



OFFICIAL NOTICE AND AGENDA

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

Meeting: CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Members: Lisa Rasmussen (C), Sherry Abitz, Gary Gisselman, Karen Kellbach, Robert Mielke.

Location: Council Chambers, City Hall, 407 Grant Street.

Date/Time: Thursday, March 12, 2015, at 5:30 p.m.

1. Approve minutes of the February 12, 2015 meeting.
2. Evaluation of landscape maintenance contracts for Municipal Lot 9, the Highway 52 Median, and the Public Safety Block as to cost and scope of work, including analysis of cost and value of employees performing landscape maintenance vs. outsourced contracts and possible action thereon.
3. Make recommendation for the sale of City-owned property at 1001-1003 North 3rd Avenue.
4. Update on the Thomas Street Project.
5. Review and possible action on the Master Landscape Plan for the Near West Side.
6. Future agenda items for consideration.

Adjourn.

The next regular meeting is scheduled for April 9, 2015.

LISA RASMUSSEN, Chairperson

THIS NOTICE POSTED AT CITY HALL AND FAXED TO CITY PAGES AND DAILY HERALD: March 5, 2015 at 10:30 a.m.

It is possible that members of and possibly a quorum of members of other committees of the Common Council may be in attendance at this meeting to gather information. No action will be taken by any such groups at this meeting other than the committee specifically referred to in this notice.

Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through appropriate aids and services. For information or to request this service, contact the City Clerk at (715) 261-6620.

Agenda distribution: Committee members, Council members, Assessor, Attorney, Clerk, Community Development, Engineering, Finance, Inspections, Mayor, Parks, Planning, Public Works, County Planning, Daily Herald, City Pages, Wausau School District, Wausau Area Events, Becher-Hoppe Associates, AECOM, CWE, REI, Glenn Speich, Judy Bayba, Scholfield Group, Evergreen Civil Engineering, Schoen Engineering Solutions, Clark Dietz, Inc.

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: February 12, 2015, 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, Sean Gehin, Jacobson, Mohelnitzky

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 January 8, 2015 meeting

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

PUBLIC HEARING: Vacating and discontinuing a portion of the existing Curling Way cul-de-sac

Rasmussen invited those in attendance who wished to speak regarding the proposed vacation to come to the podium and give their name and address for the record. After asking three times, no one appeared and the public hearing was closed.

Gisselman moved to approve vacating and discontinuing a portion of the existing Curling Way cul-de-sac. Mielke seconded and the motion 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 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street. (This item was postponed from the May 8, June 12, July 10, October 9 and November 13, 2014 meetings.)

Rasmussen and Mayor Tipple received a letter yesterday from Connexus Credit Union. Connexus has been in contact with Aspirus to look at the possibility of a land deal. It appears that will not come to fruition at this time. Connexus is requesting a number of items be considered, but most items would be considered at other committees as the project comes to fruition. However, the letter also indicated that Connexus is not opposing the official city mapping of the land and are willing to work with the City regarding acquisition going forward. The one item in the letter that CISM would address is that sidewalk only be installed on the hospital side of the street, which is something that would be addressed as the project gets closer.

Kellbach moved to amend the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street. Mielke seconded.

Abitz questioned if flashing lights and/or traffic signals would be installed on the corner near Surgical Associates for emergency vehicles. Rasmussen stated the emergency entrance can be addressed once the 70% plans are completed. Wesolowski indicated that CWE was working with the hospital and has a revised site layout plan proposed for the future. Gisselman questioned the timeline for the project. Wesolowski stated staff could apply for STP Urban funding, which would put this project for construction in 2019-2020 at the earliest.

There being a motion and a second, motion to amend the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28th Avenue and Pine Ridge Boulevard from Plaza Drive to Bridge Street passed unanimously 5-0.

Mayor Tipple thanked the committee for postponing this item and allowing time for the right solution for both Aspirus and Connexus.

Hal Osborn of Connexus asked to be kept in the loop as the project moves forward regarding the issues noted in the letter from Connexus. Rasmussen has forwarded the letter to departments that are affected.

Discussion and possible action on potential options to address stormwater issues on North 10th Avenue between Union Avenue and Stowbridge Street

Rasmussen stated the goal with this discussion is not to call into question decisions made by the Board of Public Works. To be proactive going forward, we need to look at the entire area, where the stormwater flows and how it gets there by completing an internal or external study. The study would determine if something could be done to prevent future occurrences.

Gehin stated on September 4th the rainfall received City-wide exceeded the storm sewer capacity. Low-laying properties adjacent to waterways likely were flooded as there were reports of flooding throughout the City. To make matters worse, the week prior to the large storm event on September 4th, two inches of rainfall were received. Therefore, the ground was already saturated and magnified the amount of water. Gehin believes the overland flow should be safely conveyed away from the homes along 10th Avenue. He is proposing a study of the topography in the area to see if the flow can be redirected. Rasmussen questioned if the study could begin within the Engineering Department. Gehin confirmed.

Abitz stated when she lived in Las Vegas there were flash flooding issues. Most of the housing developments have brick walls around the gated areas. She wondered if a wall could be built to separate the school district property from the residential homes. Gehin indicated part of the study would look at the flow path and it may be necessary to build a berm along the east side of the Wausau West property to direct the water to a different direction. Abitz spoke of issues with water drainage when West High School was first built. Rasmussen stated when looking at the topography of the area, the elevation of Randolph Street, the elevation of Wausau Avenue, and the elevation of the highway, the area tends to slope to the southeast. The area is not a designated floodplain but there is a creek and a fair amount of land mass that sits physically lower. Having staff look at it first would alleviate the cost of an outside study. If it becomes necessary to do an outside study, it could be brought back to committee.

Brent Zocher, 1014 North 10th Avenue, stated he had over \$10,000 worth of damage to his property. He noted that the tennis courts at Wausau West are built up a lot higher than the residential properties. The water hits the soccer fields and gets pushed to the east. In 2002 or 2003 there was water on his property and a DPW employee told him that water overflows the culvert, goes into the alley, comes down the ditch towards his house, hits the tennis courts and get pushed toward his property.

Rasmussen feels it is responsible to take a look at going forward. This particular event on September 4th was out of the ordinary. She lives on top of a hill and also had water in her basement that day, which had not happened in 10 years.

Kellbach moved to direct staff to begin the study and report back to the committee if a further study is necessary. Mielke seconded and the motion carried unanimously 5-0.

Rasmussen asked Gehin to keep the committee informed of the progress. It was noted that the other resident in attendance, Carla Carpenter, owns the property at 1010 North 10th Avenue. The property at 1006 North 10th Avenue also had a large amount of water in the basement. Zocher questioned when the flooding occurred that Abitz had referred to. Rasmussen stated the school was built in 1969 and since the neighborhood is evolving it is good to study the area.

2015 Street Construction Projects: Discuss public hearing results and make recommendation

Wesolowski stated the Board of Public Works held public hearings and received the comments. The public hearings were to speak of the special assessments. No one commented regarding the 7th Street project. Cheryl Schroeder commented on the design and location of the curb regarding the Crocker Street project. Gehin has been working through those design issues. No one appeared regarding Grant Street or 11th Street. A representative of Our Savior's Church appeared regarding the design of Flieth Street and Wesolowski has since met with the church. Also appearing regarding Flieth Street was Glen Witter who owns 805 Flieth Street, 901 Flieth Street, and 715 Flieth Street. Witter questioned if the assessments for all three properties could be grouped together. There were no comments on the rates or assessable footages. John Amundsen of 701 South 22nd Avenue appeared regarding the 22nd Avenue project. He is not in favor of the project based upon the special assessments.

