



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the:	INFRASTRUCTURE AND FACILITIES COMMITTEE OF THE CITY OF WAUSAU
Date/Time:	Thursday, November 14, 2024 at 5:15 p.m.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS
Members:	Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson

AGENDA ITEMS FOR CONSIDERATION

1. Approval of minutes of the October 10, 2024 meeting.
2. Discussion and possible action on closure of 28th Avenue between Madonna Drive and West Wausau Avenue, including detour route.
3. Discussion and possible action on parking restrictions on the south side of Oak Street at North 5th Avenue.
4. Discussion and possible action on parking restrictions on the east side of North 6th Avenue at Quaw Street.
5. Discussion and possible action on parking restrictions on the west side of North 7th Street at Washington Street.
6. Discussion and possible action on Final Plat for Green Tree Meadows.
7. Discussion and possible action on Development Agreement with Green Tree Construction, Inc. for Green Tree Meadows Subdivision.
8. Discussion and possible action on Stormwater Maintenance Agreement with Kolbe Apartments, LLC at 706 Flieth Street, 1371 S. 8th Ave, 1363 S. 8th Ave, 1361 S. 8th Ave, 1355 S. 8th Ave, 1341 S. 8th Ave, 1337 S. 8th Ave, 1333 S. 8th Ave, 1331 S. 8th Ave, and 1327 S. 8th Ave.
9. Discussion and possible action on Security Door Policy.
10. Discussion and possible action on request for limited use of 1300 Cleveland Avenue for a training area.
11. Discussion and possible action on amending Section 10.01.080 Penalty regarding overtime parking or permit meter violations.

Adjournment

CHAD HENKE - Committee Chair

Members of the public who do not wish to appear in person may view the meeting live over the internet, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail lori.wunsch@wausauwi.gov with "Infrastructure & Facilities public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, if 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 11/08/24 @ 9:00 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) 261-6622 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

Distribution List: City Website, Media, Committee Members, Mayor, Council Members, Assessor, Attorney, City Clerk, Community Development, Engineering, Finance, Inspections, Park Dept., Planning, Public Works, County Planning, Police Department, Wausau School District, Becher Hoppe Associates, REI, Judy Bayba, Scholfield Group, Clark Dietz, Inc., Aspirus, Property Owners on Oak St at 5th Ave, Property Owners on 6th Ave at Quaw St, Property Owners on 7th St at Washington St.

INFRASTRUCTURE AND FACILITIES COMMITTEE

Date of Meeting: October 10, 2024, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Chad Henke, Lou Larson, Michael Martens, Sarah Watson, Tom Neal

Also Present: Allen Wesolowski, TJ Niksich, Andrew Lynch, Jillian Kurtzhals, Dustin Kraege, Lori Wunsch

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

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

Approval of minutes of the September 12, 2024 meeting

Neal moved to approve the minutes of the September 12th meeting. Seconded by Larson and the motion passed 5-0.

Public Comment/Discussion on the closure of 28th Avenue between Madonna Drive and West Wausau Avenue

Mark Lehmann, 716 North 30th Avenue, researched proposed 5-year projects and found that 28th Avenue is recommended for reconstruction in 2026 estimated at \$1.5 million. He asked why that is not one of the two options provided in the letter he received. One option was to reroute it and one to install cul-de-sacs. If there is \$1.5 million allocated for it, why are we not going through with it. He has major opposition to Option 1. Option 1 was first brought up many years before homes were constructed on North 30th Avenue. If a road was put at that time, it would not have made a difference. It makes a major difference now that homes are constructed on North 30th Avenue. They have a north direction of exit and entrance and a south direction of exit and entrance. They prefer the north as North 30th Avenue is a very steep drop off on the backside and is very treacherous. If there is a need to come up that hill, he is not sure his wife's car would make it up the first grade. On the exit, last year there was a major accident where a propane truck rolled as he lost control coming down the hill. If the northern exit is taken away, something will have to be done with North 30th Avenue to make it safer. If he had to vote on the two options, he would vote for Option 2. It is probably less expensive and he is hopeful it is the option the City would undertake. It makes the most sense to him. He asked why the City is not looking at redoing 28th Avenue and redoing it properly. The overlays wash out every time. If it is done correctly with storm drains installed, and there is \$1.5 million to do it, he suggested having that as an alternative.

Tom Christopher has lived at 815 North 28th Avenue for 20 years. He recommends the second option and thinks the cul-de-sacs make a ton of sense. There are cars going up the hill 50-60 miles per hour and it is not safe. Every year the road has to be reconstructed. He is not sure how much the City has spent on the road, but it seems every spring there is a major renovation and the road is closed for a while. He wants to be done with it, put the cul-de-sacs in, and find a better way of doing business.

Gary Stein, 2900 West Belmont Drive, would like to keep 28th Avenue open. It's his understanding that about 1,700 vehicles use that stretch every day and he is one. It has been a pain to go around to 32nd Avenue and down. There are 27 driveways and 7 intersections on the detour compared to 1 intersection and 7 driveways down 28th Avenue. He disagrees with the last person as the road is not reconstructed every year; it may be fixed here and there. He believes it was lightly reconstructed about 20 years ago. If it is done right it would last another 20-30 years. It seems like we are coming up with some kind of solution for something that hasn't been a problem. He questioned the issue of fire and ambulance access. It is not their typical route but if they had to use it, it would be there. The maintenance of this stretch has been great. He has been up and down the hill in all kinds of weather and it has been fine. He thinks people on 32nd Avenue have been complaining because there is a portable radar unit. He hopes the City finds a way to fix it and reopen it.

Karen Signsheim, 5177 North 28th Avenue, Apartment 16, takes this road every day. She feels it should be redone. The road has not been reconstructed but patched. If it is reconstructed properly, it would work. She put

out an e-petition and has about 150 signatures. She does not know if it is an ambulance route, but she knows there are a lot of people from Merrill that use it. She is out by WW and tons of people every day use it along with her. Her friend lives on 29th and Maple Creek and hears races at night. She has seen people racing down the road. There are kids that are playing near those roads. Drivers do not care. People on 32nd Avenue bought their houses for the quietness. They don't have that anymore. The signs at the top of West Wausau Avenue are not correct. There is a road closed sign going down but there is nothing on West Wausau. This week alone she has seen six cars turn down 28th Avenue only to have to turn around. She thinks it should be reconstructed. If cul-de-sacs are installed, there will still be people going through subdivisions.

Fred Schroeder, 2715 West Wausau Avenue, said 18 years ago it was proposed to make 28th Avenue 4 lanes. It wasn't changed to 4 lanes because of the grade and it conflicted with state standards. There was another meeting with a proposal of the sale of the property on top of the hill, the east side of 28th, for 28-unit condos with a number of stories. Residents objected because all that traffic coming down 28th would be a tremendous amount of risk with accidents waiting to happen. He was told that Aspirus was in favor of closing the hill and wanted people to use Westwood. He is not questioning the ulterior motives of Aspirus but is concerned if that property might be available for developers.

Bret Lichtenwald, 3007 Ridgewood Drive, is in the cul-de-sac. He is in favor of redoing 28th Avenue. He moved into his house in 2015 and did not know about the master plan the County had to redirect 28th Avenue. There was anxiety while building their house thinking there may be a 4-lane road built in their backyard. Fortunately, that plan is off the table. He is not looking forward to having traffic diverted behind his house. He has talked with neighbors on 32nd Avenue and they think the current detour should be changed to Westwood Drive. There are young kids who go to the bus stop at 32nd and West Wausau Avenue. About a week ago there was a fairly long line of cars. One of the cars got impatient and tried to cut off the bus while kids were getting off the bus. There is still building going on in the area. We are sending traffic through a residential neighborhood.

Rick Langbecker, 806 North 28th Avenue, said if he had a preference, it would be Option 2. However, he thinks the city should do a better job of promoting 20th Avenue. It is a 4 lane north and south road. It would take the traffic away from 28th Avenue and not routed to 32nd Avenue. 20th Avenue is a fairly new 4-lane road that could be utilized more than it is today.

George Mosher, 710 North 32nd Avenue, would vote for 28th Avenue to be reconstructed. Since the detour went up, there is 60% more traffic on 32nd Avenue. People go fast and do not pay attention. When he built 13 years ago he did not expect this.

Bill Panzigrau has lived at 2708 West Wausau Avenue for 9 years. His neighbor, who is an engineer, has said there is no reason they cannot reconstruct 28th Avenue. He asked what year the \$1.5 million is for. Wesolowski said the \$1.5 million is a placeholder for 2026; it depends on what is considered for reconstruction. The \$1.5 million would not account for Option 1 and would not be enough to reconstruct 28th Avenue on its existing path. The \$1.5 million would likely get Option 2 with the cul-de-sacs and rerouting. Panzigrau said the equipment they make today can go through rock. There is a new parking lot going in by the Walk About building. There was rock there and they took care of it. He is sure they can take care of rock on 28th Avenue. A lot of people use 28th Avenue to go to work at Aspirus and the clinics.

Jeff Seidler, 3001 Maple Creek Drive, lives at the bottom of 30th Avenue. He is the one that got the propane truck in his yard. Every year at least one vehicle ends up in his yard, so something has to be done. His first thought is to reconstruct 28th Avenue, but something needs to be done on 30th and 29th with the vehicles that come down that hill, especially during the winter. He has lived there 42 years and this is constant every year. He cannot encourage enough that something needs to be done. He was in favor of the cul-de-sacs, but a good point was made about not being able to go up that hill in the winter if there are cul-de-sacs. He suggested putting up a ton of signs with the decline and to slow down so he stops getting vehicles in his yard.

Mike Witter has lived at 2904 Maple Creek Drive for 59 years. His first car was an El Camino. He got up and down the hill in the winter. His dad had a van and got up and down the hill every day. The property at the bottom of 29th and Maple Creek Drive always has someone in his yard in the wintertime. It is going to happen.

Wausau is on a big hill. Everyone that lives in the area knows about the hill and knows it is an inconvenience in certain situations. The City needs to redo 28th Avenue. It is a hill and water will go to the lowest part. Dig it out correctly for ditches. If there is a lot of rain it will come down the hill; nothing will stop it. The road needs to be redone. He uses it every day. People from Marshfield Clinic, Aspirus, other clinics, Menards and Home Depot use it as it is the easiest and most effective way to get home. Residents on other streets do not want to see extra traffic. Someone wanted to build a house on the west side of 29th off of Maple Hill Drive. He could not do it because there was so much granite. Now there are machines that can get into the rock and fix it right. Emergency vehicles need to go up and down. He asked again to fix 28th Avenue and make sure 29th and 30th have good pavement.

There were no further comments and the public comment period was closed.

Henke has talked with Wesolowski at great length. They are considering moving the detour from 32nd Avenue to Westwood Drive, which is a 4-lane road. Martens asked if there is additional travel time in moving the detour over to Westwood. He can see benefits of moving it to Westwood Drive as it is a 4-lane road, but he asked if it takes people out of the way. Wesolowski said it is definitely longer. We can post a detour, but people will go where they want to go. Using West Wausau to Westwood Drive to Bridge Street is a longer route, but it may relieve some traffic through the neighborhood.

Paul David, Assistant General Counsel for Aspirus said rerouting traffic around the hospital becomes an issue. That will take a tremendous amount of traffic by areas that are fairly sensitive for a number of safety reasons. It goes right by the helicopter landing area. He asked for more of an opportunity to assess before a determination is made. He does not know what the traffic volume numbers are. There may be issues related to temporary closures in that area because of construction work that will take place on the Aspirus Campus. Safety issues related to the helicopter landing pad will need to be considered. He feels there should be more time to evaluate and comment before taking action. As a citizen, if he had to take a position, 28th Avenue, while a challenging corridor, is a natural and good corridor. 28th Avenue has been a natural travel area for a lot of people for a number of years. Maintaining it as the corridor is the appropriate thing. More importantly, they need an opportunity to evaluate any rerouting of significant traffic through those areas as there are significant safety issues and concerns that would arise.

Neal stated that Wesolowski and staff have spent a lot of time looking at this and we have had meetings discussing different options. Tonight, we have public input that will be compiled and considered. There will be no decisions tonight. Going forward we have to lay it out in terms of what seems to be the best, which also includes things like funding. Everything will be taken into account and people will have another chance to chime in. Henke stated his monthly meeting is scheduled for December 9th in the basement of Grace United Church at 6:00 pm. This will be more of a Q&A and discussion with Engineering. The plan is to have more photos, pricing, and details at that meeting.

Wesolowski stated traffic counters will be placed on 28th, Madonna, 32nd and West Wausau before winter. Cost estimates will be worked on and results will be ready for the December 9th meeting.

Public Hearing: Vacating and discontinuing certain right-of-way along East Thomas Street abutting a portion of 700 Grand Avenue and vacating a portion of right-of-way formerly known as 804-806 Grand Avenue, 810 Grand Avenue, 814 Grand Avenue, and 816 Grand Avenue

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

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

Martens is generally in favor of vacating this right-of-way. If the proposed development for this corner is moved to the south, we can maintain a 20' strip for the road reconstruction and still be able to get the housing development. He wants to see more affordable housing and wants to see that intersection reconstructed. He

received an email from a constituent who would like to see enough space allocated so the intersection is more of a complete street with protected lanes for cyclists and pedestrians. Martens is in favor if we can reserve enough space for that intersection to be properly reconstructed while still maintaining the development of affordable housing.

Martens moved to approve the vacation. Larson seconded and the motion passed 5-0.

Discussion and possible action on first revision to the State/Municipal Agreement for Grand Avenue, Kent Street to Thomas Street

Wesolowski stated this will be a big project that includes the reconstruction of the intersection of Thomas Street. Originally, the DOT had this project on the books and then took it off. The project is now back on the table. The DOT will pay 100% for the reconstruction other than costs for sewer and water. The agreement includes an estimated cost for right-of-way acquisition, which will be the DOT's responsibility. The DOT may buy some real estate for the possibility of widening the road. This is currently in the planning process, but they will widen it for pedestrian and bike accommodations if they can. This road had new asphalt 6 to 7 years ago, which has held up well. This would give a chance to completely reconstruct the roadway.

Larson asked if there is a cost estimate for replacing the sewer and water lines. Wesolowski said the project is not at that stage yet, but it will not be cheap. This is an old section of town and it is likely that all sewer and water will be replaced. There is a placeholder of \$1 million for sewer and water. That will have to be refined as planning moves along. He expects that cost will go up.

Neal said this is a main artery and the sooner we get it behind us the better.

Neal moved to approve. Seconded by Larson.

Henke asked about the recent project approved to redo the intersection at Townline Road. Wesolowski explained that the DOT gave us money to reconstruct those signals and we have started that design process. We will probably back off on that as it would not pay to reconstruct the signals and then redo them again in a few years. The signals were planned for 2026 and the reconstruction project is planned for 2030. The DOT may advance the reconstruction project if they can.

Martens asked if the reconstruction of Grand Avenue would entail a partial reconstruction of Townline Road. Wesolowski said all intersections on Grand Avenue will be redone. Martens feels the turn lanes on Townline Road are poor. At least once a month a semi clips the signal on the intersection. Wesolowski explained the redesign would put trombones up and take the signals out of the center median.

