

<b>AGENDA ITEM</b>
<p><b>PUBLIC HEARING:</b> Amendment to the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28<sup>th</sup> Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street</p>
<b>BACKGROUND</b>
<p>Central Wisconsin Engineers was hired to design plans for the realignment and expansion of Bridge Street from Westwood Drive to 28<sup>th</sup> Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street. These plans are near completion and the City is considering the placement of an approximate 103-foot wide strip of land on the Official City Map to reserve it for future right-of-way. The land remains private property until such time as it is acquired by the City. Placing land on the Official City Map is a formal means by which the City reserves the land for future public use. Official mapping discourages property owners from making significant improvements to the mapped property thus holding down the cost of the property when the City does acquire it. Placing land on the Official City Map notifies all current and future owners that there is a plan to acquire a portion of the property for public use. It does not prevent owners from selling their property or building outside of the area needed for public use. A time frame for land acquisition activities and schedule for construction have not been established and may not be developed for a number of years.</p>
<b>FISCAL IMPACT</b>
<p>There is no cost at this time to place land on the Official City Map.</p>
<b>STAFF RECOMMENDATION</b>
<p>Depending on the testimony received at the public hearing, staff recommends that land for the Bridge Street corridor be placed on the Official City Map as proposed.</p>
<p>Staff contact: Allen Wesolowski 715-261-6762</p>

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

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

Placing land on Official City Map – Bridge Street from Westwood Drive to 28<sup>th</sup> Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street

Committee Action:	CISM: Plan Comm:
Fiscal Impact:	None
<b>File Number:</b>	<b>Date Introduced:</b>

**WHEREAS**, in 2008, Aspirus Wausau Hospital hired CWE to complete an engineering study on the functionality of Bridge Street from Highway 51 to 28<sup>th</sup> Avenue, and

**WHEREAS**, the study determined that the current alignment of Bridge Street would not be able to handle additional traffic due to projected growth to the north and west of Aspirus Wausau Hospital, and

**WHEREAS**, in 2010, the Capital Improvements and Street Maintenance Committee authorized the Engineering Department to obtain proposals for the 70% design of the realignment of Bridge Street from Westwood Drive to 28<sup>th</sup> Avenue, and

**WHEREAS**, the 70% design plans are near completion and a corridor to create a better east-west connection, improve traffic circulation, and enhance opportunities for property development has been established, and

**WHEREAS**, to ensure that land which may be needed for the realignment of Bridge Street in the future is not improved prior to the City acquiring the property, the Official Map should be considered for amendment, and

**WHEREAS**, on April 22, 2014, the Common Council of the City of Wausau authorized a public hearing to be held before the Capital Improvements and Street Maintenance Committee to consider amending the Official City Map, and

**WHEREAS**, the Capital Improvements and Street Maintenance Committee held a public hearing May 8, 2014 to consider the amendment of the official map of the City of Wausau by adding to the official map property for Bridge Street from Westwood Drive to 28<sup>th</sup> Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street, as shown on the document attached hereto, and

**WHEREAS**, the Capital Improvements and Street Maintenance Committee and Plan Commission recommend this land be added to the Official City Map; now therefore

**BE IT RESOLVED** by the Common Council of the City of Wausau that the land which is shown on the attached map is hereby added to the official map of the City of Wausau, the right-of-way is hereby amended for Bridge Street from Westwood Drive to 28<sup>th</sup> Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street so as to incorporate this land; and the official map shall stand as amended and modified.

Approved:

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James Tipple, Mayor

DRAFT

2

2

WESTHILL DR

28th AVENUE

CONNEXUS CREDIT UNION

SURGICAL ASSOCIATES

ASPIRUS WAUSAU HOSPITAL

WIND RIDGE DRIVE

WESTWOOD DRIVE

BRIDGE ST

ASPIRUS WAUSAU HOSPITAL

PINE RIDGE BLVD



LIBERTY MUTUAL INSURANCE COMPANY

PLAZA DRIVE

103' PROPOSED ROW

EXISTING ROW

EXISTING ROW

103' PROPOSED ROW

103' PROPOSED ROW

103' PROPOSED ROW

EXISTING ROW

PROJECT NO:	HWY: BRIDGE STREET	COUNTY: MARATHON	PROJECT OVERVIEW	SHEET	E
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## CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

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Date of Meeting: April 10, 2014, at 5:30 p.m. in the Council Chambers of City Hall.

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

Also Present: Lenz, Wesolowski, Gehin, Jacobson, Wagner

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 March 13 and March 26, 2014, meetings**

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

### **Renew permit to operate 90,000 lb. vehicles on City streets (3M)**

Rasmussen indicated the permit allowing 3M to operate with heavier loads than normal so they can make fewer trips has been in place for a few years. Wesolowski stated staff recommends approval with the same conditions as the previous permit. Rasmussen questioned if there are any issues with the infrastructure or stress on the streets. Wesolowski replied the concrete section is holding up fine. The asphalt area near Union Avenue and Merrill Avenue showed wear and asphalt overlay was needed, although he is not sure if it is due to the truck traffic or poor construction.

Rasmussen noted that there were some issues with the integrity of South 1<sup>st</sup> Avenue. Wesolowski stated that was repaired last year and staff has applied for STP Urban funding for reconstruction of South 1<sup>st</sup> Avenue within the next five years. Abitz mentioned that no parking on the west side of 1<sup>st</sup> Avenue was talked about at one time. Rasmussen recalled that the neighbors were opposed to that proposal as they would not be able to park in front of their residents. Abitz questioned if the truck drivers are using the left lane so the 90,000 lbs. would not effect on the side of the road where there were issues. Wesolowski replied the trucks are not traveling back on 1<sup>st</sup> Avenue with full loads.

Gisselman moved to approve renewal of the permit to operate 90,000 lb. vehicles on City streets. Mielke seconded and the motion carried unanimously 5-0.

### **Accept dedication of the north portion of right-of-way on Talon Lane**

Wesolowski stated this was previously brought to CISM; however, at the time the entire portion was not in the City. The area has now been annexed. Abitz asked if the road would be a cul-de-sac. Wesolowski stated it depends upon how the adjacent land owners decide to develop the area.

Kellbach moved to approve the dedication of the north portion of right-of-way on Talon Lane. Abitz seconded and the motion carried unanimously 5-0.

### **Authorize a public hearing to place land on the Official City Map: Bridge Street from Westwood Drive to 28<sup>th</sup> Avenue**

Wesolowski explained approval would authorize a public hearing to occur at the next CISM meeting. Rasmussen questioned if all the clinics in the area would be notified. Wesolowski stated there are only

two land owners that are affected; Aspirus and Liberty Mutual. Staff has met individually with the land owners and has not heard any negative response.

Gisselman moved to approve authorization of a public hearing to place land on the Official City Map: Bridge Street from Westwood Drive to 28<sup>th</sup> Avenue. Kellbach seconded and the motion carried unanimously 5-0.

### **Approve Easement and Hold Harmless Agreement for the installation of fiber optic cable across the 500 block of North 72<sup>nd</sup> Avenue**

Wesolowski stated Eastbay is leasing the building across the street from their facility and would like to have direct communication with fiber. The legal description is not included in the agreement yet as the exact route of the fiber optic line has not been determined. After installation, the City Surveyor will determine the legal description for the agreement.

Mielke moved to approve the Easement and Hold Harmless Agreement for the installation of fiber optic cable across the 500 block of North 72<sup>nd</sup> Avenue contingent upon receipt of the legal document and legal review. Gisselman seconded and the motion carried unanimously 5-0.

### **Proposed 2015 Street Construction Projects**

Wesolowski stated 7<sup>th</sup> Street from Spring Street to Crocker Street and Crocker Street from 7<sup>th</sup> Street to 13<sup>th</sup> Street were proposed in 2014 but delayed due to the budget. They are both in bad disrepair and in need of utility replacement. McClellan Street from 1<sup>st</sup> to 7<sup>th</sup> and Grant from 1<sup>st</sup> to 3<sup>rd</sup> are also in disrepair. Grant Street from Bellis to 10<sup>th</sup> and 11<sup>th</sup> Street from McClellan to Franklin are in poor condition and have sanitary issues. Ashland and Meadowview are chipsealed streets and a petition has been received from the residents for installation of curb and gutter. Flieth Street from Park to 11<sup>th</sup> is in very poor condition. South 22<sup>nd</sup> Avenue from Nehring to the cul-de-sac may be eligible for Community Development Block Grant funding. He is working with Community Development to insure this area fits in the low to moderate income area. If this area does not meet the criteria, he will come back to the committee with another street. 2<sup>nd</sup> Avenue and Clark Street have been delayed a few years and staff definitely wants to move forward with that project next summer.

Rasmussen questioned if the list needed to be cut down for budgetary reasons, would Ashland and Meadowview be the first to be removed since they are not in that poor of condition. Wesolowski replied it would depend upon how much money is requested to be cut from the budget as Ashland and Meadowview is a very small project. Also, he would not recommend cutting streets where sanitary repairs are needed.

Abitz stated Flieth Street is a low income area and questioned if it would get funding. Wesolowski stated the proposed stretch consists of approximately 3 residences, commercial property and a church and school so the area would not fit into Block Grant criteria.

Mielke moved to approve the list of proposed 2015 Street Construction Projects. Abitz seconded and the motion carried unanimously 5-0.

**Discuss and make recommendation on the extension of 1<sup>st</sup> Street from 250' north of Fulton Street to North River Drive**

Wesolowski stated the Council has seen a presentation on this and staff is looking for the authorization to move forward to design 1<sup>st</sup> Street and construct it this summer. There is \$200,000 in grant funding and the remaining costs were approved in a TIF amendment. Staff proposes to design this in-house and come back to CISM with the design.

Gisselman noted the naming of 1<sup>st</sup> Street will have to be looked at. Wesolowski stated staff will have to work with the County regarding the naming.

Gisselman moved to approve the extension of 1<sup>st</sup> Street from 250' north of Fulton Street to North River Drive. Kellbach seconded and the motion carried unanimously 5-0.

**Approve petition for annexation – NWA Holdings, LLC, 2221 Northwestern Avenue (082-2808-064-0995, 082-2808-071-0988, and 082-2808-071-0987, Town of Weston)**

This item was taken out of agenda order.

Lenz stated this annexation was on the agenda about a year ago. Generally, when staff knows a petition will be forthcoming, it is placed on the agenda to start the process. The signed petition was not received until it had already gone through the committees and then there was some debate regarding the zoning. This is essentially the same petition that came to committee previously. The signed petition has been received and filed with the City Attorney's office and this step would be to get the annexation process going so the City can have jurisdiction over the zoning.

Rasmussen questioned if this was previously approved with contingency or if it was not approved because the paperwork was not in order. Lenz stated the Attorney's office had advised not to take final action on it. Rasmussen indicated that when it comes to approval of the plan, a wide radius should be used for notification. Lenz replied there was a motion at Plan Commission to notify the Brookdale Estates Subdivision. Wagner explained that the annexing of the land does not have anything to do with the future use.