Mielke moved to approve the 2015 Street Construction Projects. Gisselman seconded.

Abitz stated there are issues with water coming into the church parking lot on Flieth Street when it rains or during the spring thaw. She questioned if that would be addressed. Wesolowski has met with three members of the church and discussed parking, storm sewer, flooding, and access.

There being a motion and a second, motion to approve the 2015 Street Construction Projects carried unanimously 5-0.

Discussion and possible action regarding the installation of wayfinding signage for Homme Heights

Gehin stated that Homme Heights has requested wayfinding signs along 6th Street at Gilbert Street and Parcher Street. The wayfinding policy indicates sign placement should be reviewed on a case by case basis. The cost of the sign fabrication and installation would be the responsibility of Homme Heights. Rasmussen questioned if these signs would be similar to other blue wayfinding signage. At some point a larger wayfinding project will be underway and she is curious of these signs would have to be replaced. Mohelnitzky stated this would be a separate blue sign, similar to what was installed for the Montessori School. The signs would be fabricated in-house and the time and materials would be billed to Homme Heights. Gehin stated an estimate was provided to Homme Heights.

Mielke moved to approve the wayfinding signage for Homme Heights. Gisselman seconded and the motion carried unanimously 5-0.

Discussion and possible action on the dedication of a portion of 730 Crocker Street for road right-of-way for Crocker Street

Gehin stated that Crocker Street will be reconstructed from 7th Street to 13th Street. During the process of design it was discovered that a portion of 10th Street north of Crocker Street is located on private property. The City will need to acquire property to reconstruct the road as is and as designed. Staff met

with the property owner and her son-in-law and they understand the need for the property. The property owner is going through some difficult times and Gehin is unsure if she would donate the land needed.

Abitz moved to approve the dedication of a portion of 730 Crocker Street for road right-of-way for Crocker Street and direct staff to continue to work with the property owner. Kellbach seconded.

Gisselman questioned if the land would have to be purchased if it is not donated. Wesolowski confirmed and stated the City Attorney will be working with the land owner. Abitz questioned if there was an estimate should the land need to be purchased. Wesolowski indicated there is not an estimate at this time.

There being a motion and a second, motion to approve the dedication of a portion of 730 Crocker Street for road right-of-way for Crocker Street and direct staff to continue to work with the property owner carried unanimously 5-0.

Discussion and possible action on the dedication of a portion of 729 South 24th Avenue for road right-of-way for 22nd Avenue

Gehin stated that 22nd Avenue from Nehring Street north to the dead end will be reconstructed. During the street design it was discovered that the west half of the roadway from Nehring Street to Helmke Street is on private property. Gehin and Dave Huempfer have met with ProBuild to inform them of the right-of-way needs for the street reconstruction. Local management from ProBuild is in favor of donating the property but it has to go through the corporate office in Denver.

Mielke moved to approve the dedication of a portion of 729 South 24th Avenue for road right-of-way for 22nd Avenue. Abitz seconded and the motion carried unanimously 5-0.

Discussion and possible action regarding an easement for the installation of sidewalk at 200 Central Bridge Street (Graphic Packaging Corp.).

Gehin explained the City is proposing to construct new sidewalk from the CVS property east to the sidewalk on the east side of Graphic Packaging. In order to build a desirable sidewalk section with a proper boulevard width, a three foot easement would be needed from Graphic Packaging. Graphic Packaging was not completely in favor of the project because of the increased maintenance, but they understood.

Rasmussen stated there is a lot of foot traffic in the area. Whenever considering installing new sidewalk, no one loves to maintain it. Graphic Packaging has been a great neighbor. The Marathon Electric section of the Riveredge Trail comes out onto Cherry Street and makes it way to this area. Abitz questioned if it would be better to have the bus stop on the other side of Bridge Street. Gehin stated the main reason the sidewalk east of Graphic Packaging was built last year was to get patrons of MetroRide safely to the south side of Bridge Street. Rasmussen stated if MetroRide wanted to move the bus stop they could do so without approval from this committee. Mayor Tipple stated approximately two years ago MetroRide looked at the area and considered pulling into Pick N Save, but making turns could not be done with the size of the bus. Gisselman questioned who takes care of the snow on the sidewalk under the bridge. Gehin replied the Park Department maintains the sidewalk from Graphic Packaging's driveway to the bridge as the Park Department maintains the trail south of Bridge Street. Staff has informed Graphic Packaging that next year they would be responsible to maintain all sidewalk that abuts their property. Gisselman added that this sidewalk would give citizens an opportunity to get to CVS and other areas. However, he feels the intersection is still not a good answer for residents using the bus service. Rasmussen noted that this would be a small improvement for the residents.

Abitz moved to approve the easement for the installation of sidewalk at 200 Central Bridge Street. Mielke seconded and the motion carried unanimously 5-0.

Discussion and possible action on the Transportation Project Plat for STH 52, Project ID 6999-03-28

Wesolowski explained that this plat is for Stewart Avenue (STH 52) from 1st Street to 17th Avenue. Small right-of-way acquisitions will be required along Stewart Avenue. One area is along Marathon Park in order to push the curb out slightly for bicycle accommodations. Other areas involve public corners in order to make them handicap accessible. Other areas are required from the railroad for signal upgrades. A consultant has been hired to handle the acquisition. The DOT will reimburse the City for acquisition costs.

Gisselman moved to approve the Transportation Project Plat for STH 52, Project ID 6999-03-28. Abitz seconded.

Gisselman questioned if any trees would be removed at Marathon Park. Wesolowski explained that the acquisition is outside of the fence and trees or the fence would not be affected.

Abitz questioned the crosswalk at 2nd Avenue. Wesolowski indicated the primary crosswalks will be at 1st Avenue and 3rd Avenue. These intersections will have new pedestrian timers and crosswalks. Abitz said that Alderman Nutting has indicated there are several residents that use the 2nd Avenue crosswalk to go to the laundry mat and other businesses. Gisselman stated that there is heavy traffic on 1st and 3rd Avenues. Crossing there would give good vision both ways. Wesolowski explained that property acquisition would not be required for crosswalks. He will verify if they are included in the plan and if not, see what needs to be done to include them. Rasmussen stated the DOT wants pedestrians to cross where there are pedestrian heads and signals. Crossing in the middle creates unsafe situations for traffic and pedestrians.

Mayor Tipple stated a few years ago the school had inquired into a walk bridge across Stewart Avenue. He questioned if that has been mentioned. Wesolowski said that has not been mentioned lately. Rasmussen stated that has not been talked about at this committee for approximately four years. One of the issues was to make it ADA compliant and in order to get the appropriate height the bridge would have to be tremendously long. Mielke has spoken with the Dean of the University. They do not intend to construct a walkway because of the cost.

There being a motion and a second, motion to approve the Transportation Project Plat for STH 52, Project ID 6999-03-28 passed unanimously 5-0.

Future agenda items for consideration

Gisselman questioned the status of parking in front of Zillman's. Wesolowski has a meeting scheduled with the DOT at the end of the month. This will be one of the topics, along with the traffic study of 1st and 3rd Avenues.

Discussion and possible action regarding drive approaches at 1323 South 11th Avenue (Kolbe & Kolbe) and 805 Flieth Street (Wausau XYZ Corp.).

