

## CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

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Date of Meeting: May 21, 2015, at 3:30 p.m. in the Council Chambers of City Hall.

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

Also Present: Lindman, Kujawa, Jacobson, Lenz, Wesolowski, Gehin

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

Noting the presence of a quorum, at approximately 3:30 p.m. Chairperson Rasmussen called the meeting to order.

### **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**

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Rasmussen recalled that at the last CISM meeting action was deferred on this item to allow time for the developer to meet with the Labor Temple to try to resolve concerns. She noted that this agenda item is only regarding scheduling a public hearing on the street vacation and not about the merits, funding, or validity of the project.

Randy Olmsted, representing the Labor Temple, thanked the committee for holding a special meeting. Some of the Labor Temple board members met with Fritz Schierl and Andrew Halverson on May 18. A number of issues were discussed and yesterday they received a correspondence from Schierl. Last night some of the board members and Labor Temple staff met and further discussions were held today. The direction given from the board members is that the Labor Temple is not in favor of the vacation of Clark Street. They appreciate the fact that Schierl and Halverson met with them regarding the project. However, looking at it from a business standpoint, they feel the addition of an apartment complex will interfere with their overall business.

Andrew Halverson, Ellis Stone, stated this is a diversion from where the meeting was left on May 18, which he thought was quite successful. In essence the conceptual agreement with the principles in the room, which was not a complete reflection of the entire board, was that they were going to be supportive of the vacation. Schierl would retain exclusive use of the diagonal parking on the south side of the vacated Clark Street for use of the residential component of the development. The Labor Temple would retain ownership of the vacated northern 33 feet of Clark Street. Schierl would have use of the six diagonal spaces that are created north of Clark Street, which would retain as ownership of Labor Temple but would be in essence one of the main parking elements for the northern entrance to the proposed quick serve restaurant located in the northern half of the new convenience store. Ultimately, that was the letter that was sent, which summarized the overall principles of the meeting. They would certainly want to continue the process and would want to continue to have dialogue with the Labor Temple on other elements and solutions. He hopes the committee agrees and forwards a resolution to the Common Council. Halverson again stated that the decision from the Labor Temple today is not where they left the meeting on Monday.

Mielke questioned what the holding point is. Olmsted stated there were a lot of options discussed. The Labor Temple brought up a lot of concerns in the meeting. There was not a quorum of board members present at the meeting to hold a vote. They indicated to Schierl and Halverson that the board would meet for a decision. They are concerned with additional traffic on 4<sup>th</sup> Avenue. Additionally, with increased traffic they are concerned that the City may be approached about no parking along the west side of 4<sup>th</sup> Avenue. This would eliminate some of their parking for their banquet facility. They only have four handicap parking stalls and are concerned that residents of the apartment complex will use those spots.

They talked about asking the City if angle parking could be created to increase parking on 4<sup>th</sup> Avenue. They spoke with Schierl about purchasing the corner lot at Callon and 4<sup>th</sup> Avenue with the intent to demolish the building and creating a parking lot for better access. In the letter they received, it indicated the Labor Temple would retain position of the vacated Clark Street, which realistically already belongs to them. They would receive nothing additional other than owning something they already have.

Rasmussen reminded the committee that this is a discussion to authorize a public hearing and it is not the committee's role to negotiate a deal between two private parties.

Olmsted again stated he was given the direction from the Board of Directors that the Labor Temple is not in favor. Rasmussen believes perhaps there are alternative options and many things yet to be talked about. This is only step one of a street vacation on whether a public hearing should be held or not. The public hearing is the opportunity for everyone affected to offer their comments. Then a decision is made based upon comments received at the public hearing. At any point in the process the committee can still vote no. Scheduling a public hearing is not a green light for the project, but creates movement between the parties to continue discussions. If scheduling of a public hearing is approved today, the action also goes to Council. The public hearing can occur no sooner than 40 days from Council action. It will be July before a public hearing is held.

Mielke moved to approve 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. Kellbach seconded.

Gisselman questioned how the Fire Department would react to the potential vacation in regards to the proposed apartment complex, convenience store and Labor Temple. Kujawa indicated the vacation of Clark Street would not affect their ability to serve those entities as far as fire service or EMS. Schierl will have to design the parking lot to allow sufficient access to all structures. The vacation itself would not be an issue for the Fire Department.

There being a motion and a second, motion to approve 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 carried unanimously 5-0.

## **Adjourn**

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Mielke moved to adjourn the meeting. Kellbach seconded and the motion carried unanimously 5-0. Meeting adjourned at approximately 3:45 p.m.