Mielke moved to approve the petition for annexation – NWA Holdings, LLC, 2221 Northwestern Avenue (082-2808-064-0995, 082-2808-071-0988, and 082-2808-071-0987, Town of Weston). Abitz seconded and the motion carried unanimously 5-0.

**Future agenda items for consideration**

Abitz questioned the next step for Thomas Street. Rasmussen stated that CISM has control and jurisdiction over the alignment. Economic Development will be involved in land use along the corridor. Adoption of the plan will be on the April 22<sup>nd</sup> Council agenda and then it can be brought back to CISM in May or June. Rasmussen stated once the CISM Committee is seated she would like an overview of potential infrastructure trouble spots.

**Adjourn**

Mielke moved to adjourn the meeting. Abitz seconded and the motion carried unanimously 5-0. Meeting adjourned at approximately 6:00 p.m.

<b>AGENDA ITEM</b>
<p>Discussion and possible action on petition for installation of street lighting in the 900 block of Scott Street and consider Scott Street lighting needs between 6<sup>th</sup> Street and 9<sup>th</sup> Street</p>
<b>BACKGROUND</b>
<p>A petition was received from Sherman Gress for installation of decorative street lights in the 900 block of Scott Street. The 900 block of Scott Street is being reconstructed as part of the 2014 Street Reconstruction projects. The plans are currently out for bids and do not include provisions for the decorative street lights.</p> <p>Based upon lights being placed at intersections and spaced at 150 feet, the 900 Block of Scott Street would require 12 lights. See the attached preliminary layout of lights.</p> <p>Scott Street from 6<sup>th</sup> Street to LaSalle Street would require an additional 18 lights.</p>
<b>FISCAL IMPACT</b>
<p>The estimated cost per low level decorative street light pole is \$5,100. This cost includes: light poles, LED fixtures, light bases, conduit and wire.</p> <p><u>900 Block of Scott:</u></p> <p>The total estimated cost to install low level decorative lights is \$61,200. The annual cost of the electricity per light is estimated at \$22 per year. The annual costs for the 12 lights would be \$264. The money to fund these lights was not budgeted in the 2014 reconstruction budget.</p> <p><u>6<sup>th</sup> Street to LaSalle Street:</u></p> <p>The total estimated cost to install low level decorative lights is \$91,800. The annual operating cost for electricity would be approximately \$400 per year.</p> <p>No money is budgeted for this installation.</p>
<b>STAFF RECOMMENDATION</b>
<p>Policy should be considered for this project and future projects. The 800 and 900 blocks of McClellan Street are also being reconstructed as part of the 2014 reconstruction project. These residents may request lights if this request is approved. Also, several other streets in this neighborhood are proposed for reconstruction in the near future and would require the same consideration.</p> <p>Installation of decorative street lights prior to street reconstruction, such as may be proposed on Scott Street from 6<sup>th</sup> Street to LaSalle Street, is not recommended. During reconstruction the lights and conduit need to be replaced due to sewer and water main and laterals. This can double the actual cost of the street light installation.</p>
<p>Staff contact: Allen Wesolowski 715-261-6762</p>

# PETITION

For Office Use

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

A Petition For:

Date Filed with City Clerk

- |  |  |  |  |
|--|--|--|--|
| <input type="checkbox"/> Alley Vacation  | <input type="checkbox"/> Sanitary Sewer          | <input type="checkbox"/> Storm Sewer   | <input type="checkbox"/> Other as Follows: |
| <input type="checkbox"/> Blacktop Paving | <input checked="" type="checkbox"/> Street Light | <input type="checkbox"/> Watermain     |  |
| <input type="checkbox"/> Curb and Gutter | <input type="checkbox"/> Street Vacation         | <input type="checkbox"/> Zoning Change | _____                                      |

The undersigned petitioners respectfully request that your honorable body take such action as will cause the:

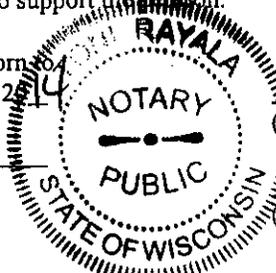
Installation Of Lamp Post Street Lights On THE  
900 Block OF Scott St Like THE City Has On  
Franklin St, 3<sup>RD</sup> St, and Prospect Ave when the  
road is totally redone this Summer

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1. <u>Sherman Gress</u>	<u>Sherman Gress</u>	<u>929 Scott St</u>	<u>4/9/14</u>
2. <u>Chris Kuth</u>	<u>Chris Kuth</u>	<u>923 Scott St</u>	<u>4/9/14</u>
3. <u>Natalie Rodheaver</u>	<u>Natalie Rodheaver</u>	<u>901 Scott St.</u>	<u>4.9.14</u>
4. <u>Angela Burger</u>	<u>ANGELA BURGER</u>	<u>501 La Salle</u>	<u>4-9-14</u>
5. <u>Stephanie Thao</u>	<u>Stephanie Thao</u>	<u>925 Scott St</u>	<u>4-9-14</u>
6. <u>Barbara K. Shubinski</u>	<u>Barbara K. Shubinski</u>	<u>937 Scott St.</u>	<u>4-9-14</u>
7. <u>Ridge D. True Wolf</u>	<u>Ridge D True Wolf</u>	<u>935 Scott St.</u>	<u>4/9/14</u>
8. <u>Sherman Thoresen</u>	<u>Sherman Thoresen</u>	<u>917 Scott St</u>	<u>4/10/14</u>
9.			
10.	( This petition includes all the residents who presently live on Scott St except for 915 which is for sale + vacant )		
11.			
12.			
13.			
14.	( Ideal situation would be 3 lamp posts on each side of the street )		
15.			
	but any number would help		

AFFIDAVIT OF CIRCULATOR

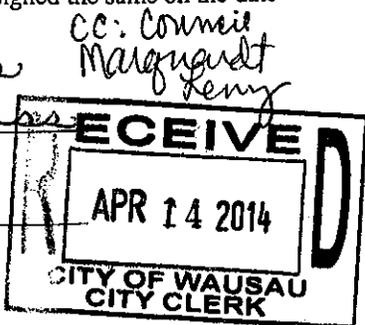
STATE OF WISCONSIN  
CITY OF WAUSAU Sherman Gress being duly sworn disposes and says that he is a resident of the affected area, residing at 929 Scott St in the City of Wausau; that he is personally acquainted with the persons who have signed the foregoing petition; that he knows them to be residents of the affected area; that they signed the same with full knowledge of the contents thereof; that their respective residents are stated therein; that each signer signed the same on the date stated opposite his name; and that he intends to support the petition.

Filed in the Office of the City Clerk and sworn to before me this 14 day of April, 2014  
[Signature]  
Signature of City Clerk or designee



Sherman Gress  
Sherman Gress  
(Signature of Circulator)  
929 Scott St  
(Address of Circulator)

842-1908





# DPW Mapping System



### Legend

- Parcels
- Section Lines/Numbers
- Railroad
- Bridge
- Overpass
- Stream - River
- Pond - Lake
- Wausau Wetland
- Ortho (2012 color)

Light Locations

Map Created: 4/30/2014

67.56 0 67.56 Feet



DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

User\_Defined\_Lambert\_Conformal\_Conic

### Notes

<b>AGENDA ITEM</b>
Discussion and possible action on easement at Yawkey Park (WPS)
<b>BACKGROUND</b>
<p>The Woodson YMCA is undergoing an expansion that will require the upgrade of the transformer. The existing location of the transformer does not meet the current clearance standards. WPS would like to relocate the transformer to meet the current standards.</p> <p>The transformer is proposed to be moved away from the building and to the east, just into Yawkey Park. This new location would require an easement. The proposed easement is attached for your review. Peter Knotek, Assistant Park Director, has no issue with the new location.</p>
<b>FISCAL IMPACT</b>
None.
<b>STAFF RECOMMENDATION</b>
Staff recommends approval of the easement.
Staff contact: Brad Marquardt 715-261-6745

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

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

Approving utility easement at 320 Grant Street - Yawkey Park (Wisconsin Public Service)

Committee Action:

Fiscal Impact:       None

**File Number:**

**Date Introduced:**

**WHEREAS**, the Woodson YMCA is undergoing an expansion that will require the upgrade of the transformer, and

**WHEREAS**, the existing location of the present transformer does not meet current clearance standards, and

**WHEREAS**, Wisconsin Public Service would like to relocate the transformer to meet the current standards, and

**WHEREAS**, the proposed location of the transformer is east of the existing and just inside of Yawkey Park, and

**WHEREAS**, the Park Department has been contacted and has no issues with the proposed location, and

**WHEREAS**, your Capital Improvements and Street Maintenance Committee met on May 8, 2014 and recommends approval of the utility easement at 320 Grant Street; now therefore

**BE IT RESOLVED** that the Common Council of the City of Wausau does hereby approve the utility easement at 320 Grant Street, a copy of which is attached hereto and incorporated herein by reference.

Approved:

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James E. Tipple, Mayor

**56691**

DOCUMENT NUMBER

UTILITY EASEMENT / INDIVIDUAL

THIS INDENTURE is made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between **City of Wausau** ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin corporation, along with its successors and assigns (collectively, "Grantee"). For One Dollar and No/100 (\$1.00) and/or for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant unto said Grantee the perpetual right, permission, authority, privilege and easement, to construct, install, operate, maintain, inspect, remove, replace or abandon in place all equipment ("Facilities") necessary or useful for the purpose of transmitting electrical energy and/or gas for light, heat and power or for such other purpose as electric energy and/or gas is now or may hereafter be used, and for communication upon, over, across, within and above and/or beneath certain "Easement Area(s)" as shown below, or on attached Exhibit "A", on land owned by said Grantor in the **City of Wausau, County of Marathon, State of Wisconsin**, described as follows, to-wit:

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

Parcel Identification Number (PIN)  
**291-2907-253-0219**

Part of Lots 3, 4, 5 and 6 of Block 6, also the South 33 feet of Vacated Franklin Street lying North of Lots 5 and 6, all in the recorded Plat of McIndoe and Shutters Addition; being part of the Southwest Quarter (SW1/4) of Section 25, Township 29 North, Range 7 East, more particularly described as follows:

*The North 18 feet of the West 20 feet of the above described parcel.*

See the attached Exhibit "A".

Grantor acknowledges that the measurements used in the above description or shown on the attached Exhibit "A" are approximate. Grantor agrees that the actual location of grantee's facilities as built and installed will be controlling as to the location of the easement granted.

Grantor grants to the Grantee the perpetual right, privilege and easement to enter upon the Easement Area for the purpose of constructing, installing, operating, maintaining, inspecting, removing, replacing or abandoning in place the Facilities. The Grantee shall have the right to enter on and across any of the Grantor's property outside of the Easement Area as may be reasonably necessary to gain access to the Easement Area and as may be reasonably necessary for the installation, operation, maintenance, inspection, removal or replacement of the Grantee's Facilities. Except in the event of an emergency, Grantee shall make reasonable efforts to notify the Grantor before going upon Grantor's property outside of the Easement Area.