Wesolowski met with Kolbe and Kolbe regarding the Flieth Street project. The existing area is basically a 400' driveway. Kolbe and Kolbe is in favor of curb and gutter, but has requested that this area be left as

a driveway without a concrete approach. They would like mountable curb and gutter installed along with blacktop on the back side to match in with their parking lot. Wesolowski is not opposed to that. He feels it does not make sense to have a 400' concrete strip with sidewalk when there is no other sidewalk. Rasmussen added with the size of the vehicles it makes sense to give them as much room as possible.

Mielke moved to approve the installation of mountable curb at 1323 South 11th Avenue. Gisselman seconded and the motion carried unanimously 5-0.

Wesolowski explained the owner of the apartment building at 805 Flieth Street, Mr. Witter, has requested a drive approach in excess of 44'. Abitz questioned if Witter has mentioned issues with flooding. She feels with the incline from Kolbe and Kolbe across the street there would be flooding issues. Wesolowski indicated inlets will be added at the intersections, storm sewer will be extended, and curb and gutter will be installed, all of which will help remedy the situation.

Wesolowski is concerned with the condition of the asphalt on the property. If a drive approach and sidewalk section are installed, he feels vehicles will be parking on the sidewalk section. Rasmussen stated that parcel could always redevelop for something else. If curb is installed, she feels the residents will drive over the curb and park where they always have been. Mielke agrees and questioned if this was at the request of Mr. Witter. Wesolowski replied by ordinance a 44' wide driveway can be installed without committee approval. Mr. Witter was unhappy with a 44' wide driveway and did not want his tenants parking in the street. Wesolowski stated a mountable curb could be installed for the entire length of the building. Gisselman asked if that would include a sidewalk. Wesolowski confirmed a sidewalk section would be installed. Gisselman questioned why a sidewalk would be installed that does not go anywhere. Mielke added that the residents most likely would not take care of it. Wesolowski noted that the ordinance requires a sidewalk section installed with a drive approach. Discussion followed on design options.

Rasmussen stated in terms of cost and function it may be more reasonable to blacktop the area and redesign the approach should the site be redeveloped. Wesolowski would not recommend blacktop if this was a dense residential setting but since it will be done with Kolbe and Kolbe it may make sense. Lenz questioned the size of the lot and added that Hebert may look at the percentage of the lot that is impervious versus pervious. Wesolowski stated the lot is large.

Abitz moved to approve the installation of mountable curb with an asphalt approach at 805 Flieth Street. Kellbach seconded and the motion carried unanimously 5-0.

Discussion and possible action on a Stormwater Maintenance Agreement for Kwik Trip at 308 Grand Avenue

Gehin stated Kwik Trip will be building a new store at 308 Grand Avenue. In conjunction with site improvements, they will be implementing stormwater best management practices. As standard practice with development, a stormwater maintenance agreement is provided to insure the owner maintains the facilities.

Mielke moved to approve the Stormwater Maintenance Agreement for Kwik Trip at 308 Grand Avenue. Abitz seconded.

Abitz questioned if a carwash would be located at this site and Lenz indicated no.

There being a motion and a second, motion to approve the Stormwater Maintenance Agreement for Kwik Trip at 308 Grand Avenue carried unanimously 5-0.

Discussion and possible recommendation on additional decorative bicycle racks

Lenz stated the Bicycle Pedestrian Committee has been in discussions with East and West High Schools regarding bicycle racks. Last year a design competition was held and it was a good program. Bicycle racks were obtained for a fraction of the cost if the racks would have been purchased from a vendor. This year the schools are again interested in participating. A complete contest would not be held, but the schools would submit designs and build the racks for the City. Wausau East was not involved in the contest last year, but is interested this year. Wausau West has their design from last year that can be scaled down. The racks could be placed along the Riveredge Trail, possibly along 2nd Avenue, and there has been interest from some businesses. The exact locations have not been decided yet.

Gisselman moved to approve moving forward with additional decorative bicycle racks. Mielke seconded and the motion carried unanimously 5-0.

Adjourn

Abitz moved to adjourn the meeting. Mielke seconded and the motion carried unanimously 5-0. Meeting adjourned at approximately 6:35 p.m.

AGENDA ITEM

Evaluation of landscape maintenance contracts for Municipal Lot 9, the Highway 52 Median, and the Public Safety Block as to cost and scope of work, including analysis of cost and value of employees performing landscape maintenance vs. outsourced contracts and possible action thereon

BACKGROUND

The landscaping for Municipal Lot 9, the HWY 52 median and the Public Safety Block was contracted out in 2014. The RFP and the contract are included as an attachment. The total cost of the contract was approximately \$20,000. The Park Department was asked to look at the possibility of doing this work or adding summer help to the staff to handle the work. Staff has discussed this issue with the Park Department. The Park Department has indicated the landscaping in these properties are high maintenance areas which require significantly more work than typical landscaping. The current staffing levels at the Park Department would not afford them the time to take on this additional work. Additionally, the nature of the landscaping and the complexities of the irrigation systems are beyond the skills and expertise of what is typically expected from a summer help position.

FISCAL IMPACT

The anticipated fiscal impact to go out to RFP on this should be anticipated to range from \$20,000 to \$30,000.

STAFF RECOMMENDATION

Staff would recommend going out for RFP for the maintenance of these areas. Staff would work with the Park Department and City Maintenance to define the scope of services. The RFP would be sent to local landscape companies and posted on the City website.

Staff contact: Allen Wesolowski 715-261-6762

2014 LANDSCAPE MAINTENANCE SERVICES

This contract made this 16th day of June, 2014, by and between REVI DESIGN LLC, herein called the "Contractor" and the City of Wausau, a municipal corporation, located in Marathon County, Wisconsin, herein called the "Owner."

WITNESSETH: That the contractor and the owner for the consideration stated herein, agree as follows:

ARTICLE I. SCOPE OF WORK

The contractor shall perform everything required to be performed and shall provide and furnish all the labor, materials, equipment, necessary tools, expendable equipment, insurance provided by the specifications, contributions to social security and all utility and transportation services required to perform and complete in a workmanlike manner the following work: 2014 LANDSCAPE MAINTENANCE SERVICES; all in accordance with the specifications and drawings and in strict compliance with the contractor's proposal and other contract documents, herein mentioned as component parts of this contract. The contractor shall do everything required by this contract and other documents constituting a part hereof and in the manner specified herein.

ARTICLE II. CONTRACT PRICE

The owner shall pay to the contractor for the performance of this contract, subject to any additions or deductions provided therein, in current funds, the contract price as follows:

Parking Lot #9	\$5,173.70 (Five Thousand, one hundred seventy-three and 70/100)
Police & Fire Department Block	\$9,855.00 (Nine Thousand, eight hundred fifty-five and 00/100)
Hwy 52 Parkway Median	\$5,220.00 (Five Thousand, two hundred twenty-two and 00/100)

Unless otherwise provided in the detailed specifications, payments are to be made to the contractor on the basis of approved written estimates to the Board of Public Works of the value of the work performed during the preceding month and materials suitably stored on the site which are to be incorporated into the project, but the owner will retain 5% of the amount of each estimate until 50% of the work has been completed and thereafter make payments pursuant to law.

The Board of Public Works, in case the work under this contract is not completed within the time required, or within an extended time approved in writing by the Board of Public Works, is authorized to take charge of the work and finish it at the expense of the contractor and his sureties and to apply the amount retained from estimates to the completion of the work.

