



## 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, May 7, 2015, at 5:30 p.m.

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1. Approve minutes of the April 9, 2015 meeting.
  2. Discussion and possible action on studying 1<sup>st</sup> and 3<sup>rd</sup> Avenue for conversion to two-way traffic.
  3. Discussion and possible action regarding on-street parking in front of 1910 North 6<sup>th</sup> Street (Zillman's).
  4. Discussion and possible action on dedication of right-of-way and proposed easement for 3385 Horseshoe Spring Road.
  5. Discussion and possible action on an initial resolution to hold a public hearing to vacate the alley abutting 215 East Thomas Street west to Emter Street.
  6. Discussion and possible action on an initial resolution to hold a public hearing to vacate Clark Street between South 3<sup>rd</sup> Avenue and South 4<sup>th</sup> Avenue.
  7. Update on the Thomas Street Project.
  8. 2015 Street Construction Project of 2<sup>nd</sup> Avenue and Clark Street: Discuss public hearing results and make recommendation.
  9. Update on the status of the McClellan Street project continued from the 2014 season and discussion of 2015 street project expectations.
  10. Future agenda items for consideration.
- Adjourn.

*The next regular meeting is scheduled for June 11, 2015.*

LISA RASMUSSEN, Chairperson

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THIS NOTICE POSTED AT CITY HALL AND FAXED TO CITY PAGES AND DAILY HERALD: April 30, 2015 at 2:00 p.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.



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**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, May 7, 2015, at 5:30 p.m.

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### ADDENDUM

11. Update on current status of development of Talon Lane and possible action thereon (Agreement for Dedication of Right-of-Way).
12. Approve petition for annexation – Luczaj, 1707 East Hamilton Street (080-2908-304-0996, Town of Wausau).
13. Discussion and possible action regarding an easement for utility relocation and extension in the East Hangar Development Area.

Adjourn.

*The next regular meeting is scheduled for June 11, 2015.*

LISA RASMUSSEN, Chairperson

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THIS NOTICE POSTED AT CITY HALL AND FAXED TO CITY PAGES AND DAILY HERALD: May 6, 2015 at 2:30 p.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.

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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., Town of Wausau.

## CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

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Date of Meeting: April 9, 2015, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Gisselman, Mielke, Abitz

Also Present: Lindman, Duncanson, Jacobson, Werth, Giese, Lenz, Wesolowski, Gehin, Lepinski

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 12, 2015 meeting**

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Mielke moved to approve the minutes of the previous meeting. Abitz seconded and the motion carried unanimously 4-0.

Deb Ryan, 702 Elm Street, was under the impression that two-way traffic on 1<sup>st</sup> and 3<sup>rd</sup> Avenues was just a potential study. She is unaware of anything from the past that contemplated this. She has forwarded comments from Mr. Schofield regarding MBX and semis having difficulties on 1<sup>st</sup> Avenue. She would think that would be taken into consideration as well as 3M's concerns. Regarding the landscaping at the Police Station, she attended a CDA meeting last year and was so impressed by the landscaping that she stayed after the meeting to speak with the landscapers. She would recommend the City talk with CDA staff and feels they did a better job than the present landscaper. Regarding Wausau Chemical, she knows people in that area and feels it is a big overreach. It is important to have jobs in the City of Wausau that are in walking or biking distance and she feels that is being overstepped with other priorities. Rasmussen questioned where Wausau Chemical was in the minutes. Ryan stated it was a report given by Werth. Regarding 2<sup>nd</sup> Avenue, she feels stakeholders, residents and users of the area all have comments that should be considered. Regarding the raised pedestrian area on 2<sup>nd</sup> Avenue, she handed out a list of disability professionals in the Wausau area. She is not sure if the City contacted any of these experts. She noted that Midstate Independent Living received a \$1 million grant to build a model home including the best in disability options, which was built on NTC property. She feels everyone should have the right to comment on plans before such a one-of-a-kind change is made. Gisselman questioned Wausau Chemical and 1<sup>st</sup> and 3<sup>rd</sup> Avenue in the previous minutes. Rasmussen stated 1<sup>st</sup> and 3<sup>rd</sup> Avenue was discussed at a previous meeting but she does not recall discussing Wausau Chemical at this committee but it was discussed at ED.

### **Discussion and possible action on an easement for the placement of a WPS transformer on Grant Street at 630 North 3<sup>rd</sup> Street**

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This item was taken out of agenda order.

Wesolowski stated several meetings were held with the Resurrection Parish and owners along 3<sup>rd</sup> Street in an attempt to find a spot to place the transformer. After several meetings, it was decided that placing it behind the building was not an option for access. To place the transformer in the street, curb would have to be installed along with a bump out to protect the transformer. The possibility of installing angle parking on the north side of Grant Street has also been discussed.

Werth stated there is a development agreement with RMM. RMM was bringing a law firm into downtown Wausau and an old transformer was outside of their window. The utility company indicated that the size of the transformer would cut off access to the alley. The Fire Department also reviewed the site as there are a number of upper living units in the buildings, which becomes a safety factor. A number of meetings were held with all of the stakeholders. The Resurrection Church declined installing the transformer on their property as they are looking to expand. The stakeholders have come to consensus on placement on the street. Placement behind the building would have taken away the garbage pickup area and access for delivery trucks. She is in favor of this proposal. She added that the stakeholders would like a 15 minute parking space for deliveries, but that will be taken to the Parking & Traffic Committee.

Rasmussen received an email from Randy Verhasselt from Evolutions supporting this plan.

Elizabeth Field, Wausau River District, supports the bump out on Grant Street rather than placing it in the alley. She has received several calls from business owners in the 600 block of 3<sup>rd</sup> Street who would like to see the transformer placed on Grant Street. The placement of the transformer in the alley would negatively impact the businesses in that block, especially Evolutions due to frequent deliveries. The business owners are also interested in seeing angle parking on the north side of Grant Street. She noted that with new proposals you are more apt to get calls opposing rather than in favor. She has been lucky to get calls in favor of this proposal. She recommends approval and hopes this moves forward.

Dick Holster, 2808 Franklin Street, owns 630 3<sup>rd</sup> Street. He attended several meetings and feels this is the best option. He supports the proposal and hopes angle parking will get approved. He questioned if the transformer placement was being moved. Wesolowski replied the location of the transformer will move to the east slightly as WPS requires a minimum of 10' from a doorway.

Mark Voss, 2201 Starflower Lane, owns Voss Studio. He agrees with the proposed placement as placement in the alleyway was not a workable solution. He feels placement in the alley would become a significant hazard, especially with residents in the upper levels.

Deb Ryan, 702 Elm Street, stated she lived in Chicago in the 80's and all the electrical was underground. She questioned placing the transformer underground. Lepinski replied due to arc flash, transformers cannot be placed underground.

Wesolowski will work with the Police Department and Parking and Traffic Committee regarding angle parking as it will affect the size of the bump out. Abitz indicated that the RFP regarding parking in the downtown area is still being discussed and there is no guarantee for a 15 minute parking stall. Abitz noted that a bump out has been talked about on 1<sup>st</sup> Street by the Dudley building and there are issues with snowplowing. She questioned the number of spots for angle parking on Grant Street. Wesolowski indicated bump outs are an inconvenience for DPW but not impossible. To create angle parking on Grant Street, the center line of the street would have to be shifted over.

Mielke moved to go forward with the bump out design and refer angle parking on Grant Street to the Parking and Traffic Committee. Gisselman seconded and the motion carried 3-1 with Abitz the opposing vote.

### **Update on the Thomas Street Project**

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Bruce Gerland, AECOM, stated they have been working on the block by block analysis, which has been completed. The typical sections, the horizontal layouts of the curbs and medians, and the horizontal layout of the intersections have been completed. The vertical design began this week, which is the next step in the design process. There are three different layouts of the intersection of 15<sup>th</sup> Avenue. The

original drawing showed that 15<sup>th</sup> Avenue was going to be realigned from the south to line up with 15<sup>th</sup> Avenue to the north, which meant acquisition of the property on the southeast corner. Another alternative realigns 15<sup>th</sup> Avenue on the north side to line up with 15<sup>th</sup> Avenue on the south, which would require acquisition of the property on the northwest corner. A skewed alternative has an 80 degree angle to try to avoid property acquisition. Rasmussen stated the southeast property owner believes their property was going to be acquired from the beginning. Gerland stated the GRAEF plan shows both properties eventually would be redeveloped.

Abitz understood that Webko was not going to be affected except the parking area. She indicated that Webko specifically bought the building knowing the building would not be disturbed and a parking lot may have to be built on the other side of the alley. She doesn't believe that directly aligning 15<sup>th</sup> Avenue was ever discussed and Webko is not aware their building may be part of the process. Discussion followed on the alternatives. Rasmussen stated if we try to avoid acquisition of both properties it may create a situation where both owners are unhappy as the road will be very close to their property. She had received comment from Treu's that they wanted to stay. Both Treu's and Webko are on the south side and it would make sense to look at the alignment only requiring acquisition on the north side. Discussion followed. Lenz stated the northwest property is impacted greatly with the alignment where the intersections line up at an angle. This alignment would create a very short driveway and he cannot imagine the property owner wanting that. He feels the first alignment makes sense as it is in line with the original plan of property acquisition on the south side.

Gerland recalled in the original design 15<sup>th</sup> Avenue was closed with right in right out allowed. As the economic development plan came to light, it depicted this intersection aligned and depicted that each one of the quadrants would be purchased and redeveloped. Rasmussen indicated the driveway on the northwest corner would not accommodate a vehicle and no matter how the intersection is aligned something needs to be done with the northwest corner property. Abitz believes parts of the GRAEF design would be merged into the road design where it could and questioned why the intersection needs to be aligned. Rasmussen feels unless the median is continued through the intersection of 15<sup>th</sup> Avenue, something needs to be done. Lenz stated it was a committee decision to provide access across 15<sup>th</sup> Avenue. Abitz thought the median would continue from 12<sup>th</sup> to 17<sup>th</sup> and again questioned why 15<sup>th</sup> Avenue needs to align. Gerland explained that the original drawing showed 15<sup>th</sup> Avenue lined up with the property on the southeast corner being acquired. Abitz thought the businesses on the south side would not be affected and properties on the north side from 12<sup>th</sup> Avenue to 17<sup>th</sup> Avenue would not be affected. Only the footage needed to make a one lane with the median would be taken from the properties on the south side. This realignment would take away an established business from the TIF district. Rasmussen is concerned there will be opposition if there is too much deviation from the plan. Gerland explained the other alternative is to carry the median through and if future development occurs at either quadrant, a left turn lane could be installed at that time. Rasmussen indicated that would eliminate property acquisition on both sides and the owner on the north side would still have a decent driveway. Gisselman questioned if Webko needed the left in for west bound traffic. Abitz and Mielke suggested talking with Webko and the property owner on the north side before moving forward. Rasmussen questioned Gerland if conversations can be held with the property owners and bring an update back to the committee next month. Gerland agreed.

### **Discussion and possible action on proposed 2016 street construction projects**

Wesolowski stated this time of year streets are proposed for next year's projects to give homeowners notice. He noted that usually there is a street for Community Development Block Grant funds. Two of the proposed streets are within areas that would be considered for the funding. The streets are 2<sup>nd</sup> Street north of Bridge Street and Callon Street. However, the amount of homes impacted may not meet the

criteria for funding. The west side of 2<sup>nd</sup> Street is not residential and the homes on the south side of Callon Street have the long side along Callon and would not be assessed. Therefore, he may have to come back to the committee with another street that would meet the criteria.

Rasmussen stated Eldred Street from Cherry to 1<sup>st</sup> Avenue only serves two homes. Wesolowski explained the road and utilities are in need of repair.

Wesolowski stated this would be the list of streets that would be forwarded to the CIP budget process. If the streets are not approved through the budget process, the home owners are notified of the delay. He noted that Ashland Avenue and Meadowview Road are located in a newer subdivision where a permanent road was never installed, but rather chipseal was installed. A petition was received last year for street improvements as the streets are in poor condition. These streets were removed from the budget last year and he feels they should be included for 2016 since there was already a delay.

Duncanson questioned if North 5<sup>th</sup> Street would be included in this list. Wesolowski does not anticipate 5<sup>th</sup> Street being assessed because the street is in decent shape and the reason it will be redone is for Athletic Park. The street will be considered during the budget process, but this specific list was provided due to special assessments. Gisselman does not want to lose site of the reconstruction of 5<sup>th</sup> Street as it is an important part of keeping the Athletic Park area active. 2<sup>nd</sup> Street is also important because of Athletic Park, the kayak shop and new restaurant. He hopes these streets do not get cut during the budget process.

Gisselman moved to approve the list of proposed 2016 Street Construction projects and if changes are necessary staff is to bring back to the committee prior to the start of the CIP process. Abitz seconded.

Holster spoke of the low level lighting installed on 6<sup>th</sup> Street. There was discussion at a Finance Committee meeting regarding including lighting during street reconstruction projects. He asked that street lighting be considered at least on 2<sup>nd</sup> Street due to redevelopment and evening activities at the Boys and Girls Club. He added that Washington Street would also be a good street for lighting improvements. Rasmussen stated the committee has committed to evaluating street lighting during reconstruction projects. Rasmussen asked that an evaluation of lighting be included in these two areas. Wesolowski stated lighting should be a committee decision as it is subjective as to what areas need it and what areas do not. Staff will look at lighting on all the streets but it is a budget concern. He added that the cost of each light is approximately \$5,000, which includes the wiring, conduit, pole and fixture.

There being a motion and a second, motion to approve the list of proposed 2016 Street Construction projects and if changes are necessary staff is to bring back to the committee prior to the start of the CIP process carried unanimously 4-0.

**Update on the meeting with the DOT regarding the possibility of converting 1<sup>st</sup> and 3<sup>rd</sup> Avenues to two-way traffic and on-street parking in front of 1910 North 6<sup>th</sup> Street**

Wesolowski explained he met with the DOT and was reminded that 1<sup>st</sup> and 3<sup>rd</sup> Avenues north of Stewart Avenue are connecting highway roads. If either 1<sup>st</sup> Avenue or 3<sup>rd</sup> Avenue are converted to two-way traffic, one road would become Business Highway 51 and the other one would not. Transportation aids are paid higher for connecting highways than regular streets and therefore aid would be lost. Additionally, when it is time for the road to be rebuilt, if it is not a connecting highway, it would not be the DOT's obligation to rebuild but solely the City's responsibility. The DOT will be installing new traffic signals on 1<sup>st</sup> and 3<sup>rd</sup> at Stewart, which do not account for two-way traffic. Any reconfiguration of the traffic signals would be the City's responsibility in addition to reconfiguring signals on Bridge Street.

Rasmussen stated a letter was received from 3M, who is very opposed to two-way traffic on 1<sup>st</sup> Avenue. In addition to 3M, Joe Gehin spoke with West Side Battery. They are also opposed as they feel they would have trouble with backing out if the traffic flow changed. Joe Gehin added that 1<sup>st</sup> Avenue is tight and feels it would be difficult converting to two-way.

Rasmussen stated before investing in a study she wanted to hear from the stakeholders. This is the response she expected to get, but wanted clear documentation as to why it is not desired and the negative impact. Abitz noted that she spoke with a variety of residents and all did not want the traffic flow converted. The residents would lose on-street parking and a portion of the driveway.

This item will be brought back to committee for formal action.

Ryan spoke of an incident where someone new to the area started to travel the wrong way on 3<sup>rd</sup> Avenue. Ryan noticed there is no wrong way signage posted. Another incident was someone traveling on 2<sup>nd</sup> Avenue attempting a left hand turn from the west side of the street. The lines are fading and maybe adding wrong way signage would be beneficial.

#### **Update on the supply and irrigation for the Highway 52 Parkway Median**

Joe Gehin provided a memo giving the breakdown of the estimated cost. Previously staff looked at obtaining supply from the Noodles and Company building, but that did not work out. Joe Gehin looked at the supply from the mattress business, but the size of the pipe is not large enough to accommodate our needs. He spoke with Super 8 and McDonalds and both have been supportive. A private line goes to Super 8, which could be connected to with permission from Super 8. The line would go to the right-of-way of 52, head east towards the furniture store and then to the median. A meter box with backflow prevention would be housed in the right-of-way. Supply and irrigation could also be installed at the median east of 18<sup>th</sup> Avenue, depending upon cost. Wesolowski indicated funds were carried over from last year for this project and staff will continue to work on this project.

#### **Discussion and possible action regarding the installation of wayfinding signage for the Wausau Curling Club and County Soccer Complex**

Sean Gehin was asked by the Park Department and Curling Club to install wayfinding signage on Grand Avenue and on Townline Road. The signage is to assist visitors to find their way to the complexes. The Department of Public Works would fabricate and install the signs. The cost of the signs is estimated at \$600, which would be split between the Park Department and Curling Club.

Mielke moved to approve the installation of wayfinding signage for the Wausau Curling Club and County Soccer Complex. Gisselman seconded.

Abitz questioned installing signs at Townline and Grand Avenue for visitors that may miss the turn on Kent Street. Sean Gehin indicated that Duncanson would prefer to have the signage at Kent Street to direct visitors to the parking lot on the south side of the complex. Rasmussen said an option would be to approve with the understanding that additional signs could be installed. Duncanson was thinking primarily of traffic traveling south on Grand Avenue and the address of the complex is 602 Kent Street. He stated there is no harm in having the opportunity of thinking about installing additional signage, which can be discussed internally.

Mielke moved to approve the installation of wayfinding signage for the Wausau Curling Club and the County Soccer Complex as designed and if additional signs are needed it can be decided amongst staff. Gisselman seconded and the motion carried unanimously 4-0.

### **Discussion and possible action on Athletic Park Development Agreement and First Amendment to Athletic Park Use Agreement**

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This item was taken out of agenda order.

Wesolowski explained that future improvements are proposed to 5<sup>th</sup> Street and pedestrian improvements to 3<sup>rd</sup> Street. He reminded the committee that 5<sup>th</sup> Street from Union Avenue to Nina Avenue was converted to a one-way, north bound street. The street is approximately 16' wide and a pedestrian lane would be marked on the street. This will still allow traffic to flow one-way north bound and define the pedestrian walkway. Wesolowski also met with WPS this week regarding the installation of additional street lighting on 5<sup>th</sup> Street. WPS will also change existing lights to LED. Standard pedestrian crossing signs will be installed at the intersection of 3<sup>rd</sup> Street and East Wausau Avenue. The pedestrian striping in this area is faded and will be re-striped. In 2016, 5<sup>th</sup> Street is proposed to be reconstructed to include a raised concrete sidewalk with curb to provide separation between the walkway and the road. This would provide safety to pedestrian traffic and encourage visitors to use the Wilson Hurd parking lot. If the street is reconstructed and sidewalk added to the gravel entrance of the Wilson Hurd lot, it would be discontinuous. He would recommend looking at reconstructing 5<sup>th</sup> Street to Nina Avenue or possibly to Winton Street.

Gisselman stated the importance of guiding people to the Wilson Hurd lot was discussed at the Park and Recreation Committee. Making it safer and more pleasing so people use the lot will take away some of the potential safety issues with parking west of 3<sup>rd</sup> Street. He hopes the pedestrian upgrades at the intersection of Wausau Avenue and 3<sup>rd</sup> Street will encourage traffic to slow down and be more cognizant of pedestrians crossing the street. He feels reconstructing 5<sup>th</sup> Street to Winton Street would eventually be a good goal. Nina Street from Gowen Street to 5<sup>th</sup> Street is not much of a street and he feels traffic should be guided to Winton Street.

Rasmussen uses the Wilson Hurd lot and noted that there is a fair amount of pedestrian and vehicle traffic. Also, after ballgames it is very dark and there are tripping hazards with holes in the transition between the road and the parking lot. She added that on game day there is a definite pedestrian safety issue at 3<sup>rd</sup> Avenue and East Wausau Avenue. She feels the proposed improvements are very positive.

Gisselman moved to approve the Athletic Park Development Agreement and First Amendment to Athletic Park Use Agreement. Abitz seconded.

Jacobson noted that a few additional refinements are being made to the Development Agreement and the First Amendment before the item goes to Council. These refinements include housekeeping issues, renumbering and changing of the chronological order.

There being a motion and a second, motion to approve the Athletic Park Development Agreement and First Amendment to Athletic Park Use Agreement carried unanimously 4-0.

**Future agenda items for consideration**

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Abitz questioned if Pardee Street will be looked at for future reconstruction due to drainage issues. Rasmussen stated staff can look into the street and bring it to committee if needed.

Wesolowski stated staff is scheduled to attend a conference during the May CISM meeting. The committee agreed to reschedule the May meeting to May 7 at 5:30.

**Adjourn**

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Mielke moved to adjourn the meeting. Gisselman seconded and the motion carried unanimously 4-0. Meeting adjourned at approximately 6:55 p.m.

Agenda Item No.

2

*STAFF REPORT TO CISM COMMITTEE - May 7, 2015*

**AGENDA ITEM**

Discussion and possible action on studying 1<sup>st</sup> and 3<sup>rd</sup> Avenues for conversion to two-way traffic

**BACKGROUND**

CISM had previously recommended spending up to \$50,000 to hire a consultant to study the feasibility of converting 1<sup>st</sup> and 3<sup>rd</sup> Avenues to one-way traffic. Staff met with WDOT and discussed this along with other issues. WDOT staff went over funding issues and level of service issues because 1<sup>st</sup> and 3<sup>rd</sup> Avenues are connecting highways (Business 51) and jurisdiction of the State.

**FISCAL IMPACT**

The fiscal impact of the study was to be up to \$50,000.

**STAFF RECOMMENDATION**

Based upon the meetings with WDOT and letters received from industry, staff recommends not moving forward with the study and maintaining 1<sup>st</sup> and 3<sup>rd</sup> Avenues as one way pairs.

Staff contact: Allen Wesolowski 715-261-6762

<b>AGENDA ITEM</b>
Discussion and possible action regarding on-street parking in front of 1910 North 6 <sup>th</sup> Street (Zillman's)
<b>BACKGROUND</b>
Community Development is working with Zillman's on a rehab project for the building. Community Development and Zillman's have asked for on-street parking in front of the business. This item was brought to CISM and CISM instructed staff to make a formal request to WDOT to determine if parking would be allowed. This is a requirement since 6 <sup>th</sup> Street is a connecting highway (STH 52). The staff has not made a formal request but rather discussed this at the meeting with WDOT. WDOT expressed concerns and went over funding issues.
<b>FISCAL IMPACT</b>
6 <sup>th</sup> Street is STH 52 and WDOT does not fund parking on connecting highways. Therefore, if the WDOT approves on-street parking would function traffic wise, WDOT would calculate a payment that the City would need to make based upon remaining life of the pavement. Also, future reconstruction of any areas used for parking would be 100% funded by the City.
<b>STAFF RECOMMENDATION</b>
Staff could make the formal request from WDOT regarding feasibility and cost.
Staff contact: Allen Wesolowski 715-261-6762

**AGENDA ITEM**

Discussion and possible action dedication of right-of-way and proposed easement for 3385 Horseshoe Spring Road

**BACKGROUND**

Travis Dzwonkowski, owner of 3385 Horseshoe Spring Road, has requested permission to construct an opening with a gate in the wall on Horseshoe Spring Road. Engineering Department has looked at the existing wall and other existing openings in the wall. Engineering was unable to find any easements for the existing openings in the wall. Engineering also discovered the right-of-way for the roadway in front of 3385 has never been dedicated to the City. A map is included along with pictures.

**FISCAL IMPACT**

None.