Should Grantee's work on its Facilities require excavation, the Grantee shall restore the surface of the Easement Area to its condition prior to Grantee's work. All work performed by the Grantee pursuant to this Easement will be performed in a safe and proper workmanlike manner



**EXHIBIT "A"**  
NOT TO SCALE  
FOR REFERENCE ONLY

NORTH

18FT X 20FT  
EASEMENT AREA

VAC M243-727

M257-543

WAUBAU

N 3RD ST

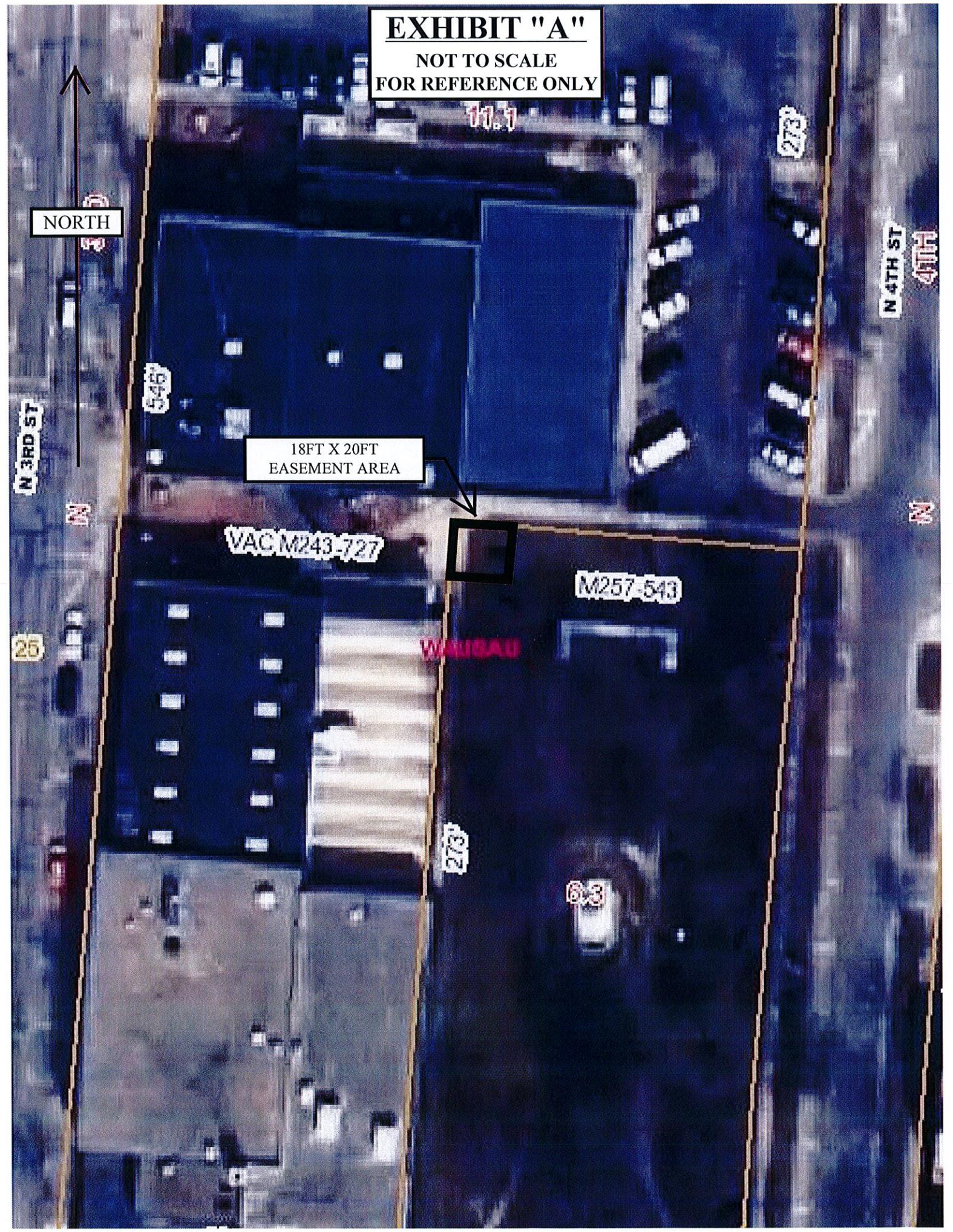
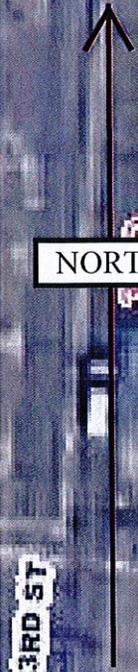
N 4TH ST

25

273'

273'

6.3



**AGENDA ITEM**

Discussion and possible action on allowing construction of a building on an existing easement (YMCA)

**BACKGROUND**

In 1976 and 1977 the City vacated Franklin Street between 3<sup>rd</sup> and 4<sup>th</sup> Street. The reason for the vacation was to allow the YMCA to expand to the north. An easement was granted to the City for the utilities that existed underground. Although the easement has wording about not constructing a building upon the easement, a walkway connecting the new addition to the old addition was allowed. The YMCA is currently undergoing a renovation and one of the things they would like to do is construct a handicap lift to help get individuals from the hallway to the sunken gym. Currently stairs are the only option. Construction of this handicap lift would occur within the easement area (see attached map). The construction of the lift would extend 10 feet to the north. This would line up with the existing building on the east side of the walkway.

**FISCAL IMPACT**

None.

**STAFF RECOMMENDATION**

While the construction of the handicap lift would encroach in the easement area, staff does not see it as a huge issue. The overall size of the construction is minimal and would not impact the ability to get to the underground utilities. Additionally, staff feels that the construction of the handicap lift to help the YMCA get individuals into the gym offsets the minimal impact it has. Staff would recommend approval to allow the YMCA to construct a handicap lift within the easement area as depicted on the attached map.

Staff contact: Brad Marquardt 715-261-6745

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

Approving construction of a building on an existing easement at 707 3<sup>rd</sup> Street (YMCA)

Committee Action:

Fiscal Impact:           None

**File Number:**

**Date Introduced:**

**WHEREAS**, in 1976 and 1977 the City of Wausau vacated Franklin Street between 3<sup>rd</sup> Street and 4<sup>th</sup> Street to allow for the expansion of the YMCA, and

**WHEREAS**, due to the vacation, an easement was granted to the City of Wausau for utilities that existed underground, and

**WHEREAS**, said easement included wording where the construction of a building would not be allowed in the easement area; however, a walkway connecting the new addition to the old addition was approved, and

**WHEREAS**, the YMCA is undergoing an expansion and would like to construct a handicap lift to assist in getting individuals from the hallway to the sunken gym as currently stairs are the only option, and

**WHEREAS**, construction of the proposed handicap lift would encroach the easement area, and

**WHEREAS**, the overall size of the proposed construction is minimal and would not prohibit the ability to obtain access to the underground utilities, and

**WHEREAS**, your Capital Improvements and Street Maintenance Committee met on May 8, 2014 and recommends approval of construction of a building on the existing easement at 707 3<sup>rd</sup> Street; now therefore

**BE IT RESOLVED** that the Common Council of the City of Wausau does hereby approve the construction of a building containing a handicap lift to be located on the existing easement at 707 3<sup>rd</sup> Street.

Approved:

\_\_\_\_\_  
James E. Tipple, Mayor



Building Community Today  
for Tomorrow's Generation

April 29, 2014

Brad Marquardt – Engineering Dept.  
City of Wausau  
707 Grant Street  
Wausau, WI 54403-4783

Re: Easement to Abandoned Franklin Street

Dear Brad,

Currently, the existing gymnasium at the YMCA is not handicap accessible due to the floor height of the main building being higher than the existing floor of the Gymnasium. As part of the upcoming project at the YMCA, we are proposing a handicapped chair lift to take members from the main level down 4' to the gymnasium level. To accomplish this we are proposing an addition to the north side of the south gym. This addition will increase the building square footage into the easement currently in place between the north and south buildings.

Information provided to Ghidorzi Construction Company indicates a water, sanitary and storm line between these buildings. As indicated on the attached plan, we will be reducing the distance between the buildings by 1.52 feet.

We feel this is the only option to provide people in need of assistance to get down to utilize the existing gymnasium.

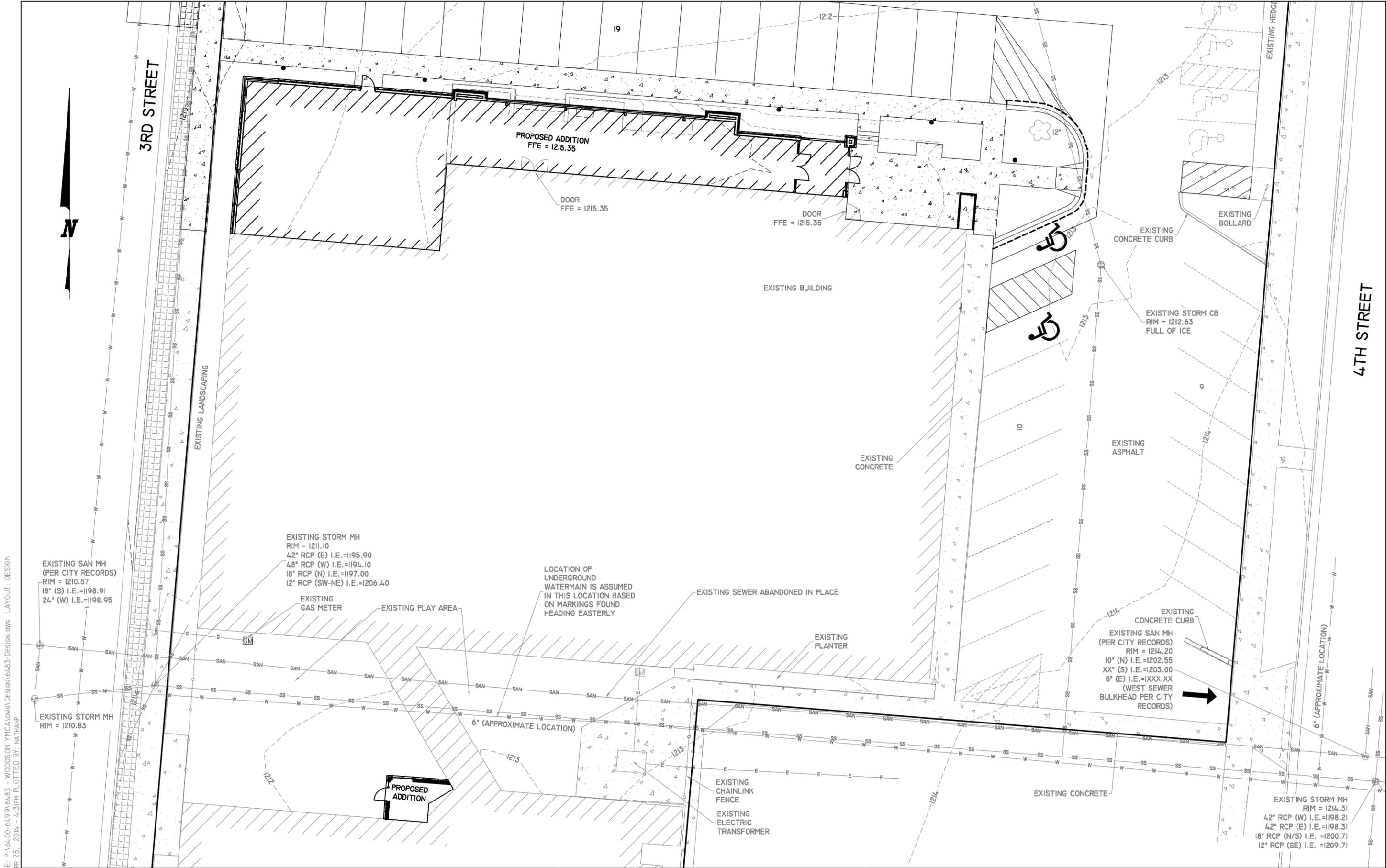
Please contact me if you have any questions regarding this request. I can be reached at my office at 715.348.1384, or on my cell at 715.551.7038.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Michael Theiss". The signature is written in a cursive, flowing style.