The final payment shall be made within 30 days after completion and acceptance of the work included in this contract and all payments shall be due when certificates are issued for them. However, the owner may withhold payments prior to final acceptance of the work for reasons set forth in the general or special specifications.

ARTICLE III. COMPONENT PARTS OF THIS CONTRACT

This contract consists of the following component parts, all of which are as fully a part of it as if set out verbatim herein, or if not attached, as if the same were hereto attached.

1. Contract.
2. Specifications.

The contract documents form a complete unit and requirements called for by one are as binding as if called for by all. In case of conflict between plans and specifications, the specifications shall govern. Special specifications shall control over general specifications.

ARTICLE IV. PAYMENT FOR LABOR AND MATERIAL

The contractor specifically agrees to pay for all claims for labor performed at rates at least equal to the wage scale on file with the city clerk for this project and materials furnished, used or consumed in completing the foregoing contract together with all items enumerated in Section 779.14, Wis. Stats., as the obligation of the contractor.

ARTICLE V. OBSTRUCTION OF STREETS

If the contractor shall in any manner obstruct a street or sidewalk, he shall put up and maintain barriers and lights to prevent accidents, and shall be liable for damages caused by failure to do so; and such contractor shall further be liable for all damages caused by the negligent digging up of streets, alleys, or public grounds or which

may result from his carelessness in the prosecution of such work [Section 62.15(11), Wis. Stats.]. The contractor shall also be bound by any further requirements of the specifications on this point.

IT WITNESS WHEREOF the parties hereto have caused this instrument to be executed in four original counterparts on the day and year first above written.

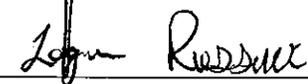
Signing instructions for this contract:

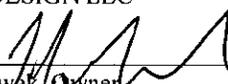
For a **Corporation**: (1) President and secretary must sign; (2) corporate seal must be affixed; (3) two witnesses must sign.

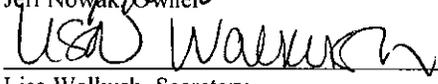
For a **Partnership**: (1) Both or all partners must sign; (2) two witnesses must sign.

For a **Sole Trader**: (1) Owner must sign; (2) two witnesses must sign.

Witnesses:

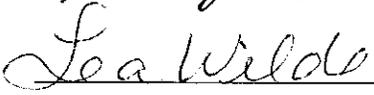
REVI DESIGN LLC


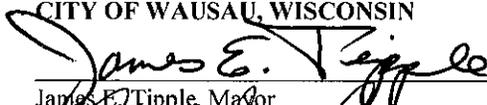
Jeff Nowak, Owner


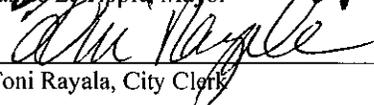
Lisa Walkush, Secretary

Affix Corporate Seal Here

Witnesses:

CITY OF WAUSAU, WISCONSIN


James E. Tipple, Mayor


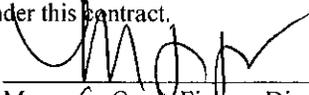
Toni Rayala, City Clerk

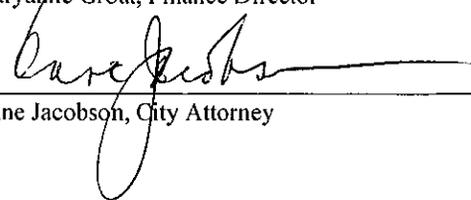
Provision has been made to pay the liability that will accrue under this contract.

Date 6/27/14

Approved as to form:

Date 6/13/14



Maryanne Groat, Finance Director


Anne Jacobson, City Attorney



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/12/2014

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Ansay & Associates, LLC. MOS 306 Water Street Mosinee, WI 54455	CONTACT NAME:	
	PHONE (A/C, No, Ext): (715) 693-2100	FAX (A/C, No): (715) 693-2538
INSURED RE VI Design, LLC 6508 Ryan St. Weston, WI 54476	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	
	INSURER A : Cincinnati Insurance Company	
	NAIC # 10677	
	INSURER B :	
	INSURER C :	
INSURER D :		
INSURER E :		
INSURER F :		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR: WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:		X	ECP0249535	05/01/2014	05/01/2015	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO ALL OWNED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS			ECP0249535	05/01/2014	05/01/2015	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$			ECP0249535	05/01/2014	05/01/2015	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		Y/N <input type="checkbox"/> N/A	WC1936322	05/01/2014	05/01/2015	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
A	Equipment Floater			ECP0249535	05/01/2014	05/01/2015	Leased & Rented 125,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Parking Lot #9 Police and Fire Department Block Hwy 52 Parkway Median. City of Wausau is listed as additional insured in regards to general liability

CERTIFICATE HOLDER City of Wausau 407 Grant St. Wausau, WI 54403	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <i>Julia Jakel</i>



REQUEST FOR PROPOSALS LANDSCAPE MAINTENANCE SERVICES FOR THE CITY OF WAUSAU 2014

A. PURPOSE

The City of Wausau may consider purchasing the services of contractors to assist in landscape maintenance services for certain areas in Wausau.

This RFP describes the types of contracted services the City will consider and describes the requirements expected of any firm interested in performing the work for the City.

The purpose of this Request for Proposals is threefold:

1. To determine whether there is interest among contractors in the Wausau area to perform landscape maintenance services for the City of Wausau during the spring/summer/fall season.
2. To determine whether contractors in the area have personnel and equipment suitable for maintaining landscaped areas.
3. To obtain estimates of costs to be used in developing budgets.

B. PUBLIC INFORMATION

All information submitted by contractors in response to this request for proposals will be available to the public under the Open Records Laws.

C. SCOPE OF SERVICES

The City is requesting proposals from interested contractors for providing services described as follows:

Supply personnel and equipment to maintain landscaped areas in and around parking lots, buildings and medians in the City of Wausau.

D. DESCRIPTION OF LANDSCAPE MAINTENANCE ACTIVITIES

The contractor is responsible for cleaning the areas up in the spring, install any new mulch including decorative rock, fertilizing and herbiciding as needed throughout the year, pruning and shaping trees and shrubs, bed maintenance including replacing plants, mowing including any hand work, irrigation maintenance including start up and winterizing of fountain, and fall cleanup.

Locations of work are as follows:

1. *Parking Lot #9 (Adjacent to 5th Street between Jefferson Street and Washington Street)*
2. *Police and Fire Department block (Bounded by Grand Avenue, Thomas Street, Seymour Street and Henrietta Street)*
3. *Highway 52 Parkway median between US HWY 51 and 18th Avenue and the small median immediately east of 18th Avenue.*

E. INDEMNITY INSURANCE

To the fullest extent allowable by law, Contractor hereby indemnifies and shall defend and hold harmless the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers and each of them from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interest, attorneys' fees, costs, and expenses of whatsoever kind or nature whether arising before, during, or after completion of the work hereunder and in any manner directly or indirectly caused, occasioned, or contributed to in whole or in part or claimed to be caused, occasioned, or contributed to in whole or in part, by reason of any act, omission, fault, or negligence, whether active or passive, of Contractor or of anyone acting under its direction or control or on its behalf in connection with or incident to the performance of this Agreement. Contractor's aforesaid indemnity and hold harmless agreement shall not be applicable to any liability caused by the sole fault, sole negligence, or willful misconduct of the City of Wausau, or its elected and appointed officials, officers, employees or authorized representatives or volunteers. This indemnity provision shall survive the termination or expiration of this Agreement.