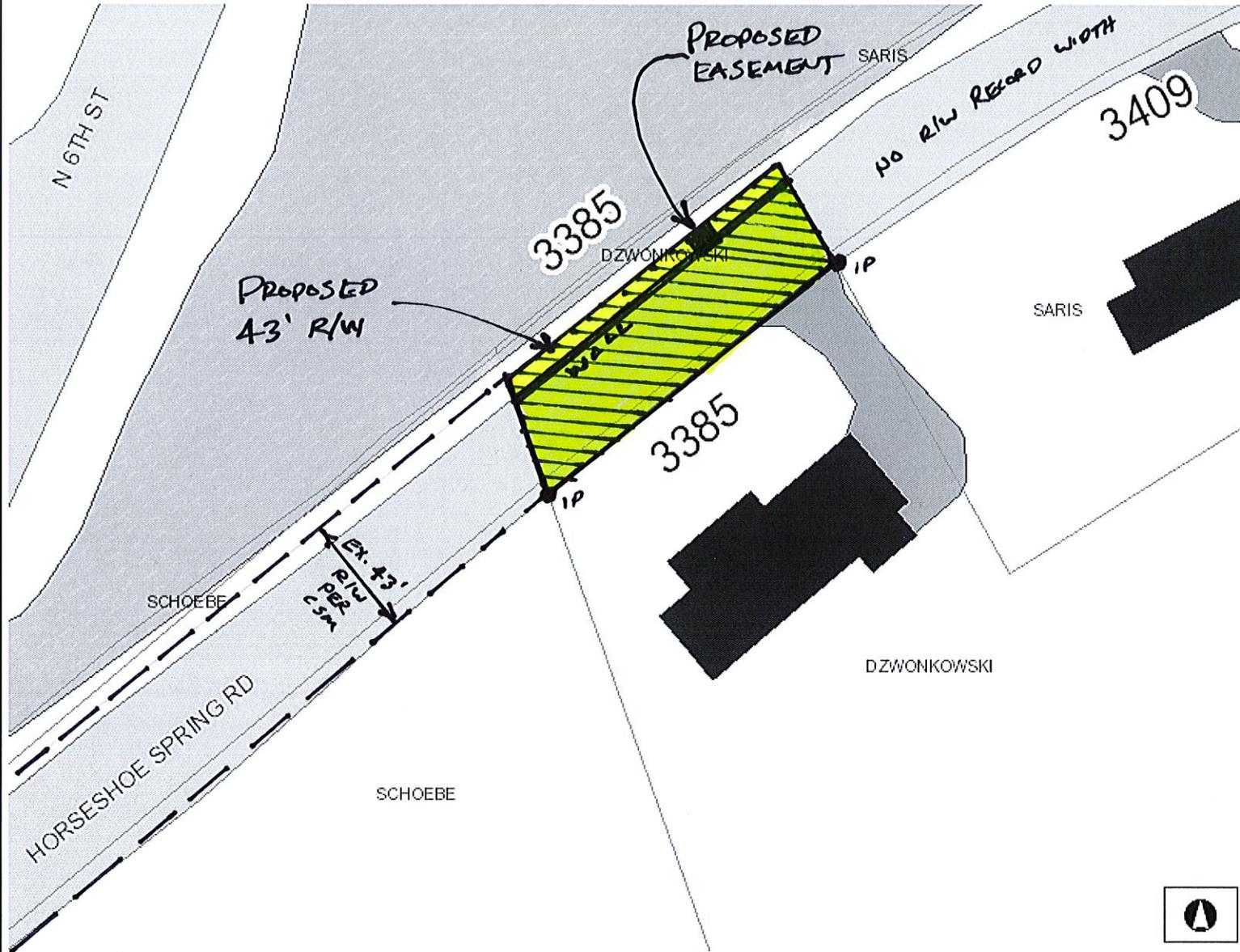
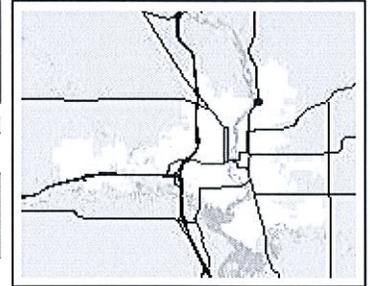
**STAFF RECOMMENDATION**

Staff recommends working with the landowner to have the appropriate right-of-way dedicated to the City. Staff also recommends the city accept the dedication of the right-of-way. The City would in turn work out an easement and hold harmless agreement to allow an opening in the wall.

Staff contact: Allen Wesolowski 715-261-6762



# DPW Mapping System



**Legend**

- Parcels
- Section Lines/Numbers
- Building
- ⊕ Railroad
- ▒ Bridge
- ▒ Overpass
- ▒ Paved Road
- ▒ Driveway
- ▒ Sidewalk
- Parking
  - ▒ Paved Parking
  - ▒ Unpaved Parking
- Stream - River
- ▒ Pond - Lake
- ▒ Wausau Wetland

4/30/15  
DFH

Map Created: 4/30/2015

25.00 0 25.00 Feet

User\_Defined\_Lambert\_Conformal\_Conic

**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**

**Notes**





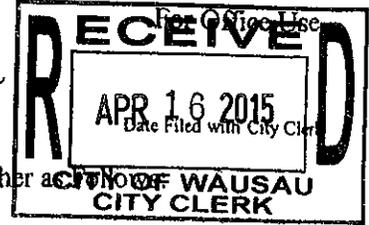
<b>AGENDA ITEM</b>
Discussion and possible action on an initial resolution to hold a public hearing to vacate the alley abutting 215 East Thomas Street west to Emter Street
<b>BACKGROUND</b>
The City has received a petition to vacate the alley abutting 215 East Thomas Street west to Emter Street.
<b>FISCAL IMPACT</b>
The fiscal impact for vacating the alley is none.
<b>STAFF RECOMMENDATION</b>
Staff recommends approval of the initial resolution to hold a public hearing for the purpose of vacating the alley abutting 215 East Thomas Street west to Emter Street.
Staff contact: Allen Wesolowski 715-261-6762

# PETITION

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

A Petition For:

- |  |  |  |                                       |
|--|--|--|---------------------------------------|
| <input checked="" type="checkbox"/> Alley Vacation | <input type="checkbox"/> Sanitary Sewer  | <input type="checkbox"/> Storm Sewer   | <input type="checkbox"/> Other action |
| <input type="checkbox"/> Blacktop Paving           | <input 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:

vacate the alley from 215 E. Thomas St. To the west  
To Enter street.

Signature of Electors	Print Name Clearly	Print Home Address	Date of Signing
1.	LAMONT THAO	215 E. Thomas St	4/16/2015
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			

### AFFIDAVIT OF CIRCULATOR

STATE OF WISCONSIN  
CITY OF WAUSAU Lamont THAO being duly sworn disposes and says that he is a resident of the affected area, residing at 215 E Thomas 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 residences 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 16<sup>th</sup> day of April, 2015

Signature of City Clerk or designee

(Signature of Circulator)

215 E. Thomas St  
(Address of Circulator)

**Alley Proposed To Be Vacated**

**E THOMAS ST**

**215 E.  
THOMAS ST**

**EDWARDS ST**

**EMTER ST**

**MCCLEARY ST**



0 50 100 200  
Feet

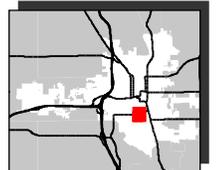
Map Date: April 22, 2015

# CITY OF WAUSAU

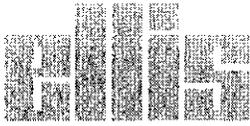
Marathon County, Wisconsin

## Legend

- Existing Right of Way
- Existing Building



<b>AGENDA ITEM</b>
Discussion and possible action on an initial resolution to hold a public hearing to vacate Clark Street between South 3 <sup>rd</sup> Avenue and South 4 <sup>th</sup> Avenue
<b>BACKGROUND</b>
The City has received a letter on behalf of Schierl Sales Corporation requesting the vacation of Clark Street between South 3 <sup>rd</sup> Avenue and South 4 <sup>th</sup> Avenue.
<b>FISCAL IMPACT</b>
The fiscal impact for vacating the alley is none.
<b>STAFF RECOMMENDATION</b>
Staff recommends approval of the initial resolution to hold a public hearing for the purpose of vacating Clark Street between South 3 <sup>rd</sup> Avenue and South 4 <sup>th</sup> Avenue.
Staff contact: Allen Wesolowski 715-261-6762



**ELLIS STONE**  
CONSTRUCTION CO.

☐ P.O. Box 366 • 3201 Stanley Street • Stevens Point, WI 54481-0366 • (715) 345-5000 FAX # (715) 345-5007

April 27, 2015

Hon. James E. Tipple, Mayor  
City of Wausau, WI  
City Hall 407 Grant St.  
Wausau, WI 54403

Hon. Mayor:

I would like this letter to serve as our formal request for vacation of Clark Street and its Right of Way (ROW), between Third and Fourth Avenues in the City of Wausau. We are making this request on behalf of the Schierl Sales Corporation who is moving forward with a development to the south of the current ROW. We are acting as their agent for this proposal and redevelopment initiative.

The area which is currently Clark Street ROW is needed to allow for additional parking that will be incorporated into the development plan. Consequently, ownership of Schierl Sales Corporation has had conversations with the adjacent property owner to the north of the ROW in question in the past; and had expressed sincere interest in working with them.

Your consideration of this request is greatly appreciated, and should you have any questions, please feel free to call. I have attached a map of the proposed vacation, along with a description.

Your honor, if you could forward to the appropriate channels for approval, we stand ready to respond accordingly.

Best Regards,

Andrew J. Halverson



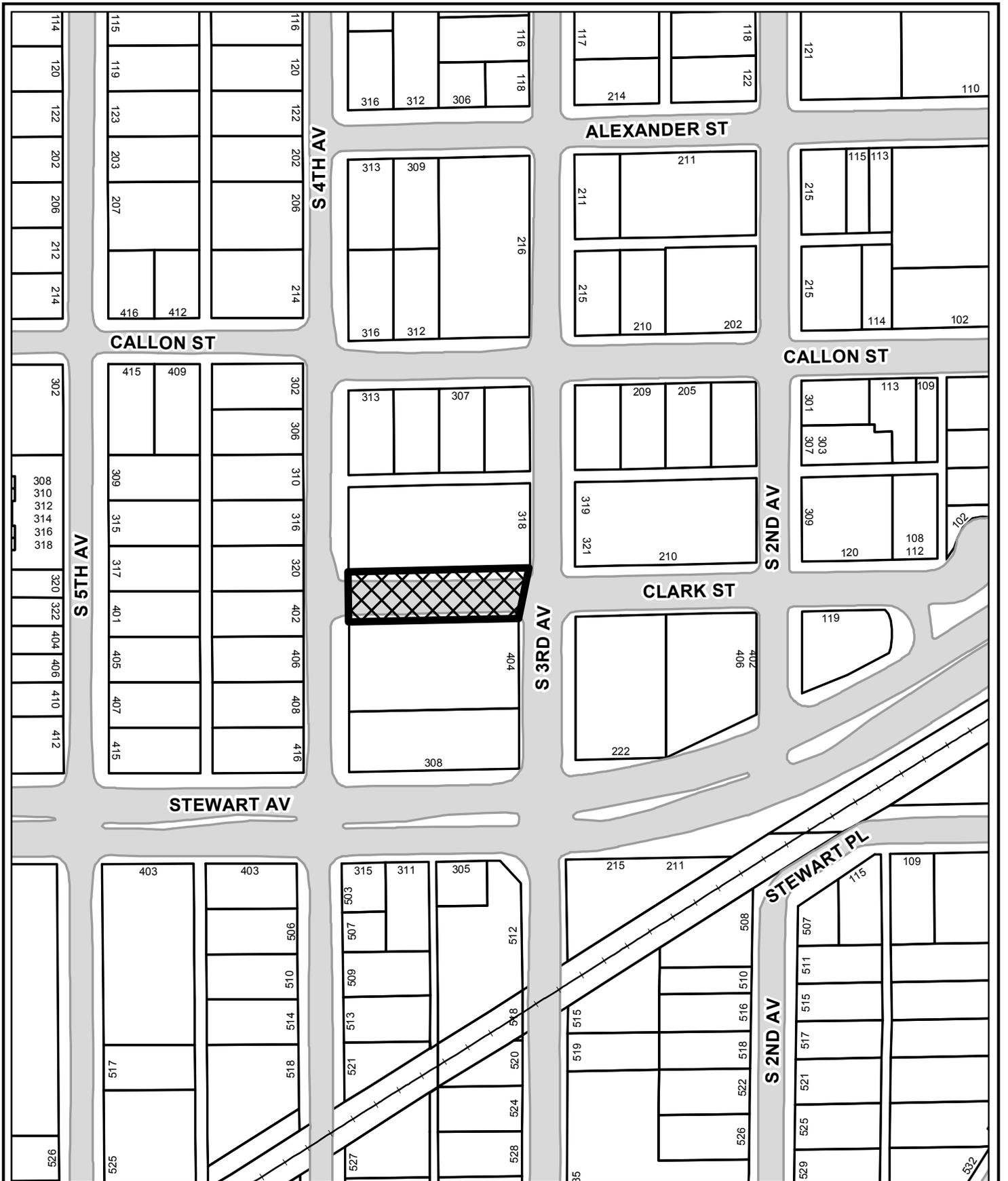
[www.ellisstone.com](http://www.ellisstone.com)



Land Description:

Part of A. Stewart's Addition to Wausau, Section 26, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin, described as follows:

All of the Clark Street right-of-way lying between Block 9 and Block 10, said A. Stewart's Addition to Wausau, lying East of a line running from the Northwest corner of said Block 10, and lying West of a line running from the Southeast corner of said Block 10 to the intersection of the North line of said Block 9 and the West right-of-way of South 3<sup>rd</sup> Avenue.



CITY OF WAUSAU  
 Department of Public Works  
 GIS Division  
 407 Chestnut St  
 Wausau, WI 54403  
 (715) 261-4527  
 gis@cityofwausau.wi.us



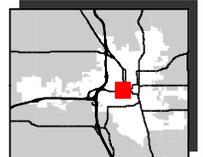
Map Date: January 3, 2011

**CITY OF WAUSAU**  
 Marathon County Wisconsin



Proposed Right of Way / Street  
 to be Vacated

Map Location



Agenda Item No.

7

*STAFF REPORT TO CISM COMMITTEE - May 7, 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. AECOM continues to advance the plans in accordance with the latest schedule. AECOM will not be present at the meeting due to scheduling conflicts and this meeting date being moved.

**FISCAL IMPACT**

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

**STAFF RECOMMENDATION**

None.

Staff contact: Allen Wesolowski 715-261-6762

AGENDA ITEM
2015 Street Construction Project of 2 <sup>nd</sup> Avenue and Clark Street: Discuss public hearing results and make recommendation
BACKGROUND
The Board of Public Works held the public hearing on Monday, May 4 <sup>th</sup> regarding the special assessments.
FISCAL IMPACT
The budget for the roadway construction is \$1,000,000. Sanitary sewer and watermain replacement costs are not included in this budget number.
STAFF RECOMMENDATION
None at this time. Staff will make a recommendation based upon comments received at the public hearing.
Staff contact: Allen Wesolowski 715-261-6762

## BOARD OF PUBLIC WORKS

---

Date of Meeting: May 4, 2015, at 4:00 p.m. in the Council Chambers.

Members Present: Lindman, Groat, Jacobson.

Also Present: Wesolowski, Nikolai.

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the *Wausau Daily Herald* in the proper manner.

**PUBLIC HEARING: 2015 Street Reconstruction Project**  
**2<sup>nd</sup> Avenue from Stewart Avenue to Elm Street**  
**Clark Street from 2<sup>nd</sup> Avenue to the cul-de-sac**

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Lindman explained in accordance with state statutes the Board of Public Works is required to hold a public hearing for proposed projects involving special assessments and take testimony from property owners who are affected. The testimony is forwarded to the Capital Improvements and Street Maintenance Committee which will meet May 7, 2015 at 5:30 p.m. and will approve, disapprove or modify the plans or assessments for the project and forward a recommendation to the Common Council. It is anticipated the Common Council will take action at the May 26, 2015 meeting. There were no objections to dispense with the reading of the official hearing notice.

Lindman indicated the assessment rate is \$22.80 per foot for curb and gutter, drive approach replacement is estimated at \$5.00 per square foot, and the sewer lateral is \$500 if replaced.

Wesolowski noted that a construction schedule is not known at this time. It is anticipated that the project will be bid in late May or June with construction to take place from July through October. The street will be closed to through traffic but access will be maintained for the Police and Fire Departments at all times. Residents will be allowed to park in front of their property at night. Garbage collection will be the responsibility of the contractor. Sewer and water laterals are scheduled to be replaced on this project.

Lindman stated staff from the Engineering Department will be available after the public hearing if there are specific questions about individual properties or the work to be done under the project. Lindman asked persons in attendance who wished to speak regarding special assessments to come to the podium and give their name, address and comments.

Arden Emmerich, 453 Grand Avenue, Schofield, stated he is present to inquire about the project and meet with staff. He has been involved with the project for several years as he owns property on both sides of Clark Street and the shopping center that houses Katzenbarkers. There has been a lot of discussion on this project and he has been waiting for plans of the project. He does not object to the cost or the charges per foot. He is only looking for information regarding the improvements and feels this may be premature because he has not seen a comprehensive plan. For six to eight years there has been a plan to take the south lot along Clark Street to use for beautification of the City, but there has been no discussion on the intent. He would like to know the plan before 2<sup>nd</sup> Avenue is torn up. Emmerich feels he will lose customers and renters if there is no access during the project. He will discuss the plans with staff after the public hearing.

There were no further comments offered and the public hearing was closed.

**AGENDA ITEM**

Update on the status of the McClellan Street project continued from the 2014 season and discussion of 2015 street project expectations

**BACKGROUND**

The construction on Curling Way, E. Kent Street, McClellan and Scott Street has resumed. For the most part, the remaining work includes the adjustment of manholes and water valves, placement of curb and gutter and sidewalk (Curling Way), the placement of the final layer of the asphalt, touch up of landscaped areas and the cleanup of the project site. Any corrective or repair work will be completed prior to the completion of the items above at the contractor's expense.

To ensure that the work is completed in a timely fashion the City has met with the general contractor and his subcontractors to review the work remaining and their perspective schedules.

Work is anticipated to be completed on McClellan and Scott Streets the week of May 4<sup>th</sup>, weather permitting. Due to the soccer tournament scheduled for the first weekend in May at the Sporting Complex the completion of the Curling Way and E. Kent Street is anticipated the following week. A full update on the construction project will be provided at the CISM meeting.

To avoid delay of future street projects due to poor weather late in fall, the completion dates for this year's street projects have been set on or before October 30<sup>th</sup>. In addition, at the pre-construction meeting it will be made clear to the contractor that liquated damages will be used if the contractor fails to meet the completion and work days requirements in the contract.

Attached are the costs for Projects A, B and D. A bid opening for Project E is scheduled for May 26. The bid opening for Project C is yet to be determined based upon input from the public hearing and schedule for burying utilities.

**FISCAL IMPACT**

N/A

**STAFF RECOMMENDATION**

This is an update only.

Staff contact: Sean Gehin 715-261-6748

**CITY OF WAUSAU 2015 STREET CONSTRUCTION PROJECT "A"**  
**22nd Avenue from Nehring Street to the cul-de-sac**

Steen Construction

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	QTY TO DATE	TOTAL	FOR CITY USE ONLY			
							STREET	STORM SEWER	SANITARY SEWER	WATER
1	Clearing	id	90	9.00	90	810.00	810.00			
2	Grubbing	id	90	9.00	90	810.00	810.00			
3	Removing Curb & Gutter	lf	113	2.00	113	226.00	226.00			
4	Removing Concrete Driveway	sy	134	3.00	134	402.00	402.00			
5	Removing Manholes	ea	1	500.00	1	500.00		500.00		
6	Removing Inlets	ea	2	200.00	2	400.00		400.00		
7	Removing Storm Sewer	lf	127	3.00	127	381.00		381.00		
8	Removing Sanitary Sewer	lf	750	4.00	750	3,000.00			3,000.00	
9	Excavation Common	cy	2,062	9.00	2,062	18,558.00	18,558.00			
10	Base Aggregate Dense 1¼ inch	cy	1,196	17.00	1,196	20,332.00	20,332.00			
11	Asphaltic Material PG 58-28	ton	49	2.00	49	98.00	98.00			
12	Tack Coat	gal	107	5.50	107	588.50	588.50			
13	HMA Pavement Type E-1	ton	512	58.50	512	29,952.00	29,952.00			
14	HMA Pavement Type E-3	ton	297	60.50	297	17,968.50	17,968.50			
15	Asphaltic Surface Driveways (E-0.3)	ton	4	155.00	4	620.00	620.00			
16	Asphaltic Curb	lf	50	11.00	50	550.00	550.00			
17	Concrete Curb & Gutter 30-inch Type D	lf	2,345	10.35	2,345	24,270.75	24,270.75			
18	Concrete Sidewalk 6-Inch	sf	4,614	4.25	4,614	19,609.50	19,609.50			
19	Storm Sewer Pipe Reinforced Concrete Class IV 12-inch	lf	93	28.00	93	2,604.00		2,604.00		
20	Storm Sewer Pipe Reinforced Concrete Class IV 15-inch	lf	99	30.00	99	2,970.00		2,970.00		
21	Manhole Covers Type J-Special (Storm and Sanitary)	ea	4	350.00	4	1,400.00		700.00	700.00	
22	Inlet Covers Type C	ea	1	350.00	1	350.00		350.00		
23	Inlet Covers Type H	ea	4	500.00	4	2,000.00		2,000.00		
24	Catch Basins 2x3-Ft	ea	4	800.00	4	3,200.00		3,200.00		
25	Manholes 4-Ft Diameter	ea	1	1,500.00	1	1,500.00		1,500.00		
26	Sanitary Sewer PVC-SDR35 8-Inch	lf	750	29.00	750	21,750.00			21,750.00	
27	Sanitary Sewer Manholes (48-inch Dia)	ea	1	2,000.00	1	2,000.00			2,000.00	
28	Sanitary Sewer Wyes (PVC)	ea	12	150.00	12	1,800.00			1,800.00	
29	Live Main Tap Saddles	ea	8	300.00	8	2,400.00			2,400.00	
30	Connect Sanitary Sewer Lateral	lf	690	25.00	690	17,250.00			17,250.00	
31	8" Non-Shear Coupling	ea	1	100.00	1	100.00			100.00	
32	Adjust Water Valve Box	ea	13	175.00	13	2,275.00				2,275.00
33	Mobilization	ls	1	6,000.00	1	6,000.00	6,000.00			
34	Water	Mgal	10	300.00	10	3,000.00	3,000.00			
35	Silt Fence	lf	417	3.00	417	1,251.00	1,251.00			
36	Silt Fence Maintenance	lf	417	1.00	417	417.00	417.00			

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	QTY TO DATE	TOTAL	FOR CITY USE ONLY			
							STREET	STORM SEWER	SANITARY SEWER	WATER
37	Inlet Protection, Type A	ea	13	150.00	13	1,950.00		1,950.00		
38	Inlet Protection, Type C	ea	15	50.00	15	750.00		750.00		
39	Tracking Pad	ea	4	500.00	4	2,000.00	2,000.00			
40	Temporary Traffic Control	ls	1	1,000.00	1	1,000.00	1,000.00			
41	Water For Seeded Areas	Mgal	38	55.00	38	2,090.00	2,090.00			
42	Topsoil, Seed, Fertilizer and Mulch	sy	1,697	6.00	1,697	10,182.00	10,182.00			
43	Sawing Asphalt	lf	292	3.00	292	876.00	876.00			
44	Sawing Concrete	lf	143	8.00	143	1,144.00	1,144.00			
						231,335.25	162,755.25	17,305.00	49,000.00	2,275.00
						Budgeted Amount	263,000	w/street	no budget	no budget

**CITY OF WAUSAU 2015 STREET CONSTRUCTION PROJECT "B"**

**Switlick & Sons**

**11th Street from McClellan Street to Franklin Street**

**Grant Street from Bellis Street to North 10th Street**

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	QTY TO DATE	TOTAL	FOR CITY USE ONLY			
							STREET	STORM SEWER	SANITARY SEWER	WATER
1	Clearing	id	430	25.00	430	10,750.00	10,750.00			
2	Grubbing	id	430	25.00	430	10,750.00	10,750.00			
3	Removing Pavement	sy	1,877	3.00	1,877	5,631.00	5,631.00			
4	Removing Curb	lf	11	2.00	11	22.00	22.00			
5	Removing Curb & Gutter	lf	3,129	2.00	3,129	6,258.00	6,258.00			
6	Removing Concrete Sidewalk	sy	713	3.00	713	2,139.00	2,139.00			
7	Removing Manholes	ea	12	200.00	12	2,400.00	2,400.00			
8	Removing Inlets	ea	6	100.00	6	600.00		600.00		
9	Removing Storm Sewer	lf	485	10.00	485	4,850.00		4,850.00		
10	Removing Sanitary Sewer	lf	1,487	3.00	1,487	4,461.00			4,461.00	
11	Removing Watermain	lf	1,789	5.00	1,789	8,945.00				8,945.00
12	Removing Hydrants	ea	3	700.00	3	2,100.00				2,100.00
13	Excavation Common	cy	2,552	11.00	2,552	28,072.00	28,072.00			
14	Excavation Below Subgrade	cy	950	15.00	950	14,250.00	14,250.00			
15	Granular Backfill	cy	925	20.00	925	18,500.00			9,250.00	9,250.00
16	3/4" Washed Stone	cy	15	30.00	15	450.00	450.00			
17	Trench Rock	cy	525	110.00	525	57,750.00			28,875.00	28,875.00
18	Base Aggregate Dense 1 1/4 inch	cy	1,430	20.00	1,430	28,600.00	28,600.00			
19	Breaker Run with Fines	cy	950	20.00	950	19,000.00	19,000.00			
20	Concrete Pavement 8-Inch	sy	52	60.00	52	3,120.00	3,120.00			
21	Asphaltic Material PG 58-28	ton	56	1.00	56	56.00	56.00			
22	Tack Coat	gal	134	5.00	134	670.00	670.00			
23	HMA Pavement Type E-1.0	ton	921	59.00	921	54,339.00	54,339.00			
24	Asphaltic Surface Driveways (E-1.0)	ton	1	100.00	1	100.00	100.00			
25	Salvage and Reinstall Existing Brick Pavers	sf	184	15.00	184	2,760.00	2,760.00			
26	Concrete Curb Integral Type D	lf	11	44.00	11	484.00	484.00			
27	Concrete Curb & Gutter 30-inch Type D	lf	3,199	10.50	3,199	33,589.50	33,589.50			
28	Concrete Sidewalk 4-Inch	sf	2,866	4.00	2,866	11,464.00	11,464.00			
29	Concrete Sidewalk 6-Inch	sf	3,668	5.00	3,668	18,340.00	18,340.00			
30	Concrete Steps	sf	208	80.00	208	16,640.00	16,640.00			
31	Handrail	lf	189	40.00	189	7,560.00	7,560.00			
32	Curb Ramp Detectable Warning Field Natural Patina	sf	112	40.00	112	4,480.00	4,480.00			
33	Storm Sewer Pipe Reinforced Concrete Class IV 12-inch	lf	346	38.00	346	13,148.00		13,148.00		
34	Storm Sewer Pipe Reinforced Concrete Class IV 15-inch	lf	739	44.00	739	32,516.00		32,516.00		
35	Storm Sewer Pipe Reinforced Concrete Class IV 24-inch	lf	21	80.00	21	1,680.00		1,680.00		