Michael Theiss

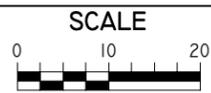


DRAWING FILE: P:\64-00-6409\916483 - WOODSON YMCA\DWG\DESIGN\6483-DESIGN.DWG LAYOUT: DESIGN  
 PLOTTED: APR 25, 2014 - 4:31PM PLOTTED BY: NATHAN

**REI Engineering, INC.**  
 4080 N. 20TH AVENUE  
 WAUSAU, WISCONSIN 54401  
 PHONE: 715.675.9784 FAX: 715.675.4060  
 EMAIL: MAIL@REIENGINEERING.COM



**REI CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING**

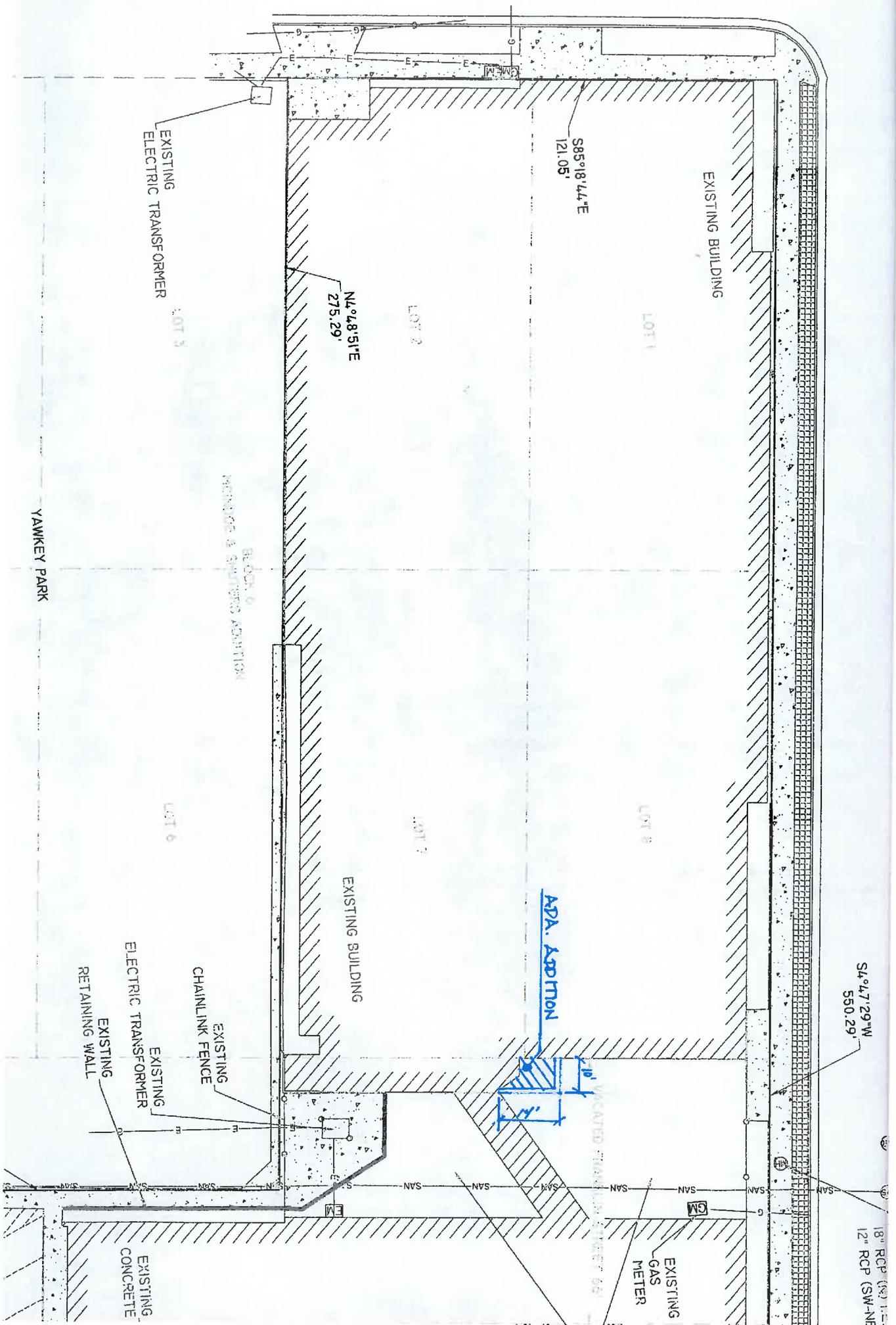


DATE	REVISION	BY	CHK'D

DESIGNED BY: MEM	CHECKED BY: JJB
SURVEYED BY: JLR,BAB	APPROVED BY: MEM
DRAWN BY: NAP	DATE: 04/02/14

**DESIGN**  
 YMCA ADDITION & IMPROVEMENTS  
 707 3RD STREET  
 WAUSAU, WISCONSIN 54403

**REI**  
 REI No. 6483  
 SHEET DESIGN



IN CONSIDERATION OF THE sum of \$10.00 and other considerations to the undersigned in hand paid this 25th day of April, 1978, the receipt of which is hereby acknowledged, the undersigned has and does hereby grant and convey to the City of Wausau, hereinafter referred to as the grantee, the perpetual right, and easement to maintain, inspect, repair and operate, across the premises hereinafter described, the existing 15" sanitary sewer, 42" storm sewer, 4" water main, and 8" L.P. gas line. The undersigned shall not make such use, including construction of a building upon the affected premises, as shall prohibit the exercise of and enjoyment by the grantee of the rights hereby granted and conveyed to it. There is also granted to said City the perpetual right from time to time to enter upon or cross over said premises insofar as may be reasonably necessary in the exercise and enjoyment of said rights.

The undersigned covenants that this instrument is executed under full and complete authority to do so and that the undersigned owns the premises affected hereby.

The premises affected hereby are located in McIndoe and Shutters Addition to the City of Wausau, Marathon County, Wisconsin and described as follows:

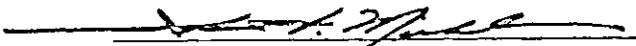
Beginning at the Northwest corner of Lot Eight (8), in Block Six (6) of said McIndoe and Shutters Addition; thence East, One Hundred Twenty (120) feet, along the North line of Lots Eight (8) and Seven (7), in Block Six (6) of said McIndoe and Shutters Addition; thence North, Thirty-three (33) feet, to the center line of Franklin Street\*; thence East, One Hundred Twenty (120) feet, along the center line of said Franklin Street\* to its intersection with the West line of Fourth (4th) Street; thence North, Thirty-three (33) feet, to the Southeast corner of Lot Four (4), in Block Eleven (11) of said McIndoe and Shutters Addition; thence West, Two Hundred Forty (240) feet, along the South line of Lots Four (4), Three (3), Two (2) and One (1) to the Southwest corner of said Lot One (1), in Block Eleven (11) of said McIndoe and Shutters Addition; thence South, Sixty-six (66) feet, to the point of beginning.

\* As platted, prior to vacation thereof.

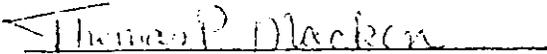
IN WITNESS WHEREOF, the Wausau YMCA Foundation, Inc. party of the first part, has caused these presents to be signed by John Slayton, its Vice President, and countersigned by James B. Pahlmeyer, its Secretary, at Wausau, Wisconsin, this 25th day of April, A.D., 1978.

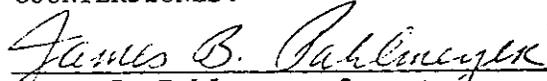
SIGNED AND SEALED IN PRESENCE OF

Wausau YMCA Foundation, Inc.

  
John F. Michler

  
John Slayton, Vice President

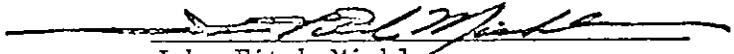
  
Thomas P. Macken

COUNTERSIGNED:  
  
James B. Pahlmeyer, Secretary

STATE OF WISCONSIN)  
  ) ss.  
COUNTY OF MARATHON)

Personally came before me, this 25th day of April, A.D. 1978, John Slayton, Vice President, and James B. Pahlmeyer, Secretary of the above named Corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Vice President and Secretary of said Corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said Corporation, by its authority.

THIS INSTRUMENT WAS DRAFTED BY

  
John Fitch Michler  
Notary Public  
Marathon County, Wisconsin  
My Commission is Permanent

Thomas P. Macken  
Ruder, Ware, Michler & Forester, S.C.  
700 First American Center  
Wausau, Wisconsin 54401

<b>AGENDA ITEM</b>
Discussion and possible action on Street Privilege Permit for parking stalls surrounding the YMCA
<b>BACKGROUND</b>
<p>The YMCA is reconstructing the north end of their building. They have selected Ghidorzi Construction to do the work. Due to limitations with the building built adjacent to the sidewalk and the remaining part of the property being used as a parking lot, they are asking for permission to block off parking stalls along 3<sup>rd</sup> Street. Please see the attached map. They are proposing to erect a fence around these parking stalls and the area will be used as a storage and staging area for materials and a place for their job trailer. They are anticipating construction and the closure lasting from the middle of May to September. Typical closures of this nature would be approved at the staff level. However, due to the number of parking stalls and the length of closure, staff felt it important to have the approval of the committee.</p>
<b>FISCAL IMPACT</b>
None.
<b>STAFF RECOMMENDATION</b>
Staff would recommend that CISM give approval for staff to go ahead and approve the Street Privilege Permit.
Staff contact: Brad Marquardt 715-261-6745



Building Community Today  
for Tomorrow's Generation

April 29, 2014

Brad Marquardt – Engineering Dept.  
City of Wausau  
407 Grant Street  
Wausau, WI 54403-4783

Re: Street Privilege Permit

Dear Brad,

The Woodson YMCA has contracted with Ghidorzi Construction Company to design and build the remodel and addition to the existing facility located at 707 N 3<sup>rd</sup> Street. We are requesting closure of the parking along the east side of N 3<sup>rd</sup> St., indicated by the cyan line on the attached Site Diagram, running from the corner of N 3<sup>rd</sup> and Hwy 52, in a line south to roughly the corner of Franklin St. and N 3<sup>rd</sup> St. This closure will remain in effect for the duration of the project. At the same time, we are requesting closure of the sidewalk and parking along N 3<sup>rd</sup> Street near the south entrance to the facility running to the south to roughly the corner of Grant St. and N 3<sup>rd</sup> St., as indicated by the yellow line of the attached Site Diagram. This closure will take place from May 12, 2014, through May 23, 2014.