In any and all claims against the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers by an employee of Contractor, any subcontractor, or anyone for whose acts any of them may be liable, the indemnification obligation under this paragraph shall not be limited in any way by any limitation on the amount or type of damages, compensation, or benefits payable by or for the Contractor or any subcontractor under Worker's Compensation Acts, Disability Benefit Acts, or other employee benefit acts.

No provision of this Indemnification clause shall give rise to any duties not otherwise provided for by this Agreement or by operation of law. No provision of this Indemnity clause shall be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity that would otherwise exist as to the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers under this or any other contract. This clause is to be read in conjunction with all other indemnity provisions contained in this Agreement. Any conflict or ambiguity arising between any indemnity provisions in this Agreement shall be construed in favor of indemnified parties except when such interpretation would violate the laws of the state in which the job site is located.

Contractor shall reimburse the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers for any and all legal expenses and costs incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Contractor's obligation to indemnify shall not be restricted to insurance proceeds, if any received by the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers.

INSURANCE REQUIREMENTS

Unless otherwise specified in this Agreement, the Contractor shall, at its sole expense, maintain in effect at all times during the performance of the Work, insurance coverage with limits not less than those set forth below with insurers and under forms of policies set forth below.

a. Worker's Compensation and Employers Liability Insurance - The Contractor shall cover or insure under the applicable labor laws relating to worker's compensation insurance, all of their employees in accordance with the law in the State of Wisconsin. The Contractor shall provide statutory coverage for work related injuries and employer's liability insurance with limits of \$1,000,000 each accident, \$1,000,000 disease policy limit, and \$1,000,000 disease each employee.

b. Commercial General Liability and Automobile Liability Insurance - The Contractor shall provide and maintain the following commercial general liability and automobile liability insurance:

Coverage - Coverage for commercial general liability and automobile liability insurance shall be at least as broad as the following:

1. Insurance Services Office (ISO) Commercial General Liability Coverage (Occurrence Form CG 0001)
2. Insurance Services Office (ISO) Business Auto Coverage (Form CA 0001), covering Symbol 1 (any vehicle)

Limits - The Contractor shall maintain limits no less than the following:

1. General Liability - One million dollars (\$1,000,000) per occurrence (\$2,000,000 general aggregate if applicable) for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with a general aggregate limit is used, either the general aggregate limit shall apply separately to the project/location (with the ISO CG 2503, or ISO CG 2504, or insurer's equivalent endorsement provided to the City of Wausau or the general aggregate including product-completed operations aggregate limit shall be twice the required occurrence limit.
2. Automobile Liability - One million dollars (\$1,000,000) for bodily injury and property damage per occurrence limit covering all vehicles to be used in relationship to the Agreement.
3. Umbrella Liability - Two million dollars (\$2,000,000) following form excess of the primary General Liability, Automobile Liability and Employers Liability Coverages. Coverage is to duplicate the requirements as set forth herein.

c. Required Provisions - The general liability umbrella liability and automobile liability policies are to contain, or be endorsed to contain, the following provisions:

1. The City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers are to be given additional insured status (via ISO endorsement CG 2010, CG 2033, or insurer's equivalent for general liability coverage) as respects: liability arising out of activities performed by or on behalf of the Contractors; products and completed operations of the Contractor; premises occupied or used by the Contractor; and vehicles owned, leased, hired or borrowed by the Contractor. The coverage shall contain no special limitations on the scope of protection afforded to the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers.
2. For any claims related to this project, the Contractor's insurance shall be primary insurance as respects the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers. Any insurance, self-insurance, or other coverage maintained by the City of Wausau, its elected and appointed officials, officers, employees, or authorized representatives or volunteers shall not contribute to it.
3. Any failure to comply with reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers.

4. The Contractor's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.
5. Each insurance policy required by this agreement shall state, or be endorsed to state, that coverage shall not be canceled by the insurance carrier or the Contractor, except after sixty (60) days (10 days for non-payment of premium) prior written notice by U.S. mail has been given to the City of Wausau.
6. Such liability insurance shall indemnify the City of Wausau, its elected and appointed officials, officers, employees or authorized representatives or volunteers against loss from liability imposed by law upon, or assumed under contract by, the Contractor for damages on account of such bodily injury (including death), property damage, personal injury, completed operations, and products liability.
7. The general liability policy shall cover bodily injury and property damage liability, owned and non-owned equipment, blanket contractual liability, completed operations liability with a minimum of a 24 month policy extension, explosion, collapse, underground excavation, and removal of lateral support, and shall not contain an exclusion for what is commonly referred to by the insurers as the "XCU" hazards. The automobile liability policy shall cover all owned, non-owned, and hired vehicles.
8. All of the insurance shall be provided on policy forms and through companies satisfactory to the City of Wausau, and shall have a minimum A.M. Best's rating of A- VII.

d. Deductibles and Self-Insured Retentions - Any deductible or self-insured retention must be declared to and approved by the City of Wausau. At the option of the City of Wausau, the insurer shall either reduce or eliminate such deductibles or self-insured retentions.

e. Evidences of Insurance - Prior to execution of the agreement, the Contractor shall file with the City of Wausau a certificate of insurance (Acord Form 25-S or equivalent) signed by the insurer's representative evidencing the coverage required by this agreement. Such evidence shall include an additional insured endorsement signed by the insurer's representative. Such evidence shall also include confirmation that coverage includes or has been modified to include all required provisions as detailed herein.

f. Responsibility for Work - until the completion and final acceptance by the City of Wausau of all the work under and implied by this agreement, the work shall be under the Contractor's responsibility care and control. The Contractor shall rebuild, repair, restore and make good all injuries, damages, re-erections, and repairs occasioned or rendered necessary by causes of any nature whatsoever.

g. Sub-Contractors - In the event that the Contractor employs other contractors (sub-contractors) as part of the work covered by this agreement, it shall be the Contractor's responsibility to require and confirm that each sub-contractor meets the minimum insurance requirements specified above.

F. COMPENSATION FOR CONTRACTED SERVICES

The City anticipates paying for contracted services as a separate lump sum for each area described in Paragraph D.

Such compensation to the contractor shall be the total compensation for the contracted services rendered and shall include payment for all direct costs, overhead costs, and profit for the contractor. There will be no payment for standby time, nor for any other item not specifically included in a contract for services or a subsequent contract amendment.

G. PROPOSAL DUE DATE

The attached *PROPOSAL* (pages 6-7) must be submitted to the Engineering Department, 407 Grant Street, Wausau, WI 54403 by 9:00 a.m. on Tuesday, May 6, 2014 in a sealed envelope labeled PROPOSAL FOR LANDSCAPE MAINTENANCE SERVICE.

H. QUESTIONS

Any questions relating to the work included in this RFP should be directed to Brad Marquardt, Director of Public Works & Utilities, phone 715/261-6740.

The City of Wausau reserves the right to reject any or all proposals and to choose the proposal deemed to be in the best interest of the City of Wausau.