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

Discussion and possible action on assessment rates for 2025 construction projects

Wesolowski explained that the current rate is \$55 per foot. Traditionally, the rate is to represent 60% of the cost of putting in the roadway. If we want to cover 60% of the roadway, the rate should be closer to \$120 per foot. That would be overburdensome to people living on the street and we could have people paying \$20,000 for street reconstruction. Wesolowski believes we need to get away from the notion of residents carrying 60% of the cost of the roadway as it is not feasible. He recommends keeping the rate at \$55 per foot.

Neal appreciates the explanation and respects it. While things do go up, we cannot expect a dramatic increase for citizens.

Neal moved to approve the assessment rates as recommended. Seconded by Martens.

Henke asked how many years the rate has been at \$55. Wesolowski said this is the second year. The last increase went from \$42 per foot to \$55.

Neal asked if this recommendation would go to the Finance Committee. Wesolowski indicated it typically has not gone to Finance. It will go to Council.

There being a motion and a second, motion to approve the assessment rates as recommended passed 5-0.

Discussion and possible action on preliminary resolution levying special assessments for 2025 Street Construction Projects

Wesolowski explained this would give the right to hold public hearings on assessment rates.

Watson moved to approve. Seconded by Martens and the motion passed 5-0.

Discussion and possible action on preliminary resolution levying special assessments for 2025 Alley Paving Project

Wesolowski stated a petition was received to pave the alley bounded by 1st Avenue, 3rd Avenue, Sherman Street, and Rosecrans Street. This would give the right to hold a public hearing on assessments.

Henke asked if this would be scheduled for 2025. Wesolowski confirmed, pending the results of the public hearing. Henke asked if there is an alley paving fund. Wesolowski said last year \$35,000 was budgeted for alley paving, but no petitions were received. This is the only petition that has been received for 2025.

Since there were no alley paving projects this year, Martens asked if the funds are carried over. Wesolowski said that depends on Finance. A carryover request can be made or the funds go back to the general fund. That is yet to be determined.

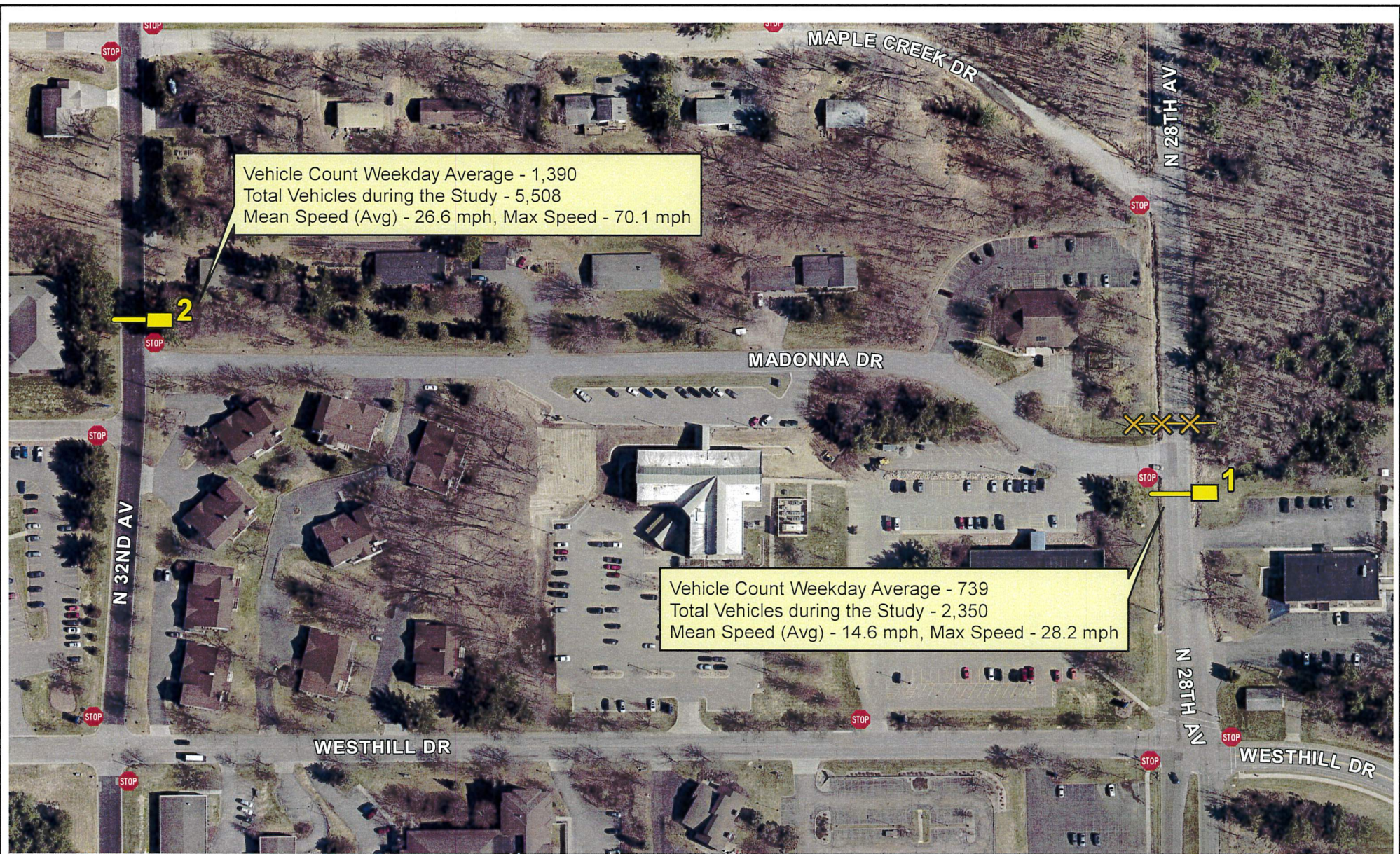
Larson moved to approve. Seconded by Neal and the motion passed 5-0.

Adjourn

Watson moved to adjourn the meeting. Neal seconded and the motion carried 5-0. Meeting adjourned at approximately 6:10 p.m.

STAFF REPORT TO INFRASTRUCTURE AND FACILITIES**COMMITTEE – November 14, 2024**

AGENDA ITEM
Discussion and possible action on closure of 28 th Avenue between Madonna Drive and West Wausau Avenue, including detour route
BACKGROUND
28th Avenue continues to be closed between Madonna Drive and Mary Ann Lane. Staff sent out a letter and maps to surrounding residents. An article was also published in the City Newsletter. Staff has gathered traffic counts on 28th Avenue, Madonna Drive, 32nd Avenue, West Wausau Avenue and Westwood Drive. This traffic count information is attached. Detour alternatives are also included for discussion and possible action.
FISCAL IMPACT
Reconstruction costs for the final roadway configuration are scheduled to occur in 2026.
STAFF RECOMMENDATION
None
Staff contact: Allen Wesolowski 715-261-6762



Counters Set-up On

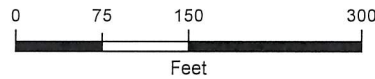
October 14, 2024 after 9:00 am

Counters Removed On

October 18, 2024 after 9:45 am

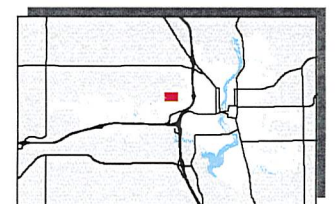
Traffic Counter Location

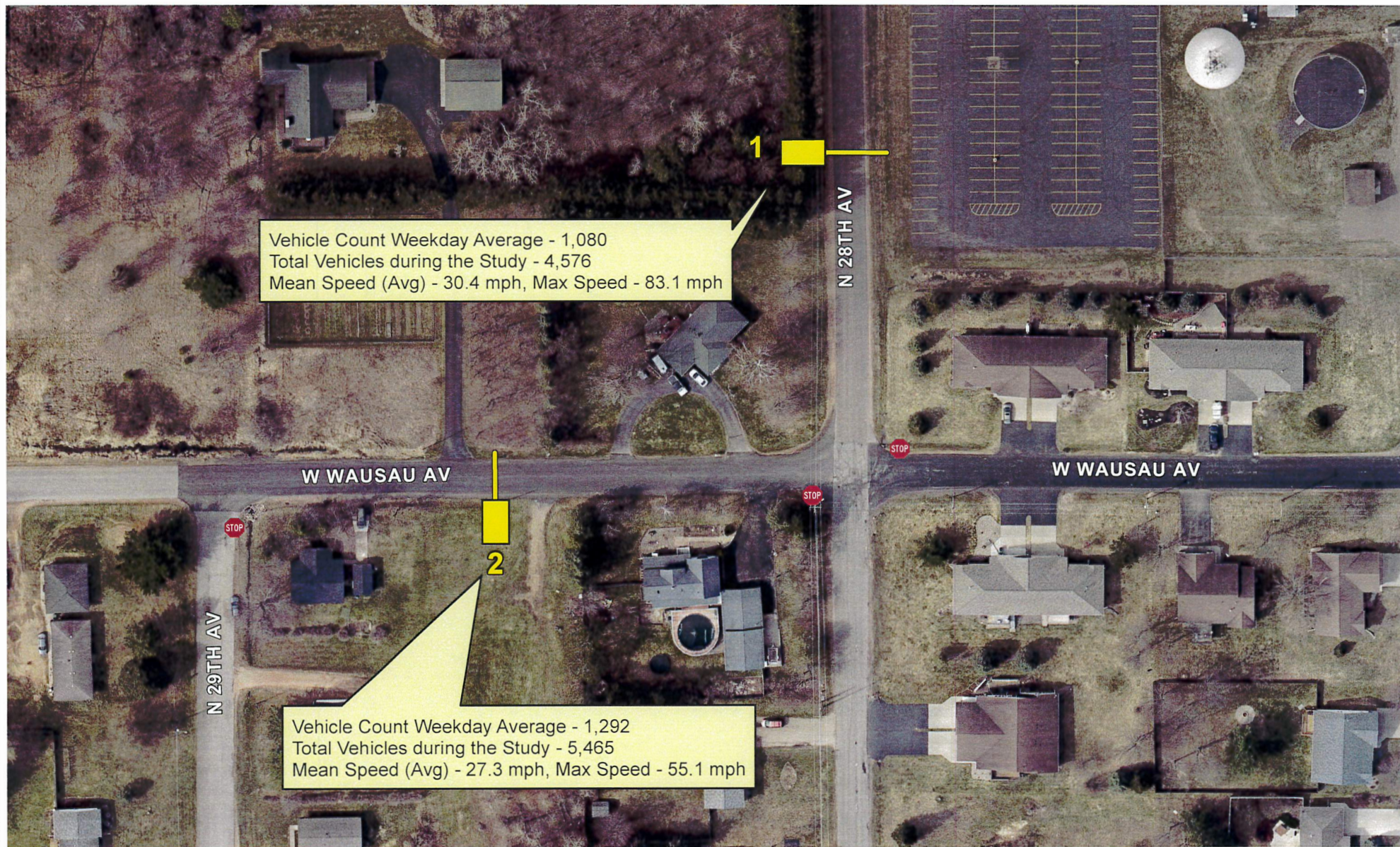
City of Wausau, Wisconsin



-  Counter Box
-  Tube Location

Map Location





Counters Set-up On

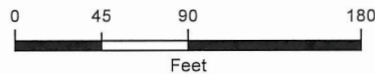
October 21, 2024 after 8:30 am

Counters Removed On

October 25, 2024 till 8:45 am

Traffic Counter Location

City of Wausau, Wisconsin

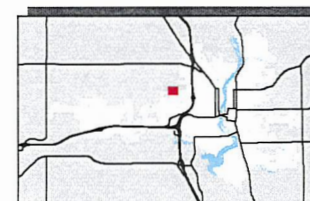


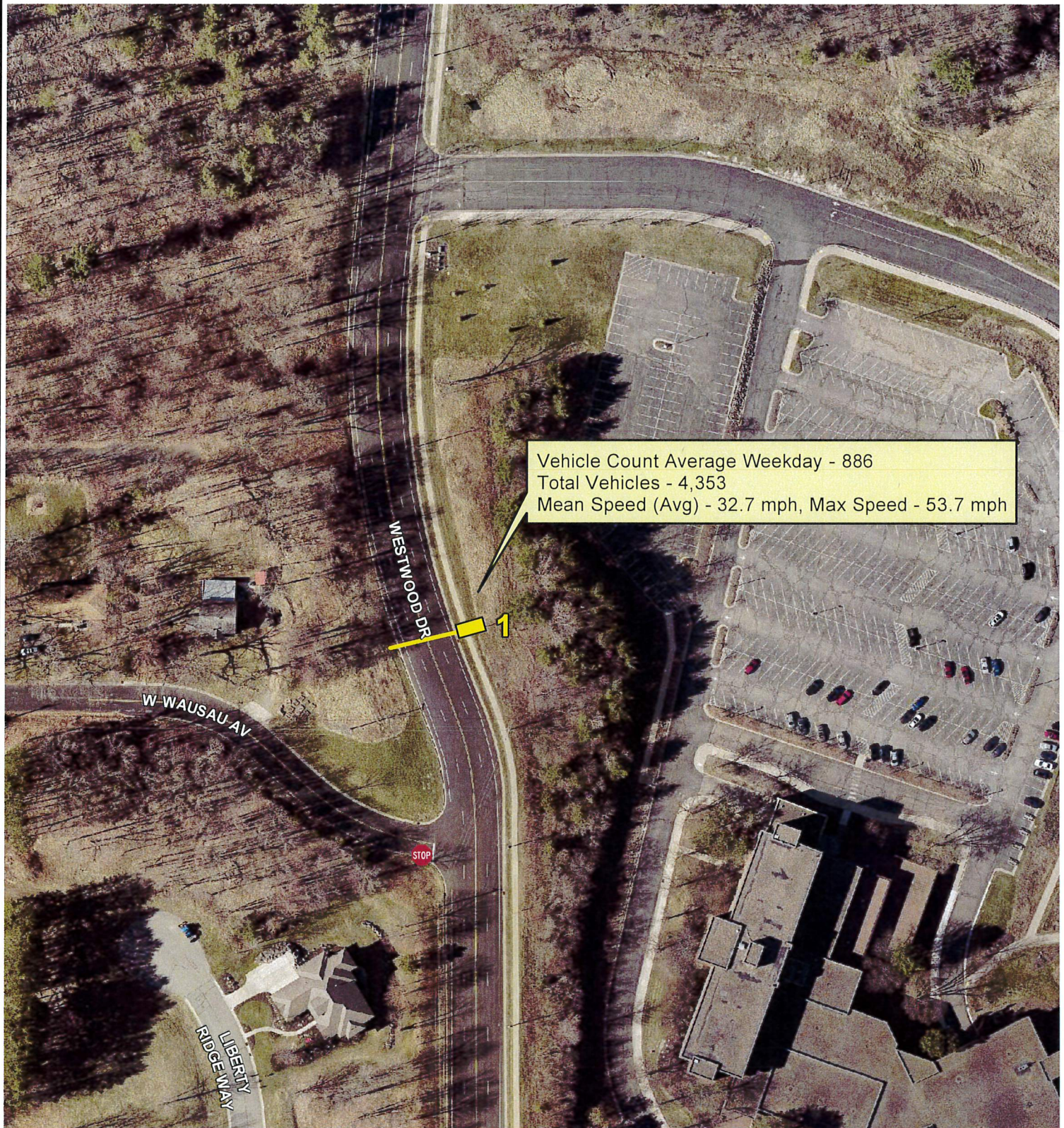
Counter Box



Tube Location

Map Location





Vehicle Count Average Weekday - 886
 Total Vehicles - 4,353
 Mean Speed (Avg) - 32.7 mph, Max Speed - 53.7 mph

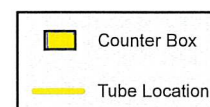
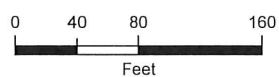
Traffic Counter Location

City of Wausau, Wisconsin

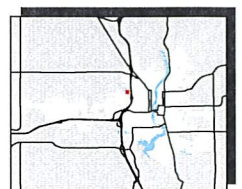


Counters Set-up On
 October 28, 2024 at 8:45 am

Counters Removed On
 October 31, 2024 at 2:30 pm



Map Location



Agenda Item No.

