

## CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

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Date of Meeting: October 9, 2014, at 5:30 p.m. in the Council Chambers of City Hall.

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

Also Present: Mayor Tipple, Lenz, Wesolowski, Gehin, Jacobson.

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.

### **Public comment on matters appearing on the agenda**

Cal Tillisch stated he lives on the southeast end and is a local attorney who is involved with the Curling Club project. He is appearing regarding the renaming of Junction Street. Currently, if you travel down Kent Street and make a left, you go north on Curling Way to the Curling Club. This is where the road is in the process of being extended to connect to Junction Street. Junction Street parallels the railroad tracks and connects to Townline Road. When the road project is complete, there will be one road extending the entire length. He supports the concept of renaming that portion of Junction Street to Curling Way so that there is one continuous road with one name. It makes sense and it is an easy name to remember and spell. He believes except for the railroad, there are no businesses or residents. It would be easier for the average person and emergency personnel. He thanked everyone who has contributed to the project.

### **Approve minutes of the September 11, 2014 meeting**

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

### **Discussion and possible action on renaming Junction Street from McDonald Street north to Townline Road**

This item was taken out of agenda order.

Rasmussen stated from map navigation and 911 dispatch perspective, a lot of confusion would be eliminated if the street had one name.

Kellbach moved to approve the renaming of Junction Street from McDonald Street north to Townline Road. Gisselman seconded.

Abitz asked if any opposition was received from the owners of the two existing properties that would get new addresses. Gehin indicated he has not spoken with the businesses. The railroad does not get a lot of customer traffic and the other business is vacant. Abitz is not concerned about traffic flow but concerned about mail delivery. She requested that the businesses be notified. Hebert will work with the businesses to change their addresses and work with Marathon County to rename the roadway.

There being a motion and a second, motion to rename Junction Street from McDonald Street north to Townline Road carried unanimously 5-0.

**Discussion and possible action on an 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. (This item was postponed from the May 8, June 12, and July 10, 2014 meetings.)**

Rasmussen pulled this item from the agenda. Connexus is proceeding with developing plans but needs a few more weeks. Tipple indicated that he and Wesolowski will be meeting Connexus staff on site tomorrow morning. Abitz stated she has given Wesolowski a suggestion that he will bring forth at the meeting.

**Discussion and possible action on acceptance of remnant parcel for the extension of 80<sup>th</sup> Avenue**

Wesolowski stated that when the 80<sup>th</sup> Avenue right-of-way was established it created a remnant parcel. The parcel is owned by Wausau Coated and they do not have a use for it. The area is primarily a wetland area that we are using for storm sewer discharge. Wausau Coated has agreed to deed the parcel to the City. The parcel is undevelopable and if Wausau Coated retains ownership we would need to get an easement for the storm sewer. As part of the 80<sup>th</sup> Avenue project, the City is reconstructing a driveway for a resident on the end of 80<sup>th</sup>. The driveway will be reconstructed through a portion of this remnant parcel. Eventually the end of 80<sup>th</sup> Avenue will be vacated. Acceptance of this parcel would make the vacation more straight forward. If Wausau Coated owns the parcel when vacated, they would get half of the parcel. Wausau Coated would have to deed the land to the resident.

Mielke moved to approve acceptance of the remnant parcel for the extension of 80<sup>th</sup> Avenue. Kellbach seconded.

Gisselman questioned if any additional costs would be incurred. Wesolowski indicated the reconstruction of the driveway will be done as part of the road project.

There being a motion and a second, motion to approve acceptance of the remnant parcel for the extension of 80<sup>th</sup> Avenue carried unanimously 5-0.

**Discussion and possible action on easement for the placement of a flag pole at the entrance of the Franklin Heights subdivision. (Franklin Heights Homeowners Association)**

Wesolowski met with the representative of the homeowners association, Mike Breunling, and DPW personnel. The flag pole would be placed in the existing median. There would be no cost to the City.

Abitz moved to approve an easement for the placement of a flag pole at the entrance of the Franklin Heights subdivision contingent upon a hold harmless agreement being drafted by the City Attorney. Mielke seconded.

