



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, October 13, 2022 at 5:15 p.m.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS
Members:	Lou Larson (C), Doug Diny, Gary Gisselman, Chad Henke, Lisa Rasmussen

AGENDA ITEMS FOR CONSIDERATION

1. Approval of minutes of the September 8, 2022 meeting.
2. PUBLIC HEARING: Discussion and possible action on amending the Official City Map for the realignment of 28th Avenue from Hilltop Avenue to West Wausau Avenue.
3. Discussion and possible action on amending the Official City Map for the realignment of 28th Avenue from Hilltop Avenue to West Wausau Avenue.
4. Discussion and possible action on parking restrictions on Cedar Street between North 3rd Avenue and North 4th Avenue.
5. Discussion and possible action on parking restrictions on Single Avenue, Prospect Avenue to Genrich Street.
6. Discussion and possible action on parking restrictions on Excelsior Drive south of Single Avenue.
7. Discussion and possible action on alternatives relating to improvements in undeveloped city right-of-way adjacent to 1100 Highland Park Boulevard including the possible grant of an easement agreement with Mathew Aschbrenner and Kristen Aschbrenner.
8. Discussion and possible action on final approval of Assessor's Plat No. 7 (901 Townline Road, 1309 Torney Avenue, 1315 Torney Avenue, and 1321 Torney Avenue).
9. Discussion and possible action on sale of 123 West Thomas Street.
10. Discussion and possible action on Stormwater Maintenance Agreement with Apogee Wausau Group Inc. at 7500 Stewart Avenue.
11. Discussion and possible action on 17th Avenue roadway layout.
12. Stormwater Utility Presentation.
13. Construction update for 2022 projects.

Adjournment

LOU LARSON - Committee Chair

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

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 10/07/22 @ 8:30 a.m. Questions regarding this agenda may be directed to the Engineering Department at (715) 261-6740.

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6590 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, Property Owners on Cedar Street between North 3rd Avenue and North 4th Avenue, Property Owners on Single Avenue between Prospect Avenue and Genrich Street, Property owners on Excelsior Drive south of Single Avenue, Mathew & Kristen Aschbrenner, Kathie Iselin.

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: September 8, 2022, at 5:15 p.m. in the Council Chambers of City Hall.

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

Also Present: Mayor Katie Rosenberg, Eric Lindman, Allen Wesolowski, TJ Niksich, Cord Buckner, Andrew Lynch, Tom Kilian, Lori Wunsch

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

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

Approve minutes of the August 11, 2022 meeting

Gisselman moved to approve the minutes of the August 11th meeting. Henke seconded and the motion carried unanimously 5-0.

Discussion and possible action on parking restrictions on 3rd Street between East Wausau Avenue and Bridge Street

Liz Hauser, 2106 North 3rd Street, said parking is a problem every year when the Woodchucks play. People park on both sides of the street. It is a truck route and trucks come straight down the middle. People park over her driveway. She calls to complain but nothing gets taken care of. She would like no parking on her side of the street. She has difficulty getting out when there is a game going on and it is dangerous.

Per Wesolowski, there is no parking posted on odd days on the west side and even days on the east side. There are no signs between Lincoln and Humboldt on the west side of the street. There is no parking posted between Chicago and Bridge Street on the west side and a limited amount of parking on the east side. He recommends posting no parking on both sides between Chicago and Bridge Street due to turning movements off and onto Bridge Street. Letters were sent to the owners along the street. Only one other call was received, which was from Carly Schwanz of 2108 North 3rd Street. She does not feel there are any issues with the existing parking and would like it left as is. Hauser stated Schwanz works at night and is not there when there are issues. Wesolowski also indicated that the posted parking restrictions are not in the code. Hauser added that on the other side of the road there is no parking here to corner; people always park there. She suggested adding yellow markings on the curb.

Rasmussen noted the east side of the street has driveways off the alley. She feels the odd/even parking is confusing. Since one side of the street is different than the other, it does not make sense to mess with odd/even. She suggested restricting the side with the problem, which is the west side. She would think there are issues with snow removal and trash pickup as well. Wesolowski does not think there is a parking issue other than during the Woodchuck games. Hauser said during the games people park on both sides. If a truck comes down the middle, vehicles coming from the other direction must stop. Since there are no access issues on the east side and no sight lines issues getting in and out of their driveways, Rasmussen suggested restricting parking on the west side. Wesolowski clarified that there are some driveways further south on the east side. Rasmussen believes the parking problem is worse the closer one gets to Athletic Park. Lindman feels it makes sense to understand what residents want and get their feedback, but it should be as simple as possible.

Rasmussen moved to amend the signage to show no parking this side of street on the west side of 3rd Street, and no parking on both sides of the street from Chicago to Bridge Street. Seconded by Gisselman.

Per Gisselman, this issue came up a while ago. He agrees with this but in conjunction suggested adding yellow markings to help with issues.

Wesolowski would like to keep the no parking here to corner on the east side by East Wausau Avenue. Rasmussen added that to her motion. Hauser asked about yellow markings. Rasmussen said that could be looked at as part of the Pavement Marking Project.

There being a motion and a second, motion to amend the signage to show no parking this side of street on the west side of 3rd Street, no parking on both sides of the street from Chicago to Bridge Street, and no parking here to corner on the east side by East Wausau Avenue carried unanimously 5-0.

Discussion and possible action on parking restrictions in the 700 block of Grant Street

A request was received from the owner of the distillery at 720 Grant Street for no parking on the north side of the street. The resident at 708 Grant is also in favor of no parking in front of her property. Parking has been this way for a long time. This would take away parking for the Hiawatha. Larson said with the businesses there, there are always cars lined up the street. Rasmussen mentioned a similar situation by Bull Falls Brewery. With parking on both sides, it is difficult for emergency vehicles, snowplows, and garbage trucks. If the business owner is requesting restricting parking on one side leaving parking on the other, it makes sense.

Rasmussen moved to approve no parking on the north side of the 700 block of Grant Street. Seconded by Gisselman.

Diny asked who owns the area north of 720. Wesolowski responded the street right-of-way ends and 720 Grant owns the area.

Dan Weber, 720 Grant Street and 3824 North 14th Street, explained there is a lot of aggressive traffic that comes through what used to be St. Paul Street. People still continue to use the area as a road. There are issues with excessive speed, no stopping and traffic backing up. Ultimately, he is leaning towards closing McClellan Street access to the property, making Grant Street the only access. He has a standing lease with Hiawatha for the next 5 to 6 years. The lot to the south is owned by Sun Printing. He has secured an agreement to use this for auxiliary parking at no cost to him or the Hiawatha. He feels this is a public safety issue. It will cost about \$100,000 to repave his lot in the next few years and to have the municipality use it as a throughway would be detrimental to his investment. He knows it could create some confusion but ultimately, he believes it is in the best interest of the businesses and the residents.

Henke noted that one has to be very polite to get through this area at times and is in favor. Larson feels that not having no parking on one side of the street would allow two east/west cars down the street. Gisselman thought St. Paul Street from Scott Street north was a thoroughfare. Wesolowski said it was treated as a street but is there is no right-of-way there. The right-of-way ends at the end of Grant Street.

Weber said information provided to him was that there was a discrepancy between the previous owner and Hiawatha. There was misunderstanding because the area was paved by the City and labeled by the City. It is shown as a road on advisory maps. The City has been firm that it is his property and responsibility. St. Paul Street runs from Scott Street to McClellan Street. His lot starts at McClellan Street.

There being a motion and a second, motion to approve no parking on the north side of the 700 block of Grant Street carried unanimously 5-0.

Discussion and possible action on an easement for 1100 Highland Park Boulevard

Bill Hebert, Dave Huempfer, and Wesolowski met on site where an outdoor tea garden was built on a section of City right-of-way that has never been used. The owner of 1010 Everest Boulevard is not happy with the building. Originally staff looked at vacating the right-of-way. However, when researched all the land would revert to 1100 Highland Park Boulevard. When this was discussed with the owner of 1010 Everest Boulevard, they would object to vacating. Either an easement would need to be granted or orders would be given to remove the structure.

Rasmussen said there are similar situations like this. She feels an easement makes sense as it is a small portion of right-of-way. The easement would carry a caveat that it would have to be removed at the owner's expense if it becomes necessary. We have done this when people put landscaping or sprinkler systems in the right-of-way. An investment was made, it blends with the property, and there is no immediate public use for the area.

Rasmussen moved to approve. Seconded by Henke.

Larson is torn. If we start allowing people to put things on City property it would open a can of worms. There is already one objection to it, and he is not sure he can support it. Henke asked if they got a building permit. Wesolowski indicated a permit was not obtained. These types of situations are handled on a case-by-case basis. We have allowed retaining walls and such in the right-of-way. Larson feels this is neighbor against neighbor and questioned who should be sided with. Gisselman asked if the area is paved. Wesolowski explained it is undeveloped. One would never know there was right-of-way there. People treat the area as their backyard. Gisselman asked if it would be split between the properties if vacated. Wesolowski said in this case all of the right-of-way would go to 1100 Highland Park. The easement would be written where it would be their responsibility to take down if needed. The easement would also include a hold harmless agreement, which is typical for an easement for items in the right-of-way. Discussion followed.

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

Discussion and possible action on sale of a portion of 1300 Cleveland Avenue

Lindman explained this is a strip of land along West Thomas Street, on the north side of St. Vincent De Paul. He recently found out this strip of land has its own address of 123 West Thomas Street. St. Vincent De Paul asked if the City would be willing to sell this property as this is where their sign is located. The staff report outlined the process to sell property; the first step is to get CISM approval.

Rasmussen said the size and shape of the property is reminiscent of a remnant parcel. Since it has its own address, she asked if it would require us to resurvey and replat 1300 Cleveland. If St. Vincent De Paul purchased it, Lindman assumes the piece would be combined with 131 West Thomas Street.

Rasmussen suggested holding this and acting on it next month with the Thomas Street address. Kilian agreed as having the proper address would be less confusing for the public. The committee agreed by consensus to bring this back next month with the proper address.

Discussion and possible action authorizing downtown snow/ice removal

Wesolowski explained the downtown snow removal is hired out and assessed to property owners based on actual costs. Larson mentioned the variance between amounts per foot in previous years and asked how the rate is determined. Wesolowski said that is mainly due to Mother Nature. The cost depends on the amount of snow, how many times they have to clear snow, and the bid price. Lindman added that this work is bid out per hour. After the season staff converts it to lineal feet of sidewalk that is cleared. It is easiest to bid out as an hourly rate.

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

Discussion and possible action on establishing assessment rates for 2023 construction projects

It has been the City's policy to assess 60% of the cost of the roadway to include curb, gutter, pavement, base course, and excavation of the street. This does not include storm sewer, water, or sewer. This year the rate was \$42 a foot, which has not been raised in a couple of years. With current costs to build a road, the rate would have to be raised to \$100 a foot if we want to assess 60%. The policy of 60% was decided by CISM years ago; it is not an ordinance and we do not have to assess 60%. If the rate stays at \$42 a foot, we would be assessing about 25% of the cost of the road.

Rasmussen believes raising to \$100 in one step is impossible. If one has a 100' lot, the assessment would jump from \$4,200 to \$10,000. People cannot afford that, and it is not feasible with the way the economy is. While it is a good goal to get back to 60%, we should step into it. If we want to raise the rate, we could consider \$55 a foot and then each year look at where we are economically. Right now, bids are incredibly high. Each year we should make a decision if we want to get closer to the 60% but doing it all in one year is too much for people. Wesolowski noted that he was not recommending \$100; that is a big jump. He just wanted to show the comparison. Gisselman feels \$55 is a good suggestion as there is a need for some kind of raise.

Gisselman moved to raise the assessment rate from \$42 a foot to \$55 a foot. Rasmussen seconded and the motion carried unanimously 5-0.

Discussion and possible action on Transportation Project Plat for Project 6999-09-02, Stewart Avenue, 72nd Avenue to 48th Avenue

This Transportation Project Plat was completed by EMCS. During design they identified properties that need a TLE, PLE and a few small right-of-way acquisitions to complete the project. Approving the plat allows the real estate consultant to start negotiations.

Larson asked which side of the road would get hit the most. He noted that West Side Auto is close to the road; taking 10 to 15 feet off that side of the road would hurt their business. Other businesses would be in the same predicament. Wesolowski said there are not a lot of permanent takings. The most significant is on the far west end near the Crime Lab and FedEx to construct ditches for stormwater. Most are TLE's; there is not a huge taking on any parcel. TLE's are for a couple of feet of property for the length of the lot. We are not taking any parcels in full and there is no relocation. These are simply strip takings.

Rasmussen said TLE's are made to access properties during construction and restore it after. If this is approved, the real estate firm negotiates with property owners. If there is an unnecessary encumbrance upon a business, that would be flushed out. Lindman added that most would be on the Nominal Payment Parcel Report because they are small. There are a couple where we will be restoring blacktop and some small pieces have permanent takings. Offers would be presented to Finance, Finance would approve making offers, and costs would come back if there are any negotiations.

Rasmussen moved to approve. Gisselman seconded.

Gisselman asked about bike and pedestrian accommodations. Wesolowski said the current design has bike lanes on both sides of the road plus a 10' wide multiuse path on the north side. Wesolowski added that some parcels are in the Town of Stettin. This would only approve the parcels in the City of Wausau. The Town of Stettin is taking their parcels to the Town Board.

Henke mentioned Whiskey River. Wesolowski said Whiskey River will be impacted because some of their parking is in the right-of-way. There will be curb and gutter installed, and Whiskey River will have a defined driveway onto Stewart Avenue.

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

Discussion and possible action on revised State/Municipal Agreement for Business Campus Trail – 72nd Avenue

This is an updated State/Municipal Agreement (SMA) due to change in the scope. The project has been shortened due to price in came in at. The original bid came in at roughly \$3 million, far over the budget. Staff looked at ways to save costs. One way was to reduce the scope and remove a portion of the project south of Stewart Avenue to Packer Drive. The other was to change construction dates. A lot of contractors did not have the time available to build it and only one bid was received. With this SMA the project limits were changed, and this will be rebid with advertising beginning next Tuesday with construction next year. Rasmussen does not want to lose sight of the south portion that was removed and hopes it can be constructed in a future phase.

Henke moved to approve. Diny seconded and the motion carried unanimously 5-0.

Discussion and possible action to consider site selection for a new Fleet Maintenance Facility

Staff has been working with our consultant, Barrientos, to look at sites city-wide. The staff report outlined what was done for rankings and sites that still seem to be viable for a new facility. One site is not connected to the City and we would have to take some of the county highway to get the parcel annexed. The parcel on County Z does not seem to be ideal for location and there was no response back from the owner. County N did not score as high and we have not spoken with the owner. A tour took place of the old Iron Works site on West Street. The office space has been fully remodeled. There are a lot of large storage buildings but due to the condition they may not be very viable for our use and would likely need to be razed. There is a salt/sand storage building that could possibly be reused. The site seems to have good access to West Street and 10th Avenue. A Phase 1 and Phase 2 environmental study was done when the owner purchased the property a few years ago. The owner will send that information to Lindman. There may be some additional due diligence that we would have to do. Also, some buildings are leased out to other businesses. If the City purchases the property, leases would have to be bought out with potential relocation expenses.

Larson noted the golf cart building would not have to be razed. Lindman stated that building could be used depending on how the facility fits on the property. Rasmussen is encouraged by this, but acquisition costs and relocation costs would be a concern. She added that it is not her goal to stir up a hornet's nest but she has a problem with the meeting packet. This item was on for last month. Action was held because we did not have the entire committee. Barrientos has studied multiple sites. The decision on a site for the facility is for all of us to make and for the entire Council to make. Prior to the packet being circulated, staff was asked to revise the study and eliminate a site from our view and the public's view. She does not feel it is appropriate for the Chair of any committee to restrict the flow of information to the committee. The committee deserves and is entitled to complete and accurate information. One cannot make an educated decision without it. Even if we disagree, we have to let that discussion happen. Barrientos also studied 1300 Cleveland Avenue, but no one wants to talk about 1300 Cleveland Avenue. We did agree with the neighborhood that we want to clean it up to residential standards. Upon seeing the packet and knowing the spreadsheet had been modified, she asked staff for the right information. 1300 Cleveland was not only the highest scoring site; it is \$2 million cheaper. Rasmussen passed out the original spreadsheet.

Kilian passed out a scoring sheet he felt was equally important. In September 2021, there was a vote on this item for this particular study. Because of concerns from multiple Council members, the status of Cleveland Avenue's environmental fitness or lack of, as well as a heavy amount of feedback from the neighborhood, an amendment was brought forward to the resolution to disallow 1300 Cleveland from being part of this study. Prior to voting, Larson had asked for clarification on what the amendment meant and if the funds would still be applied to the study. The Mayor had said the study will happen without Cleveland Avenue as an option. He thought it was inappropriate to put the score of Cleveland Avenue in the packet due to the specific directive from the Council. He noted that the scoring numbers are incorrect. Cleveland Avenue is listed at 27, which would place it in a tie for the highest. But if aligned with the facts, it ranks lower on the list. The existing zoning conformance is listed at 3, which signifies best. It should be ranked as a 1, poor, because it is currently zoned residential. For a 3 it would have to be industrial. The second element is the environmental justice score. The score of 2, which indicates a neutral impact on underserved communities, is incorrect. He passed out the EPA EJ screen report. When doing EJ assessments, you want to get the highest resolution data as possible, which would be the census block group. Cleveland Avenue is at 53% people of color, 46% low income, a linguistic isolation rate of 16%, and 12% children under the age of 5. This shows a massive impact on an EJ community. Therefore, he feels that score should be 1 or 0. With factual numbers on the scoring report, the site does not have a good score. He believes the intent was crystal clear to take the site out of the study.

Rasmussen stated that Barrientos went forward with the study. The product they produced includes Cleveland Avenue and includes it with a scoring. Larson noted that as a committee we told them to go forward with the West Street property. Rasmussen said they were encouraged to pursue those alternatives to know what the numbers were but we have not settled on any location. We contracted for a study and spent the public's money

on a study. The study should be provided to the committee the way it came in. She thinks it is wrong to put staff in a position to modify the results of a study the public paid for. If the chart includes Cleveland Avenue, we can talk about the fact we do not like it, but we do not just shield from the view what the study said. She feels we need complete information. If the numbers are skewed or inaccurate, we need to fix it. Council can do and undo any decision it makes. If Cleveland Avenue gets cleaned up to residential standards and we decide we want to look at a facility on that site, the City could rezone it. If Council decided it did not want the site in the running any longer, upon receipt of new information or site cleanup, council could decide to readd the parcel into the mix. We should give all of it consideration and make an educated decision.

Per Larson, the fact remains that until 1300 Cleveland is cleanup, it is off the table. Kilian said in September 2021, it was known through the vote of the Council that the directive was to take it out of the study. There is a municipal code that states to knowingly exceed one's authority is problematic. He suggested revisiting the September 2021 meeting to see what the Council voted on. He indicated it is not universally true that the City can do whatever it likes. As a recipient of federal funding, we need to make sure we are in compliance and not intentionally or unintentionally violating Title 6. In 2012 the DOT Highway Administration sent a letter to Mayor Tipple informing him that the City violated the uniform act and the rights of residents in that same census group. He will be holding a public information meeting in October. After that information meeting, it should be even more crystal clear.

Rasmussen asked how Cleveland Avenue remained in the study. Lindman explained when this first began in 2018, Cleveland Ave was part of the review. Since Council made the statement they did not want Cleveland Avenue looked at anymore, staff has not put any more resources into that site. But it is part of the original proposal that had come from Barrientos. That information has followed this report since then. In 2021 when Council said they did not want staff looking at the site any further, we haven't. We have focused on West Street. But the information that was prepared on Cleveland Avenue prior to September 2021 has been included in all the reports. The reality is that all information provided still shows this as a viable site. If Council does not want to look at it anymore, that is fine. But from an engineering standpoint, what we have looked at in the past shows it is a viable site.

Kilian said the work product is incorrect and is stunned that with a multimillion-dollar project we cannot get numerical scores correct. Lindman believes the scores were probably prepared prior to the site being rezoned. This is proof we have not gone back and done something outside of authority, and he takes offense to the accusation.

Diny mentioned that the column for Cleveland Avenue should have been left in with a footnote noting eliminated for consideration. The other spreadsheet that Kilian passed out had several other sites listed. Lindman said in the report there are notes on each site. The sites not included were determined to be not viable.

Gisselman feels the tour of West Street was good. He asked what kind of facility is needed and if all of the property would have to be razed. Lindman explained that on the southeast corner there is an office building that is in good shape. The large, enclosed facilities at first look may not work for us and may have to be razed. Gisselman thinks it is a good site and has potential for our needs.

Larson enjoyed the tour and thought it would be a fantastic location. If the County's Master Plan does not pan out, there would be land to expand. He feels the site has much potential. Diny liked the facility. One of the criteria looked at originally was to try to keep the facility complete rather than splitting operations. The least desirable option would be to pick something where we would have to permanently split facilities. Depending on the County's plan, there may be potential to obtain property all the way to 17th Avenue and have combined facility. Lindman said that would be flushed out with the West Side Master Plan. Marathon County wants to expand park services to the area where the Highway Department is currently located. Diny asked how much more work Barrientos has. Lindman would like direction from the committee. We have funding for Barrientos to do more work but we have not entered into another agreement. For the West Street site, we could try to finalize potential costs by working with owner. We could also look at a site layout to see what buildings could be salvaged. If the committee is okay with pursuing the West Street site, we would enter into an agreement with Barrientos to gather further information.