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	QTY TO DATE	TOTAL	FOR CITY USE ONLY			
							STREET	STORM SEWER	SANITARY SEWER	WATER
36	Manhole Covers Type J-Special (Storm and Sanitary)	ea	15	500.00	15	7,500.00		3,000.00	4,500.00	
37	Inlet Covers Type H	ea	11	500.00	11	5,500.00		5,500.00		
38	Catch Basins 2x3-Ft	ea	11	1,000.00	11	11,000.00		11,000.00		
39	Manholes 4-Ft Diameter	ea	5	1,200.00	5	6,000.00		6,000.00		
40	Manholes 5-Ft Diameter	ea	1	1,800.00	1	1,800.00		1,800.00		
41	Sanitary Sewer PVC-SDR35 8-Inch	lf	1,422	36.00	1,422	51,192.00			51,192.00	
42	Sanitary Sewer Manholes (48-inch Dia)	ea	8	2,200.00	8	17,600.00			17,600.00	
43	Sanitary Sewer Manholes (72-inch Dia)	ea	1	4,500.00	1	4,500.00			4,500.00	
44	Sanitary Sewer Wyes (PVC)	ea	25	100.00	25	2,500.00			2,500.00	
45	Connect Sanitary Sewer Lateral	lf	732	30.00	732	21,960.00			21,960.00	
46	6" DI Watermain	lf	101	38.00	101	3,838.00				3,838.00
47	8" DI Watermain	lf	1,744	45.00	1,744	78,480.00				78,480.00
48	12"x12"x6" Tee	ea	1	600.00	1	600.00				600.00
49	6"x6"x8" Tee	ea	1	500.00	1	500.00				500.00
50	8"x8"x6" Tee	ea	4	500.00	4	2,000.00				2,000.00
51	8"x8"x8" Tee	ea	2	500.00	2	1,000.00				1,000.00
52	8"x8" Cross	ea	1	500.00	1	500.00				500.00
53	8" - 45 Degree Bend	ea	4	300.00	4	1,200.00				1,200.00
54	6"x3" Reducer	ea	1	200.00	1	200.00				200.00
55	8"x3" Reducer	ea	1	300.00	1	300.00				300.00
56	8"x4" Reducer	ea	1	300.00	1	300.00				300.00
57	8"x6" Reducer	ea	5	300.00	5	1,500.00				1,500.00
58	6" Valve & Valve Box	ea	5	1,300.00	5	6,500.00				6,500.00
59	8" Valve & Valve Box	ea	14	1,900.00	14	26,600.00				26,600.00
60	8" Pressure Reducing Valve	ea	1	4,000.00	1	4,000.00				4,000.00
61	3" Watermain Connection	ea	2	600.00	2	1,200.00				1,200.00
62	4" Watermain Connection	ea	1	600.00	1	600.00				600.00
63	6" Watermain Connection	ea	7	600.00	7	4,200.00				4,200.00
64	12" Watermain Connection	ea	2	1,100.00	2	2,200.00				2,200.00
65	Standard Hydrant	ea	4	3,200.00	4	12,800.00				12,800.00
66	2"Polystyrene Insulation	sf	224	1.00	224	224.00				224.00
67	Temporary Water Service	ls	1	15,000.00	1	15,000.00				15,000.00
68	Connect Water Service	lf	608	30.00	608	18,240.00				18,240.00
69	Mobilization	ls	1	25,000.00	1	25,000.00	25,000.00			
70	Water	Mgal	25	10.00	25	250.00	250.00			
71	Silt Fence	lf	136	1.00	136	136.00	136.00			
72	Silt Fence Maintenance	lf	136	1.00	136	136.00	136.00			
73	Erosion Mat Urban Class I Type A	sy	219	2.00	219	438.00	438.00			
74	Inlet Protection, Type A	ea	11	20.00	11	220.00		220.00		
75	Inlet Protection, Type C	ea	22	20.00	22	440.00		440.00		
76	Tracking Pad	ea	4	500.00	4	2,000.00	2,000.00			
77	Temporary Traffic Control	ls	1	4,000.00	1	4,000.00	4,000.00			

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	QTY TO DATE	TOTAL	FOR CITY USE ONLY			
							STREET	STORM SEWER	SANITARY SEWER	WATER
78	Geotextile Fabric Type SAS (Under Breaker Run)	sy	3,250	1.50	3,250	4,875.00	4,875.00			
79	Water For Seeded Areas	Mgal	38	10.00	38	380.00	380.00			
80	Topsoil, Seed and Fertilizer	sy	2,047	3.00	2,047	6,141.00	6,141.00			
81	Mulch	sy	1,828	1.00	1,828	1,828.00	1,828.00			
82	Sawing Asphalt	lf	431	2.00	431	862.00	862.00			
83	Sawing Concrete	lf	28	5.00	28	140.00	140.00			
						784,854.50	328,110.50	80,754.00	144,838.00	231,152.00
						Budgeted Amount	360,200	50,000	65,000	115,000

**CITY OF WAUSAU 2015 STREET CONSTRUCTION PROJECT "D"**

**Steen Construction**

**Flieth Street from Park Boulevard to 11th Avenue**

**84th Avenue watermain extension**

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	QTY TO DATE	TOTAL	FOR CITY USE ONLY			
							STREET	STORM SEWER	SANITARY SEWER	WATER
1	Clearing	sy	100	15.00	100	1,500.00	1,500.00			
2	Grubbing	sy	100	13.00	100	1,300.00	1,300.00			
3	Removing Concrete Driveways	sy	25	3.00	25	75.00	75.00			
4	Removing Manholes	ea	1	500.00	1	500.00	500.00			
5	Removing Inlets	ea	5	300.00	5	1,500.00		1,500.00		
6	Removing Storm Sewer	lf	420	5.00	420	2,100.00		2,100.00		
7	Excavation Common	cy	3,770	9.00	3,770	33,930.00	33,930.00			
8	Base Aggregate Dense 3/4 inch (2' Shoulder)	cy	20	20.00	20	400.00	400.00			
9	Base Aggregate Dense 1 1/4 inch	cy	2,190	20.00	2,190	43,800.00	43,800.00			
10	Crushed Red Granite (Private Drives)	cy	15	25.00	15	375.00	375.00			
11	Asphaltic Material PG 58-28	ton	96	55.00	96	5,280.00	5,280.00			
12	Tack Coat	gal	190	6.00	190	1,140.00	1,140.00			
13	HMA Pavement Type E-3	ton	1,550	60.00	1,550	93,000.00	93,000.00			
14	Asphaltic Surface Driveways (E-1.0)	ton	45	125.00	45	5,625.00	5,625.00			
15	Concrete Curb & Gutter 30-inch Type D	lf	3,330	10.00	3,330	33,300.00	33,300.00			
16	Concrete Sidewalk 6-Inch	sf	3,030	4.00	3,030	12,120.00	12,120.00			
17	Storm Sewer Pipe Reinforced Concrete Class IV 12-inch	lf	313	33.00	313	10,329.00		10,329.00		
18	Storm Sewer Pipe Reinforced Concrete Class IV 15-inch	lf	322	37.00	322	11,914.00		11,914.00		
19	Storm Sewer Pipe RCHE Class HE-IV 19x30-inch	lf	271	86.00	271	23,306.00		23,306.00		
20	Manhole Covers Type J-Special (Storm and Sanitary)	ea	8	350.00	8	2,800.00		2,450.00	350.00	
21	Inlet Covers Neenah R-2586-M w/Type G Grate	ea	1	375.00	1	375.00		375.00		
22	Inlet Covers Type H	ea	18	415.00	18	7,470.00		7,470.00		
23	Inlet Covers Neenah R-3290-A	ea	2	400.00	2	800.00		800.00		
24	Catch Basins 2x3-Ft	ea	16	700.00	16	11,200.00		11,200.00		
25	Catch Basins 2-Ft Diameter	ea	1	400.00	1	400.00		400.00		
26	Relocate Existing Catch Basin	ea	1	400.00	1	400.00		400.00		
27	Manholes 4-Ft Diameter	ea	2	1,500.00	2	3,000.00		3,000.00		
28	Manholes 5-Ft Diameter	ea	4	1,800.00	4	7,200.00		7,200.00		
29	Manholes 6-Ft Diameter	ea	1	2,500.00	1	2,500.00		2,500.00		
30	Remove Existing Water Service Lateral	ea	8	400.00	8	3,200.00				3,200.00
31	Remove Existing Sanitary Sewer Lateral	ea	3	200.00	3	600.00			600.00	
32	Remove & Salvage 12" D.I. Plug	ea	1	200.00	1	200.00				200.00
33	Remove & Salvage 14" D.I. Plug	ea	1	200.00	1	200.00				200.00
34	12" D.I. Watermain Plug	ea	1	200.00	1	200.00				200.00
35	14" x 12" D.I. Watermain Reducer	ea	1	500.00	1	500.00				500.00

ITEM	DESCRIPTION	UNIT	EST QTY	UNIT PRICE	QTY TO DATE	TOTAL	FOR CITY USE ONLY			
							STREET	STORM SEWER	SANITARY SEWER	WATER
36	12" x 12" x 12" D.I. Watermain Tee	ea	1	800.00	1	800.00				800.00
37	12" x 12" x 6" D.I. Watermain Tee	ea	1	650.00	1	650.00				650.00
38	6" Valve & Valve Box	ea	1	1,300.00	1	1,300.00				1,300.00
39	12" Valve & Valve Box	lf	2	3,000.00	2	6,000.00				6,000.00
40	6" Standard Hydrant	lf	1	3,000.00	1	3,000.00				3,000.00
41	6" D.I. Watermain	ea	8	45.00	8	360.00				360.00
42	12" D.I. Watermain	ls	795	58.00	795	46,110.00				46,110.00
43	Adjust Water Valve Box	Mgal	16	200.00	16	3,200.00				3,200.00
44	Mobilization	lf	1	9,000.00	1	9,000.00	9,000.00			
45	Water	lf	10	150.00	10	1,500.00	1,500.00			
46	Silt Fence	sy	645	4.00	645	2,580.00	2,580.00			
47	Silt Fence Maintenance	ea	645	1.00	645	645.00	645.00			
48	Erosion Mat, Class I, Type A	ea	760	1.50	760	1,140.00	1,140.00			
49	Inlet Protection, Type A	lf	26	150.00	26	3,900.00		3,900.00		
50	Inlet Protection, Type C	ea	33	50.00	33	1,650.00		1,650.00		
51	Temporary Ditch Checks	ls	75	4.00	75	300.00	300.00			
52	Tracking Pad	Mgal	5	600.00	5	3,000.00	3,000.00			
53	Temporary Traffic Control	sy	1	2,000.00	1	2,000.00	2,000.00			
54	Water (For Seeded Areas)	lf	50	55.00	50	2,750.00	2,750.00			
55	Topsoil, Seed, Fertilizer and Mulch	lf	2,900	7.00	2,900	20,300.00	20,300.00			
56	Sawing Asphalt	lf	1,950	5.00	1,950	9,750.00	9,750.00			
57	Sawing Concrete	lf	20	10.00	20	200.00	200.00			
						442,674.00	285,510.00	90,494.00	950.00	65,720.00
						Budgeted Amount	340,000	no budget	no budget	no budget



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Office of the City Attorney

TEL: (715) 261-6590  
FAX: (715) 261-6808

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Anne L. Jacobson  
City Attorney

Tara G. Alfonso  
Assistant City Attorney

## MEMORANDUM

**From:** Anne Jacobson, Allen Wesolowski  
**To:** Members of Capital Improvements Street Maintenance  
**Date:** May 1, 2015  
**RE:** Staff Analysis of Talon Lane Development

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**Purpose:** To provide background information on the development, and obtain work direction in furtherance of completion of public roadway dedication of Talon Lane (shown on the City Map as extending to 25<sup>th</sup> Street), pursuant to Council Resolutions and Agreement for the Dedication of Right-of-Way.

**Facts:**

**Background:** The issue to be resolved is how best to achieve obtaining the southern half of Talon Lane, the dedication of which has been accepted by the City of Wausau for public roadway.

**History:**

David Eckert owns land in the Town of Wausau abutting Eagle Valley Subdivision in the City of Wausau.

On September 13, 2006, the Common Council, by File No. 01-0710, adopted a Resolution accepting dedication of land for Talon Lane with the following conditions:

1. The public street, Talon Lane.....shall be dedicated to the City of Wausau for street purposes.

2. An agreement is executed by Schlindwein which provides that the 30-feet of right-of-way to extend Talon Lane to 25<sup>th</sup> Street will be dedicated to the City, at no cost to the City, when the property owner to the north of Schlindwein (currently Eckert) dedicates the north 30 feet necessary to extend Talon Lane easterly.
3. That Schlindwein will execute an agreement indicating that he understands that at some point in the future sewer and water and an improved street may be constructed along the proposed two-acre building lot and that he, his heirs and assigns to that property waive any required special assessment notices and public hearing and agree to pay the assessments as determined and levied at that time.

Sometime in 2007, Paul Schlindwein installed sewer and water in the southern half of the Talon Lane extension (Outlot 1), at his expense.

On July 11, 2013, CISM reviewed Dave and Joan Eckert's offer to dedicate the entire length of their property to be dedicated for public roadway for the future extension of Talon lane, so the dedication process was completed prior to any proposed annexation, and recommended acceptance of the dedication of the entire length of the roadway . Sewer and water already existed in that corridor. On July 16, 2013, the Plan Commission approved a similar motion. On August 13, 2013, the Common Council accepted the dedication of right-of-way on Talon Lane, as shown on Certified Survey Map No. 14551, which was subsequently recorded.

In February 2014, the north half of Talon Lane was annexed to the City of Wausau.

On April 10, 2014, the Capital Improvements Street Maintenance Committee (CISM) approved the dedication of the north portion of right-of-way on Talon Lane (now that it was part of the City, having been recently annexed), thus invoking action be taken by Paul Schlindwein to dedicate his 30' of property for the south half of the roadway, pursuant to an Agreement for Dedication of Right-of-Way, executed October 24, 2006, between Paul C. Schlindwein II, the owner of land adjacent to the proposed plat known as Eagle Valley First Addition, and the City of Wausau.

On April 22, 2014, the Common Council, as File No. 01-07190, approved two Joint Resolutions of CISM and Plan Commission: one accepting dedication of the north portion of right-of-way on Talon Lane, and one accepting dedication of the south portion of right-of-way on Talon Lane.

On June 6, 2014, a Quit Claim Deed was recorded in favor of the City, dedicating the north half of the proposed roadway, from David and Joan Eckert.

On July 24, October 20 and December 12, 2014, the City Attorney's Office sent letters including a Warranty Deed (on July 24 and December 12) to Paul Schlindwein and Susan Tiedemann, requesting that they execute the Deed to dedicate the south half of extended Talon Lane for public roadway, at no cost to the City, pursuant to his Agreement with the City.

On January 7, 2015, City staff met with Bill Nagle, Dave Eckert and Attorney Joe Mella, representing Paul Schlindwein, to identify the issues preventing him from dedicating his half of the roadway.

The questions and answers are reviewed here:

- 1) Does the City have a policy that once two parties both dedicate ROW, the City is obligated to build a road? No. The City has no plans to construct a road at this location.
- 2) Must the City construct a road within a certain period of time of the dedication? No.
- 3) Will there be an assessment to anyone for building the road by the City? No.
- 4) Will anyone be assessed for stormwater? No.
- 5) Are any easements necessary? No.
- 6) With respect to the Agreement for Dedication of Right-of-Way, if paragraph #2 is inapplicable, is the City willing to amend and remove this paragraph from the Agreement?
- 7) What costs will be borne by the individuals each dedicating one half of the roadway?

On February 15, 2015, City staff met with Attorney Mella and Paul Schlindwein. The City was advised that the Agreement for Dedication of Right-of-Way does not require the conveyance of any improvements (utilities installation).

On March 16, 2015, David Eckert e-mailed REI development drawings for the Talon Lane extension to Attorney Mella and Paul Schlindwein. David Eckert has indicated that the costs for the road construction and utility installation should be split equally between the parties.

City staff has been unsuccessful in attempting to schedule additional meetings between the parties in an effort to resolve the matter and identify any outstanding issues. David Eckert has requested that the City take action for specific performance or condemnation, to obtain the southern half of the Talon Lane roadway extension (Outlot 1), dedicated for public roadway purposes.

#### Discussion:

The land was officially city mapped. This was done to make sure a corridor was reserved for the extension of 25<sup>th</sup> Street. Talon Lane is a long dead end street as it exists today. The extension of 25<sup>th</sup> Street would provide a connection to eliminate the long dead end street. The City would also benefit from the development of additional lands annexing to the City if Mr. Eckert develops more lots, which he has expressed is his intention.

The factors that must be considered in determining the best course of action include the staff time necessary to mediate a resolution and the unknown cost of potential litigation.

Options:

- 1) Direct staff to bring an Amendment to the Agreement for Dedication of Right-of-Way back to CISM and/or Plan for their consideration at a June meeting;
- 2) Recommend to Common Council that it engage outside counsel for the purpose of evaluating the legal options and litigating enforcement of its Agreement.

Recommendation: No specific course of action is recommended by staff. Given the facts and recorded documents, the Committee should recommend a course of action.

Coordination: Those involved in factoring a solution include staff from Engineering and the City Attorney's Office.

ALJ/AW

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

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

Approving Eagle Valley Certified Survey Map (Paul Schlindwein) and Accepting Dedication of Land for Talon Lane

Committee Action: CISM :  
Plan Comm: Approved 3-1

Fiscal Impact: None

File Number: 01-0710

Date Introduced: September 13, 2006

**WHEREAS**, Paul Schlindwein owns an approximately ten-acre parcel at 2400 Eagle Valley Lane; and

**WHEREAS**, Mr. Schlindwein wishes to create an approximately two-acre lot to sell for construction of a single-family residence; and

**WHEREAS**, this proposed lot which will be created by certified survey map does not currently have access to a public street; and

**WHEREAS**, a preliminary plat for Eagle Valley First Addition, approved by the Wausau Common Council in May, 2005, shows a planned street (Talon Lane) which would provide access to the proposed two-acre building lot; and

**WHEREAS**, a final plat for Eagle Valley First Addition has recently been submitted to the City for review and approval; and

**WHEREAS**, part of the proposed building lot and another strip of land owned by Schlindwein has been identified on the Official City Map as land needed for a future, easterly extension of Talon Lane which would eventually be connected to 25<sup>th</sup> Street and provide enhanced access to development in the Eagle Valley area; and

**WHEREAS**, some assurances that sewer and water facilities will be available to the proposed two-acre building lot are needed before a building permit can be issued by the Inspections Department; and

**WHEREAS**, City staff has had several meetings with the property owners and potential builders involved in this certified survey map and subdivision, and staff has determined that the City's interests can be protected while accommodating the development goals of Mr. Schlindwein; and

**WHEREAS**, the Plan Commission and the Capital Improvements and Street Maintenance Committee have reviewed the proposal to create the aforementioned two-acre building lot and dedicate a portion of

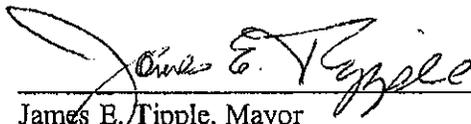
Talon Lane to provide access to this lot; now therefore

**BE IT RESOLVED** that the Common Council of the City of Wausau hereby approves the certified survey map and authorizes the Zoning Administrator to certify said map provided the following conditions are met:

1. The public street, Talon Lane, as shown on the preliminary plat of Eagle Valley First Addition shall be dedicated to the City of Wausau for street purposes;
2. A letter of credit or surety bond or some other type of financial assurance acceptable to the City shall be secured by either Schlindwein, the owners of Eagle Valley First Addition preliminary plat, or a combination thereof which provides the City with a guarantee that the funds necessary to construct Talon Lane to the proposed two-acre building lot will be available if said road is not constructed by either Schlindwein or the owners of Eagle Valley First Addition preliminary plat by June 1, 2007;
3. A letter of credit or surety bond or some other type of financial assurance acceptable to the City shall be secured by either Schlindwein, the owners of Eagle Valley First Addition preliminary plat, or a combination thereof which provides the City with a guarantee that the funds necessary to extend sewer and water facilities to the proposed two-acre building lot will be available if said sewer and water facilities are not extended by either Schlindwein or the owners of Eagle Valley First Addition preliminary plat by June 1, 2007;
4. An agreement is executed by Schlindwein which provides that the 30-feet of right-of-way to extend Talon Lane to 25<sup>th</sup> Street will be dedicated to the City, at no cost to the City, when the property owner to the north of Schlindwein (currently Eckert) dedicates the north 30 feet necessary to extend Talon Lane easterly; and
5. That Schlindwein will execute an agreement indicating that he understands that at some point in the future sewer and water and an improved street may be constructed along the proposed two-acre building lot and that he, his heirs and assigns to that property waive any required special assessment notices and public hearing and agree to pay the assessments as determined and levied at that time.

**BE IT FURTHER RESOLVED** that the Common Council of the City of Wausau hereby accepts for street purposes the dedication of the Talon Lane property as illustrated on the preliminary plat for Eagle Valley First Addition and the Schlindwein certified survey map.

Approved:

  
James E. Tipple, Mayor

cc Kelly Michaels-Saager,  
City Clerk  
Council File No. 01-0710



Office of the City Attorney

William P. Nagle  
City Attorney

Anne L. Jacobson  
Assistant City Attorney

October 27, 2006

Mr. Paul C. Schlindwein II  
4015 Crestwood Drive  
Wausau, WI 54403

Re: Agreement for Dedication of Right-of-Way Dated October 24, 2006

Dear Mr. Schlindwein:

Enclosed herewith please find a copy of the above-referenced agreement. As we discussed, paragraph 1 assumes land currently owned by Dave Eckert to be dedicated, and assumes that the land will be abutting yours. Should the land so dedicated by Mr. Eckert or any successor in title not abut yours, then the dedication by you to the City of Outlot 1 would be a requirement which the City would certainly be willing to discuss with you. Access to all buildable lots is of course a requirement, however, how that access is gained is a question that can only be answered in the future.

The purpose of this letter is to provide you with an assurance that you and the City are in agreement with regard to the intent of the enclosed agreement.

We welcome any comments you may have with regard to this matter, and to that end please write us, call, or stop by at your convenience.

Sincerely,

CITY OF WAUSAU

A handwritten signature in cursive script that reads "William P. Nagle".  
William P. Nagle  
City Attorney

WPN;jh

Enclosure

cc Joe Gehin, Director of Administration—Public Works and Utilities (w/copy of enclosure)  
Dan Higginbotham, P4225 Pineview Road, Birnamwood, WI 54414 (w/copy of enclosure)

# AGREEMENT FOR DEDICATION OF RIGHT-OF-WAY

1461438  
CITY OF WAUSAU/SCHLINDWEIN II  
REGISTER'S OFFICE  
MARATHON COUNTY, WI  
NOV 06 2006 12:54 PM

THIS AGREEMENT, made this 24<sup>th</sup> day of October, 2006, between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY," and Paul C. Schlindwein II, the owner of land adjacent to the proposed plat known as Eagle Valley First Addition, hereinafter referred to as "OWNER."

