



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, October 8, 2015, at 5:30 p.m.

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1. CONSENT AGENDA (Any item can be removed from the Consent Agenda at the request of a Committee member.)
 - A. Approve minutes of the September 10, 2015 meeting.
 - B. Action on an initial resolution to hold a public hearing to vacate a portion of 77th Avenue.
 - C. Action authorizing Downtown Snow/Ice Removal.
 - D. Action on a petition for annexation – Eau Claire River LLC, South 60th Avenue (076-2907-323-0977, Town of Stettin).
 2. Discussion and possible action on Real Estate Services Contract for right-of-way property acquisitions required related to the Thomas Street Project.
 3. Discussion and possible action on right-of-way plat for the Thomas Street Project.
 4. Discussion and possible action on researching and implementing traffic calming measures on future road designs.
 5. Update on 2015 Street Construction Projects.
 6. Future agenda items for consideration.
- Adjourn.

The next regular meeting is scheduled for November 12, 2015.

LISA RASMUSSEN, Chairperson

THIS NOTICE POSTED AT CITY HALL AND FAXED TO CITY PAGES AND DAILY HERALD: September 25, 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.

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, Town of Stettin.



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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, October 8, 2015, at 5:30 p.m.

ADDENDUM

7. Discussion and possible action on recommended supplemental budget request items and potential reductions for items requested in the original 2016 budget draft.

Adjourn.

The next regular meeting is scheduled for November 12, 2015.

LISA RASMUSSEN, Chairperson

THIS NOTICE POSTED AT CITY HALL AND FAXED TO CITY PAGES AND DAILY HERALD: October 7, 2015 at 10:45 a.m.

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

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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.

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: September 10, 2015, at 5:30 p.m. in the Council Chambers of City Hall.

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

Also Present: Lindman, Jacobson, Groat, 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 5:30 p.m. Chairperson Rasmussen called the meeting to order.

CONSENT AGENDA

- A. Approve minutes of the August 20, 2015 meeting**
- B. Action on an initial resolution to hold a public hearing to vacate a portion of the alley bounded by Prospect Avenue, Genrich Street, Dunbar Street and Single Avenue**
- C. Action on an initial resolution to hold a public hearing to vacate a portion of 80th Avenue**
- D. Action on a petition for annexation – Bruch, 4212 Hilltop Avenue (076-2907-282-0978, Town of Stettin)**
- E. Action on a Stormwater Maintenance Agreement for Kocourek Holdings on North 20th Avenue**

Mielke moved to approve the consent agenda items. Kellbach seconded and the motion carried unanimously 5-0.

Discussion and possible action on driveway access and center median access on County Highway U

Shane VanderWaal, appearing for Dave Johnson, stated at the last meeting there was discussion concerning access at the northeast corner of the parcel that was going to be created for Marathon Town and Country. Since that time they have met with staff to review ordinances and determine a way to move forward to keep this tax base in the City. One option is to create a cut in the median on Highway U, which is approximately 995' from the intersection of the interstate, which would require approval from CISM. In the meantime, Marathon Town and Country has had to sign a lease extending their stay at their current location and as a result are looking at other locations. Marathon Town and Country's initial goal was to be constructed and moved into the site by January 1, 2016. Because of the time delays that will not happen. VanderWaal is requesting the curb cut into Highway U be approved contingent upon use by Marathon Town and Country or a similar type of business. For example of a similar type of business, VanderWaal stated he does not mean a McDonald's but a similar type of traffic flow to Marathon Town and Country. Marijean Hoppe, Becher Hoppe, stated with approval of the full access cut they are looking to eliminate the corner access onto the existing driveway, which was a concern for a lot of parties. For Marathon Town and Country to relocate to this site they are looking for full access with an island cut not just a right in right out.

Rasmussen stated the last two months when talking about this matter the access issue started out conceptually with right-of-way access and what would have amounted to a shared driveway, which was not a popular concept. This would create a separate and distinct driveway for the Witter parcel with a 65' opening. She noted that the staff report indicates that while not ideal and not perfect, for a limited flow use this would work. She explained the median cut would also need to be approved by the Board of Appeals. VanderWaal explained that the City's ordinance does not allow cuts within 1,000 feet of an on ramp. Under the ordinance, the Zoning Board of Appeals would need to approve the access point. Hoppe stated that there are two additional curb cuts prior to this point. She has provided the City with traffic

counts and traffic flow of the area. The type of use and limited traffic flow should not present an issue. Rasmussen stated that if more of this property is sold for other uses, a separate access would be recommended off of Westwood Drive or a frontage road, and this access point would be strictly for Marathon Town and Country or a similar land use. Hoppe noted that the other possibility for accessing the land is an existing curb cut along Highway U. This would remain for the larger parcel. Lindman stated if a larger facility is developed there is room for construction of a left turn lane at the existing curb cut to accommodate additional traffic.

Abitz is concerned with the number and type of vehicles turning in and out and if there is enough room for vehicles to stage in the middle without blocking traffic. Hoppe stated it is designed like the one serving the user to the east, which originally is where they were looking for shared access. That user does have a lot of truck traffic. She believes a car can safely sit there. A large vehicle or a semi-trailer should not stage in that area, which goes for all of the driveway access points in that area, including the two existing that are closer to the interchange. Hoppe noted that Marathon Town and Country does have larger deliveries but does not believe they would have any more than one truck per day. Abitz questioned if the delivery trucks should come from Overlook Drive and travel east to make the entrance. Hoppe does not believe the entrance will be that severe and a second vehicle could bypass a truck. She noted that large semi-truck drivers typically know what their vehicle can and can't do. Rasmussen believes it is important to recognize that the way Highway U has been built there is potential for future development but with the present day traffic flow that portion of Highway U is overbuilt. The road is big but the traffic flow is not of a high volume that traffic has to wait in the middle. There is clear visibility in both directions with space to wait in the driveway and make the turning movement all at once. Hoppe believes that most trucks that would be exiting there would be heading back to the highway or back to the business area and not necessarily turning left out of the driveway.

Abitz moved to approve the 65' cut and access in the median based upon the following conditions:

- Ingress and egress would be accessed solely at this location.
- Ingress and egress at this point on CTH U would serve only the parcel identified to be sold to Marathon Town and County and used solely for their purpose or another low volume traffic land use.
- Any further requests to modify the median between Arthur Avenue and Westwood Drive would not be permitted. There would need to be alternate access arrangements for any other development.

Attorney Robert Reid, Terwilliger Law Firm, represents Mid State Enterprises, Inc. Mid State is not appearing for the purpose of objecting at this time. Reid pointed out that the applicant had previously taken the position that no approval by this committee was necessary to use the easement of Mid State Enterprises. The applicant has since cut down the slope and removed vegetation from the area. That action was done without permits and there was no attempt to prevent silt from leaving the site. With the heavy rain last weekend there was quite a bit of mud and dirt that came onto the easement area, driveway access and onto the road. With the caveat of ingress and egress accessed solely at this location, Mid State Enterprises Inc. is questioning if the applicant is making a commitment not to use the easement area. Rasmussen stated the stipulation is that the new access point would be their only access. VanderWaal confirmed that when the business is built the new access would be the only access but they still maintain that the access on the northeast corner is a valid access. However, because there is a potential sale to Marathon Town and Country sometimes prudence is to look at other alternatives rather than go to court. This is why they came back to the City to see if there was a way to complete the sale and keep the tax base in the City. Rasmussen believes there could be an understanding between the parties regarding access to the parcel in the interim until the curb cut is made. While recognizing there are issues to be worked out, Rasmussen noted that this is not the time or place to intervene in the separate issue of land

grading and flow of water. Reid stated his clients are concerned that this recommendation will create a situation that permanently affects the flow of the water. Rasmussen replied that when plans are submitted for development of the site, stormwater management regulations will have to be complied with. Hoppe indicated that on the preliminary plans there are stormwater management areas noted and will be developed more as the design moves forward. Gehin requested that further grading of the site be halted as an application for a stormwater permit should have been submitted prior to grading.