Rasmussen supports the Iron Works site but feels we need real numbers for relocation costs and supports Barrenitos looking further into this location. We do not know for sure if the County is interested in selling the Highway Department property. If they have other plans for that, it may not be an option. If it is an option, she would bet they would want to sell it at market price. We should get an idea of what market price would be. Depending on how things play out, we have to keep an open mind on the rest of the options. The existing site scored low and has its own drawbacks. We are not excited about far outskirt properties as it is a 20-minute drive across town. She feels we should pursue reliable numbers for West Street and Iron Works.

Kilian asked that any additional contracts with Barrenitos are clear that Cleveland Avenue is not to be pursued per the Council directive from September 2021. Since there is a pursuit of the highest scoring properties, he suggested cost estimates be put to sites with the highest score. Lindman asked if they wanted costs even for sites we know are not viable. Larson would like to go further with the West Street location and exhaust all avenues there. Rasmussen said a couple of sites have been eliminated as they are owned by the private sector and likely not for sale. We should not waste time or money studying stuff like that. We should focus on sites we can actually use.

Gisselman moved to proceed with the West Street location and further define issues. Seconded by Rasmussen with the understanding we want to see costs for the Marathon County Highway Shop site separate from the Iron Works site.

Gisselman believes the West Side Master Plan will be revealed soon and might be revealing of the future of the Highway Department site.

There being a motion and a second, motion to proceed with the West Street location and further define issues carried unanimously 5-0.

Presentation on CIP Project Summary submitted for 2023 Budget

Wesolowski outlined the budget submitted for 2023. DOT projects would need \$150,000 to finish plans, mainly in TID 10. Stewart Ave real estate is estimated at \$150,000. STP Urban funding was received for 18th Street from East Wausau Ave to Sell Street; the City's contribution is \$220,000. A STP Urban grant was awarded for West Wausau Ave from 10th Ave to Stevens Drive, with design costs estimated at \$200,000. The DOT has agreed to redo East Wausau Ave from 6th Street to 18th Street, with the City responsible for 25% of the design.

Henrietta Street from Bellis to 13th Street; North 10th Ave from Oak Street to West Wausau Ave; and Grant Street from 6th Street to 7th Street will be reconstructed in 2023. \$400,000 in grant funding was received for 17th Ave from Stewart Ave to Elm Street; the City is responsible for \$1.2 million. It is anticipated that TID 8 or ARPA funds would be used for this.

Other projects include asphalt paving at \$350,000, sidewalk replacement at \$150,000, and almost \$1 million for storm sewer for street projects. Niksich is working on an estimate for Bos Creek culverts that need replacement, which could be significant. The budget for concrete pavement repair is \$300,000, and pavement marking is \$50,000.

There is a ramp repair budget of \$300,000. This year a project will take place in the Sears Ramp, next year will be the Penney's Ramp and the Jefferson Ramp the following year. This is based on studies completed by Walker Parking Consultants. Diny said the ramps are not getting a lot of use and asked for more specifics. Wesolowski explained that DPW does maintenance on the ramps; this would be for physical repairs. This year's project includes replacement of doors and door frames, repair of spalling concrete, repair of post tension cables, and overhead ceiling repairs. Funds used to come from a parking fund, but we no longer have that fund. Diny asked if part of this could be considered with the WOZ project. Wesolowski believes money in this year's budget was shifted to the TID. Diny questioned if any of this work could be deferred. Wesolowski does not like to defer these repairs as it usually makes issues worse.

The total ask of the budget is a little over \$4 million. Rasmussen noted the last two years it has been the goal of the CIP Committee not to cut infrastructure because it is so far behind. This year the infrastructure ask was so high it used up the entire CIP borrowing budget. Staff was asked to survey projects that could be phased over multiple years or find alternate funding. Ordinarily we would borrow \$3.5 million for all CIP projects. With this \$4 million ask, there would be no way to do other work.

Construction update for 2022 Projects

Campus Drive and Burek Ave watermain was completed this week with final restoration items to be completed yet. Bugbee is progressing well with one more block of underground work remaining. 4th Avenue from Bridge Street to Knox Street is on schedule to be completed by the end of the month. Curb was poured today on 4th Street from McClellan Street to Scott Street with sidewalks next week and paving by the end of the month. Torney Ave has had a couple of utility delays. WPS put in new poles, and it was difficult to coordinate contractors due to the narrow right-of-way. They intend to start Monday with completion by the end of October. The Business Campus Trail will start advertising next Tuesday with the bid opening in October and construction next year.

Asphalt Overlay has been completed. Concrete Pavement Repair will start September 18th and includes one block of Grant Street in front of City Hall, 4th Street from Grant to McClellan, Bridge Street from the bridge to 6th Street, and Grand Ave from Kent Street to Lake View Drive. The Sidewalk Project has been completed.

Adjourn

Diny moved to adjourn the meeting. Henke seconded and the motion carried unanimously 5-0. Meeting adjourned at approximately 7:05 p.m.

AGENDA ITEM

2. Public Hearing: Discussion and possible action on amending the Official City Map for the realignment of 28th Avenue from Hilltop Avenue to West Wausau Avenue

3. Discussion and possible action on amending the Official City Map for the realignment of 28th Avenue from Hilltop Avenue to West Wausau Avenue

BACKGROUND

The existing Official City Map reflects the corridor necessary to construct a 4-lane roadway from Hilltop Avenue to West Wausau Avenue. Marathon County has removed their official mapping in this corridor and decided not to construct this corridor. CISM has directed staff to look at a corridor that would construct a 2-lane roadway. The amended Official City Map reflects what staff feels is necessary to preserve to construct the 2-lane roadway. This revised Official City mapping does not add any lands, it only removes lands.

FISCAL IMPACT

Amending the Official City Map does not have a fiscal impact. However, in the end if a 2-lane roadway is constructed it will cost less than a 4-lane.

STAFF RECOMMENDATION

Staff recommends taking public comments into consideration and approval if public comment supports the amendment.

Staff contact: Allen Wesolowski 715-261-6762



September 23, 2022

**NOTICE OF PUBLIC HEARING
For Amendments to City of Wausau Official Map
28th Avenue – Hilltop Avenue to West Wausau Avenue**

Notice is hereby given that the City of Wausau Capital Improvements and Street Maintenance Committee will hold a public hearing on Thursday, October 13, 2022 at 5:15 pm in the Common Council Chambers of Wausau City Hall, 407 Grant Street, to consider amendments to the Official City Map. These amendments will affect certain private and public property located along 28th Avenue from Hilltop Avenue north to West Wausau Avenue, including some property located along Maple Hill Drive, North 29th Avenue, and North 30th Avenue.

The purpose of the public hearing is to receive input from interested parties regarding the proposed map amendments which include establishing the location of the future right-of-way lines for widening and realigning 28th Avenue and removing segments from the Official City Map.

The intent of these amendments to the Official City Map is to further reserve the needed street right-of-way by minimizing the amount of building construction activity allowed within this reserved area. The proposed street improvements are intended to improve the safety and motor vehicle carrying capacity of 28th Avenue. The purpose of the official map is to conserve and promote the public health, safety, and convenience and/or general welfare.

A legal description of the area involved in these Official City Map amendments and a detailed map of the amendment areas are available for inspection in the City Clerk's Office and in the Engineering Department, both located at City Hall, 407 Grant Street, Wausau, Wisconsin. The legal description and map are also available on the City of Wausau website at: <https://www.ci.wausau.wi.us/Home/Announcements/tabid/96/ID/1562/Proposed-Amendment-to-Official-City-Map--28th-Avenue-Corridor.aspx>

Questions regarding the public hearing may be directed to City Engineer Allen M. Wesolowski, P.E. at 715.261.6762.

Notice is also given that the Common Council of the City of Wausau is anticipated to review and take final action on the proposed amendments to the Official City Map at its November 9, 2022 meeting, which is scheduled to begin at 6:30 pm in the Common Council Chambers of Wausau City Hall.



Office of the City Attorney

TEL: (715) 261-6590

FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

Wisconsin Statute § 62.23(6) discusses the law and procedures surrounding Official City Maps and the steps required to create or amend the map. In May of 2005 when the 28th Avenue Corridor was added to Wausau's Official City Map, the land running north was in the Town of Maine. Wausau was able to place this 28th Avenue Corridor on its Official City Map because the street and highway system shown on the Official City Map may be shown "as extending beyond the boundaries of a city or village a distance equal to that within which the approval of land subdivisions plats by the City Council or Village Board is required as provided by Wisconsin Statute § 236.10(1)(b)2." A city's extraterritorial land division approval authority extends only into unincorporated territory. See Wis. Stat. § 236.02(5). Consequently, a city does not have the authority to extend its official city map into incorporated territory. Since May of 2005, the Town of Maine has incorporated and is now the Village of Maine.

Although the statutes do not expressly address the question of what happens with the portion of the 28th Avenue Corridor that is part of Wausau's Official City Map but lies within the Village of Maine, when Maine incorporated, the City of Wausau lost the authority to show a street extending into Maine territory. Therefore, even if the City of Wausau's Official City Map shows a street extending into Maine, it would have no legal effect. In effect, Maine's incorporation removed Maine from the City of Wausau's Official City Map by operation of law.

This operation of law of removing the 28th Avenue Corridor from the Maine territory is not an "amendment" to the Official City Map and thus is not required to follow the same procedural requirements that apply to amending an official city map. This removal is only correcting the Official City Map to reflect Maine's incorporation.

Nathan Miller

9/29/2022

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

**RESOLUTION OF THE CAPITAL IMPROVEMENTS
& STREET MAINTENANCE COMMITTEE AND PLAN COMMISSION**

Amending the Official City Map to establish the new exterior lines of the realignment of 28th Avenue from Hilltop Avenue to West Wausau Avenue

Committee Action:

Fiscal Impact: None

File Number:

Date Introduced:

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, a Local Arterial Circulation Plan was adopted by the Metropolitan Planning Organization in June 2000, which recognized the need for local arterials to take local traffic off STH 29/51 and also provide for alternative routes for vehicles in emergency situations; and

WHEREAS, in response to the need identified by the Local Arterial Circulation Plan, Marathon County hired Becher Hoppe to develop plans for the future expansion of 28th Avenue; and

WHEREAS, those plans were used to develop a corridor for the future 28th Avenue, which was based on a four-lane roadway; and

WHEREAS, in May of 2005, land was placed on the Official City Map by both Marathon County and the City of Wausau to preserve the area and ensure that no building permits were issued for constructing new buildings or expanding existing buildings located within the right-of-way needed for the 28th Avenue corridor; and

WHEREAS, since the Official City Mapping, Marathon County had been acquiring properties in the City of Wausau in anticipation of the future corridor and the City has not made significant improvements to this segment of 28th Avenue in anticipation that Marathon County would eventually build the corridor; and

WHEREAS, Marathon County and the Village of Maine have decided to abandon their plans for the 28th Avenue corridor; and

WHEREAS, Marathon County abandon their plan via Resolution R-49-22 on August 23, 2022, and said resolution is attached hereto as Exhibit A and incorporated by reference herein; and

WHEREAS, the original corridor is still felt to have merit although traffic counts no longer warrant a four-lane roadway; and

WHEREAS, the Capital Improvements and Street Maintenance Committee held a public hearing on October 13, 2022 to consider the amendment of the official map of the City of Wausau by narrowing the corridor of the planned four-way roadway to a two-lane roadway for 28th Avenue from Hilltop Avenue to West Wausau Avenue, as shown on the document attached hereto as Exhibit B and incorporated by reference herein; and

WHEREAS, the Capital Improvements and Street Maintenance Committee and Plan Commission recommend this corridor be reduced on the Official City Map.

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau that the land which is shown on Exhibit B attached hereto is hereby incorporated and reflected on the official map of the City of Wausau; right-of-way for 28th Avenue from Hilltop Avenue to West Wausau Avenue is hereby amended so as to incorporate this change; and the official map shall stand as amended and modified.

Approved:

Katie Rosenberg, Mayor

RESOLUTION #R-49-22

RESOLUTION TO REMOVE 28th AVENUE CORRIDOR

WHEREAS, on January 18, 2005, the Marathon County Board of Supervisors designated a 28th Avenue Highway Corridor as outlined in R-3-05 and in the attached document; and

WHEREAS, as designated, the 28th Avenue Corridor right-of-way lies within the City of Wausau and the Village of Maine; and

WHEREAS, pursuant to the 28th Avenue Highway Corridor designation, Marathon County has acquired certain properties along the designated corridor in the event the properties were needed to expand the roadway in that area; and

WHEREAS, on October 26, 2021, the Marathon County Board adopted R-71-21, setting forth a decision-making process to assist the Board in determining whether to maintain the 28th Avenue Corridor map in its current state, transfer county-owned properties to appropriate municipalities, or divest properties through public sale and remove the corridor's designation as a county corridor map; and

WHEREAS, officials within the Village of Maine and the City of Wausau have indicated that their municipalities support Marathon County vacating its designation of a 28th Avenue Highway Corridor; and

WHEREAS, the Marathon County Infrastructure Committee found that it was in the County's interest to remove the designation of the 28th Avenue Highway Corridor as a county highway corridor.

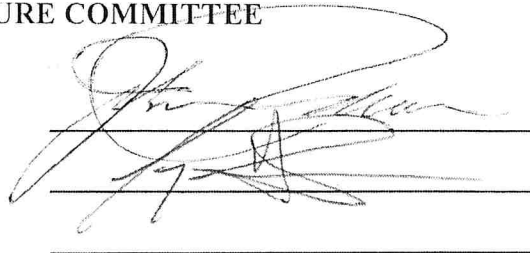
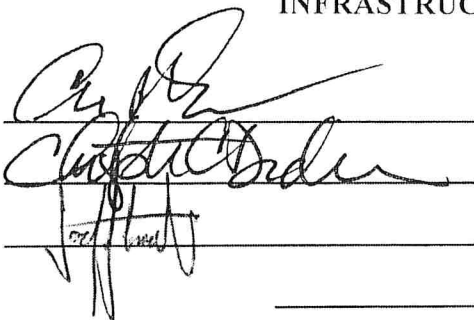
NOW, THEREFORE, BE IT RESOLVED: that the Board of Supervisors of the County of Marathon hereby removes the 28th Avenue Highway Corridor and right-of-way as previously designated in the attached document, finding that it is in the public interest for this corridor to be vacated; and

BE IT FURTHER RESOLVED that this action vacating the designated highway corridor is contingent upon formal approval within 60 days from the governing bodies of the City of Wausau and the Village of Maine; and

BE IT FURTHER RESOLVED that this resolution does not affect any other existing public right-of-way maintained by Marathon County.

Respectfully submitted this 23rd day of August, 2022.

INFRASTRUCTURE COMMITTEE



Fiscal Impact: The sale of properties may increase County revenues dependent on the sale price of each parcel.

Exhibit A

STATE OF WISCONSIN)
)SS.
COUNTY OF MARATHON)

I, Kim Trueblood, County Clerk in and for Marathon County, Wisconsin, hereby certify that the attached Resolution #R-49-22 was adopted by the Marathon County Board of Supervisors at the Adjourned Organizational Meeting which was held on August 23, 2022.

SEAL

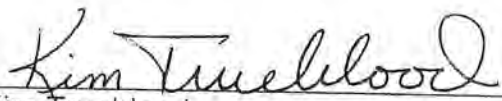

Kim Trueblood
Marathon County Clerk

Exhibit A

VOTE RESULTS

36 YES

0 NO

0 ABSTAIN

2 ABSENT

2 DID NOT VOTE

INFR - Resolution to Remove 28th Avenue Corridor

#R-49-22

☒ Passed By Majority Vote

Michelle Van Krey	YES	Joel Straub	YES	Chris Dickinson	M	YES
Ann Lemmer	YES	Tony Sherfinski	YES	Andrew Venzke		YES
Kody Hart	YES	Jennifer Aarrestad	YES	Allen Drabek		YES
John Robinson	YES	Craig McEwen	s YES	Kurt Gibbs		YES
Gary Gisselman	YES	Yee Leng Xiong	YES	Ron Covelli		YES
Stacey Morache	YES	Gayle Marshall	YES	Jason Wilhelm		YES
Becky Buch	YES	Thomas Rosenberg	YES	Jacob Langenhahn		YES
Kim Ungerer	YES	Jasper Hartinger	YES	Bruce Lamont		EXCUSED
David Oberbeck	YES	David Baker	YES	Allen Opall		YES
Donna Krause	EXCUSED	Crystal Bushman	YES	Bobby Niemeyer		YES
Alyson Leahy	YES	Tim Sondelski	YES	Lance Leonhard		ABSENT
Matthew Bootz	YES	Jean Maszk	YES	Mike Puerner		ABSENT
Mike Ritter	YES	Thomas Seubert	YES			
Rick Seefeldt	YES	Dennis Gonnering	YES			



Marathon County Board of Supervisors - August 23 2022 07:08:14 PM

Voting Meeting August 23, 2022

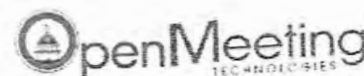


Exhibit A



Exhibit B Areas for Removal Official City Map City of Wausau

- Area for Removal
- Official City Map Area



N. 28th Avenue

Amendment to Official City Mapping

Areas to be removed from Official City Mapping

Part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 28, and part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 27, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

All of the Official City Mapping as described in Document No. 1403003 recorded in the Office of Register of Deeds for Marathon County and City of Wausau Common Council Resolution File No. 03-0716, lying within said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 28, and said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 27;

and also;

Part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 28, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

All of the Official City Mapping as described in Document No. 1403003 recorded in the Office of Register of Deeds for Marathon County and City of Wausau Common Council Resolution File No. 03-0716, lying within Lot 6, Block 1, Kraimer Addition, and lying within Lot 4, Block 2, said Kraimer Addition.

AGENDA ITEM

Discussion and possible action on parking restrictions on Cedar Street between North 3rd Avenue and North 4th Avenue

BACKGROUND

CISM and Council acted on parking restrictions on this section of roadway earlier this year. CISM minutes are attached. The current restrictions are ‘No Parking Back to Corner’ on north side of Cedar Street from 3rd Street as shown on the attached map. Also, ‘No Parking this side of Street Nov. 1- April 1’ on the remainder of the north side of this block.

The 1st English Lutheran Church does not like the ‘No Parking this side of Street Nov. 1 – April 1’ and would like that parking restriction removed. A petition circulated by members of the Church is attached.

FISCAL IMPACT

Minimal, sign removal.

STAFF RECOMMENDATION

The Church is the primary user. As long as we maintain the ‘No Parking Back to Corner’, staff does not have an issue removing the other parking restriction.

Staff contact: Allen Wesolowski 715-261-6762

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: April 14, 2022, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lisa Rasmussen, Lou Larson, Tom Neal, James Wadinski
By WebEx: Deb Ryan

Also Present: Eric Lindman, Allen Wesolowski, TJ Niksich, Cord Buckner, Tara Alfonso
By WebEx: Sarah Watson, Mark Thompson – MTS LLC

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.

Discussion and possible action on parking restrictions on the north side of Cedar Street between North 3rd Avenue and North 4th Avenue

With cars parked on both sides of the street and particularly in the winter, there has been difficulty with snowplows getting through and trash collection. Even when church is not in session, parking is an issue.

Wesolowski stated there is currently a loading zone sign which is not in ordinance. The initial request from Alder Watson was to have no parking on the entire north side of Cedar Street between 3rd and 4th Avenue. Buckner and Wesolowski have reviewed this and talked with the church. There is a need for the loading zone. Staff recommends keeping the loading zone signage and placing it into ordinance. Staff also recommends adding no parking back to corner from the east side of the loading zone to the corner as traffic can have a higher speed coming off 3rd Avenue. Cars parked in this area could make it difficult and could create a sight distance issue.

Rasmussen asked if it was possible to do two things; codify the pedestrian drop off and pick up area as this is the entrance into the church to use the elevator and consider restricting parking on the north side of Cedar Street between November 1 and April 1. Watson advocated for restricting parking on the north side during the winter months because of plowing and snow accumulation.

Wesolowski stated staff recommends having no parking here to corner year-round. No parking in the winter from the west side of the loading zone to 4th Avenue would be up to the committee. Rasmussen noted it has been helpful in other neighborhoods and asked the committee's thoughts on preserving the 15-minute loading zone year-round and restrict the north side from November 1 and April 1.

Wadinski agrees with the loading zone and no parking here to corner but is hesitant about seasonal winter parking as it was not mentioned in the packet. Since the agenda wording was broad, Rasmussen felt seasonal parking could be considered as long as it is confined to the north side.

Neal moved to approve the loading zone delineation, no parking back to corner delineation, and adding no parking from November 1 to April 1 west of the loading zone. Larson seconded and the motion carried 4-1 with Wadinski the dissenting vote.

