

## CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

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Date of Meeting: March 13, 2014, at 5:30 p.m. in the Council Chambers of City Hall.

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

Also Present: Marquardt, Jacobson, 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.

### **Approve minutes of the February 13, 2014, meeting**

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Abitz moved to approve the minutes from the previous meeting. Mielke seconded and the motion carried unanimously 5-0.

### **Adopt Thomas Street Corridor Master Plan**

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Marquardt stated that GRAEF presented the Thomas Street Corridor Master Plan to the Committee of the Whole and the next step is to adopt the document. The document has a couple of alternatives and a recommendation. The Economic Development Committee and the Common Council will also have the opportunity to adopt the plan. After the plan is adopted further discussion will be held to decide the vision. Abitz questioned if this would be replacing the original design and if the City would be able to start purchasing properties if the plan is adopted. Marquardt stated according to GRAEF this is a working document with a conceptual design. For example, the plan shows a median at the minimum width but Council could determine the actual width. Also, acquisition does not necessarily mean buildings would be torn down. This is still an open slate and the document will be used as a guide. Abitz stated she recently met with some constituents and they still would like to see the street reconstructed with four lanes. The residents have been put on hold long enough and want to move forward. Marquardt replied the intention is to have the plan at the Committee of the Whole in April for discussion. Staff also wants to be able to move forward and tell residents what the design will be. Abitz stated it has been at a standstill and a lot of people ready to retire have not been able to because of the not knowing. She wants to make sure this moves forward and not put on another standstill with a new Council. The road is in terrible condition and traffic backs up. She is frustrated that the residents have to deal with this and they need to know the design so they can go on with their lives. Rasmussen stated the residents of Thomas Street deserve better and we need to identify a clear direction. She would like to see the plan back to this committee in May. Mielke stated no matter what happens after the April elections, it is time to move forward. People should not have to put their lives on hold any longer. Gisselman agreed but stated it will be hard to look at the details such as the width of the median. There are different options to the plan and Council will have to compromise. He would like some type of timeline with what will happen the rest of the year. He knows there are differences on how everyone sees Thomas Street but we need to come to some type of agreement. Rasmussen stated she does not want to build a road and have to change it years later. She wants it done right the first time.

Willie Guillaume stated he owns the restaurant at 10<sup>th</sup> Avenue and Thomas Street. He believes if the road is four lanes to the bridge it will create a bottleneck and cause accidents. If the road is built as two lanes from 3<sup>rd</sup> Avenue to 17<sup>th</sup> Avenue, there will be problems with traffic backing up. He believes it should be built right now or it will cost more later.

Robert Baumann, 1040½ South 5<sup>th</sup> Avenue, stated he was told Thomas Street will have a median and bicycle lanes and questioned if they were needed. He believes medians will be a waste of money and a

four lane design would be a good idea as there is a lot of traffic in the area. He is getting frustrated and impatient with the process.

Mielke moved to approve adoption of the Thomas Street Corridor Master Plan. Kellbach seconded and the motion carried unanimously 5-0.

### **Discuss property owners depositing snow onto adjacent property**

Mielke handed out documents given to him by the resident who started this discussion. Mielke has spoken to the City Attorney, the Police Department, this committee, DPW, and Engineering. He believes the snow ordinance should be updated. However, to be fair, the neighbor has since changed the way he blows snow. He further stated that other communities have ordinances regarding depositing snow. He wants to be fair to all involved. He understands the frustration but does not know what can be done. Rasmussen stated she has concerns with smaller lots, especially with the type of winter we have had this year. Those residents will have no place to go with the snow. If we start limiting where snow can go, she believes it will cause more neighbor disputes. We can try to create an ordinance fair to all, but in dense neighborhoods it would create issues.

Jim LaCoss stated he is the fiancé of Paula Schultz who lives at 1713 Garfield Avenue. He asked that the committee look into ordinances of other communities. Minnesota has a state statute where it is illegal to deposit snow onto a neighbor's property. He stated when 60" of snow falls, they not only have to deal with that but also the snow from the neighbor's property. When the snow melts, water goes into her basement and she is just trying to protect her investment. He then read an ordinance from Hudson where snow cannot be deposited onto a neighbor's property without permission. He believes this is reasonable for all owners. He further stated that Rhinelander has an ordinance on snow removal and has not had to fine one person.