PROPOSAL
LANDSCAPE MAINTENANCE SERVICES
FOR THE CITY OF WAUSAU

The attached *PROPOSAL* is submitted by:

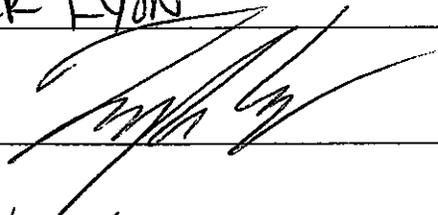
COMPANY NAME: REVI DESIGN LLC

ADDRESS: 6508 RYAN ST

WESTON WI 54476

TELEPHONE: 715-355-7384 FAX: 715-393-4432

CONTACT PERSON: TYLER LYON

AUTHORIZED SIGNATURE: 

PRINT NAME: Jett Nowak

DATE SIGNED: 5-1-14

A. RATE SCHEDULE

LOCATION

1. Parking lot #9 (Adjacent to 5th Street between Jefferson Street and Washington Street)

Lump Sum \$ 5,173.70

2. Police and Fire Department Block (Bounded by Grand Avenue, Thomas Street, Seymour Street and Henrietta Street)

Lump Sum \$ 9,855.00

3. Highway 52 Parkway median between US HWY 51 and 18th Avenue and the median immediately east of 18th Avenue.

Lump Sum \$ 5,220.00

Total Lump Sum \$ 20,248.70

Agenda Item No.

3

STAFF REPORT TO CISM COMMITTEE – March 12, 2015

AGENDA ITEM
Make recommendation for the sale of City-owned property at 1001-1003 North 3 rd Avenue
BACKGROUND
CISM approved advertising the property for sale. The minimum bid was set at \$6,500. The Board of Public works advertised the property for sale. No bids were received.
FISCAL IMPACT
None at this time.
STAFF RECOMMENDATION
None at this time. Staff was unable to reach the abutting property owner who requested the sale. Staff will update the committee if contact is made with the abutting property owner.
Staff contact: Allen Wesolowski 715-261-6762

Agenda Item No.

4

STAFF REPORT TO CISM COMMITTEE – March 12, 2015

AGENDA ITEM

Update on the Thomas Street Project

BACKGROUND

AECOM continues to move ahead in design with the chosen alternative for Thomas Street. CISM requested an update with a proposed schedule. The anticipated schedule for the design and right-of-way acquisition is attached. AECOM will be in attendance at the meeting to discuss the schedule.

FISCAL IMPACT

None at this time, the item is for informational/scheduling purposes.

STAFF RECOMMENDATION

None.

Staff contact: Allen Wesolowski 715-261-6762

Thomas Street (17th Ave to 4th Ave)			2015												2016												2017					
Task	Begin Date	End Date	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
Project Management																																
Coordinate project activities	1/26/15	9/11/15																														
Update AECOM filing system	1/26/15	3/1/15																														
Project kick-off meeting		2/1/15																														
Update project schedule	3/1/15																															
Coordinate City utility improvements	5/1/15																															
Coordinate title search updates	6/1/15																															
Develop Preliminary Horizontal Design																																
Block by Block analysis of sidewalk impacts/develop alignment	2/2/15	3/13/15																														
Horizontal layout of curbs and medians	3/3/15	3/27/15																														
Horizontal layout of intersections	3/16/15	3/31/15																														
Typical Sections	3/16/15	3/31/15																														
Preliminary Vertical Design/Drainage																																
Vertical profile	4/1/15	4/17/15																														
Cross sections	4/20/15	5/15/15																														
Determine impacts to drainage	5/4/15	5/8/15																														
Configure new inlet spacing	5/18/15	5/29/15																														
Delineate drainage basins and calculate runoff	5/18/15	5/29/15																														
Check storm sewer sizing	5/18/15	5/29/15																														
Evaluate TSS reduction treatment	6/1/15	6/12/15																														
Prepare technical memo	6/1/15	6/12/15																														
Preliminary Signal Design																																
Site review	4/1/15	4/10/15																														
Preliminary layout	4/13/15	4/24/15																														
Signal plans	5/4/15	5/29/15																														
Sequence of operation	5/4/15	5/29/15																														
Cable routing and details	5/4/15	5/29/15																														
Preliminary Plans																																
Title Sheet	5/18/15	6/12/15																														
General notes & utilities	5/18/15	6/12/15																														
Typical Sections	5/18/15	6/12/15																														
Plan & profile with storm inlets	5/18/15	6/12/15																														
Cross sections	5/18/15	6/12/15																														
Signal plans, detour	5/18/15	6/12/15																														
Preliminary plan approval (CISM)	6/11/15																															
Right of way Plat																																
Plat	6/15/15	7/31/15																														
CISM plat approval	8/13/15																															
Temporary staking for appraisals	8/17/15	9/1/15																														
Final staking	4/1/16	5/1/16																														
Right of way Services (By Others)																																
Order appraisals/appraisals complete	7/1/15	9/1/15																														
City approves appraisals (CISM)	9/10/15																															
60 day expiration to get land owner appraisals	9/21/15	10/20/15																														
Meetings/negotiations	10/21/15	1/31/16																														
20th day expires, checks mailed, award of damages recorded	2/11/16	3/11/16																														

Thomas Street (17th Ave to 4th Ave)			2015												2016												2017					
Task	Begin Date	End Date	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June
Final Plans																																
Title Sheet, general notes, typical sections, construction details	8/1/15	12/1/15																														
layout details, erosion control, signing and marking, storm & BMP, detour route, signals, plan & profile, cross section	8/1/15	12/1/15																														
Esimate	12/1/15	12/5/15																														
Technical specs & contract documents	11/1/15	12/1/15																														
Final plan approval (CISM)	12/10/15																															
Bidding	1/1/16	2/11/16																														
Construction	4/15/16	10/15/16																														
Agency Coordination (DNR & Corps, possibly SHPO)																																
Initial coordination with DNR	3/23/15	3/31/15																														
Final Coordination with DNR	12/1/15	1/1/16																														
Utility Coordination																																
Intial coordination letter	3/23/15	3/31/15																														
Final utility meeting	10/1/15																															
Plan mailing with work plan request	10/1/15																															
Work plan review/approval	12/1/15	12/31/15																														
Meetings																																
CISM meetings (monthly)	3/1/15	9/30/15																														
Public Involvement																																
TBD																																
Update mailing list																																
Draft invitation & press release																																
Handout, exhibits, comment form signin sheet																																
PIM No. 1																																
PIM No. 2																																
Property Owner Meetings																																
TBD																																
individual property owner meetings with summaries																																

AGENDA ITEM

Review and possible action on the Master Landscape Plan for the Near West Side

BACKGROUND

The Engineering Department began designing the reconstruction of 2nd Avenue from Stewart Avenue to Elm Street in 2012. The construction was anticipated to take place in 2013 or 2014. During the design phase, the firm of GRAEF was hired as the landscape architect for the project to help the City formulate a plan for the landscaping on 2nd Avenue and the Near West Side. The project is budgeted for 2015 construction and the Engineering Department was working to move the plans to bidding in March/April of this year with construction beginning in May/June. The CISM Committee approved moving forward with the project and going to Special Assessment Hearings. However, at council, going to public hearing on the assessments was not approved. This basically put the project on hold. Minutes from the council meeting indicate the council wanted to see the master plan for the area. GRAEF is under contract to produce a master landscape plan for the near west side. This master landscape plan for the near west side was in development along with the landscape plans for 2nd Avenue and was going to be presented along with the plans for 2nd Avenue as they developed. The approval to go to public hearing was a necessary step in the procedure to get comments from the public in regards to special assessments; this is a required hearing by State Statute. GRAEF will be providing plans outlining the master landscape plan for the near west side. The plans can be also be presented at council if the committee so desires. At the time of this staff report, the master landscape plans were not available from GRAEF. The packet will be updated as the plans become available.