*Michael J. Sydow*  
REGISTER

WHEREAS, Orion Development, LLC, has filed a petition to annex certain property to the City of Wausau, a copy of the annexation map being attached hereto as "Exhibit A"; and

WHEREAS, the proposed plat known as Eagle Valley First Addition will include right-of-way known as Talon Lane, which right-of-way is expected to be extended easterly of its termination point adjacent to Lot 41, a copy of which plat being attached hereto as "Exhibit B"; and

WHEREAS, OWNER is the owner of a portion of the property to the east of the proposed plat known as Eagle Valley First Addition upon which Talon Lane is proposed by CITY to be extended easterly, approximately 786 feet of its terminus shown on the proposed plat known as Eagle Valley First Addition; and the purpose of this agreement is to provide to CITY an assurance that the right-of-way extending Talon Lane to the east (Outlot 1 on "Exhibit C" attached hereto) will be dedicated to CITY, at no cost to CITY and also to establish a means to pay for the cost of construction of this street extension and the sewer and water utilities that will be constructed in the street.

Recording Area

Name and Return Address

Office of the City Attorney  
City Hall - 407 Grant Street  
Wausau, WI 54403

(\$23 Charge to City of Wausau)

PIN: 291.4.2208 184.0970  
SFSE  
10-29-08

NOW, THEREFORE, the parties hereto agree as follows:

1. When the land north of Outlot 1, Exhibit "C" attached hereto is planned to be developed so as to require public street access, OWNER shall dedicate to CITY Outlot 1 on "Exhibit C" so as to enable the road shown as Talon Lane on "Exhibit C" to be extended to the east to serve the development; that this dedication of Outlot 1, Exhibit "C" to CITY shall be without cost to CITY, free and clear of any and all liens and encumbrances, and shall be made by warranty deed, with all transfer and closing expenses to be paid for by OWNER.
2. When the land north of Outlot 1, Exhibit "C" attached hereto is planned to be developed so as to require sanitary sewer and water services and if said sewer and water services are installed by CITY pursuant to a city public works contract, OWNER shall pay the street and sewer and water special assessments that may be levied at that time against Lot 1, Exhibit "C", a distance of approximately 464.61 feet and against the land east of Lot 1 Exhibit "C", a distance of approximately 321.33 feet. Said costs for these improvements include the cost of preparing engineering plans, construction and inspection.

OWNER, for himself, his heirs, executors, successors, and assigns, waives any notice and statutory procedures required under Chapter 66 of the Wisconsin Statutes and/or any successor statute, and under CITY ordinances, and any other requirements under the law regarding special assessments and/or impact fees, and OWNER, for himself, his heirs, executors, successors, and assigns, agrees that the fees established by CITY and as outlined in this agreement shall be placed as a lien on each individual lot, without notice and without further action.

3. This agreement shall run with the land, encumbering the property encompassed by it in perpetuity, and shall be binding upon and shall inure to the benefit of the parties hereto and to their respective heirs, executors, successors, and assigns.

IN WITNESS WHEREOF, this agreement has been duly executed the day and year first above written.

CITY OF WAUSAU BY:

James E. Tipple  
James E. Tipple, Mayor

Paul C. Schlindwein II  
Paul C. Schlindwein II

Kelly Michaels-Saager  
Kelly Michaels-Saager, Clerk

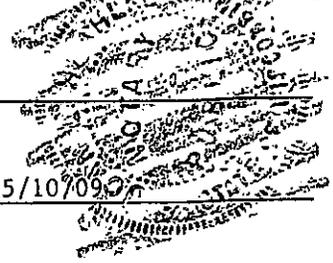
STATE OF WISCONSIN

) ss.

COUNTY OF MARATHON)

Personally came before me this 24th day of October, 2006, the above named James E. Tipple, Mayor, and Kelly Michaels-Saager, Clerk for the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Joan L. Heahlke  
Joan L. Heahlke  
Notary Public, Wisconsin  
My commission: expires 5/10/09



STATE OF WISCONSIN )

) ss.

COUNTY OF MARATHON)

Personally came before me this 23<sup>rd</sup> day of October, 2006, the above named Paul C. Schlindwein II, to me known to be the person who executed the foregoing instrument and acknowledged the same.

William P. Nagle  
William P. Nagle  
Notary Public, Wisconsin  
My commission: is per [unclear]



This instrument was drafted by William P. Nagle, City Attorney for the City of Wausau, 407 Grant, Street, Wausau, WI 54403-4783.

1461438

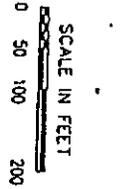
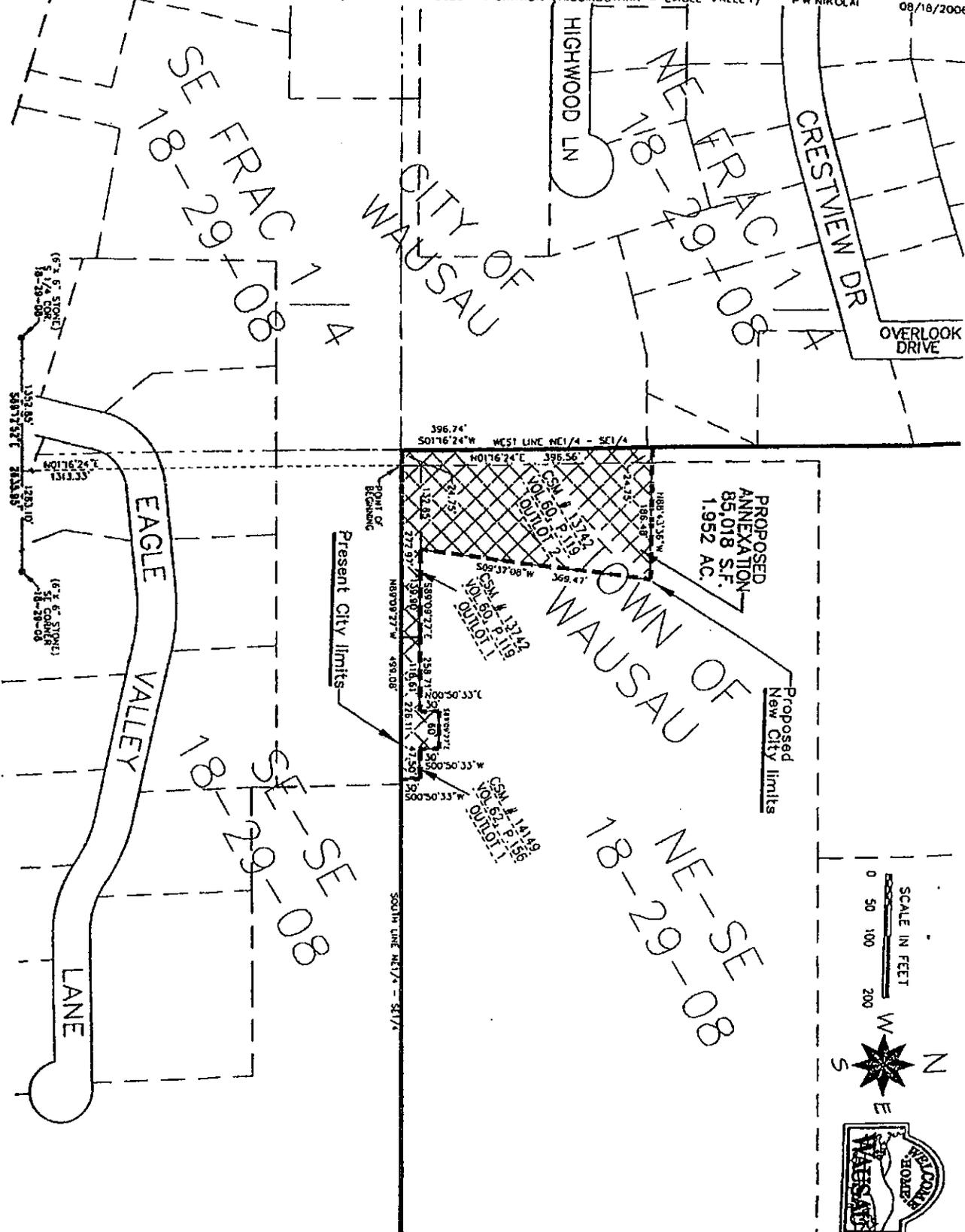
EXHIBIT A

DWG FILE NAME H:\DWG\PROJ\0661\0661Annex.dwg

PROPOSED ANNEXATION (HIGGINBOTHAM - EAGLE VALLEY)

P R NIKOLAI

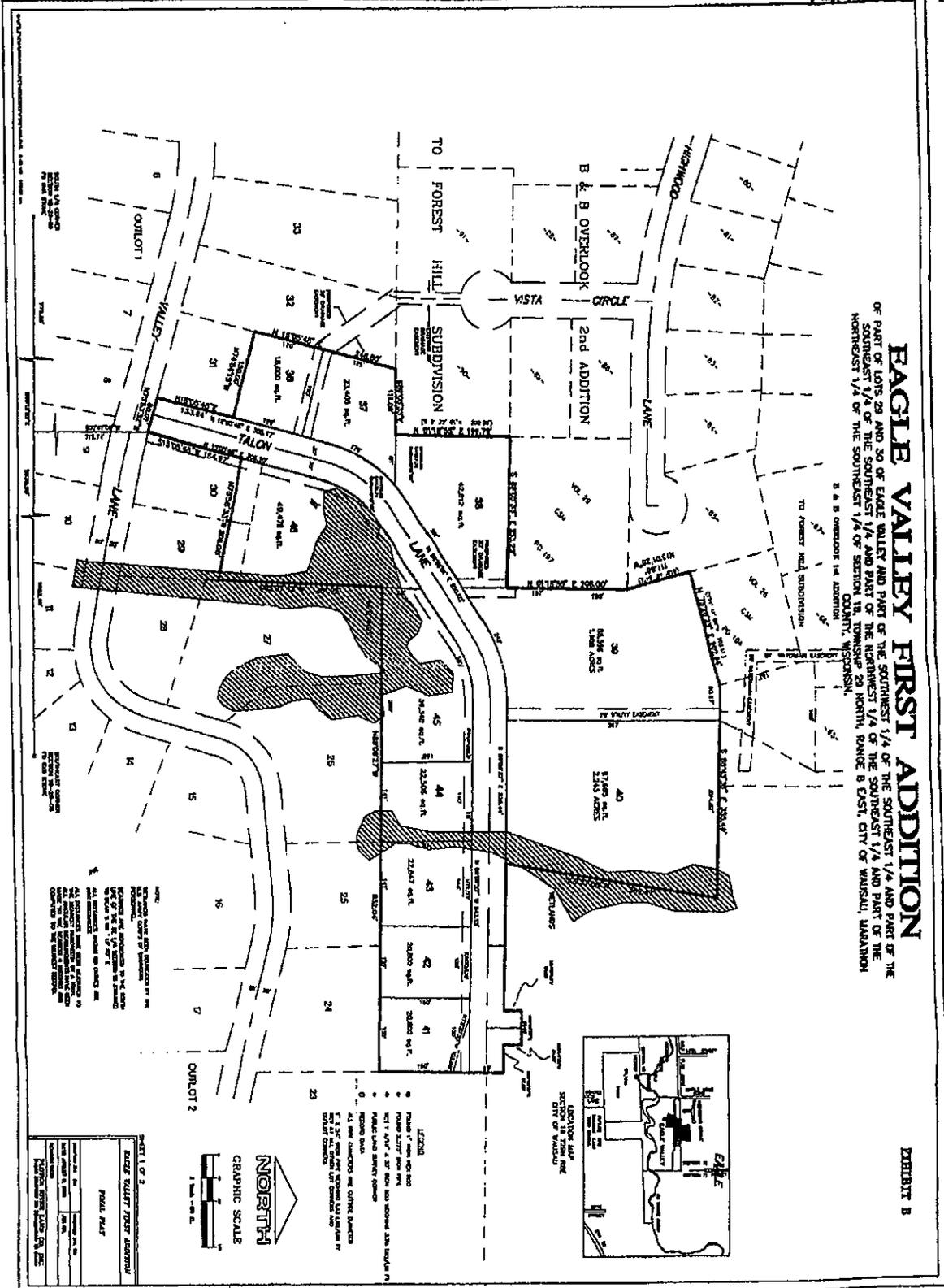
08/18/2006



# EAGLE VALLEY FIRST ADDITION

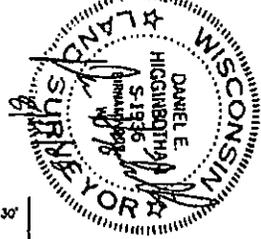
OF PART OF LOTS 29 AND 30 OF EAGLE VALLEY AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 NORTH, RANGE 8 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

EXHIBIT B



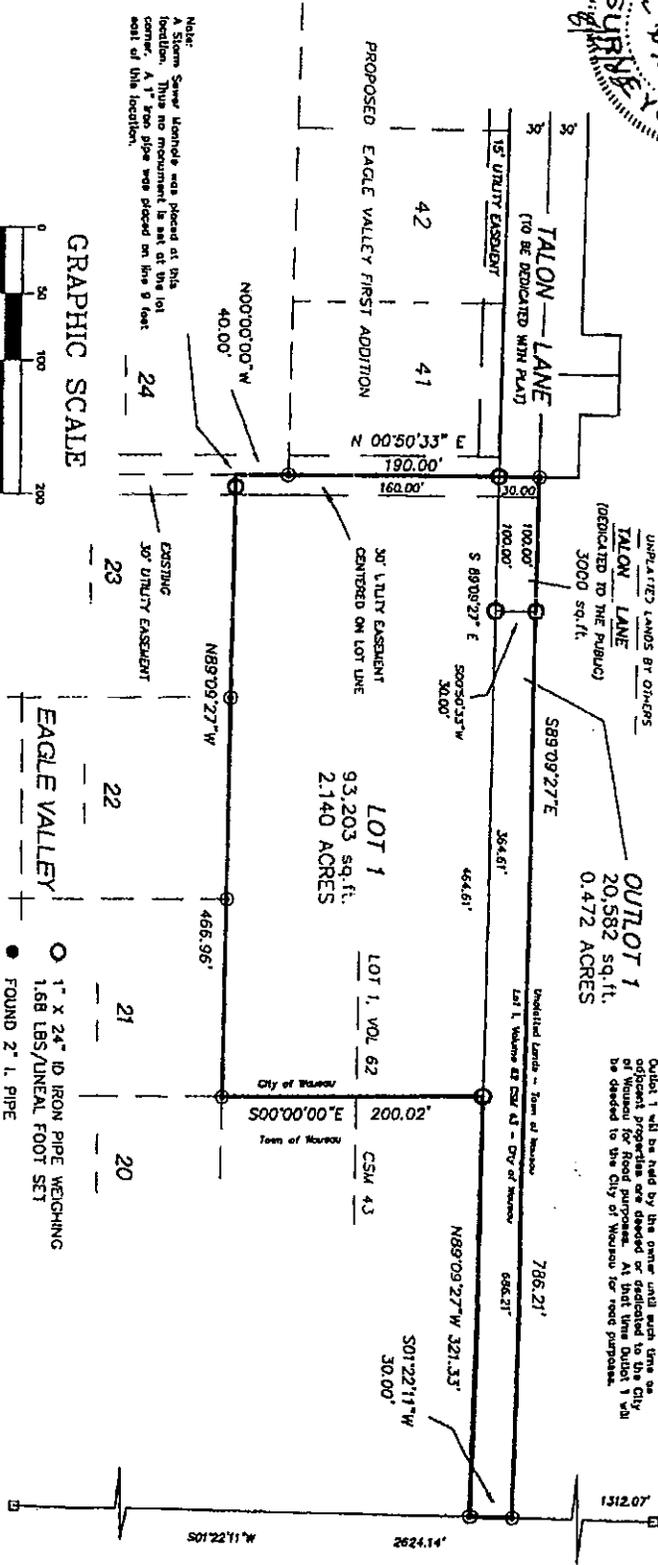
SHEET 1 OF 2

DATE	10/15/2010
BY	DAVID J. HARRIS
CHECKED BY	DAVID J. HARRIS
SCALE	1" = 50'
PROJECT	EAGLE VALLEY FIRST ADDITION
PLAT	PARTIAL PLAT



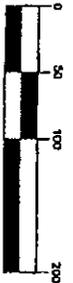
CERTIFIED SURVEY MAP NO. \_\_\_\_\_ VOL \_\_\_\_\_ PAGE \_\_\_\_\_  
OF PART OF LOT 1, VOLUME 62 CERTIFIED SURVEY MAPS, PAGE 43 LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18,  
TOWNSHIP 29 NORTH, RANGE 08 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

East 1/4 Corner  
Section 18-29-08  
F3 RR Stake



Note:  
A Storm Sewer Manhole was placed at this location. This monument is set at the lot corner. A 1" iron pipe was placed on line 9 feet west of this location.

GRAPHIC SCALE



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SEC 18 ASSUMED TO BEAR S 1° 22' 11" W

SURVEY PROVIDED BY:  
PLOVER RIVER LAND CO., INC. P4226 PINEVIEW RD BIRDAALWOOD WI 54414 (715)448-2228  
kaneccand@ploverlandco.com 8-18-05 10-5507

- 1" x 24" ID IRON PIPE WEIGHING 1.68 LBS./LINEAL FOOT SET
- FOUND 2" I. PIPE
- ⊙ FOUND 1" I. PIPE
- ▲ FOUND PK NAIL OR RR SPIKE
- FOUND GOVT CORNER
- RECORD DATA

Southeast Corner  
Section 18-29-08  
F4 Stone

NORTH

1461438

1422565

## CERTIFIED SURVEY MAP

I, Daniel E. Higginbotham, Registered Land Surveyor, hereby certify:

That I have surveyed, divided and mapped by the order of Paul Schlindwein II, a parcel of land being part of Lot 1 of Volume 62 Certified Survey Maps, Page 43, located in the Southeast ¼ of the Southeast ¼ of Section 18, Township 29 North, Range 8 East, City of Wausau, Marathon County, Wisconsin, more particularly described as follows:

Commencing at the East ¼ Corner of Section 18; thence S 01° 22' 11" W, 1312.07 feet along the east line of the Southeast ¼ of Section 18 to the point of beginning of the parcel herein described; thence continuing S 01° 22' 11" W, 30.00 feet along the east line of the Southeast ¼ of Section 18; thence N 89° 09' 27" W, 321.33 feet; thence S 00° 00' 00" E, 200.02 feet to the Northeast Corner of a parcel of land previously mapped as Lot 21 of the subdivision of Eagle Valley; thence N 89° 09' 27" W, 466.96 feet along the North line of Lots 21 through 23 of the subdivision plat of Eagle Valley to the Northwest Corner of Lot 23 thereof; thence N 00° 00' 00" W, 40.00 feet to the Northeast Corner of Lot 24 of the subdivision of Eagle Valley; thence N 00° 50' 33" E, 190.00 feet to the North line of the Southeast ¼ of the Southeast ¼ of Section 18; thence S 89° 09' 27" E, 786.21 feet along said North line to the point of beginning of the parcel herein described.

Said parcel contains 116,730 Square Feet or 2.679 Acres.

Subject to all roadways and easements of record.

That this map is a true and correct representation of all exterior boundaries of the land surveyed and the subdivision thereof made to the best of my knowledge and belief;

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes;

Dated this 21<sup>st</sup> day of August, 2006.



*Daniel E. Higginbotham*  
R.L.S. No. S-1935

Prepared by:  
Plover River Land Co., Inc.  
P4225 Pineview Rd.  
Biramwood, WI 54414

Prepared for:  
Paul Schlindwein II  
P.O. Box 8050  
Wausau, WI 54402-8050  
Sheet 2 of 3 Sheets

**OWNERS CERTIFICATE OF DEDICATION**

Paul Schlindwein II, as owner, does hereby certify that he caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. Paul Schlindwein II does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) City of Wausau

Witness the hand and seal of said Owner this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

\_\_\_\_\_  
Paul Schlindwein II

STATE OF WISCONSIN }  
SS  
COUNTY OF MARATHON }

Personally came before me this \_\_\_\_\_ day of \_\_\_\_\_, 2006, the above named Paul Schlindwein II and acknowledged that he executed the foregoing instrument as such representative and by it's authority.

Notary Public \_\_\_\_\_

My commission expires \_\_\_\_\_

**CITY COUNCIL RESOLUTION**

Resolved, that the dedication shown on the face of this Certified Survey Map, Paul Schlindwein II, owner, is hereby approved by the City Council.

DATE APPROVED \_\_\_\_\_  
\_\_\_\_\_  
Mayor

DATE SIGNED \_\_\_\_\_  
\_\_\_\_\_  
Mayor

I hereby certify that the foregoing is a copy of a resolution adopted by the City Council of the City of Wausau.

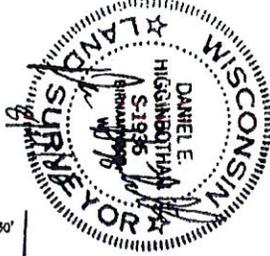
\_\_\_\_\_  
City Clerk

Sheet 3 of 3 Sheets



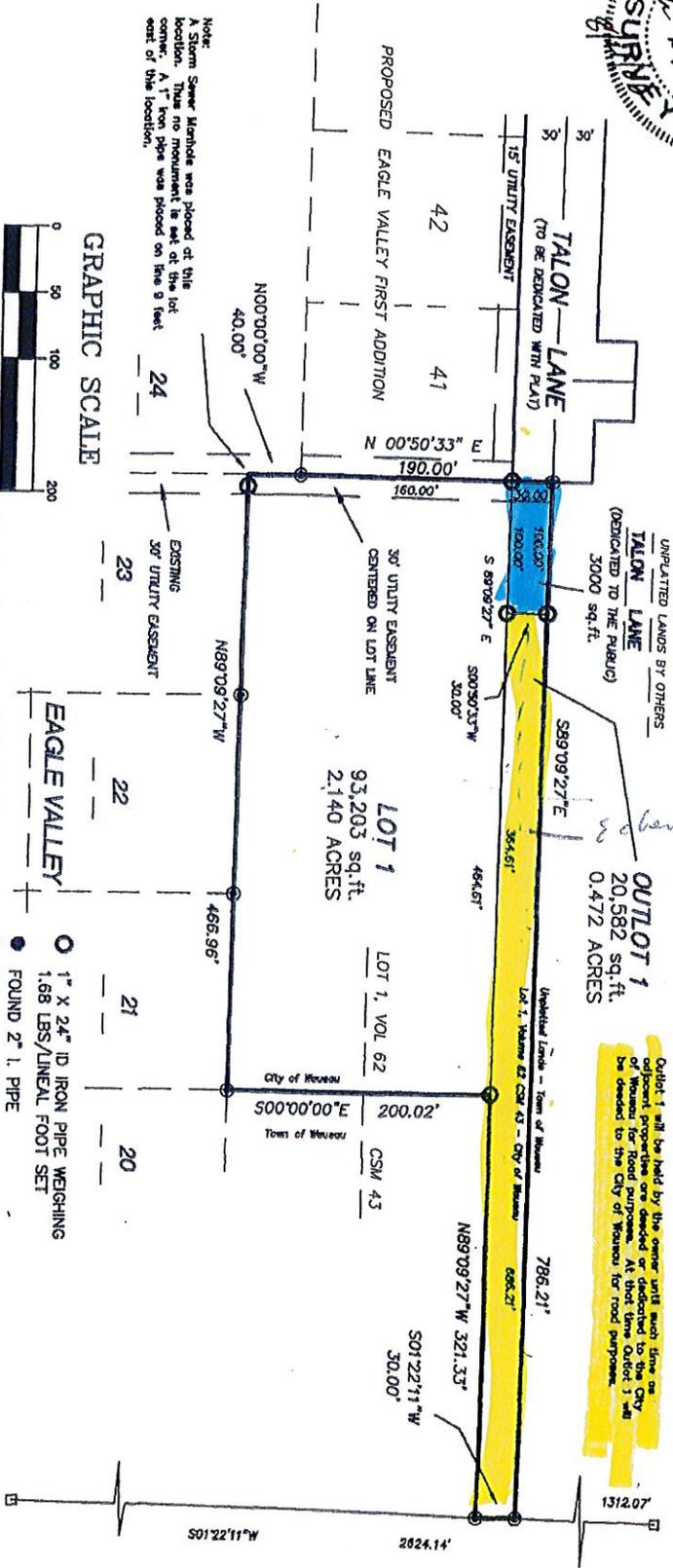
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14551

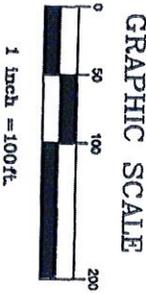


1422565

CERTIFIED SURVEY MAP NO. 14551 VOL. 65 PAGE 13  
OF PART OF LOT 1, VOLUME 62 CERTIFIED SURVEY MAPS, PAGE 43 LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 29 NORTH, RANGE 08 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN



Note:  
A Storm Sewer Manhole was placed at this location. There no monument, be set at the lot corner. A 1" iron pipe was placed on line 9 feet east of the location.



BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SEC 18 ASSUMED TO BEAR S 1° 22' 11" W

UNPLATTED LANDS BY OTHERS  
TALON LANE (DEDICATED TO THE PUBLIC) 3000 sq. ft.  
UNPLATTED LANDS - Town of Wausau  
Lot 1, Volume 62 CSW 43 - City of Wausau  
City of Wausau  
Town of Wausau  
CSW 43  
East 1/4 Corner Section 18-29-08  
Pd RR Spikes

Outlot 1 will be held by the owner until such time as of record property are deeded or dedicated to the City of Wausau for road purposes. At that time Outlot 1 will be deeded to the City of Wausau for road purposes.

- 1" X 24" ID IRON PIPE WEIGHING 1.68 LBS./LINEAL FOOT SET
- FOUND 2" I. PIPE
- FOUND 1" I. PIPE
- ▲ FOUND PK NAIL OR RR SPIKE
- FOUND GOV'T CORNER
- () RECORD DATA





**ECKERT LAW, LLC**  
A LIMITED LIABILITY COMPANY

DAVID J. ECKERT  
e-mail - dave@eckertlawllc.com

2010 Stewart Avenue, 2<sup>nd</sup> Fl.  
P.O. Box 1185 • Wausau, WI 54402-1185  
Phone: 715 842-0907 • Fax: 715 842-0900

May 21, 2013

Bradley J. Marquardt, P.E.  
Director of Public Works & Utilities  
City of Wausau  
407 Grant Street  
Wausau, WI 54403

RE: Dedication of Roadway

Dear Brad:

Joan and I would like at this time to dedicate part of our land as public roadway as described on the enclosed map beginning at Point A (which is the northeast corner of existing Talon Lane), then east along the southern boundary of Lot 1, CSM 16457 (the property purchased in November 2012 by Neil and Janice Gulsvig) a distance of 350 feet to Point B, then south 30 feet to Point C, then west along the northern boundary of Outlot 1 appearing on CSM No. 14551 a distance of 350 feet to Point D, then north 30 feet to Point A.

Joan and I would reserve the right to remove trees from the dedicated strip prior to actual construction of the roadway. Actual construction of the roadway would occur some time following dedication. The timing of construction is uncertain, depending on future residential development.

As I mentioned, our current thinking is that our remaining acreage located in the northeast quarter of the southeast quarter of Section 18, Township 29 North, Range 8 East, consisting of approximately 8 acres, would be developed with low density in mind. Our thinking, of course, may change, but our desire is to protect the woodland, natural feel of this part of our property.

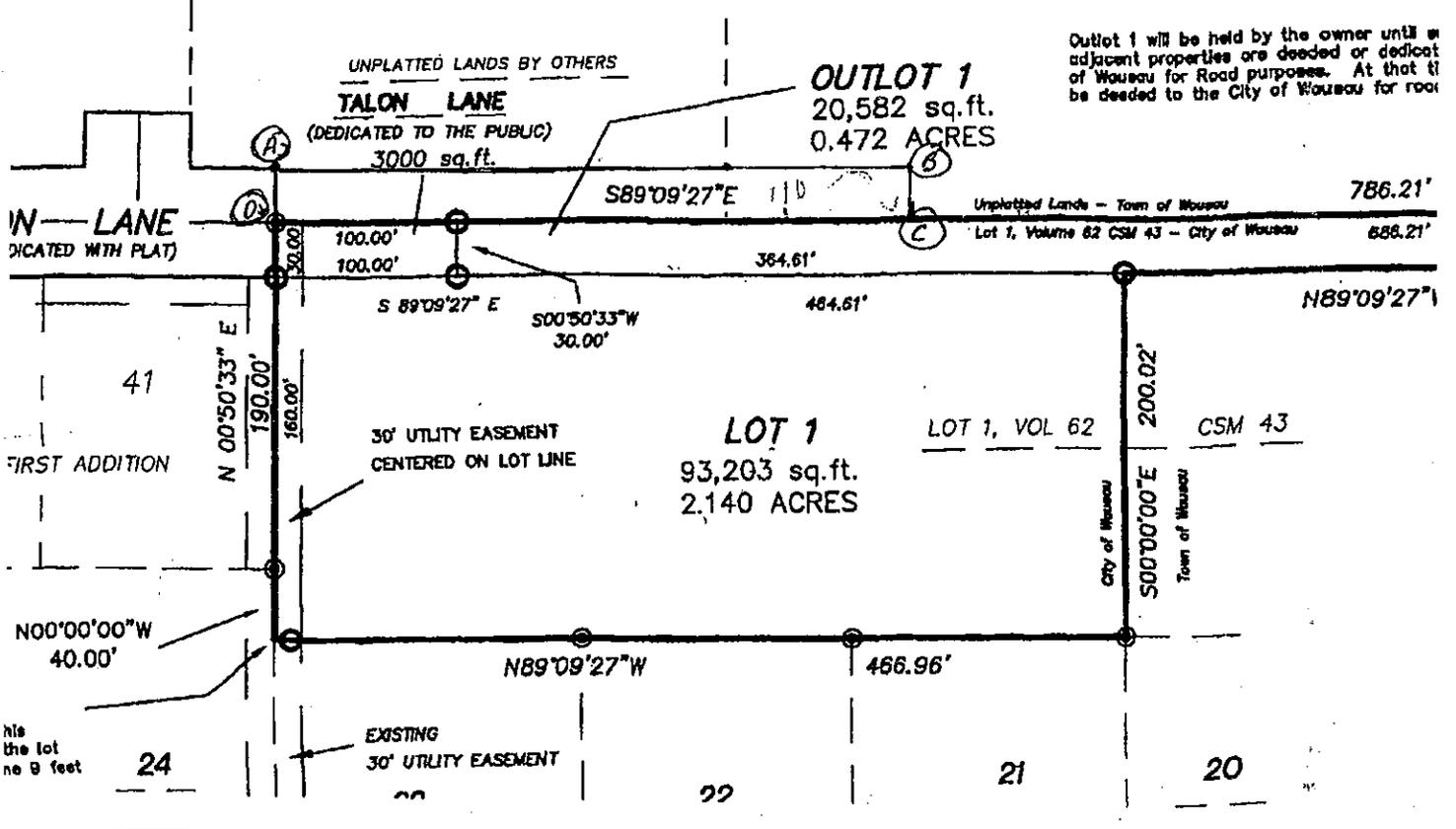
As I believe I have made clear, Joan and I are not immediately embarking on any major development of our property, and much remains uncertain both when and how quickly development will proceed, but at least this dedication begins the process of development. Of course, any future development will be subject to City review and approval.

Eventually, I foresee Talon Lane extending farther eastward consistent with the pathway indicated on the official City map, continuing through our acreage in the southwest quarter of Section 17, which consists of approximately 80 acres.

25651 Gulsvig parcel  
lot 1 of CSM  
16457

**CERTIFIED SURVEY MAP NO. 4551 VOL. 65 PAGE 13**

LOT 1, VOLUME 62 CERTIFIED SURVEY MAPS, PAGE 43 LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18,  
TOWNSHIP 29 NORTH, RANGE 08 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN



Outlot 1 will be held by the owner until adjacent properties are deeded or dedicated of Wausau for Road purposes. At that time be deeded to the City of Wausau for road

## CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

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Date of Meeting: July 11, 2013, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Gisselman, Kellbach, Mielke

Also Present: Marquardt, Gehin

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the *Wausau Daily Herald* in the proper manner.

Noting the presence of a quorum, at approximately 5:30 p.m. Chairperson Rasmussen called the meeting to order.

### **Accept dedication of right-of-way on Talon Lane**

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Marquardt explained Eckert owns land outside of the City abutting the Eagle Valley subdivision, where he has been platting off two to three acre lots. He would like to dedicate a portion of the right-of-way so if someone offers to buy a lot he does not have to hurry to get the right-of-way annexed. When the property to the south was built and annexed, there was an agreement made that 30' of the property would be dedicated to the City for right-of-way when Eckert dedicated his property. The intention was that the property on the south would be dedicated when all of Eckert's property is dedicated. If the committee would prefer, Eckert would be open to dedicating all of the property for right-of-way at this time. Sewer and water is already in the corridor. Eckert has concerns where the road would go to serve a future subdivision, but with sewer and water already in the east/west corridor, it makes sense that a road would go there to utilize the utilities. Dedicating Eckert's entire portion would initialize the agreement that Paul Schlindwein signed to dedicate his portion to right-of-way.

Mielke moved to accept the entire dedication of right-of-way. Kellbach seconded and the motion carried unanimously 4-0.

## PLAN COMMISSION

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Time and Date: The Plan Commission met on July 16, 2013, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Marquardt, Radtke, Bohlken, Oberbeck, Nutting, Valitchka

Others Present: Lenz, Hebert, DeSantis, Higginbotham, Tobalsky, Hoelter, Parent, Kalish, Tasche, Schwichtenberg, Ryan, Whittum, Bone, Bowden, Wagner, Knotek, Engen

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Noting the presence of a quorum, at approximately 5:00 p.m. Mayor Tipple called the meeting to order.

### **Accept dedication of right-of-way on Talon Lane.**

Marquardt passed out a map showing the Eagle Valley 1<sup>st</sup>. Addition subdivision where Talon Lane currently ends. The land at the end is owned by Schlindwein. Eckert has been dividing his land into 2-3 acre parcels and has requested to dedicate 350 feet on his property so if there is another person interested, the lot would be ready to go. Eckert plans on dedicating the 786' stretch of land when he dedicates the land north of his. Both sewer and water are already in the corridor. On the far right corner, there is a line that runs north and south, which is where 25<sup>th</sup> Street will be coming down off of Evergreen Road and dead ends to the north. It is the intention to hook this area up with 25<sup>th</sup> Street in the future. CISM made a recommendation to accept the full dedication to right-of-way to initialize the dedication for Schlindwein.

Valitchka motioned to accept the dedication of right-of-way on Talon Lane. Marquardt seconded, and the motion carried 7-0. This recommendation will go to Common Council on August 13, 2013.

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 Talon Lane

Committee Action: CISM: Approved 4-0

Plan: Approved 7-0

Fiscal Impact: None

File Number: 01-0710

Date Introduced: August 13, 2013

**WHEREAS**, David and Joan Eckert own property in the Town of Wausau which abuts the Eagle Valley Subdivision in the City of Wausau; and

**WHEREAS**, David and Joan Eckert have been platting off two to three acre lots for development and have been dedicating the right-of-way as the lots are annexed; and

**WHEREAS**, David and Joan Eckert wish to dedicate a portion of their land as public roadway for the future extension of Talon Lane so the dedication process has been completed prior to any proposed annexation; and

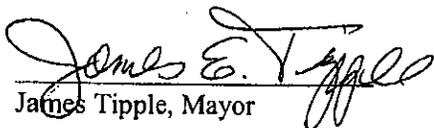
**WHEREAS**, David and Joan Eckert have indicated that they are not opposed to dedicating the entire length of property for right-of-way at this time if it is the wish of the Capital Improvements and Street Maintenance Committee and the Plan Commission,

**WHEREAS**, your Plan Commission and Capital Improvements and Street Maintenance Committee have reviewed the request and recommend the entire length of property be dedicated for right-of-way at the same time rather than a portion at a time;

**WHEREAS**, the dedication of Eckert's entire length of property will initiate the agreement in place with Mr. Paul Schlindwein to dedicate his 30' of property 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, with the certified survey map to be recorded with the Marathon County Register of Deeds.

Approved:

  
James Tipple, Mayor

Agenda Item No.

5

*STAFF REPORT TO CISM COMMITTEE - July 11, 2013*

**AGENDA ITEM**

Accept dedication of right-of-way on Talon Lane

**BACKGROUND**

We have received a request from Dave Eckert indicating he would like to dedicate a portion of his property for right of way purposes for the extension of Talon Lane. There is also a previous agreement with the property owner to the south that states when the property from the north is dedicated for right of way, the southern property would also dedicate right of way for the extension of Talon Lane.

**FISCAL IMPACT**

At this time, there is no fiscal impact as there is no request to improve the right of way with a street.

**STAFF RECOMMENDATION**

The committee should decide if we want to except the right of way in piecemeal fashion or ask for the entire length to be dedicated at once.

Staff contact: Brad Marquardt 715-261-6745

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL

held on Tuesday, August 13, 2013, at 7:30 pm in Council Chambers at City Hall. Mayor Tipple presiding.

Item # 081302

Consent Agenda

08/13/2013 8:03:56 PM

Motion by Nutting, second by Mielke to approve all items on the consent agenda as listed below:

13-0501 Minutes of previous meetings. (5/14/13, 5/28/13)

13-0601 Minutes of a previous meeting. (06/11/13)

06-1215 Insurance Claims Report of the Finance Committee from May 2013, to be placed on file.

13-0805 Initial Resolution of the Capital Improvements and Street Maintenance Committee setting a public hearing regarding vacating and discontinuing an alley abutting 223 and 225 E. Thomas Street.

06-0313 Resolution of the Capital Improvements and Street Maintenance Committee accepting easement for installation of sidewalk at 300 Westwood Drive (390 Westwood Drive LLC).

07-0716 Resolution of the Capital Improvement and Street Maintenance Committee accepting easement for installation of sidewalk at 2000 Westwood Drive (Employers Insurance Company of Wausau)

06-0313 Resolution of the Capital Improvements and Street Maintenance Committee accepting easement for installation of sidewalk at 400 Westwood Drive (400 Westwood Drive LLC)

01-0710 Joint Resolution of the Capital Improvements and Street Maintenance Committee and the Plan Commission accepting dedication of right-of-way on Talon Lane.

13-0521 Final Resolution of the Capital Improvements and Street Maintenance Committee and the Plan Commission vacating and discontinuing 5th Street between East Wausau Avenue and East Union Avenue.

13-0806 Ordinance of the Human Resources Committee amending Section 2.02.060 selection process prior to appointment.

13-0108 Resolution of the Public Health & Safety Committee granting an exemption to the Consumption or Possession of Intoxicants on public right-of-way to Wausau Afrea Events during the "Rock The 400 Block" event, August 23, 2013.

13-0108 Resolution of the Public Health & Safety Committee meeting approving or denying various licenses as indicated.

12-1014 Ordinance of the Public Health & Safety Committee amending section 8.08.170 licenses.

03-0425 Ordinance of the Public Health & Safety Committee amending Section 5.64.078(b) Point values for alcohol beverage violations and revocations and suspensions.

05-1113 Public Health & Safety Committee ordinance amending Section 9.24.070(c)(5) Nuisance activity.

Yes Votes: 11	No Votes: 0	Abstain: 0	Not Voting: 0	Result: PASS
	<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>	
	1	Nagle, William P.	YES	
	2	Wagner, Romey	YES	
	3	Nutting, David	YES	
	4	Brezinski, Jim	YES	
	5	Gisselman, Gary	YES	
	6	Winters, Keene	YES	
	7	Rasmussen, Lisa	YES	
	8	Kellbach, Karen	YES	
	9	Oberbeck, David	YES	
	10	Abitz, Sherry	YES	
	11	Mielke, Robert	YES	

\*\*\* All present are expected to conduct themselves in accordance with our City's Core Values \*\*\*



## OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the Common Council of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: **COMMON COUNCIL OF THE CITY OF WAUSAU**  
Date/Time: **Tuesday, April 22, 2014 at 7:00 pm.**  
Location: **City Hall (407 Grant Street, Wausau WI 54403) - Council Chambers**  
Members: **Bill Nagle, Romey Wagner, David Nutting, Tom Neal, Gary Gisselman, Keene Winters, Lisa Rasmussen, Karen Kellbach, David Oberbeck, Sherry Abitz, Robert Mielke**

### Call to Order

		Pledge of Allegiance / Roll Call / Proclamations	
Presentations:		Acknowledgement of Critical Care level of service for Wausau Fire Department (Chief Harde)	
Public Comment:		(Pre-registered citizens for matters appearing on the agenda)	
Communications:		(Mayor / Alderpersons / Department Heads or designee)	
Committee Reports:		(All standing and non-standing committees, commissions or boards)	

File #	CMT	Consent Agenda	ACT
14-0401		Minutes of previous meetings. (04/08/14)	
14-0408	CISM	Resolution approving the extension of 1st Street from 250' north of Fulton Street to North River Drive	Approved 5-0
14-0411	CISM	Resolution authorizing a public hearing to amend the Official City Map to establish the new exterior lines of the realignment of Bridge Street from Westwood Drive to 28th Avenue	Approved 5-0
14-0412	CISM	Resolution Approving Easement and Hold Harmless Agreement for the installation of fiber optic cable across the 500 block of North 72nd Avenue	Approved 5-0
08-0306	CISM	Resolution Renewing permit to operate 90,000 lb. vehicles on City Streets (3M)	Approved 5-0
01-0710	CISM & PLAN	Joint Resolution Accepting dedication of <u>north</u> portion of right-of-way on Talon Lane	Approved 5-0 Approved 4-0
01-0710	CISM & PLAN	Joint Resolution Accepting dedication of <u>south</u> portion of right-of-way on Talon Lane	Approved 5-0 Approved 4-0

File #	CMT	Resolutions and Ordinances	ACT
14-0403		Confirmation of Mayor's Appointments.	
02-1005	CISM & ED	Joint Resolution Adopting Thomas Street Corridor Master Plan	Approved 5-0 Approved 5-0
13-1109	ED & FIN	Joint Resolution Approving Budget Modification – To Remove the Tax Increment District Number Seven Streetscape Project	Approved 4-1 Approved 4-1
14-0410	FIN & ED	Joint Resolution Authorizing Amendment of Ground & Air Rights Lease between the City of Wausau & CBL to \$1 for a 12 month period and waiving the additional rent payable in 2014 and extending the Special Letter of Agreement for a two year period	Approved 5-0 Approved 5-0
13-1109	FIN	Resolution Approving Budget Modification – Irrigation Connection	Approved 5-0
99-1104	FIN	Resolution Modifying the Procurement Policy	Approved 5-0
14-0409	PLAN	Resolution Amending the precise implementation plan for 901 North 6th Street to allow for a counseling agency.	Approved 5-1

Public Comment & Suggestions - (for matters not appearing on the agenda)  
Adjournment

Signed by James E. Tipple, Mayor

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 04/17/14 @ 3:00 pm. Questions regarding this agenda may be directed to the City Clerk.

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

Accepting dedication of north portion of right-of-way on Talon Lane

Committee Action: CISM: Approved 5-0  
Plan: Approved 4-0

Fiscal Impact: None

File Number: 01-0710

Date Introduced: April 22, 2014

**WHEREAS**, David and Joan Eckert own property in the Town of Wausau which abuts the Eagle Valley Subdivision in the City of Wausau; and

**WHEREAS**, David and Joan Eckert have been platting off two to three acre lots for development and have been dedicating the right-of-way as the lots are annexed; and

**WHEREAS**, David and Joan Eckert wish to dedicate a portion of their land as public roadway for the future extension of Talon Lane so the dedication process has been completed prior to any proposed annexation; and

**WHEREAS**, David and Joan Eckert have indicated that they are not opposed to dedicating the entire length of property for right-of-way at this time if it is the wish of the Capital Improvements and Street Maintenance Committee and the Plan Commission; and

**WHEREAS**, your Plan Commission and Capital Improvements and Street Maintenance Committee had reviewed the request in August of 2013 and recommend the entire length of property be dedicated for right-of-way at the same time rather than a portion at a time; however, at that time not all of the land to be dedicated was located within the City limits; and

**WHEREAS**, the land was annexed to the City of Wausau in February 2014; and

**WHEREAS**, your Plan Commission and Capital Improvements and Street Maintenance Committee have again reviewed the request to dedicate the north portion of right-of-way on Talon Lane and recommend the entire length of property be dedicated for right-of-way; and

**WHEREAS**, the dedication of Eckert's entire length of property will initiate the agreement in place with Mr. Paul Schlindwein to dedicate his 30' of property for right-of-way; now therefore

## CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

---

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.

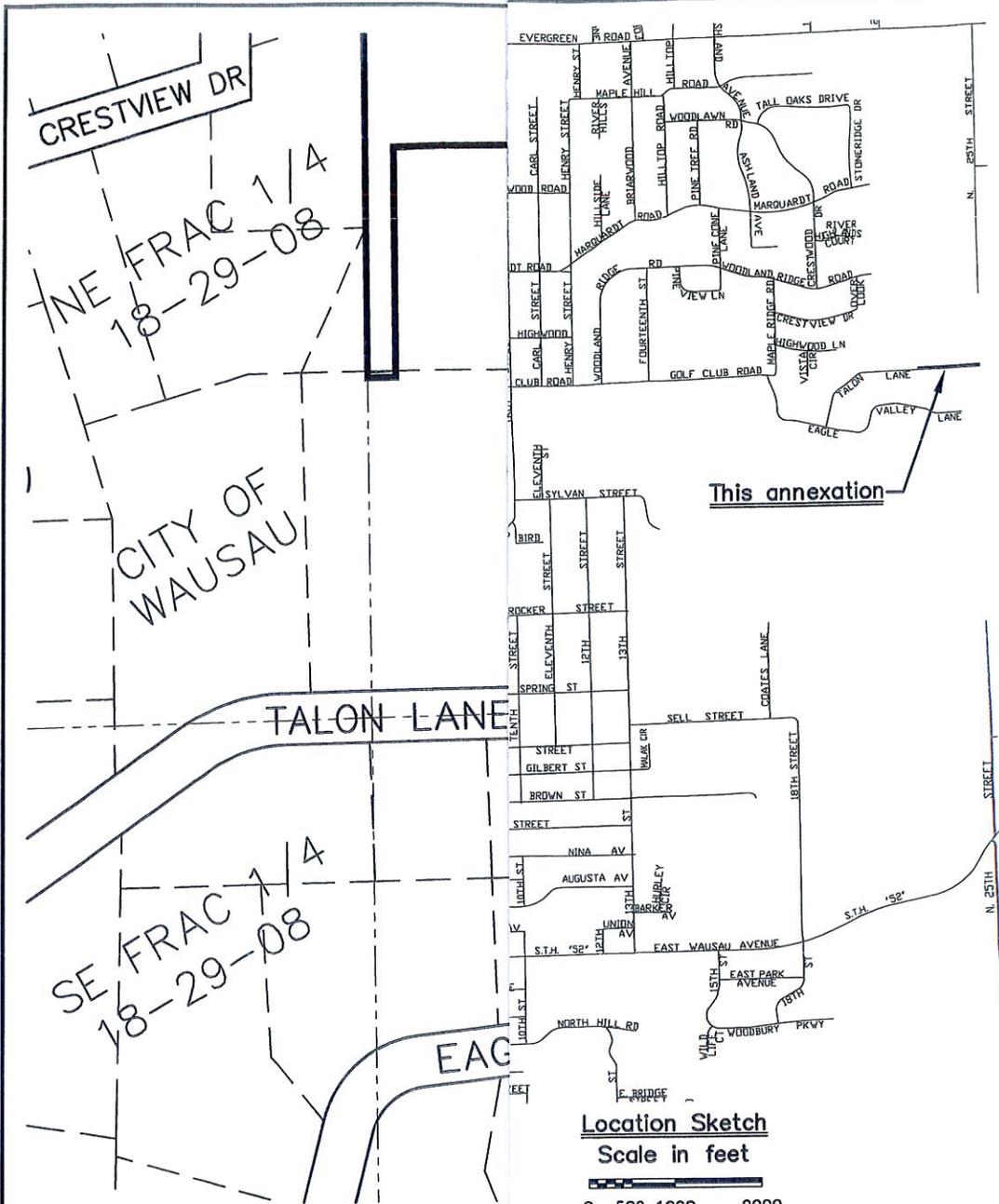
Noting the presence of a quorum, at approximately 5:30 p.m. Chairperson Rasmussen called the meeting to order.