Kellbach seconded Abitz's previous motion. There being a motion and a second, motion passed unanimously to approve the 65' cut and access in the median based upon the following conditions:

- Ingress and egress would be accessed solely at this location.
- Ingress and egress at this point on CTH U would serve only the parcel identified to be sold to Marathon Town and County and used solely for their purpose or another low volume traffic land use.
- Any further requests to modify the median between Arthur Avenue and Westwood Drive would not be permitted. There would need to be alternate access arrangements for any other development.

Discussion and possible action on engineering options for increasing visibility at the intersection of 4th Avenue and Callon Street

Lindman explained that at the last meeting staff was directed to look at the failing retaining wall from an engineering standpoint and work with the homeowner and contractor. A survey crew completed elevation work. There would be a possibility to step the retaining wall back to increase visibility. It is unknown at this time if that would meet full design recommendations as far as line of sight. Staff did not go into design for a new retaining wall. The City Surveyor did make contact with the homeowner and contractor. A permit was supposed to be applied for this week, but that has not happened so staff has been unable to review the proposed wall. Rasmussen feels that the intersection could be revisited once Callon Street is back in the schedule for rebuild.

Abitz questioned when the portion of the wall that has collapsed would be repaired. Lindman explained that the owner was given until June 30th to make the repairs. That was extended to September 1st. At the end of August, the Inspections Department contacted the owner and indicated if a permit was obtained by September 1st she could have until September 30th to complete the job. The Inspections Department was notified that a contractor has been obtained and has now given the owner until November 1st. At that point if the wall is not completed a decision will be made to either abate it or issue a Summons. Abitz believes it is also the City's issue due to trying to fix the visibility of the corner. Lindman replied that the wall is on private property and the owner's responsibility. Rasmussen said it was the neighborhood group's assertion that the wall was not built right in the first place and a further assertion that the intersection is unsafe. However, in the interim it is as safe as it is going to get until the street is rebuilt, which has been determined through review of the accident statistics last month and the fact that it is a four-way stop. Much of the allegations have come more from the neighborhood group than the homeowner. She feels the City has done its due diligence and that increasing visibility can be looked at when the street is rebuilt. Abitz stated that she contacted the school bus service and there have been no accidents reported. Lindman stated that the Inspections Department has been lenient with the owner due to the expense. Mielke agreed but feels it is to a point where it should be fixed as it will be a year on September 14.

Establish assessment rates for 2016 construction projects

Wesolowski stated that rates for special assessments are reviewed every year. The policy has been to assess 60% of the actual costs for new streets and 60% of that charge for street reconstruction. This year the rate is set at \$38 per foot for street improvements and \$22.80 per foot for street reconstruction. This was a \$2 per foot increase from 2014. For 2016 it is recommend increasing the rate to \$42 per foot as staff is expecting an increase in costs and would like to recoup some costs for engineering testing services. This would still be around 60% of the actual costs. In the past street reconstruction projects were charged 60% of the street improvement rate. Staff would like to recommend having the same rate for both street improvement and street reconstruction projects. The Municipal Code does indicate a reduced rate be given if a street does not last the design life of 35 years. Wesolowski recommends holding the rates for streets receiving Community Development Block Grant funding at \$15 per foot and the sewer lateral replacement rate at \$500. Rasmussen asked if the rate would be \$42 per foot for all projects. Wesolowski confirmed unless the street has not reached its design life. He noted that communities throughout the state charge differently. Some communities charge 100% and some do not charge any. Also, some communities try to recoup a large percentage of their engineering costs. Rasmussen asked if staff foresees a massive amount of pushback from increasing the rate and asked if it would be more palatable to phase in an increase over multiple years. Groat stated that there is a wide variety of what communities are doing but the majority of communities that assess are recovering their internal engineering costs, not necessarily dollar for dollar but assuming an 8% to 11% cost for engineering. There are not only the engineering services of developing and designing the street but also the engineering techs inspecting the projects. Right now those costs are not being recovered by special assessment. The capital budget is under more and more pressure each year and an 8% increase could bring nearly \$40,000 in additional revenue, which would help in the long term and put us consistent with other communities. Rasmussen questioned if most residents choose the 5 year payment plan. Groat explained that a few years ago the City was charging a 9% interest rate, but now is charging 1% over the borrowing rate (approximately 3% to 4%). This is beneficial to the homeowner and more realistic to borrowing costs, but did reduce revenues. It was Rasmussen's thought that if there was too large of an increase it would force more people to take the payment plan. Groat believes a lot of people are taking the five year plan because the interest rate is affordable whereas when it was 9% people would go to a home equity or another loan. Wesolowski stated when it comes to public hearings there is always pushback. He noted that in the past separate public hearings needed to be held because of the two separate assessment rates. Rasmussen has also noticed that residents dispute where they are going to park, where garbage is going to get picked up, whether or not trees will be cut down, and sidewalk installation, but not necessarily the rate. She does not have a problem with increasing the rate as it does seem like we have been eating a lot of cost. The only time money is recovered for engineering services is if liquidated damages are assessed. Abitz believes it is fair but was contacted by a resident on Flieth Street since that street did not receive Community Development Block Grant funds. She has noticed that a lot of residents are getting their driveway fixed during construction projects so it is done at one time. The resident on Flieth was concerned how he was going to pay for it as he believed the cost was \$10,000. However, his costs are actually between \$2,000 and \$3,000.

Gisselman moved to approve setting the special assessment rate at \$42 per foot, street eligible for Community Development Block Grant funding at \$15 per foot and the sewer lateral replacement rate at \$500. Mielke seconded and the motion passed unanimously 5-0.

Discussion and possible action on the dedication of right-of-way for the extension of 1st Street

Wesolowski stated that 1st Street is under construction from Fulton Street to the Water Treatment Plant north of Bridge Street. The area proposed for dedication extends to East Wausau Avenue. This is all

City-owned land that should be dedicated as right-of-way. Wesolowski further explained that 1st Street will be reconstructed to the Water Treatment Plant and the existing road will serve as the street to East Wausau Avenue. Abitz mentioned that there was an issue with Lemke Cheese and their driveway. Wesolowski stated that dedicating the proposed area clarifies that the road will be on right-of-way rather than a City-owned parcel. Rasmussen feels it is good to delineate the area for future projects.

Mielke moved to approve the dedication of right-of-way for the extension of 1st Street. Kellbach seconded.

Gisselman does not feel the City can go too much further with two 1st Streets. Wesolowski has been talking with the Inspections and GIS Departments on the matter. It has been suggested to rename the area from Fulton Street to East Wausau Avenue to North River Drive. He noted that when traveling north on 1st Street at Fulton the street would change from 1st Street to North River Drive. Rasmussen feels this would be a natural transition point due to the proposed building. Abitz questioned if there was a business in that area that would have to change their address. Wesolowski stated there may be one parcel. Gisselman believes that building is currently vacant.