As you are aware, parking at the facility is at a premium. To keep as many parking stalls available as possible for the YMCA members, we need to utilize the parking along N 3<sup>rd</sup> Street for construction activities. We also feel making the N 3<sup>rd</sup> Street parking part of the construction area will be safer for pedestrian flow, as it will eliminate the need for pedestrian traffic to cross construction traffic.

If you have any questions regarding the submitted paperwork, please call me. I can be reached at my office at 715.348.1384, or my cell at 715.551.7038.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in blue ink that reads "Michael Theiss". The signature is written in a cursive, flowing style.

Michael Theiss

by End of week



# CITY OF WAUSAU STREET PRIVILEGE PERMIT

Engineering Department  
407 Grant Street, Wausau, WI 54403-4783  
715/261-6740 • Fax 715/261-6759 • www.ci.wausau.wi.us

**PURPOSE:** This permit shall be issued by the Director of Public Works and Utilities to applicants requesting the use of streets, sidewalks, or any public way for the purpose of moving any structure or encumbering said public way with material during construction or demolition of any building or other reason (Section 12.44.050 of the Wausau Municipal Code).

**FEE:** \$60.00 (plus Certificate of Insurance and Bond, see Page 2)  
**Certificate of Insurance and Bond is REQUIRED.**

### APPLICANT (Contractor)

Name <i>Ghidorzi Construction</i>			
Address <i>2100 Stewart ave</i>			
City <i>Wausau</i>	State <i>WI</i>	Zip <i>54401</i>	
Contact Name <i>Mike Theiss</i>		Phone No. <i>715-348-1384</i>	

### OWNER

Name <i>Woodson Ymca</i>			
Address <i>707 3rd st.</i>			
City <i>Wausau</i>	State <i>WI</i>	Zip <i>54403</i>	
Phone No.			

### 1. REASON FOR THIS PERMIT (check one):

**MOVING A BUILDING:**  
Attach a copy of "Permit to Move a Building" (available from the Inspections Department) and complete dates in Section 4 below.

**REMODELING, CONSTRUCTION, OR DEMOLITION OF A BUILDING:**

Address of Building *707 Third St.*  
Type of building \_\_\_\_\_

**OTHER (please specify):** \_\_\_\_\_

### 2. Describe which public ways will be obstructed: \_\_\_\_\_

*side walk and on street parking on the east side of the street.*

### 3. Describe equipment to be placed in right-of-way \_\_\_\_\_

*Construction fence, job trailer*  
*construction access to the job site.*

### 4. ANTICIPATED STARTING DATE *May 12 2014*

ANTICIPATED COMPLETION DATE *Sept. 15 2014*

**NOTE TO APPLICANT - PLEASE SEE CONDITIONS ON PAGE 3**

**BOND REQUIRED.** No street privilege permit shall be issued until applicant shall execute and file with the permit application a bond in an amount determined by the Director of Public Works and Utilities, conditioned that the applicant will indemnify and save harmless the City from all liability for accidents or damage caused by reason of operations under the permit and will remove such encumbrances upon termination of the operations and will leave the vacated premises in a clean and sanitary condition and repair any and all damage to the streets, alleys, sidewalks or public property of the City resulting from such building or moving operations. The bond shall not be less than one thousand dollars (\$1,000); said bond to be executed by a corporate surety or two personal sureties approved by the Director of Public Works and Utilities.

**INSURANCE REQUIRED.** The applicant shall file a certificate of insurance the policy limits of which shall be at least five hundred thousand dollars (\$500,000.00) for each person, five hundred thousand dollars (\$500,000.00) for each occurrence, and five hundred thousand dollars (\$500,000.00) for property damage. Insurance coverage shall include a one million dollar (\$1,000,000.00) excess limit umbrella policy. The certificate should be issued to: City of Wausau Engineering Department.

HAVE YOU CONTACTED THE FOLLOWING, IF APPLICABLE:

Charter Communications \_\_\_\_\_  
 Verizon \_\_\_\_\_  
 Wausau Water Works \_\_\_\_\_  
 Wisconsin Public Service \_\_\_\_\_

City Electrical Inspector \_\_\_\_\_  
 City Plumbing Inspector \_\_\_\_\_  
 City Forester \_\_\_\_\_

**INSURANCE**

Company	
Address	
Policy Number	Expiration Date

**ACCEPTANCE OF CONDITIONS**

I, the applicant, hereby certify that the statements contained in the application are true and correct; that I have read and understand the conditions stated on this form; and if granted a permit, I will comply with all terms and conditions which apply.	
Signature	<u>Mel Theri</u> Applicant or Authorized Agent
Date	<u>4/29/14</u>

..... **DO NOT WRITE BELOW THIS LINE** .....

The Director of Public Works and Utilities hereby grants permission to the applicant to obstruct said public way for the reasons and in the manner described above providing, however, the applicant executes and files a bond in the amount described and also complies with the special conditions set forth herein.

**SPECIAL CONDITIONS** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

AMOUNT OF BOND REQUIRED, if different from Section 12.44.050(b) \_\_\_\_\_

AMOUNT OF INSURANCE REQUIRED, if different from Section 12.44.050(c) \_\_\_\_\_

Permit Number
Effective Date
Expiration Date

APPROVED BY:  
DIRECTOR OF PUBLIC WORKS AND  
UTILITIES, or designee

\_\_\_\_\_  
Signature

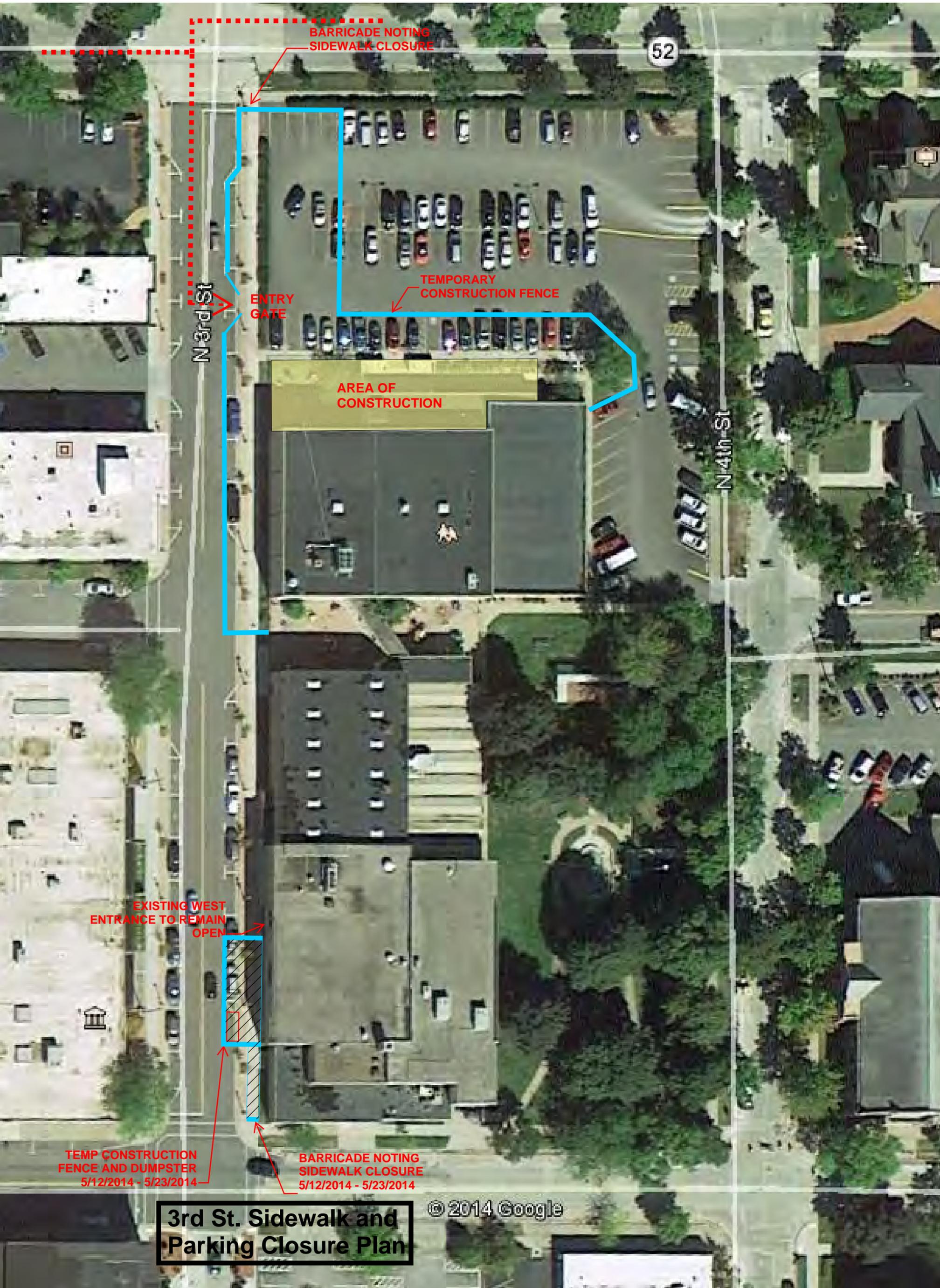
\_\_\_\_\_  
Date

**CONDITIONS OF OCCUPANCY.** The permission to occupy or obstruct the streets, alleys, sidewalks or public grounds is intended only for use in connection with the actual erection, alteration or repair, removal or moving of buildings or structures and shall be given upon the following terms and conditions and subject to revocation without notice by the Director of Public Works and Utilities for violation thereof:

1. Such temporary obstruction shall not cover more than that portion of the street or alley as set forth in the Street Privilege Permit.
2. ***Obstructions shall be sufficiently lighted at night as to be in full view of the public from all directions.***
3. Sidewalk traffic may be interrupted. Temporary sidewalks of not less than four feet in width guarded by a closed fence at least four feet high on both sides may be required during the period of occupancy.
4. The process of moving any building or structure shall be continuous as practicable until completed, and if ordered by the Director of Public Works and Utilities or Board of Public Works, shall continue during all hours of the day and night.
5. No building or structure shall be allowed to remain overnight on any street crossing or intersection or so near thereto as to prevent easy access to any fire hydrant.
6. Buildings shall be moved only in accordance with the route prescribed by the Board of Public Works.
7. Upon termination of the work necessitating such obstruction, all parts of the streets, alleys, sidewalks or public grounds occupied under the permit shall be vacated, cleaned of all rubbish and obstructions and placed in a safe condition for public travel at the expense of the permittee.