3

***STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – November 14, 2024***

AGENDA ITEM

Discussion and possible action on parking restrictions on the south side of Oak Street at North 5th Avenue

BACKGROUND

A request was received by Alder Watson for No Parking on the south side of Oak Street 12 feet back from the intersection of 5th Ave between the hours of 7 am and 4 pm.

A map is included.

FISCAL IMPACT

Minimal

STAFF RECOMMENDATION

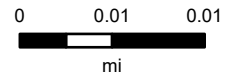
None

Staff contact: Allen Wesolowski 715-261-6762

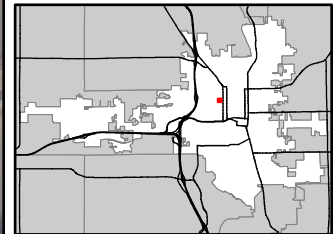
ArcGIS Web Map

City of Wausau / DPW

Date: 11/7/2024

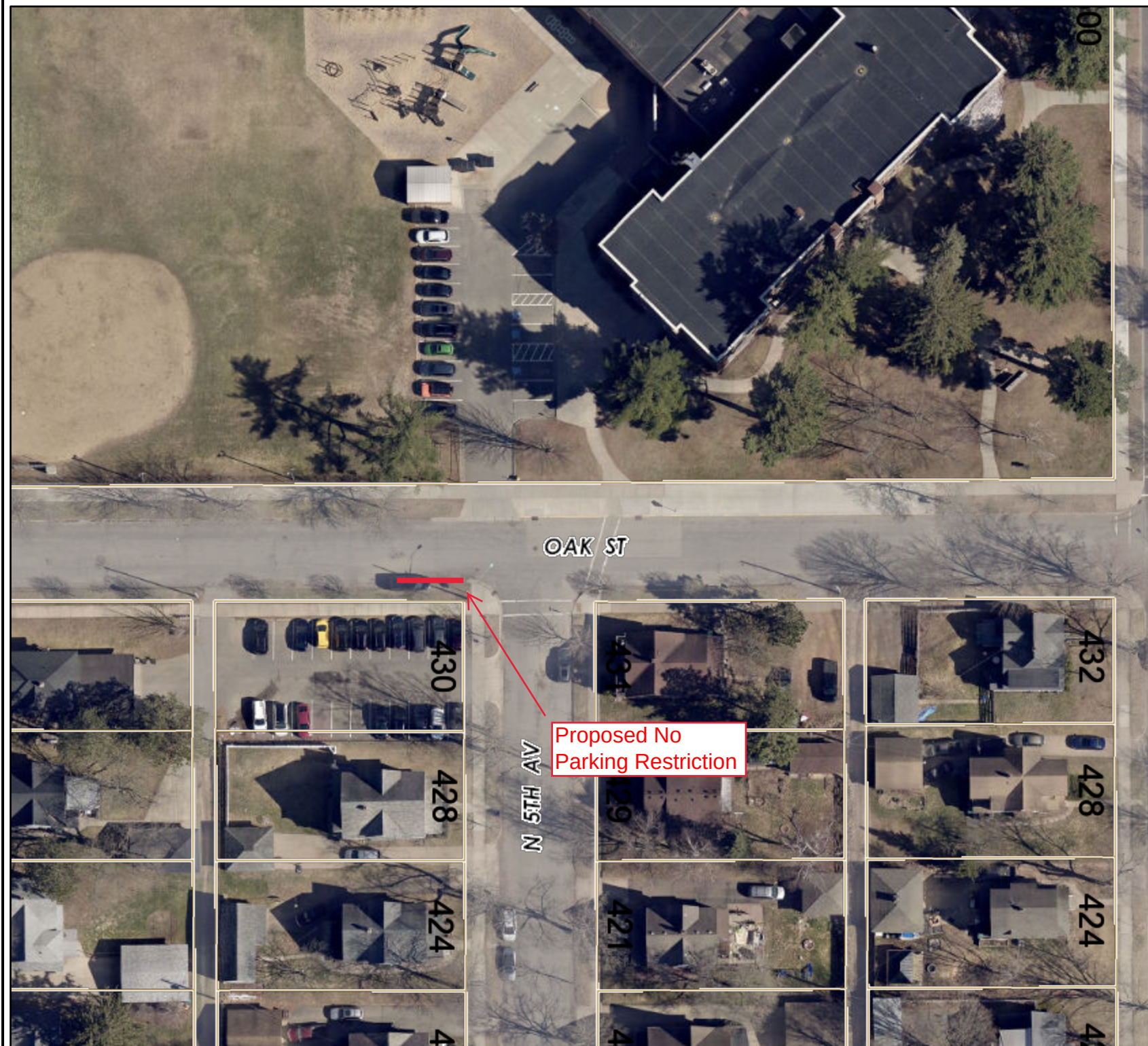


- Right Of Way
- Parcel



NOTES:

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



Google Maps

547 Oak St



Image capture: May 2023 © 2024 Google



Agenda Item No.

4

***STAFF REPORT TO INFRASTRUCTURE AND FACILITIES
COMMITTEE – November 14, 2024***

AGENDA ITEM
Discussion and possible action on parking restrictions on the east side of North 6 th Avenue at Quaw Street
BACKGROUND
A request was received by Alder Watson for No Parking on the east side of 6th Avenue, 12 feet back from the corner of Quaw Street. A map is included.
FISCAL IMPACT
Minimal
STAFF RECOMMENDATION
None
Staff contact: Allen Wesolowski 715-261-6762

ArcGIS Web Map

City of Wausau / DPW

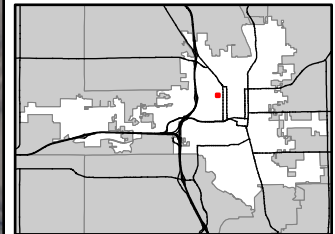
Date: 11/7/2024

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mi

Right Of Way

Parcel



NOTES:

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3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us





661 N 6th Ave

Wausau, Wisconsin

Google Street View

May 2023 [See more dates](#)



Google

Image capture: May 2023 © 2024 Google

Agenda Item No.

5

***STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – November 14, 2024***

AGENDA ITEM
Discussion and possible action on parking restriction on the west side of North 7 th Street at Washington Street
BACKGROUND
A request was received by engineering for No Parking on the west side of N. 7th street, 15 feet back from the corner of Washington Street on both the north and south side of Washington Street. A map is included.
FISCAL IMPACT
Minimal
STAFF RECOMMENDATION
None
Staff contact: Allen Wesolowski 715-261-6762



ArcGIS Web Map

City of Wausau / DPW

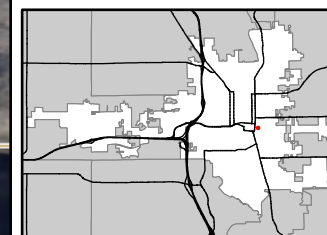
Date: 11/7/2024

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mi

Right Of Way

Parcel



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3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us







Agenda Item No.

6

***STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – November 14, 2024***

AGENDA ITEM

Discussion and possible action on Final Plat for Green Tree Meadows

BACKGROUND

Green Tree Construction and Vreeland Associates has submitted the final plat for Green Tree Meadows. Staff has reviewed the plat; several minor adjustments have been made due to staff review.

The final plat is attached.

FISCAL IMPACT

Growth in tax base with the new subdivision.

STAFF RECOMMENDATION

Staff recommends approval.

Staff contact: Allen Wesolowski 715-261-6762

Curve Table							
Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End	
C1	70.00'	91.20'	74°38'54"	N51°48'20"E 84.89'	N14°28'53"E	N89°07'47"E	
C2	970.00'	135.45'	8°00'02"	S86°42'39"E 135.34'	N89°17'20"E	S82°42'38"E	
LOT 3	970.00'	105.80'	6°14'58"	S87°35'11"E 105.75'			
LOT 4	970.00'	29.65'	1°45'04"	S83°35'10"E 29.64'			
C5	530.00'	74.01'	8°00'02"	S86°42'39"E 73.95'	S82°42'38"E	N89°17'20"E	
C6	70.00'	110.16'	90°10'10"	S45°37'35"E 99.14'	N89°17'20"E	S0°32'30"E	
C7	25.00'	39.22'	89°53'46"	S44°21'29"W 35.32'	S0°43'11"E	S89°10'34"W	
C8	25.00'	44.12'	101°06'50"	N40°16'03"W 38.61'	S89°10'32"W	N10°17'22"E	
C9	970.00'	81.15'	4°47'36"	N12°41'10"E 81.13'	N10°17'22"E	N15°04'58"E	
C10	25.00'	35.19'	80°38'58"	N48°51'03"E 32.36'	N8°31'34"E	N89°10'32"E	
C11	25.00'	39.43'	90°21'55"	S45°38'31"E 35.47'	N89°10'32"E	S0°27'33"E	
C12	25.00'	39.11'	89°38'05"	S44°21'29"W 35.24'	S0°27'33"E	S89°10'32"W	
C13	25.00'	39.81'	91°14'30"	N45°12'13"W 35.74'	S89°10'32"W	N0°25'02"E	
C14	470.00'	66.52'	8°06'32"	N4°28'18"E 66.46'	N0°25'02"E	N8°31'34"E	
C15	25.00'	33.90'	77°41'31"	N50°19'47"E 31.36'	N11°29'01"E	N89°10'32"E	
C16	25.00'	39.43'	90°21'55"	S45°38'31"E 35.47'	N89°10'32"E	S0°27'33"E	
C17	25.00'	39.11'	89°38'05"	S44°21'29"W 35.24'	S0°27'33"E	S89°10'32"W	
C18	25.00'	43.60'	99°55'56"	N40°51'30"W 38.28'	S89°10'32"W	N9°06'28"E	
C19	970.00'	56.54'	3°20'23"	N10°46'40"E 56.53'	N9°06'28"E	N12°26'51"E	
C20	54.00'	26.24'	27°50'45"	S13°05'55"W 25.99'	S27°01'18"W	S0°49'28"E	
C21	80.00'	38.88'	27°50'45"	S13°05'55"W 38.50'	S0°49'28"E	S27°01'18"W	
C22	180.00'	41.00'	13°03'03"	S82°39'01"W 40.91'	S76°07'29"W	S89°10'32"W	
C23	100.00'	22.78'	13°03'03"	N82°39'01"E 22.73'	N76°07'29"E	N89°10'32"E	
LOT 48	100.00'	19.46'	11°08'57"	S81°41'58"W 19.43'			
LOT 49	100.00'	3.32'	1°54'06"	S88°13'29"W 3.32'			
C26	25.00'	39.43'	90°21'55"	S45°38'31"E 35.47'	S0°27'33"E	N89°10'32"E	
C27	130.00'	204.77'	90°15'07"	S45°35'07"E 184.25'	N89°17'20"E	S0°27'33"E	
LOT 72	130.00'	28.03'	12°21'07"	S6°38'07"E 27.97'			
LOT 73	130.00'	74.94'	33°01'48"	S29°19'35"E 73.91'			
LOT 74	130.00'	74.94'	33°01'48"	S62°21'23"E 73.91'			
LOT 75	130.00'	26.86'	11°50'23"	S84°47'29"E 26.82'			
C32	470.00'	65.63'	8°00'02"	S86°42'39"E 65.58'	S82°42'38"E	N89°17'20"E	
LOT 75	470.00'	7.63'	0°55'49"	N89°45'15"E 7.63'			
LOT 76	470.00'	58.00'	7°04'13"	S86°14'44"E 57.96'			
C35	1030.00'	143.83'	8°00'02"	S86°42'39"E 143.71'	N89°17'20"E	S82°42'38"E	
LOT 76	1030.00'	27.39'	1°31'24"	S83°28'20"E 27.39'			
LOT 77	1030.00'	90.25'	5°01'12"	S86°44'38"E 90.22'			
LOT 78	1030.00'	26.19'	1°27'25"	S89°58'57"E 26.19'			
C39	130.00'	169.73'	74°48'26"	N51°53'07"E 157.93'	N14°28'54"E	N89°17'20"E	
LOT 80	130.00'	21.39'	9°25'35"	N84°34'33"E 21.36'			
LOT 81	130.00'	75.40'	33°13'52"	N63°14'49"E 74.35'			
LOT 82	130.00'	72.95'	32°08'59"	N30°33'23"E 71.99'			
C43	1030.00'	117.87'	6°33'25"	N11°48'16"E 117.81'	N8°31'34"E	N15°04'58"E	
LOT 84	1030.00'	39.83'	2°12'57"	N13°58'30"E 39.83'			
LOT 85	1030.00'	78.04'	4°20'28"	N10°41'47"E 78.02'			
C46	530.00'	75.01'	8°06'32"	N4°28'18"E 74.95'	N0°25'02"E	N8°31'34"E	
LOT 88	530.00'	33.17'	3°35'08"	N6°44'00"E 33.16'			
LOT 89	530.00'	41.84'	4°31'24"	N2°40'44"E 41.83'			
C49	470.00'	98.69'	12°01'49"	N6°25'56"E 98.50'	N12°26'51"E	N0°25'02"E	
LOT 89	470.00'	6.44'	0°47'06"	N0°48'35"E 6.44'			
LOT 90	470.00'	80.54'	9°49'04"	N6°06'40"E 80.44'			
LOT 91	470.00'	11.71'	1°25'39"	N11°44'02"E 11.71'			
C53	1161.18'	79.48'	3°55'18"	N10°22'26"E 79.46'	N8°24'48"E	N12°20'05"E	
C54	25.00'	34.56'	79°12'10"	N49°05'23"E 31.87'	N88°41'28"E	N9°29'18"E	
C55	160.00'	35.09'	12°33'55"	N82°24'25"E 35.02'	N76°07'28"E	N88°41'22"E	
C56	120.00'	27.33'	13°03'03"	N82°39'01"E 27.27'	N89°10'32"E	N76°07'29"E	
C57	70.00'	79.37'	64°58'09"	S58°20'23"E 75.19'	S25°51'19"E	N89°10'32"E	
C58	100.00'	117.05'	6°03'56"	S74°03'9"W 110.48'	S41°12'37"W	S25°51'19"E	
LOT 95	100.00'	27.94'	16°00'23"	S17°51'07"E 27.85'			
LOT 96	100.00'	89.12'	51°03'33"	S15°40'51"W 86.20'			
C61	160.00'	114.72'	41°04'56"	S20°40'09"W 112.28'	S0°07'41"W	S41°12'37"W	
LOT 97	160.00'	76.69'	27°27'47"	S27°28'44"W 75.96'			
LOT 98	160.00'	38.03'	13°37'09"	S6°56'16"W 37.94'			
C64	360.00'	214.49'	34°08'16"	S16°56'27"E 211.34'	S34°00'35"E	S0°07'41"W	
LOT 99	360.00'	55.27'	8°47'48"	S4°16'13"E 55.22'			
LOT 100	360.00'	82.37'	13°08'34"	S19°13'24"E 82.19'			
LOT 101	360.00'	76.85'	12°13'54"	S27°53'38"E 76.71'			
C68	470.00'	123.73'	15°05'00"	S26°28'05"E 123.37'	S18°55'36"E	S34°00'35"E	
LOT 101	470.00'	5.51'	0°40'20"	S33°40'25"E 5.51'			
LOT 102	470.00'	82.37'	10°02'30"	S28°19'00"E 82.27'			
C71	80.00'	96.49'	69°08'19"	S58°09'30"E 90.75'	N89°17'20"E	S21°36'21"E	
LOT 105	80.00'	26.49'	18°58'23"	S31°05'32"E 26.37'			
LOT 106	80.00'	70.00'	50°07'56"	S65°38'42"E 67.79'			
C74	20.00'	24.12'	69°06'19"	S56°09'30"E 22.69'	N89°17'20"E	S21°36'21"E	
C75	130.00'	70.48'	31°03'52"	S55°32'29"W 69.62'	S71°04'24"W	S40°00'33"W	
C76	60.00'	94.24'	89°59'30"	S55°00'48"W 84.85'	N79°59'27"W	S10°01'03"W	
C77	60.00'	62.84'	60°00'30"	S19°59'12"E 60.01'	S10°01'03"W	S49°59'27"E	
C78	60.00'	61.16'	58°24'15"	S79°11'35"E 58.55'	S49°59'27"E	N71°36'18"E	
C79	60.00'	95.82'	91°35'45"	N25°48'25"E 86.03'	N71°36'18"E	N19°59'27"W	
C80	70.00'	37.95'	31°03'52"	S55°32'29"W 37.49'	S71°04'24"W	S40°00'33"W	
C81	530.00'	109.51'	11°50'18"	S28°05'26"E 109.31'	S22°10'17"E	S34°00'35"E	

