

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: November 6, 2013, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Abitz, Gisselman, Kellbach, Mielke

Also Present: Marquardt, Lenz, Wesolowski, Gehin

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 5:30 p.m. Chairperson Rasmussen called the meeting to order.

CONSENT AGENDA

A. Approve minutes of the October 10, 2013, meeting

B. Approve Stormwater Maintenance Agreement for Subway at 1609 Merrill Avenue

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

Approve initial resolution to hold a public hearing to vacate 4th Street between Franklin Street and McIndoe Street

Rasmussen explained the City is still waiting to receive documentation from the petitioner regarding this proposed vacation. Therefore, this item was pulled from the agenda.

Accept south half dedication of Talon Lane

Marquardt explained an agreement was signed in 2006 indicating when the north portion of Talon Lane is dedicated, the south side is to be dedicated as well. Therefore, staff is following through with that agreement and working with the property owner to acquire the south dedication. Marquardt indicated dedication of the north portion was approved by CISM and Council earlier this year.

Abitz moved to approve the south half dedication of Talon Lane. Mielke seconded and the motion carried unanimously 5-0.

Discuss and make recommendation regarding Bridge Street realignment from Westwood Drive to 28th Avenue

Marquardt stated in 2009 CISM recommended hiring a consultant to design 70% plans to realign Bridge Street on more of an east and west connection with Pine Ridge Boulevard to intersect into it. A number of alternatives were discussed and the committee wanted to see what the most extensive alignment would cost for real estate acquisition. CWE has been working with Aspirus and City staff and are now at a point to bring the plans to committee.

Jay Knoke, CWE, explained the plan overview was to straighten the alignment while minimizing cross traffic on Bridge Street and provide improved access to future development. He stated the proposed alignment consists of four 12' driving lanes with two 4' bicycle lanes, 20' median with left turn lanes, 6' grass boulevards, and 5' concrete sidewalks. This means the minimum right-of-way needed is 103 feet. He further explained the hospital access study which was completed in 2011. The goal of this was to improve the overall hospital access and Bridge Street traffic flow. The access at the end of the existing Bridge Street would be eliminated along with the parking lot entrances on either side of the emergency access. Improvements to the emergency access would include two inbound lanes and one outbound lane.

The parking lots on each side of the emergency entrance have stairs due to the higher elevation, which is a safety concern in the winter. These parking lots are proposed to be lowered, which would allow for the creation of more parking spaces. Also to improve hospital access, the intersection of Pine Ridge Boulevard would be realigned. These proposed changes would require installation of retaining walls along the south side of Bridge Street.

Knoke stated the realignment would go through a private storm water basin which serves the Surgical Associates and future development. The existing basin is designed for flow volumes but not sediment removal. A proposed basin would serve the area north of Bridge Street and the expanded street area. It was determined storm water would be addressed with new 28th Avenue plans as it would not be feasible with the Bridge Street alignment due to the cost and area needed. Storm sewer is proposed in the new street alignment from the 28th Avenue area. The existing storm sewer will remain along the west side of the hospital.

Knoke further explained that on the east side of the hospital, Pine Ridge Boulevard would be widened to the same typical section as Bridge Street with a median, bike lanes, and sidewalks. The new section would be extended to the intersection with Plaza Drive. The existing access on Pine Ridge Boulevard to Liberty Mutual and the hospital would remain. On the west side of the hospital, Pine Ridge Boulevard would align with Bridge Street across from the credit union driveway. This would require the installation of a retaining wall along the east side of the road. It would provide a two-lane road with sidewalk on one side. The sanitary sewer and watermain would have to be relocated.

The right-of-way requirements include 6.51 acres of which 2.56 acres would need to be acquired from the hospital, 0.24 acres from Surgical Associates, 3.67 acres from Liberty Mutual/Connexus Credit Union, and 0.04 acres is owned by the City.

Knoke stated Aspirus feels strongly that the vast majority of people coming to the hospital use Bridge Street. Rasmussen asked if there would be a signalized intersection where ambulances will make entry to the hospital from the north. Knoke stated the area does not justify traffic signals at this point. Rasmussen questioned if signals would be installed at Pine Ridge Boulevard and Bridge Street. Knoke stated signals would not be installed at this point; however, it would be set up for easy installation at a later date.

Knoke stated the construction costs are estimated at \$4.3 million, which does not include land acquisition. Wesolowski indicated land acquisition costs could range anywhere from \$900,000 to \$1.4 million.

Rasmussen questioned the cost to lower the hospital parking lots. Knoke believes those costs would be the responsibility of the hospital. Abitz asked if the hospital could expand the lot where Bridge Street and Pine Ridge connect. Knoke stated the last time he talked with the hospital that was what they intended to do. Abitz stated it will be a big drop if they lower the lot as it currently has approximately 25 stairs. Discussion followed on the proposed grade. Abitz questioned if Pine Ridge Boulevard was planned to be a four lane road to Bridge Street. She indicated a flashing sign was installed because of pedestrian traffic and Parking and Traffic may have to look at that again. Abitz stated on the west side there is a parking lot into the hospital. In this area there is an edge that goes down into a drainage area and questioned if that would be changed. Knoke stated the drainage area would remain as is. Abitz stated Connexus was disappointed at one time to hear a portion of their property would be needed for the project as they were considering expanding. Marquardt believes they are waiting to see what the realignment will look like. He stated based on the committee's recommendation, the next step would be to have an informal meeting with the property owners and then hold a public hearing to place the lands on the Official City Map. Abitz questioned how Aspirus feels about losing parking spots due to the realignment as she believes 25 to 30 parking stalls would be lost in one lot. Knoke stated more parking spots would be created in other areas.