**TERMINATION.** All street privilege permits shall automatically terminate at the end of three months from the date of issuance unless some other date is specified thereon at the direction of the Director of Public Works and Utilities.





BARRICADE NOTING  
SIDEWALK CLOSURE

52

N 3rd St

ENTRY  
GATE

TEMPORARY  
CONSTRUCTION FENCE

AREA OF  
CONSTRUCTION

N 4th St

EXISTING WEST  
ENTRANCE TO REMAIN  
OPEN

TEMP CONSTRUCTION  
FENCE AND DUMPSTER  
5/12/2014 - 5/23/2014

BARRICADE NOTING  
SIDEWALK CLOSURE  
5/12/2014 - 5/23/2014

© 2014 Google

**3rd St. Sidewalk and  
Parking Closure Plan**

<b>AGENDA ITEM</b>
Discussion and possible action on the dedication of East Kent Street right-of-way
<b>BACKGROUND</b>
<p>East Kent Street is proposed to be extended east of its current termini at Curling Way to the south parking lot serving the newly constructed soccer complex. The newly constructed roadway will also provide access to the planned park to the south. To avoid disturbance to the former Holtz Krause landfill liner the construction of the roadway is being shifted south requiring an additional 34-foot strip of right-of-way. See Exhibit ‘A’ included with the staff report. The proposed property is owned by the City of Wausau; however, the property is restricted to conservancy use only. A recent review by the City Attorney’s office determined that use of the property to construct a roadway to serve the soccer complex and future park is acceptable.</p>
<b>FISCAL IMPACT</b>
None.
<b>STAFF RECOMMENDATION</b>
Staff recommends approval of the E. Kent Street Right-of-Way dedication. This item will also go to Plan Commission before it is sent to Council.
Staff contact: Sean Gehin 715-261-6748

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

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

Accepting dedication of right-of-way on Kent Street from Curling Way to approximately 700 feet to the east

Committee Action:	CISM: Plan Commission:
-------------------	---------------------------

Fiscal Impact:	None
----------------	------

<b>File Number:</b>		<b>Date Introduced:</b>
---------------------	--	-------------------------

**WHEREAS**, East Kent Street is proposed to be extended east of its current termini at Curling Way to the south parking lot of the soccer complex; and

**WHEREAS**, this proposed extension of Kent Street would also service as access to the planned park to the south; and

**WHEREAS**, to avoid disturbance to the former Holtz Krause landfill liner, the construction of the roadway is being shifted south, which requires an additional 34-foot strip of right-of-way; and

**WHEREAS**, the proposed property need for the construction is owned by the City of Wausau; however, the property is restricted to conservancy use; and

**WHEREAS**, a legal opinion was recently obtained that determined the property could be used for the construction of a roadway; and

**WHEREAS**, your Plan Commission and Capital Improvements and Street Maintenance Committee have reviewed the request and recommends the area of Kent Street from Curling Way to approximately 700 feet to the east be dedicated for right-of-way; now therefore

**BE IT RESOLVED** that the Common Council of the City of Wausau does hereby accept the dedication of right-of-way as shown on the accompanying map.

Approved:

\_\_\_\_\_  
James Tipple, Mayor

DWG. FILE NAME: O:\Engineering\DWG\PROJ\0880\DWG\0880\_Curling\_Way\_Prop\_Relocation\_Order\_Rev3.dwg, 05/07/2014 2:08:38 PM, City of Wausau - Engineering Department, Plotted by: P.R.Nikola

Parcel Line Table		
Line #	Length	Direction
L1	407.75	S83° 54' 41"W
L2	162.75	S22° 51' 45"E
L3	253.96	S12° 10' 48"W
L4	133.05	N0° 42' 22"E
L5	333.68	S50° 32' 52"E
L6	81.11	S16° 00' 08"W
L7	307.47	N50° 32' 52"W
L8	36.91	N89° 44' 16"W
L9	20.00	S0° 23' 32"W
L10	14.78	N89° 44' 16"W
L11	65.35	S0° 42' 22"W
L12	133.05	N0° 42' 22"E
L13	253.96	N12° 10' 48"E
L14	238.61	N22° 51' 45"W

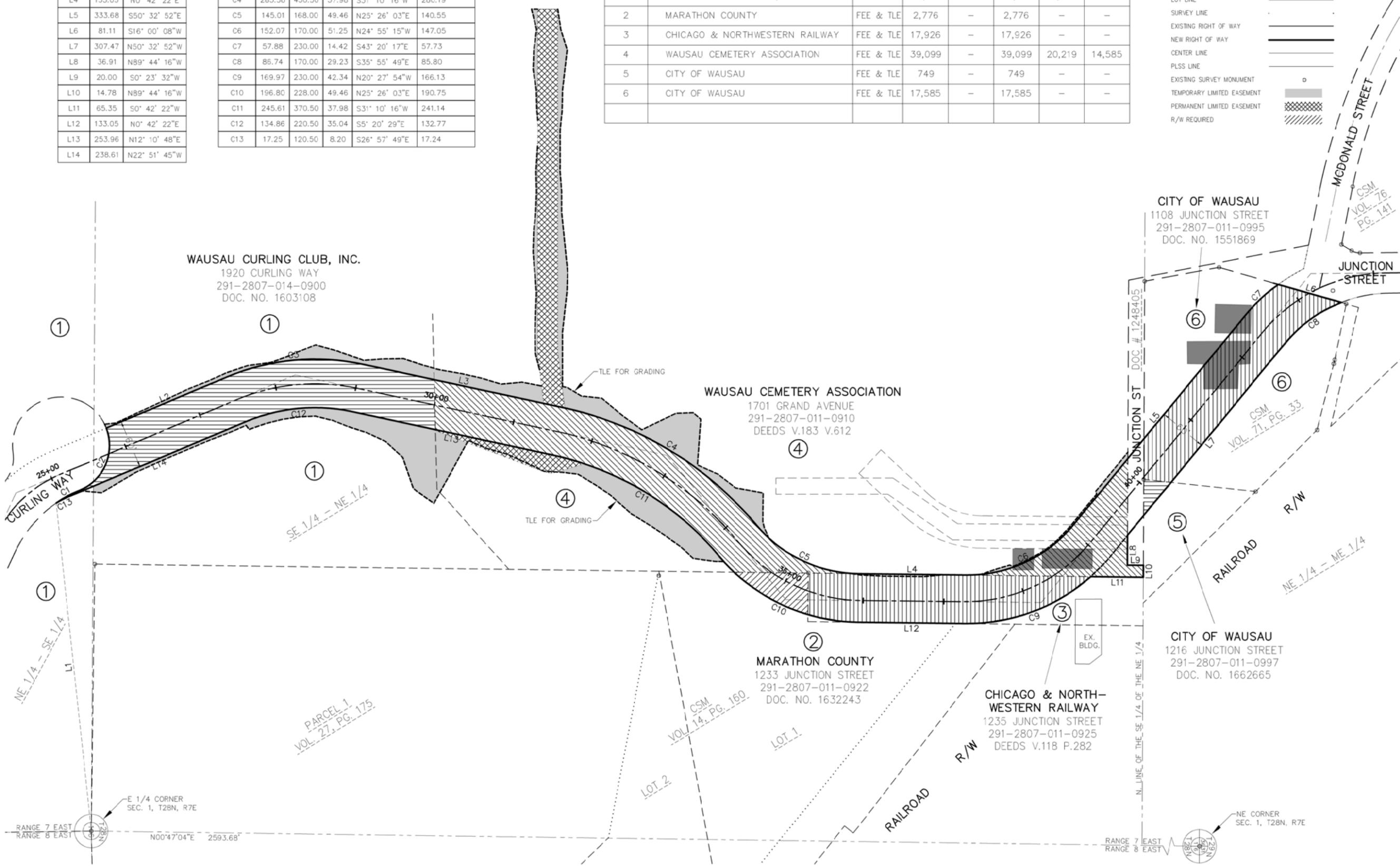
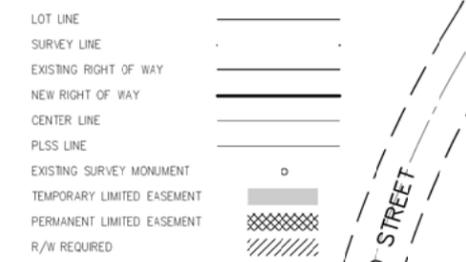
Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	32.64	150.00	12.47	S28° 27' 28"E	32.57
C2	92.98	60.00	88.79	N66° 37' 02"W	83.95
C3	171.56	280.50	35.04	S5° 20' 29"E	168.89
C4	285.38	430.50	37.98	S31° 10' 16"W	280.19
C5	145.01	168.00	49.46	N25° 26' 03"E	140.55
C6	152.07	170.00	51.25	N24° 55' 15"W	147.05
C7	57.88	230.00	14.42	S43° 20' 17"E	57.73
C8	86.74	170.00	29.23	S35° 55' 49"E	85.80
C9	169.97	230.00	42.34	N20° 27' 54"W	166.13
C10	196.80	228.00	49.46	N25° 26' 03"E	190.75
C11	245.61	370.50	37.98	S31° 10' 16"W	241.14
C12	134.86	220.50	35.04	S5° 20' 29"E	132.77
C13	17.25	120.50	8.20	S26° 57' 49"E	17.24

SCHEDULE OF LANDS & INTERESTS REQUIRED							
PARCEL NUMBER	OWNER(S)	INTEREST REQUIRED	R/W SF REQUIRED			TLE SF	PLE SF
			NEW	EXIST.	TOTAL		
1	WAUSAU CURLING CLUB, INC.	FEE & TLE	25,771	-	25,771	10,780	-
2	MARATHON COUNTY	FEE & TLE	2,776	-	2,776	-	-
3	CHICAGO & NORTHWESTERN RAILWAY	FEE & TLE	17,926	-	17,926	-	-
4	WAUSAU CEMETERY ASSOCIATION	FEE & TLE	39,099	-	39,099	20,219	14,585
5	CITY OF WAUSAU	FEE & TLE	749	-	749	-	-
6	CITY OF WAUSAU	FEE & TLE	17,585	-	17,585	-	-

OWNERS NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS.