Curve Table							
Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End	
C82	300.00'	178.75'	34°08'16"	S16°56'27"E 176.11'	S34°00'35"E	S0°07'41"W	
LOT 127	300.00'	28.96'	5°31'52"	S31°14'39"E 28.95'			
LOT 128	300.00'	149.78'	28°36'25"	S14°10'31"E 148.23'			
C85	100.00'	71.70'	41°04'56"	S20°40'09"W 70.18'	S0°07'41"W	S41°12'37"W	
C86	160.00'	187.28'	67°03'56"	S74°03'9"W 176.77'	S41°12'37"W	S25°51'19"E	
LOT 130	160.00'	70.64'	25°17'46"	S28°33'44"W 70.07'			
LOT 131	160.00'	93.38'	33°26'17"	S0°48'17"E 92.06'			
LOT 146	160.00'	23.27'	8°19'53"	S21°41'22"E 23.25'			
C90	160.00'	95.62'	34°14'32"	S33°16'00"E 94.21'	S50°23'16"E	S16°08'44"E	
LOT 133	160.00'	65.75'	23°32'41"	N27°55'05"W 65.29'			
LOT 134	160.00'	29.87'	10°41'51"	N45°02'21"W 29.83'			
C93	160.00'	110.70'	39°38'33"	S70°12'33"E 108.51'	N89°58'10"E	S50°23'16"E	
LOT 135	160.00'	83.06'	29°44'34"	N65°15'33"W 82.13'			
LOT 136	160.00'	27.65'	9°54'00"	N85°04'50"W 27.61'			
C96	100.00'	69.19'	39°38'33"	S70°12'33"E 1191.53'	N89°58'10"E	S50°23'16"E	
C97	100.00'	59.76'	34°14'32"	S33°16'00"E 58.88'	S50°23'16"E	S16°08'44"E	
C98	25.00'	21.68'	49°40'47"	S8°41'40"W 21.00'	S16°08'44"E	S33°32'03"W	
C99	60.00'	40.69'	38°51'09"	S14°06'29"W 39.91'	S33°32'03"W	S5°19'06"E	
C100	60.00'	68.69'	65°35'40"	S38°06'55"E 65.00'	S5°19'06"E	S70°54'45"E	
C101	60.00'	68.69'	65°35'40"	N76°17'25"E 65.00'	S70°54'45"E	N43°29'35"E	
C102	60.00'	68.69'	65°35'40"	N10°41'45"E 65.00'	N43°29'35"E	N22°06'04"W	
C103	60.00'	45.79'	43°43'27"	N43°57'48"W 44.68'	N22°06'04"W	N65°49'31"W	
C104	25.00'	21.68'	49°40'47"	N40°59'08"W 21.00'	N65°49'31"W	N16°08'44"W	
C105	130.00'	147.41'	64°58'09"	S58°20'23"E 139.64'	S25°51'19"E	N89°10'32"E	
LOT 147	130.00'	75.77'	33°23'37"	S42°33'07"E 74.70'			
LOT 148	130.00'	71.64'	31°34'33"	S75°02'12"E 70.74'			
C108	20.00'	9.72'	27°50'45"	S13°05'55"W 9.62'	S0°49'28"E	S27°01'18"W	
C109	114.00'	55.40'	27°50'45"	S13°05'55"W 54.86'	S27°01'18"W	S0°49'28"E	

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY, THAT I HAVE SURVEYED, MAPPED AND DIVIDED THAT PART OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4, ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, PART OF CERTIFIED SURVEY MAP NUMBER 1941 AND ALL LOT 1 OF CERTIFIED SURVEY MAP NUMBER 19904 AS DOCUMENT NUMBER 1904802, LOCATED IN THE SOUTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN AND THAT PART OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE N 89°17'20" E ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 33.00 FEET TO THE EAST LINE OF 72ND AVENUE AND TO THE POINT OF BEGINNING; THENCE S 0°01'56" E ALONG THE EAST LINE OF 72ND AVENUE 400.33 FEET; THENCE N 89°25'55" E ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2844 565.26 FEET; THENCE N 0°01'58" W ALONG THE EAST LINE OF SAID LOT 1 165.00 FEET; THENCE S 89°25'55" W ALONG THE NORTH LINE OF SAID LOT 1 264.00 FEET; THENCE S 0°01'58" E ALONG THE WEST LINE OF SAID LOT 1 165.00 FEET; THENCE S 89°25'55" W 301.26 FEET TO THE EAST LINE OF 72ND AVENUE; THENCE N 0°01'56" W ALONG THE EAST LINE OF 72ND AVENUE 400.33 FEET; THENCE N 89°17'20" E ALONG THE EAST – WEST 1/4 LINE 2541.19 FEET; THENCE S 0°27'33" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 1316.26 FEET; THENCE S 89°10'32" W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 1308.35 FEET; THENCE S 89°23'47" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 677.39 FEET; THENCE S 0°01'58" W ALONG THE EAST LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 19904 418.11 FEET; THENCE S 89°23'47" W ALONG THE SOUTH LINE OF SAID LOT 1 565.27 FEET TO THE EAST LINE OF 72ND AVENUE; THENCE N 0°01'56" W ALONG THE EAST LINE OF 72ND AVENUE 1734.70 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL EASEMENTS RESTRICTIONS AND RIGHTS OF WAYS OF RECORD OR USAGE. THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION IC., OWNER OF THE LANDS. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

TIMOTHY G. VREELAND P.L.S. 2291 DATED THIS 3RD DAY OF SEPTEMBER, 2024
SURVEY PERFORMED SEPTEMBER 18TH, 2024

COMMON COUNCIL RESOLUTION

RESOLVED THAT THE PLAT OF GREEN TREE MEADOWS, A PLAT IN THE CITY OF WAUSAU, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU. GREEN TREE CONSTRUCTION INC., THOMAS JOSEPH UMLAUF, OWNER OF THE LANDS.

DATE APPROVED _____ MAYOR KATIE ROSENBERG

DATE SIGNED _____ MAYOR KATIE ROSENBERG

CITY CLERK,

I, KAITLYN BERNARDE, CLERK OF THE CITY OF WAUSAU, DO HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU.

KAITLYN BERNARDE

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

REGISTER OF DEEDS
MARATHON COUNTY, WI

RECEIVED FOR RECORD THIS _____
DAY OF _____ A.D. 20____
AT _____ O'CLOCK _____ M. IN PLAT
CABINET NO. _____ ON PAGE _____

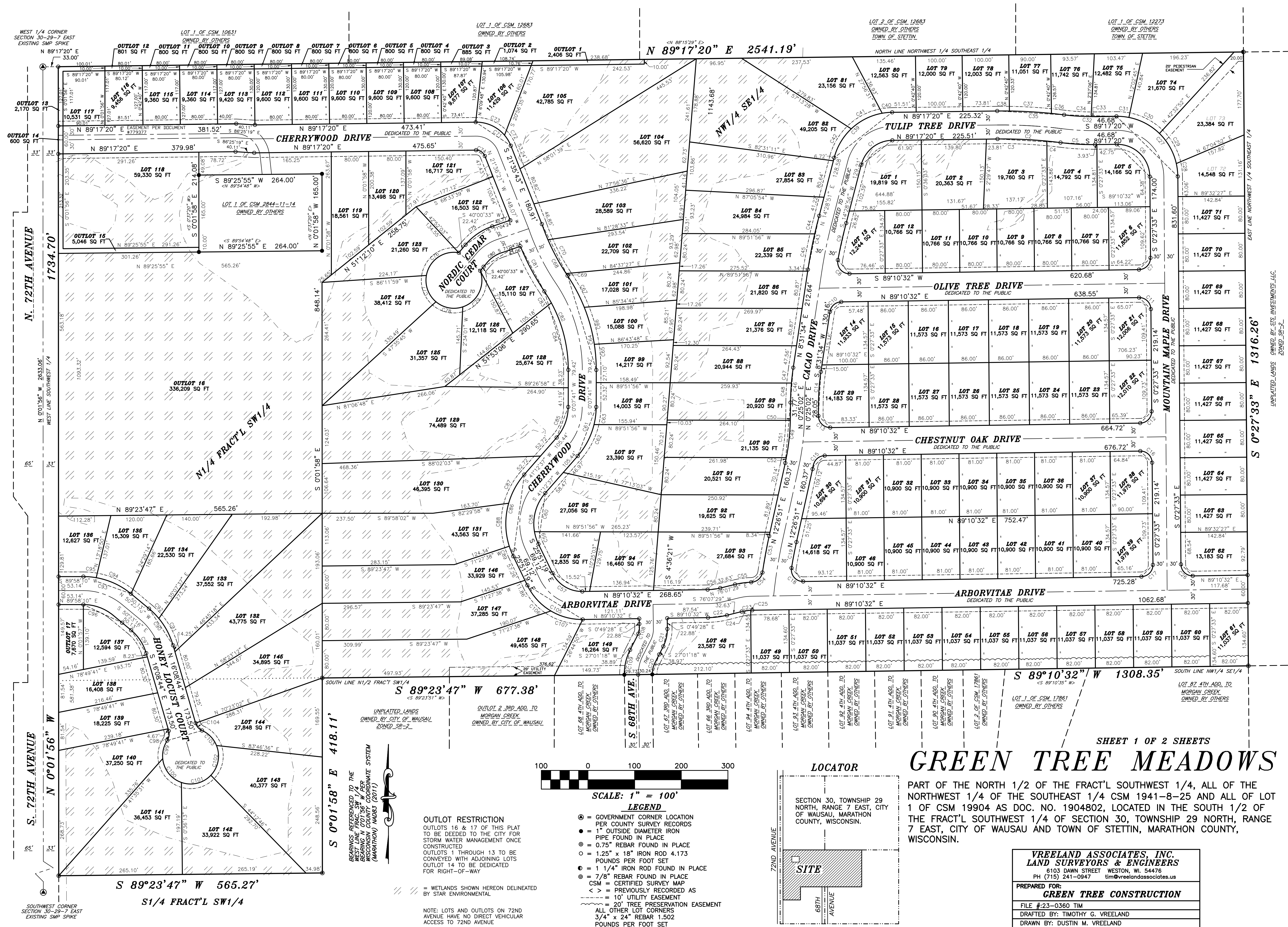
DOCUMENT NO. _____

REGISTRAR _____

GREEN TREE MEADOWS

PART OF THE NORTH 1/2 OF THE FRACT'L SOUTHWEST 1/4, ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 CSM 1941–8–25 AND ALL OF LOT 1 OF CSM 19904 AS DOC. NO. 1904802, LOCATED IN THE SOUTH 1/2 OF THE FRACT'L SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU AND TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. LAND SURVEYORS & ENGINEERS



Agenda Item No.

7

***STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – November 14, 2024***

AGENDA ITEM

Discussion and possible action on Development Agreement with Green Tree Construction, Inc., for Green Tree Meadows Subdivision

BACKGROUND

Staff has worked with Green Tree Construction Inc. and Vreeland Associates to write a development agreement for the final plat of Green Tree Meadows. The developers agreement is attached.

The City Attorney's office is currently reviewing this development agreement. If revisions are proposed, the packet will be updated.

FISCAL IMPACT

Growth in tax base with the new subdivision.

STAFF RECOMMENDATION

Staff recommends approval.

Staff contact: Allen Wesolowski 715-261-6762

AGREEMENT

Document No.

Document Title

AGREEMENT BETWEEN THE CITY OF WAUSAU, THE WAUSAU WATER WORKS, AND GREEN TREE CONSTRUCTION, INC.

THIS AGREEMENT made this _____ day of _____, 2024, by and between the City of Wausau, hereinafter referred to as "CITY," the Wausau Water Works, hereinafter referred to as "UTILITY," and Green Tree Construction, Inc., hereinafter referred to as "OWNER";

WITNESSETH:

WHEREAS, OWNER owns land within the city limits of the City of Wausau, which land OWNER wishes to develop into a real estate subdivision, hereinafter referred to as Green Tree Meadows; and

WHEREAS, the development will necessitate the installation of water main, sanitary sewer main, storm sewer, storm water facilities, and streets; and

WHEREAS, CITY is in agreement with the development provided that OWNER agrees to certain provisions with regard to construction of and/or payment for some of the aforementioned facilities; and

WHEREAS, the purpose of this document is to codify into a development agreement exactly what OWNER agrees to do and what CITY/UTILITY agrees to do.

