesses in the interim while development is planned and constructed.
6. Vacancies –
 - o 3-vacant Street Maintainer positions (2 quit, 1 promoted); 1-vacant Operator position (retirement)
 - o 1-vacant Sr. Operator position (Offer has been made but not yet accepted)
 - o 5-vacant mechanic positions (2 offers have been accepted but no start dates yet, 2 interviews conducted, position reposted)

7. Moving into winter with these many vacancies will create service issues. Mainly on the plowing because we are not staffed to have back up drivers. Any vacant routes will need to be covered by current staff so it will take significantly longer to plow routes. Recent vacancies are due to wages and because of the length of time it takes to get to mid-point or market in the wage scale. In order to improve retention we need to make changes for how we place employees in the wage scale, promote employees, start addressing our compression and internal equity issues and start looking at GWA's on an annual basis to keep up with market wages. The utility will be considering conducting their own wage study and organizational review by a 3rd party because of these very same issues. The City needs to consider a GWA in 2022 as well as a market analysis of wages as our pay scale is based on 2017/2018 numbers and is not scheduled for another review until 2023. Service will continue to decline until we stabilize our workforce, address compression/equity issues and begin to address our retention issues.
8. East Thomas St (Grand to Prospect) – Concern was brought up at the last meeting about a sag in this section of roadway. Staff has looked at the road and the sag seems to be in alignment with a storm sewer under the road. The plan is to have the storm sewer televised to determine if there are any failures that may be causing issues. Once this work and information is completed, staff will determine what work is needed and if it is immediate or something that can be budgeted for in the coming year.

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: August 12, 2021, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lisa Rasmussen, James Wadinski, Lou Larson, Tom Neal, Debra Ryan

Also Present: Eric Lindman, Allen Wesolowski, TJ Niksich, Tara Alfonso, Cord Buckner, Lori Wunsch; By WebEx: John Dempsey, Toole Design

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 Rasmussen called the meeting to order.

Director's Report on Public Works

Ryan asked about the testing at 1300 Cleveland and the Community Campus on Grand Avenue. She questioned if it would be residential DNR standards or commercial. The Grand Avenue site is private and Lindman does not have details. 1300 Cleveland is still under the investigation phase and the determination will be made by the DNR with the City weighing in.

CONSENT AGENDA

- A. Approve minutes of the July 8, 2021 meeting**
 - B. Action on final resolution to levy special assessments for 2021 Street Construction Projects**
 - C. Action on Stormwater Maintenance Agreement with Aspirus at 716 North 3rd Street**
 - D. Action on Utility Easement on airport property for WPS and Charter Communications**
-

Larson moved to approve the consent agenda items. Ryan seconded and the motion carried unanimously 5-0.

Discussion and possible action on street cross sections for Washington Street and extensions of 2nd Street, 3rd Street and Jackson Street (Wausau Center Street Design)

Rasmussen recalled that the committee started to look at this last month and asked for a different level of renderings and for addition information to help decide the appropriate amount of right-of-way.

John Dempsey, Toole Design, explained that last month typical cross sections were presented based on the mall redevelopment. There is a real benefit and opportunity to explore the streets in a pedestrian and holistic manner. Historically streets support a range of transportation functions which have evolved over time. Typically streets allow for mobility that range from walking, biking, transit, and personal vehicles. The initial design was a curbless street, essentially removing the curb for a majority of the roadway. This provides a holistic design and activity for the public realm. There would be a need for curb in certain areas. A flush street functions and operates similar to curb streets but provides a greater flexibility on how you can use the right-of-way. There are designated zones for pedestrians to walk and cars to drive. There is an opportunity for a furnishing space that can be maximized for stormwater infrastructure, café seating, retail spill out, etc. He provided imagery showing why they feel this design would be a nice fit for downtown.

Rasmussen asked if the design would be conducive for snow removal and proper drainage for runoff. Dempsey stated between on-street parking and the sidewalk there is a robust 10' furnishing zone, which would provide adequate storage for snow and melting procedures.

Ryan asked if the posts shown in the renderings would be filled with cement so it could not be knocked over. Lindman does not have the details on options at this time. Ryan asked if there is enough space between the posts for wheelchairs to get through. Lindman explained the pictures provided are just general renderings. Flush streets make it easily accessible for everyone. Ryan is concerned about having enough room for dropping off handicap individuals. Rasmussen noted that design elements will come back at a later date. Dempsey added this imagery was provided to get the committee thinking about the look and feel of a flush street.

Dempsey provided a layout of Washington Street showing a 74' right-of-way that includes 22' for two-way traffic, 8' of parking on both sides and a 10' furnishing landscaped area. This would be flexible space; a bonus space that appeals to pedestrians. There would be an 8' sidewalk with 2' for building frontage. A 78' right-of-way would give 2 more feet on each side of the sidewalk making a wider, more comfortable experience for pedestrians.

2nd Street would have a similar approach. The proposed development calls for a park/open space. On-street parking would be provided on the west side. The furnishing zone would be bumped out to make a connection to the open space; almost having the park spill out into the sidewalk. Everything else would remain the same. Ryan worries about having enough designated space for handicap drop off. Rasmussen would like to entertain the 74' or 78' right-of-way with having the amenities left out at this time. If a designated drop off area is wanted, it can be tailored into the design once a width is decided.

Dempsey explained 2nd Street, 3rd Street, and Jackson Street would have parking on one side of the street with the other side being maximized with a wide furnishing zone. Rasmussen asked if there were any drawbacks to one versus the other. Neal believes the only distinction between the two is the size of sidewalk. He is leaning towards the wider right-of-way as he is all about having public space. He asked if the wider right-of-way would work with the developer's plans. Lindman indicated Ghidorzi is open to either option.

Neal feels both options are good and if there is no reason to go with the narrower design, he would campaign for 78'. Rasmussen is also leaning towards the 78' right-of-way. If there is a little more right-of-way, we will have leeway if we need to change something. Ryan agrees as 3rd Street is currently narrow. The new area may bring triple the amount of traffic.

Larson moved to recommend a 78' right-of-way for all four streets. Wadinski seconded and the motion carried unanimously 5-0.

Discussion and possible action on permanent parking restrictions on the 300 block of 3rd Street for Valet Parking Program

Rasmussen indicated the temporary timeline for the valet parking program is running out. This seems to be well received and she hasn't received any complaints. Initially Lindman received a few complaints but has not received any this summer. Neal stated before COVID the reports were very encouraging and he hasn't heard of any negatives.

Neal moved to approve permanent parking restrictions for the Valet Parking Program. Seconded by Larson.