ArcGIS Web Map

City of Wausau / DPW

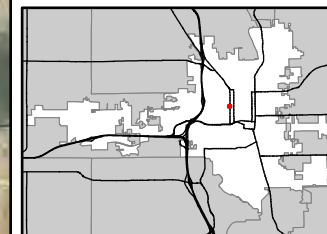
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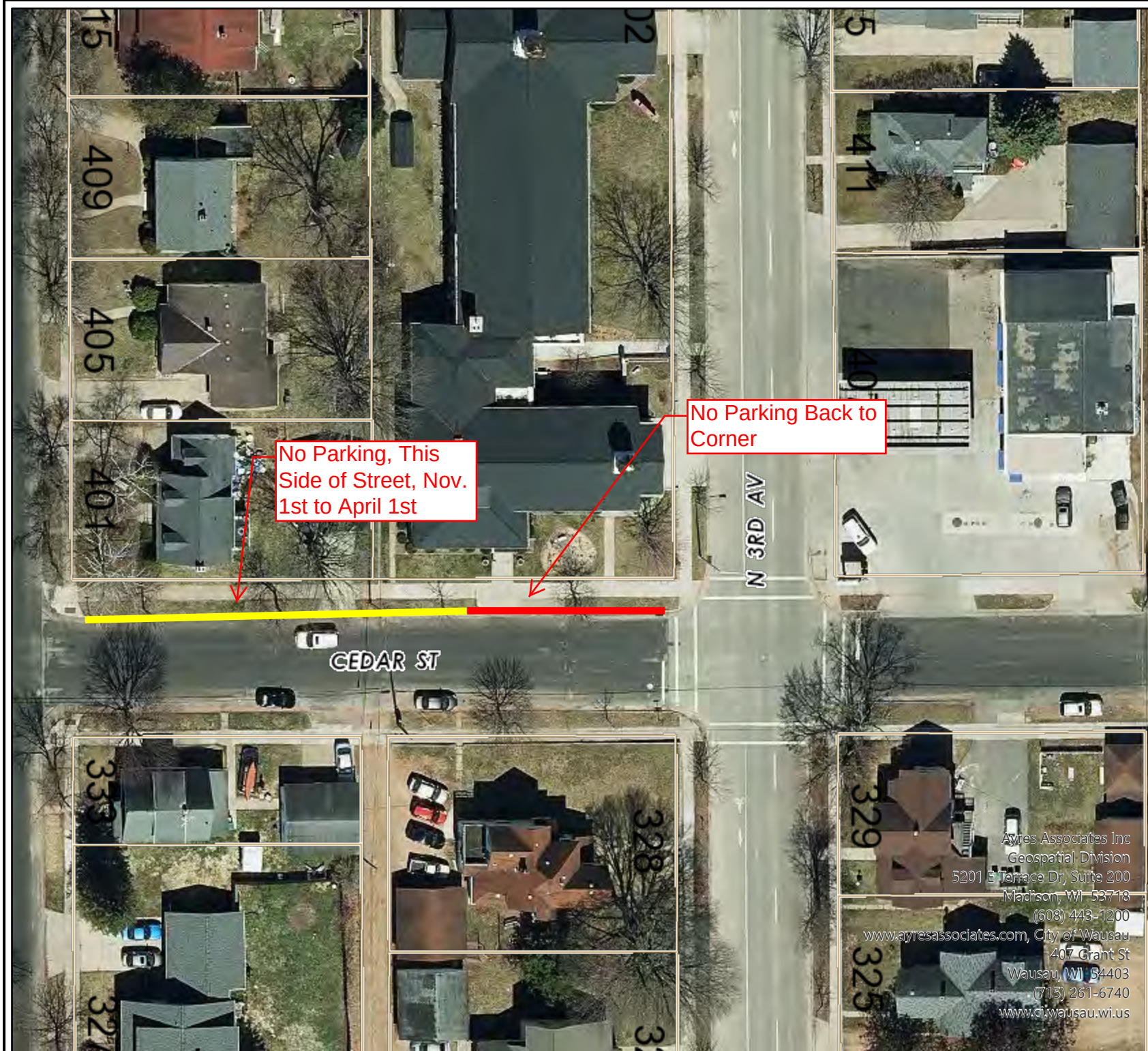
Municipal Boundaries

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





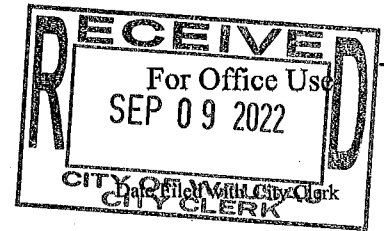


PETITION

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

A Petition For:

- ☐ Alley Vacation ☐ Sanitary Sewer ☐ Storm Sewer ☒ Other as Follows:
☐ Blacktop Paving ☐ Street Light ☐ Watermain
☐ Curb and Gutter ☐ Street Vacation ☐ Zoning Change No Parking Signs



The undersigned petitioners respectfully request that your honorable body take such action as will cause the: The removal of the No Parking signs on Cedar Street in front of First English Lutheran Church at the address of 402 N. Third Avenue. Visitors who are handicapped or who have health issues do not have access to the building on Cedar Street where the church elevator and office is located or handicapped parking spaces. All doors to the church are locked and the Cedar Street entrance is the only entrance open to visitors during the week, evenings, and Saturdays. No parking is implemented the months of November-April on the north side of the street. Please see attached for additional information concerning the No Parking signs.

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. Joan Buckmaster	Joan Buckmaster	226339 Kingbird Ave Wausau WI 54401	8/24/2022
2. Kathy Rohde	Kathy Rohde	238530 Red Brook Rd Wausau WI 54403	8/24/2022
3. Cheryl Breneman	Cheryl Breneman	9404 N. 4th Ave Wausau WI 54401	8/24/2022
4. Dawn Kramer	Dawn Kramer	648 Oconto Rd Mosinee	8/24/2022
5. Alvin Kramer	Alvin Kramer	"	8-24-2022
6. Pat Seivert	Pat Seivert	167320 Sandal Ln, Ringle (715) 574-7148	
7. Susana Crone	SUSANA CRONE	3142 Westhill Dr (715) 8456516	
8. Virgil Voigt	Virgil Voigt	1130 S. 6th Ave Wausau WI 54401	8/24/22
9. Susana Crone	SUSANA CRONE	3142 Westhill Dr.	8/24/2022
10. Carol Rachu	Carol Rachu	708 Fulton St #119 Wausau WI 54403	8/24/2022
11. Pat Seivert	Pat Seivert	167320 Sandal Ln, Ringle	8/24/22
12. Bill Kautsky	Bill Kautsky	822 N. 5th Ave Wausau	8/24/22
13. Natalie Streveler	Natalie Streveler	120 Grand Ave #108 Wausau	8-24-22
14. Leroy D. Stark	LEROY D. STARK	809 S. 4th Ave	8-24-22
15. Fred Chicken	Fred Chicken	401 N 4th Ave	8/24/22

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN

CITY OF WAUSAU Debra Klutz being duly sworn disposes and says that he is a resident of the affected area, residing at 2711 Weiland Ave, Weston in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to before me this 9 day of September, 2022

Kathleen J. Bernarde
Signature of City Clerk or designee

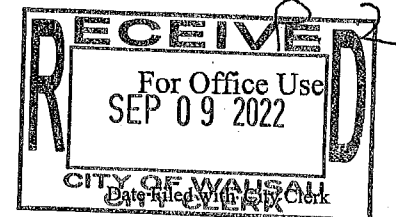
Debra S Klutz
(Signature of Circulator)

2711 Weiland Ave #2
(Address of Circulator)

Weston, WI 54476

PETITION

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



A Petition For:

- ☐ Alley Vacation ☐ Sanitary Sewer ☐ Storm Sewer ☒ Other as Follows:
☐ Blacktop Paving ☐ Street Light ☐ Watermain
☐ Curb and Gutter ☐ Street Vacation ☐ Zoning Change No Parking Signs

The undersigned petitioners respectfully request that your honorable body take such action as will cause the: The removal of the No Parking signs on Cedar Street in front of First English Lutheran Church at the address of 402 N. Third Avenue. Visitors who are handicapped or who have health issues do not have access to the building on Cedar Street where the church elevator and office is located or handicapped parking spaces. All doors to the church are locked and the Cedar Street entrance is the only entrance open to visitors during the week, evenings, and Saturdays. No parking is implemented the months of November -April on the north side of the street. Please see attached for additional information concerning the No Parking signs.

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. Amy Abitz	Amy Abitz	1536 Cherry St Wausau WI 54401	8-24-2022
2. Carrie J. Kolbeck	Carrie J. Kolbeck	237233 Sunrise Rd Wausau WI 54403	8-24-2022
3. Kathi Zoern	Kathi Zoern	915 N 2nd Ave Wausau WI 54401	8/25/2022
4. Donna Steckling	Donna Steckling	1732 Lenard Street Wausau WI 54401	8-25-2022
5. Dawn M. Kramer	Dawn M. Kramer	1918 8th Ave Wausau WI 54401	8/25/2022
6. Lynne Santangelo	Lynne Santangelo	16 Fulton St #313 Wausau WI 54402	8/25/2022
7. Mary Hardell	Mary Hardell	13991 Co Rd A Wausau WI 54401	8-25-2022
8. Kathleen Peterson	Kathleen Peterson	229920 Sandpiper Ave. Wausau WI 54401	8-25-2022
9. Cynthia Hoerter Petzel	Cynthia Hoerter Petzel	118 S 2nd Ave Wausau WI 54401	8-25-2022
10. Verlean Detert	Verlean Detert	810 N 5th Ave Wausau WI 54401	8-25-2022
11. Carla A. Landrath	Carla A. Landrath	1501 1st Ave Wausau WI 54401	8/25/2022
12. Susan Oberbeck	Susan Oberbeck	110 S 36th Ave Wausau WI 54401	8/25/2022
13. LeAnn Lewis	LeAnn Lewis	1603 Beechwood Dr Wausau WI 54401	8/25/22
14. Joan L. Hechler	Joan L. Hechler	315 S 10th Ave Wausau WI 54401	8/25/22
15. Karen Otto	Karen Otto	6401 Tegan Ln Wausau WI 54401	8/25/22

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN

CITY OF WAUSAU Debra Kluetz being duly sworn disposes and says that he is a resident of the affected area, residing at 2711 Weiland Ave, Weston in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to
before me this 9 day of September, 2022

Kathleen J. Bernarde
Signature of City Clerk or designee

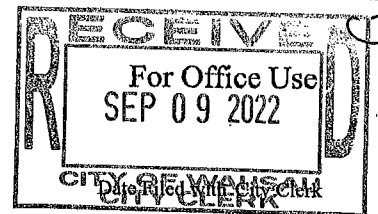
Debra Kluetz
(Signature of Circulator)

2711 Weiland Ave #2
(Address of Circulator)

Weston WI 54476

PETITION

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



A Petition For:

- ☐ Alley Vacation ☐ Sanitary Sewer ☐ Storm Sewer ☒ Other as Follows:
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Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. Debra L Kluetz	Debra L Kluetz	2711 Weiland Ave ^{Weston WI 54476}	8-24-2022
2. Sue Juedes	Sue Juedes	232325 Wellborn Ave	8-24-2022
3. Neil Juedes	Neil Juedes	" " Wausau 54403	8-24-2022
4. Reese Clarke Aarthur	Reese Clarke Aarthur	1447 Leland Wausau ^{WI} 54401	8-24-2022
5. Marla Zumann	Marla Zumann	1503 N. 7th St. Wausau 54403	8-24-2022
6. Wade Abitz	Wade Abitz	3104 Hubbell Ave ^{Wausau WI 54401}	8-24-2022
7. Lisa Abitz	Lisa Abitz	3104 Hubbell Ave ^{Wausau WI 54401}	8-24-2022
8. Linda Kittel	Linda Kittel	3923 Troy St. ^{Wausau WI 54401}	8-25-2022
9. Eunice Stark	Eunice Stark	809 S. 48th Ave ^{Wausau WI 54401}	8-25-2022
10. Lynn Schulz	Lynn Schulz	1508 Merrill Ave ^{Wausau WI 54401}	8-26-2022
11. Gene Schulz	Gene Schulz	1508 Merrill Ave ^{Wausau WI 54401}	8-26-2022
12. Virginia Romanowski	VIRGINIA ROMANSKI	1508 Merrill Ave ^{Wausau WI 54401}	8-26-22
13. Thomas J. Daley	Thomas J. Daley	504 N. 43rd Ave ^{Wausau WI 54401}	8/26/2022
14. Connie Triffin	Connie Triffin	2713 N. 7th St. Wausau	8-26-2022
15. Susan Schreiber	Susan Schreiber	235608 Homestead Rd ^{Wausau}	8/26/22

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN

CITY OF WAUSAU Debra Kluetz being duly sworn disposes and says that he is a resident of the affected area, residing at 2711 Weiland Ave, Apt 2, Weston, WI 54476 in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to before me this 9 day of September, 2022

Kristy J. Benock
Signature of City Clerk or designee

Debra L Kluetz
(Signature of Circulator)

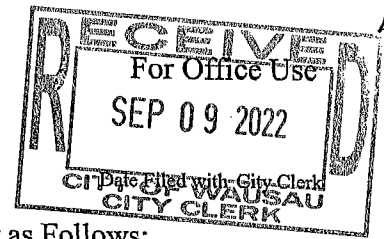
2711 Weiland Ave #2
(Address of Circulator)
Weston WI 54476

PETITION

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

A Petition For:

- ☐ Alley Vacation ☐ Sanitary Sewer ☐ Storm Sewer ☒ Other as Follows:
☐ Blacktop Paving ☐ Street Light ☐ Watermain
☐ Curb and Gutter ☐ Street Vacation ☐ Zoning Change No Parking Signs



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Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. <u>Sherril L. Bagby</u>	SHERRI L. BAGBY	602 Ross Ave. Wausau, WI 54403	8/28/22
2. <u>John Otto</u>	John Otto	6401 Teggan Ln ^{Weston}	8-28-22
3. <u>Joyce Pagel</u>	Joyce Pagel	1528 Merrill Ave ⁵⁴⁴⁷⁶	9-1-22
4. <u>Sandra Miller</u>	Sandra Miller	1107 Washington ^{Wausau, WI 54401}	9-1-22
5. <u>Dawn Mijal</u>	Dawn Mijal	924 South 10th Ave. ^{Wausau, WI 54401}	9-1-22
6. <u>Harris Thomas</u>	HARRIS THOMAS	1121 So. 5th Ave. ^{Wausau, WI}	9-1-22
7. <u>Christine Berenz</u>	Christine Berenz	1610 E Bos Creek Dr ^{Wausau, WI 54401}	9-1-22
8. <u>Jerrol Berenz</u>	JERROL BERENZ	"	9-1-22
9. <u>Marcia Schumacher</u>			
10. <u>Marcia Schumacher</u>	Marcia Schumacher	713 Steuben St. ^{Wausau, WI 54403}	9-4-22
11. <u>Carolyn Motl</u>	Carolyn Motl	1614 Decher Dr ^{Wausau, WI 54401}	9-4-22
12. <u>Debra Thumstedter</u>	Debra Thumstedter	716 Prospect Avenue ^{Wausau, WI 54403}	9-4-22
13. <u>Tryphine Schrub</u>	Tryphine Schrub	1528 Merrill Ave ^{Wausau, WI 54401}	9-4-22
14. <u>Lindsey Diercks</u>	Lindsey Diercks	5344 Pats Court ^{Plover, WI 54467}	9-4-22
15. <u>Heather McCluskey</u>	Heather McCluskey	521 Cochran St ^{Eau Claire, WI 54601}	9-4-22

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN

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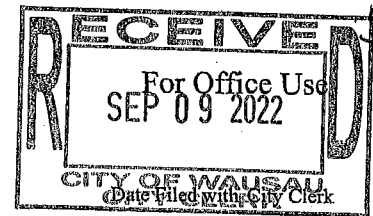
Kathleen J. Bernade
Signature of City Clerk or designee

Debra Kluetz
(Signature of Circulator)

2711 Weiland Ave #2
(Address of Circulator)
Weston WI 54476

PETITION

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



A Petition For:

- ☐ Alley Vacation ☐ Sanitary Sewer ☐ Storm Sewer ☒ Other as Follows:
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Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. <u>Sarah Stroik</u>	Sarah Stroik	217004 County Rd. V	8-25-22
2. <u>Sandra Kihara</u>	Sandra Kihara	525 E Bridge St	8-25-22
3. <u>Maralee Moellendorf</u>	Maralee Moellendorf	229 Reserve Ave Wausau	8-26-22
4. <u>Pamela Engelmeier</u>	Pamela Engelmeier	3016 Christian Ave Wausau	8-26-22
5. <u>Chet Steckling</u>	Chet Steckling	1732 Lenard St W	8-26-22
6. <u>Barbara Levine</u>	BARBARA LEVINE	318 S. 56 th Ave Wausau	8-26-22
7. <u>Barry Levine</u>	BARRY LEVINE	318 S 56 th Ave Wausau	8-26-22
8. <u>Scott Breneman</u>	Scott Breneman	2404 N. 4th Ave Wausau	8-27-22
9. <u>David Schreiber</u>	David Schreiber	235609 Homestead Dr	9/27/22
10. <u>Dennis Nicolaisen</u>	DENNIS NICOLAISEN	1813 CRESTVIEW Dr Wausau	8/29/22
11. <u>James D. Kraft</u>	James D. Kraft	2205 EMERSON St Wausau	8/30/22
12. <u>Wm Kitchholz</u>	Wm Kitchholz	1106 N 3rd Ave Wausau	9/2/22
13. <u>Roger D. Tabor</u>	ROGER D. TABOR	2901 N 7th Ave Wausau	9/6/22
14. <u>John Mott</u>	John Mott	1614 Becker Dr Wausau	9/3/22
15. <u>Carolyn Mott</u>	Carolyn Mott	1614 Becker Dr Wausau WI	9/4/22

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN

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Kathleen J. Bernarde
Signature of City Clerk or designee

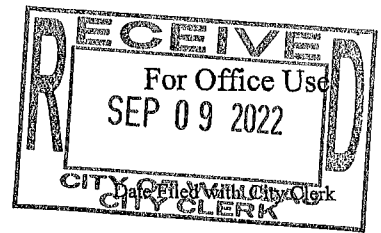
Debra S. Kluetz
(Signature of Circulator)

2711 Weiland Ave #2
(Address of Circulator)

Wausau, WI 54476
Weston

PETITION

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



A Petition For:

- ☐ Alley Vacation ☐ Sanitary Sewer ☐ Storm Sewer ☒ Other as Follows:
☐ Blacktop Paving ☐ Street Light ☐ Watermain
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Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. <i>Irene Peters</i>	Irene Peters	5300 W. 160 th Ave 54401	8/28/22
2. <i>Lette Becker</i>	Lette Becker	227105 Pheasant Ave	8/28/22
3. <i>Bonnie Brown</i>	Bonnie Brown	1115 N. 10 th St 54403	8/28/22
4. <i>Dennis Landwehr</i>	Dennis Landwehr	1501 Adams Ct 54403	8/28/22
5. <i>Earl W. Zischel</i>	Earl W. Zischel	145553 Weldon Blvd	28 Aug 2022
6. <i>Laura Thumstedter</i>	Laura Thumstedter	716 Prospect Ave	8-28-22
7. <i>Karen Zumann</i>	Karen Zumann	145141 Co Rd U	8-28-22
8. <i>Gary Zumann</i>	Gary Zumann	145141 Co Rd U	8-28-22
9. <i>Jack Belinas</i>	Jack Belinas	145201 Co Rd U	8/29/22
10. <i>Sara Belinas</i>	Sara Belinas	145201 Co Rd U	8/30/22
11. <i>Shawn Belinas</i>	SHAWN BELINAS	145201 Co Rd U	8-30-22
12. <i>Emily Belinas</i>	Emily Belinas	145201 County Road U	8/30/22
13. <i>Emily Belinas</i>	Emily Belinas	145201 County Road U	8/30/22
14. <i>Emily Belinas</i>	Emily Belinas	145201 County Road U	8/30/22
15.			