FISCAL IMPACT

The master landscape plan is for planning purposes. This committee and council can decide in the future which parts, if any of the plan, get adopted in future budgets.

STAFF RECOMMENDATION

Staff recommends reviewing the master landscape plan, making recommendations and moving it forward to council for review. Staff also recommends moving ahead with the public hearing for special assessments at the next council meeting. This project is a complicated project which has many design elements that need to be worked out. One major element is the burial of the overhead utility lines along 2nd Avenue. WPS, Frontier and Charter are awaiting for word as to how to proceed. They had hoped to begin the process of burying the lines in April to get ahead and out of the way of our project. Any further delays would more than likely mean the project would get moved to 2016 construction.

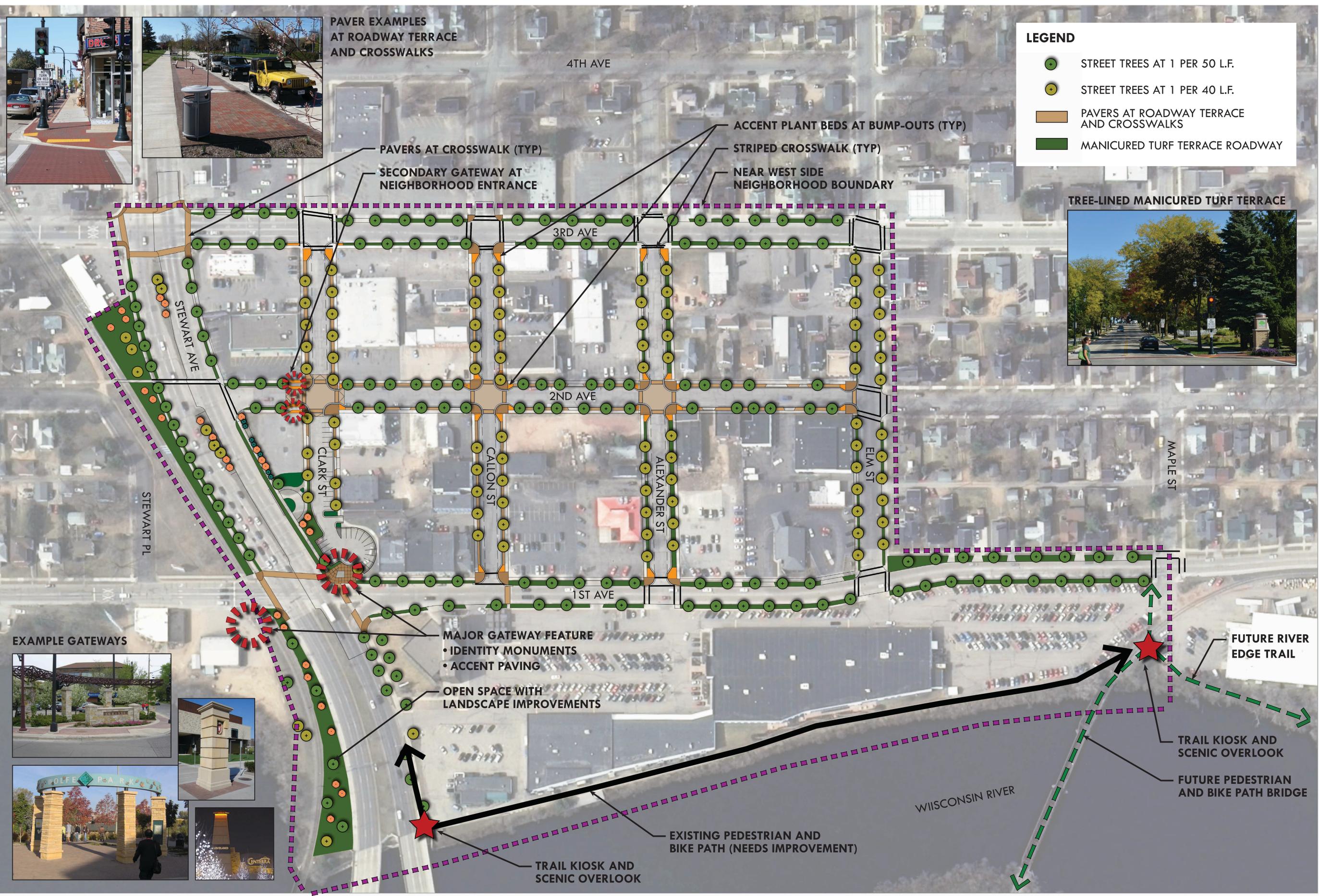
Staff contact: Allen Wesolowski 715-261-6762



PAVER EXAMPLES AT ROADWAY TERRACE AND CROSSWALKS

LEGEND

- STREET TREES AT 1 PER 50 L.F.
- STREET TREES AT 1 PER 40 L.F.
- PAVERS AT ROADWAY TERRACE AND CROSSWALKS
- MANICURED TURF TERRACE ROADWAY