Ryan heard that a lot of people in wheelchairs are losing access when handicap areas were changed. Lindman stated that was related to the parklets. Rasmussen added that a handicap space was moved over one. The parklet is narrow enough that there is a lane for people to get to the ramp without being near traffic.

There being a motion and a second, motion to approve carried unanimously 5-0.

Discussion and possible action on parking restrictions at the intersection of Highland Park Boulevard and Highland Court

Wesolowski was contacted by Charles Plier requesting a no parking area on Highland Park Boulevard. Charles Plier stated parking has been a problem since the streets were redone several years ago. The streets are basically one-way with a boulevard in the middle. They are slightly over 16' wide, which allows for one driving lane and one parking spot. When big vehicles, such as garbage trucks, UPS, FedEx, are in the neighborhood, they have to drive on the boulevard to get by a parked vehicle. Highland Court is even worse. Plier provided pictures of the issue. Several weeks ago a garbage truck was driven over his lawn and ruined his sprinkler system. If vehicles are parked on both sides of the road, it leaves a 5' path for a vehicle to get through.

Rasmussen asked about plowing when cars are parked on the street. Plier stated they put a lot of the snow on the boulevard. They cannot plow when cars are on the street.

Plier wanted it noted that he is not asking to eliminate parking on Highland Court. Discussion followed.

Neal moved to approve the parking restriction as proposed on the map. Seconded by Larson.

Wadinski referred to wording of the signs and does not want too much signage installed that would block the view of the house. Rasmussen said the parking restriction could be approved and DPW can determine what signs to place as they know the standards. Rasmussen added that we can keep in communication and if this does not solve the problem we can take another look at it.

There being a motion and a second, motion to approve carried unanimously 5-0.

Stewart Avenue (72nd Avenue to 48th Avenue) public involvement results and design considerations

Wesolowski stated a public involvement meeting (PIM) was held on July 14. Comments received are included in the packet. The design includes 2 travel lanes, on-street bicycle accommodations, and a sidewalk or a 10' multi use trail. With the residential area on the north side of Stewart Avenue, it makes more sense for a sidewalk or multi use trail on the north side. There seemed to be support for the 10' multi use trail and a letter of support was received from the MPO. Overall, the PIM comments were positive. Plans included in the packet are preliminary. EMCS will move to 60% plans and hold another PIM this fall. At this point, we are looking for a recommendation to move ahead with the multi-use path on the north side with 2 travel lanes and on-street bicycle accommodations.

Rasmussen said most comments were regarding having good communication and access during the project. She feels a multi-use trail would function better than just sidewalk. Neal likes the idea of a multi-use path as this is almost a rural road where traffic gets speedy. An element of separation from traffic on a dedicated multi-use path is the safest.

Neal moved to approve the 10' multi-use trail and project as proposed. Seconded by Ryan and the motion carried unanimously 5-0.

Construction update for 2021 projects

North 3rd Avenue continues to be a nemesis for Rasmussen. The block between Randolph and Clayton has started and restricts access to Thomas Jefferson Elementary. The area is beyond a mess and she hopes it is passable before school starts. Niksich received an updated schedule from the contractor with a completion date of September 3rd with final asphalt. This is an extremely aggressive schedule and any hiccups can delay the project further. Rasmussen noted that the contract allows for liquidated damages. Between Memorial Day and mid-summer, the contractor took a lot of time off and the weather was good. She wants full liquidated damages assessed. Residents have indicated an ambulance or fire truck would not be able to get in. Vehicles have gotten stuck and the City had to haul in gravel. There was no soil barrier and mud went into driveways and landscaping. The contractor has been less than responsive to Niksich. Wadinski is concerned with the contract date and completion dates being so far apart. He would like to make sure the contract is followed.

Niksich stated South 5th Avenue has been ready for paving for a couple of weeks but we wanted to get the mid-block street lighting installed. That has been bored in and paving should take place Monday or Tuesday next week. Concrete was completed on Rosecrans today and paving should take place next week. The first course of asphalt will be placed, followed by landscaping and then the final course. McIntosh Street is scheduled to start on Monday.

The final lane of the overlay was completed today on the WisDOT Bridge Project. With the current configuration, the north bound lane will be closed for 3 more weeks so painting on the underside of the bridge can be accomplished.

The sidewalk replacement project is still going on and might go into September. The Concrete Pavement Repair Project will start after Labor Day. This includes joint repair on 1st Avenue north of Bridge Street and on 1st Street downtown.

In the wake of heavy wind related storms and trees going down, Neal wants to make sure extra care is taken to avoid cutting tree roots for sidewalk replacement. He has seen several places where sidewalk was skirted around a tree rather than cutting the roots. Rasmussen feels it is worth repeating that neighborhoods love mature trees and it makes sense to protect them. Niksich explained the process used along 5th Avenue this year where tree root barriers were placed. A barrier was placed that extends 18” down. As the tree matures, the barrier causes roots to dive down and shouldn’t interfere with sidewalk. This was a pilot program but staff plans to do this on future reconstruction projects.

The 12th Avenue Sidewalk Project from Merrill Avenue to Randolph Street will start to bid next week. It is bidding late due to issues at the intersection of Merrill Ave. There wasn’t enough right-of-way to construct a pedestrian handicap ramp. Staff pursued an easement but that did not progress. The plan is to remove curb and make a sweeping radius to give room to build the ramp.

Ryan asked if any more overlays were planned. Wesolowski said the asphalt contract is completed; however, DPW continues to work on streets with patching and shallow depth overlays. Discussion followed on possible federal money.

Future Agenda Items

Larson mentioned Thomas Street from Grand Avenue to Prospect needs attention and is caving in by Seymour Street. This is a truck route and used by emergency vehicles. Lindman indicated staff will look at it and see if there is something we can do. Larson would like to obtain traffic counts. Wesolowski may have this information already and if not, he’ll have it for the next meeting. Lindman will include an update in the next Director’s Report.

At some point Ryan will be bringing forward a vacation request for the alley between 7th and 8th Ave and Elm and Callon.

Ryan asked if it was time to work with the Water Commission regarding lead lateral replacement and lining of sewer lines. Rasmussen said the Water Commission can work with Finance if they need to. This does not need to come before CISM.

Ryan asked about obtaining more portable speed trailers as she does not think two are sufficient. Rasmussen said there are now better devices than the trailers and stated a discussion can be had with Buckner on this.

Adjourn

Larson moved to adjourn the meeting. Neal seconded and the motion carried unanimously 5-0. Meeting adjourned at approximately 6:20 p.m.