There being a motion and a second, motion to approve the dedication of right-of-way for the extension of 1st Street passed unanimously 5-0.

Update on 2015 Street Construction Projects

Gehin stated that construction of South 22nd Avenue from Nehring Street to the dead end started in the middle of August with completion anticipated by October 23rd. The contractor has completed the utility work from midblock of Helmke Street to Wegner Street and currently is working on the subgrade. Next week underground work will be on the south portion of the project. Staff is still working to acquire property from ProBuild as half the roadway south of Helmke Street is on ProBuild property. Negotiations began in January or February of this year but have been difficult as ProBuild's attorney is located outside of Wisconsin. The road is currently encroaching on their property and has been for 50 years. Based upon the City Attorney's opinion, staff may move ahead with the road construction or start the condemnation process. The project on North 7th Street and Crocker Street began in June and completion is anticipated by October 16. The underground utility work has been completed for the most part and base course has been placed on 7th Street and a portion of Crocker Street. The curb and gutter should be installed soon. The utility work has been completed and the road base placed on Grant Street from Bellis Street to 10th Street. The curb and gutter contractor will be onsite on Monday. The project is anticipated to be completed by October 2nd. 11th Street from McClellan to Franklin has been completed. The project along 2nd Avenue and Clark Street has been delayed until 2016. Flieth Street from Park Boulevard to 11th Avenue has been completed. The watermain extension along 84th Avenue has been completed. The Concrete Pavement Repair project has been completed. The sidewalk project consists of five parts; the base project, McClellan Street sidewalk repair, new sidewalk on Bridge Street, utility repairs and repairs to curb ramps at Metro Ride. For the most part the project has been completed. The irrigation system for the Highway 52 medians has been installed and is operational.

Wesolowski indicated that the Asphalt Paving Project does not consist of underground work. Sell Street has been completed. McClellan Street from 1st Street to 7th Street has been completed with the exception of the striping, which will be done when Grant Street is completed. Grant Street has been milled but ran into an issue. A transformer is being installed in the street and an underground storage tank was hit during that project. Testing and removal of the tank delayed the project. Grant Street will hopefully be completed next week. The contractor has moved to the west side streets of Christian Avenue, Richards Road, Tinkers Court, and 32nd Avenue with completion anticipated within the next two weeks. 10th

Avenue north of Campus Drive was added to the project. As far as the Riverfront, work began on the extension of 1st Street this week. The existing postal building has been demoed.

Abitz stated that she has asked for updated traffic counts to be completed on Thomas Street, which has not been done yet. She questioned the number of years the overlay of Thomas Street is expected to last. Wesolowski stated they are unsure of how long it would last and staff was rather surprised that it has held up as good as it did through last winter.

Presentation on street ratings

Rasmussen had asked staff to prepare a map to help the committee understand how streets and pavement are rated. Wesolowski explained that the GIS Department created the map which shows the 2013 ratings. Ratings are done every two years. The rating of 1 is the worst rating and a 10 is the best. The map shows streets that are rated 2, 3, 4 or 5. Staff anticipates that the ratings will go down when the ratings are done again. Staff recently went to a training seminar and there are capabilities that staff has not been utilizing as far as mapping and budgeting tools. After the streets are rated again in 2015, staff could bring a better report back to the committee with budget numbers. Rasmussen stated that money was restored in to the budget this year for sealcoating. She questioned if those streets were shown on the map. Wesolowski explained that the streets that are sealcoated are not on the map as they would rate an eight or nine. The City places sealcoating on streets within the first five years to preserve the pavement. Rasmussen stated an updated map will be useful as the CIP process begins for the 2017 budget as it will provide a mental image of the impact. If we get to a point where we are falling behind on streets, then the expense is even more costly. Abitz believes several streets (4th Avenue, 5th Avenue, 8th Avenue, and possibly 12th Avenue) south of Thomas Street have not been done and will touch base with Wesolowski on the status as she wants to make sure they do not get overlooked. Gisselman noted that Stark Street is starting to deteriorate. Wesolowski stated that Stark Street is on his radar and was looked at this year as a street for Community Development Block Grant funding.

Future agenda items for consideration

Abitz would like a traffic study done on Thomas Street. Gehin believes that Bruce Gerland with AECOM should weigh in on that request. Abitz stated all of the neighbors have noticed an increase in traffic volume. Rasmussen feels that before adding to AECOM's workload and since we know that we are going to rebuild, we would need to know what needs to be proved by the study as we already know that the traffic is worse than it was when the road was in poor shape. Abitz stated the section from Grand Avenue to 4th Avenue has been delayed. She feels the need to prove why a four lane road is needed in that area. Abitz was promised a study would be done this summer and would still like to have one completed. Rasmussen indicated at one point a study was to be done internally at a lesser cost than AECOM. If it is too late this year, a study can be put on the radar to do next summer.

Adjourn

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

Agenda Item No.

1B

STAFF REPORT TO CISM COMMITTEE – October 8, 2015

AGENDA ITEM

Action on an initial resolution to hold a public hearing to vacate a portion of 77th Avenue

BACKGROUND

It is recommended that the City initiate a petition for the vacation of a portion of 77th Avenue under Wis. Stats. 66.1003(4)(a). The right-of-way proposed to be vacated is shown on the attached map.