### **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.

DWG FILE NAME: O:\Engineering\DWG\PROJ0905\0905\_Annexation\_497-14A.dwg, 03/04/2014 11:12:42 AM, City of Wausau - Engineering Department, Plotted by: P.R.Nikolai



Location Sketch  
Scale in feet



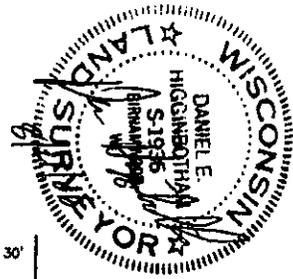
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**ANNEXATION 497-14A**  
**23,586± S.F.**  
**0.54± AC.**

<p><b>CITY OF WAUSAU</b> Engineering Department 407 GRANT STREET WAUSAU, WI. 54403-4768 (715) 261-8740 FAX (715) 261-8759</p>	
<p><b>ANNEXATION MAP</b> (DAVID &amp; JOAN ECKERT) - EXTENSION OF TALON LANE ANNEXING TERRITORY FROM THE TOWN OF WAUSAU TO THE CITY OF WAUSAU</p>	<p>ISSUED FOR <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> REVIEW/APPROVAL <input type="checkbox"/> OFFICE USE <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> FINAL RECORD</p>
<p>REVISIONS</p>	<p>DATE</p>
<p>03/04/2014</p>	<p>P.R.NIKOLAI</p>
<p>DRAWN BY: P.R.NIKOLAI CHECKED BY: D.F.HUEMPFNER INTRODUCED: 02/25/2014 ADOPTED: 02/25/2014 ORDINANCE NUMBER: 497-14A FILE NUMBER: 14-0114</p>	<p>SHEET NO. <b>1</b> OF 1 SHEETS ORDINANCE NUMBER <b>497-14A</b></p>

14551

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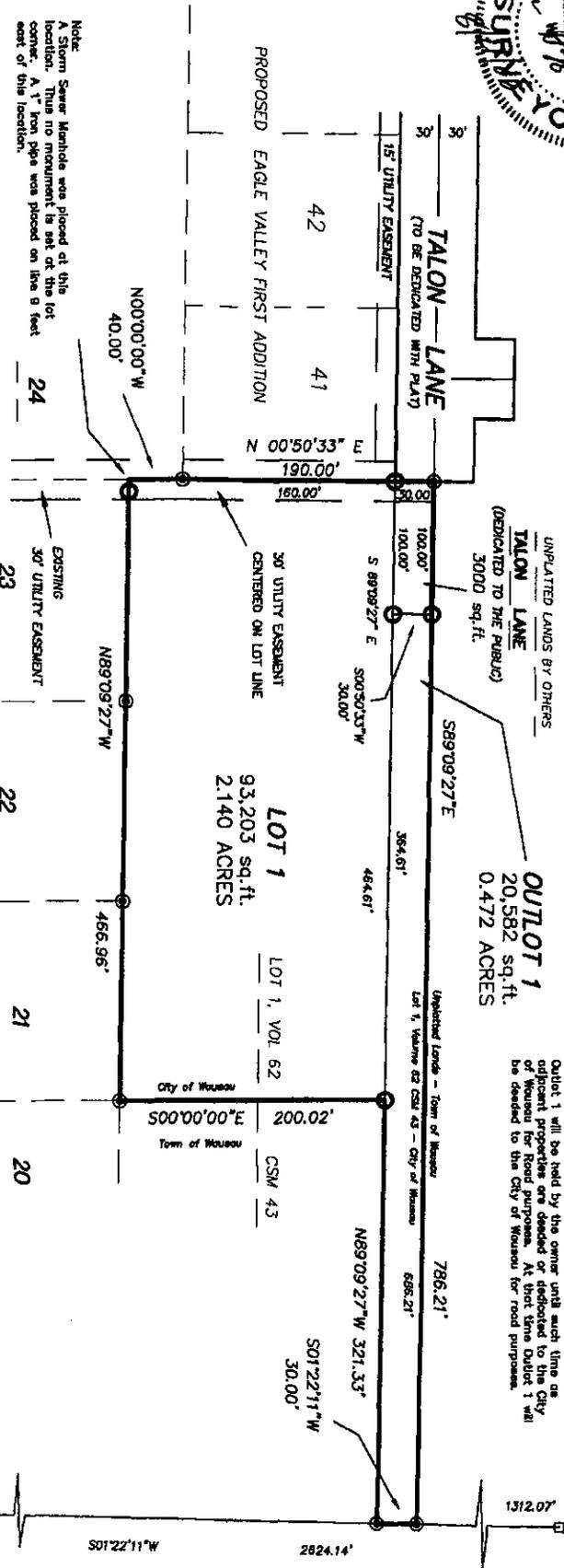
1422565

CERTIFIED SURVEY MAP NO. 14551 VOL. 65 PAGE 13

OF PART OF LOT 1, VOLUME 62 CERTIFIED SURVEY MAPS, PAGE 43 LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 29 NORTH, RANGE 08 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

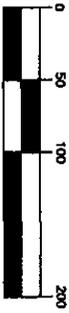
East 1/4 Corner  
Section 18-29-08  
Pd RR Spike

Outlet 1 will be held by the owner until such time as adjacent properties are deeded or dedicated to the City of Wausau for Road purposes. At that time Outlet 1 will be deeded to the City of Wausau for road purposes.



Note:  
A Storm Sewer Manhole was placed at this location. Plans for placement is set of the lot corner. A 12" vent pipe was placed on line 9 feet east of this location.

GRAPHIC SCALE



1 inch = 100ft.

BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SEC 18 ASSUMED TO BEAR S 1° 22' 11" W

SURVEY PROVIDED BY:

PLAYER RIVER LAND CO., INC. P4225 PINEVIEW RD BIRNWOOD WI 54414 (715)449-2229

kanecsm.dwg 8-10-06 10:50:07 am

- 1" X 24" ID IRON PIPE WEIGHING 1.68 LBS./LINEAL FOOT SET
- FOUND 2" I. PIPE
- FOUND 1" I. PIPE
- ▲ FOUND PK NAIL OR RR SPIKE
- ▣ FOUND GOV'T CORNER
- RECORD DATA



Southeast Corner  
Section 18-29-08  
Pd Stone

NORTH

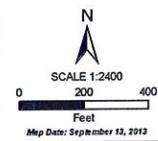
SHEET 1 OF 3

2908184

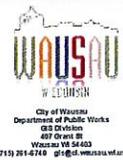
# HOUSE NUMBER MAP

(Tax Parcel ID & House Numbers)  
City of Wausau

SE 1/4  
T29N-R08E-SEC.18

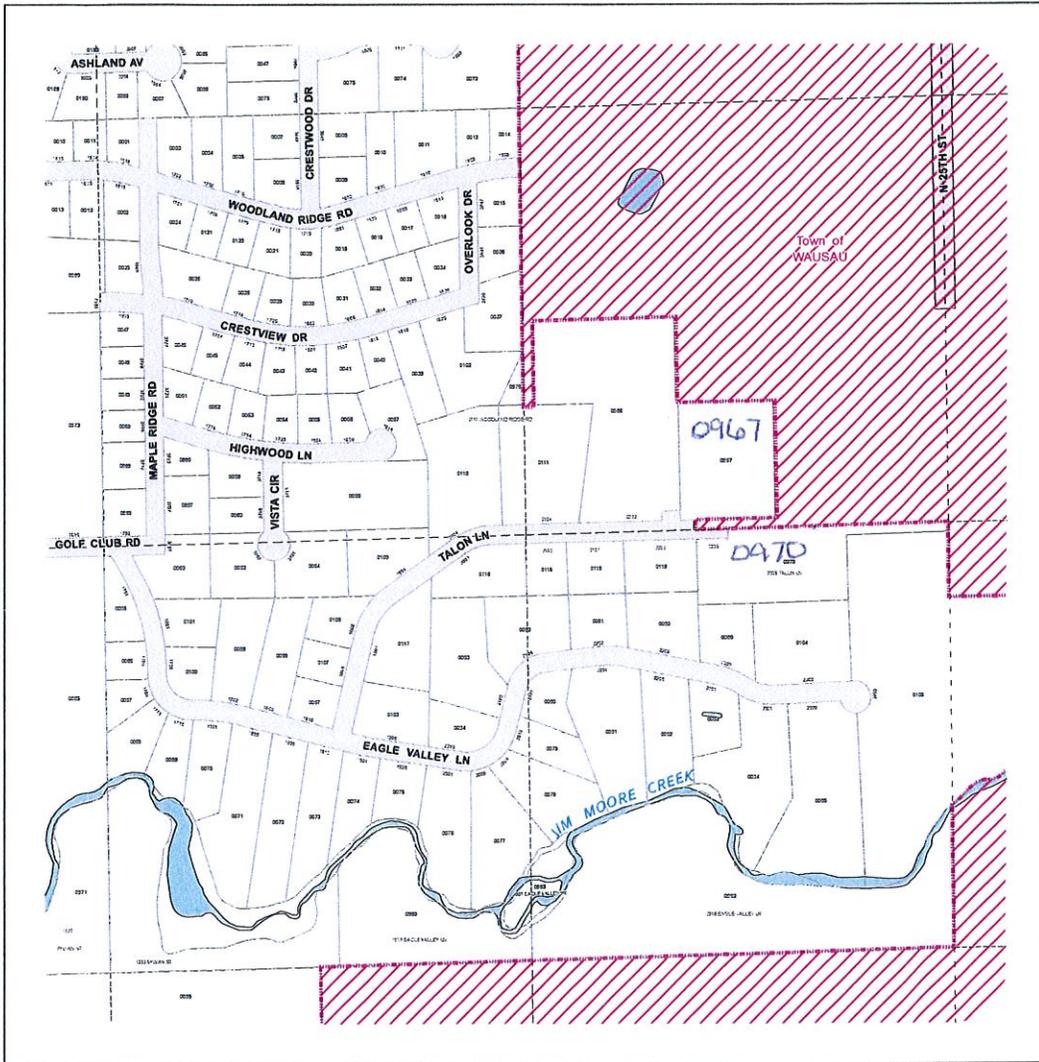


NOTES:  
1. Duplication of this map is prohibited without the written consent of the City of Wausau Engineering Dept.  
2. This map was compiled and designed by the City of Wausau and Meridian County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.  
3. Map features developed from April 2010 aerial photography.  
4. Parcel features developed from Meridian County land records.  
This is NOT a legal survey document. This is a current interpretation of tax parcel data.



182	181
183	184 173
192	191

2908184



DOCUMENT NO.

QUIT CLAIM DEED



DOC# 1672162

David J. Eckert and Joan C. Eckert, husband and wife, quitclaim to City of Wausau, a Wisconsin municipality, the following described real estate in Marathon County, State of Wisconsin:

Part of the Northeast 1/4 of the Southeast 1/4, Section 18, Township 29 North, Range 8 East, Town of Wausau, Marathon County, Wisconsin described as follows:

Commencing at the East 1/4 corner of said Section 18; thence South 00°59'34" East, along the East line of said Northeast 1/4 of the Southeast 1/4, 1,311.94 feet to the Southeast corner of said Northeast 1/4 of the Southeast 1/4, also being on the existing boundary of the City of Wausau, the point of beginning;

Thence South 88°29'39" West, along said existing boundary and along the South line of said Northeast 1/4 of the Southeast 1/4, 786.21 feet to the easterly end of Talon Lane; thence North 01°29'11" West, along said existing boundary and along said easterly end, 30.00 feet to the South line of Lot 1 of Certified Survey Map No. 16457 recorded in the Office of Register of Deeds for Marathon County in Volume 76 of Certified Survey Maps on Page 106; thence North 88°29'39" East, along said existing boundary and along said South line, and then parallel with said South line of the Northeast 1/4 of the Southeast 1/4, 786.47 feet to said East line of the Northeast 1/4 of the Southeast 1/4; thence South 00°59'34" East, along said East line, 30 feet to said south line of the Northeast 1/4 of the Southeast 1/4 of Section 18, the point of beginning.

*Michael J. Sydow*

*Carol J. Bird*

Name And Return Address:

David J. Eckert  
Eckert Law, LLC  
P.O. Box 1185  
Wausau, WI 54402-1185

*Ch 30.00*

PIN: *291* Part of *080-2908-184-0964* ✓ *.0962* ✓

This is not homestead property.

FEE

*#77.25 (2)✓*  
EXEMPT

\*This Deed is given for the purpose of dedicating the above-described parcel for roadway purposes.

Grantors reserve the right to remove timber from the roadway prior to road construction.

Dated this *4th* day of June, 2014.

*[Signature]* (SEAL)

DAVID J. ECKERT

*[Signature]* (SEAL)

JOAN C. ECKERT

ACKNOWLEDGMENT

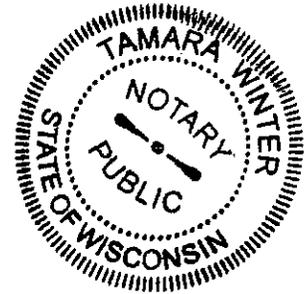
STATE OF WISCONSIN }  
COUNTY OF MARATHON } SS

Personally came before me this 4<sup>th</sup> day of June, 2014, the above named **David J. Eckert** and **Joan C. Eckert**, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Tamara Winter  
Tamara Winter  
Notary Public, Marathon County, Wisconsin  
My Commission expires April 3, 2016

GRANTEE SUPPLIED THIS LEGAL DESCRIPTION. DRAFTER MAKES NO WARRANTY OR REPRESENTATION AS TO WHETHER THE SAME IS CORRECT, ACCURATE, OR WITHOUT ERROR.

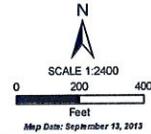
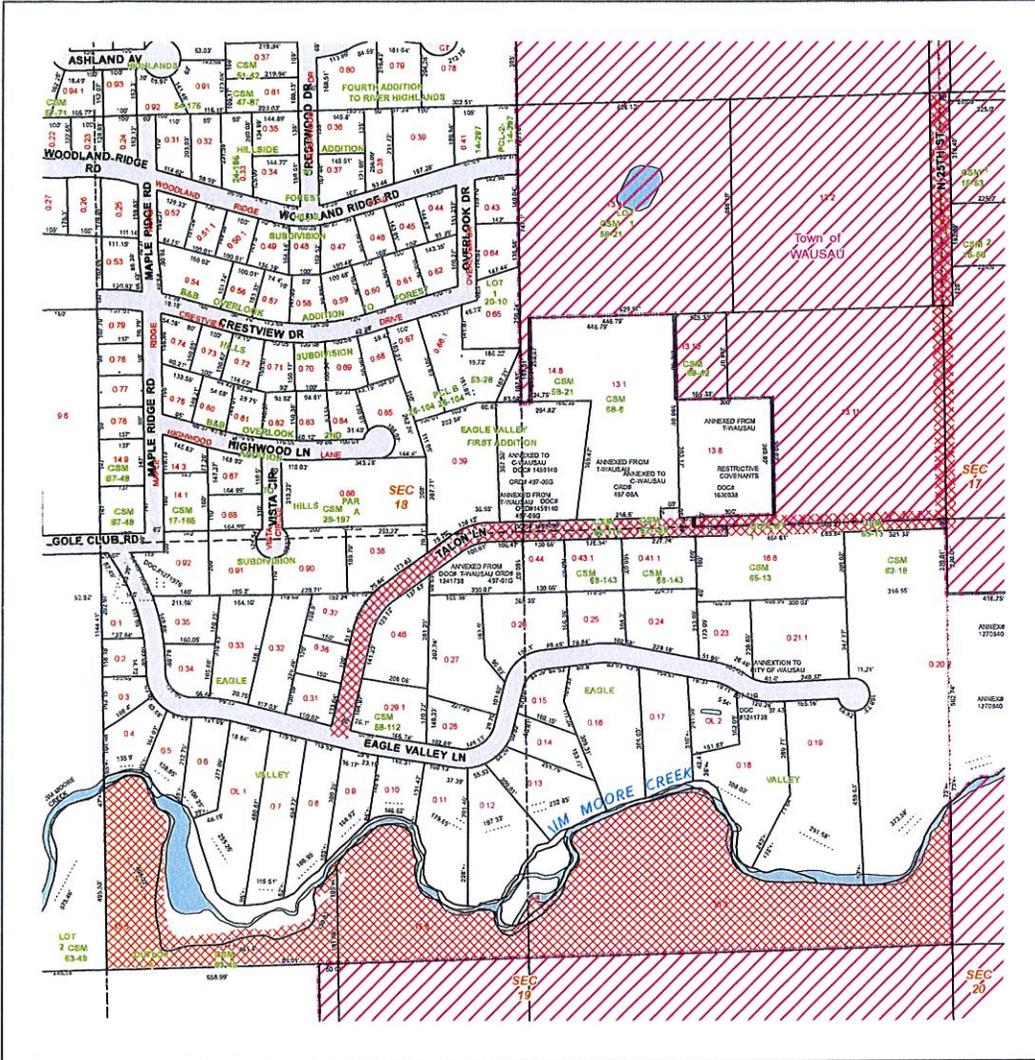
Drafted by David J. Eckert  
Attorney at Law - Wausau, Wisconsin 54401



# OFFICIAL CITY MAP

City of Wausau

SE 1/4  
T29N-R08E-SEC. 18



NOTES:  
1. Duplication of this map is prohibited without the written consent of the City of Wausau Engineering Dept.  
2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.  
3. Map features downloaded from April 2015 aerial photography.  
4. Part of features developed from Marathon County land records.  
  
This is NOT a legal survey document. This is a current interpretation of tax parcel data.



182	181
183	184 173
182	181

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

Accepting dedication of the south portion of right-of-way on Talon Lane

Committee Action: CISM: Approved 5-0  
Plan Comm: Approved 4-0

Fiscal Impact: None

**File Number:** 01-0710

**Date Introduced:** April 22, 2014

**WHEREAS**, in 2006 an agreement was signed that indicated when the north half of Talon Lane is dedicated, the property owner on the south side would be required to dedicate the south portion of Talon Lane; and

**WHEREAS**, on August 13, 2103, the Common Council of the City of Wausau accepted dedication of the north portion of right-of-way on Talon Lane from David and Joan Eckert, thereby initiating the 2006 agreement with Mr. Paul Schlindwein to dedicate 30' of his property for right-of-way; and

**WHEREAS**, your Plan Commission and Capital Improvements and Street Maintenance Committee have reviewed the request and recommend accepting the dedication of the south portion of right-of-way on Talon Lane; 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, with the certified survey map to be recorded with the Marathon County Register of Deeds.

Approved:

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

## PLAN COMMISSION

---

Time and Date: The Plan Commission met on December 17, 2013, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Tipple, Marquardt, Oberbeck, Valitchka

Others Present: Lenz, Hebert, Chmiel, Higginbotham, Radenz, Engen

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Tipple called the meeting to order at approximately 5:10 p.m. noting that a quorum was not present.

### **Accept south half dedication of Talon Lane.**

---

Marquardt said that the map does not quite show the dedication. It would be an extension of Talon Lane on the far east to 25<sup>th</sup> Street. The property owner to the north has dedicated their half and per the agreement with the City, the property owner to the south is to dedicate their portion when the north half was dedicated.

Marquardt motioned to accept the south half dedication of Talon Lane. Oberbeck seconded.

Marquardt added that this item was passed by CISM.

The motion carried unanimously 4-0. This item will go to Common Council on January 14, 2014.

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

---

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.

*Echert's file*  
**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



Office of the City Attorney

Anne L. Jacobson  
City Attorney

Tara G. Alfonso  
Assistant City Attorney

July 24, 2014

Mr. and Mrs. Paul Schlindwein  
2305 N. 33<sup>rd</sup> Street  
Wausau WI 54403

Re: Dedication of Talon Lane

Dear Mr. and Mrs. Schlindwein:

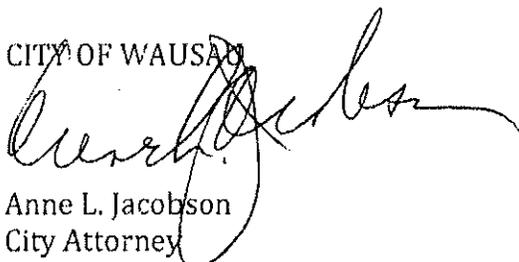
Enclosed please find a Warranty Deed regarding the dedication of the south half of the roadway for Talon Lane. This document was prepared pursuant to an agreement that was executed on October 24, 2006.

Please sign, having your signatures notarized, date and return the document to my office. The city will take care of recording the document and paying the fee.

If you have any questions, please do not hesitate to contact my office.

Very truly yours,

CITY OF WAUSAU

  
Anne L. Jacobson  
City Attorney

ALJ:lp

Enclosure



Office of the City Attorney

Anne L. Jacobson  
City Attorney

Tara G. Alfonso  
Assistant City Attorney

October 20, 2014

Mr. and Mrs. Paul Schlindwein  
2305 N. 33<sup>rd</sup> Street  
Wausau WI 54403

Re: Dedication of Talon Lane

Dear Mr. and Mrs. Schlindwein:

I sent you a letter and Warranty Deed on July 24, 2014 for your execution. My assistant also left voice mail messages on August 20 and September 26 regarding the status of the deed. Since I have not heard from you, I am enclosing another copy of the deed.

I would appreciate a call from you as to the status of the execution of this deed or you may just return the executed deed to my office.

Thank you for your anticipated cooperation in this matter.

Very truly yours,

CITY OF WAUSAU

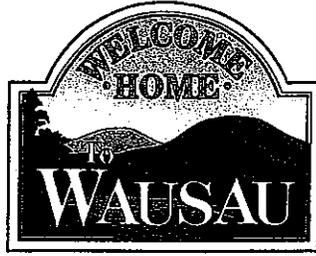
Anne L. Jacobson  
City Attorney

A handwritten signature in black ink, appearing to read "Anne L. Jacobson", written over the typed name and title.

ALJ:lp

Enclosure





Office of the City Attorney

Anne L. Jacobson  
City Attorney

Tara G. Alfonso  
Assistant City Attorney

December 12, 2014

Mr. Paul C. Schlindwein, II  
Ruder Ware S.C.  
P.O. Box 8050  
Wausau WI 54402-8050

Ms. Susan L. Tiedemann  
2305 N. 33<sup>rd</sup> Street  
Wausau WI 54403-1401

Mr. Schlindwein and Ms. Tiedemann:

I previously forwarded by correspondence dated July 24, 2014 a Warranty Deed for signature by you dedicating the south side of extended Talon Lane for roadway. A follow-up letter was also mailed on October 20, 2014. The north side of extended Talon Lane adjacent to your property was annexed into the City and dedicated as public roadway this summer.

With dedication of the north half of Talon Lane this summer, the condition precedent for dedication of your half of Talon Lane is satisfied. Under the restriction contained in the Certified Survey Map No. 14551, your half of the roadway "is to be held by the owner until such time as adjacent properties are deeded or dedicated to the City of Wausau for road purposes. At that time [your half of the roadway] will be deeded to the City of Wausau for road purposes." Further, under paragraph 1 of the Agreement for Dedication of Roadway, upon dedication of the north half, your half of the roadway is to be dedicated to the City by Warranty Deed at no cost to the City.

To date, even though five months have passed since I forwarded the Deed for signature, our office has not received the executed, notarized Warranty Deed from you. During this time, both my assistant and I have left voice messages, either at your home telephone or at Mr. Schlindwein's office. We have not received any response.

If you have misplaced the original Deed previously forwarded, another original of the Deed is enclosed. Please sign the Deed before a notary and return the Deed to our office. Alternatively, feel free to contact our office and make arrangements to come in and sign the Deed here.

The City would like this matter closed by December 31, 2014. Your prompt attention in executing and returning the Deed accordingly is appreciated.

Very truly yours,

CITY OF WAUSAU

A handwritten signature in black ink, appearing to read "Anne L. Jacobson", written over a horizontal line.

Anne L. Jacobson  
City Attorney

Enclosures

## Lori Wunsch

---

**From:** Anne Jacobson  
**Sent:** Wednesday, May 06, 2015 12:58 PM  
**To:** Lori Wunsch; Lisa Parsch  
**Subject:** FW: Talon Lane  
**Attachments:** 20150506104958176.pdf

This e-mail and attached resolution should go out in the packet to the CISM members for tomorrow night's meeting.

---

**From:** Dave Eckert [<mailto:dave@eckertlawllc.com>]  
**Sent:** Wednesday, May 06, 2015 10:58 AM  
**To:** Anne Jacobson  
**Subject:** Talon Lane

Anne -

Attached are various of my e-mails regarding the roadway. I ask that this e-mail and its attachments be included in the CISM packet so that CISM sees that Joan and I have been both patient and proactive here.

As you know, we dedicated our side of the roadway – the north side – over eleven months ago and we have 88 acres abutting the City which we are ready to develop. We've already brought in 7½ acres consisting of two parcels in the last several years, and these parcels are now generating on the City tax rolls over \$41,000.00 annually. These are the Hackworth and Gulsvig residences.

Given the topography of our property and the fact that most property surrounding the City on the northeast side is in the Town of Wausau and is already developed with residences in the Town, our property is probably the only viable large parcel on the northeast side of the City readily suitable and available for municipal growth.

You've indicated that Paul apparently believes he owns the sewer and water he installed on the south side of the roadway which he has yet to dedicate. I do not understand his reasoning, if that is his argument. Does Lynn Taschler own the infrastructure he put in the roadway in developing Riverview? Does Dan Higginbotham own the sewer and water line he installed in the roadway in the Eagle Valley development? Paul's reasoning, I think, is incorrect.

What's further relevant is that Paul's half of the roadway which Paul has failed to dedicate to date is already part of the official City roadway. The relevant roadway was put on the official City map by Council resolution dated April 9, 2002 – over 4½ years before Paul in October 2006 entered into the Agreement for Dedication of Rightway ("Agreement to Dedicate"). A copy of the April 9, 2002 Council resolution is attached. In other words, Paul installed the sewer and water improvement subject to the City's existing roadway rights as indicated on the official City map.