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN

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Katherine J. Bernarde
Signature of City Clerk or designee

Debra Klutz
(Signature of Circulator)

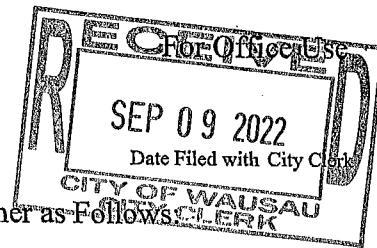
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OF THE CITY OF WAUSAU, WISCONSIN

A Petition For:

- ☐ Alley Vacation ☐ Sanitary Sewer ☐ Storm Sewer ☒ Other as Follows: No Parking Signs
☐ Blacktop Paving ☐ Street Light ☐ Watermain
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Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. Kathryn Ellis	Kathryn Ellis	1003 N 4th Ave Wausau	8/25/22
2. Debra Klutz	Debra Klutz	2711 Weiland Ave Weston	8-26-22
3. Kyle Landrum	Kyle Landrum	903 1/2 Park Ave S4476	8-26-22
4. Steven Davis	Steven A. Davis	500 Grand Ave Apt 801	8-26-22
5. Jason Spivey	Jason Spivey	615 Elm	8-26-22
6. Debra Kufahl	Debra Kufahl	6108 N. 52nd Ave	8-27-22
7. Scott Kufahl	Scott Kufahl	6108 N 52nd Ave	8-27-22
8. Alan J. Sexter	Alan J. Sexter	207 W Wausau Ave.	8-28-22
9. DuWayne Herning	DuWayne Herning	2712 Mary Ann Lane	8-28-22
10. Linda Herning	Linda Herning	2712 Mary Ann Lane	8-28-22
11. Richard Jensen	RICHARD JENSEN	402 MARIA DR.	8-28-22
12. Lorraine Brink	Lorraine Brink	1508 Merrill Ave	8-28-22
13. Gary Treutler	GARY TREUTLER	330 R 5TH AVE WAUSAU, WI	8-28-22
14. Binita Flores	Binita Flores	1305 Blue Spring Wausau	8-28-22
15. Karim M. Doherty	Karim M. Doherty	504-43rd Ave. W. Wausau	8-28-22

AFFIDAVIT OF CIRCULATOR

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Signature of City Clerk or designee

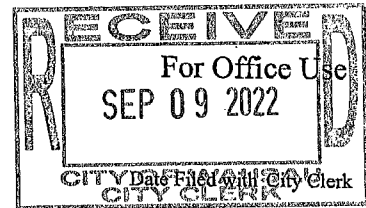
Debra J Klutz
(Signature of Circulator)

2711 Weiland Ave #2
(Address of Circulator)

Weston, WI 54476

PETITION

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



A Petition For:

- ☐ Alley Vacation ☐ Sanitary Sewer ☐ Storm Sewer ☒ Other as Follows:
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Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. <u>Randy Wanner</u>	Randy Wanner	707 S. 12th St. Wausau	8/27/22
2. <u>Charlene Wanner</u>	Charlene Wanner	707 S. 12th St. "	8/27/22
3. <u>Kayla Gossman</u>	Kayla Gossman	2009 Jelinek Ave Schf	8/27/2022
4. <u>Laurayne Nicoliasen</u>	Laurayne Nicoliasen	1813 Crestview Ave Wausau	8/29/2022
5. <u>Dolores Zwahlen</u>	Dolores Zwahlen	1009 Young St.	9/5/2022
6. <u>Sharon Carlsson</u>	Sharon Carlsson	1521 Summit Dr	9/5/22
7. <u>Em E Altus</u>	Em E Altus	2331 N. Ave Wausau	9/6/22
8. <u>Vina Dittmar</u>	Vina Dittmar	6107 County Rd "U" Wausau, WI	9/6/22
9. <u>Karen Czechowicz</u>	Karen Czechowicz	1602 E Bos Creek Dr. Wausau	9/7/22
10. <u>Kathi Krueger</u>	Kathi Krueger	15020 Black Bear Way Merrill	9/7/22
11. <u>Joyce Pagel</u>	Joyce Pagel	1508 Merrill Ave, Wausau WI	9/8/22
12.			
13.			
14.			
15.			

AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN

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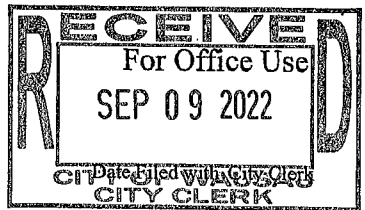
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Signature of City Clerk or designee

Debra Klueck
(Signature of Circulator)
2711 Weiland Ave #2
(Address of Circulator)
Weston WI 54476

PETITION

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



A Petition For:

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1. <u>Melanie McCluskey</u>	Melanie McCluskey	811 S. 48th Ave Wausau, WI 54401	9-5-22
2. <u>Judy Jensen</u>	Judy Jensen	811 S. 48th Ave Wausau, WI 54401	9-5-22
3. <u>Scott Mijal</u>	Scott Mijal	402 Maria Dr Wausau, WI 54401	9-5-22
4. <u>Sharon Hunter</u>	Sharon Hunter	924 S. 10th Ave Wausau WI 54401	9-7-22
5. <u>Sharon Hunter</u>	Sharon Hunter	231256 Shenandoah Wausau WI 54401	9-8-22
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Kristen J. Bernade
Signature of City Clerk or designee

Debra S Klutz
(Signature of Circulator)

2711 Weiland Ave #2
(Address of Circulator)
Weston WI 54476

AGENDA ITEM
Discussion and possible action on parking restrictions on Single Avenue, Prospect Avenue to Genrich Street
BACKGROUND
The resident at 817 Single Avenue called Engineering to comment on parking on Single Ave and Excelsior Drive. When the signs were reviewed, it was discovered the ‘No Parking’ signs on Single Avenue are not in the parking ordinance.
FISCAL IMPACT
None, signs already in place.
STAFF RECOMMENDATION
Staff recommends approval.
Staff contact: Allen Wesolowski 715-261-6762



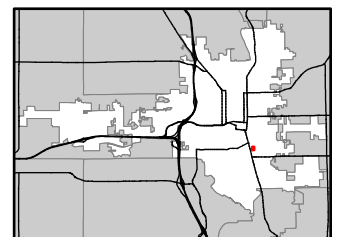
ArcGIS Web Map

City of Wausau / DPW

Date Printed: 10/5/2022

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 Municipal Boundaries
 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

Ayres Associates Inc
Geospatial Division
5201 E Terrace Dr, Suite 200
Madison, WI 53718
(608) 443-1200
www.ayresassociates.com, City of Wausau
407 Grant St
Wausau, WI 54403
(715) 261-6740
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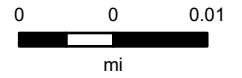
AGENDA ITEM
Discussion and possible action on parking restrictions on Excelsior Drive south of Single Avenue
BACKGROUND
The resident at 817 Single Avenue is requesting ‘No Parking’ be designated along Excelsior Drive along the entire length south of Single Avenue. A map is included. Also, photos are included for reference. Excelsior Drive does not have curb and gutter. Cars park on this segment of Excelsior Drive to use the Tot Lot. The cars park on the grass and up into the yard of 817 Single Ave. Also, trucks use Excelsior Drive to access the manufacturing facilities at the south end of Excelsior Drive. If cars are parked near the intersection, it makes the turn difficult for trucks.
FISCAL IMPACT
Minimal, sign placement.
STAFF RECOMMENDATION
CISM should consider the merits of the concern and the truck turning movement. No parking on this segment would force users of the Tot Lot to park on Single Ave. Staff does not see this displaced parking as an issue. Single Ave has sidewalks to accommodate the users.
Staff contact: Allen Wesolowski 715-261-6762



ArcGIS Web Map

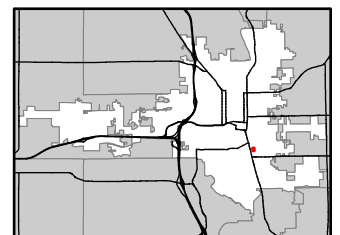
City of Wausau / DPW

Date Printed: 10/5/2022



- Municipal Boundaries
- Parcel

Requested 'No Parking'



- NOTES:
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Office of the City Attorney

TEL: (715) 261-6590

FAX: (715) 261-6808

Anne L. Jacobson
City Attorney

Tara G. Alfonso
Assistant City Attorney

Nathan Miller
Assistant City Attorney

To: Capital Improvements & Street Maintenance Committee

From: Tara G. Alfonso, Asst. City Attorney

Date: October 6, 2022

Re: Comments on improvements located in undeveloped City right-of-way

- At the September 8, 2022, meeting, the Capital Improvements & Street Maintenance Committee ("CISM") considered and recommended for Council approval, the granting of an easement in undeveloped City right-of-way ("ROW") adjacent to property commonly known as 1100 Highland Park Blvd. ("Property"). A structure had been built in the City ROW as part of a landscaping project on the Property. (Draft minutes are included).
- The matter proceeded to the full Council on September 27, 2022.
- Prior to the Council meeting, at the time of drafting the easement agreement, it was observed that the legal description provided by Engineering was such that it provided for an easement area over almost the entire portion of the ROW that was adjacent to the Property. The CISM minutes of the 9/8/22 meeting (as well as the video of the meeting) indicated however, that there might have been ambiguity as to whether the committee intended to recommend an easement limited simply to the portion of the ROW on which the structure had been built or whether it was intended to recommend an easement for the entire landscaping project which traversed almost the entire ROW adjacent to the Property. Additional clarification also arose that the Property owners' contractor had applied for a building permit on 9/26/2017 and later withdrew that permit application on 9/29/2017. The site plan provided at the time of the permit application indicated that the Project would be built on the Property and would not encroach onto the ROW.
- At the time of the Council meeting, City Attorney Anne Jacobson advised the Council of the ambiguity and outlined the additional clarifications as to the permit application and asked whether with this clarification, if the recommendation of the committee would still be the same. (Draft Council minutes are included).
- At the Council meeting, the Council voted to refer the matter back to CISM for consideration.
- Within the packet is the draft easement agreement, and an email with supporting information from William Hebert of the Inspection Department which also includes a letter from that office to the Property owners dated May 23, 2022 directing that the "gazebo and coordinating landscaping" be removed as having been built in the city

ROW, and observing the construction without the required permit. A staff memorandum is also included from Rick Rubow, the City Assessor who advises the improvements will be assessed in the upcoming tax year as valued to the Property. It is also appropriate to note that a sewer line is identified as being located within the ROW that would be subject to the easement.

- The committee's options are:
 1. Recommend the Council grant an easement for the entire portion of the ROW indicated on the attached map provided by Engineering. If the easement is recommended and ultimately granted by Council, the City will receive additional real estate taxes due to the assessment of the improvements to the Property.
 2. In recommending an easement the committee may also consider:
 - A. Requesting some annual payment be made by the Property owners going forward as "rent" in addition to the additional tax value that will be assessed and ultimately charged to the Property as real estate taxes by the Assessment Department;
 - B. The Assessor points out the ability of its office to assess the Property for omitted improvements for the 2020 and 2021 tax years. The committee may also review whether it would recommend consideration be paid to the City for the granting of the easement in an amount which estimates or approximates the missed taxable value for the years the improvements existed prior to the 2020 tax year. This would not, however be a tax or real estate taxes, but rather a payment in consideration for the granting of the easement. Please note the City does not firmly know when the landscaping and structure were built.
 - C. Request some payment representing back "rent" on the use of the ROW for the years the improvements have existed, either including 2020 and 2021, or excluding those years as the result of the Assessor's ability to assess for omitted improvements for those tax years.
 3. Recommend the Council deny an easement which would result in staff moving forward to direct the removal of the improvements comprising the landscaping project from City ROW (the structure/gazebo and coordinating landscaping).
- The draft of the easement which is included in the packet provides that no additional improvements, structures or landscaping may be constructed, installed, maintained or permitted in the easement. It further provides the City may terminate the agreement at any time and for any reason in its sole discretion upon a 30 day notice. The agreement also requires the owners to remove the structure, all vegetation, and other landscaping features located in the easement at their expense should the ROW be needed by the CITY for any purpose. It also contains other provisions for indemnification and insurance.

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: September 8, 2022, at 5:15 p.m. in the Council Chambers of City Hall.

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

Also Present: Mayor Katie Rosenberg, Eric Lindman, Allen Wesolowski, TJ Niksich, Cord Buckner, Andrew Lynch, Tom Kilian, Lori Wunsch

Discussion and possible action on an easement for 1100 Highland Park Boulevard

Bill Hebert, Dave Huempfer, and Wesolowski met on site where an outdoor tea garden was built on a section of City right-of-way that has never been used. The owner of 1010 Everest Boulevard is not happy with the building. Originally staff looked at vacating the right-of-way. However, when researched all the land would revert to 1100 Highland Park Boulevard. When this was discussed with the owner of 1010 Everest Boulevard, they would object to vacating. Either an easement would need to be granted or orders would be given to remove the structure.

Rasmussen said there are similar situations like this. She feels an easement makes sense as it is a small portion of right-of-way. The easement would carry a caveat that it would have to be removed at the owner's expense if it becomes necessary. We have done this when people put landscaping or sprinkler systems in the right-of-way. An investment was made, it blends with the property, and there is no immediate public use for the area.

Rasmussen moved to approve. Seconded by Henke.

Larson is torn. If we start allowing people to put things on City property it would open a can of worms. There is already one objection to it, and he is not sure he can support it. Henke asked if they got a building permit. Wesolowski indicated a permit was not obtained. These types of situations are handled on a case-by-case basis. We have allowed retaining walls and such in the right-of-way. Larson feels this is neighbor against neighbor and questioned who should be sided with. Gisselman asked if the area is paved. Wesolowski explained it is undeveloped. One would never know there was right-of-way there. People treat the area as their backyard. Gisselman asked if it would be split between the properties if vacated. Wesolowski said in this case all of the right-of-way would go to 1100 Highland Park. The easement would be written where it would be their responsibility to take down if needed. The easement would also include a hold harmless agreement, which is typical for an easement for items in the right-of-way. Discussion followed.

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

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL

held on Tuesday, September 27, 2022, in Council Chambers, beginning at 6:30 p.m.,
Mayor Rosenberg presiding.

Roll Call

9/27/2022

Roll Call indicated 9 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Present</u>
1	Lukens, Carol	YES
2	Martens, Michael	NV
3	Kilian, Tom	YES
4	Diny, Doug	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	NV
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

22-0910 Refer

9/27/2022

Motion by Larson, second by Gisselman to refer the Resolution of the Capital Improvements & Street Maintenance Committee Approving easement agreement with Mathew Aschbrenner and Kristen Aschbrenner adjacent to 1100 Highland Park Boulevard back to CISM Committee.

City Attorney Anne Jacobson explained that she in consultation with Assistant Attorney Tara Alfonso, who staffs the CISM Committee, felt it was prudent to pull this item from the Consent Agenda in the spirit of transparency in the event any of the committee member's votes were based on a mistaken assumption. She stated the property owners adjacent to city right-of-way (ROW) inquired about a building permit and were told they could not build there because it was dedicated public ROW for Adams Street. The improvement of the ROW was then reported after the fact by a neighbor to the Zoning & Inspections Department. If this previously dedicated ROW were vacated our preliminary research shows it would go to the owners who have occupied the ROW entirely. The neighbor whose consent would be required for the vacation is the one who reported them and has indicated objection. The CISM minutes imply that it is acceptable because it was thought to occupy only a tiny part of the ROW, however, the improvements occupy nearly the entire ROW shown on a new map in the packet. She questioned with this clarification if their recommendation would be the same; if they would charge them for the easement; or if they change their mind about granting the easement. She indicated Alfonso also made some recommended changes in the best interests of the city to the easement document itself by limiting the improvements to what has already been built there; requiring its removal if the city should terminate the easement for any reason; and requiring insurance for their activities in the ROW.

Lisa Rasmussen stated CISM Committee discussed in granting the easement the intent was to allow for the structure that had already been built, but then be clear with the homeowner that they were not to be building additional things there. The easement was for what placed in the ROW, understanding also that there was no intention by the city when putting this property on the official map to extend any street or road through. The easement we need is for utility access with the caveat the homeowner will have to remove the structure at their own expense if the city needs to work on utilities there.

Lou Larson felt this appears to be neighbor against neighbor and felt this should be referred back to CISM Committee. Gisselman agreed there was enough new information presented here that the committee should review it again.

Vote to refer back:

Yes Votes: 7 No Votes: 2 Abstain: 0 Not Voting: 2 Result: PASS

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	NV
3	Kilian, Tom	YES
4	Diny, Doug	YES
5	Gisselman, Gary	YES

6	McElhaney, Becky	<i>NI</i>
7	Rasmussen, Lisa	NO
8	Watson, Sarah	NO
9	Herbst, Dawn	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

DRAFT



Assessment Department



Regarding 1100 HIGHLAND PARK

To: CISM Committee

From: Assessor Richard Rubow

Recently we became aware of an outbuilding structure that was built several years ago without any permits by the property owners of 1100 Highland Park Blvd on lands owned by the City of Wausau for the proposed Adams Street.

Wisconsin Statute 70.17, **Lands, to whom assessed; buildings on exempt lands.** *(1) Real property shall be entered in the name of the owner, if known to the assessor, otherwise to the occupant thereof if ascertainable, and otherwise without any name. The person holding the contract or certificate of sale of any real property contracted to be sold by the state, but not conveyed, shall be deemed the owner for such purpose. The undivided real estate of any deceased person may be entered to the heirs of such person without designating them by name. The real estate of an incorporated company shall be entered in the same manner as that of an individual. Improvements on leased lands may be assessed either as real property or personal property.*

The above statute allows for the taxation of buildings on exempt lands and our department will be assessing these improvements effective January 1, 2023. We will value these improvements to parcel 2907-254-0012, with a parcel address of 1100 Highland Blvd. There will be no contributory land value for the use of city lands for these improvements unless the land is conveyed to the property owners and is no longer exempt.

The discovery of these improvements has shown to exist at a minimum since April 2020 based on aerial photos of the subject. According to Wis. Statute 70.44; **Assessment of property omitted.** *(1) Real or personal property omitted from assessment in any of the 2 next previous years, unless previously reassessed for the same year or years, shall be entered once additionally for each previous year of such omission, designating each such additional entry as omitted for the year of omission and affixing a just valuation to each entry for a former year as the same should then have been assessed according to the assessor's best judgment, and taxes shall be apportioned, using the net tax rate as provided in s. 70.43, and collected on the tax roll for such entry. This section shall not apply to manufacturing property assessed by the department of revenue under s. 70.995.*

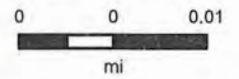
The assessment department can go back and reassess for the omitted property for the 2022 and 2021 assessment rolls. In turn the property owner also has appeal rights to the board of review on the omitted reassessments. It is unclear at this stage in the process what the contributory value these improvements will have on the overall parcel. Also, we do not publicly provide assessed values on parcels prior to the assessment roll being completed and the property owner being notified.

Regards,
Rick Rubow
City Assessor

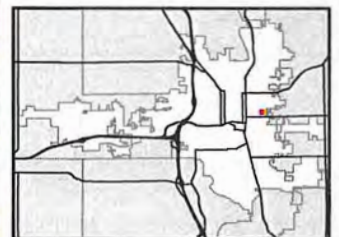
ArcGIS Web Map

City of Wausau / DPW

Date Printed: 10/5/2022

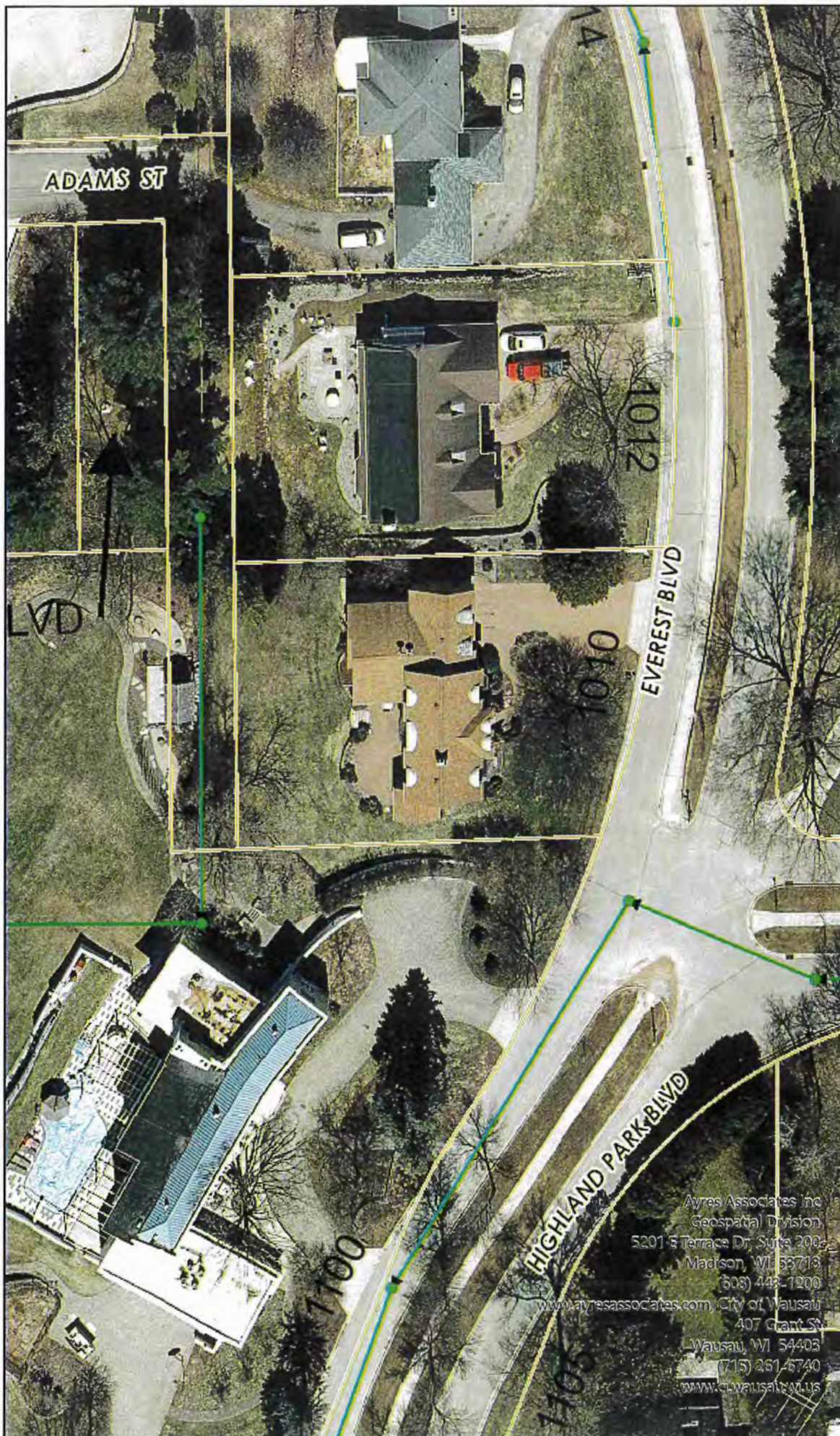


- Municipal Boundaries
- Parcel
- Collector
- Manhole



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



Ayres Associates Inc
Geospatial Division
5201 S Terrace Dr, Suite 200
Madison, WI 53718
(608) 448-1200
www.ayresassociates.com, City of Wausau
407 Grant St
Wausau, WI 54403
(715) 261-6740
www.ci.wausau.wi.us

Lori Wunsch

From: Eric Lindman
Sent: Tuesday, October 4, 2022 12:59 PM
To: Tara Alfonso
Cc: Anne Jacobson; Allen Wesolowski; Lori Wunsch
Subject: FW: 1100 Highland Park Blvd - Summary
Attachments: NotApprovedLetter_1100_HighlandParkBlvd.pdf; OrderToRemove_1100_HighlandParkBlvd.pdf; SitePlan_1100_HighlandParkBlvd.jfif; ConceptPlan.pdf

Tara, please see below for Bill's summary regarding the proposed easement at the above address. His email references "5/23/17" as the letter for removal but should be "5/23/22". Documentation is attached. The site plan and concept plan were submitted in 2017 with the permit application by Revi.