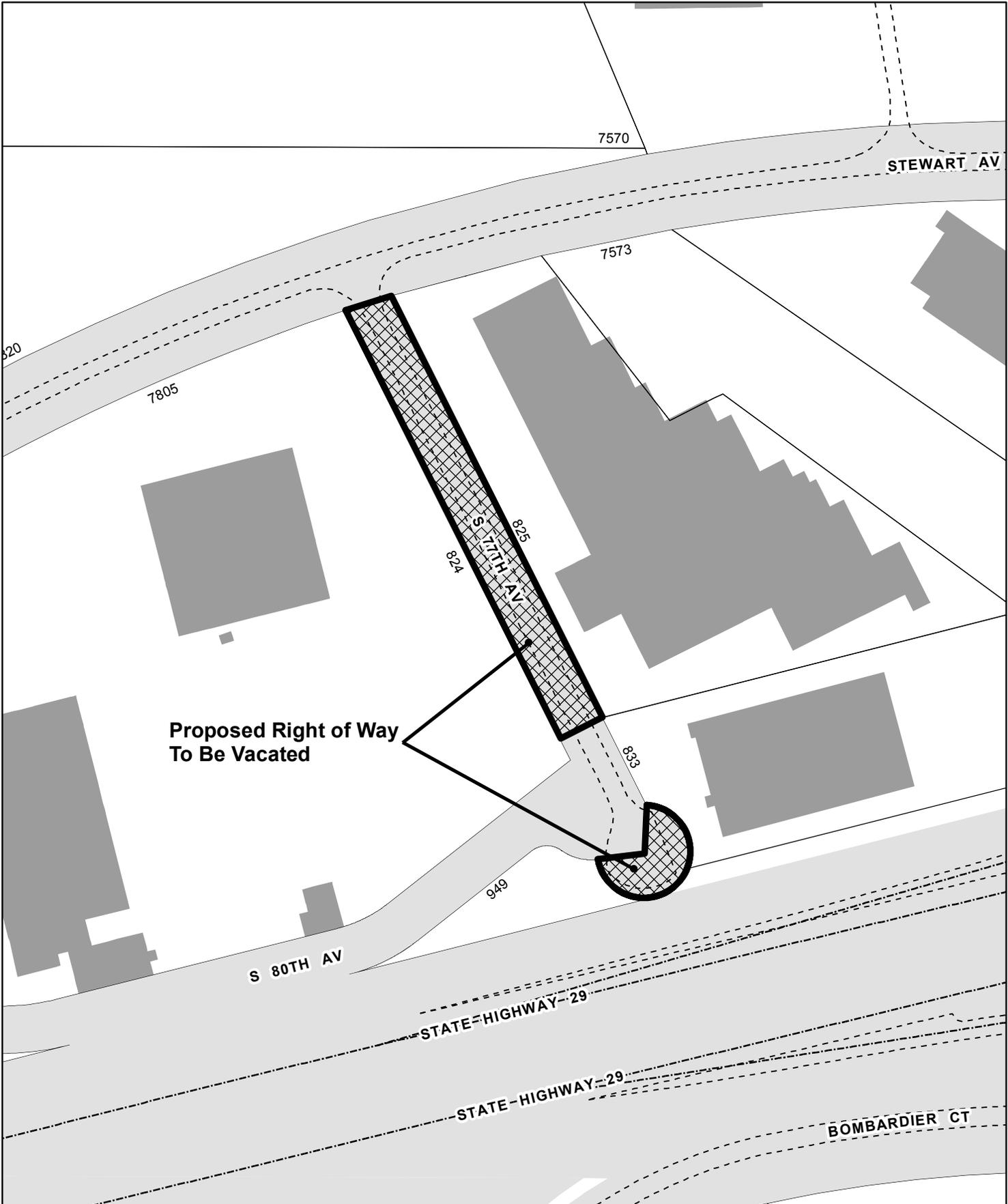
FISCAL IMPACT

There is no fiscal impact in vacating the right-of-way.

STAFF RECOMMENDATION

Staff recommends approval of the initial resolution to hold a public hearing for the purpose of vacating a portion of 77th Avenue.

Staff contact: Allen Wesolowski 715-261-6762



**Proposed Right of Way
To Be Vacated**



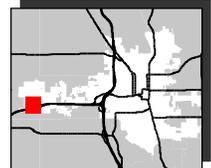
Map Date: September 24, 2015

CITY OF WAUSAU

Marathon County, Wisconsin

Legend

-  Vacate
-  Existing Right of Way
-  Existing Road (Paved)
-  Existing Building



AGENDA ITEM

Action authorizing Downtown Snow/Ice Removal

BACKGROUND

Each year the Council adopts a resolution authorizing the removal of snow and ice from specific sidewalks in the downtown area. In the spring of each year, the abutting property owners are sent an invoice for the actual cost of snow/ice removal.

Following are the rates for the past five winters:

2014-2015	\$2.60/foot
2013-2014	\$4.13/foot
2012-2013	\$4.87/foot
2011-2012	\$3.77/foot
2010-2011	\$2.92/foot

Example: A downtown property with 60 feet of frontage had a cost of \$156.00 for snow/ice removal for 2014-2015.

FISCAL IMPACT

Property owners are charged the City's actual cost for snow/ice removal.

STAFF RECOMMENDATION

Forward a resolution to the Common Council authorizing snow/ice removal for the 2014-2015 winter.

Staff contact: Allen Wesolowski 715-261-6762

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

RESOLUTION OF THE CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Authorizing Downtown Snow/Ice Removal 2015-2016

Committee Action:

Fiscal Impact: Revenue will be actual cost of work performed

File Number:

Date Introduced: October 27, 2015

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/>	No <input type="checkbox"/>	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> <input type="checkbox"/> <i>Debt</i> <input type="checkbox"/> <i>Funds on Hand</i> <input type="checkbox"/> <i>Interfund Loan</i> <input type="checkbox"/>			

RESOLUTION

WHEREAS, the City will remove snow and ice from sidewalks on the following streets:

- 3rd Street from Grant Street to Washington Street
- Washington Street from 1st to 4th Street
- Jefferson Street from 1st to 4th Street
- Scott Street from 3rd to 4th Street
- North side of Jefferson Street between 4th and 5th Street
- East side of 1st Street between Jefferson and Washington Street
- East side of 4th Street between Jefferson and Scott Street
- East side of 2nd Street between Jefferson and Scott Street
- North side of McClellan Street from 3rd Street to 120 feet west
- North side of McClellan Street from 3rd Street to 120 feet east
- South side of Grant Street from 3rd Street to 120 feet east
- North side of Forest Street from 1st to 5th Street
- South side of the 100 block of Scott Street

- 1st Street and Scott Street abutting 11 Scott Street and 500 and 520 North 1st Street
- South side of Washington Street from 4th Street to 5th Street

WHEREAS, the intent of this resolution and its effect shall be to authorize the removal by the City of snow and ice from the sidewalks listed above, and the cost of such shall be charged to the owners of the abutting property, now therefore

BE IT RESOLVED by the Common Council of the City of Wausau:

1. The Director of Public Works and Utilities shall cause the snow and ice to be removed from the sidewalks listed above.
2. The cost of this work at the City's standard rate shall be charged to the property served.
3. All special charges shall be due and payable within 30 days of the date of the invoice, with interest to be charged on past due accounts. Any charge, plus accumulated interest, not paid on or before September 30, 2016 shall become a lien upon the property and shall be extended on the current tax roll as a delinquent tax against the property.
4. The Department of Public Works shall mail a copy of this resolution to the owner of each parcel charged for the cost of the removal, together with a statement of the amount charged against the particular parcel.

Approved:

James E. Tipple, Mayor

DowntownSnowRem

Agenda Item No.

1D

STAFF REPORT TO CISM COMMITTEE – October 8, 2015

AGENDA ITEM

Action on a petition for annexation – Eau Claire River LLC, South 60th Avenue (076-2907-323-0977, Town of Stettin)

BACKGROUND

The City received a petition to annex a portion of an existing 78.5 acre parcel at the southern end of 60th Avenue. A street address has not been assigned to this parcel, which lies north of the Rib River. The annexation petition is for 32.4 acres. Please see the attached map and annexation petition.

FISCAL IMPACT

The City will pay the Town of Stettin 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 estimated fair market value of the annexation area is approximately \$33,000. City tax on this annexation would be approximately \$289; Town tax is approximately \$109; net to City for five years will be approximately \$180 per year.

STAFF RECOMMENDATION

Staff recommends approval of the annexation.