Rasmussen feels this would fuel neighbors who do not like each other and would impact neighborhoods. Gisselman believes 95% of neighbors get along and stated the bottom line is we have to protect property owners who need protection against neighbors. Rasmussen does not feel public policy should be created to protect property of a few. Abitz spoke of a neighbor in her district with a similar situation a few years ago and at the time she was told the bottom line is you have to be neighborly. However, our society has changed. She believes more research needs to be done before an ordinance is created. Rasmussen stated public policy should be created to solve large scale issues. This would affect 30,000 plus residents but only assist a few. Mielke stated he does know of neighbors that would use this the wrong way. He could see it creating problems but yet people should not have to put up with it. He does not feel an ordinance should be drafted at this point as there is plenty of time for research before next winter. Abitz agrees with Mielke and asked staff to research this issue more. Rasmussen stated that the Attorney's Office is extremely busy with other matters at hand and this issue can be addressed by next fall.

### **Discuss and make recommendation regarding drive approaches at 1110 West Campus Drive (Campus Pub)**

This item was taken out of the agenda order.

Wesolowski stated that 11<sup>th</sup> Avenue will be reconstructed this summer. Kevin Steinke, owner of Campus Pub, contacted Wesolowski regarding access to the property. According to ordinance, the maximum driveway width is 30 feet or up to 44 feet if approved by Marquardt. Currently, people can park on the east side of the property; however, the installation of curb and gutter would eliminate this parking. There would be parallel parking along both sides of 11<sup>th</sup> Avenue. Steinke had questioned if a mountable curb

could be installed on the west side of 11<sup>th</sup> Avenue in order to keep his parking. However, this would go against City ordinance requiring a concrete drive approach. Rasmussen stated there are water issues on 11<sup>th</sup> Avenue and question if the drainage issues would still be solved if the plan is changed. Wesolowski replied more storm sewer may have to be installed. Rasmussen asked if any feedback was received from the apartment building across located the street. Wesolowski stated no one from the apartment complex attended the public hearing.

Kevin Steinke, owner of 1110 West Campus Drive, stated he also owns the lot behind the business. He has been a property owner for 8 years. He has 8 to 10 employees in the winter and approximately 15 in the summer. He has concerns with customers parking on the road if it is a two-lane street. Also, if customers park on the road and need a safe ride home there is concern for plowing in the winter. Steinke stated overflow parking uses John Ohrmundt's property; however, if Ohrmundt would sell the property he may not be allowed to do that any longer. In the summer there may be up to 120 people at the establishment on Sundays. He would not want his customers parking in front of the apartment complex. Rasmussen stated this business has a good relationship with the Police Department, the City has not received noise complaints, and Steinke has made a substantial investment to the business. Wesolowski spoke of angle parking on the road; however, it could create a precedent. Rasmussen stated we take projects on a case by case basis and should work with local businesses when we can. Abitz questioned how often visitors to the apartment building park on the street as she is concerned with someone backing out of the angle parking and hitting another vehicle. Rasmussen responded the apartment complex has a parking lot, traffic is residential in nature in the area and the road is not highly traveled. Marquardt explained it would be the same design as 3<sup>rd</sup> Street. Lenz questioned if consideration was given for pedestrian accommodations. Wesolowski stated angle parking on the west side would not allow room for sidewalk. Rasmussen stated sidewalk could be considered at a later date if a petition is received from the residents.

Abitz moved to approve angle parking on the west side of 11<sup>th</sup> Avenue. Mielke seconded and the motion carried unanimously 5-0.

### **Approve converting overhead utilities to underground on 2<sup>nd</sup> Avenue from Stewart Avenue to Elm Street**

Wesolowski explained there are three phases of overhead utilities in this area. The first phase would include burying the overhead lines along 2<sup>nd</sup> Avenue including the crossing in the alley between Clark Street and Callon Street. This would cost approximately \$190,000. The second phase would include burying the utilities west of 2<sup>nd</sup> Avenue that serves the buildings at 402 South 2<sup>nd</sup> Avenue and 222 Stewart Avenue, and would cost approximately \$54,000. However, the voltage is different from overhead to underground so there would be additional costs to make each building compatible with the underground voltage. The third phase would include burying the overhead crossing at the alley between Callon Street and Alexander Street and would cost approximately \$27,000. Rasmussen stated the road construction is already planned and it makes sense to do this in conjunction with the road work. She questioned if money from the TIF District could be used to pay for it and Marquardt confirmed. Rasmussen stated one of the things the stakeholders have asked for is the removal of the overhead lines. She further stated it should be built right the first time so the area is ready for redevelopment. Gisselman would like to start having stakeholders make investments in the neighborhood. Rasmussen said the stakeholders have energy and enthusiasm and this would be the first catalyst for development.

Kellbach moved to approve converting overhead utilities to underground on 2<sup>nd</sup> Avenue from Stewart Avenue to Elm Street. Gisselman seconded and the motion carried unanimously 5-0.