Eric Lindman, P.E.

Director of Public Works & Utilities
City of Wausau
407 Grant St.
Wausau, WI 54403-4783
P: 715-261-6745
C: 715-292-2606

From: William Hebert <william.hebert@ci.wausau.wi.us>
Sent: Tuesday, October 4, 2022 10:50 AM
To: Eric Lindman <Eric.Lindman@ci.wausau.wi.us>
Subject: 1100 Highland Park Blvd - Summary

Eric,

Revi Design applied for a permit to build a new Zen Garden/Tea House on 9/26/2017. We emailed them on 9/26/17 notifying them that we needed construction plans and a site plan. On 9/29/17 a not approved letter was emailed to Revi Design (see attached). On 10/10/17 the permit application was changed to withdrawn.

In May 2022 it came to my attention that the Zen Garden/Tea House that this structure was actually built and placed in the city right of way. We sent an order to remove on 5/23/17 (attached). The plans were built very closely to how it was proposed back in 2017. The owners called and wished to meet onsite to discuss the order. Allen, Dave and myself met with them on 6/3/22. After discussion, the owners wished to pursue an encroachment permit through CISM and council.

Let me know if you have any questions or need anything else.

Thank you,

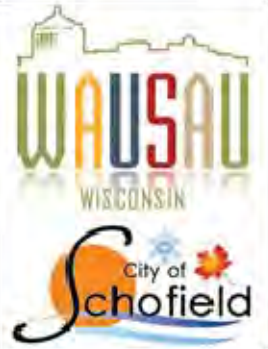
WILLIAM D. HEBERT, MPA

CHIEF INSPECTOR/ZONING ADMINISTRATOR
CITY OF WAUSAU

WAUSAU CITY HALL
407 GRANT STREET
WAUSAU, WI 54403-4783

715-261-6780 OFFICE
715-261-4102 FAX

WILLIAM.HEBERT@CI.WAUSAU.WI.US



City of Wausau
Department of Public Works
Division of Inspection and Zoning
407 Grant Street, Wausau, WI 54403
715.261.6780 / 715.261.4102 fax



September 29, 2017

DAVE SETHER
REVI DESIGN LLC
4701 County Road Z
Wausau, WI 54403

RE: Residential Building Permit for 1100 HIGHLAND PARK BLVD, WAUSAU Residential Building Review (1100 HIGHLAND PARK BLVD, WAUSAU) Status Not Approved

Dear: DAVE SETHER

If you have any further questions regarding this project, please do not hesitate to contact our office.

Sincerely,

Melissa Engen

Plan Review Comments

Inspections Residential - Phil Borchardt - 715-261-6788 -
Phil.Borchardt@ci.wausau.wi.us

Not Approved

Review Comments:

Zoning - William Hebert - 715-261-6783 - william.hebert@ci.wausau.wi.us

Conditional

Review Comments:

Located in rear 35% of lot. The minimum setback is 3' from the property line. Must be verified to inspector at first inspection.





date: may 9th, 2017
scale: one inch equals five feet
drawn by: DAVE SETHER

Maschbrenner RESIDENCE



May 23, 2022

William D Hebert, MPA
Chief Inspector / Zoning Administrator

Richard D. Grefe, Building Inspector

Rick K. Pergolski, Electrical Inspector

Dennis J. Kurszewski, Plumbing Inspector

Travis R. Lepinski, Property Inspector

Adam C. Malzahn, Property Inspector

Mathew W Aschbrenner
Kristen H Bagnall
1100 Highland Park Blvd

Re: 1100 Highland Park Blvd; Key No. 2907.254.0012

Dear Property Owner(s):

During a recent inspection that was made by our office, the following was observed regarding the property you own located at the above-referenced address:

A gazebo and coordinating landscaping were installed without obtaining the required permit. The project was constructed on a public right-of-way, not on private property, therefore the project shall be removed in its entirety.

This item is in violation of the following sections of the Wausau Municipal Code:

Chapter 15.20.010 – Required

A building permit signed by the Building Inspector shall be obtained before footing and foundation excavation or the commencement of construction, alteration or remodeling or moving of any building or structure within the City. The building permit may be obtained by the owner or contractor or by the party by whom the work is to be performed; any or all of the foregoing may be prosecuted for failure to obtain the permit. The fees payable to the City treasurer for building permits shall be as set forth in [section 3.40.010\(a\)](#).

Chapter 15.20.010 – Plans and specifications

No building permit shall be issued for any new building or structure until plans and specifications are approved by the Building Inspector. Such plans shall consist of a neat and legible approximate sketch showing the builder's intention and the exact outside dimensions of the building and indicating the type and nature of construction. Specifications shall clearly set forth the manner of construction and the type and nature of the materials to be used. Plans shall be in sufficient detail to show the exact nature of the work to be done and shall include a plot plan showing the location of the building with respect to property lines and they shall remain on file in the files of the Building Inspector.

An initial permit application was submitted on September 26, 2017 and was not approved. Construction drawings and a site plan were requested. The site plan submitted indicated the gazebo would be placed within the property lot lines, but additional verification was requested. On October 10, 2017 the projected status was updated to Withdrawn. No permit was issued.

Your cooperation in this matter would be greatly appreciated. Should you have any questions, please feel free in contacting me at 715.261.6780.

Sincerely,

William D. Hebert, MPA
Chief Inspector / Zoning Administrator

WDH:drp





Everest Boulevard

Everest Boulevard

High

Adams Street

Looking East





EASEMENT AGREEMENT

THIS AGREEMENT, made this _____ day of _____, 2022, by and between the CITY OF WAUSAU, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, hereinafter referred to as "CITY", and MATHEW W ASCHBRENNER AND KRISTEN H BAGNALL, k/n/a KRISTEN H ASCHBRENNER, husband and wife, the owners of land in the City of Wausau adjacent to the street right-of-way owned by the CITY which is the subject of this easement, hereinafter referred to as "OWNER";

WITNESSETH:

WHEREAS, OWNER owns the property at 1100 Highland Park Boulevard in the City of Wausau, hereinafter referred to as "Property" and OWNER has requested that CITY grant to them permission by easement to locate a small structure, decorative vegetation, and other landscaping features within the CITY owned right-of-way adjacent to the OWNER's property; and

WHEREAS, CITY is willing to permit this encroachment upon certain terms and conditions, including hold harmless and insurance provisions; and

WHEREAS, the area encompassed by this easement, hereinafter referred to as "Easement" is described as follows:

Part of the N. 11th Street right-of-way adjacent to Lot 6, Block 1, H. B. Huntington's Addition, being part of the Northeast ¼ of the Southeast ¼, Section 25, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the intersection of the Northerly-most line of Parcel 1 of Certified Survey Map No. 5146 recorded in the Office of Register of Deeds for Marathon County in Volume 19 of Certified Survey Maps on Page 14, and the East line of said Block 1, the point of beginning;

Thence South, along said East line, 104.20 feet to the North line of Lot 6, Block 1, Highland Park Addition, extended Westerly, also being of the North line of said Parcel 1 of Certified Survey Map No. 5146; thence East, along said North line of Lot 6 extended Westerly and said North line of said Parcel 1, approximately 24.4 feet to the East right-of-way of N. 11th Street; thence North, along said East right-of-way, approximately 104 feet to said Northerly-most line of Parcel 1 of Certified Survey Map No. 5146, extended Easterly; thence West, along said Northerly-most line of Parcel 1 extended Easterly, approximately 24 feet to said East line of Block 1, the point of beginning.

A map depicting the Easement is attached hereto as Exhibit 1.

NOW, THEREFORE, the parties hereto agree as follows:

1. CITY hereby grants to OWNER a non-exclusive easement over the Easement area described herein in the right-of-way adjacent to Property for the sole purpose of the installation and maintenance of a small structure, decorative vegetation, and other landscaping features in the right-of-way.

Recording Area

Name and Return Address

City of Wausau Engineering Department
407 Grant Street
Wausau, WI 54403

PIN: 291-2907-254-0012

2. OWNER shall maintain liability insurance coverage for their operations and their activities at, and the improvements located on their Property and the Easement area, which insurance shall be suitable to CITY and in an amount not less than one million dollars. CITY shall be named as an additional insured on the policy. OWNER shall increase these insurance limits upon request of the CITY.
3. At CITY'S written request, OWNER shall promptly remove within thirty (30) days the structure, all vegetation, and other landscaping features located in the Easement at their expense, should the right-of-way be needed by the CITY for any purpose, including but not limited to the maintenance, repair, replacement or installation of CITY sewer or water lines located within the Easement area and CITY right-of-way or the installation of any other utilities within the CITY right-of-way. In the event OWNER shall fail to remove the structure, all vegetation, and other landscaping features, the CITY may enter onto the Property and the Easement in order for the CITY to do so and may charge the costs thereof to the OWNER. Such removal can be ordered by CITY, at its sole option, for any reason.
4. Exhibit 2 depicts the current improvements, structure and landscaping features located in the Easement. No additional structures, improvements or landscaping features shall be constructed, installed, maintained or permitted in the Easement.
5. OWNER agrees to indemnify and hold harmless CITY, its employees, agents, officers and officials, whether hired, appointed or elected, free and harmless from and against any and all judgments, damages, losses, costs, claims, expenses, suits, demands, actions and/or causes of action of any kind or of any nature which may be sustained or to which they may be exposed by reason of injury or injuries to anyone or of the death or deaths of anyone, or by reason of any personal injury and/or real property damage, or by reason of any other liability imposed by law or by anything or by anyone else upon the above-referenced entities and/or individuals as the result of and/or due to OWNER'S and/or anyone else's operations, activities, actions or omissions on the Property or the Easement granted herein and/or as a result of and/or due to the presence of OWNER or anyone else on the Property or the Easement granted herein and/or due to the existence of this agreement; specifically included within this indemnification and hold harmless are attorneys' fees and other costs of defense which may be sustained by and/or occasioned to the above-referenced entities and/or individuals.
6. OWNER agrees to release CITY, its employees, agents, officers and officials, whether appointed, hired or elected, from and against any and all judgments, damages, losses, costs, claims, expenses, suits, demands, actions, and/or causes of action of any kind or of any nature, which may be sustained or to which they may be exposed by reason of injury or injuries to anyone or of the death or deaths of anyone, or by reason of any personal injury and/or real property damage, or by reason of any other liability imposed by law or by anything or by anyone else upon the above-referenced entities and/or individuals as the result of and/or due to OWNER'S and/or anyone else's operations, activities, actions or omissions on the Property or the Easement granted herein and/or as a result of and/or due to the presence of OWNER or anyone else on the Property or the Easement granted herein and/or due to the existence of this agreement; specifically included within this release section are attorneys' fees and other costs of defense which may be sustained by and/or occasioned to the above-referenced entities and/or individuals.
7. This agreement and all of its provisions, with the exception of the continuing insurance, hold harmless, and release provisions which shall continue and survive any termination of this agreement by the CITY, shall terminate and become null and void upon thirty (30) days to OWNER by CITY. The CITY may terminate this agreement at any time and for any reason in its sole discretion.

8. The terms of this agreement are transferrable by OWNER and the obligations herein shall be binding upon any subsequent owner of the Property; however, CITY must be given notice 30 days in advance of any transfer.

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

CITY OF WAUSAU BY:

OWNERS BY:

Katie Rosenberg, Mayor

Mathew W. Aschbrenner

Kaitlyn A. Bernard, City Clerk

Kristen H. Bagnall
k/n/a Kristen H. Aschbrenner

STATE OF WISCONSIN)
) ss.

Personally came before me this _____ day of _____, 2022, the above named Katie Rosenberg, Mayor, and Kaitlyn A. Bernarde, 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.

Personally came before me this _____ day of _____, 2022, the above named Mathew W Aschbrenner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires:_____

STATE OF WISCONSIN)
) ss.

Personally came before me this _____ day of _____, 2022, the above named Kristen H Bagnall k/n/a Kristen H Aschbrenner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin

My commission expires: _____

This instrument was drafted by
Tara G. Alfonso, Asst. City Attorney
City of Wausau
407 Grant, Street
Wausau, WI 54403-4783

ADAMS ST

1019

1012 EVEREST BLVD

014

1012

1010

EVEREST BLVD
HIGHLAND PARK BLVD

1100

1105



Map Date: August 26, 2022

City of Wausau
Marathon County Wisconsin

0 50 100
Feet

Legend

- Parcels
- Right of Way
- Proposed Encroachment Easement

Map Location

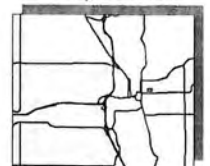




EXHIBIT 2-1



EXHIBIT 2-2

AGENDA ITEM

Discussion and possible action on final approval of Assessor's Plat No. 7 (901 Townline Road, 1309 Torney Avenue, 1315 Torney Avenue, and 1321 Torney Avenue)

BACKGROUND

An Assessor's Plat is a cooperative process between the surveyor and the residents to basically produce an "as-built" survey of the parcels, that is mutually agreed upon by all parties. Once completed, the parcels are forever referenced by their lot number on the Plat. A few key points in the Assessor's Plat process (also see attached flow chart):

- Assessor's Plat ordered by Common Council.
- Field survey of the area is performed, property lines staked with temporary monuments, and map drafted.
- Residents are notified by certified letter of opportunity to examine map and view temporary monuments.
- Any discrepancies in boundary lines are reconciled by surveyor.
- Once boundary lines are agreed upon by residents, boundary agreements are recorded.
- Plat filed with the City Clerk, then transmitted to Wisconsin DOA Plat Review.
- Once the plat is certified by DOA, City Clerk to publish Class 3 notice and plat shall remain on file for 30 days to allow residents to bring suit to have the plat corrected.
- Once suits, if any, are decided, plat is corrected, approved by common council, and recorded.

WMC Chapter 21.30 and Wisconsin Statute 70.27 allow for the Common Council to order an Assessor's Plat when:

"in the judgment of the governing body having jurisdiction, the description of one or more of the different parcels thereof cannot be made sufficiently certain and accurate for the purposes of assessment, taxation or tax title procedures without noting the correct metes and bounds of the same, or when such gross errors exist in lot measurements or locations that difficulty is encountered in locating new structures, public utilities or streets, such governing body may cause a plat to be made for such purposes."

FISCAL IMPACT

Engineering staff time used to do field work and prepare Assessor's Plat.

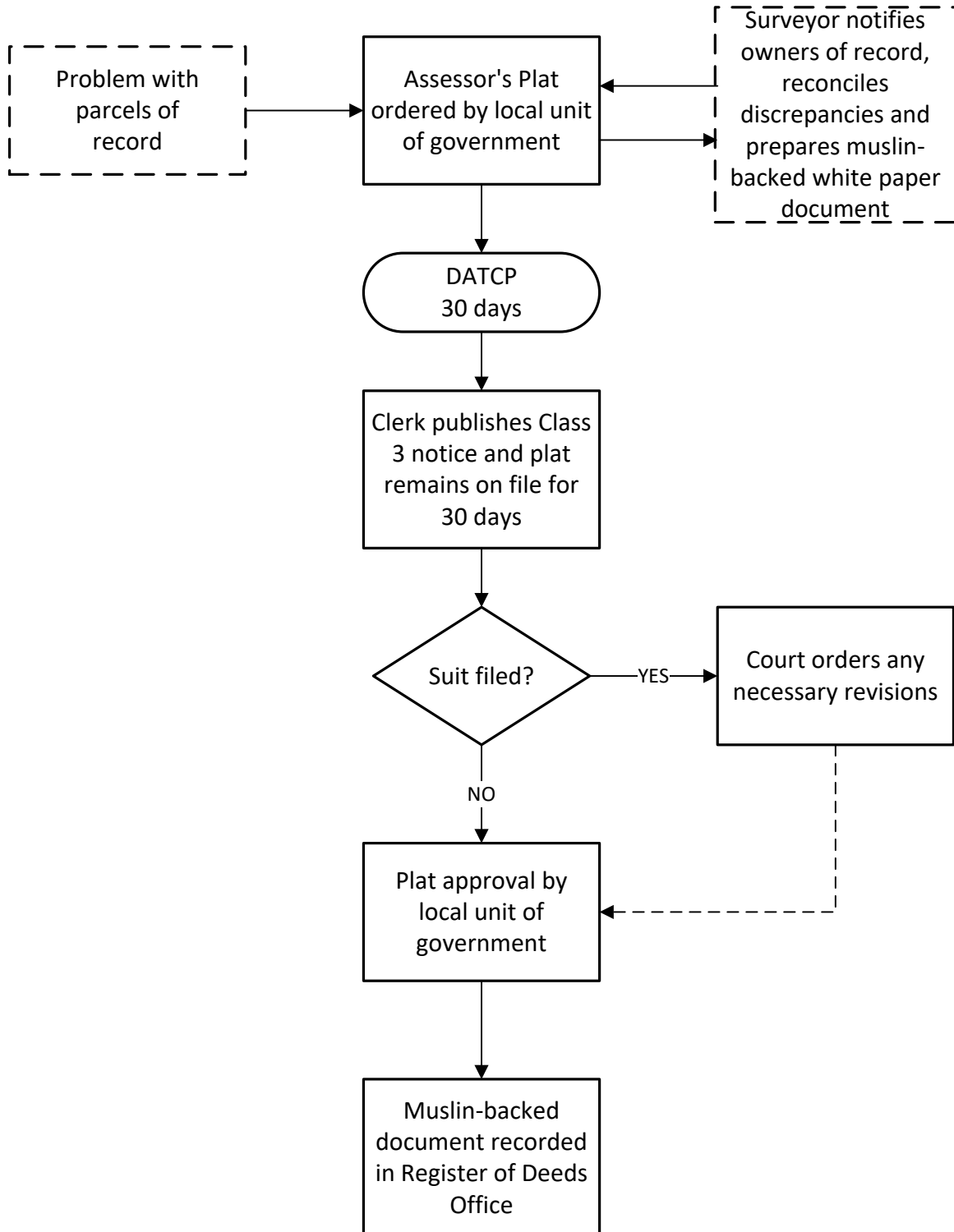
STAFF RECOMMENDATION

The DOA has approved the plat and no objections have been filed by the residents. Staff recommends final approval of the Assessor's plat.

Staff contact: Allen Wesolowski 715-261-6762

ASSESSOR'S PLATS

Assessor's Plat Process s. 70.27 Wis. Stats.



CITY OF WAUSAU ASSESSOR'S PLAT No. 7

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 , SECTION 1 , TOWNSHIP28
NORTH,RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

Assessor's Plat Surveyor's Certificate

I, David F. Huempfner, Jr., Professional Land Surveyor, hereby certify: That I have surveyed, divided and mapped City of Wausau Assessor's Plat No. 7 by the direction of the City of Wausau, per Resolution #21-1107, dated 1/25/2022; that such plat correctly represents all exterior boundaries and each parcel therein; and that this land is located in the NW ¼ of the NE ¼, Section 1, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, containing 0.493 acres of land and described as follows:

Commencing at the North ¼ corner of said Section 1; thence N 89°34'37" E, along the North line of said Northeast ¼, 723.51 feet; thence S 00°58'03" E, 29.22 feet to the intersection of the South right-of-way of Townline Road and the West line of Certified Survey Map No. 494 recorded in the Office of Register of Deeds for Marathon County in Volume 2 of Certified Survey Maps on Page 244, the point of beginning;

Thence continuing S 00°58'03" E, along said West line, 326.84 feet to the North line of Certified Survey Map No. 801 recorded in the Office of Register of Deeds for Marathon County in Volume 3 of Certified Survey Maps on Page 271; thence S 89°44'57" W, along said North line, 62.00 feet to the Easterly right-of-way of Torney Avenue; thence N 13°54'24" W, along said Easterly right-of-way, 17.86 feet to the East right-of-way of said Torney Avenue; thence N 00°58'03" W, along said East right-of-way, 298.43 feet; thence N 44°59'53" E, along said Easterly right-of-way, 15.56 feet to said South right-of-way of Townline Road; thence N 89°39'05" E, along said South right-of-way, 54.81 feet to said West line of Certified Survey Map No. 494, the point of beginning.

That this plat is a correct representation of all the exterior boundaries of the land surveyed and each parcel thereof.

That I have fully complied with the provisions of Section 70.27 of the Wisconsin Statutes in filing this plat.

City of Wausau
Department of Public Works
Engineering Division
David F. Huempfner, Jr., S-2091
City Surveyor

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 2022, the above-named David F. Huempfner, Jr., to me known to be the person who executed the foregoing instrument and acknowledged the same.

Lori Ann M. Wunsch
Notary Public, Wisconsin
My commission expires January 22, 2026

There are no objections to this assessor's plat with respect to applicable provisions of s. 236.15 and 236.20 Wis.Stats.