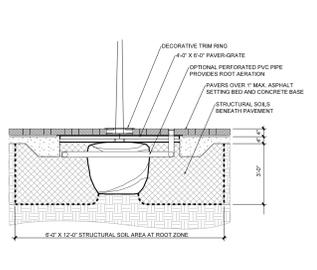
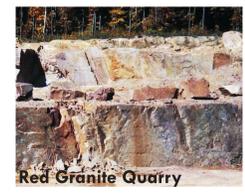
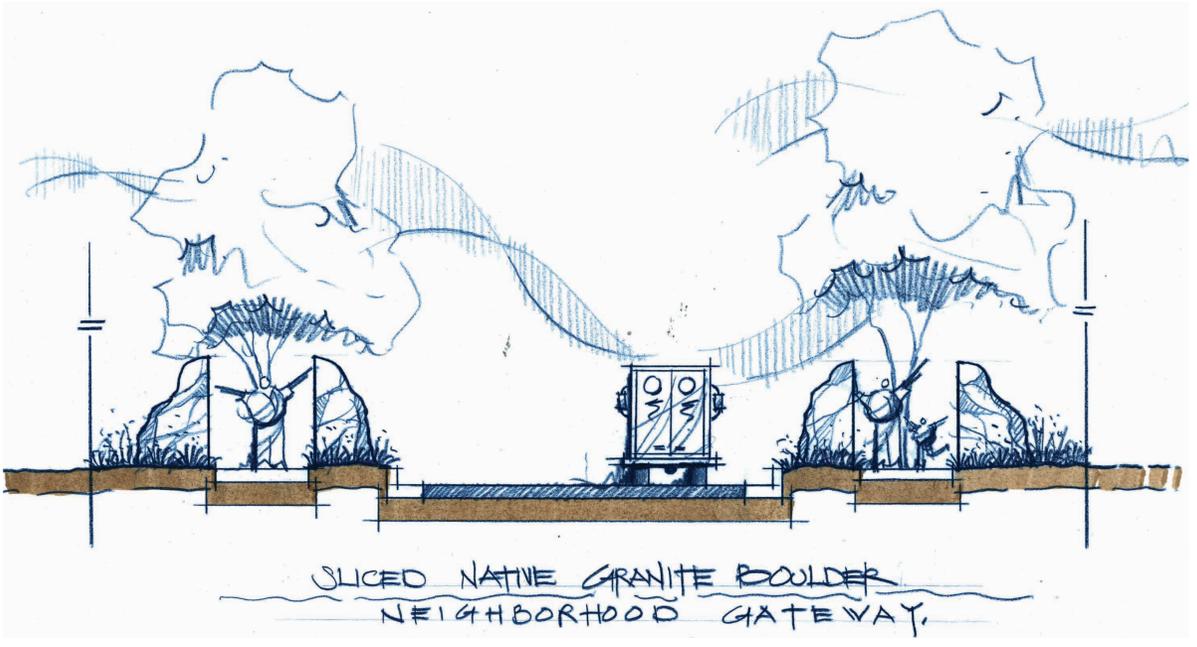
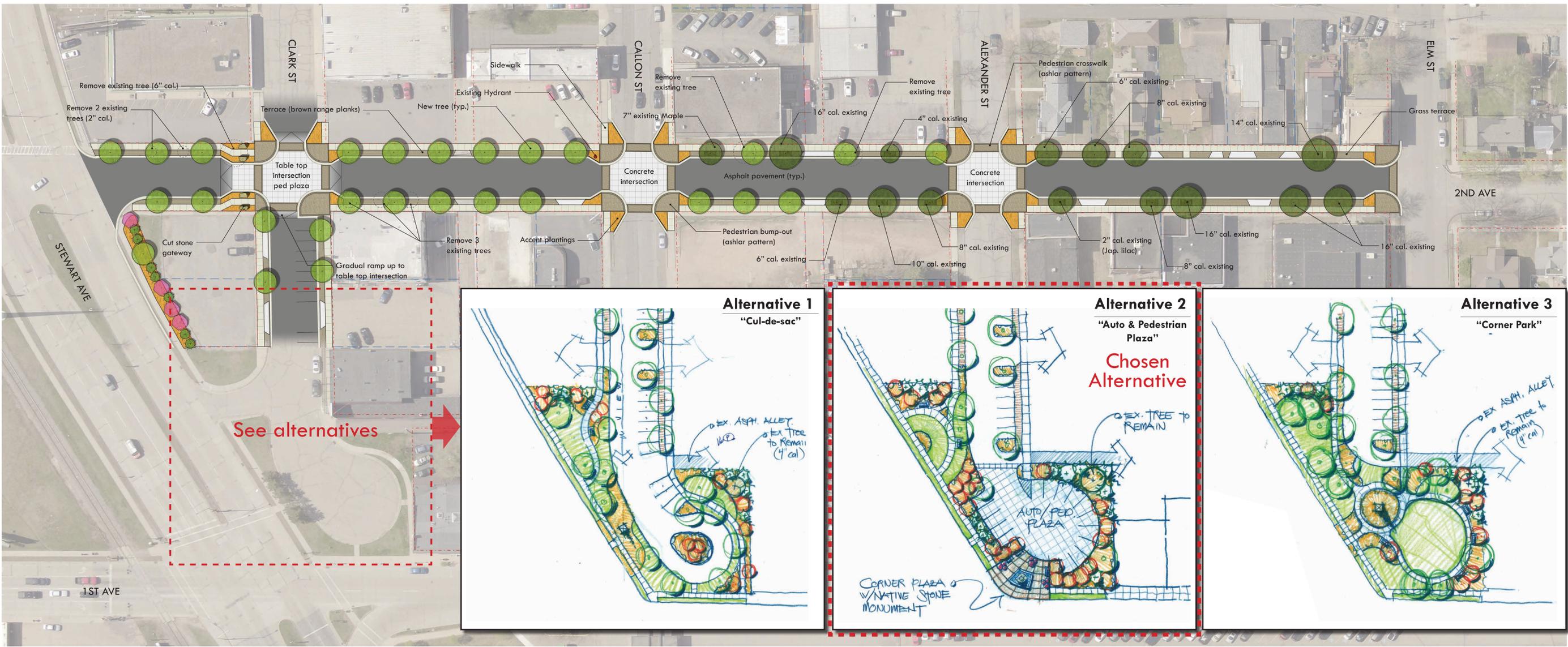


EXAMPLE GATEWAYS



**2nd Avenue & Clark Street - Near West Side Neighborhood
MASTER PLAN**

Wausau, WI



Near West Side Design Charrette Output/Themes

Audience

- "Young singles" – people in their 20s and 30s without children
- Empty Nesters
- Visitors/Tourists
- UW-MC Students and Faculty
- In general, those with disposable income, attracted to a walkable, bikeable lifestyle in an urban environment, less reliant on vehicles

Walkable / Bikeable / Higher Commercial & Housing Density

- Make bikes/peds a priority -> those living in the neighborhood will be seeking this lifestyle and these amenities
- Improve cross walks (especially across 1st Ave. and Stewart Ave.)
- Create more direct bike/ped access to destinations such as Pick 'N' Save and the River Edge Trail system and parks south of Stewart Ave.

Complete the Bridge Across Barker Stewart Island

- Necessary for walkability/bikeability index
- Completes an important connection to the East side, as well as a connection into the West side for residents/visitors on the East side to enter the neighborhood via a unique, inviting route
- Develop Barker Stewart Island for more recreation (disc golf, hiking/snowshoe trails, etc.) -> becomes the "back yard" for nearby apartment/condo dwellers
- Becomes the "back door" entrance to the west side

2nd Ave. Development as Primary Retail Corridor

- Continue to serve (and grow) as the neighborhood's shopping district
 - Why? Slower pace of traffic than 1st and 3rd, serves nearby residences, desirable for development because it offers great user convenience (i.e. it's faster to shop there than downtown as more parking options are available)
- Strengthen/densify commercial core between 4th Avenue and 1st Avenue. Create walkable "main street" area.

Housing

- Maintain and expand upon surrounding density to increase support of nearby retail businesses
 - "small block" neighborhood fabric already exists
 - could incentive programs increase number of housing rehab projects?
- Add higher end housing opportunities along west and east sides of the River front
- Develop UW-MC student housing towards the River (develop neighborhood into "The University Quarter")
- West side to become the alternative "hip" place to live outside of downtown

Gateway Feature / Improvements

- Needed to signal that you've "arrived" in an urban environment
- Needs to occur on North and South sides of Stewart Ave. to establish cohesive identity (Big question: L&S Property – how can that be a strong gateway feature and also serve the central business district well?)
- West side "focal point" also desired

River Front is Viewed as the West Side's "Gold Mine"

- Add housing (higher end preferred), along with mixed use development
- Provide greater connectivity from 1st Ave. to the River

- Build greater amenities for River-related interaction on east and/or west (e.g. boat slips)

Amenities Desired

- In general, add amenities that are attractive to students (e.g. coffee house)
- Faster (yet still healthy) food options (students/Eastbay employees with short breaks)

Relocation of MBX

- High end housing as desired new development

Eastbay

- Big question: What will Eastbay be in 20 years?
- Some see the retail component as an anchor tenant (very strong regional draw/source of community pride)
- Deck parking needed off the River front (or another parking solution)

Diamond Concept (UWMC – Retail on Bridge St. – Downtown – and River Side Park)

- Within this geographic “diamond” all the amenities needed to live a bike/ped lifestyle exist (grocery stores, pharmacy, entertainment, bike/ped trails, retail, employment -> all surrounded by residences)
- The existing 4 corners represent areas that are already developed, thereby attracting people to live near that

Transportation

- Desire for 2-way streets
- In 20 years, will a light rail system go through the District utilizing the former train station along the River?