AGENDA ITEM											
Action authorizing downtown snow/ice removal											
BACKGROUND											
Each year the Council adopts a resolution authorizing the removal of snow and ice from specific sidewalks in the downtown area. In the spring of each year, the abutting property owners are sent an invoice for the actual cost of snow/ice removal. Following are the rates for the past five winters: <table><tr><td>2020-2021</td><td>\$5.76/foot</td></tr><tr><td>2019-2020</td><td>\$7.72/foot</td></tr><tr><td>2018-2019</td><td>\$11.92/foot</td></tr><tr><td>2017-2018</td><td>\$9.06/foot</td></tr><tr><td>2016-2017</td><td>\$6.82/foot</td></tr></table> Example: A downtown property with 60 feet of frontage had a cost of \$345.60 for snow/ice removal for 2020-2021.		2020-2021	\$5.76/foot	2019-2020	\$7.72/foot	2018-2019	\$11.92/foot	2017-2018	\$9.06/foot	2016-2017	\$6.82/foot
2020-2021	\$5.76/foot										
2019-2020	\$7.72/foot										
2018-2019	\$11.92/foot										
2017-2018	\$9.06/foot										
2016-2017	\$6.82/foot										
FISCAL IMPACT											
Property owners are charged the City's actual cost for snow/ice removal.											
STAFF RECOMMENDATION											
Forward a resolution to the Common Council authorizing snow/ice removal for the 2021-2022 winter.											
Staff contact: Allen Wesolowski 715-261-6762											

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

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

Authorizing Downtown Snow/Ice Removal 2021-2022

Committee Action:

Fiscal Impact: Revenue will be actual cost of work performed

File Number:

Date Introduced: September 28, 2021

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☐	No ☐	
	Included in Budget:	Yes ☐	No ☐	Budget Source:
	One-time Costs:	Yes ☐	No ☐	Amount:
	Recurring Costs:	Yes ☐	No ☐	Amount:
SOURCE	Fee Financed:	Yes ☐	No ☐	Amount:
	Grant Financed:	Yes ☐	No ☐	Amount:
	Debt Financed:	Yes ☐	No ☐	Amount: Annual Retirement
	TID Financed:	Yes ☐	No ☐	Amount:
	TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐			

RESOLUTION

WHEREAS, the City will remove snow and ice from sidewalks on the following streets:

- 3rd Street from Grant Street to Washington Street
- Washington Street from 1st to 4th Street
- Jefferson Street from 1st to 4th Street
- Scott Street from 3rd to 4th Street
- North side of Jefferson Street between 4th and 5th Street
- East side of 1st Street between Jefferson and Washington Street
- East side of 4th Street between Jefferson and Scott Street
- East side of 2nd Street between Jefferson and Scott Street
- North side of McClellan Street from 3rd Street to 120 feet west
- North side of McClellan Street from 3rd Street to 120 feet east
- South side of Grant Street from 3rd Street to 120 feet east
- North side of Forest Street from 1st to 5th Street
- South side of the 100 block of Scott Street

- 1st Street and Scott Street abutting 11 Scott Street and 500 and 520 North 1st Street
- South side of Washington Street from 4th Street to 5th Street

WHEREAS, the intent of this resolution and its effect shall be to authorize the removal by the City of snow and ice from the sidewalks listed above, and the cost of such shall be charged to the owners of the abutting property, now therefore

BE IT RESOLVED by the Common Council of the City of Wausau:

1. The Director of Public Works and Utilities shall cause the snow and ice to be removed from the sidewalks listed above.
2. The cost of this work at the City's standard rate shall be charged to the property served.
3. All special charges shall be due and payable within 30 days of the date of the invoice, with interest to be charged on past due accounts. Any charge, plus accumulated interest, not paid on or before September 30, 2022 shall become a lien upon the property and shall be extended on the current tax roll as a delinquent tax against the property.
4. The Department of Public Works shall mail a copy of this resolution to the owner of each parcel charged for the cost of the removal, together with a statement of the amount charged against the particular parcel.

Approved:

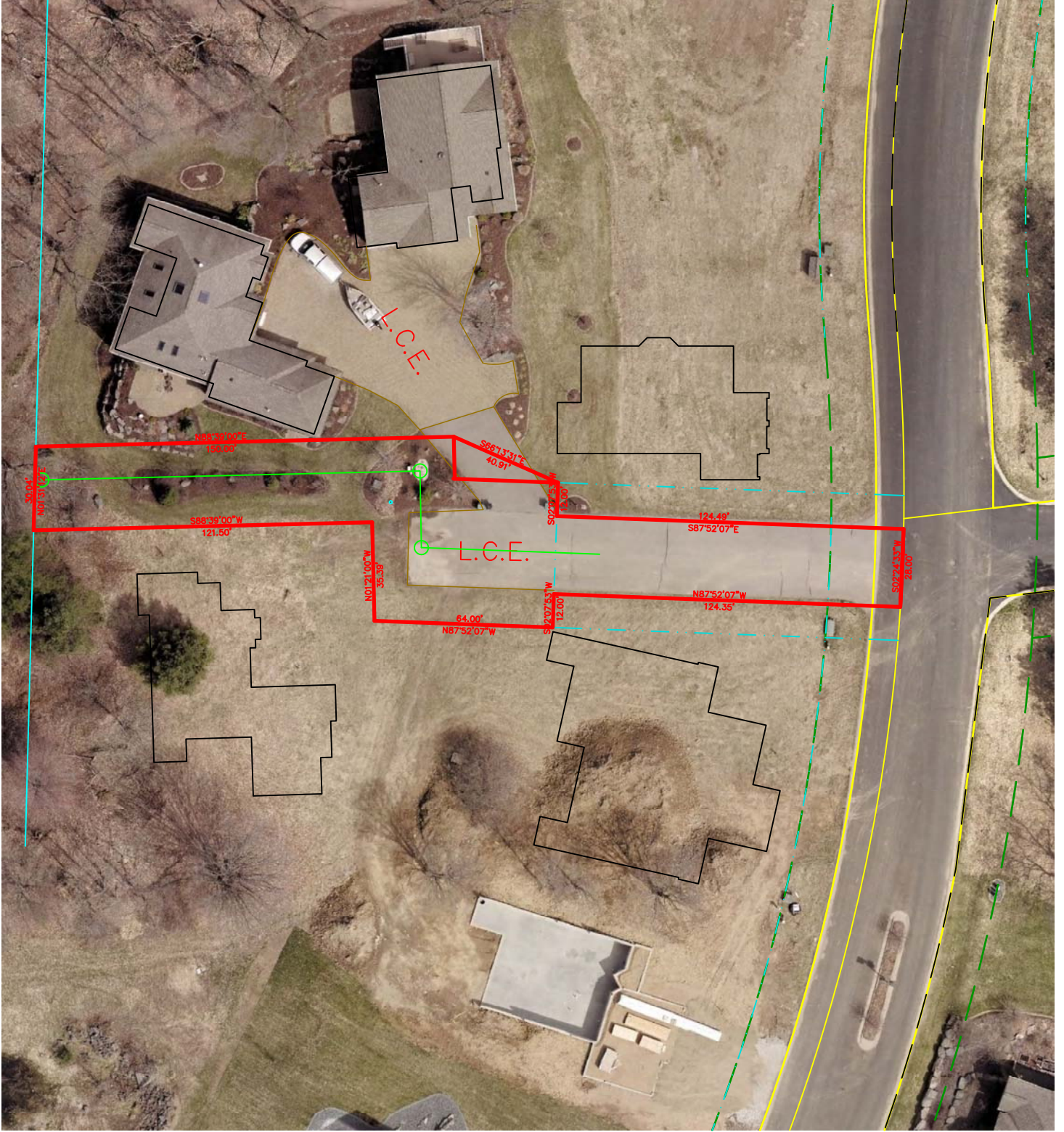
Katie Rosenberg, Mayor

DowntownSnowRem

Agenda Item No.
2C

STAFF REPORT TO CISM COMMITTEE – September 9, 2021

AGENDA ITEM
Action on Easement with Green Acres at Greenwood Hills LLC at 3115 Townline Road
BACKGROUND
An easement was never granted or recorded for the existing sewer and water mains as shown on the attached map.
FISCAL IMPACT
None
STAFF RECOMMENDATION
Staff recommends approving the easement. Sewer and water utility staff will need this easement to maintain the system.
Staff contact: Allen Wesolowski 715-261-6762



Document No.

EASEMENT AGREEMENT

Document Title

THIS AGREEMENT, made this _____ day of _____, 2021, by and between, GREEN ACRES AT GREENWOOD HILLS LLC., Grantor, and the CITY OF WAUSAU, a municipal corporation of the State of Wisconsin, Grantee;

WITNESSETH:

That in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration paid to Grantor by Grantee, receipt of which is hereby acknowledged, Grantor, has this day conveyed, transferred, and delivered unto Grantee a permanent easement and right-of-way and perpetual right to enter upon the real estate hereinafter described at any time to construct, reconstruct, maintain, inspect and/or repair a sanitary sewer, lift station and watermain which may be constructed through and under the lands hereinafter described.

The permanent easement and perpetual right of entry is described as follows:

Part of Second Addendum to Vistas at Greenwood Hills

Condominium Plat, recorded in the Office of Register of Deeds for Marathon County as Document No. 1772016, being part of the Northwest ¼, Section 5, Township 28 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the intersection of the Southerly line of the Private Road shown as West Green Vistas Drive on said Second Addendum, and the Westerly line of the Private Road shown as Green Vistas Drive on said Second Addendum, the point of beginning;

Thence N 87°52'07" W, along said Southerly line, 124.35 feet to the Westerly end of said West Green Vistas Drive; thence S 2°07'53" W, along said Westerly end extended Southerly, 12.00 feet; thence N 87°52'07" W, 64.00 feet; thence N 1°21'00" W, 35.39 feet; thence S 88°39'00" W, 121.50 feet to the West line of said Second Addendum to Vistas at Greenwood Hills Condominium Plat; thence N 1°31'12" E, along said West line, 30.04 feet; thence N 88°39'00" E, 150.00 feet; thence S 66°13'31" E, 40.91 feet to said Westerly end of West Green Vistas Drive extended Northerly; thence S 2°07'53" W, along said Westerly end extended Northerly, 12.00 feet to the Northerly line of said West Green Vistas Drive; thence S 87°52'07" E, along said Northerly line, 124.49 feet to said Westerly line of Green Vistas Drive; thence along said Westerly line and along the arc of a curve to the right having a chord bearing of S 2°24'33" W and a chord distance of 28.00 feet and a radius of 664.00 feet to said Southerly line of West Green Vistas Drive, the point of beginning.

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

No buildings or structures except surface improvements such as, but not limited to, asphalt pavement, sidewalk, curb and gutter, etc. shall be constructed upon or across the permanent easement lands; nor shall large trees be planted upon the permanent easement lands, but small trees and shrubs not exceeding approximately eight feet in height at maturity are permitted.

Recording Area

Name and Return Address
City Attorney's Office
407 Grant Street
Wausau WI 54403

PIN: 291-2808-052-0142

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

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

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

GREEN ACRES AT GREENWOOD
HILLS LLC

CITY OF WAUSAU BY:

Katie Rosenberg, Mayor

Mary A. Goede, Deputy Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

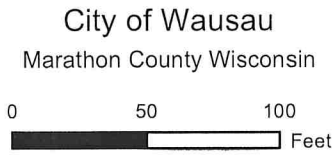
Personally came before me this____day of_____, 2021, the above named Katie Rosenberg, Mayor, and Mary A. Goede, Deputy Clerk for the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission expires:_____

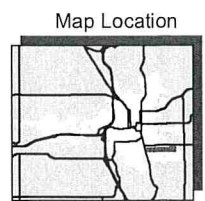
STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this____day of_____, 2021, the above named _____
_____to me known to be the person who executed the foregoing
instrument and acknowledged the same.

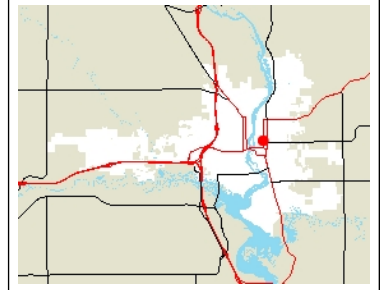
Notary Public, Wisconsin
My commission expires:_____



- Legend**
- Parcels
 - Building Footprints
 - Proposed Sanitary & Water Easement



AGENDA ITEM
Discussion and possible action on creating two hour parking stalls on McIndoe Street between North 5 th Street and North 4 th Street
BACKGROUND
The Marathon County Historical Society located at 410 McIndoe Street has requested the City Engineering Department look at parking on McIndoe Street and the possibility of adding parking on the 400 block. After reviewing the street conditions and conversations with Mary Forer, Executive Director, Engineering is recommending parking stalls be added to the north side of McIndoe Street at the location shown on the attached map. The parking stalls are requested to be 2 hour parking. The stalls would be painted to delineate traffic.
FISCAL IMPACT
Minimal, marking stalls and sign.
STAFF RECOMMENDATION
Staff recommends approving the parking stalls with 2 hour parking.
Staff contact: Allen Wesolowski 715-261-6762