Abitz is concerned the lighting may reflect into oncoming traffic and be a distraction to drivers. Wesolowski indicated the lighting would be in a planter area and shine up to the flag. Abitz does not want the light to be a hindrance to drivers.

There being a motion and a second, motion to approve an easement for the placement of a flag pole at the entrance of the Franklin Heights subdivision contingent upon a hold harmless agreement being drafted by the City Attorney carried unanimously 5-0.

**Discussion and possible action on an initial resolution to hold a public hearing to vacate the alley abutting 720 Franklin Street, 724 Franklin Street, 715 McIndoe Street, 717 McIndoe Street and 721 McIndoe Street**

Wesolowski stated staff is not sure why this portion of the alley has not been vacated. The property owners have expressed interest in vacating.

Abitz moved to approve an initial resolution to hold a public hearing to vacate the alley abutting 720 Franklin Street, 724 Franklin Street, 715 McIndoe Street, 717 McIndoe Street and 721 McIndoe Street. Gisselman seconded.

Abitz was surprised this was not already done as she went looking for the alley and could not find it. She wondered how the alley, if vacated, would be divided between the property owners. Wesolowski indicated the City Surveyor would look into how the land would get divided.

There being a motion and a second, motion to approve an initial resolution to hold a public hearing to vacate the alley abutting 720 Franklin Street, 724 Franklin Street, 715 McIndoe Street, 717 McIndoe Street and 721 McIndoe Street carried unanimously 5-0.

**Discussion on the creation of Section 12.52.025 of the Wausau Municipal Code, Depositing Snow on Private Property**

Rasmussen reminded the committee that this was reviewed some time ago as one of Mielke's residents had requested an ordinance regarding depositing snow. The City Attorney has drafted a sample ordinance that prohibits the placement of snow on another's property without permission. Rasmussen has received concerns from residents who have small lots. She spoke with the Assistant City Attorney and the ordinance would be difficult to prosecute. Mielke stated he has been pushing for this for two years; however, common sense should prevail. Common sense should tell people not to deposit snow on your neighbor's property, especially just to irritate one another. He cannot support this and does not recommend approval. He cannot see how it would be enforced and neighbors could use it against each other. Rasmussen agreed and stated this started with a neighbor dispute and typically the method to solve a neighbor dispute is not to create public policy that impacts everyone.

Jacobson stated the resident who contacted Mielke had provided several samples from other communities. An ordinance was drafted simply for something to look at and it can be amended. The samples that were provided prohibit snow from being deposited in specific places, such as other's driveways, sidewalks, etc. The City does have an ordinance that prohibits placing snow on public right-of-way but never had an ordinance regarding private property. She shares the same concerns in terms of enforcement and prosecution.

Mielke again stated common sense should prevail. In this situation what this resident wants is unrealistic and noted that his predecessor walked away from her. He does not support it and would not recommend it. Abitz questioned blowing snow onto the boulevard. Jacobson responded the boulevard is public right-of-way and there is an ordinance that addresses right-of-way. Abitz indicated everyone in her neighborhood puts snow on the boulevard and she does not know how it could be enforced. Rasmussen agreed it would be nearly impossible to enforce. Abitz believes this is an issue between neighbors.

Mielke moved to table the creation of Section 12.52.025 of the Wausau Municipal Code, Depositing Snow on Private Property, indefinitely. Gisselman seconded.

Abitz noted if a new Alderperson is elected, this resident will contact him or her regarding this issue.

There being a motion and a second, motion to table the creation of Section 12.52.025 of the Wausau Municipal Code, Depositing Snow on Private Property, indefinitely carried unanimously 5-0.

**Discussion and possible action regarding the donation / sale of the recently acquired Wausau Cemetery Association property east of Curling Way to Marathon County**

Gehin explained that Marathon County is interested in obtaining the property on the east side of Curling Way from Kent Street north to the northern limits of the soccer complex for landfill closure and maintenance

purposes. At this point, the County does not know if it would be easier to donate the property or sell it for a minimal amount. The city recently acquired the property through the real estate agreement with the cemetery. Gehin stated over half of the property is covered by the landfill and Scott Corbett with the County will make the determination if the property should be donated or sold.