**Discuss and make recommendation on bump out at 1<sup>st</sup> Street and McClellan Street**

Marquardt explained that at the last meeting RA Smith spoke about improvements to 1<sup>st</sup> Street and Scott Street. After the meeting, RA Smith sent another option of a bump out at 1st Street and McClellan Street to get drivers in the mindset that the right lane must turn right. The bump out along with proper signage will make drivers aware that getting into the right lane you need to make a right turn. This would also shorten the distance for pedestrians crossing 1<sup>st</sup> Street from the McClellan Ramp to the Dudley building. Rasmussen asked if the bump out would make snow plowing difficult. Marquardt replied not once the operators know it is there. Marquardt stated this is also part of State Highway 52 and Business Highway 51 so staff will review this option with the DOT.

Mielke moved to approve the installation of a bump out at 1<sup>st</sup> Street and McClellan Street contingent upon review from the DOT. Kellbach seconded.

Gisselman stated he is not a fan of bump outs and believes it will be confusing. Abitz stated in the winter pavement markings cannot be seen and she questioned the installation of overhead signage, which is an option staff can look into.

There being a motion and a second, motion to approve the installation of a bump out at 1<sup>st</sup> Street and McClellan Street contingent upon the review of the DOT passed 4-1.

**Approve installation of drive approach in excess of maximum width allowed per Wausau Municipal Code Section 12.20.040 at 1319 Rose Marie Street and 1323 Rose Marie Street (HPI Properties LLC)**

Wesolowski stated this area is a condo plat owned by Dan Johnson. Currently the driveways are individual, but Mr. Johnson requested to combine the first three drive approaches into one and the next four into one, with a grass area between. Right now there is a small area of grass in between and each drive approach is plowed separately. Combining the approaches would make winter and summer maintenance easier.

Abitz moved to approve the installation of a drive approach in excess of the maximum width allowed per Wausau Municipal Code Section 12.20.040 at 1319 Rose Marie Street and 1323 Rose Marie Street. Mielke seconded and the motion carried unanimously 5-0.

**Approve cost share for the DNR Non-Point Source Stormwater Management Grant**

Gehin explained that the City is in the process of applying for a DNR Non-Point Source Stormwater Management Grant to update the City's stormwater pollutant loading model and best management practices analysis. The grant would reimburse the City 70% up to \$85,000. The work is estimated at \$70,000 and the City's cost would be approximately \$21,000. The DNR requires a resolution stating the necessary funds will be budgeted to complete the work.

Mielke moved to approve the cost share for the DNR Non-Point Source Stormwater Management Grant. Abitz seconded. Abitz questioned if the grant would be for a specific area or City-wide. Gehin replied it would be City-wide. There being a motion and a second, motion to approve carried unanimously 5-0.

### **Update on the construction schedule for Stewart Avenue**

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Wesolowski stated the DOT would like to move the construction schedule for Stewart Avenue from 2015 to 2016. The delay is due to the coordination of the signals at 1<sup>st</sup> Avenue and at 3<sup>rd</sup> Avenue with the railroad. With railroad coordination comes a railroad hearing, which they are having a hard time scheduling. Additionally, there also could be right-of-way needs to place the pedestrian signals on railroad right-of-way.

### **Approve temporary easement for use of Lake View Court right-of-way (Gerald Kaler, Lee's Famous Recipe)**

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Marquardt explained that in 1999 Grand Avenue was reconstructed which cut off Lake View Court from Grand Avenue. Kaler asked for the street to be vacated, but it was denied. He then asked for an easement to create a parking lot. An easement was approved for 15 years and that will expire in April. He is asking for that to be renewed. However, he would like language removed from the easement that prohibits the parking of catering and delivery vehicles in the easement area. Since the original easement was approved, vegetation has grown in the area that shields the delivery trucks from the residential area. In the original easement, Kaler was required to have permission from Emmerich to use a minimum of five feet of his property. Kaler has received permission to use this area again.

Jacobson reiterated that paragraph three in the original easement excluded delivery and catering vehicles and now these vehicles are included. She noted that most of their business comes from the catering side.

Gisselman moved to approve the temporary easement for use of Lake View Court right-of-way. Mielke seconded and the motion carried 5-0.

### **Future agenda items for consideration**

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Thomas Street will be placed on a future agenda for further discussion. Rasmussen asked for the current state of infrastructure so committee members are aware of what will be coming for future projects.

### **Adjourn**

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Mielke moved to adjourn the meeting. Gisselman seconded and the motion carried unanimously 5-0. Meeting adjourned at approximately 7:10 p.m.