Staff contact: Brad Lenz 715-261-6753



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



LOT 1
 C.S.M. # 16744
 VOL. 78. PG. 93

NW 1/4 SW 1/4
 32-29-07

PARCEL A
 C.S.M. # 10421
 VOL. 43. PG. 53

CITY OF WAUSAU

LOT 2
 C.S.M. # 16744
 VOL. 78. PG. 93

TOWN OF STETTIN

TOWN OF STETTIN

New City limits

PROPOSED ANNEXATION
 1,412,930 S.F.
 LOT 3 32.4 AC.
 C.S.M. # 16744
 VOL. 78. PG. 93

Present City limits

BIG RIB RIVER

TOWN OF STETTIN

BIG RIB RIVER

W. LINE SW 1/4

S. LINE SW 1/4

E. LINE SW 1/4

COMPUTED S 1/4 CORNER 32-29-07

09-17-2015

P.R.Nikola

Proposed Eau Claire River LLC Parcel Annexation

DWG FILE NAME: O:\Engineering\DWG\PROJ\0950\0950_PropAnnex.dwg

Legal Description for Proposed Annexation
076-2907-323-0977
Eau Claire River, LLC

Part of Lot 3 of Certified Survey Map No. 16744 recorded in the Office of Register of Deeds for Marathon county in Volume 78 of Certified Survey Maps on Page 93, being part of the Southwest ¼ of the Southwest ¼, part of the Northwest ¼ of the Southwest ¼, part of the Southeast ¼ of the Southwest ¼, and part of the Northeast ¼ of the Southwest ¼, Section 32, Township 29 North, Range 7 East, Town of Stettin, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Lot 3, said corner also being the computed South ¼ Corner of Section 32; thence N 0° 42' 41" W, 645.23 feet along the East line of said Lot to the point of beginning of the parcel herein described;

Thence S 88° 37' 52" W, 249.20 feet ; thence S 30° 51' 12" W, 472.90 feet; thence N 41° 55' 22" W, 343.49 feet; thence S 85° 53' 45" W, 155.57 feet; thence S 56° 33' 15" W 385.09 feet; thence S 84° 49' 02" W, 367.85 feet; thence N 64° 08' 46" W, 156.91 feet; thence N 02° 02' 20" E, 253.01 feet; thence N 46° 09' 53" W 202.72 feet; thence N 02° 52' 01" W, 191.61 feet; thence N 67° 23' 03" W, 177.05 feet; thence N 50° 48' 57" W, 319.15 feet; thence N 85° 13' 04" W, 280.95 feet; thence N 15° 37' 02" W, 120.93 feet; thence N 86° 22' 20" E, 370.02 feet to the Southwest corner of Parcel A of CSM 10421 recorded in the Office of Register of Deeds for Marathon county in Volume 43 of Certified Survey Maps on Page 53; thence S 53° 52' 17" E, 203.31 feet along the South line of said Parcel A; thence N 89° 17' 09" E, 661.37 feet along said South line to the Southeast corner of said Parcel A; thence N 04° 02' 44" E, 144.01 feet along the east line of said Parcel A to the Northerly line of said Lot 3 and the existing Municipal Boundary of the City of Wausau; thence N 89° 23' 58" E, 476.05 feet along said Northerly line and said existing Municipal Boundary; thence S 28° 10' 54" E, 660.00 feet along said Northerly line and said existing Municipal Boundary; thence S 00° 43' 36" E, 300.00 feet along said Northerly line and said existing Municipal Boundary; thence N 70° 49' 05" E, 149.99 feet along said Northerly line and said existing Municipal Boundary; thence N 21° 49' 00" E, 500.00 feet along said Northerly line and said existing Municipal Boundary; thence N 51° 49' 09" E, 312.03 feet along said Northerly line and said existing Municipal Boundary to the Northeast corner of said Lot 3; thence S 0° 42' 41" E, 534.39 feet along the East line of said Lot 3 to the point of beginning of the parcel herein described.

AGENDA ITEM

Discussion and possible action on the Real Estate Services Contract for right-of-way property acquisitions required related to the Thomas Street Project.

BACKGROUND

At the August 20, 2015 CISM meeting the SOQ was reviewed and MSA Professional Services was selected to complete the real estate acquisitions for the City of Wausau. MSA has prepared a contract along with costs for the proposed services. The contract has been reviewed by the City Attorney and the Department of Public Works.

FISCAL IMPACT

Cost of these services will be paid out of TID #6.

STAFF RECOMMENDATION

Staff recommends approval of MSA Professional Services contract so it may be brought to Council on October 27, 2015.

Staff contact: Eric Lindman 715-261-6745

Local Public Agency City of Wausau Contract No. _____

CONTRACT BETWEEN

THE MUNICIPALITY OF City of Wausau
(MUNICIPALITY),

AND MSA Professional Services
(CONSULTANT).

Project: Thomas Street – Phase 1 Project ID _____

Termini: 4th Ave to 17th

Highway: Thomas Street

County: Marathon

The **CONSULTANT** Representative is Beth Steinhauer, whose work address and telephone number is: 2901 International Lane, Suite 300, Madison, WI 53704. 608-242-6622

The **MUNICIPALITY** Representative is Eric Lindman, Director of Public Works, whose work address and telephone number is: City Hall, 407 Grant Street, Wausau, WI 54403

Compensation for all services provided by the CONSULTANT under the terms of this contract shall not exceed \$ _____.

This contract will extend for the term of _____ years/months,

For the CONSULTANT

By: _____
Michael J. Statz, P.E.

Title: Wisconsin Transportation Program Manager

Date: September

39-1016174
Social Security Number of FEIN

*Draft
9/28/15*

For the MUNICIPALITY: City of Wausau

James Tipple - Authorized Official

Mayor / _____
Title / Date

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*See attached Exhibit F for Scope of Acquisitions Services

STANDARD PROVISIONS

I. SCOPE OF SERVICES

(1) The CONSULTANT shall furnish services and labor necessary to conduct and complete the services, and shall furnish materials, equipment, supplies, and incidentals other than those designated to be furnished by the City of Wausau (HEREON KNOWN AS MUNICIPALITY).

(2) The services under this CONTRACT shall be performed in accordance with generally accepted standards of the profession and requirements contained in the current Real Estate Program Manual (MANUAL). The MUNICIPALITY shall provide copies of the appropriate Manual section to the CONSULTANT upon request.

(3) The CONSULTANT shall from time to time during the progress of the services confer with the MUNICIPALITY and shall prepare and present such information, studies, or reports as may be necessary or as may be requested by the MUNICIPALITY to enable it to reasonably pass judgment on the features of the services. The CONSULTANT shall make changes, amendments, or revisions in the detail of the services as may be requested by the MUNICIPALITY. The CONSULTANT is not relieved from the responsibility for continuing adherence to generally accepted standards of the profession by the MUNICIPALITY requested changes in the scope of the services.

4) Meetings may be scheduled at the request of the CONSULTANT or the MUNICIPALITY for the purpose of discussing and reviewing the services under this CONTRACT. Meetings may include a visit to the PROJECT site. Meeting schedules are to be coordinated with the MUNICIPALITY Representative.

II. PROSECUTION AND PROGRESS

A. GENERAL

(1) Services under this CONTRACT shall commence upon notification from the MUNICIPALITY to the CONSULTANT, which order will constitute authorization to proceed.

(2) The CONSULTANT shall complete the services under this CONTRACT within the specified time for completion. Services by the CONSULTANT shall proceed continuously and expeditiously. The time for completion shall not be extended because of any delay attributable to the CONSULTANT but may be extended by the MUNICIPALITY in the event of a delay attributable to the MUNICIPALITY, or because of unavoidable delays caused by an act of God, war, governmental actions or other conditions beyond the control of the CONSULTANT.

(3) The CONSULTANT may notify the MUNICIPALITY in writing when the services have been completed. Upon the MUNICIPALITY subsequent determination that the services have satisfactorily been completed, the MUNICIPALITY will provide written notification to the CONSULTANT acknowledging formal acceptance of the completed services.

B. DELAYS AND EXTENSIONS

(1) Delays in completing the services within the time provided for completion for reasons not attributable to the CONSULTANT may constitute justification for additional compensation to the extent of documented increases in costs as a result thereof. Failure of the CONSULTANT to submit a formal written request for a time extension and additional compensation prior to the expiration of the CONTRACT time may constitute a basis for denying any cost adjustment.