Mielke moved to approve the staff recommendation to transfer the property to Marathon County and direct staff to execute the appropriate method of transfer. Abitz seconded and the motion carried unanimously 5-0.

Abitz questioned if this would cause a problem with the Finance Committee as the property is valued at \$10,000. Mayor Tipple stated although he is not a legal authority, we have partnered with the County all along and it would make sense to transfer the property rather than sell it. Gehin indicate the City may not want to own the property as over half of it is covered by the landfill. The County needs the property to file closure documents with the DNR and the long term maintenance for the landfill.

### **Discuss improvements to 25<sup>th</sup> Street and Buteo Cover near Mount View Estates**

Lenz explained that improvements to 25<sup>th</sup> Street came forward when the new phase of apartments on 25<sup>th</sup> Street was proposed. However, that development was denied by Council so it may be a dead issue. 25<sup>th</sup> Street is entirely in the Town of Wausau but since a gate was installed on Buteo Cove, all the residents of the 96 units exit and enter onto 25<sup>th</sup> Street. 25<sup>th</sup> Street is a gravel and unimproved road. The proposed development showed Buteo Cove would not be extended in any direction. If that was to be the case, a cul-de-sac should be created to allow for a proper turning radius. However, with the development denied, Buteo Cove could remain as is until streets are extended. With the current 96 units located within the City, the Town of Wausau has expressed a desire to have 25<sup>th</sup> Street improved. However, there is no money in the budget for improvements.

Rasmussen asked if initial design work could be completed in terms of appearance and cost so a dialog could begin with the township regarding possible cost share. Lenz agreed that we should at least start with a cost estimate. Wesolowski indicated that design and cost estimates could be done in-house. He mentioned that this year the City did pave streets in the Town of Maine; however, that took money out of the asphalt paving project. This cut down on the number of streets that were able to be paved this year. Rasmussen stated it is not unreasonable to assume that this parcel may subdivide and develop into single-family homes. It would not hurt to have a design in hand. Wesolowski noted that the preliminary plat showed Buteo Cove extending to 25<sup>th</sup> Street. The proposed apartment complex cut that road off, making a long cul-de-sac to 21<sup>st</sup> Street. The development went to Plan Commission and CISM did not have a chance to weigh in. In the future, CISM should weigh in with creating a cul-de-sac or extending the street through. He feels it makes sense to extend the street through. Rasmussen asked if the City would have to place the area on the Official City Map. Lenz stated that normally a single-family developer would come through with a plan and we could still hold the developer to extending the street. Rasmussen questioned if it was zoned UDD and Lenz replied not this parcel. A subdivision plat would be reviewed and it would show how the parcel would be split and we could require access through there. Wesolowski does not believe a lot of design needs to be done at this point. Official City Mapping would be one way but a future developer may want to curve the road a different way. Gisselman would agree to wait until a developer comes forward and feels Buteo Cove should extend through to 25<sup>th</sup> Street. Rasmussen stated if and when a plan comes forth for the area, the plan and connectivity associated with it could be brought back to CISM. Abitz asked to keep an open mind with the Town of Wausau regarding the design. She is worried about DPW if the road becomes a cul-de-sac, especially in the winter. Mayor Tipple understands not trying to figure out a future design, but he would like to see if preliminary work could be completed for 25<sup>th</sup> Street based upon staff availability. We have heard on several occasions that the Town of Wausau is not happy with the road. If we had preliminary cost estimates, we could start discussions with the township. Wesolowski said a cost estimate for 25<sup>th</sup> Street could be brought back to committee next month.

Gisselman moved to bring a perspective future plan back to committee for street and road evaluation. Mielke seconded and the motion carried unanimously 5-0.

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

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There were no future agenda items offered for consideration.

Gehin noted one more item regarding agenda item 9. When negotiating with the Wausau Cemetery Association, the Holtz Krause Steering Committee donated \$50,000 towards the purchase of the cemetery property. One condition of the donation was that the City would donate the property on the east side of Curling Way to the County.

### **Adjourn**

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