Legend

- Parcel
- Section Line/Number
- Municipality

Map Created: 9/2/2021

25.00 0 25.00 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

AGENDA ITEM

Discussion and possible action on approving street to be considered for CDBG funding

BACKGROUND

CDBG funding may be available for funding a street reconstruction project in 2022. Public hearings on the funding will be held in late Sept. and early Oct. Engineering would like to submit a reconstruction project for consideration. The street Engineering would like to submit is Torney Avenue from Townline Road to McDonald Street, see attached map. This segment of roadway is in the LMI, see the attached map. Torney Avenue has a very poor pavement condition and is in need of reconstruction. This segment makes sense because the funding is expected to be between \$100,000 and \$200,000, which meets the budget of the project. Sewer and water costs are not included in the cost of the project.

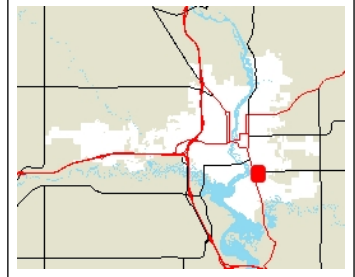
FISCAL IMPACT

CDBG funding would pay for the roadway improvements which include curb and gutter, pavement, sidewalk and storm sewer. Sewer and water costs would be paid for by the utility.

STAFF RECOMMENDATION

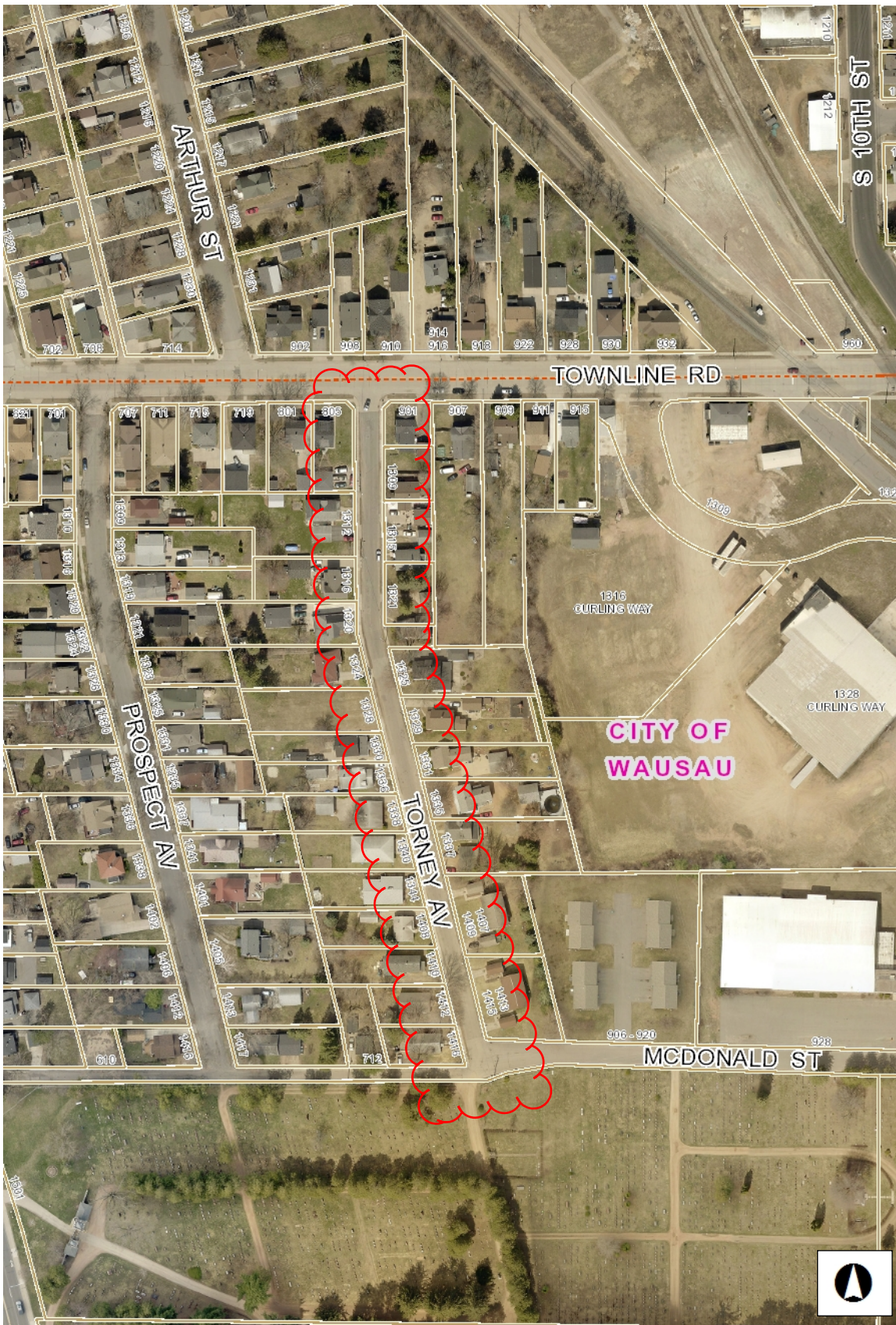
Staff recommends approving Torney Avenue from Townline Road to McDonald Street for consideration of CDBG funds for 2022.