(2) Delays grossly affecting the completion of the services attributable or caused by one of the parties hereto shall be considered as cause for the termination of this CONTRACT by the other party.

C. TERMINATION

(1) The MUNICIPALITY reserves the right to terminate all or part of this CONTRACT at any time with not less than ten days written notice to the CONSULTANT.

(2) In the event the CONTRACT is terminated by the MUNICIPALITY without fault on the part of the CONSULTANT, or by the CONSULTANT under II.B(2) herein, the CONSULTANT shall be paid a prorated amount for the services rendered. The prorated amount shall be the same ratio to the total CONTRACT price as the percent of services completed or partially completed and delivered to the MUNICIPALITY, as determined by mutual agreement between the MUNICIPALITY and the CONSULTANT as a CONTRACT amendment.

(3) In the event the services of the CONSULTANT are terminated by the MUNICIPALITY for fault on the part of the CONSULTANT, the CONSULTANT shall be paid a reasonable value for the services rendered and delivered to the MUNICIPALITY up to the time of termination. The value of the services will be determined by mutual agreement between the MUNICIPALITY and the CONSULTANT.

(4) In the event of the death of any member or partner of the CONSULTANT'S firm, the surviving members shall complete the services, unless otherwise mutually agreed upon by the MUNICIPALITY and the survivors, in which case the CONSULTANT will be paid as set forth in II.C.(2) herein.

D. SUBLETTING OR ASSIGNMENT OF CONTRACT

(1) The CONSULTANT shall not sublet or assign any part of this CONTRACT without prior written approval of the MUNICIPALITY. Subconsultants on this project will include:

- a. Scott Williams Appraisals, Inc
- b. Rolling & Barnes, LLC
- c. G.J. Miesbauer & Associates, Inc.
- d. Asset Equipment Appraisals & Brokerage

(2) Consent to assign, sublet, or otherwise dispose of any portion of the CONTRACT shall not be construed to relieve the CONSULTANT of any responsibility for the fulfillment of the CONTRACT.

(3) No subcontracting or assignment of any services under this CONTRACT shall state, imply, intend, or be constructed to limit the legal liability of the CONSULTANT or the sub-consultant.

III. BASIS OF PAYMENT

(1) The CONSULTANT will be paid by the MUNICIPALITY for the completed and approved services rendered under this CONTRACT on the basis and at the CONTRACT price set forth elsewhere in this CONTRACT. Such payment shall be full compensation for services rendered and for all labor, materials and supplies, equipment, expenses, and incidentals necessary to complete the services. Compensation in excess of the total CONTRACT amount will not be allowed unless justified and authorized by an approved written CONTRACT amendment.

(2) The CONSULTANT shall submit detailed invoices not more often than once per month during the term of the CONTRACT, for partial payment for the authorized services completed to date. The final invoice shall be submitted to the MUNICIPALITY within three months of completion of the CONTRACT. Final payment of any balance due to CONSULTANT will be made promptly after verification by the MUNICIPALITY, for completion of the required services, and upon receipt of documents or materials required to be returned or furnished to the MUNICIPALITY

(3) The CONSULTANT and any sub-consultants shall maintain all documents and evidence pertaining to costs incurred under this CONTRACT for inspection by the MUNICIPALITY, during normal business hours in their respective offices for a period of five years following the financial closure of the project and final CONTRACT payment.

(4) If, in the CONSULTANT'S opinion, orders or instructions given by the MUNICIPALITY would require the discarding or redoing of services which were based upon earlier direction, approvals, or instructions given by the MUNICIPALITY, that would involve services not within the scope of services, the CONSULTANT must notify the MUNICIPALITY in writing if it desires extra compensation or a time extension. The MUNICIPALITY will review the CONSULTANT'S submittal, and if acceptable, approve a CONTRACT amendment.

IV. MISCELLANEOUS PROVISIONS

A. OWNERSHIP OF DOCUMENTS

At the option of the MUNICIPALITY and upon completion or termination of this CONTRACT all manuals, guides, written instructions, unused forms, books, information and documents furnished to the CONSULTANT by the MUNICIPALITY for performance of this CONTRACT or collected or prepared by the CONSULTANT in the performance of this CONTRACT shall be properly assembled, delivered, and become the property of the MUNICIPALITY. Documents collected or prepared by the CONSULTANT in the performance of this CONTRACT may be used without restriction by the MUNICIPALITY for any public purpose. Any such use shall be without compensation of liability to the CONSULTANT.

B. CONTINGENT FEES

The CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT, to solicit or secure this CONTRACT, and that it has not paid or agreed to pay any company or person, other than a bona fide employee working solely for the CONSULTANT, any fee, commission, percentage, brokerage fee, gift, or any other consideration, contingent upon or resulting from the award or making of this CONTRACT.

C. LEGAL RELATIONS

(1) The CONSULTANT shall become familiar with, and shall at all times observe and comply with all applicable federal, state, and local laws, ordinances, and regulations.

(2) The CONSULTANT shall be responsible for damages to property or persons arising out of negligent act, error and/or omission in the CONSULTANT'S performance of the services under this CONTRACT.

(3) The CONSULTANT shall indemnify and save harmless the MUNICIPALITY, and all of their officers, agents, and employees on account of damages to persons or property resulting from negligence, errors or omissions of the CONSULTANT in conjunction with performance and completion of the services covered by this CONTRACT.

D. NONDISCRIMINATION IN EMPLOYMENT

In connection with the performance of services under this CONTRACT, the CONSULTANT agrees not to discriminate against any employee or applicant for employment because of age, race, religion, color, handicap, sex, physical condition, development disability as defined in sec. 51.01(5)Wis. Stats., sexual orientation as defined in sec. 111.32(13m)Wis. Stats., or national origin. This provision includes, but is not limited to, employment, upgrading, demotion, transfer, recruitment, recruitment advertising, layoff, termination, rates of pay, other forms of compensation, selection for training including apprenticeship. Except with respect to sexual orientation, the CONSULTANT agrees to take affirmative action to ensure equal employment opportunities. The CONSULTANT agrees to post in conspicuous places, available for employees and applicants, notices setting forth the provisions of the nondiscrimination clause.

E. ERRORS AND OMISSIONS

The CONSULTANT shall be responsible for the accuracy of the services performed under this CONTRACT, and shall promptly make necessary revisions or corrections to its services resulting from its negligent acts, its errors or omissions without additional compensation. The CONSULTANT shall give immediate attention to these revisions or corrections to prevent or minimize delay to the PROJECT.

F. CONFLICT OF INTEREST

The CONSULTANT warrants it has no public or private interest, and shall not acquire directly or indirectly any such interest, which would conflict in any manner with the performance of the services under this CONTRACT. The CONSULTANT shall not employ any person currently employed by the MUNICIPALITY for any services included under the provisions of this CONTRACT.

G. CONTINGENCY FEES

These fees allow flexibility for payment for services that go beyond the contracted scope of work and include such things as, additional parcels, changes required to previously accepted work because of project changes, meetings required for consultation beyond the scope of the contract and any other additional services needed.

SPECIAL PROVISIONS

V. REAL ESTATE CONSULTANT SERVICES

CONSULTANT real estate services, including appraisals, negotiations, acquisition services, relocation services, and maintenance of project and parcel files, will be according to Wisconsin State Statutes, Wisconsin Administrative Codes, and the Wisconsin Department of Transportation Division of Highways Real Estate Program Manual.