**LEGEND**



**WAUSAU CURLING CLUB, INC.**  
1920 CURLING WAY  
291-2807-014-0900  
DOC. NO. 1603108

**WAUSAU CEMETERY ASSOCIATION**  
1701 GRAND AVENUE  
291-2807-011-0910  
DEEDS V.183 V.612

**MARATHON COUNTY**  
1233 JUNCTION STREET  
291-2807-011-0922  
DOC. NO. 1632243

**CHICAGO & NORTH-  
WESTERN RAILWAY**  
1235 JUNCTION STREET  
291-2807-011-0925  
DEEDS V.118 P.282

**CITY OF WAUSAU**  
1108 JUNCTION STREET  
291-2807-011-0995  
DOC. NO. 1551869

**CITY OF WAUSAU**  
1216 JUNCTION STREET  
291-2807-011-0997  
DOC. NO. 1662665

**CITY OF WAUSAU**  
Engineering Department  
407 GRANT STREET WAUSAU, WI. 54403-4703  
(715) 261-6740 FAX (715) 261-6759

---

SURVEYED BY: D.F.HUEMPFER  
FIELD BOOK NO. PG.  
DESIGNED BY: S.J.GEHIN  
DRAWN BY: D.F.H. & P.R.N.  
APPROVED BY: B.J.MARQUARDT  
POINT FILE: 0880\_TOPO

---

REVISIONS  
P.R.NIKOLA  
P.R.NIKOLA

---

DATE  
05/07/2014  
05/07/2014

---

ISSUED FOR  
PRELIMINARY REVIEW/APPROVAL  
BIDDING/CONST. REC. REF. DWG. OFFICE USE

---

**2ND REVISION TO RELOCATION ORDER MAP**  
WISCONSIN STATUTES CH. 32.05 (1)  
EXTENDED NORTH TO JUNCTION STREET

---

SHEET NO.  
**1**  
OF 2 SHEETS  
FILE NUMBER  
**14-05-07**

DWG FILE NAME: O:\Engineering\DWG\PROJ0880\DWG\0880\_Curling\_Way\_Prop\_Relocation\_Order\_Rev3.dwg, 05/07/2014 2:11:13 PM, City of Wausau - Engineering Department, Plotted by: P.R.Nikolai

REVISED LEGAL DESCRIPTION  
Curling Way Extended

The land required by the City of Wausau under this relocation order and plan shall be that part of the owner's real estate referred to on this map lying within the following described parcel:

Part of the Northeast 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Northeast 1/4, and part of the Northeast 1/4 of the Northeast 1/4, Section 1, Township 28 North, Range 7 East, City of Wausau, Marathon County, Wisconsin described as follows:

Commencing at the East 1/4 corner of said Section 1; thence South 83°54'41" West, 407.75 feet to the existing Easterly right-of-way of Curling Way, the point of beginning;

Thence along said Easterly right-of-way and along the arc of a curve to the right having a chord bearing of North 28°27'28" West and a chord length of 32.57 feet and a radius of 150 feet; thence continuing along said Easterly right-of-way and along the arc of a curve to the left having a chord bearing of North 66°37'02" West and a chord length of 83.95 feet and a radius of 60 feet; thence North 22°51'45" West, 162.75 feet; thence along the arc of a curve to the right having a chord bearing of North 5°20'29" West and a chord length of 168.89 feet and a radius of 280.50 feet; thence North 12°10'48" East, 253.96 feet; thence along the arc of a curve to the right having a chord bearing of North 31°10'16" East and a chord length of 280.19 feet and a radius of 430.50 feet; thence along the arc of a curve to the left having a chord bearing of North 25°26'03" East, and a chord length of 140.55 feet and a radius of 168 feet, to the West line of the parcel described in the document recorded in the Office of Register of Deeds for Marathon County in Volume 118 of Deeds on Page 282; thence North 0°42'22" East, along said West line, 133.05 feet; thence along the arc of a curve to the left having a chord bearing of North 24°55'15" West and a chord length of 147.05 feet and a radius of 170 feet; thence North 50°32'52" West, 333.68 feet; thence along an arc of a curve to the right having a chord bearing of North 43°20'17" West and a chord length of 57.73 feet and a radius of 230 feet, to the Westerly line of Certified Survey Map Number 15609 recorded in the Office of Register of Deeds for Marathon County in Volume 71 of Certified Survey Maps on Page 33; thence North 16°00'08" East, along said Westerly line, 81.11 feet; thence along the arc of a curve to the left having a chord bearing of South 35°55'49" East and a chord length of 85.80 feet and a radius of 170 feet; thence South 50°32'52" East, 307.47 feet to the existing South right-of-way of Junction Street as described in Document Number 1248405 recorded in the Office of Register of Deeds for Marathon County; thence South 89°44'16" East, along said South right-of-way, 36.91, feet, to the East end of said existing Junction Street right-of-way; thence North 0°23'32" East, along said East end, 20.00 feet to the North line of said Southeast 1/4 of the Northeast 1/4; thence South 89°44'16" East, along said North line, 14.78 feet to said West line of the parcel described in Volume 118 on Page 282; thence South 0°42'22" West, along said West line, 65.35 feet; thence along the arc of a curve to the right having a chord bearing of South 20°27'54" East and a chord length of 166.13 feet and a radius of 230 feet, to the Westerly line of Lot 1 of Certified Survey Map Number 3862 recorded in the Office of Register of Deeds for Marathon County in Volume 14 of Certified Survey Maps on Page 160; thence South 0°42'22" West, along said Westerly line, 133.05 feet; thence along the arc of a curve to the right having a chord bearing of South 25°26'03" West and a chord length of 190.75 feet and a radius of 228 feet; thence along the arc of a curve to the left having a chord bearing of South 31°10'16" West and a chord length of 241.14 feet and a radius of 370.50 feet; thence South 12°10'48" West, 253.96 feet; thence along the arc of a curve to the left having a chord bearing of South 5°20'29" East and a chord length of 132.77 feet and a radius of 220.50 feet; thence South 22°51'45" East, 238.61 feet; thence along the arc of a curve to the left having a chord bearing of South 26°57'49" East and a chord length of 17.24 feet and a radius 120.50 feet to said existing Easterly right-of-way of Curling Way, the point of beginning.



SURVEYED BY: D.F.HUEMPFNER  
FIELD BOOK NO. PG.  
DESIGNED BY: S.J.GEHN  
DRAWN BY: D.F.H. & P.R.N.  
APPROVED BY: B.J.MARQUARDT  
POINT FILE: 0880\_TOPO

REVISIONS  
P.R.NIKOLAI  
P.R.NIKOLAI

DATE  
04/29/2014  
04/30/2014

ISSUED FOR  
 PRELIMINARY  
 REVIEW/APPROVAL  
 BIDDING/CONST.  
 REC. REF. DWG.  
 OFFICE USE

2ND REVISION TO RELOCATION ORDER MAP  
WISCONSIN STATUTES CH. 32.05 (1)  
CURLING WAY  
EXTENDED NORTH TO JUNCTION STREET

SHEET NO.  
2  
OF 2 SHEETS  
FILE NUMBER  
14-05-07

C:\Engineering\DWG\PROJ\0837\_Kent St Extension\0837\_Resolution\0837\_ResolutionExhibit.dwg, 05/01/2014 10:57:58 AM, City of Wausau - Engineering Department, Plotted by: J.D. VanBoxel

MARATHON COUNTY  
802 E. KENT STREET  
29128080630999

SOCCER COMPLEX  
PARKING LOT

SOCCER COMPLEX  
ACCESS DRIVE

CURLING WAY

P/L

EXISTING R\W

E. KENT STREET

EXISTING R\W

CITY OF WAUSAU  
407 E. KENT STREET  
29128070140897

P/L

PROPOSED RIGHT-OF-WAY



FUTURE PARK  
PARKING LOT

CITY OF WAUSAU  
507 E. KENT STREET  
29128080630998

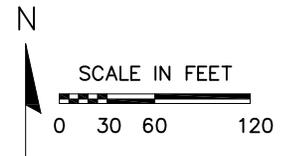


EXHIBIT 'A'

<b>AGENDA ITEM</b>
Discussion and possible action on an amendment to the Curling Way Relocation Order
<b>BACKGROUND</b>
The approved Curling Way Relocation Order has been modified during the design of the project. A shift of the road alignment was necessary to minimize grading impacts to the snow dump, which could have led to the need to acquire additional property from the cemetery. The amendment to the Relocation Order does not change the right-of-way needed from the cemetery and CN Railroad, it only affects the property owned by the Wausau Curling Club. The amended Relocation Order is included for your review.
<b>FISCAL IMPACT</b>
There are no increased fiscal impacts due to this amendment.
<b>STAFF RECOMMENDATION</b>
Staff recommends approval of the amended relocation order. This item will also go to Plan Commission before it is sent to Council.
Staff contact: Sean Gehin 715-261-6748

**AGENDA ITEM**

Make recommendation on the sale of 541 Evergreen Road

**BACKGROUND**

The City acquired the property at the southwest corner of Evergreen Road and Riverview Drive a few years ago due to delinquent taxes. The property was split into two parcels with a house built by Habitat for Humanity on 545 Evergreen Road. The parcel at 541 Evergreen Road remains vacant. There were initial talks with the adjacent property owner, Mr. Plautz, at 535 Evergreen Road about purchasing some of his property to join to 541 Evergreen Road to allow for water front property. But those talks never materialized. Recently, we received a call from the Plautz's in regards to the City selling our property. They have an interested buyer for some of the vacant land on 535 Evergreen Road and the potential buyer would like to own 541 Evergreen Road also.

**FISCAL IMPACT**

The City Assessor has estimated the parcel to be worth \$25,500. If sold, this property would be returned to the tax roll.

**STAFF RECOMMENDATION**

Staff has initiated the process by sending a letter to the City departments as stated in 3.12 of the Municipal Code. If we receive any objections we will make them known at the meeting. If no objections are received, CISM could approve listing the property for sale with any conditions it may deem appropriate.

Staff contact: Brad Marquardt 715-261-6745

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

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

Authorizing sale of 541 Evergreen Road

Committee Action:

CISM:  
Plan Commission:

Fiscal Impact:

The City will receive revenue from the sale of the property. The property will also be returned to the tax roll.