Staff contact: Allen Wesolowski 715-261-6762



Legend

- Parcel
- Section Line/Number
- Municipality



Notes

Map Created: 11/12/2020

100.00 0 100.00 Feet



NAD_1983_HARN_WICRS_Marathon_County_Feet

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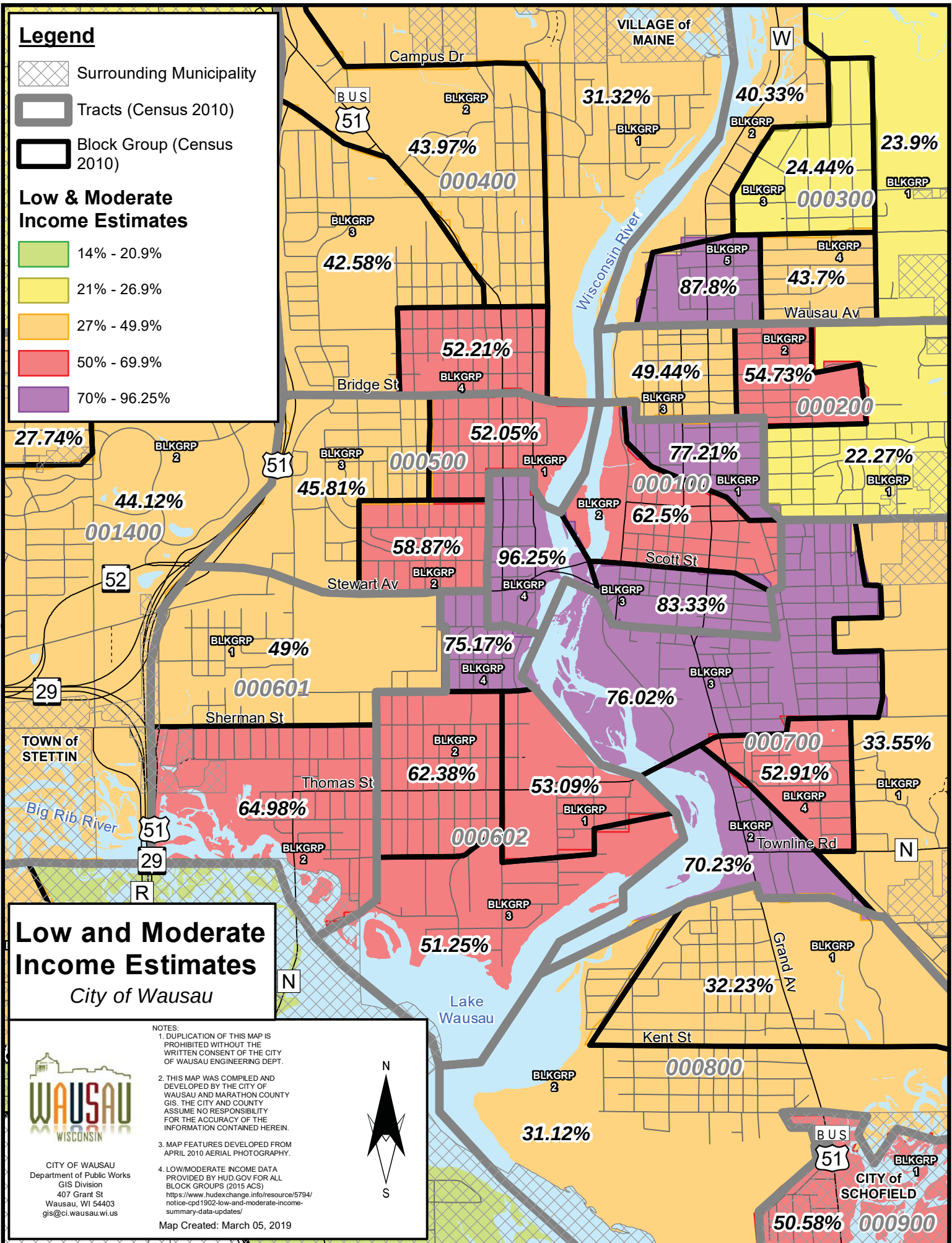
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend

-  Surrounding Municipality
-  Tracts (Census 2010)
-  Block Group (Census 2010)

Low & Moderate Income Estimates

-  14% - 20.9%
-  21% - 26.9%
-  27% - 49.9%
-  50% - 69.9%
-  70% - 96.25%



Low and Moderate Income Estimates

City of Wausau



CITY OF WAUSAU
Department of Public Works
GIS Division
407 Grant St
Wausau, WI 54403
gis@ci.wausau.wi.us

NOTES:

1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING 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. MAP FEATURES DEVELOPED FROM APRIL 2010 AERIAL PHOTOGRAPHY.
4. LOW/MODERATE INCOME DATA PROVIDED BY HUD.GOV FOR ALL BLOCK GROUPS (2015 ACS).
<https://www.hudexchange.info/resource/5794/notice-cpd1902-low-and-moderate-income-summary-data-updates/>

Map Created: March 05, 2019

AGENDA ITEM
Discussion and possible action on establishing assessment rates for 2022 construction projects
BACKGROUND
Each year the city establishes assessment rates for street reconstruction projects. The past practice has been established to assess approximately 60% of the street reconstruction cost (excluding storm sewer or utilities). The assessment rate for the 2021 construction season was \$42 per assessable foot. This means a resident with a 60 foot wide lot would be assessed \$2,520 (60' x \$42/ft.). Assessable footage for each lot is determined for each individual lot. Assessable footage on each project varies and it is difficult to determine 60% of the cost due to irregular lot dimensions and corner lots. It is also unknown how prices will be impacted in 2022. Sewer lateral replacement during street projects was set at \$500 in 2021. Replacement of defective sidewalk is assessed out at 25% of the bid price. New sidewalk would be assessed at 50% of the bid price. Drive approach replacement is assessed out at 100% of the bid price.
FISCAL IMPACT
Raising the assessment rate brings more funds back to the City's budget.
STAFF RECOMMENDATION
Staff recommends keeping the assessment rate at \$42 per assessable foot and the \$500 sewer lateral replacement rate for 2022 street construction projects. Bid prices were up in 2021 and it is obviously an unknown as to how bid prices will be impacted by inflation or contractor availability in 2022. All other assessment rates are based on bid prices as noted above.
Staff contact: Allen Wesolowski 715-261-6762

RESOLUTION OF THE CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Establishing Assessment Rates for 2022 New Street Construction Projects

Committee Action:

Fiscal Impact: Amount of 2022 special assessments will depend on what projects are included in the budget.

File Number: _____ **Date Introduced:** September 28, 2021

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, on September 9, 2021, your Capital Improvements and Street Maintenance Committee reviewed the 2021 costs for the street construction projects; and

WHEREAS, your Committee recommends the 2022 assessable costs per foot per side of adjusted front footage be established at \$42.00 per foot and \$500 for the replacement of sewer laterals; with rates for replacement of defective sidewalk assessed at 25% of the bid price, installation of new sidewalk assessed at 50% of the bid price, and replacement of drive approaches assessed at 100% of the bid price; now therefore

BE IT RESOLVED the Common Council of the City of Wausau does hereby establish \$42.00 per foot per side as the assessable rate for 2022 street construction projects and \$500 for the replacement of sewer laterals; with rates for replacement of defective sidewalk assessed at 25% of the bid price, installation of new sidewalk assessed at 50% of the bid price, and replacement of drive approaches assessed at 100% of the bid price.