NOW, THEREFORE, the parties hereto agree as follows:

1. Attached hereto and incorporated herein by reference and made a part of this agreement is a copy of the Green Tree Meadows plat. Also attached to this agreement is the Overall Site-Phase Plan: which is also part of this agreement.
2. Design, OWNER shall be responsible for field survey and design of all infrastructure including but not limited to sanitary sewer, watermain, storm sewer, stormwater management facilities, curb, gutter and pavement. The OWNER shall not start any construction until final plans have been approved by the CITY and all permits have been obtained from the WDNR for sanitary sewer and water main extensions.
3. Inspection Services/Construction Staking. CITY shall provide construction inspection services for sanitary sewer main, water main, curb, gutter and pavement, sidewalk and storm sewer, and storm water management facilities. The CITY will not bill the OWNER for these services. The OWNER will hire an Engineer/Surveyor to do the construction staking in accordance with the approved plans. The OWNER shall be responsible for all costs associated with construction staking.
4. Construction Materials Testing. Owner shall be responsible for construction testing, this testing shall include but not be limited to subgrade density testing, base course density testing, concrete testing, asphalt density testing. The engineering testing firm shall be approved by the City. The City's construction inspector shall direct the appropriate construction materials testing. All testing results shall be reported to the City. All costs associated with this testing shall be paid by the OWNER.
5. Sanitary Sewer. Owner shall install, at its sole expense, all sanitary sewer mains and sanitary laterals as shown on the approved design plans to serve the development. Once installation is complete and sanitary sewer is approved by the

Recording Area

Name and Return Address

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

City, Utility shall assume ownership and maintenance responsibility of the sanitary sewer main. The sanitary sewer laterals shall remain owned and maintained by the owners of the lots.

All lots shall be provided with sewer lift station services. Each lot will be charged a one-time \$200 lift station fee as shown in Addendum A. Lift station fees can be paid at signing of this agreement or upon transfer of title or issuance of building permit.

6. Water Main. Owner shall install, at its sole expense, all water main and water main laterals as shown on the approved design plans for this development. Once installation is complete and water main is approved by the City, Utility shall assume ownership and maintenance responsibility of the water main. The Utility shall own the water service up to the curb stop, the owner of the lots shall own the water service from the curb stop to the home.
7. Stormwater Facilities. OWNER shall supply and install storm sewer pipe, inlets, ditches and detention facilities and appurtenances as shown on the engineering plans and as approved by the CITY. The City will own and maintain the storm water system after final acceptance by the City. The owner shall be responsible for maintenance of the storm water facilities until final acceptance by the City.
8. Easements. OWNER shall dedicate or cause to be dedicated all easements required to construct all utilities needed to serve the development prior to the signing of the final plat.
9. Permits. OWNER shall obtain all permits required by CITY, Department of Natural Resources, Army Corp of Engineers, or any other governmental agency prior to performing any work.
10. Parkland Fees. OWNER agrees to pay \$400 per lot, as and for a parkland dedication fee for the Green Tree Meadows Plat. The parkland dedication fee shall be made in a lump sum prior to the recording of a final plat or certified survey map. As an alternative, the developer may pay 50 percent of the total amount and file an agreement and performance bond, with a two-year limit for the unpaid balance, with the City Clerk. See WMC 21.16.085(b)(7).
11. Street Lighting. Owner shall install street lighting in accordance with the attached Street lighting location map. The street lights shall be at a minimum, standard WPS installed street lights. The developer shall be responsible for all costs associated with the installation of the street lights. The City shall be responsible for all future usage charges from WPS.
12. Street Improvements. OWNER shall install base course, curb and gutter, permanent asphalt street surface, sidewalk, and temporary cul-de-sac in accordance with the plans and specifications as approved by the CITY. OWNER shall install 6-inch thick concrete drive approaches to lots with established driveways at time of curb and gutter installation. Owner shall have final asphalt layer in place on Phase 1A by November 1, 2025. Phase I shall have final asphalt layer by November 1, 2026.

The owner agrees to the following phasing plan for construction, in accordance with the attached Overall Site-Phasing plan. The street improvements for Phase 1 and Phase 1A can be under construction at the same time. The street improvements for Phase 2 and Phase 3 must be completed prior to any lots being developed in Phases 4, 5 and 6.

13. Tree Preservation and Tree Planting. OWNER shall be responsible for following the guidelines established in the City of Wausau's Tree Planting and Preservation Manual for all tree protection and tree planting. CITY will provide inspection of tree protection and tree plantings. CITY must approve tree removal prior to the removal of any trees. OWNER is responsible for tree replacement at 1" caliper to 1" dbh for any heritage tree identified as saving that are approved for removal. Replacement trees must be nursery stock of 1 ½" to 2" caliper, must be planted within the city right-of-ways and OWNER is to warranty trees for two years. Planting plan and species to be approved by the CITY prior to planting.

14. Waiver of Notice. OWNER, for itself, its successors and assigns, waives any notice and statutory procedures required under Chapter 66 of the Wisconsin Statutes and/or any successor statute, and under CITY ordinances, and any other requirements under the law regarding special assessments and/or impact fees, and OWNER, for itself, its successors and assigns, agrees that the fees established by CITY and as outlined in this agreement shall be placed as a lien on each individual lot, without notice and without further action.

SIGNATURES FOLLOW ON NEXT PAGE

CITY OF WAUSAU

Green Tree Construction, Inc.

BY _____
Doug Diny, Mayor

BY _____

BY _____
Kaitlyn A. Bernarde, Clerk

BY _____

WAUSAU WATER WORKS

BY _____
Doug Diny, President

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 2024, the above named Doug Diny, Mayor, and Kaitlyn Bernarde, City 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: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 2024, the above named Doug Diny, President of the Wausau Water Works, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission: _____

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 2024, the above named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission: _____

This instrument was drafted by the Engineering Department for the City of Wausau, 407 Grant Street, Wausau, WI 54403-4783.

Curve Table							
Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End	
C1	70.00'	91.20'	74°38'54"	N51°48'20"E 84.89'	N14°28'53"E	N89°07'47"E	
C2	970.00'	135.45'	8°00'02"	S86°42'39"E 135.34'	N89°17'20"E	S82°42'38"E	
LOT 3	970.00'	105.80'	6°14'58"	S87°35'11"E 105.75'			
LOT 4	970.00'	29.65'	1°45'04"	S83°35'10"E 29.64'			
C5	530.00'	74.01'	8°00'02"	S86°42'39"E 73.95'	S82°42'38"E	N89°17'20"E	
C6	70.00'	110.16'	90°10'10"	S45°37'35"E 99.14'	N89°17'20"E	S0°32'30"E	
C7	25.00'	39.22'	89°53'46"	S44°21'29"W 35.32'	S0°43'11"E	S89°10'34"W	
C8	25.00'	44.12'	101°06'50"	N40°16'03"W 38.61'	S89°10'32"W	N10°17'22"E	
C9	970.00'	81.15'	4°47'36"	N12°41'10"E 81.13'	N10°17'22"E	N15°04'58"E	
C10	25.00'	35.19'	80°38'58"	N48°51'03"E 32.36'	N8°31'34"E	N89°10'32"E	
C11	25.00'	39.43'	90°21'55"	S45°38'31"E 35.47'	N89°10'32"E	S0°27'33"E	
C12	25.00'	39.11'	89°38'05"	S44°21'29"W 35.24'	S0°27'33"E	S89°10'32"W	
C13	25.00'	39.81'	91°14'30"	N45°12'13"W 35.74'	S89°10'32"W	N0°25'02"E	
C14	470.00'	66.52'	8°06'32"	N4°28'18"E 66.46'	N0°25'02"E	N8°31'34"E	
C15	25.00'	33.90'	77°41'31"	N50°19'47"E 31.36'	N11°29'01"E	N89°10'32"E	
C16	25.00'	39.43'	90°21'55"	S45°38'31"E 35.47'	N89°10'32"E	S0°27'33"E	
C17	25.00'	39.11'	89°38'05"	S44°21'29"W 35.24'	S0°27'33"E	S89°10'32"W	
C18	25.00'	43.60'	99°55'56"	N40°51'30"W 38.28'	S89°10'32"W	N9°06'28"E	
C19	970.00'	56.54'	3°20'23"	N10°46'40"E 56.53'	N9°06'28"E	N12°26'51"E	
C20	54.00'	26.24'	27°50'45"	S13°05'55"W 25.99'	S27°01'18"W	S0°49'28"E	
C21	80.00'	38.88'	27°50'45"	S13°05'55"W 38.50'	S0°49'28"E	S27°01'18"W	
C22	180.00'	41.00'	13°03'03"	S82°39'01"W 40.91'	S76°07'29"W	S89°10'32"W	
C23	100.00'	22.78'	13°03'03"	N82°39'01"E 22.73'	N76°07'29"E	N89°10'32"E	
LOT 48	100.00'	19.46'	11°08'57"	S81°41'58"W 19.43'			
LOT 49	100.00'	3.32'	1°54'06"	S88°13'29"W 3.32'			
C26	25.00'	39.43'	90°21'55"	S45°38'31"E 35.47'	S0°27'33"E	N89°10'32"E	
C27	130.00'	204.77'	90°15'07"	S45°35'07"E 184.25'	N89°17'20"E	S0°27'33"E	
LOT 72	130.00'	28.03'	12°21'07"	S6°38'07"E 27.97'			
LOT 73	130.00'	74.94'	33°01'48"	S29°19'35"E 73.91'			
LOT 74	130.00'	74.94'	33°01'48"	S62°21'23"E 73.91'			
LOT 75	130.00'	26.86'	11°50'23"	S84°47'29"E 26.82'			
C32	470.00'	65.63'	8°00'02"	S86°42'39"E 65.58'	S82°42'38"E	N89°17'20"E	
LOT 75	470.00'	7.63'	0°55'49"	N89°45'15"E 7.63'			
LOT 76	470.00'	58.00'	7°04'13"	S86°14'44"E 57.96'			
C35	1030.00'	143.83'	8°00'02"	S86°42'39"E 143.71'	N89°17'20"E	S82°42'38"E	
LOT 76	1030.00'	27.39'	1°31'24"	S83°28'20"E 27.39'			
LOT 77	1030.00'	90.25'	5°01'12"	S86°44'38"E 90.22'			
LOT 78	1030.00'	26.19'	1°27'25"	S89°58'57"E 26.19'			
C39	130.00'	169.73'	74°48'26"	N51°53'07"E 157.93'	N14°28'54"E	N89°17'20"E	
LOT 80	130.00'	21.39'	9°25'35"	N84°34'33"E 21.36'			
LOT 81	130.00'	75.40'	33°13'52"	N63°14'49"E 74.35'			
LOT 82	130.00'	72.95'	32°08'59"	N30°33'23"E 71.99'			
C43	1030.00'	117.87'	6°33'25"	N11°48'16"E 117.81'	N8°31'34"E	N15°04'58"E	
LOT 84	1030.00'	39.83'	2°12'57"	N13°58'30"E 39.83'			
LOT 85	1030.00'	78.04'	4°20'28"	N10°41'47"E 78.02'			
C46	530.00'	75.01'	8°06'32"	N42°18'18"E 74.95'	N0°25'02"E	N8°31'34"E	
LOT 88	530.00'	33.17'	3°35'08"	N6°44'00"E 33.16'			
LOT 89	530.00'	41.84'	4°31'24"	N2°40'44"E 41.83'			
C49	470.00'	98.69'	12°01'49"	N6°25'56"E 98.50'	N12°26'51"E	N0°25'02"E	
LOT 89	470.00'	6.44'	0°47'06"	N0°48'35"E 6.44'			
LOT 90	470.00'	80.54'	9°49'04"	N6°06'40"E 80.44'			
LOT 91	470.00'	11.71'	1°25'39"	N11°44'02"E 11.71'			
C53	1161.18'	79.48'	3°55'18"	N10°22'26"E 79.46'	N8°24'48"E	N12°20'05"E	
C54	25.00'	34.56'	79°12'10"	N49°05'23"E 31.87'	N88°41'28"E	N9°29'18"E	
C55	160.00'	35.09'	12°33'55"	N82°24'25"E 35.02'	N76°07'28"E	N88°41'22"E	
C56	120.00'	27.33'	13°03'03"	N82°39'01"E 27.27'	N89°10'32"E	N76°07'29"E	
C57	70.00'	79.37'	64°58'09"	S58°20'23"E 75.19'	S25°51'19"E	N89°10'32"E	
C58	100.00'	117.05'	6°03'56"	S74°03'9"W 110.48'	S41°12'37"W	S25°51'19"E	
LOT 95	100.00'	27.94'	16°00'23"	S17°51'07"E 27.85'			
LOT 96	100.00'	89.12'	51°03'33"	S15°40'51"W 86.20'			
C61	160.00'	114.72'	41°04'56"	S20°40'09"W 112.28'	S0°07'41"W	S41°12'37"W	
LOT 97	160.00'	76.69'	27°27'47"	S27°28'44"W 75.96'			
LOT 98	160.00'	38.03'	13°37'09"	S6°56'16"W 37.94'			
C64	360.00'	214.49'	34°08'16"	S16°56'27"E 211.34'	S34°00'35"E	S0°07'41"W	
LOT 99	360.00'	55.27'	8°47'48"	S4°16'13"E 55.22'			
LOT 100	360.00'	82.37'	13°08'34"	S19°13'24"E 82.19'			
LOT 101	360.00'	76.85'	12°13'54"	S27°53'38"E 76.71'			
C68	470.00'	123.73'	15°05'00"	S26°28'05"E 123.37'	S18°55'36"E	S34°00'35"E	
LOT 101	470.00'	5.51'	0°40'20"	S33°40'25"E 5.51'			
LOT 102	470.00'	82.37'	10°02'30"	S28°19'00"E 82.27'			
C71	80.00'	96.49'	69°08'19"	S58°09'30"E 90.75'	N89°17'20"E	S21°36'21"E	
LOT 105	80.00'	26.49'	18°58'23"	S31°05'32"E 26.37'			
LOT 106	80.00'	70.00'	50°07'56"	S65°38'42"E 67.79'			
C74	20.00'	24.12'	69°06'19"	S56°09'30"E 22.69'	N89°17'20"E	S21°36'21"E	
C75	130.00'	70.48'	31°03'52"	S55°32'29"W 69.62'	S71°04'24"W	S40°00'33"W	
C76	60.00'	94.24'	89°59'30"	S55°00'48"W 84.85'	N79°59'27"W	S10°01'03"W	
C77	60.00'	62.84'	60°00'30"	S19°59'12"E 60.01'	S10°01'03"W	S49°59'27"E	
C78	60.00'	61.16'	58°24'15"	S79°11'35"E 58.55'	S49°59'27"E	N71°36'18"E	
C79	60.00'	95.92'	91°35'45"	N25°48'25"E 86.03'	N71°36'18"E	N19°59'27"W	
C80	70.00'	37.95'	31°03'52"	S55°32'29"W 37.49'	S71°04'24"W	S40°00'33"W	
C81	530.00'	109.51'	11°50'18"	S28°05'26"E 109.31'	S22°10'17"E	S34°00'35"E	