CONSULTANT will provide services to include, but not limited to:

Provide a Real Estate Project Manager	Preparation of nominal value offers
Prepare Acquisition Stage Relocation Plan	Complete appraisal services
Pre-project conferences	Complete relocation services
Preparation of all parcel files	Complete acquisition services
Project parcel progress spreadsheets	Coordination of all plat revisions
Preparation of R/W certifications	Appraisal objective reviews
Attend monthly project status meetings, if requested	

Essentially, all of those activities which are dealt with in the satisfactory completion of an acquisition project.

Any CONSULTANT staff providing services under any particular real estate functional area that requires certifications, special requirements, special expertise, or are required to be pre-approved for that functional area, must be approved by the MUNICIPALITY. Any subsequent changes or additions to that staff must be approved by the MUNICIPALITY.

A.) CONSULTANT STAFF/ SUB-CONSULTANT:

FUNCTION or TASK	NAME
Project Manager	Beth Steinhauer
Lead Negotiator	Glenn Speich
Negotiator	Barbara Skibinski
Negotiator	Barb Halley
Negotiator	Ed Singer
Sub Consultants	
Appraiser	Scott Williams
Appraiser	Cherie Laffin
Appraiser	Janet Williams
Review Appraiser	John Rolling
Review Appraiser	Marion Barnes
Fixture Appraiser	Jacob Hoaglund
Lead Relocation Specialist	Peter Meisbauer
Relocation Specialist	Deanna Loewenhagen

VI. CONSULTANT PROJECT MANAGEMENT

The CONSULTANT will provide a Real Estate Project Manager with sufficient experience and capability to provide an acceptable level of management and coordination of all the functional areas. Functional areas are defined as appraisal, negotiation, relocation, and lands management. This will include the responsibility to coordinate these functional areas are accomplished according to the appropriate laws, statutes, codes, and policies. Beyond the defined functional areas, the project manager will provide the coordination, oversight, and leadership required to deliver the project in a professional, timely, and cost effective manner.

The CONSULTANT Project Manager will also be responsible for maintaining appropriate reports, spread sheets, and will be the lead contact between the CONSULTANT FIRM and the MUNICIPALITY.

The CONSULTANT Project Manager will be the RECOMMENDATION AUTHORITY on all (non-contract) submittals to the MUNICIPALITY to include but not limited to:

Acquisition Stage Relocation Plan	Vouchers for parcel payments
Nominal value parcel reports	Rental agreements
Revised Offers	Administrative Revisions
Right of Way Certifications	Appraisal Objective Reviews

The CONSULTANT Project Manager will provide coordination between the consultant Real Estate staff and other Municipality personnel, or assigns, such as design, and construction.

VII. REAL ESTATE APPRAISAL

The CONSULTANT and SUBCONSULTANTS represents qualification by training and experience and is able to prepare and furnish to the MUNICIPALITY the desired appraisal reports in order to assist the MUNICIPALITY in determining present fair market value.

Total fee is based upon the list of individual parcel fees and other contingencies/requirements itemized on Exhibit "A" attached hereto and made a part hereof. The CONSULTANT will furnish to the MUNICIPALITY complete and fully documented appraisals of the parcel(s) listed on Exhibit "A" included herein.

The MUNICIPALITY shall furnish the CONSULTANT with parcel numbers, right of way plat sheets, legal descriptions and names and addresses of record owners (unless identified elsewhere in this contract), and construction plan data (when available) sufficient to identify the property and define the appraisal assignment. However, the CONSULTANT will assume responsibility for the completeness, accuracy or applicability of appraisal-type information, sales, or other data given to the CONSULTANT from whatever source.

The Appraisal report on each parcel and sales study, if applicable, shall deliver 3 paper copies and one electronic copy in a .pdf format by the dates set forth in Exhibit "A" included herein. Any extension of time must be expressly granted in writing by the MUNICIPALITY.

It is agreed that the CONSULTANT shall be available to the MUNICIPALITY for pretrial conferences with Counsel and the MUNICIPALITY for parcels contracted to appraise herein at the compensable per hour rate of: \$ 175.00 (Williams), \$ 125.00 (Hoaglund), \$ 125.00 (Rolling)

It is also agreed that the CONSULTANT will be available to the MUNICIPALITY for Court appearances and court testimony in its behalf on said properties for compensation computed on the per hour rate of: \$ 190.00 (Williams), \$ 125.00 (Hoaglund), \$ 175.00 (Rolling)

Payment for court appearances, and court testimony at the request of or in compliance with the legal process in behalf of adversary parties, not performed at the request or demand of the MUNICIPALITY, shall not be the obligation of the MUNICIPALITY.

The CONSULTANT shall apply the legal opinions and conclusions of law as given by the attorney for the MUNICIPALITY and shall use proper appraisal techniques, methods and analyses applicable, agrees to prepare the Appraisal Reports and Project Data Book, in the approved formats to be provided by MUNICIPALITY as such formats are applicable and in accordance with all instructions provided. Exhibits "B" and "C" are attached hereto and made a part hereof as a reference summary for the CONSULTANT. The CONSULTANT also agrees to utilize the Certificate of Appraiser. The legal opinions and conclusions of law given by the attorney will be fully set forth in the appraisal report.

EXHIBIT A

APPRAISAL PARCEL FEES

RE1002 88 (Replaces RA121)

APPRAISER: Scott Williams Appraisals

DATE:

Parcel No	Owner	Relocation	Specialty Reports	Appraisal Format Required	Required Completion Date	Appraisal Fee
3	Jesse Towle & Milton Towle	Yes		STDI		\$2,500
17	Christopher & Jessica Bargender	Yes		STDI*		\$2,900
18	Christine Christian	Yes		STDI*		\$2,900
19	Gary Hable	Yes		STDI*		\$2,900
20	Linda Kroeinig	Yes		STDI*		\$2,900
22**	Wilfrid Guillaume	Yes		STDI		\$2,800
24	Thad Thomas	Yes		STDI		\$2,500
25	Kevin Brown	Yes		STDI		\$2,500
26	Reuben & Evelyn Dehnel	Yes		STDI		\$2,500
28	Development First LLC	Yes		STDI		\$2,500
29	Matt Koehler	Yes		STDI		\$2,500
31	Gerald Patnode & Janet Patnode	Yes		STDI		\$2,500
32	Merlin Krueger & Kathy Krueger	Yes		STDI		\$2,500
33	Complete Properties LLC	Yes		STDI		\$2,500
34	Robert Bredeck	Yes		STDI		\$2,500
36A**	Hung Nguyen & Hong Nguyen	Yes		STDI		\$2,600
36B**	Hung Nguyen & Hong Nguyen	Yes		STDI		\$3,000
37	Todd Utecht & Janet Utecht	Yes		STDI		\$2,500
38	Schulrod Family Legacy, Randy Schulrod	Yes		STDI		\$2,500
39	Christopher & Laura Petterson	Yes		STDI		\$2,500
67	Paul Lawrence	Yes		STDI		\$2,500
68	Nicholas Weinke	Yes		STDI		\$2,500
70	Jan Muetzel & Susan Muetzel	Yes		STDI		\$2,500
71	Roger Aho	Yes		STDI*		\$2,900

*Appraisals with valuations for both strip land acquisition and total purchase acquisition addressed.