Certified August 1, 2022

Rene M. Doney
Department of Administration



Assessor's Plat Approval Certificate

Resolved, that the City of Wausau Assessor's Plat No. 7 in the City of Wausau, having been ordered by the Common Council and all notices required by s. 70.27 Wis. Stats. having been sent, and said plat having been on file in the office of the City Clerk for 30 days, and no suit for correction of said plat having been commenced, City of Wausau Assessor's Plat No. 7, is hereby approved by the Common Council.

Date Approved: _____

Katie Rosenberg, Mayor

Date Signed: _____

Katie Rosenberg, Mayor

Clerk's Certificate

I hereby certify that the foregoing is a copy of a resolution adopted by the Common Council of the City of Wausau.

Date Signed: _____

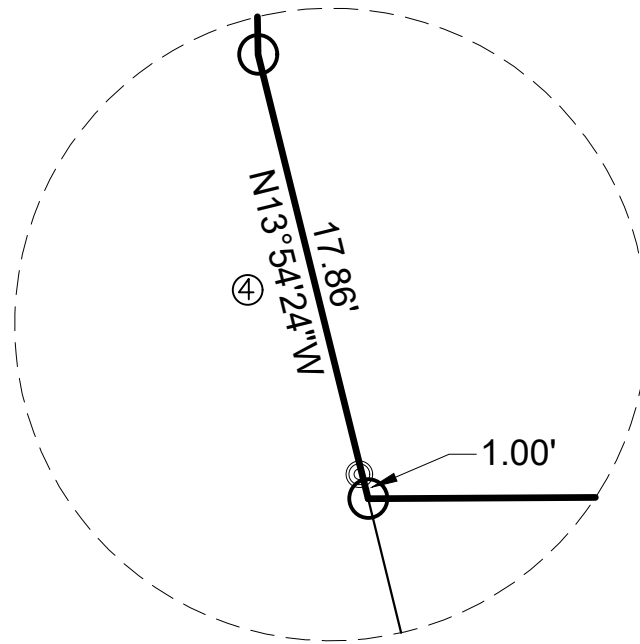
Kaitlyn A. Bernarde, Clerk

NOTES

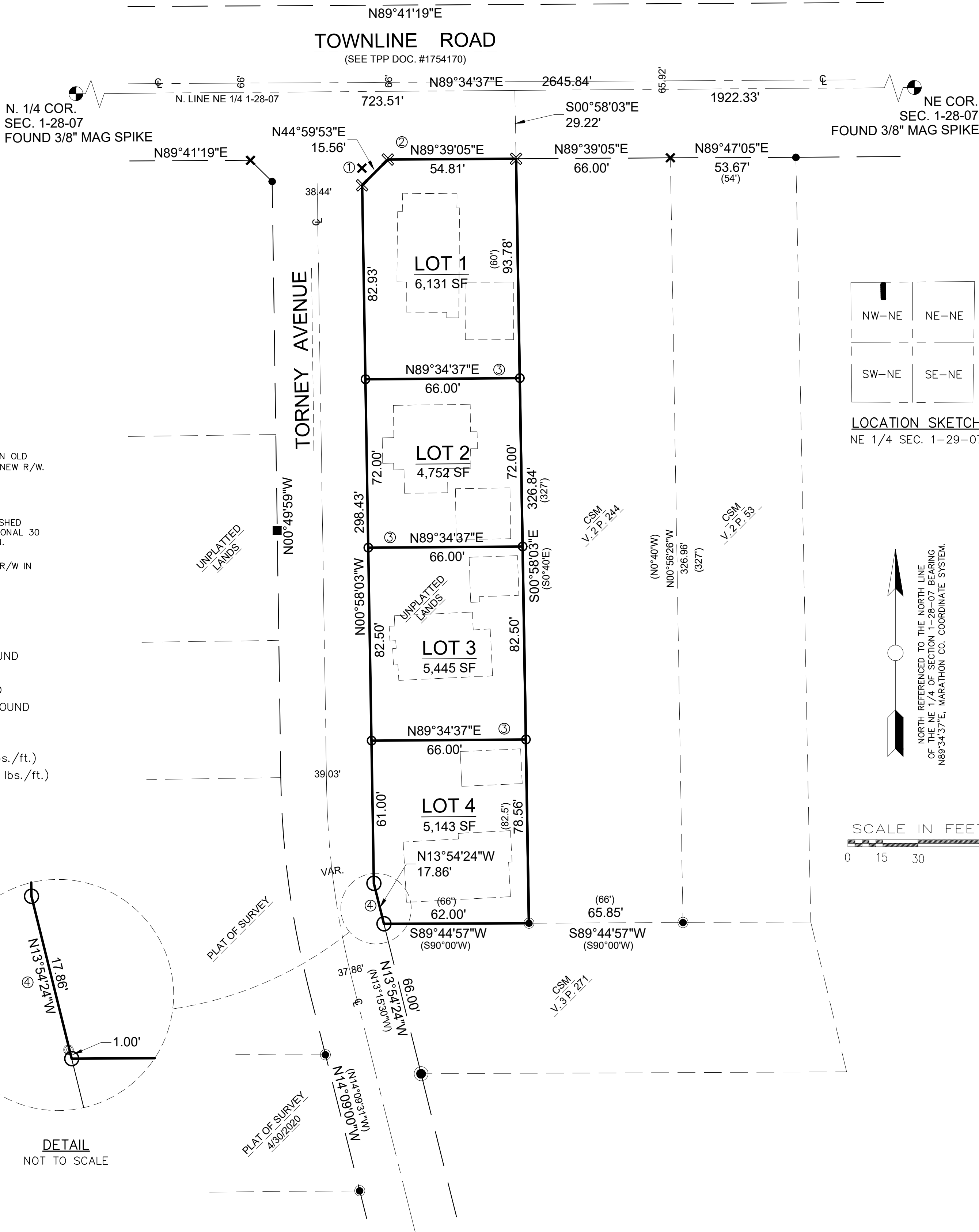
- ① CUT CROSS FOUND IS APPARENTLY A RESET OF AN OLD MONUMENT FROM TPP. NO LONGER VALID DUE TO NEW R/W.
- ② TPP USED TO ESTABLISH R/W FROM FOUND TPP MONUMENTS.
- ③ NORTH LINES OF LOTS 2, 3, AND 4 WERE ESTABLISHED PARALLEL TO NORTH SECTION LINE AND AN ADDITIONAL 30 FEET SOUTH OF DEED LOCATIONS PER OCCUPATION.
- ④ EXISTING BACK OF SIDEWALK USED TO ESTABLISH R/W IN THIS AREA.

LEGEND

- ⊙ 1/2" NOM. (0.8" O.D.) IRON PIPE FOUND
- 3/4" IRON ROD FOUND
- 1" NOM. (1.3" O.D.) IRON PIPE FOUND
- 1 1/4" NOM. (1.7" O.D.) IRON PIPE FOUND
- 1" SQUARE IRON ROD FOUND
- ✕ CROSS IN CONCRETE FOUND
- SET 3/4" x 18" IRON REBAR (1.50 lbs./ft.)
- SET 1 1/4" x 18" IRON REBAR (4.30 lbs./ft.)
- ✕ SET GROUND CROSS IN CONCRETE
- () RECORDED AS
- EXISTING BUILDING



DETAIL
NOT TO SCALE



BOUNDARY LINE AGREEMENT TABLE

I, the undersigned, hereby consent to the establishment of the boundaries of my land as surveyed and mapped by this Assessor's Plat and hereby consent to the lines shown hereon and the monuments marking my corners as a true representation of my property and that said boundaries shall be the true boundaries hereafter.

Lot	PIN	Address	Owner 1	Owner 2	Doc. No.	Date	Area	Signatures
1	291-2807-011-0986	901 Townline Rd.	FLIPPIN RENTALS LLC		1763287	7/31/2018	6,131 SF	-----
2	291-2807-011-0985	1309 Torney Ave.	KRAUS-WEITH, JEANNE M	WEITH, DANNY L	1128772	3/27/1998	4,752 SF	-----
3	291-2807-011-0984	1315 Torney Ave.	HANNIG, JURGEN	CZYZEWSKI, E ANN	1423977	9/27/2005	5,445 SF	-----
4	291-2807-011-0983	1320 Torney Ave.	TVK INCOME TRUST		1769910	11/9/2018	5,143 SF	-----

AGENDA ITEM

Discussion and possible action on sale of 123 West Thomas Street

BACKGROUND

The current property along Thomas St, 131 W. Thomas St (owned by St Vincent DePaul) has a narrow oblong strip of land owned by the city. The owner of the adjacent property has requested interest in purchasing this property as they currently have their business sign located on this property.

City ordinance shows the following criteria be followed to sell City owned property:

Chapter 3.12, Sale of City-Owned Real Property (not applicable to sale or lease of city-owned land in the business campus or land acquired for redevelopment purposes).

3.12.010 – Any request for the sale of city-owned real property shall be directed to the common council . . . and referred to [CISM] for its recommendations.

3.12.020 – [CISM] shall notify various departments, and request a statement whether those departments object to such sale.

3.12.030 – If no objection is raised,

(a) [CISM] shall then advertise for bids . . . and require any bids to indicate the price and the intended or proposed use of the real estate (with sketch, picture or diagram to accompany bid)

(b) The bids shall be considered by [CISM] and the recommendation of the Plan Commission shall be obtained as to the proposed use and disposition of the property.

(c) [CISM] shall make a recommendation to the Council.

To begin the process to sell this property CISM will need to provide approval to start the sale process and to set a minimum price for the property. Staff recommends setting a minimum price at \$750 and any interested parties will need to bid the minimum to be considered.

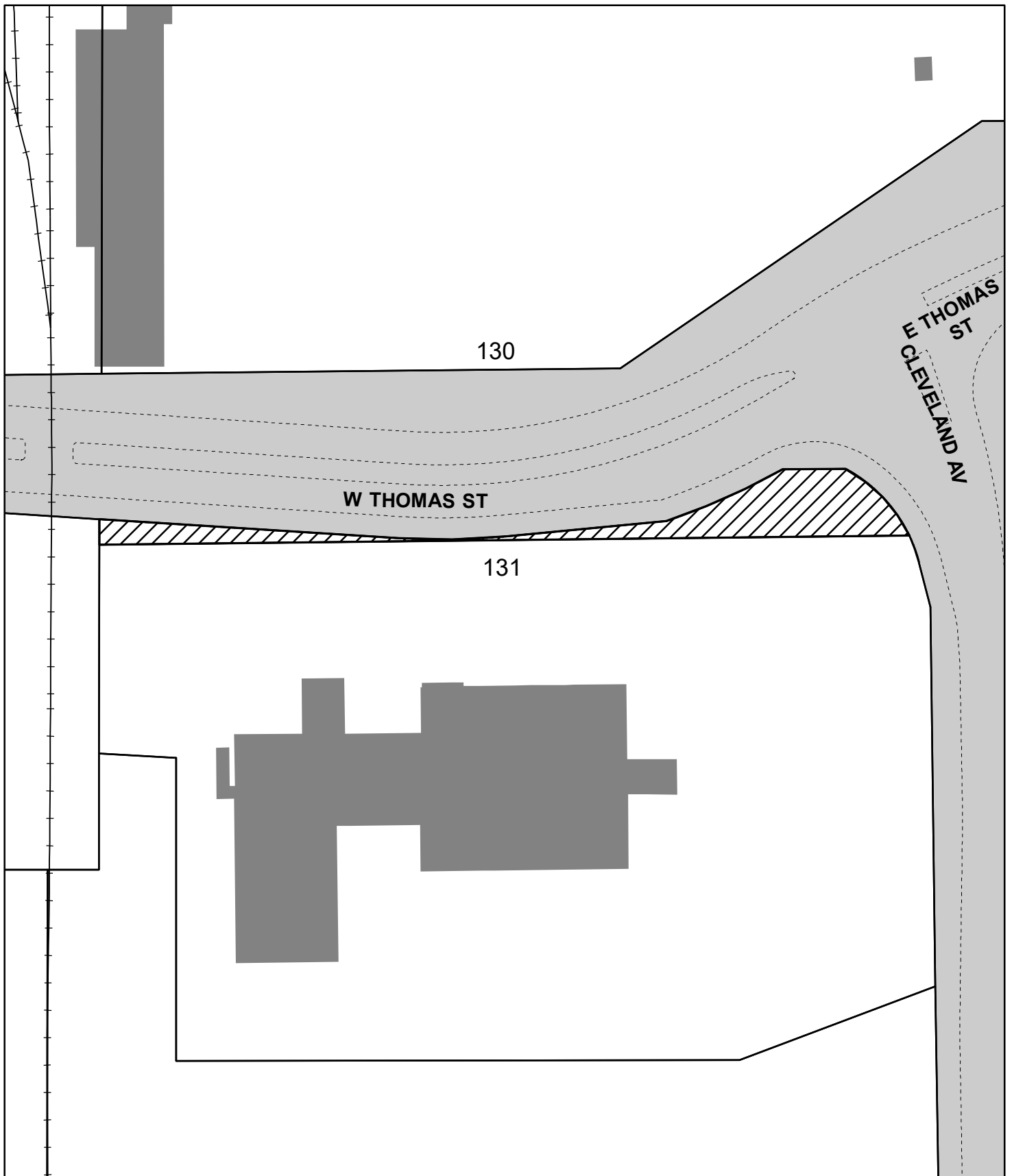
FISCAL IMPACT

Revenue from sale of property.

STAFF RECOMMENDATION

Staff recommends this property be offered to other city departments and if there are no objections have this property advertised for bids.

Staff contact: Eric Lindman 715-261-6745



Map Date: August 26, 2022

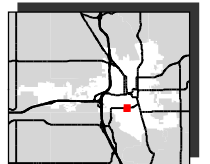
City of Wausau
Marathon County Wisconsin

0 50 100
Feet

Legend

- Parcels
- Right of Way
- Road Edge
- Proposed Disposition

Map Location



AGENDA ITEM
Discussion and possible action on Stormwater Maintenance Agreement with Apogee Wausau Group Inc. at 7500 Stewart Avenue
BACKGROUND
Lintec is proposing to build a 26,600 sq ft building addition at 7500 Stewart Avenue. The proposed addition will consist of the building expansion, modifications to driveways and parking lots, landscaping, and stormwater facilities. The total land disturbance will consist of approximately 2.5 acres. To ensure properly functioning post-stormwater facilities year after year, the City requires the owner to sign a maintenance agreement, making the owner inspect and maintain the facilities on a biennial basis. The maintenance agreement is attached for your review.
FISCAL IMPACT
None
STAFF UPDATE
Staff recommends approval of the stormwater maintenance agreement.
Staff contact: TJ Niksich 715-261-6748

AGREEMENT FOR THE MANAGEMENT AND MAINTENANCE OF A STORMWATER FACILITY

THIS AGREEMENT made this 12th day of September, 2022, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY", and Apogee Wausau Group, Inc d/b/a Linetee, a corporation organized under the laws of the State of Wisconsin, hereinafter referred to as "OWNER";

WITNESSETH:

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

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

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

NOW, THEREFORE, the parties hereto agree as follows:

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

Recording Area

Name and Return Address

City of Wausau Engineering Dept.
407 Grant Street
Wausau, WI 54403

PIN:

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

OWNER:

By: [Signature]

By: [Signature]

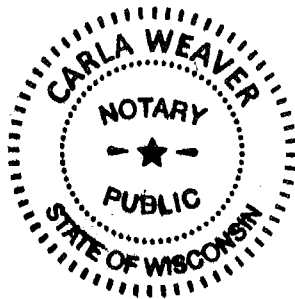
CITY OF WAUSAU:

By: Katie Rosenberg, Mayor

By: Kaitlyn Bernarde, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this 12th day of September, 2022, the above-named Robert Kaduron and [Signature] of Apogee Wausau Group, Inc d/b/a Wnetec to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.



Carla Weaver

Notary Public, Wisconsin
My commission: May 25, 2026

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 20__, the above-named Katie Rosenberg, Mayor, and Leslie Kremer, Clerk of the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission: _____

EXHIBIT B
Stormwater Management Facilities Maintenance Schedule & Procedures
For
Linetec Anodize Expansion
7500 Stewart Avenue
City of Wausau
Marathon County, WI

Property Legal Description:

Lot 1 of Certified Survey Map Number 17539, recorded in Volume 84, on Page 46, as Document Number 1722780, located in the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 and Southwest 1/4 of the Northeast 1/4, Section 36, Township 29 North, Range 6 East, City of Wausau, Marathon County, Wisconsin.

Responsible Party: Linetec

The Owner, their successors, and assigns, shall inspect and maintain the structural and non-structural measures that function to facilitate compliance with stormwater management

Maintenance Schedule and Procedures:

Maintenance inspections by the Owner shall take place at a minimum of twice per year, following Owner's acceptance of the Project from the Site Contractor. Owner shall maintain a written inspection and maintenance log.

Maintenance and inspection shall be performed as follows:

- 1) DEBRIS: Removal of trash, debris, and noxious weeds should be done on a regular basis to maintain aesthetics and functionality of the water quality swales and culverts on the site.
- 2) STORM CULVERTS: Remove accumulated sediment and/or debris from the culverts on the site.
- 3) RIPRAP: Inspect riprap and replace as may be needed to maintain integrity and a clean appearance of riprap.
- 4) MOWING: Mow areas of green space to provide aesthetics and control weed growth.
- 5) VEGETATED SWALES: Maintain free-drainage within the water quality swales and drainage swales on the site.

AGENDA ITEM

Discussion and possible action on 17th Avenue roadway layout

BACKGROUND

Staff has developed 3 layout options for the reconstruction of 17th Avenue from Stewart Avenue to Elm Street. Below is a summary of each option.

Option 1 – Raised Median

Includes adding sidewalk on west side from Stewart to Elm. A raised median would be incorporated throughout the length of the project, except at intersections.

Pros:

- Increases pedestrian mobility by incorporating sidewalk on west side.
- Fewer conflict points by allowing right out only at midblock drives.
- Most efficient at moving vehicles.
- Aesthetics

Cons:

- U Turns at intersections may be required for some business destinations.
- Expensive

Option 2 – Partial Raised Median

Includes adding sidewalk on west side from Stewart to Elm. A raised median would be incorporated throughout the length of the project, except at intersections and 300 S. 17th Avenue (Starbucks).

Pros:

- Increases pedestrian mobility by incorporating sidewalk on west side.
- Fewer conflict points by allowing right out only at most midblock drives.
- Allows left turn into 300 S. 17th Avenue.
- Highly Efficient at moving vehicles.
- Aesthetics

Cons:

- U Turns at intersections may be required for some business destinations.
- Additional point of conflict at 300 S. 17th Avenue
- Expensive

Option 3 – Maintain Existing TWLTL (Two Way Left Turn Lane)

Includes adding sidewalk on west side from Stewart to Elm. Layout largely remains unchanged from existing.