**File Number:**

**Date Introduced:**

**WHEREAS**, the City of Wausau currently owns the vacant property located at 541 Evergreen Road; and

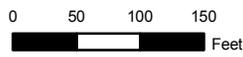
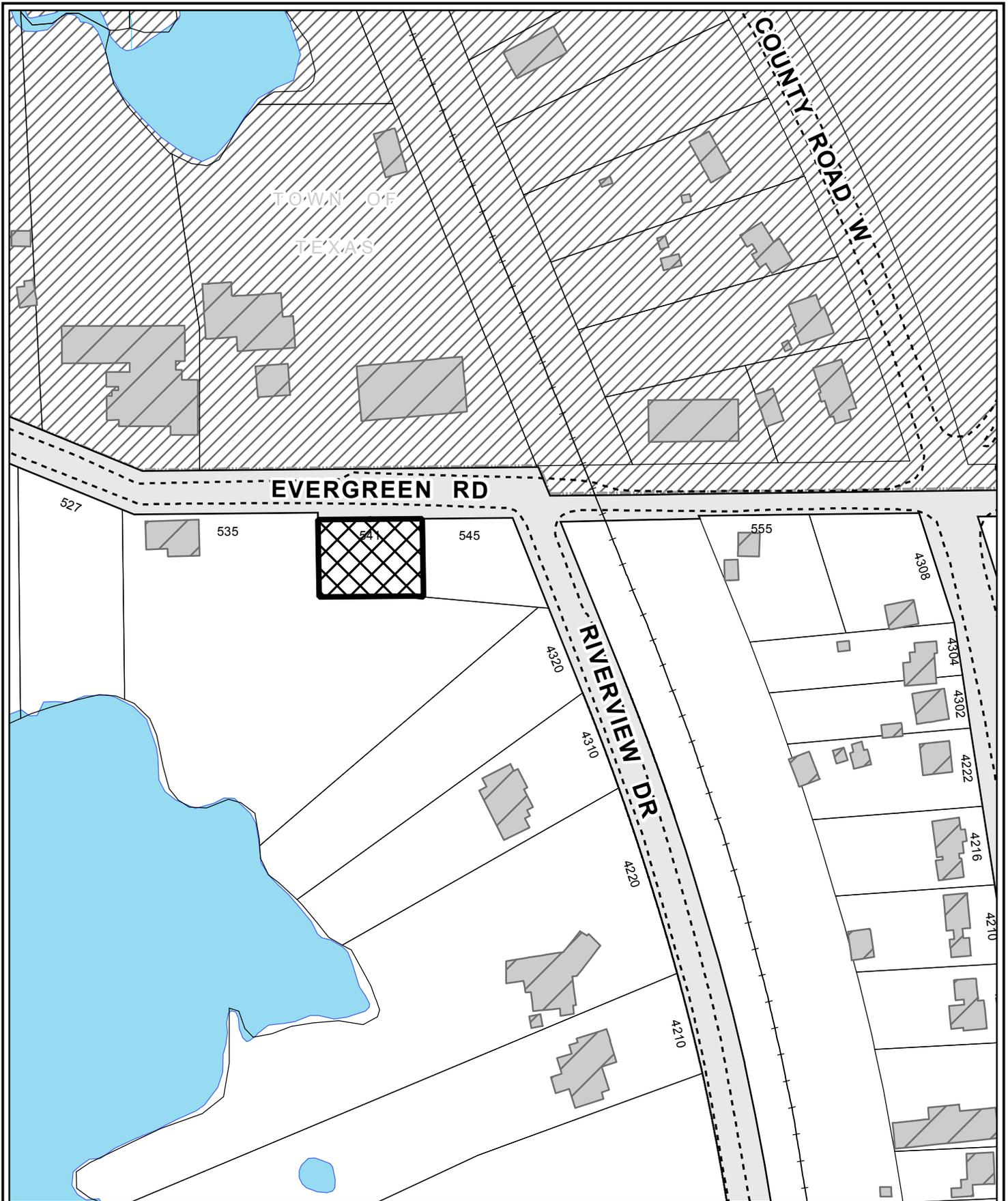
**WHEREAS**, an abutting property owner has express interest in the property as he owns vacant land at 535 Evergreen Road and has an interested buyer who would also like to obtain 541 Evergreen Road; and

**WHEREAS**, your Plan Commission and Capital Improvements and Street Maintenance Committee have considered the future disposition of 541 Evergreen Road and recommends that this City-owned real estate be sold; now therefore

**BE IT RESOLVED** that the Common Council of the City of Wausau does hereby direct the Capital Improvements and Street Maintenance Committee to proceed with the sale of 541 Evergreen Road in accordance with the provisions of Chapter 3.12 of the Wausau Municipal Code.

Approved:

\_\_\_\_\_  
James Tipple, Mayor

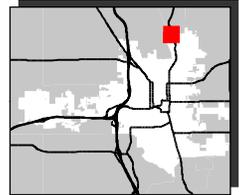


Map Date: April 30, 2014

# CITY OF WAUSAU

Marathon County, Wisconsin

- Road (Paved)
- Building
- Area of Interest



<b>AGENDA ITEM</b>																											
Provide direction regarding the temporary repair of Thomas Street																											
<b>BACKGROUND</b>																											
<p>As the City continues to discuss the future for Thomas Street the street continues to deteriorate. Knowing construction is probably three years away, staff is considering what should be done in the meantime for maintenance. One option is to have DPW “skin patch” the street. This is a thin layer (about 1 inch) of asphalt that improves the surface, but does not add any structural integrity to the pavement and is a short term fix. A while back the City did this on Merrill Avenue one year before the street was reconstructed because of its condition.</p>																											
<b>FISCAL IMPACT</b>																											
<p>Out of pocket costs:</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%;">Asphalt</td> <td style="text-align: right;">\$69,600</td> </tr> <tr> <td>Tack</td> <td style="text-align: right;">\$6,000</td> </tr> <tr> <td>Manhole/water valve risers</td> <td style="text-align: right;">\$11,000</td> </tr> <tr> <td>Rented paver with operator</td> <td style="text-align: right;">\$9,000</td> </tr> <tr> <td>Rented roller with operator (2)</td> <td style="text-align: right;">\$9,000</td> </tr> <tr> <td>Rented cold planer</td> <td style="text-align: right;"><u>\$2,400</u></td> </tr> <tr> <td></td> <td style="text-align: right;">\$107,000</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td>Labor</td> <td></td> </tr> <tr> <td>15 operators</td> <td style="text-align: right;">\$48,756</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td>Equipment</td> <td></td> </tr> <tr> <td>6 trucks</td> <td style="text-align: right;">\$21,600</td> </tr> </table> <p>Labor and equipment is based on two weeks (10 days) of construction with no overtime. Initial estimates are for the project to take 6 days, so the labor and equipment costs should come down. DPW’s budget for asphalt is \$145,000.</p>		Asphalt	\$69,600	Tack	\$6,000	Manhole/water valve risers	\$11,000	Rented paver with operator	\$9,000	Rented roller with operator (2)	\$9,000	Rented cold planer	<u>\$2,400</u>		\$107,000			Labor		15 operators	\$48,756			Equipment		6 trucks	\$21,600
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Equipment																											
6 trucks	\$21,600																										
<b>STAFF RECOMMENDATION</b>																											
Staff is looking for direction on how to proceed.																											
Staff contact: Brad Marquardt 715-261-6745																											

<b>AGENDA ITEM</b>
Discussion and possible action on Jurisdictional Transfer Agreement for Surplus Right-of-Way Property – STH 52 and STH 29 from the Wisconsin DOT
<b>BACKGROUND</b>
In 2005 the City entered into a Memorandum of Understanding with the DOT for storm water management as part of the overall Highway 51/29 project. As part of the agreement, the state is to transfer ownership of the detention pond located at the southwest corner of Stewart Avenue and the ramps to Highway 29. Attached is the draft Jurisdictional Transfer Agreement. There are some changes that need to be made in the attached version pertaining to the property reverting back to the DOT. The DOT is in the process of making these changes and a revised agreement will be available for the meeting.
<b>FISCAL IMPACT</b>
The City will be required to maintain the storm water pond and to relocate the fence depending on any additional use that may happen on the property.
<b>STAFF RECOMMENDATION</b>
Staff recommends approving the Jurisdictional Transfer Agreement.
Staff contact: Brad Marquardt 715-261-6745

**DRAFT JURISDICTIONAL TRANSFER AGREEMENT  
SURPLUS RIGHT-OF-WAY PROPERTY – STH 52 and STH 29  
CITY OF WAUSAU, MARATHON COUNTY**

WHEREAS, in 2006, the Wisconsin Department of Transportation, hereinafter called the State, realigned the STH 52 connection to STH 29, west of USH 51 (state project #1166-10-71), in the City of Wausau for the good and in the interest of the traveling public; and

WHEREAS, in 2008 through 2010, the State reconstructed the USH 51/STH 29 west interchange (state project #1166-11-75) in the City of Wausau for the good and in the interest of the traveling public; and

WHEREAS, Section 84.02(8), Wisconsin Statutes, enables the State to enter into jurisdictional transfer agreements with local units of government, thereby facilitating such alterations in roadway systems; and

WHEREAS, the STH 52 realignment and USH 51/STH 29 west interchange reconstruction projects created three surplus right-of-way parcels owned by the State along Stewart Avenue, between Terrace Court and 28<sup>th</sup> Avenue; and

WHEREAS, two of these surplus parcels (located between STH 52 and 28<sup>th</sup> Avenue) were sold by the State to private entities and are developed or are being developed; and

WHEREAS, the City of Wausau, hereinafter called the City, is interested in the third surplus parcel (located southwest of the STH 52/Stewart Avenue intersection) for the development of a municipal dog park; and

WHEREAS, this parcel contains a storm water pond (Pond D) that was constructed with the STH 52 realignment project; and

WHEREAS, in January 2005, within a Memorandum of Understanding between the City and State for storm water management (state project #1166-02-00), as part of the USH 51/STH 29 Corridor Improvement Project, the City agreed to take ownership of and maintenance responsibility for this pond with the development of the two surplus right-of-way parcels along Stewart Avenue, between STH 52 and 28<sup>th</sup> Avenue; and

THEREFORE, BE IT RESOLVED, the parties hereto do mutually agree to the transfer of ownership of the parcel described below and under the conditions described within this agreement:

Property	<b>STH 52/STH 29 - Surplus Right-of-Way Parcel</b>
Location	Southwest of the intersection of STH 52 and Stewart Avenue and north of STH 29, in T29N, R7E, Section 33, City of Wausau.
Size	6.1 acres
Receiving Jurisdiction	City of Wausau

1. THE STATE WILL:
  - A. Execute a quit claim deed to the City, transferring ownership of the surplus right-of-way parcel described above.

- B. Provide plats to the City for the transferred parcel.
- C. Retain all current access control rights along STH 29, STH 52, and Stewart Avenue. One access driveway along the southside of Stewart Avenue will be allowed to the transferred parcel, which will be located no closer than 375 feet west of the STH 52 intersection.
- D. Provide as built plans to the City for the storm water pond located on the transferred parcel.

2. THE CITY WILL:

- A. Accept the surplus right-of-way parcel described within this agreement.
- B. Agree with the State’s access control restrictions as described in Item 1C.
- C. Move the chain link fencing on the transferred parcel to the new right-of-way lines along STH 29 and STH 52. This fencing will be installed to meet all state standards as described in Section 616 of WisDOT’s current Standard Specifications document. The City agrees to work with WisDOT North Central Region maintenance staff to make sure all standards are met.
- D. Accept ownership of and maintenance responsibility for the storm water pond located within the transferred parcel.

BE IT FURTHER RESOLVED, the effective date of this agreement shall be upon approval and signing by the State and City.

CITY OF WAUSAU

STATE OF WISCONSIN

\_\_\_\_\_  
James Tipple, City Mayor

\_\_\_\_\_  
Russ Habeck, Director  
WisDOT North Central Region

\_\_\_\_\_  
Toni Rayala, City Clerk

Date:\_\_\_\_\_

Date:\_\_\_\_\_