Curve Table							
Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End	
C82	300.00'	178.75'	34°08'16"	S16°56'27"E 176.11'	S34°00'35"E	S0°07'41"W	
LOT 127	300.00'	28.96'	5°31'52"	S31°14'39"E 28.95'			
LOT 128	300.00'	149.78'	28°36'25"	S14°10'31"E 148.23'			
C85	100.00'	71.70'	41°04'56"	S20°40'09"W 70.18'	S0°07'41"W	S41°12'37"W	
C86	160.00'	187.28'	67°03'56"	S74°03'9"W 176.77'	S41°12'37"W	S25°51'19"E	
LOT 130	160.00'	70.64'	25°17'46"	S28°33'44"W 70.07'			
LOT 131	160.00'	93.38'	33°26'17"	S0°48'17"E 92.06'			
LOT 146	160.00'	23.27'	8°19'53"	S21°41'22"E 23.25'			
C90	160.00'	95.62'	34°14'32"	S33°16'00"E 94.21'	S50°23'16"E	S16°08'44"E	
LOT 133	160.00'	65.75'	23°32'41"	N27°55'05"W 65.29'			
LOT 134	160.00'	29.87'	10°41'51"	N45°02'21"W 29.83'			
C93	160.00'	110.70'	39°38'33"	S70°12'33"E 108.51'	N89°58'10"E	S50°23'16"E	
LOT 135	160.00'	83.06'	29°44'34"	N65°15'33"W 82.13'			
LOT 136	160.00'	27.65'	9°54'00"	N85°04'50"W 27.61'			
C96	100.00'	69.19'	39°38'33"	S70°12'33"E 1191.53'	N89°58'10"E	S50°23'16"E	
C97	100.00'	59.76'	34°14'32"	S33°16'00"E 58.88'	S50°23'16"E	S16°08'44"E	
C98	25.00'	21.68'	49°40'47"	S8°41'40"W 21.00'	S16°08'44"E	S33°32'03"W	
C99	60.00'	40.69'	38°51'09"	S14°06'29"W 39.91'	S33°32'03"W	S5°19'06"E	
C100	60.00'	68.69'	65°35'40"	S38°06'55"E 65.00'	S5°19'06"E	S70°54'45"E	
C101	60.00'	68.69'	65°35'40"	N76°17'25"E 65.00'	S70°54'45"E	N43°29'35"E	
C102	60.00'	68.69'	65°35'40"	N10°41'45"E 65.00'	N43°29'35"E	N22°06'04"W	
C103	60.00'	45.79'	43°43'27"	N43°57'48"W 44.68'	N22°06'04"W	N65°49'31"W	
C104	25.00'	21.68'	49°40'47"	N40°59'08"W 21.00'	N65°49'31"W	N16°08'44"W	
C105	130.00'	147.41'	64°58'09"	S58°20'23"E 139.64'	S25°51'19"E	N89°10'32"E	
LOT 147	130.00'	75.77'	33°23'37"	S42°33'07"E 74.70'			
LOT 148	130.00'	71.64'	31°34'33"	S75°02'12"E 70.74'			
C108	20.00'	9.72'	27°50'45"	S13°05'55"W 9.62'	S0°49'28"E	S27°01'18"W	
C109	114.00'	55.40'	27°50'45"	S13°05'55"W 54.86'	S27°01'18"W	S0°49'28"E	

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY, THAT I HAVE SURVEYED, MAPPED AND DIVIDED THAT PART OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4, ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, PART OF CERTIFIED SURVEY MAP NUMBER 1941 AND ALL LOT 1 OF CERTIFIED SURVEY MAP NUMBER 19904 AS DOCUMENT NUMBER 1904802, LOCATED IN THE SOUTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN AND THAT PART OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE N 89°17'20" E ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 33.00 FEET TO THE EAST LINE OF 72ND AVENUE AND TO THE POINT OF BEGINNING; THENCE S 0°01'56" E ALONG THE EAST LINE OF 72ND AVENUE 400.33 FEET; THENCE N 89°25'55" E ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2844 565.26 FEET; THENCE N 0°01'58" W ALONG THE EAST LINE OF SAID LOT 1 165.00 FEET; THENCE S 89°25'55" W ALONG THE NORTH LINE OF SAID LOT 1 264.00 FEET; THENCE S 0°01'58" E ALONG THE WEST LINE OF SAID LOT 1 165.00 FEET; THENCE S 89°25'55" W 301.26 FEET TO THE EAST LINE OF 72ND AVENUE; THENCE N 0°01'56" W ALONG THE EAST LINE OF 72ND AVENUE 400.33 FEET; THENCE N 89°17'20" E ALONG THE EAST – WEST 1/4 LINE 2541.19 FEET; THENCE S 0°27'33" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 1316.26 FEET; THENCE S 89°10'32" W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 1308.35 FEET; THENCE S 89°23'47" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 677.39 FEET; THENCE S 0°01'58" W ALONG THE EAST LINE OF SAID LOT 1 OF CERTIFIED SURVEY MAP NUMBER 19904 418.11 FEET; THENCE S 89°23'47" W ALONG THE SOUTH LINE OF SAID LOT 1 565.27 FEET TO THE EAST LINE OF 72ND AVENUE; THENCE N 0°01'56" W ALONG THE EAST LINE OF 72ND AVENUE 1734.70 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL EASEMENTS RESTRICTIONS AND RIGHTS OF WAYS OF RECORD OR USAGE. THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION IC., OWNER OF THE LANDS. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

TIMOTHY G. VREELAND P.L.S. 2291 DATED THIS 3RD DAY OF SEPTEMBER, 2024
SURVEY PERFORMED SEPTEMBER 18TH, 2024

COMMON COUNCIL RESOLUTION

RESOLVED THAT THE PLAT OF GREEN TREE MEADOWS, A PLAT IN THE CITY OF WAUSAU, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU. GREEN TREE CONSTRUCTION INC., THOMAS JOSEPH UMLAUF, OWNER OF THE LANDS.

DATE APPROVED _____ MAYOR KATIE ROSENBERG

DATE SIGNED _____ MAYOR KATIE ROSENBERG

CITY CLERK,

I, KAITLYN BERNARDE, CLERK OF THE CITY OF WAUSAU, DO HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU.

KAITLYN BERNARDE

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration

REGISTER OF DEEDS
MARATHON COUNTY, WI

RECEIVED FOR RECORD THIS _____
DAY OF _____ A.D. 20____
AT _____ O'CLOCK _____ M. IN PLAT
CABINET NO. _____ ON PAGE _____

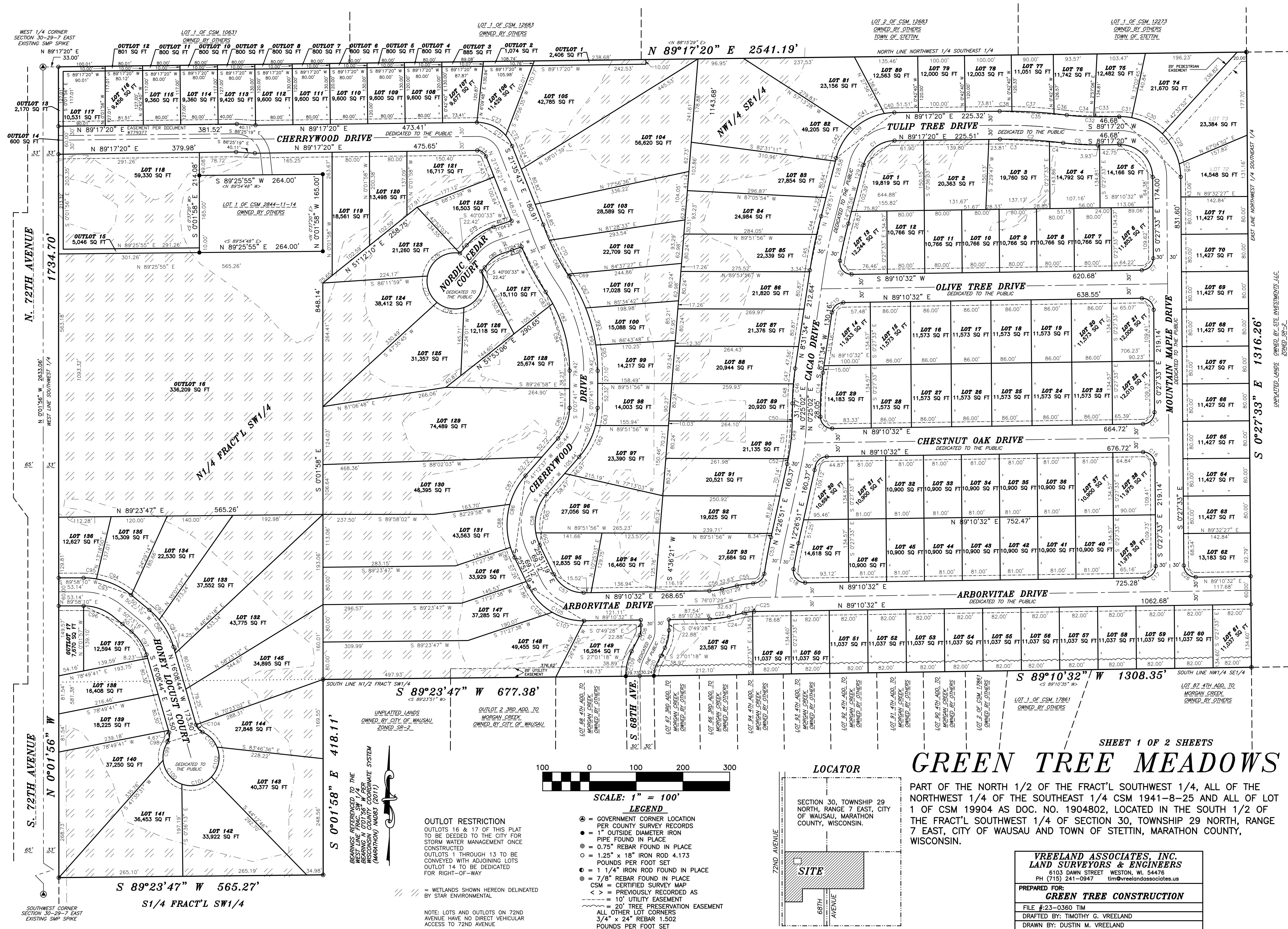
DOCUMENT NO. _____

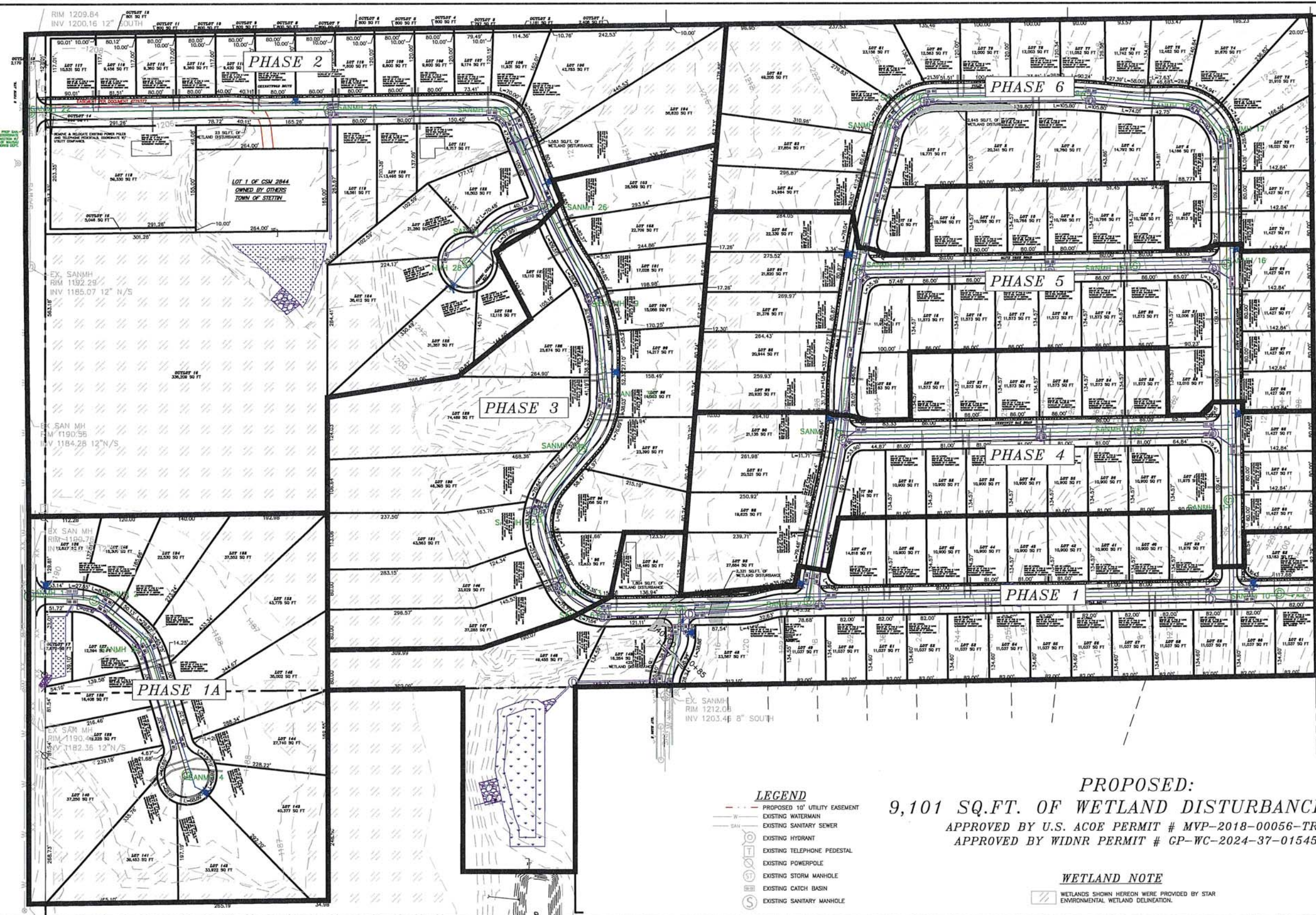
REGISTRAR

GREEN TREE MEADOWS

PART OF THE NORTH 1/2 OF THE FRACT'L SOUTHWEST 1/4, ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 CSM 1941–8–25 AND ALL OF LOT 1 OF CSM 19904 AS DOC. NO. 1904802, LOCATED IN THE SOUTH 1/2 OF THE FRACT'L SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU AND TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC. LAND SURVEYORS & ENGINEERS





BEARINGS REFERENCED TO THE
WISCONSIN COUNTY COORDINATE SYSTEM
(MARATHON) NAD83 (2011)

SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN
11"x17" SIZE THEY MAY BE HALF SCALE
FROM THE ORIGINAL 22"x34" SIZE DRAWING
AND THE DRAWING SCALE IS HALF OF THAT
STATED. CHECK SCALE.

STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:
OVERALL SITE - PHASE PLAN

PROJECT: **GREEN TREE MEADOWS**

LOCATION: **CITY OF WAUSAU
MARATHON COUNTY, WISCONSIN**



**VREELAND ASSOCIATES LAND
SURVEYORS & ENGINEERS**
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com
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- LEGEND**
- PROPOSED 10' UTILITY EASEMENT
 - EXISTING WATERMAIN
 - EXISTING SANITARY SEWER
 - EXISTING HYDRANT
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING POWERPOLE
 - EXISTING STORM MANHOLE
 - EXISTING CATCH BASIN
 - EXISTING SANITARY MANHOLE

PROPOSED:
9,101 SQ.FT. OF WETLAND DISTURBANCE/FILL
APPROVED BY U.S. ACOE PERMIT # MVP-2018-00056-TRS
APPROVED BY WIDNR PERMIT # GP-WC-2024-37-01545

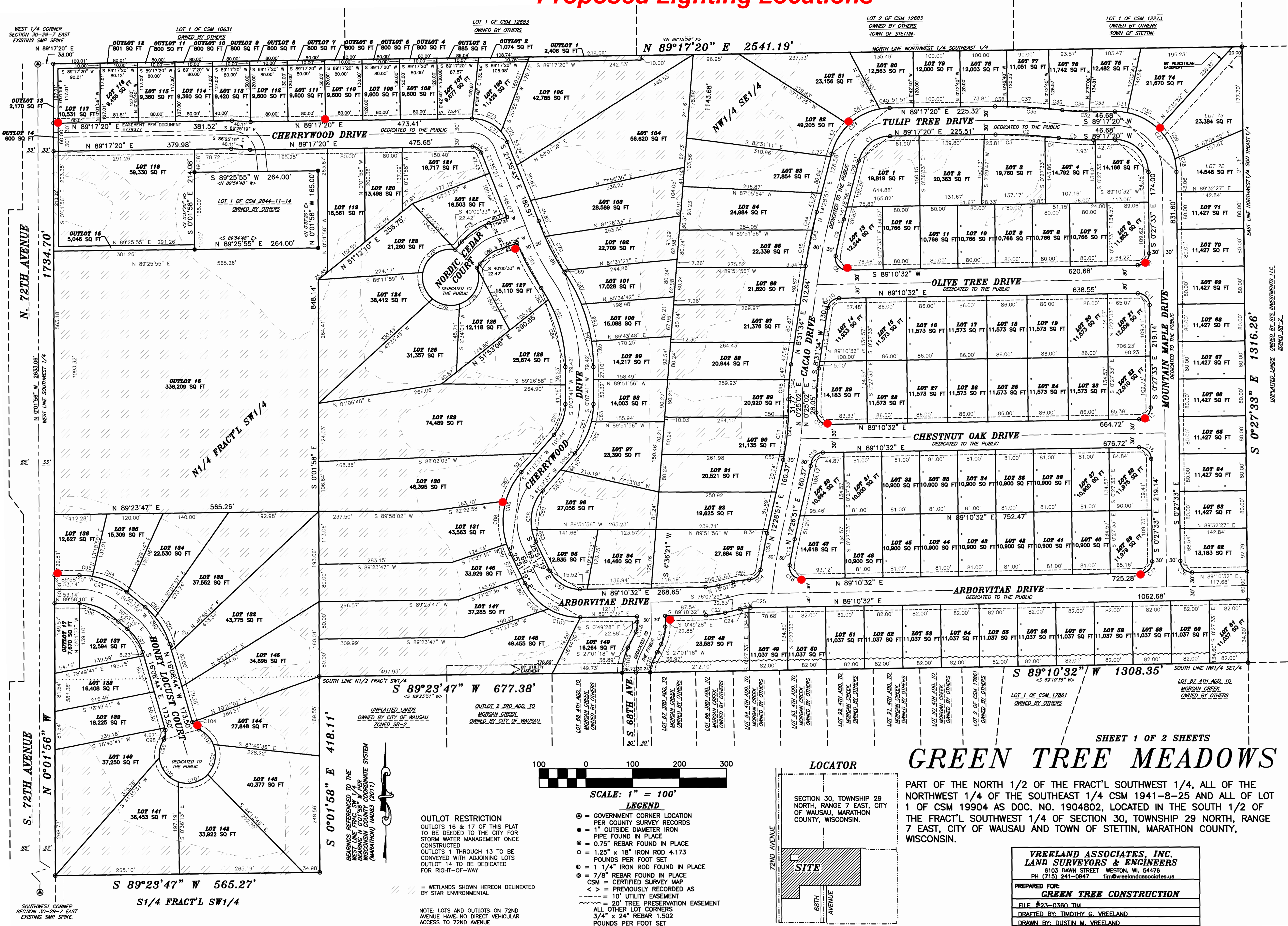
WETLAND NOTE
WETLANDS SHOWN HEREON WERE PROVIDED BY STAR
ENVIRONMENTAL WETLAND DELINEATION.

PREPARED FOR:
GREEN TREE CONSTRUCTION

PLAN DATE:
JUNE 25TH, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023
SCALE:
1" = 100'
SHEET
C4

Proposed Lighting Locations



STAFF REPORT TO INFRASTRUCTURE & FACILITIES**COMMITTEE – November 14, 2024****AGENDA ITEM**

Discussion and possible action on Stormwater Maintenance Agreement with Kolbe Apartments, LLC at 706 Flieth Street, 1371 South 8th Ave, 1363 S. 8th Ave, 1361 S. 8th Ave, 1355 S. 8th Ave, 1341 S. 8th Ave, 1337 S. 8th Ave, 1333 S. 8th Ave, 1331 S. 8th Ave, and 1327 S. 8th Ave

BACKGROUND

Kolbe Windows and Doors is proposing to construct a workforce apartment complex. The proposed project consists of redeveloping approximately 4 acres of land and adding an apartment building, parking lot, driveways, sidewalk, and stormwater facilities. Stormwater Management requirements will be achieved utilizing two infiltration basins and one bioretention basin to control stormwater volume and remove the solids from the site.

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

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends approval of the stormwater maintenance agreement.

Staff contact: TJ Niksich 715-261-6748

Document No.	AGREEMENT Document Title
AGREEMENT FOR THE MANAGEMENT AND MAINTENANCE OF A STORMWATER FACILITY THIS AGREEMENT made this <u>1st</u> day of <u>October</u>, 20<u>24</u>, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY", and <u>Kolbe Apartments, LLC</u> _____, 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	
Recording Area	
Name and Return Address City of Wausau Engineering Dept. 407 Grant Street Wausau, WI 54403	
29128070220035; 29128070220036; PIN: 29128070220037; 29128070220038; 29128070220160; 29128070220041; 29128070220042; 29128070220043; 29128070220044; 29128070220045	

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.

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: Michael Tomsyck
Michael Tomsyck

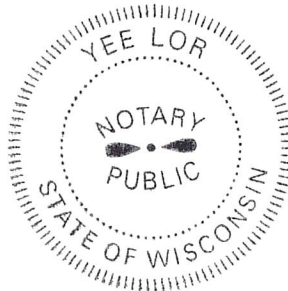
By: Jeffrey DeLonay
Jeffrey DeLonay
CITY OF WAUSAU:

By: _____
Doug Diny, Mayor

By: _____
Kaitlyn Bernarde, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this 1st day of October, 2024, the above-named Michael Tomsyck and Jeffrey DeLonay of Kolbe Apartments LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.



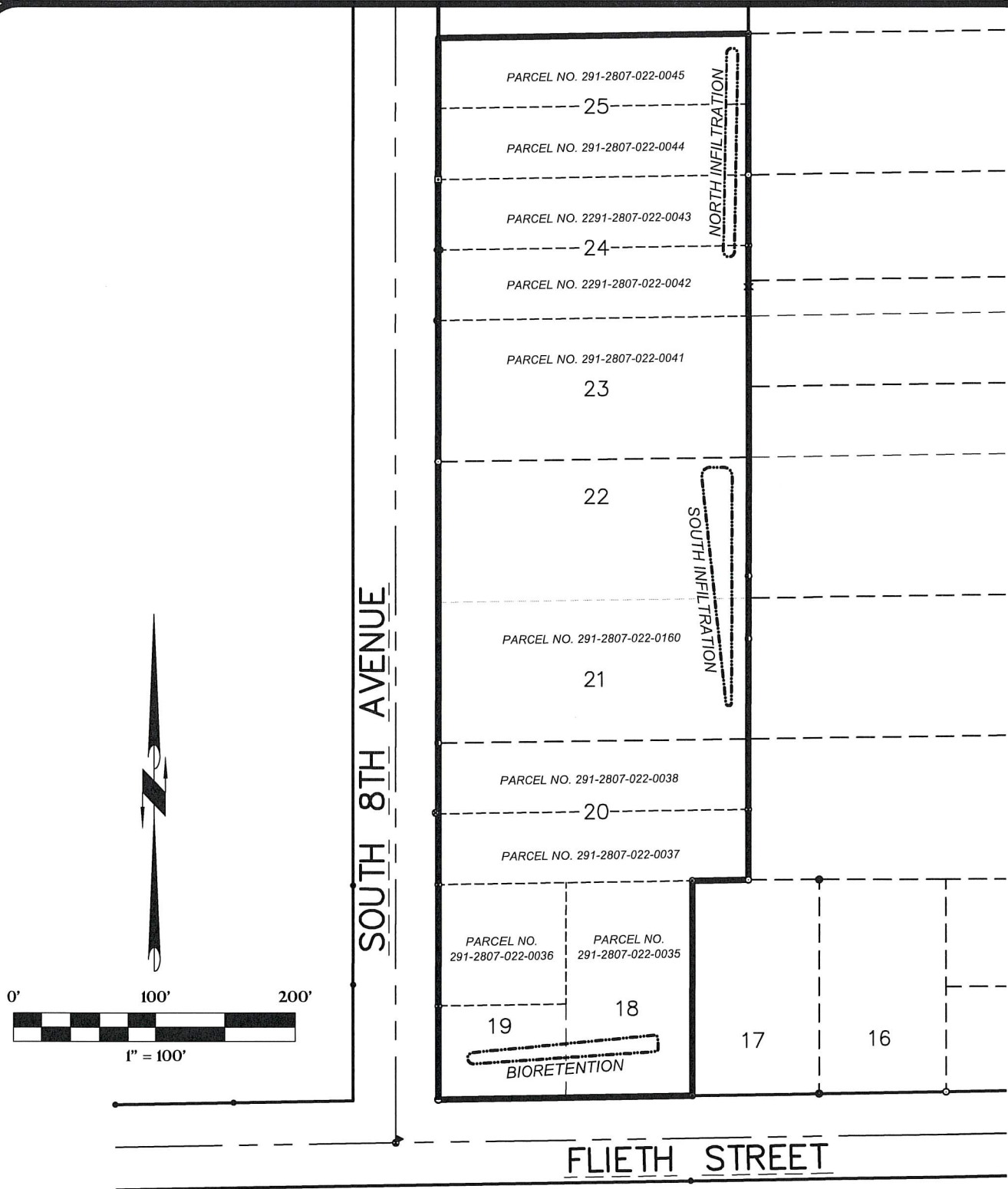
Yee Lor
Notary Public, Wisconsin
My commission: July 14, 2028

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 20__, the above-named Doug Diny, Mayor, and Kaitlyn Bernarde, 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 A: "STORM BMP LOCATION MAP"



Point of Beginning

Land Surveying
Civil Engineering
Landscape Architecture

JESSE BECKER, P.E.

4941 Kirschling Court
Stevens Point, WI 54481
715.344.9999 (PH) 715.344.9922 (FX)

DRAWN: JHB CHECKED: JHB

JOB NO: 24.0051

KOLBE APARTMENTS LLC

SHEET 1 OF 1

EXHIBIT "A" (continued, legal description of parcels):

Lot eighteen (18); and

The South sixty-six (66) feet of Lot nineteen (19), all in Block one (1) of W. R. Chellis' Addition, in the City of Wausau, Marathon County, Wisconsin.

Parcel No.: 59-1920-001-018-00-00
PIN: 291-2807-022-0035

Lot nineteen (19) in Block one (1) of W. R. Chellis' Addition to the City of Wausau, Marathon County, Wisconsin; excepting the South sixty-six (66) feet thereof.

Parcel No.: 59-1920-001-019-00-00
PIN: 291-2807-022-0036

The North one-half (N ½) of Lot twenty (20) in Block one (1) of W. R. Chellis' Addition, in the City of Wausau, Marathon County, Wisconsin.

Parcel No.: 59-1920-001-020-00-00
PIN: 291-2807-022-0038

The South one-half (S ½) of Lot twenty (20) in Block one (1) of W.R. Chellis' Addition in the City of Wausau, Marathon County, Wisconsin.

Parcel No.: 59-1920-001-020-01-00
PIN: 291-2807-022-0037

Lot one (1) of Certified Survey Map No. 11281 recorded in the office of the Register of Deeds for Marathon County, Wisconsin, in Volume 47 of Certified Survey Maps on page 143, as Document No. 1206707; being Lots twenty-one (21) and twenty-two (22) in Block one (1) of W. R. Chellis' Addition, in the City of Wausau, Marathon County, Wisconsin.

Parcel No.: 59-1920-001-021-01-00
PIN: 291-2807-022-0160

EXHIBIT "A" (continued):

Lot twenty-three (23) in Block one (1) of W. R. Chellis' Addition, in the City of Wausau, Marathon County, Wisconsin.

Parcel No.: 59-1920-001-023-00-00

PIN: 291-2807-022-0041

The North one-half (N 1/2) of Lot twenty-four (24) in Block one (1) of W. R. Chellis' Addition, in the City of Wausau, Marathon County, Wisconsin.

Parcel No.: 59-1920-001-024-00-00

PIN: 291-2807-022-0043

The South one-half (S 1/2) of Lot twenty-four (24) in Block one (1) of W. R. Chellis' Addition, in the City of Wausau, Marathon County, Wisconsin.

Parcel No.: 59-1920-001-024-01-00

PIN: 291-2807-022-0042

The North one-half (N 1/2) of Lot twenty-five (25) in Block one (1) of W. R. Chellis' Addition, in the City of Wausau, Marathon County, Wisconsin.

Parcel No.: 59-1920-001-025-01-00

PIN: 291-2807-022-0045

The South one-half (S 1/2) of Lot twenty-five (25) in Block one (1) of W. R. Chellis' Addition, in the City of Wausau, Marathon County, Wisconsin.

Parcel No.: 59-1920-001-025-00-00

PIN: 291-2807-022-0044

EXHIBIT B “STORMWATER BMP MAINTENANCE SCHEDULE AND PROCEDURES”

1. BMP Inspection and Maintenance Schedule

- a. All components of the storm water management system shall be inspected by the Responsible Party:
 - i. At least semiannually in early Spring and early Autumn; and
 - ii. Within 72 hours following any major storm or flood event of sufficient intensity or duration to pose significant risk of damage to the system.
- b. The infiltration and bioretention practices proposed should draw down within 24 hours following the end of rainfall. If one of these basins continues to hold water after this 24-hour period, it needs maintenance as described in Section 2.
- c. The Responsible Party shall make the appropriate repairs whenever the performance of a storm water management practice or component is compromised due to sediment or debris.

2. BMP Inspection and Maintenance Guidelines

- a. Bio-retention Basin
 - i. Inspection: Look for accumulation of sediment and/or debris in basin and riprap. Length of time water is retained in basin. Look for erosion or damage. Review plant health; look for weeds and grasses encroaching on plants.
 - ii. Maintenance: Remove accumulated sediment deposits and/or debris in basin and riprap and repair any eroded or damaged grass areas. If water is retained for more than 24-48 hours after a storm event replace top 6” of engineered soil. Remove any identified weeds or grasses. Do not plow/store snow in bio-retention basin. Mow as needed through the first two years to a height of 6”-10” in native plantings. Mow and spot spray (any invasive weeds) as needed. Twice per year remove and replace any dead or diseased plants. Mow grass filter strips, sides of banks and turf covers at least four times per year around bio-retention area. Maintain a minimum height of 2-½”.
- b. Infiltration Basin:
 - i. Inspection: Look for accumulation of sediment and/or debris. Length of time water is retained in basin. Look for erosion or damage. Review grass health. Verify pond is infiltrating properly and that the surface soils are not clogged.
 - ii. Maintenance: Remove accumulated sediment deposits and/or debris and repair any eroded or damaged grass areas. If water is retained for more than 24-48 hours after a storm event replace top 6” of soil. Do not plow/store snow in infiltration basin.