Pros:

- Increases pedestrian mobility by incorporating sidewalk on west side.
- Provides access to all properties from either travel direction
- Crash data does not support changing layout
- Cost effective

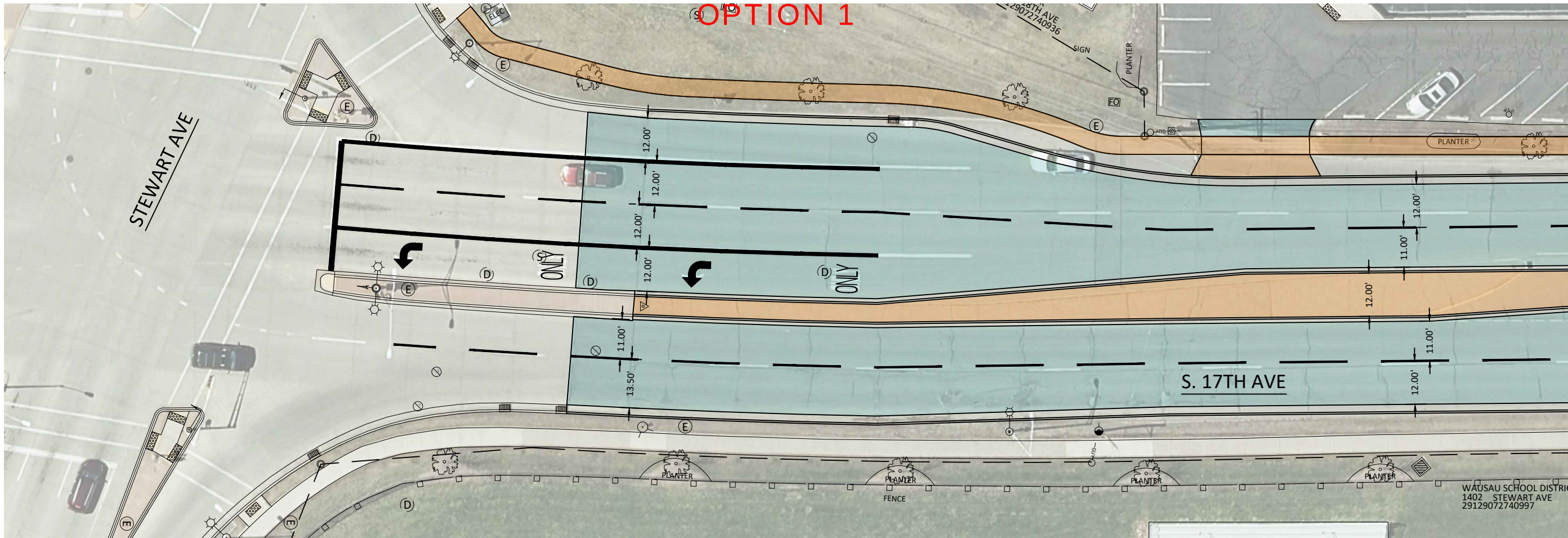
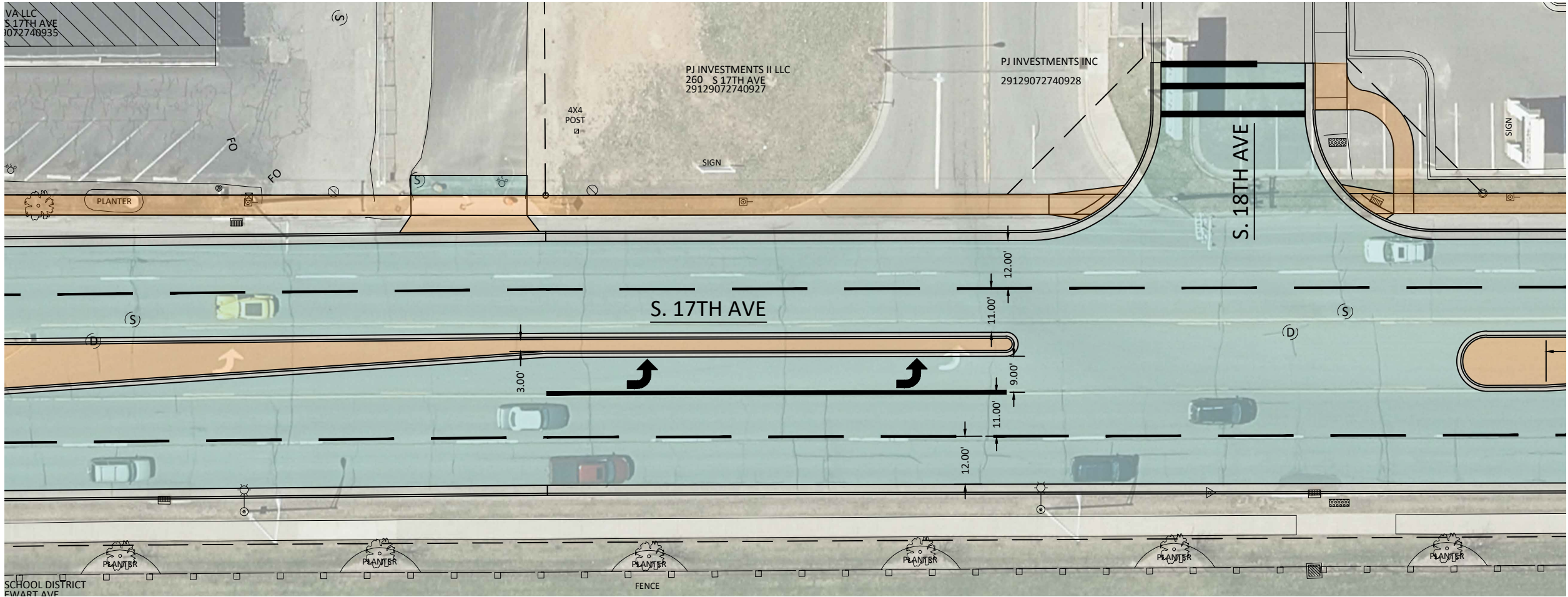
Cons:

- Drivers may not feel as safe with no median protection
- Aesthetics

FISCAL IMPACT	
N/A	
STAFF RECOMMENDATION	
Staff recommends Option 3.	
Staff contact: TJ Niksich 715-261-6748	

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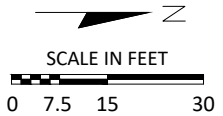
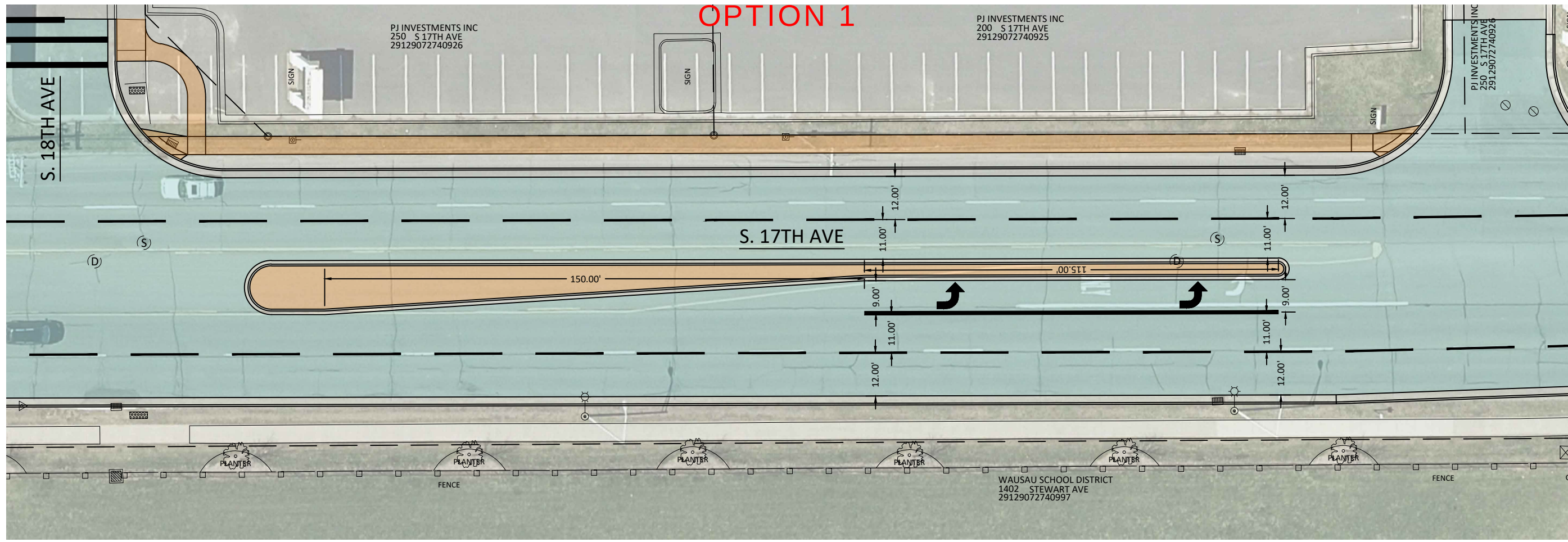
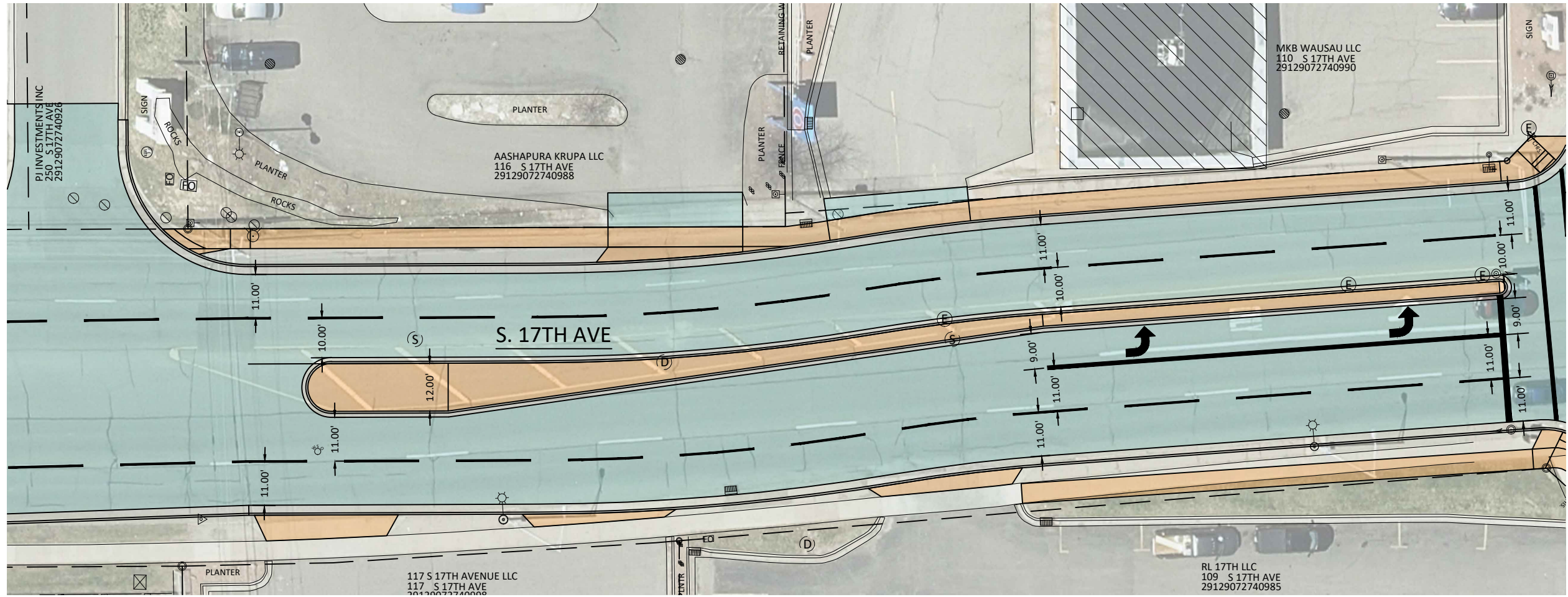
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S 17TH AVENUE		CITY OF WAUSAU	
STEWART AVE TO ELM STREET		Engineering Department	
OPTION 1 - RAISED MEDIAN ENTIRE LENGTH		407 GRANT STREET WAUSAU, WI 54403-4783	
2023 STREET IMPROVEMENT PROJECT "X"		(715) 261-6740 FAX (715) 261-6759	
ISSUED FOR		SURVEYED BY: J.D. VANBOXEL	
PRELIMINARY		FIELD BOOK NO. PG.	
REVIEW/APPROVAL		PROJ. ENGINEER: T.J. NIKSICH	
BIDDING/CONST.		DRAWN BY: J.D. VANBOXEL	
REC. REF. DWG.		APPROVED BY: A.M. WESOLOWSKI	
OFFICE USE		POINT FILE:	
DATE		REVISIONS	
08/25/2022		J.D. VANBOXEL	
SHEET NO.		1	
OF 3 SHEETS		FILE NUMBER	
22-08-25			

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DWG FILE NAME:



S 17TH AVENUE

STEWART AVE TO ELM STREET
OPTION 1 - RAISED MEDIAN ENTIRE LENGTH
2023 STREET IMPROVEMENT PROJECT "X"

SHEET NO.

2

OF 3 SHEETS
FILE NUMBER

22-08-25

ISSUED FOR
☒ PRELIMINARY
☐ REVIEW/APPROVAL
☐ BIDDING/CONSTRUCTION
☐ REC. REF. DWG.
☐ OFFICE USE

DATE

08/25/2022

REVISIONS

J.D.VANBOXEL

SURVEYED BY: J.D.VANBOXEL

PG.

PROJ. ENGINEER: T.J.NIKSICH

DRAWN BY: J.D.VANBOXEL

APPROVED BY: A.M.WESOLOWSKI

POINT FILE:



CITY OF WAUSAU

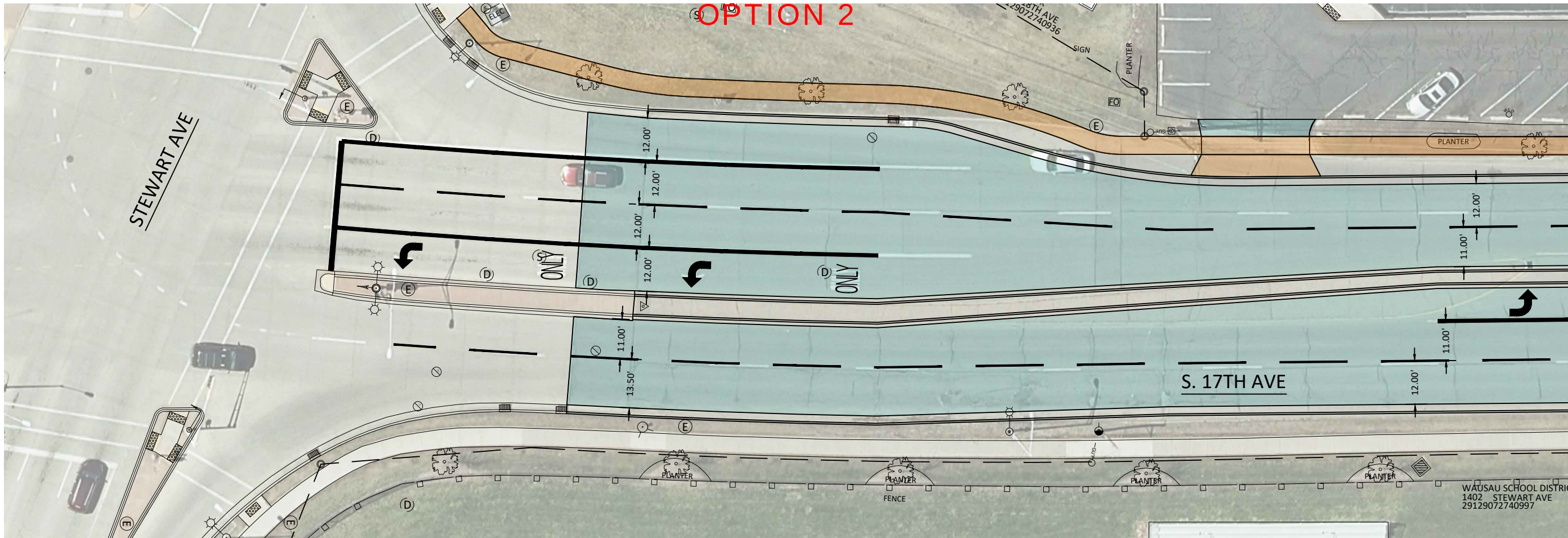
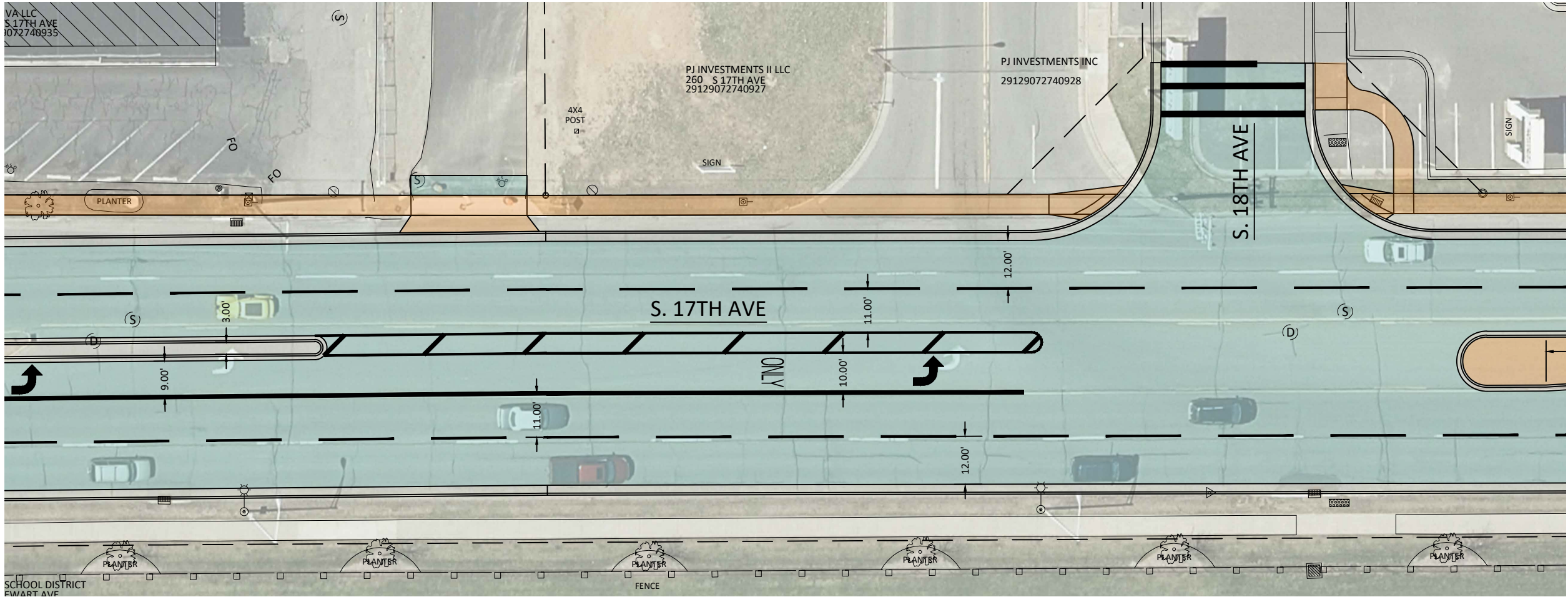
Engineering Department