Abitz stated currently traffic comes down Bridge Street to a stop sign. She questioned if that would create a problem with the incline. Knoke stated the grade will be minor and the curve is minor when looked at regarding speed. Abitz stated there is a crosswalk from the Liberty Mutual parking lot to the hospital and asked if that would remain. Knoke stated a crosswalk could be installed north or south of the existing.

Rasmussen stated the early conversations with Connexus was that they wanted to expand a separate building for a larger drive thru, but since then they have acquired a number of other local credit unions. They now have a number of branches and the drive thru at this location seems to be functional and adequate for the customer flow they have. Therefore, they may no longer need to expand at this location.

Abitz stated a number of doctors walk between the hospital and Surgical Associates. She would recommend a signalized intersection for safety reasons. Rasmussen stated we may need to look at what the traffic backup might be when an ambulance is trying to enter the hospital. We do not want traffic backed up from a light and an ambulance trying to get into the hospital. Marquardt stated as Knoke mentioned, right now traffic does not warrant signals, so staff would recommend against it. However, that does not mean the committees and Council cannot recommend it. This can be discussed at a later time when the plans are finalized. Gissleman stated he feels strongly about signals at the intersection of Pine Ridge Boulevard and Bridge Street rather than the intersection with Surgical Associates. He feels pedestrians will need a place to cross Pine Ridge Boulevard.

Marquardt stated after the public hearing, the committee can make the recommendation to go forward with this cross section or can recommend scaling down from a four lane design because of the cost and impacts to real estate.

Abitz moved to go forward with a public hearing. Mielke seconded and the motion carried unanimously 5-0.

Discuss and make recommendation on the intersection of Curling Way, McDonald Street and Junction Street

Marquardt stated earlier this year there was discussion regarding the cross section of Curling Way extending from the cul-de-sac. Since then, the City has recommended purchasing the small triangle area at 1218 Junction Street. Additionally, the property owner at 1108 McDonald Street has contacted the City and indicated their property is currently for sale. It is listed at \$169,000. Since we are building Curling Way, staff is looking for direction to see if we should look at purchasing that property, which would allow design of a better alignment of Curling Way. Wesolowski stated if the property is acquired, the road could be designed to provide a smoother transition and explained two possible designs.

Abitz asked what is currently housed in the buildings. Marquardt has spoken with MSA regarding the process to follow for the purchase. They did early research and found one building is vacant and the other is being used as a storage facility. Therefore, now would be a good time to purchase since there is not a business in either building. In the long term, the City will need to purchase property from the cemetery. Acquisition of this property may free up an area that the City could offer to swap land with the cemetery.

Rasmussen stated either alignment is better for the flow of traffic. The Curling Club and soccer complex would support a smoother-flowing way for people to get to both facilities. In the process, the City needs to look at what the street will be named. It is confusing for visitors when they are on a street and it

suddenly becomes another street. Creating continuity would make it easier for those coming to the area for tournaments.

Abitz asked what else is located on Junction Street and McDonald Street. Marquardt stated east of Junction Street is railroad property, west is the recycling facility and cemetery, and north is Wisconsin Box. Rasmussen indicated this alignment would not cause any major address changes. Marquardt indicated that this alignment would also provide more room to extend sidewalk from Junction Street to Townline Road.

Mielke moved to straighten the alignment of Curling Way and look at the potential for acquisition of 1108 McDonald Street in the process. Kellbach seconded.

Gisselman questioned the cost of extending Junction Street into Curling Way. Marquardt indicated it would be approximately \$30,000 for the road plus property acquisition, demolition, and possible relocation costs. Design of the roadway would be done in-house.

There being a motion and a second, motion to straighten the alignment of Curling Way and look at the potential for acquisition of 1108 McDonald Street in the process carried unanimously 5-0.

Approval of Easement and Hold Harmless Agreement for the installation of fiber optic cable across East Knox Street

Marquardt stated the City has given approval to this company in the past for similar projects. A legal description will be completed after it is installed.

Kellbach moved to approve the Easement and Hold Harmless Agreement for the installation of fiber optic cable across East Knox Street. Mielke seconded and the motion carried unanimously 5-0.

Future agenda items for consideration

Mielke stated he has been speaking with resident Paula Schultz. Her neighbor pushes snow onto her property and against her house. This has caused damage to her house and causes water issues in her basement when the snow melts. Schultz has given Mielke an ordinance from the City of Rhinelander regarding snow placement. Rasmussen stated there are several very small lots in the City where homes are close together and cautioned that creating an ordinance may create more problems than it solves, but it will be discussed at the next meeting.

Rasmussen stated an update regarding the consultant work on the corridor study of Thomas Street will be provided at the next meeting.

Abitz stated Marshall Street is in poor condition and questioned if it will be repaired in the near future. Rasmussen directed staff to check the pavement situation.

Adjourn

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