Approved:

Katie Rosenberg, Mayor

AGENDA ITEM
Discussion and possible action on Easement with Wausau Opportunity Zone Inc. at 301 Washington Street
BACKGROUND
It is proposed to temporarily widen Washington Street to the south to allow for angle parking on the south side of Washington Street as shown in the attached plan. Due to the narrow right-of-way on Washington Street, the City will need an easement to construct the stalls and allow parking.
FISCAL IMPACT
None.
STAFF RECOMMENDATION
Staff recommends approving the easement.
Staff contact: Allen Wesolowski 715-261-6762



I. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 02°11'42" EAST.

OF PART OF CERTIFIED SURVEY MAP NUMBER 2264, RECORDED IN VOLUME 9,
ON PAGE 48, AS DOCUMENT NUMBER 756295 AND PART OF CERTIFIED SURVEY
MAP NUMBER 17778, RECORDED IN VOLUME 86, ON PAGE 23, AS DOCUMENT
NUMBER 1740752, BOTH FILED IN THE MARATHON COUNTY REGISTER OF
DEEDS OFFICE; BEING A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST
1/4 OF SECTION 36, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU,
MARATHON COUNTY, WISCONSIN.



WAUSAU OPPORTUNITY ZONE INC.
WASHINGTON STREET
WAUSAU, WISCONSIN

EXHIBIT MAP

PROJECT NO.

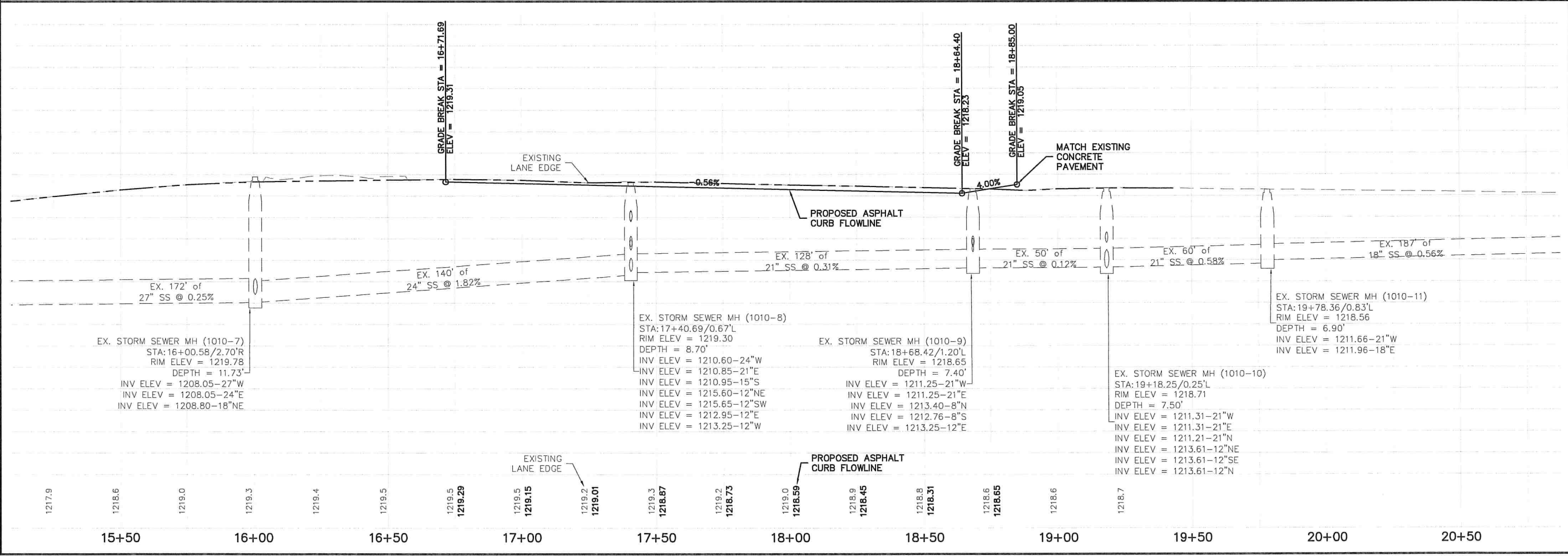
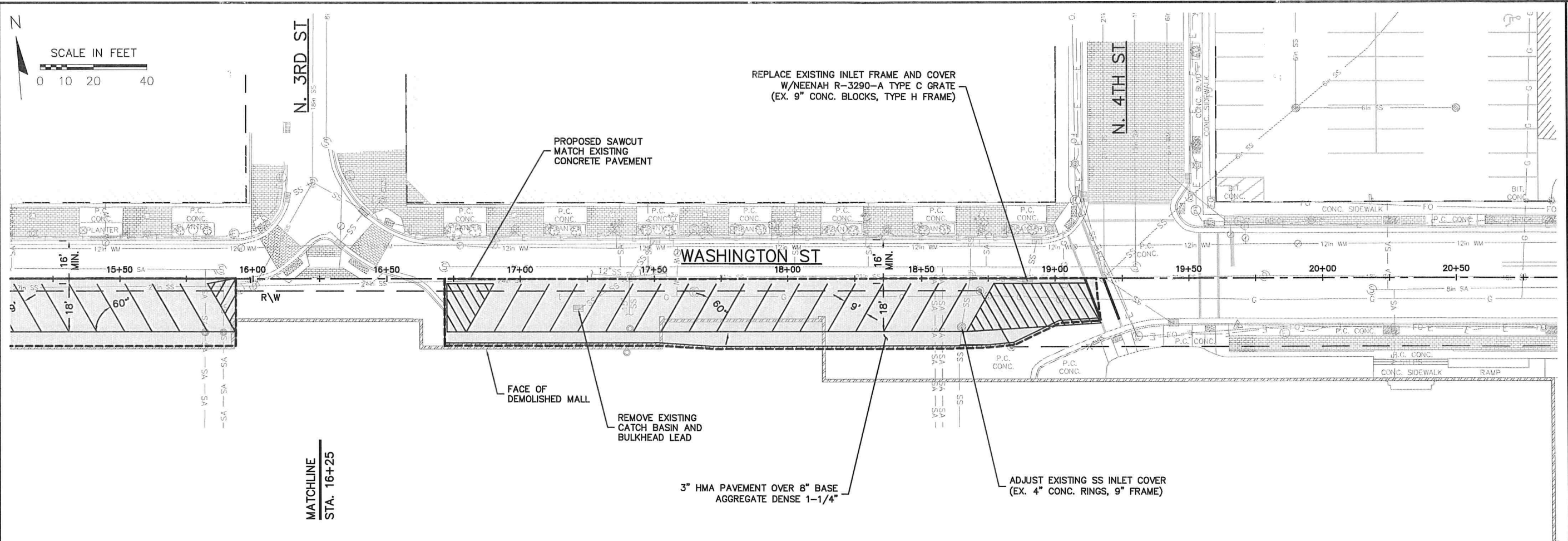
9485