407 GRANT STREET WAUSAU, WI 54403-4783

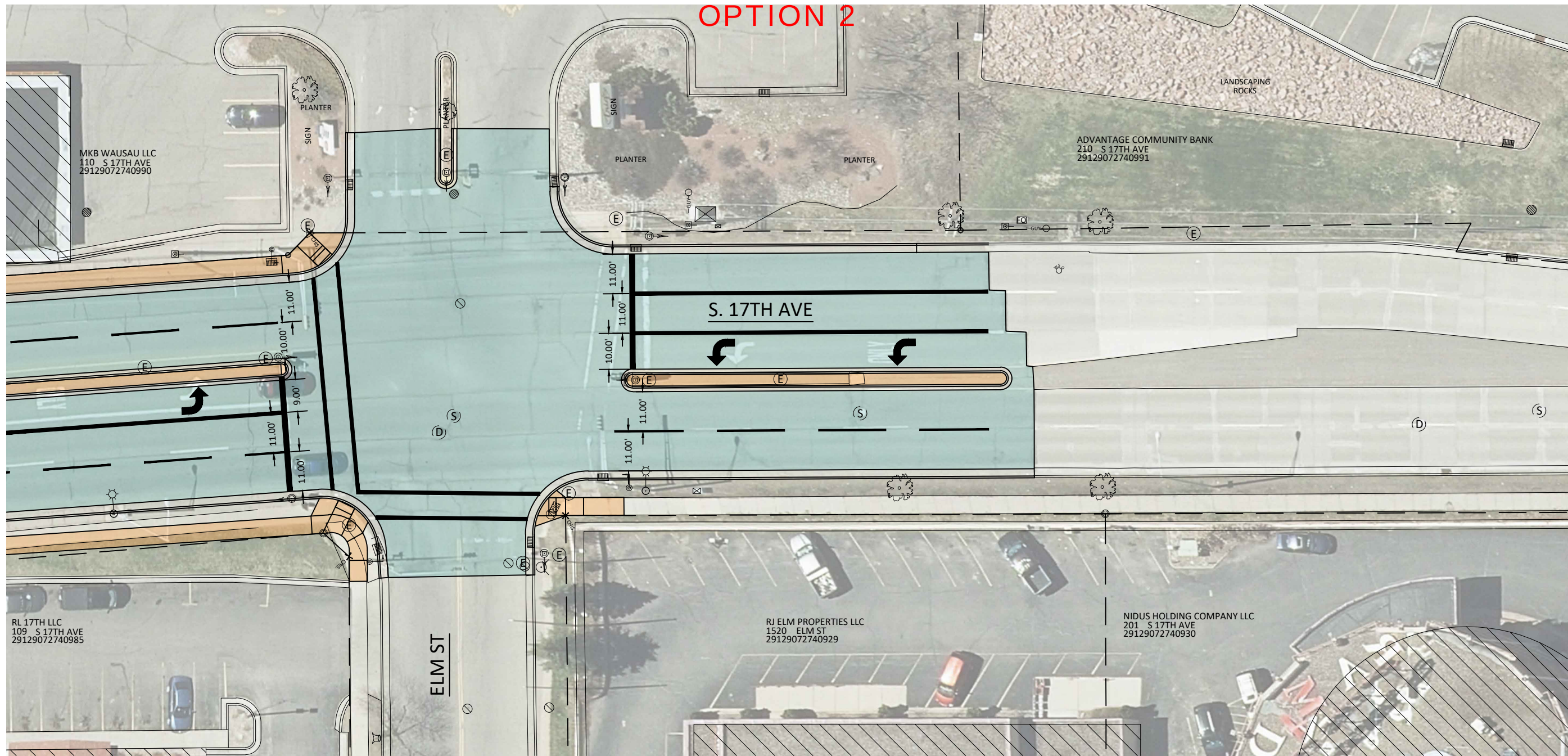
(715) 261-6740 FAX (715) 261-6759

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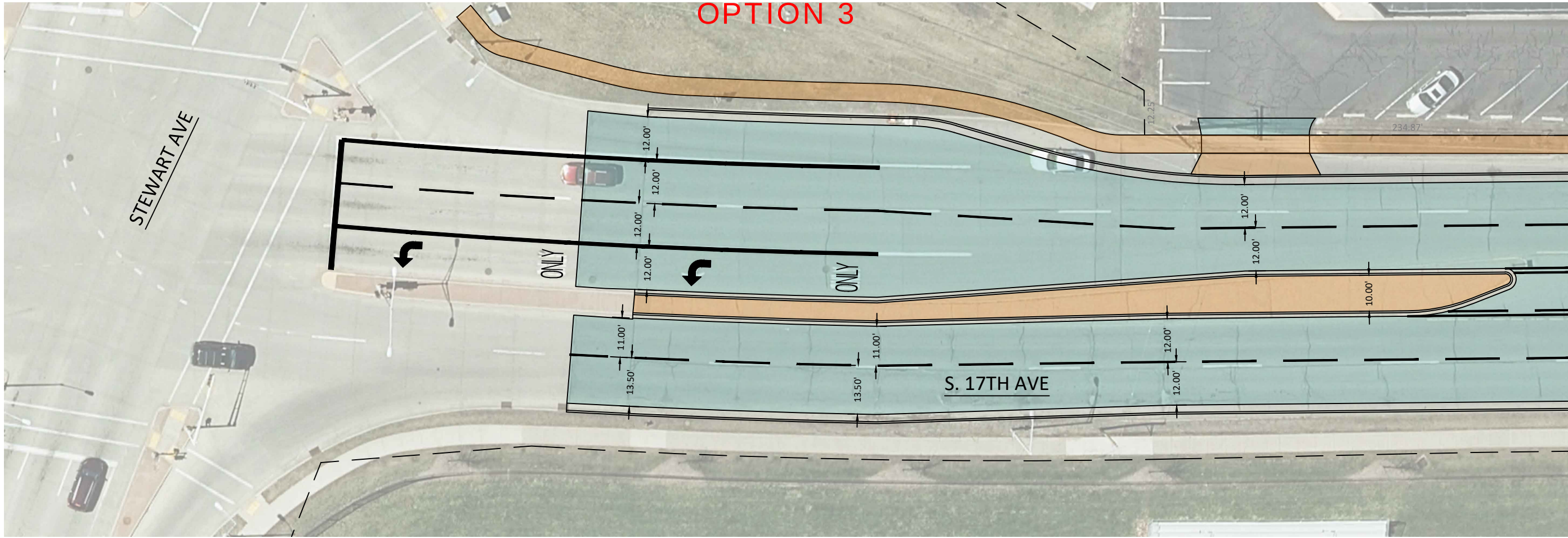
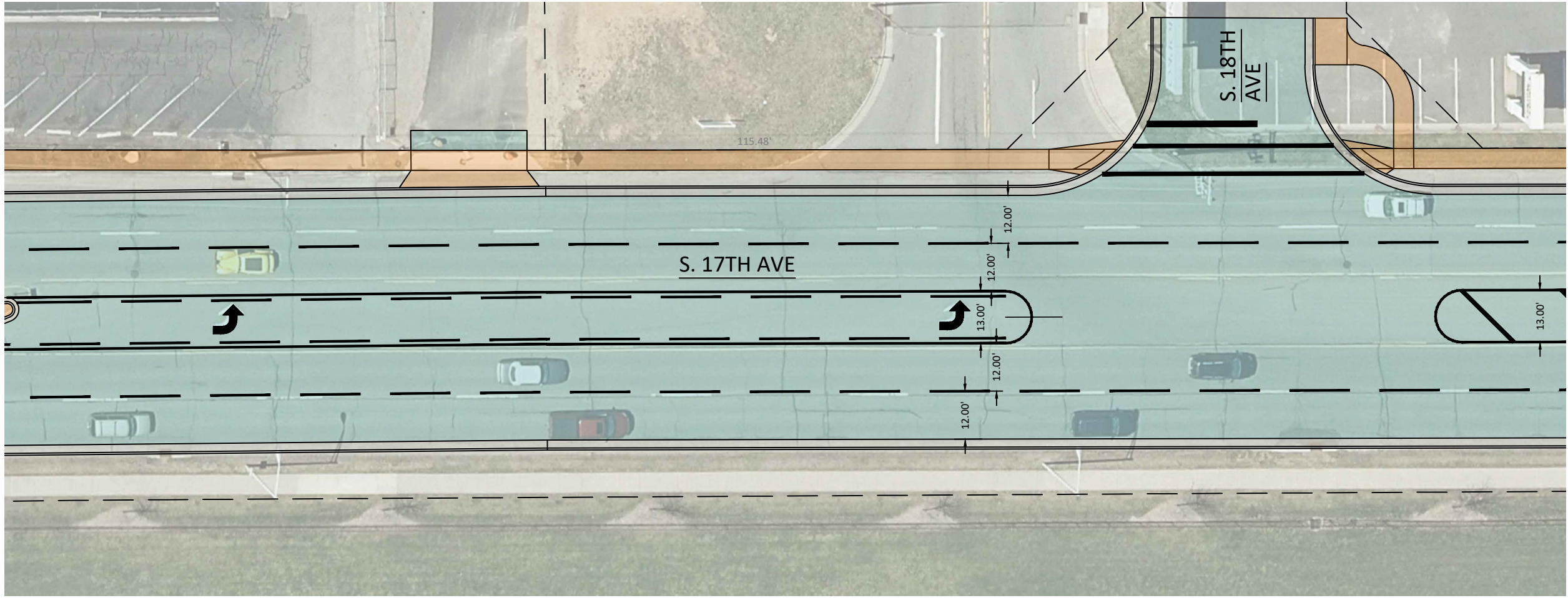


S 17TH AVENUE		CITY OF WAUSAU	
STEWART AVE TO ELM STREET		Engineering Department	
OPTION 2 - RAISED MEDIAN NORTH OF S. 18TH AVENUE		407 GRANT STREET WAUSAU, WI 54403-4783	
2023 STREET IMPROVEMENT PROJECT "X"		(715) 261-6740 FAX (715) 261-6759	
ISSUED FOR		SURVEYED BY: J.D. VANBOXEL	
PRELIMINARY		FIELD BOOK NO. PG.	
REVIEW/APPROVAL		PROJ. ENGINEER: T.J. NIKSICH	
BIDDING/CONST.		DRAWN BY: J.D. VANBOXEL	
REC. REF. DWG.		APPROVED BY: A.M. WESOLOWSKI	
OFFICE USE		POINT FILE:	
DATE		REVISIONS	
08/25/2022		J.D. VANBOXEL	
SHEET NO.		1	
OF 3 SHEETS		FILE NUMBER	
22-08-25			



S 17TH AVENUE		CITY OF WAUSAU	
STEWART AVE TO ELM STREET		Engineering Department	
OPTION 2 - RAISED MEDIAN NORTH OF S. 18TH AVENUE		407 GRANT STREET WAUSAU, WI 54403-4783	
2023 STREET IMPROVEMENT PROJECT "X"		(715) 261-6740 FAX (715) 261-6759	
SHEET NO.		3	
OF 3 SHEETS		FILE NUMBER	
22-08-25		SURVEYED BY: J.D. VANBOXEL	
		FIELD BOOK NO. PG.	
		PROJ. ENGINEER: T.J. NIKSICH	
		DRAWN BY: J.D. VANBOXEL	
		APPROVED BY: A.M. WESOLOWSKI	
		POINT FILE:	
ISSUED FOR		REVISIONS	
PRELIMINARY		J.D. VANBOXEL	
REVIEW/APPROVAL		DATE	
BIDDING/CONST.		08/25/2022	
REC. REF. DWG.			
OFFICE USE			

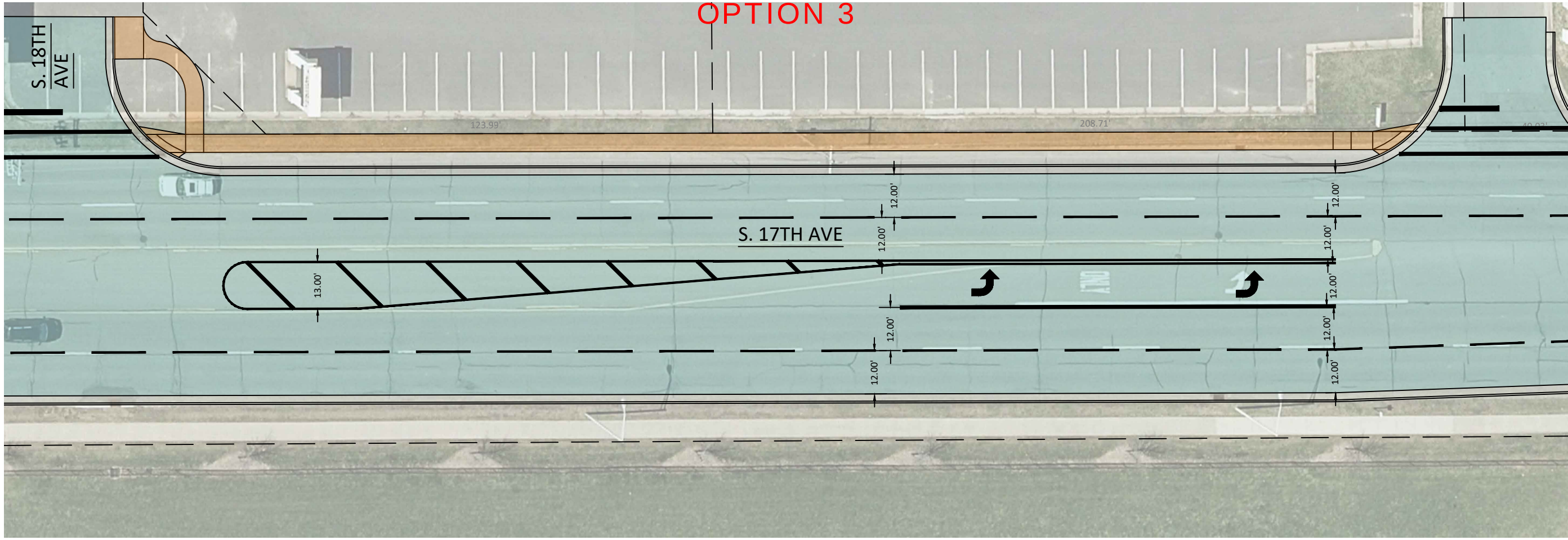
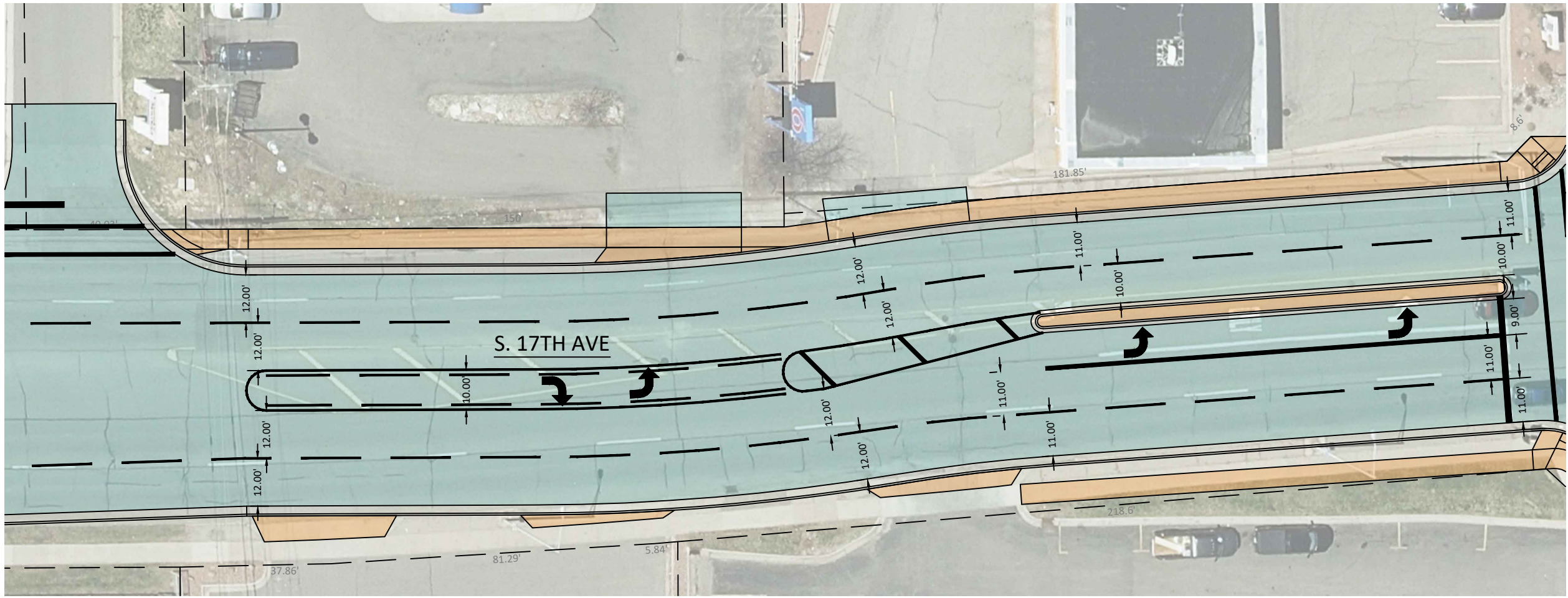
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S 17TH AVENUE		CITY OF WAUSAU	
STEWART AVE TO ELM STREET		Engineering Department	
OPTION 3 - CENTER TURN LANE		407 GRANT STREET WAUSAU, WI 54403-4783	
2023 STREET IMPROVEMENT PROJECT "X"		(715) 261-6740 FAX (715) 261-6759	
SHEET NO.		ISSUED FOR	
1		PRELIMINARY	
OF 3 SHEETS		REVIEW/APPROVAL	
FILE NUMBER		BIDDING/CONST.	
22-08-25		REC. REF. DWG.	
		OFFICE USE	
		DATE	ISSUED BY
		08/25/2022	J.D. VANBOXEL
		REVISIONS	FIELD BOOK NO.
		J.D. VANBOXEL	PG.
			PROJ. ENGINEER: T. J. NIKSICH
			DRAWN BY: J.D. VANBOXEL
			APPROVED BY: A. M. WESOLOWSKI
			POINT FILE:

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DWG FILE NAME:



S 17TH AVENUE

STEWART AVE TO ELM STREET

OPTION 3 - CENTER TURN LANE

2023 STREET IMPROVEMENT PROJECT "X"

ISSUED FOR

☒ PRELIMINARY

☐ REVIEW/APPROVAL

☐ BIDDING/CONST.

☐ REC. REF. DWG.

☐ OFFICE USE

SHEET NO.

2

OF 3 SHEETS

FILE NUMBER

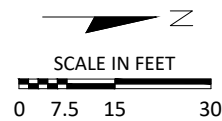
22-08-25

DATE	REVISIONS
08/25/2022	J.D.VANBOXEL

SURVEYED BY: J.D.VANBOXEL
FIELD BOOK NO. PG.
PROJ. ENGINEER: T.J.NIKSICH
DRAWN BY: J.D.VANBOXEL
APPROVED BY: A.M.WESOLOWSKI
POINT FILE:



CITY OF WAUSAU
Engineering Department
407 GRANT STREET WAUSAU, WI 54403-4783
(715) 261-6740 FAX (715) 261-6759



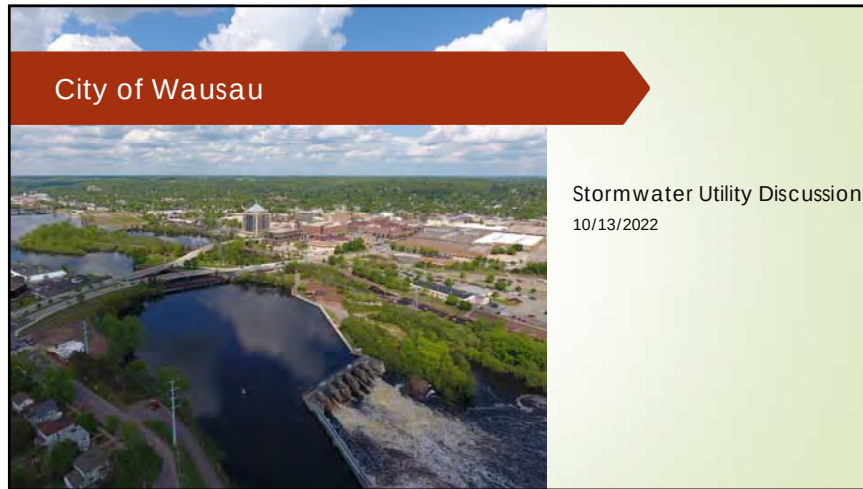
SHEET NO.		22-08-25	
OF 3 SHEETS		FILE NUMBER	
S 17TH AVENUE STEWART AVE TO ELM STREET OPTION 3 - CENTER TURN LANE 2023 STREET IMPROVEMENT PROJECT "X"			
ISSUED FOR ☐ PRELIMINARY ☐ REVIEW/APPROVAL ☐ BIDDING/CONST. ☐ REC. REF. DWG. ☐ OFFICE USE		DATE 08/25/2022	
REVISIONS J.D.VANBOXEL		SURVEYED BY: J.D.VANBOXEL FIELD BOOK NO. PG. PROJ. ENGINEER: T.J.NIKSICH DRAWN BY: J.D.VANBOXEL APPROVED BY: A.M.WESOLOWSKI POINT FILE:	
 CITY OF WAUSAU Engineering Department 407 GRANT STREET WAUSAU, WI. 54403-4783 (715) 261-6740 FAX (715) 261-6759			

Agenda Item No.

12

STAFF REPORT TO CISM COMMITTEE – October 13, 2022

AGENDA ITEM
Stormwater Utility Presentation
BACKGROUND
Presentation to be provided by Engineering regarding information on the implementation of a stormwater utility.
FISCAL IMPACT
N/A
STAFF RECOMMENDATION
For information and discussion.
Staff contact: TJ Niksich 715-261-6748



1

What is a Stormwater Utility?

- Method of generating revenue for stormwater **activities** through user **fees**.
- activities** may include administrative functions, planning, engineering, regulation, permitting, maintenance operations, and capital improvements
- fees** are based on amount of runoff a property generates
- stormwater management is currently funded through the general budget/property taxes

2

Advantages of a Stormwater Utility?

- Generates funds in a **stable, dedicated, and equitable** manner.
 - a **stable** funding mechanism allows for a predictable budget to plan for short- and long-term needs
 - the **dedicated** budget support only much needed stormwater projects and programs
 - stormwater costs are **equitably** distributed among all properties contributing to stormwater runoff

3

Who Funds a Stormwater Utility?

- Program costs funded through the utility would be removed from the city's general budget.
- the utility could be set up to support all or any portion of the city's stormwater management needs.
- tax exempt and industrial properties would pay more while some commercial and residential properties would pay less.

REALLOCATION OF STORMWATER COSTS

Category	Current Distribution (Property Tax)	Utility Distribution (Stormwater Utility Fee)
Commercial	34%	25%
Industrial	6%	20%
Residential	60%	38%
Tax Exempt	0%	16%
Other	0%	1%

4

Why is a Stormwater Utility Needed?

- Additional Wisconsin Department of Natural Resources (WDNR) compliance requirements and aging infrastructure will require greater funding commitments.
- \$2,031,250* in 2020 and \$1,492,900* in 2021 spent on stormwater pollution prevention and infrastructure.
*per MS4 reporting
- in 2019, EPA approved the TMDL for total phosphorus in the Wisconsin River Basin
- reduction of at least 10% of the remaining reduction needed beyond baseline to achieve full compliance in TP over the next permit term

5

Path Towards TMDL Compliance

Table 3-10b. Existing Conditions All BMPs Stormwater Loading Summary- TMDL Analysis
Stormwater Management Plan Update, City of Wausau, WI

TMDL Reached	Analyzed Area (ac)	TP				TMDL Goal* (%)	Net Balance**	
		No Controls (lb/yr)	With Controls (lb/yr)	With Controls Reduction (lb/yr)	(%)		(%)	(lb/yr)
154	3,286	2,337	1,868	449	19.2%	68.6%	49.4%	1,154
196	3,182	2,378	1,832	546	23.0%	68.6%	45.6%	1,085
265	581	356	279	77	21.6%	68.6%	47.0%	167
290	615	332	239	93	28.0%	68.6%	40.6%	135
291	1,195	695	229	466	67.0%	68.6%	1.6%	11
292	543	305	136	168	55.2%	68.6%	13.4%	41
Total	9,402	6,482	4,603	1,799	28.1%	68.6%	40.5%	2,593

- additional 40.5% or 2,593 lb/yr TP removal required to comply with Wisconsin River Basin TMDL
- 259.3 lb/yr removal goal by 2029

6

Path Towards TMDL Compliance

- The city has applied for and received a UNPS&SW construction grant for a dry to wet pond conversion.
 - the grant is a 50/50 match with a maximum match of \$150,000.
 - the total estimated cost of engineering and construction is \$470,739. (\$320,739 city /\$150,000 dnr)
 - project will reduce additional 13.9 lb/yr of TP which is only 5% of the 10% reduction goal

7

Summary

- A stormwater utility would ensure everybody pays their fair share.
- Residential and small commercial property owners would likely see a tax break.
- Properties that install BMPs to reduce runoff may be eligible for reduced utility fee.
- TMDL compliance requirements will place a large fiscal responsibility on the city.
- Levy would be adjusted by the initial amount directed toward funding the utility.
- The city is eligible for a UNPS&SW planning grant to assist creating a utility.

8

Agenda Item No.

13

STAFF REPORT TO CISM COMMITTEE – October 13, 2022

AGENDA ITEM
Construction update for 2022 projects
BACKGROUND
Staff will give an update and answer questions on current construction projects.
FISCAL IMPACT
N/A
STAFF RECOMMENDATION
For discussion only.
Staff contact: TJ Niksich 715-261-6748