3. Inspection Records and Reporting.

- a. The Responsible Party shall maintain records of the results of all site inspections and any enforcement actions, correction actions or other documented contacts and any follow-up actions taken by or at the direction of the Responsible Party for seven years after such action.
- b. The Responsible Party shall submit to the City Engineer periodic reports certifying that the storm water controls are functioning as designed. The reports shall conform to the following requirements. The reports shall be:
 - i. Submitted each of the first two years following completion of the construction of the storm water management system covered by this Agreement, and every even numbered year thereafter.
 - ii. Submitted in PDF format using the City’s report template, or in other format approved by the City Engineer, as may be amended from time to time.
 - iii. Submitted by June 30 of each reporting year.
 - iv. Certified and sealed by a Professional Engineer or Professional Hydrologist.
- c. If failures are noted in any report, Responsible Party shall include with the report a plan and schedule for repair of the failed components of the storm water management system to its design condition, for review and approval by the City.
- d. The City Engineer shall maintain public records of the results of all City inspections of the site, shall inform the Responsible Party of the inspection results, and shall indicate any specific corrective actions required to bring the storm water management practice or component into accordance with this Agreement.



POLICY

DATE: October 22, 2024
TITLE: Security Door Policy
ISSUER: Human Resources
COVERAGE: All employees
AUTHORITY: Human Resources Department
DURATION: Indefinite
ADOPTED: Date
AMENDED: Date
REVIEWED: Date

PURPOSE

To enhance security in the City Hall workplace for employees and maintain public access for citizens to engage city staff and leadership. This policy applies to all employees, public officials, and the public. Door security falls under the OSHA rules of safe workplace practices. 29 CFR 1910.35

POLICY

Anyone working or doing business at City Hall has an expectation to conduct business in a safe environment. Security doors or external doors shall remain closed and locked and not tampered with or propped open. All city employees are responsible for promotion of a safe work environment. This policy must be followed by all employees. Once adopted, this policy is maintained and reviewed by the Human Resources Director every two years or as needed to ensure best practices. ALICE (A Live Interactive Customer Experience) is the primary visitor check-in method.

DEFINITIONS

ALICE – A Live Interactive Customer Experience, ALICE is a virtual receptionist/visitor management system designed to greet visitors. Visitors can access employee directory, call employees and check-in for meetings and appointments.

Aldersperson – An elected member of a local government who represents a specific ward or district within a municipality.

Contractor – a person or a company that undertakes a contract to provide materials or labor to perform a service or do a job.

Employee – a person employed by the City of Wausau or CCITC for wages or salary.

Visitor – a person visiting a person, or a place managed by the City of Wausau.

PROCEDURE

Employee/Alderperson/Contractor Access

1. Secure area access levels at City Hall follow best security practices of normal access needs.
2. Department Heads will set access levels for department efficiency and security best practice.
 - a. Level 24/7 (Directors)
 - b. Level 5:00 AM - 10:00 PM, Monday – Friday (County Parks employees)
 - c. Level 6:00 AM - 6:00 PM, Monday – Friday (Employees)
 - d. Level 8:00 AM – 10:00 PM, Monday – Friday (Elected Alders)

Access Key Cards

1. Access cards must not be shared with or loaned to others.
2. Lost or stolen access cards must be reported immediately to the Facilities Manager and the Human Resources Department.

FACILITY ACCESS

Council Members: access defaults to Level d. 8:00 AM – 10 PM, Monday - Friday

Employees:

1. Employees will use their badge for access.
2. Employees who forget their badge will be issued a temporary badge for the day by their department. Employees will return the temporary badge to their manager before the employee leaves for the day.
3. Protected Services City Employees (Police, Fire and Paramedics) who do not have a badge during an emergency will be “buzzed” in by the front window.

Visitors:

1. All visitors are required to use the front doors of City Hall. Visitors are not allowed to use employee entrance doors.
2. Visitors will use ALICE to contact the employee in which they have business to conduct.
3. ALICE will print a temporary badge for the visitor to wear.
4. Employees will meet the visitor and escort the visitor to the meeting location.
5. When the meeting has concluded, an employee will escort the visitor to the lobby or out of the secure area and the visitor will check out via ALICE. Each department is responsible for escorting their visitors to another location within the secured area or to the lobby area.

Contractors:

1. Contractors will be issued a contractor badge. Contractor badges identify the holder by name and picture. Contractor badges will have building access determined by the issuing Department Head. Department Heads will review issuance of Contractor badges each month.
2. Contractors will be vetted in accordance with safety and security. Department Heads will be responsible for documentation.

Delivery Drivers: UPS, FEDEX, USPS in uniform with deliveries may be allowed in unescorted by customer service. All other deliveries must be escorted by staff.

Meetings: All public meetings (committees, task forces and commissions) must be held in publicly accessible areas on the main floor of City Hall.

Access Denied by ALICE

There may be circumstances where ALICE denies an individual access. This could be for a variety of reasons.

- The employee was not available.
- The visitor was uncooperative/argumentative.
- Staff did not feel safe giving building access to the visitor.

Employees Responsibilities

1. Employees are not allowed to let visitors enter employee entrance doors.
2. Employees shall not prop open security doors.
3. Employees shall wear their city issued badge at all times in the building when outside of their office.
4. Employees shall notify their manager if a visitor is viewed without a visitor badge.
5. Employees shall report when their badge is lost or stolen.
6. Employees shall report when their badge is damaged to obtain a replacement.
7. If a badge is lost or damaged, employees may be required to pay for the badge replacement as outlined in this section.
 - a. Employees who lose their original badge will be issued a replacement badge free of charge.
 - b. Employees who lose their replacement badge will be charged a fee of \$5.00 via payroll deduction for additional badges.
 - c. Damaged badges will be replaced at no charge. In order to receive a replacement badge, employees must surrender the damaged badge.
8. Employees shall not share or loan their issued badge to other employees or the public.

Employees will be required to sign an Acknowledgment Form, indicating they have received a copy of this policy.

Management Responsibilities

1. Managers shall verify that employees are wearing their City issued badge.
2. Managers shall be observing that visitors are wearing visitor badges.
3. Managers shall determine access levels of employees based on the needs of the organization.
4. Managers shall be responsible for Contractor badges.
5. Managers are responsible for collecting badges from separated employees and returning those badges to the Human Resources Department.
6. Human Resources will be responsible for changing, suspending, or eliminating access assigned to a badge.

Non-compliance

1. Non-compliant employees will be subject to discipline up to and including termination, by the Human Resources Department.
2. Non-compliant Contractors will have their access revoked by the Human Resources Department.

Approved by Mayor Doug Diny

Approved as to form by the City Attorney

_____Date_____

_____Date_____



**CITY OF WAUSAU
CITY HALL SECURITY ACCESS REQUEST FORM**

City Hall Employees will be automatically provided with Standard Security Access (Monday – Friday, 6:00 a.m. to 6:00 p.m.). This form should be completed for employees who are requesting 24/7 Access and are authorized to work outside of normal business hours. FLSA Non-Exempt employees (hourly employees) must time in/out for all hours worked.

EMPLOYEE INFORMATION

Name: _____ Employee #: _____

Department: _____ Job Title: _____

FLSA Type: ☐ Non-Exempt ☐ Exempt Employee Type: ☐ Full-Time ☐ Part-Time

Position Schedule: _____

Please explain why this employee needs 24/7 access.

APPROVAL SIGNATURES

By signing this form, the Department Director accepts responsibility for granting 24/7 Access to the employee. Authorizing 24/7 Access does not approve an alternative work schedule for an employee.

Department Director Approval: _____ Date: _____

Mayor Approval: _____ Date: _____



**CITY OF WAUSAU
CITY HALL SECURITY ACCESS REQUEST
FOR CONTRACTORS**

CONTRACTOR INFORMATION

Company Name: _____

Name of Contractor: _____

Reason for Access: _____

General Location for Work: _____

Dates Needed for Access: _____

Time of Access: _____

Is a Background Check Needed? ☐ Yes ☐ No

Request Submitted By: _____

APPROVAL SIGNATURES

By signing this form, the Department Director accepts responsibility for granting access to the contractor.

Department Director Approval: _____ Date: _____

Mayor Approval: _____ Date: _____

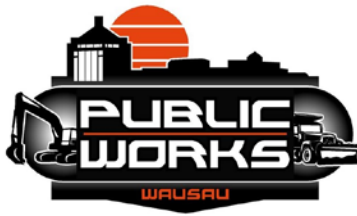
Agenda Item No.

10

STAFF REPORT TO INFRASTRUCTURE & FACILITIES

COMMITTEE – November 14, 2024

AGENDA ITEM
Discussion and possible action on request for limited use of 1300 Cleveland Avenue for a training area
BACKGROUND
1300 Cleveland Avenue is a city owned site that was looked at for building a new fleet facility. The council directed staff away from building on this site. This request is only to use it as a training location. DPW use could be discontinued any time without significantly impacting the site. Usage does not require any building or excavation.
FISCAL IMPACT
None. Property is owned by city, and no construction is necessary.
STAFF RECOMMENDATION
Allow DPW to temporarily use this site for a training area.
Staff contact: Dustin Kraege 715-261-6963



Dustin Kraege
Public Works Superintendent

TEL: (715) 261-6963
FAX: (715) 261-6969

TO: Infrastructure and Facilities Committee

FROM: Dustin Kraege

DATE: 11-4-2024

SUBJECT: DPW Request for limited use of 1300 Cleveland Avenue for training area.

DPW property lacks space for a training area. 1300 Cleveland Avenue is currently owned by the city and is only being used for storage. This area would provide a training area at no cost to the city.

Excavation is dangerous. Safety of staff and citizens is paramount. Having a training area would offer real world training scenarios for operators without the associated risks. Experienced operators dig efficiently and safely. They can often, tell or “feel” when their machine contacts something unusual while digging. The only way to develop this skill is seat time doing the work. Currently experienced operators conduct most excavations unless the site is determined to have minimal risk. This reduces opportunities to train newer staff. A controlled training environment is the safest way to conduct training.

Pipes and structures will be placed in the loading docks and buried. Then operators will practice excavating around those structures. The result is real world digging experience without risking safety or infrastructure damage. The loading docks create contained digging areas.

While 1300 Cleveland has contamination, the concrete structures would prevent soil disturbance. The loading docks and concrete slab create a barrier over the soil and would prevent us from digging into it. Only clean material would be brought in and it would be removed if/when DPW use needs to be terminated.

Training operations only take place during our normal business hours of M-F, 7A-3P. Currently some equipment is stored on site along with logs and wood chips. Equipment is used to move logs and wood chips stored there so equipment use is not new to the site. There will be a small increase in equipment use on the site when training is conducted. The impact to the neighborhood will be minimal.



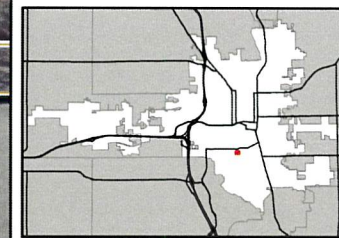
ArcGIS Web Map

City of Wausau / DPW

Date: 11/4/2024



- Right Of Way
- Parcel



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



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CITY OF WAUSAU BUDGET REDUCTION/REVENUE ENHANCEMENT
PROPOSAL FORM

Complete one form per initiative - add attachments if necessary

Department: POLICE

Spending Cut/Revenue Enhancement Description:

Proposed revenue generation by eliminating warnings for 1st offense parking violations each calendar year. In 2023, Wausau Police Department staff issued 5,335 warning citations for various parking violations. 4,408 of those were for "Time Expired," "Overtime Parking," or "No Permit." Each of those violations has an associated deposit of \$10. This would have resulted in \$44,080 in revenue if those warnings had been regular citations. The remaining 927 1st offense warnings in 2023 were for miscellaneous violations with various deposit amounts totaling \$36,385. By eliminating 1st offense warnings, approximately \$80,000 in parking citations could be issued.

Category (check all that apply)

- ☐ Service reduction
- ☐ Service delivery change
- ☐ Expense reduction/savings
- ☐ Staffing level changes
- ☐ Operational efficiencies
- ☒ Revenue Enhancement

Type

- ☐ Sustainable/ongoing
- ☐ Onetime

PROPOSED BUDGET SAVINGS

EXPENSES	DESCRIPTION	FTE	AMOUNT
Personnel Services			
Contractual Services			
Supplies and Expenses			
Building Materials			
Fixed Charges			
Capital Outlay			
Total			

PROPOSED REVENUE CHANGES

REVENUES	DESCRIPTION		AMOUNT
Grants and Aids			
Public Charges for Services	Eliminate 1 st offense warnings for parking violations		Approximately \$80,000 annually
Other Revenue			
Total			\$80,000

RESIDENT SERVICE IMPLICATIONS:

Implications of this initiative include the needed adjustment for our citizens and visitors as they get used not receiving a warning for various 1st offense parking offenses. However, this practice would bring Wausau into conformity with numerous other communities such as Milwaukee, Madison, Racine, Kenosha, Appleton, and others.

IMPLEMENTATION TIMETABLE:

It is estimated this practice could be implemented by January 1, 2025. An appropriate measure would be an information campaign, of sorts, to give appropriate notice to those accustomed to receiving a warning for each 1st offense violation, along with any change to local ordinance and/or public signage.

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

ORDINANCE OF INFRASTRUCTURE AND FACILITIES COMMITTEE

Amending Section 10.01.080 Penalty regarding overtime parking or permit meter violations

Committee Action: Approved _____ **Ordinance Number:**

Fiscal Impact: Revenue for parking violation tickets

File Number: 19-0918

Date Introduced: November 26, 2024

The Common Council of the City of Wausau do ordain as follows:

Add ()

Delete (—)

Section 1. That Section 10.01.080 Penalty, is hereby amended to read as follows:

10.01.080 Penalty.

(a) The penalty for violation of any provision of this chapter shall be a forfeiture as herein provided together with the cost of prosecution imposed as provided in Wis. Stats. §§ 345.20 to 345.53.

....

Improper parking on/off roadway [346.51(1)]	\$30.00
....	
Parking in excess of stated time limit (overtime) or parking meter violations [Section 10.48.040], failure to register a vehicle at parking meter or through parking payment app violations. [Section 10.48.040], or parking permit violations [Section 10.48.090].	
First violation of the aforesaid in a calendar year per vehicle registration/license plate:	No penalty
First through Second and third violation of the aforesaid in a calendar year per vehicle registration/license plate:	10.00
Fourth and fifth violation of the aforesaid in a calendar year per vehicle registration/license plate:	15.00
All subsequent violations of the aforesaid in a calendar year per vehicle registration/license plate:	25.00

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect on the day after its publication.

Adopted:

Approved:

Published:

Attest:

Approved:

Doug Diny, Mayor

Attest:

Kaitlyn A. Bernarde, Clerk