DRAWN BY:
JLR

DATE: _____

08/23/2021

DWG FILE NAME: Q:\Engineering\DWG\PROJ\1110\DWG\1110 Washington St. Plan and Profile.dwg, 8/27/2021 10:49:13 AM, City of Wausau - Engineering Department, Plotted by: J.D. VanBoxel



CITY OF WAUSAU Engineering Department 407 GRANT STREET WAUSAU, WI 54403-4783 (715) 261-6740 FAX (715) 261-6759	
WASHINGTON STREET N. 1ST STREET TO N. 5TH STREET PLAN AND PROFILE WASHINGTON STREET IMPROVEMENT PROJECT	
ISSUED FOR ☒ PRELIMINARY ☐ REVIEW/APPROVAL ☐ BIDDING/CONST. ☐ REC. REF. DWG. ☐ OFFICE USE	REVISIONS J.D.VANBOXEL
DATE 03/17/2021	DEPT. PG.
SURVEYED BY: J.D.VANBOXEL PROJ. ENGINEER: T.J. NIKSICH DRAWN BY: J.D.VANBOXEL APPROVED BY: A.M. WESOLOWSKI POINT FILE:	
SHEET NO. 2 OF 2 SHEETS FILE NUMBER 21-03-17	

AGENDA ITEM
Construction update for 2021 projects
BACKGROUND
Construction of 2021 infrastructure projects continues. Staff will give an update and answer questions on any current construction projects.
FISCAL IMPACT
N/A
STAFF RECOMMENDATION
For discussion only.
Staff contact: TJ Niksich 715-261-6748

City of Wausau Construction Projects Update

Project: **N. 3rd Avenue (Randolph St. – W. Bos Creek Dr.)**

Summary: This project is a complete reconstruction from Randolph Street to W. Bos Creek Drive. The contractor is Jake's Excavating.

Current Work: Curb and gutter from Clayton Street to W. Bos Creek Drive is completed. Driveway approaches and sidewalks along this stretch are in progress.
Water and sanitary services are currently being installed from Randolph St. to Clayton Street.

Timeline: Project completion date is 8/9/2021. No updated schedule has been provided by the contractor, but construction is expected to extend through mid-September.

Project: **S. 5th Avenue (West St. – Garfield Ave.)**

Summary: This project is a complete reconstruction from West Street to Garfield Avenue. The contractor is Haas Sons.

Current Work: Project is complete less punchlist items.

Timeline: Project is complete.

Project: **Rosecrans Street (S. 17th Ave. – S. 22nd Ave.)**

Summary: This project consists of extension of storm sewer, addition of curb & gutter and paving of the roadway from S. 17th Avenue to S. 22nd Avenue. The contractor is Haas Sons.

Current Work: Project is complete less punchlist items.

Timeline: Project is complete.

Project: **McIntosh Street (Prospect Ave. – St. Paul St.)**

Summary: This project is a complete reconstruction from Prospect Avenue to St. Paul Street. The contractor is Steen Construction.

Current Work: Sanitary manhole replacement and replacement of sanitary services is currently underway.

Timeline: Anticipated completion by mid-October.

Project: **WisDOT Bridge Repairs**

Summary: The project consists of repairs to the Scott Street Bridge and the Grand Avenue Bridge, which includes joint replacements, concrete repair and a concrete overlay. The Contractor is Zenith Tech.

Current Work: Scott Street Bridge is complete and the Grand Avenue Bridge painting is currently underway.

Timeline: All construction anticipated to be completed by end of September.

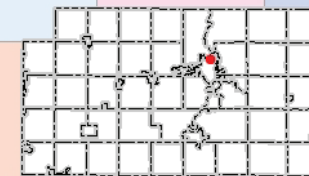
AGENDA ITEM
Discussion and possible action on Easement with WPS at 1801 Burek Avenue
BACKGROUND
WPS is requesting an easement to install underground electrical conductors and natural gas piping to serve the new Drinking Water Treatment Facility at 1801 Bugbee Ave.
FISCAL IMPACT
Cost of the service is approximately \$2,700 and included in the project budget.
STAFF RECOMMENDATION
Staff recommends approving the easement.
Staff contact: Eric Lindman 715-261-6745



Land Information Mapping System

TAYLOR

LINCOLN



WOOD

PORTAGE

Legend

- Road Names
- Parcels
- Parcel Lot Lines
- Land Hooks
- Section Lines/Numbers
- Right Of Ways
- Named Places
- Municipalities
- 2020 Orthos Countywide
- Red: Band_1
- Green: Band_2
- Blue: Band_3



68.76 0 68.76 Feet



NAD_1983_HARN_WISCRS_Marathon_County_Feet

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Notes

ELECTRIC UNDERGROUND AND GAS EASEMENT

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

Part of the Parcel described in Marathon County Register of Deeds, recorded as Document Number 1745569, being part of the Northeast Quarter of the Northwest Quarter (NE 1/4-NW 1/4) of Section 24, Township 29 North, Range 7 East, **City of Wausau, County of Marathon, State of Wisconsin**, as shown on the **attached Exhibit "A"**.

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

Parcel Identification Number (PIN)
29129072420985

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

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

[REMAINDER OF PAGE LEFT BLANK]

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

City of Wausau, a Municipal Corporation

Corporate Name

Sign Name

Print name & title

Sign Name

Print name & title

STATE OF _____)
COUNTY OF _____)SS

This instrument was acknowledged before me this _____ day of _____, _____, by the above-named _____

City of Wausau, a Municipal Corporation, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same

Sign Name _____
Print Name _____

Notary Public, State of _____
My Commission expires: _____

This instrument drafted by: Katherine Troudt

Wisconsin Public Service Corporation

Date	County	Municipality	Site Address	Parcel Identification Number
August 31, 2021	Marathon	City of Wausau	700 Bugbee Ave	29129072420985
Real Estate No.	WPSC District	WR#	WR Type	I/O
1059030	Wausau-61	3281255	JCA	6000272

TEMPORARY EXHIBIT "A"

NOT TO SCALE
FOR REFERENCE ONLY

NORTH

****Temporary Exhibit****
****Final Exhibit will be sent for approval at a later date****
****NOT FOR RECORDING****

12 FOOT WIDE EASEMENT

BUGBEE AV

BUGBEE AVE