Just like any other developer who wanted to sell lots in the City, Paul bore the cost to build sewer and water infrastructure so that his buyers could hook on. In this regard in 2006, Paul had lots in the city available for sale, and Paul had two choices as a developer – either build the infrastructure himself at his cost so that he could sell those lots (which he did, selling 2.06 acres for \$200,000.00 to Chad and Deb Kane in 2007), or under paragraph 2 of the Agreement to Dedicate, have the City, if it was willing, install this infrastructure at which point Paul still had to pay for the infrastructure in the form of special assessments. In short, one way or the other, Paul bore the cost of the infrastructure, just like any other residential developer. That doesn't mean he

owns it.

The one thing the City did not require Paul to do back in 2006, like other developers would be required to do, was immediately dedicate his half of the roadway since Joan and I were not ready at that time to dedicate our side and begin development. Paul and the City, however, addressed his obligation to dedicate the roadway in paragraph 1 of the Agreement to Dedicate. Although he wasn't required to dedicate back then, Paragraph 1 of the Agreement clearly requires Paul to dedicate his half of the roadway at no cost to the City when we are ready to develop and dedicate our side for roadway. The CSM he submitted to the City for approval further unequivocally states in this regard that when we dedicate the north side of the roadway, the south side of the roadway "will be deeded to the City of Wausau for road purposes."

Again, Joan and I have been patient here, and we have shown our willingness to resolve this matter. However, we are at the point we want to continue the development of our acreage which we've already begun with the previous annexation and residential development of the Hackworth and Gulsvig parcels.

--

David J. Eckert  
Eckert Law, LLC  
216 S. Third Avenue  
P.O. Box 1185  
Wausau, WI 54402-1185  
(715)842-0907 phone  
(715)842-0900 fax

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If you have received this communication in error, please delete it and destroy any copies, do not distribute it, and notify us immediately by email: [dave@eckertlawllc.com](mailto:dave@eckertlawllc.com) or via telephone: (715)842-0907.



The enclosed resolution was recently adopted by the Common Council of the City of Wausau. It is being sent to you for your information. Please contact the Engineering Department at 715/261-6740 if you have any questions.

SAU  
EET  
3-4783

02-0406

FILE NO.

Introduced April 9, 2002

A RES

**AND PLAN COMMISSION**

Place Land on Official City Map (Talon Circle and 25<sup>th</sup> Street)

Council Action:	
Referred	
Reported Back	
Adopted	APR 9 2002
Denied	
Other	

Committee/Commission Action: CISM approved 4-0  
Plan Comm. approved 4-0

FISCAL IMPACT: None

**RESOLUTION**

WHEREAS, the Capital Improvements and Street Maintenance Committee held a public hearing March 14, 2002 to consider the amendment of the official map of the City of Wausau by adding to the official map property for the possible future construction of Talon Circle and 25<sup>th</sup> Street, as described on the document attached hereto as Exhibit A and incorporated herein by reference, and

WHEREAS, to reserve this future street right-of-way 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 official map of the City of Wausau is hereby amended, as described on Exhibit A, to establish the proposed exterior limits of the Talon Circle and 25<sup>th</sup> Street rights-of-way.

Approved:

  
Linda Lawrence, Mayor

Prepared by:  
Carol Schneider  
cjs906

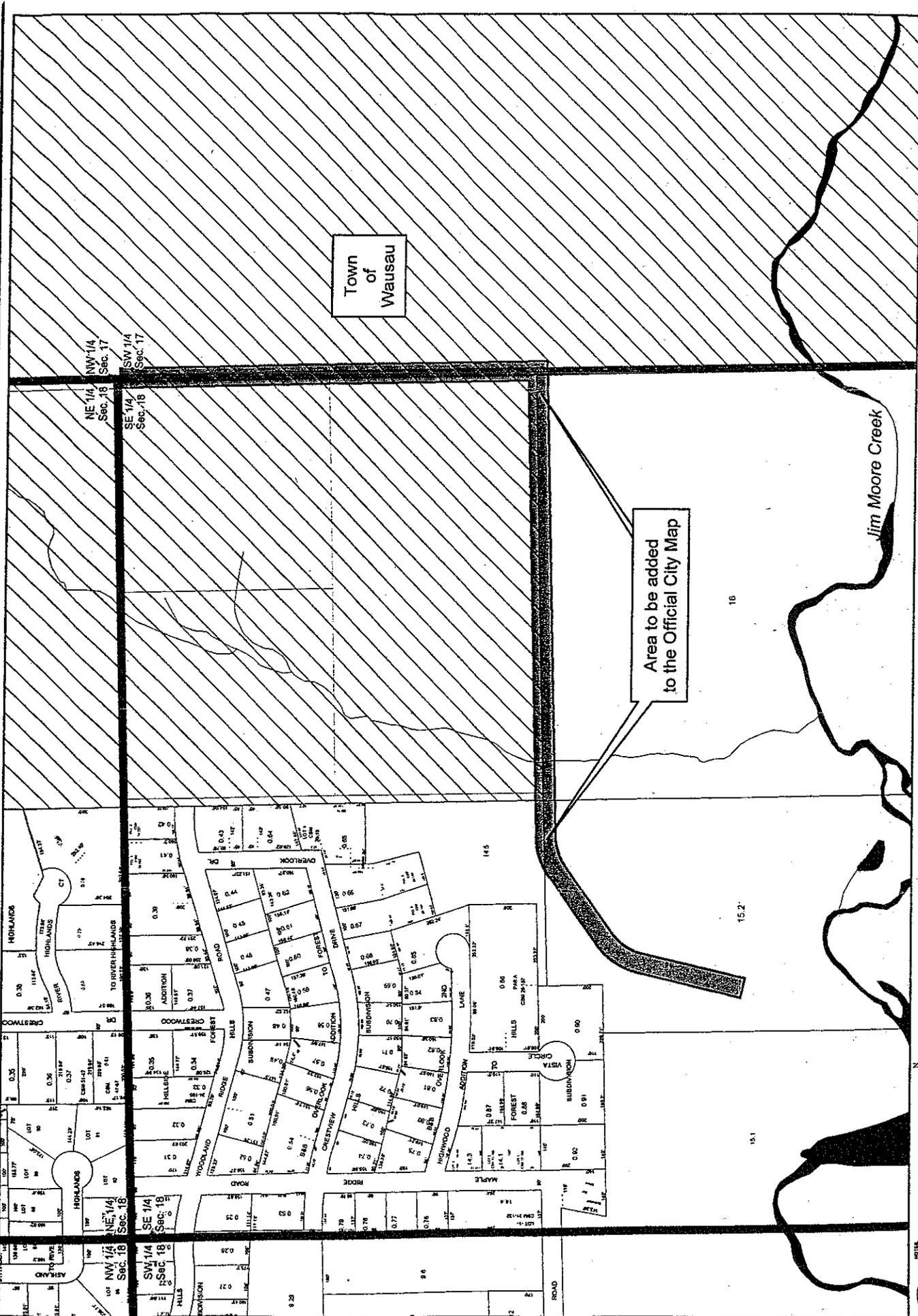
FUTURE ROAD FOR OFFICIAL CITY MAP – TALON CIRCLE

Part of the SE¼, Section 18, and part of the SW¼, Section 17, Township 29 North, Range 8 East, City of Wausau and Town of Wausau, Marathon County, Wisconsin, described as follows;

Commencing at the Southeast corner of said SE¼ of Section 18; thence S88°25'21"W, along the South line of said SE¼, 2636.30 feet, to the Southwest corner of said SE¼ of said Section 18; thence N44°59'16"E, 1016.09 feet, to the point of beginning of the centerline of future road; thence N12°43'58"E, 335.67 feet; thence along the arc of a curve to the right having a chord bearing of N33°34'52"E, and a chord distance of 142.36 feet and a radius of 200.00 feet; thence N54°34'14"E, 250.05 feet; thence along the arc of a curve to the right having a chord bearing of N71°31'30"E, and a chord distance of 116.65 feet and a radius of 200.00 feet, to the North line of the S½ of said SE¼ of Section 18; thence N88°28'46"E, along said North line, 1427.57 feet, to the East line of said SE¼ of Section 18; thence North along said East line to the existing right-of-way of 25<sup>th</sup> Street.

TalonCircle

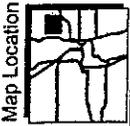
cjs



Town  
of  
Wausau

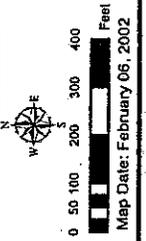
Area to be added  
to the Official City Map

Jim Moore Creek



This is not a legal survey document.  
This is a current interpretation of Tax  
Parcel status.

Town 29N Range 08 East  
City of Wausau  
Marathon County Wisconsin



THE PREPARATION OF THIS MAP IS  
 THE SOLE RESPONSIBILITY OF THE CITY  
 ENGINEER AND DOES NOT CONSTITUTE  
 A GUARANTEE OF THE CITY ENGINEER  
 OR THE CITY ENGINEER'S LIABILITY  
 FOR THE ACCURACY OF THE  
 INFORMATION CONTAINED THEREIN.  
 2. THE CITY ENGINEER'S LIABILITY IS LIMITED TO THE  
 INFORMATION CONTAINED HEREIN.

**Subject:** Re: Talon Lane

**From:** Dave Eckert <dave@eckertlawllc.com>

**Date:** 2/19/2015 9:12 AM

**To:** Anne Jacobson <Anne.Jacobson@ci.wausau.wi.us>

**CC:** Jim Tipple <Jim.Tipple@ci.wausau.wi.us>, Allen Wesolowski <Allen.Wesolowski@ci.wausau.wi.us>, Lisa Parsch <Lisa.Parsch@ci.wausau.wi.us>

Anne -

I would like a meeting with the City to see where things are at, so a meeting in early March when you get back is fine. Lisa can call me at (715)842-0907.

David J. Eckert  
Eckert Law, LLC  
216 S. Third Avenue  
P.O. Box 1185  
Wausau, WI 54402-1185  
(715)842-0907 phone  
(715)842-0900 fax

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If you have received this communication in error, please delete it and destroy any copies, do not distribute it, and notify us immediately by email: [dave@eckertlawllc.com](mailto:dave@eckertlawllc.com) or via telephone: (715)842-0907.

On 2/18/2015 3:22 PM, Anne Jacobson wrote:

Dear Dave:

I hope you had a relaxing vacation. We, as staff, are continuing to work through these issues. Staff met with Paul Schlindwein while you were on vacation. Paul indicated he had no problem with you contacting him directly to discuss the various issues. We, as staff, agreed that our next step would be to invite you back in for a meeting to discuss our next steps and options. Unfortunately, I am out of the office (as of yesterday) until March 2. The Mayor is out of the office until February 23. I am asking Lisa to set up a meeting with you, the Mayor, Allen and me, upon my return. Thank you for your patience,

Anne

**Anne L. Jacobson**  
**City Attorney**  
**407 Grant Street**  
**Wausau, WI 54403**  
**Phone 715.261.6593**  
**Fax 715.261.0313**  
**e-mail: [anne.jacobson@ci.wausau.wi.us](mailto:anne.jacobson@ci.wausau.wi.us)**

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---

**From:** Dave Eckert [<mailto:dave@eckertlawllc.com>]

**Sent:** Friday, February 13, 2015 11:29 AM

**To:** Anne Jacobson

**Cc:** Jim Tipple

**Subject:** Re: Talon Lane

Anne -

I just got back from vacation. I don't really have any questions other than why doesn't the City just take action to condemn the south half of the roadway and/or sue for specific performance under paragraph 1 of the relevant Agreement. Staff can't provide information regarding paragraph 1. The meaning of paragraph 1 is clear, and Bill Nagle, not staff, drafted it for the City's benefit so when we were ready to develop our property, the south half of the roadway was to be dedicated by warranty deed at no cost to the City.

At the meeting recently in which Bill, Joe Mella, you and I were present, Bill made it clear the Agreement at paragraph 1 requires Paul Schlindwein to dedicate by warranty deed the south half now that we've dedicated the north half. Not only does paragraph 1 say that, the certified survey map, which Paul Schlindwein executed and presented to the City for approval specifically recites that the south half, namely Outlot 1 of the relevant CSM, shall be dedicated once our side is dedicated.

The questions Joe Mella had at the meeting do not relate to paragraph 1. They were directed toward paragraph 2 which is not relevant. Paragraph 2 relates to special assessments in the event the city built the sewer and water line. The sewer and water line is already installed, and my understanding is the City did not build the sewer and water line. Accordingly no special assessments are due. That can be easily confirmed. Even if special assessments were due, that still has nothing to do with the obligation under paragraph 1 to dedicate the south half of the roadway at no cost to the City now that the north half is dedicated.

I really would like to get some action by the City here. It's been over six months since we dedicated our side of the roadway. We've been patiently waiting for dedication of the south half, but if that requires other action, such as eminent domain or a suit for specific performance, I would like to meet regarding options, including potentially building part of the north half of the road for the first phase of development.

Other development issues also need to be discussed. One is the best path for eventually connecting Talon Lane to 25th Street. 25th Street currently dead-ends at the northern end of our property and will eventually need to be connected to Talon Lane. Currently, the official City map has 25th Street extending due south to connect with Talon Lane once Talon is extended. From my discussions with REI, which I have

been working with regarding development planning, from a topographical standpoint, it appears the better path for connection of Talon Lane and 25th Street is through the valley that begins at the southwest corner of our property near the existing paved portion of Talon. This roadway would then meander up through the valley in a north-northeasterly direction for eventual hook-up to 25th Street, rather than the roadway which currently appears on the official City map.

Again, Anne, I would like to get some action by the City here. Paragraph 1 of the Agreement and the relevant CSM both make clear the south half of the roadway is to be dedicated at this point. As an FYI, I have begun clearing trees from a part of the north half of the roadway necessary to prepare the Talon roadway for phase one of development. I contemplate tree removal will be done probably within the next 45 to 60 days.

David J. Eckert  
Eckert Law, LLC  
216 S. Third Avenue  
P.O. Box 1185  
Wausau, WI 54402-1185  
(715)842-0907 phone  
(715)842-0900 fax

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On 2/6/2015 12:36 PM, Anne Jacobson wrote:

Dear Dave:

I wanted to check in with you to let you know that we have not forgotten you. I met with staff this morning, including Allen Wesolowski and Dave Huempfner. Together, we compared our files and consulted maps to determine what information we need to gather for the parties to be able to answer the questions asked of us by both you and Joe Mella. Because none of us were the staff directly involved in many of these transactions, it will take some investigation to locate documents that will assist us in answering your questions, and ultimately, resolving the issue. Therefore, as Lori W. is out today, we are hoping that within the next week or so we will have answers for you and Joe Mella. I can assure you we have an interest in seeing this resolved as well. Thank you for your patience Dave,

**Anne L. Jacobson**  
**City Attorney**  
**407 Grant Street**  
**Wausau, WI 54403**  
**Phone 715.261.6593**  
**Fax 715.261.0313**  
**e-mail: [anne.jacobson@ci.wausau.wi.us](mailto:anne.jacobson@ci.wausau.wi.us)**

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**Subject:** Talon Lane

**From:** Dave Eckert <dave@eckertlawllc.com>

**Date:** 3/16/2015 1:04 PM

**To:** jmella@ruderware.com, pschlindwein@ruderware.com

**CC:** Anne Jacobson <Anne.Jacobson@ci.wausau.wi.us>, 'Jim Tipple' <Jim.Tipple@ci.wausau.wi.us>

Paul and Joe -

At Joe's request, attached are various REI development drawings for the Talon Lane extension. These, of course, are preliminary, but they show different potential configurations based on how far to the east Talon Lane is extended before heading north for eventual hook-up to 25th Street.

Joe suggested we meet initially to discuss global issues. I think that is a good idea and Anne Jacobson offered to host the meeting at City Hall later this week. I am currently available Thursday afternoon and Friday morning and am generally open the following two weeks although those weeks will begin to fill up shortly.

--  
David J. Eckert  
Eckert Law, LLC  
216 S. Third Avenue  
P.O. Box 1185  
Wausau, WI 54402-1185  
(715)842-0907 phone  
(715)842-0900 fax

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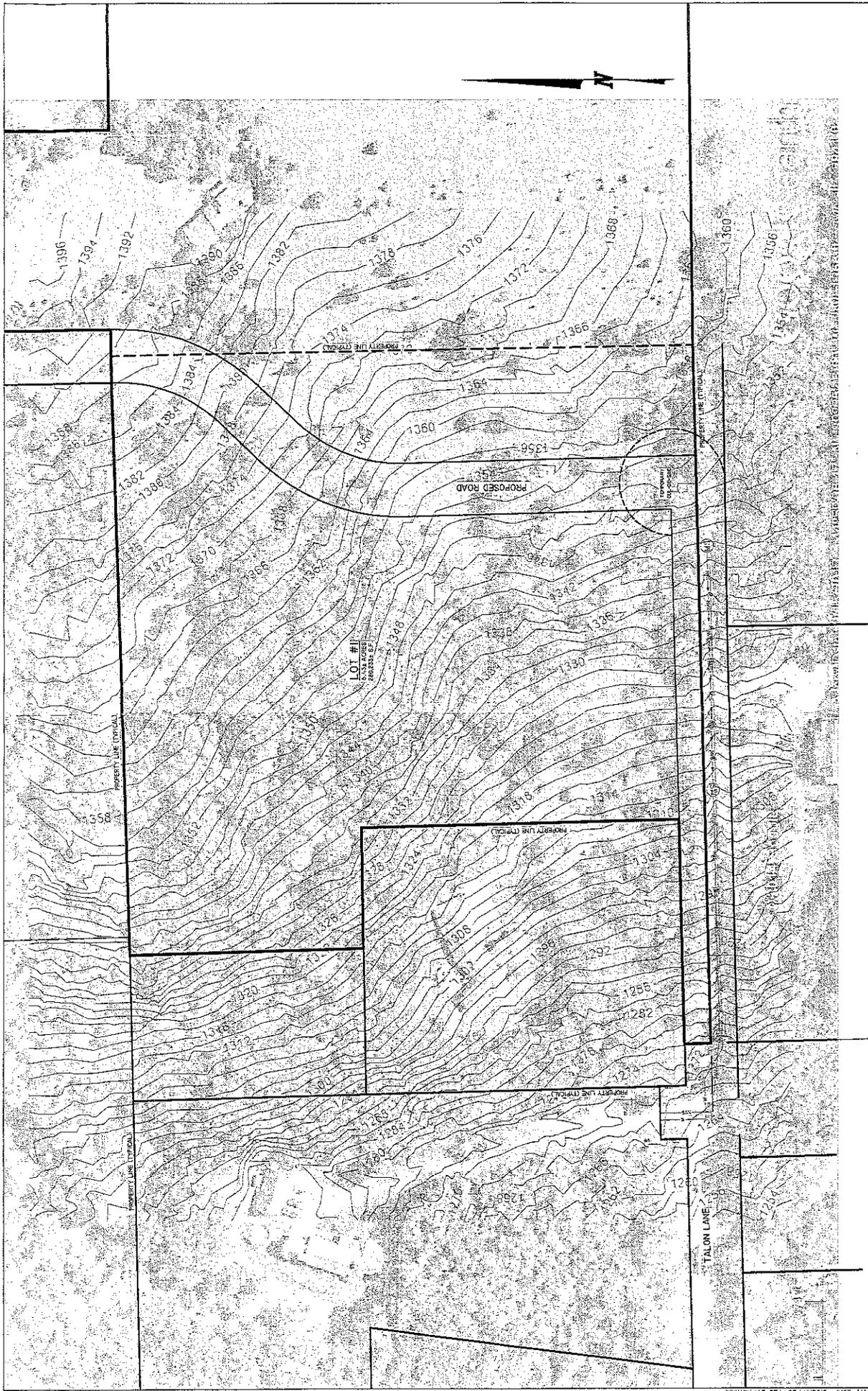
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Attachments:

---

20150316125539901.pdf	1.8 MB
<hr/>	
20150316125545752.pdf	60.5 KB





**REI Engineering, Inc.**  
 4358 N. 20th Avenue  
 WAUSAU, WISCONSIN 54983  
 PHONE: 715.836.8888  
 FAX: 715.836.8889  
 WWW.REIENGINEERING.COM

**REI** CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING

SCALE: 0 50 100

DATE: \_\_\_\_\_

REVISION	DATE	BY	CHK'D	DESIGNED BY	CHK'D	APPROVED BY	DATE

CHECKED BY: \_\_\_\_\_  
 APPROVED BY: \_\_\_\_\_  
 DATE: 06/17/14

CONCEPTUAL DESIGN #6  
 ECKERT PROSER  
 WAUSAU, WISCONSIN

REF NO. 4750C  
 SHEET CONCEPT 6



**Subject:** Talon Lane

**From:** Dave Eckert <dave@eckertlawllc.com>

**Date:** 4/21/2015 3:08 PM

**To:** Jim.Tipple@ci.wausau.wi.us, Anne Jacobson <Anne.Jacobson@ci.wausau.wi.us>

Jim and Anne -

As a follow-up to my recent phone calls to each of you, over five weeks have passed since my e-mail to Paul Schlindwein and Joe Mella on which I copied you and in which I suggested meetings dates. I've heard nothing, even though I saw Joe at the YMCA and asked why there's been silence here. It's hard, after all, having a discussion regarding road issues when there's no one across the table, and frankly I'm troubled the onus is on me to chase Paul when it is the City that has the contractual power to enforce the dedication or alternatively the power of eminent domain to take the strip that Paul is required to turn over to the City at no cost to the City.

As a recap of what's happened here in the last nine months –

- The Council approved dedication of both sides last June or July.
- I promptly dedicated my side in good faith.
- Paul, despite his Agreement with the City, has failed to dedicate his side, this despite letters from the City and different phone messages to Paul at Ruder and at his residence by Anne and Lisa. Paul ignored these letters and phone messages for approximately five months.
- Only after I asked Anne for a meeting with Bill Nagle who worked on the Agreement and Lisa Rasumssen who chairs CISM did Paul finally respond, indicating Joe Mella would represent him at the meeting. Lisa Rasmussen was unable to attend the meeting but as Anne knows, Bill Nagle made it clear in the meeting that Paul was required to dedicate.
- Since that meeting, another four months or so have passed, and nothing has happened with the exception you met with Paul and he indicated he was willing to be reasonable.

I don't understand what's going on here, but it is not reasonable to ignore the City's letters and phone messages for five months and ignore my e-mail for over five weeks.

The important point is over nine months has passed since we in good faith dedicated our side, and Joan and I have 88 acres left we want to get going on developing. We've already brought into the City in recent years 7.5 acres – the Hackworth and the Gulsvig parcels. It's time, I think, the City exercise the power available to it, whether by eminent domain or a suit for specific performance, and finally force the dedication. If Paul wants to talk while proceedings are pending, that's fine, but nothing is happening, and it is apparent nothing will continue to happen

until the City makes clear that it intends to protect its ability to grow through our property and accordingly will act to enforce its rights in the roadway.

—  
David J. Eckert  
Eckert Law, LLC  
216 S. Third Avenue  
P.O. Box 1185  
Wausau, WI 54402-1185  
(715)842-0907 phone  
(715)842-0900 fax

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**Subject:** Re: FW: Talon Lane

**From:** Dave Eckert <dave@eckertlawllc.com>

**Date:** 4/23/2015 1:35 PM

**To:** Anne Jacobson <Anne.Jacobson@ci.wausau.wi.us>

**CC:** "Joseph M. Mella" <jmella@ruderware.com>, "Paul C. Schlindwein (pschlindwein@ruderware.com)" <pschlindwein@ruderware.com>, Jim Tipple <Jim.Tipple@ci.wausau.wi.us>, Kathi Groeschel <Kathi.Groeschel@ci.wausau.wi.us>, Lisa Parsch <Lisa.Parsch@ci.wausau.wi.us>

Anne -

Right now, I'm good 4/27 in the afternoon, 4/28 from 10:30 to 12:30, 4/29 in the afternoon, 4/30 in the afternoon and 5/1 in the morning. I will hold off scheduling additional meetings next week, subject to emergencies of course. I hope we can get this worked out shortly.

David J. Eckert  
Eckert Law, LLC  
216 S. Third Avenue  
P.O. Box 1185  
Wausau, WI 54402-1185  
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On 4/23/2015 10:43 AM, Anne Jacobson wrote:

Greetings:

I received a call on April 17 from Dave Eckert, indicating he has had no response to his March 16<sup>th</sup> e-mail below. We were waiting to schedule a meeting until we heard from all the parties regarding their schedules, so we could meet later that week or the following week (week of March 23<sup>rd</sup>).

What are the outstanding issues that prevent the city from getting the other half of the roadway dedicated?

The city is being asked to enforce its Development Agreement by any legal means necessary. The City is placed in an untenable position. I would prefer to settle this amicably. In an effort to resolve this, we need to meet and identify the outstanding issues and obtain the dedication of the other half of the roadway. Please advise of dates you are available to come to City Hall the week of April 27-May 1. Thank you,

**Anne L. Jacobson**

**City Attorney**  
**407 Grant Street**  
**Wausau, WI 54403**  
**Phone 715.261.6593**  
**Fax 715.261.0313**  
**e-mail: [anne.jacobson@ci.wausau.wi.us](mailto:anne.jacobson@ci.wausau.wi.us)**

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-----Original Message-----

**From:** Dave Eckert [<mailto:dave@eckertlawllc.com>];  
**Sent:** 3/16/2015 1:04:29 PM  
**To:** [jmella@ruderware.com](mailto:jmella@ruderware.com) [<mailto:jmella@ruderware.com>]; [pschlindwein@ruderware.com](mailto:pschlindwein@ruderware.com) [<mailto:pschlindwein@ruderware.com>];  
**CC:** Anne Jacobson [<mailto:Anne.Jacobson@ci.wausau.wi.us>]; Jim Tipple [<mailto:Jim.Tipple@ci.wausau.wi.us>];  
**Subject:** Talon Lane

Paul and Joe -

At Joe's request, attached are various REI development drawings for the Talon Lane extension. These, of course, are preliminary, but they show different potential configurations based on how far to the east Talon Lane is extended before heading north for eventual hook-up to 25th Street.

Joe suggested we meet initially to discuss global issues. I think that is a good idea and Anne Jacobson offered to host the meeting at City Hall later this week. I am currently available Thursday afternoon and Friday morning and am generally open the following two weeks although those weeks will begin to fill up shortly.

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=====

Agenda Item No.

12

*STAFF REPORT TO CISM COMMITTEE - May 7, 2015*

**AGENDA ITEM**

Approve petition for annexation –Ashley Luczaj, 1707 E. Hamilton Street (080-2908-304-0996, Town of Wausau)

**BACKGROUND**

A petition has been received to annex 1707 E. Hamilton Street. The petition and annexation map are attached for your reference.

**FISCAL IMPACT**

The City will pay the town of Wausau for a period of five years an amount equal to the value of the town taxes received from the annexation area at the time the annexation petition is final. Presently, the assessed value of the annexation area is \$66,300. City tax on this annexation would be approximately \$581; Town tax is approximately \$169; net to City per year for five years will be a minimum of \$412.

**STAFF RECOMMENDATION**

Staff recommends approval of the annexation.

Staff contact: Brad Lenz 715-261-6753

WAIVER OF NOTICE OF SPECIAL ASSESSMENT  
AND AGREEMENT AS TO AMOUNT OF LEVY

The undersigned has petitioned the City of Wausau to annex certain lands from the Town of Wausau to the City. In consideration for such annexation and to obtain sewer and water utility service from the City, the undersigned hereby waives all notice of levy of special assessments, and agrees to pay to the City a total levy of \$22,248.32 as an assessment against the following described real estate:

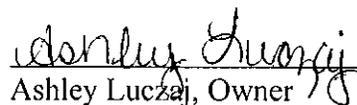
SEE ATTACHED

Sewer, 264 feet @ \$49.83/ft.	\$13,155.12
Water, 264 feet @ \$32.55/ft.	\$ 8,593.20
Sewer lateral	\$ 500.00

*All connections are subject to standard building and plumbing codes and associated fees.*

NOTE: The amount of the levy is arrived at by adding to the original cost of the installation, an interest charge equal to the most recent average borrowing rate of the City plus 1%.

Dated this 1<sup>st</sup> day of May, 2015.

  
Ashley Luczaj, Owner

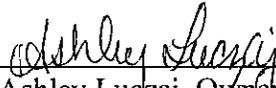
PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners of the following-described property located in the Town of Wausau, Marathon County, Wisconsin, lying contiguous to the City of Wausau, there being no electors residing therein, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

SEE ATTACHED MAP AND LEGAL DESCRIPTION

There is one (1) person residing in the territory

Dated this 1 day of May, 2015.

  
\_\_\_\_\_

Ashley Luczaj, Owner

Mailing Address: 1707 E. Hamilton Street  
Wausau WI 54403

Legal Description for Proposed Annexation  
Luczaj  
1707 E. Hamilton Street

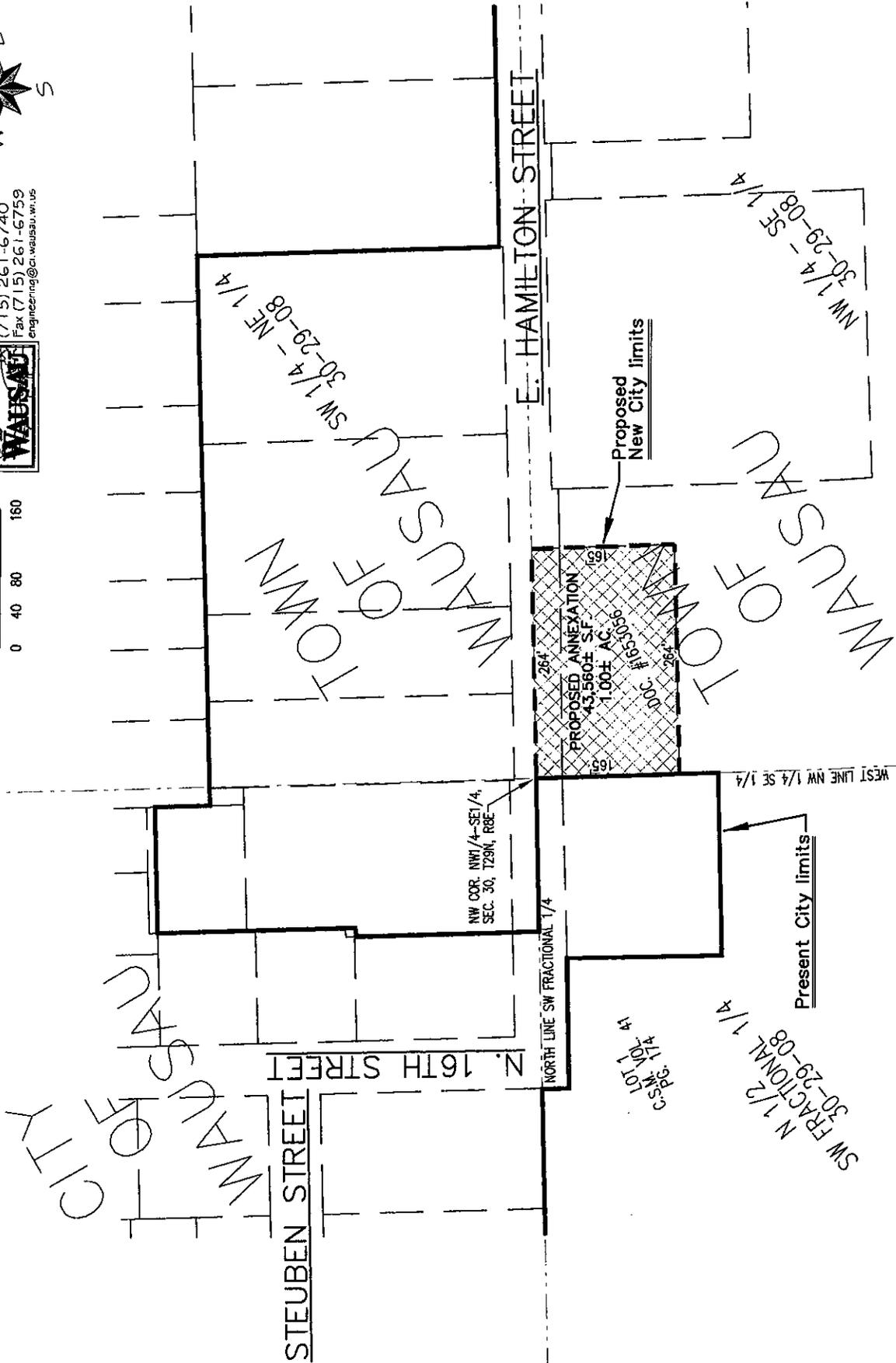
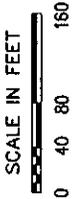
Part of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Section 30, Township 29 North, Range 8 East, Town of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the Northwest corner of said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , the point of beginning;

Thence South, along the West line of said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , 165 feet to the South line of the parcel described in Document No. 1653056 recorded in the Office of Register of Deeds for Marathon County, said line also being the South line of the North 10 rods of said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence East, along said South line, 264 feet to the East line of the parcel described in said Document No. 1653056, said line also being the East line of the West 16 rods of said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence North, along said East line, 165 feet to the North line of said Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence West, along said North line, 264 feet to said West line of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , the point of beginning.



City of Wausau  
 Engineering Dept.  
 407 Grant Street  
 Wausau, WI 54403  
 (715) 261-6740  
 Fax (715) 261-6759  
 engineering@ci.wausau.wi.us



Agenda Item No.

13

*STAFF REPORT TO CISM COMMITTEE - May 7, 2015*

**AGENDA ITEM**

Discussion and possible action regarding an easement for utility relocation and extension in the East Hanger Development Area

**BACKGROUND**

It is proposed that WPS will relocate a power pole and bury electric to accommodate the new Kocourek Hangar. WPS will also upgrade the electric power to the area to accommodate the balloon rally vendors, which will alleviate the need to rent generators for additional power needs. WPS will also install a natural gas line along the north fence line of the airport in order to serve the proposed East Hanger Development; an easement is needed in order to identify where these facilities are allowed to be placed. Funding was approved by Finance on April 14. The WPS contract was approved by Council on April 28.

**FISCAL IMPACT**

There is no fiscal impact related to approving the proposed easement.

**STAFF RECOMMENDATION**

Staff recommends approval of the easement.

Staff contact: Eric Lindman 715-261-6745

57853

DOCUMENT NUMBER

UTILITY EASEMENT / CORPORATION

THIS INDENTURE is made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between **CITY OF WAUSAU** ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION, Charter Communications, Inc.** (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)  
**291-2807-122-0090**

Part of Blocks 1, 2, and 4 and part of Vacated Otis Street and part of Vacated Howlett Avenue of the recorded plat of Lake Wausau Addition , being part of the Northwest Quarter of the Northwest Quarter (NW1/4-NW1/4) of Section 12, Township 28 North, Range 7 East, as shown on 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

The Grantee shall have the right to control all brush and trees within the Easement Area by cutting, trimming, chemically treating and/or other means as may be reasonably necessary, within Grantee's exclusive judgment, to prevent interference with or damage to Grantee's Facilities.

In order to insure the use of the Easement Area conforms with the (Wisconsin Gas Safety Code) (Wisconsin Electrical Code) and the Grantee's construction standards, the Grantor shall not permit any of the following to occur within the Easement Area without first securing the written consent of the Grantee: (i) construction of any improvements, including buildings or other structures; (ii) placement of any other objects, or (iii) change the grade more than four (4) inches.

Grantee shall indemnify and hold Grantor harmless from and against any liability associated with Grantee's use or occupation of the Easement Area, except where such liability arises from the negligence or willful misconduct of Grantor.

The covenants herein contained shall bind the parties hereto and their respective heirs, executors, administrators, successors, and assigns. No failure or delay of either Party in enforcing its rights hereunder shall act as a waiver thereof, nor shall any single or partial exercise thereof preclude any other or further exercise thereof or the exercise of any other right set forth herein. This Easement may be executed in several counterparts, each of which shall be an original and all of which shall constitute one and the same instrument.

WITNESS the hand and seal of the Grantor the day and year first above written.

**City of Wausau**

Corporate Name

Sign Name above

Print Name & Title above

Sign Name above

Print Name & Title above

STATE OF \_\_\_\_\_ )

)SS

COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by the above-named \_\_\_\_\_, to me known to be the Grantor(s) who executed the foregoing instrument on behalf of said Grantor(s) and acknowledged the same.

Sign Name \_\_\_\_\_  
Print Name \_\_\_\_\_

Notary Public, State of \_\_\_\_\_  
My Commission expires: \_\_\_\_\_

This instrument drafted by: Travis Ledvina  
INTEGRYS BUSINESS SUPPORT, LLC

Date	County	Municipality	Site Address	Parcel Identification Number
April 29, 2015	Marathon	City of Wausau	709 Lake View Dr	291-2807-122-0090
Real Estate No.	WPSC District	WR#	WR Type	IFRIS
57853	61 Wausau	1871600	JCA Joint Commercial Application	Electric Systems-Flat Rate Underground

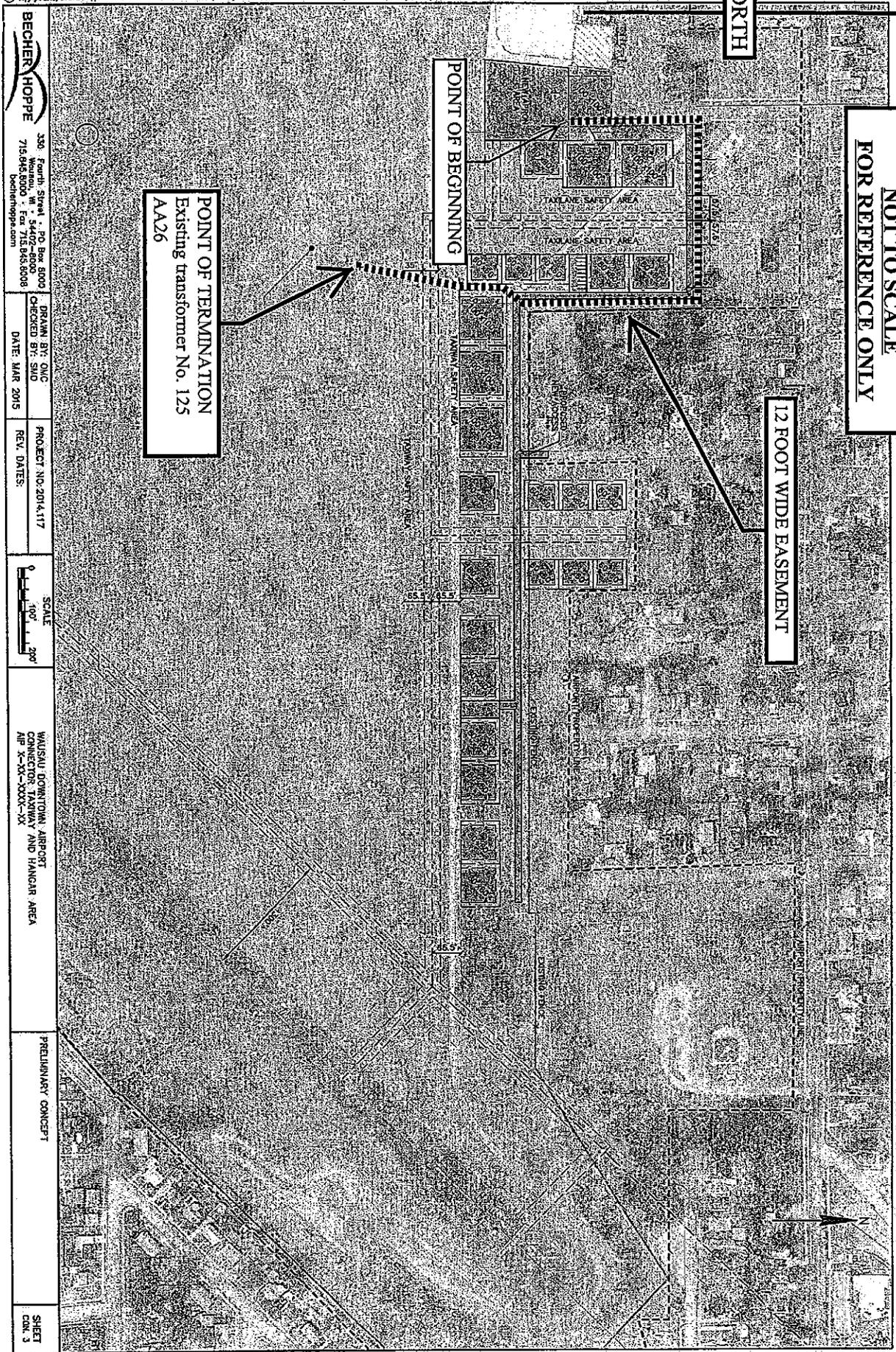
**EXHIBIT "A"**  
 NOT TO SCALE  
 FOR REFERENCE ONLY

**NORTH**

**12 FOOT WIDE EASEMENT**

**POINT OF BEGINNING**

**POINT OF TERMINATION**  
 Existing transformer No. 125  
 AA26



**BECHER HOPPE**  
 336 Fourth Street • PO Box 6000  
 Wausau, WI 54980 • Fax 715.845.6008  
 becherhoppe.com

DRAWN BY: SUC  
 CHECKED BY: SUC  
 DATE: MAR 2015  
 PROJECT NO: 2014.117  
 REV. DATES:



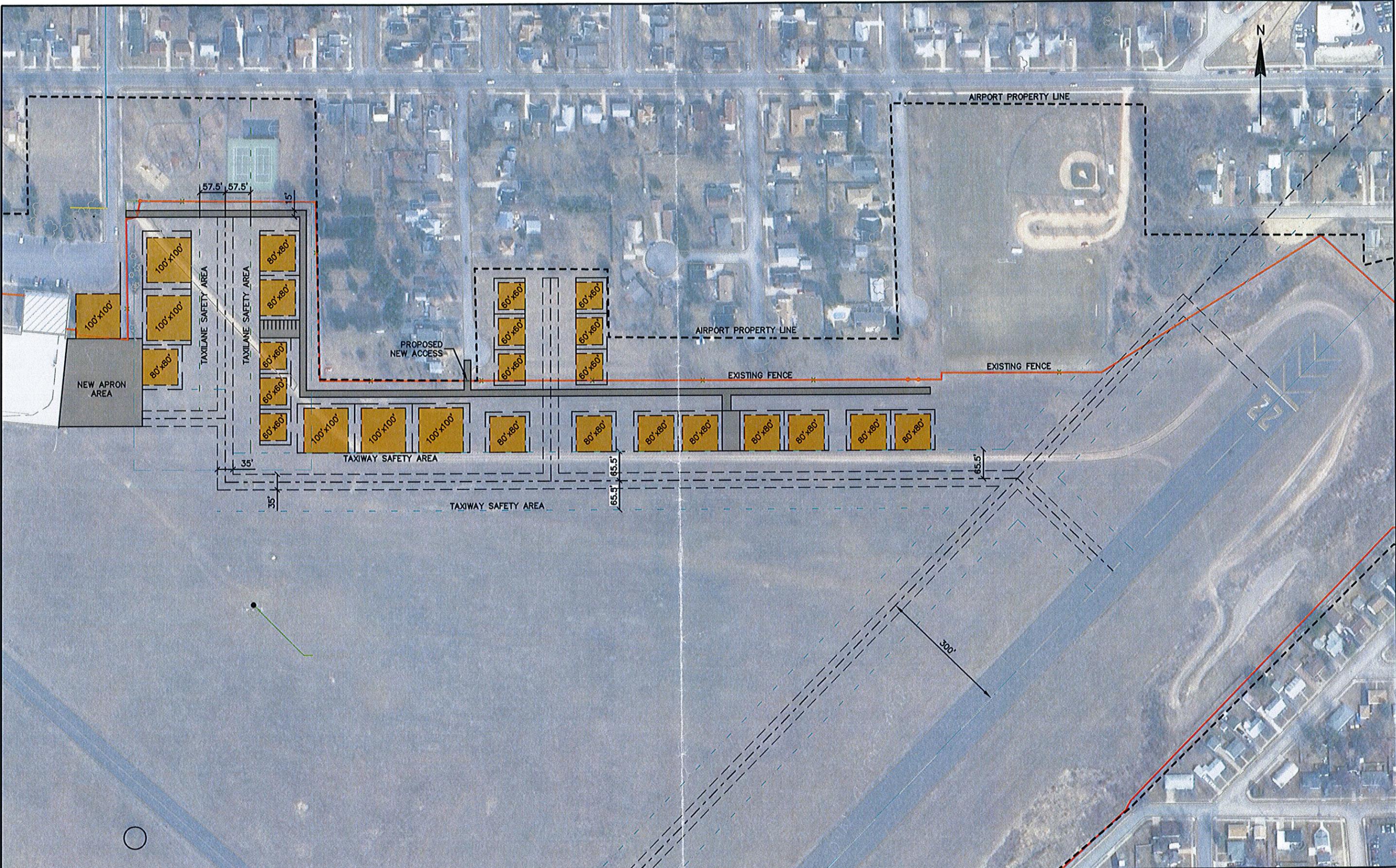
WAUSAU DOWNTOWN AIRPORT  
 CONNECTOR TAXIWAY AND HANGAR AREA  
 AP - X-26-2008-26

PRELIMINARY CONCEPT

SHEET  
 CON. 3

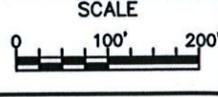
LAYOUT: CON. 3  
 PLOT TIME: 3/18/2015 5:28 PM  
 FILE NAME: P:\2014\2014.117 - BOA-Wausau - Hangar Area & Taxiway\CAD\Exhibits\14117\_CONCEPT\_5.dwg

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 330 Fourth Street • PO Box 8000  
 Wausau, WI • 54402-8000  
 715.845.8000 • Fax 715.845.8008  
 becherhoppe.com

DRAWN BY: OMC  
 CHECKED BY: SMO  
 PROJECT NO: 2014.117  
 DATE: MAR 2015  
 REV. DATES:



WAUSAU DOWNTOWN AIRPORT  
 CONNECTOR TAXIWAY AND HANGAR AREA  
 AIP X-XX-XXXX-XX

PRELIMINARY CONCEPT

SHEET  
 CON. 3

Direct 715-845-0414 | Cell 715-551-5507

Office 715-845-8000 | Fax 715-845-0414

[kkemper@becherhoppe.com](mailto:kkemper@becherhoppe.com) | [www.becherhoppe.com](http://www.becherhoppe.com)

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---

**From:** Karl R. Kemper  
**Sent:** Wednesday, May 06, 2015 5:12 PM  
**To:** 'John Chmiel'; '[tara.alfonso@ci.wausau.wi.us](mailto:tara.alfonso@ci.wausau.wi.us)'; Matthew R. - DOT Messina  
**Cc:** Stephen M. Opatik  
**Subject:** RE: Proposed Utility Easement for Airport Utility Relocation

Hello John, Tara, and Matt,

It sounds like the easement will be drafted before the final hangar area layout is complete. We agree with the BOA's recommendation that the easement location be well defined. Items to note are as follows, and are referenced to the attached markup of WPS's proposed easement exhibit.

- <!--[if !supportLists]-->• <!--[endif]-->Along leg A, the easement route will need to be coordinated with the proposed Kocourek hangar layout and city utilities so they don't interfere.
- <!--[if !supportLists]-->• <!--[endif]-->Along leg B, the easement will be west of the fence. The easement route will need to be coordinated with city utilities so they don't interfere.
- <!--[if !supportLists]-->• <!--[endif]-->Along leg C, there is a city water main that runs approximately 10' south of the fence. The water main terminates at a hydrant that is approximately 10' south of leg C and 10' west of leg D. Therefore, it might be best to run the easement north of the fence along this leg.
- <!--[if !supportLists]-->• <!--[endif]-->Along leg D, the easement will run directly along the inside of the fence. The hydrant referred to in the previous bullet point will fall in the easement, so this would need to be coordinated with WPS.
- <!--[if !supportLists]-->• <!--[endif]-->Along leg E, it would probably be best to run the easement straight south. This would make it easier to design the hangar area around the

easement. Recall that the hangar layout shown is a preliminary layout, and is planned to change.

Please don't hesitate to contact us with any questions.

Thank you,

**Karl R. Kemper, EIT | Staff Engineer**

**Becher-Hoppe Associates, Inc.**

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

**NORTH**

**12 FOOT WIDE EASEMENT**

**POINT OF BEGINNING**

**POINT OF TERMINATION**  
 Existing transformer No. 125  
 AA26

LAYOUT CON. 3  
 PLOT TIME 3/18/2015 9:28 PM  
 FILE NAME P:\2014\2014.117 - 204-Riverside - Hangar Area & Taxiway Area\Exhibit\117\_CONCEPT\_3.dwg  
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DRAWN BY: OMC  
 CHECKED BY: SMO  
 PROJECT NO: 2014.117  
 DATE: MAR 2015  
 REV. DATES:

SCALE  
 0 100' 200'

WAUSAU DOWNTOWN AIRPORT  
 CONNECTOR TAXIWAY AND HANGAR AREA  
 AIP X-XX-XXXX-XX

PRELIMINARY CONCEPT  
 SHEET  
 CON. 3