Project Kick-off & Project Involvement Meetings		\$1,500
Project Data Book		\$7,000
TOTAL FEE		\$71,400
Contingency Fee Additional residential appraisals @ \$2,500/ea		
PROJECT I.D. THOMAS STREET	COUNTY: MARATHON	

EXHIBIT A-1

APPRAISAL FEES

APPRAISER: Asset Equipment Appraisals & Brokerage				DATE:		
Parcel No	Owner	Relocation	Specialty Reports	Appraisal Format Required	Required Completion Date	Appraisal Fee
22	Wilfrid Guillaume	Yes	Fixture			\$3,875
36A	Hung Nguyen & Hong Nguyen	Yes	Fixture			\$3,275
36B	Hung Nguyen & Hong Nguyen	Yes	Fixture			\$4,875
				TOTAL FEE		\$12,025
Contingency Fee						
PROJECT I.D. THOMAS STREET				COUNTY: MARATHON		

EXHIBIT A-2

APPRAISAL REVIEW FEES

APPRAISER: Rolling & Barnes, LLC				DATE: September 16, 2015		
						Appraisal Review Fees
Review each Appraisal – Desk & field review, communicate with appraisers, PLA 2128 review report and LPA 1894 Offering Price Report. Cost to 24 parcels @ \$700 per each						\$16,800
Project Kick-off & Project Involvement Meetings						\$1,200
Review Project Data Book						\$2,500
TOTAL FEE						\$20,500
Contingency Fee Desk review of Owner supplied appraisal @ \$700 per each						
PROJECT I.D. THOMAS STREET				COUNTY: MARATHON		

EXHIBIT B

APPRAISAL FORMATS

This is a brief summary of the three appraisal formats. More detail is provided in Chapter 3 of the Real Estate Program Manual, which will be provided upon request.

URAR Format (Uniform Residential Appraisal Report)

- Total taking of a residence - Note: additions required compared with usual banking requirements

Short Format Appraisal

- When a "Nominal Payment Parcel - Waiver of Appraisal Form" is rejected by the owner
- On a Non-Complex Parcel where highly comparable market data is available with minimal adjustments were required
- Present Highest and Best Use is not changed by the proposed improvement
- There are no substantial damages to the remainder and no special benefits, land severance \$2,000 or less NO building severance
- No dollar limit for Cost-to-Cure
- May include minor outbuildings, wells, septic systems, driveways or items of landscaping which may be evaluated by the cost approach

Standard Format (Detailed Appraisal)

- Complex appraisal problems
- Damages are difficult to support or determine
- Land severance damages over \$2,000
- Any building severance
- Format to be used if legal action is likely
- May be strip appraisal or before and after if buildings are affect

EXHIBIT C

PROJECT DATA BOOK

An acceptable Project Data Book will contain all the comparable sales/rentals pertinent to the valuation of all subject properties contracted to appraise. **This is only a summary; the CONSULTANT agrees to refer to Chapter 3 of the MANUAL for greater detail.**

The appraiser should include the following in the Project Data Book:

1. Vacant land sales - most current, comparable available in market area.
2. Sales with minor improvements which can be allocated. Especially valuable when vacant land sales are limited.
3. Improved Sales when applicable. Include analysis of improvements and allocate sales price between land, site improvements, various building improvements and personal property included in sales price, if applicable.
4. Include sales which are used to support adjustments in the comparative analysis or support severance damages to remainders for certain after situations.
5. Verification of sales data, preferably with principal parties in the transaction and documentation on the sales data sheets is required.
6. A sales location map with sufficient detail to easily locate all sales is required.
7. Complete a standardized sales data sheet for each comparable sale.
8. A summary of all sales will be included. Sales could be classified by use, location, size or other categories that will provide a reasonable division of the sales.
9. If the project involves properties where improvements are to be appraised and the income approach to value will be used, the CONSULTANT will contact the Review Appraiser assigned to project for further Rental Survey requirements.

VIII. REAL ESTATE NEGOTIATIONS

The CONSULTANT represents qualifications by training and experience and is able to provide the MUNICIPALITY the desired Negotiation services in order to assist the MUNICIPALITY in clearing the required Right of Way for the subject project.

The total fee is based upon the work elements of individual parcel fees and other work elements itemized on Exhibit "D" included herein. The CONSULTANT will furnish to the MUNICIPALITY complete and fully documented negotiation services. These services will be provided in conformance with the WISCONSIN DEPARTMENT OF TRANSPORTATION MANUAL, the Wisconsin Statutes, other appropriate and pertinent State and Federal laws, policies and guidelines described as responsibilities in this contract.

The CONSULTANT shall supply the individual parcel folders containing:

Title Search Report	Typed Partial Release, if required
Copy of Introductory/Brochure letter	Property Inventory Report
Original and Copy of Appraisal Report	Property Owners Appraisal Guidelines
Approved Offering Price Report	Statement to the Construction Engineer
Negotiation Diary Forms	Parcel Check List
Closing Statement Form	W-9 Form
Offering Price Letter	Legal Description for Acquisition Area
Waiver of appraisal, if appropriate	

The CONSULTANT shall send an Introduction/Brochure letter and "Rights of Landowners Under Wisconsin Eminent Domain Law" brochure to each parcel owner.

The MUNICIPALITY may meet with the CONSULTANT, prior to the initiation of negotiations, to review any file material pertinent to the acquisition process.

The MUNICIPALITY shall supply the CONSULTANT with the following:

- Construction Plans, Profiles and Cross Sections
- Right of Way Plats
- "Rights of Landowners" Brochures
- Design Study Report
- Required Tax Forms
- Owners Contact List with Mailing Addresses and Phone Number
- Title Reports & Title Updates for Each Parcel
- Tax Listing Reports

RUNKEL ABSTRACT & TITLE shall assume responsibility for the final disposition of the acquisition including voucher, sending payment and recording documents. Fees for these services will be direct billed to the MUNICIPALITY.

The CONSULTANT will assume responsibility for condemnation actions in conjunction with the City Attorney up to the recording of the Award of Damages as required. The MUNICIPALITY will cut the checks for payment to the property owners, and sign any Jurisdictional Offers, Lis Pendens, or Awards of Damages.

If Nominal Payment Parcels are to be negotiated as part of this contract, the MUNICIPALITY shall determine which parcels qualify as Nominal Parcels and identify such parcels.

The CONSULTANT will determine the potential Offering Prices for all Nominal Parcels and provide the MUNICIPALITY a completed report listing those Nominal values for review and approval.

Any Appraisal Reports received from the property owners shall be handled in accordance with the MANUAL. The CONSULTANT shall submit a copy of the Appraisal Report along with a recommendation for payment or non-payment, to the MUNICIPALITY for review.

When Revised Offers or Administrative Revisions are warranted due to errors, design changes, owner's counter offers, litigation protection or other reasons, the CONSULTANT shall attempt to secure a purchase agreement from the owner subject to approval by the MUNICIPALITY in the case of a minor adjustment. When a significant increase is involved the CONSULTANT shall set up a conference with the MUNICIPALITY to discuss the proposed settlement prior to making any commitments to the Property Owner. The CONSULTANT should be prepared to present a recommendation and justification by means of factual data available. In either event the CONSULTANT will formally submit an Administrative Settlement or a Revised Offer to the MUNICIPALITY for approval.

By the end of each month or as requested, the CONSULTANT shall submit to the MUNICIPALITY a progress report for that month's activities.

All offers, appraisals, revised offers, and Administrative Revisions are subject to approval by the MUNICIPALITY.

EXHIBIT "D"

NEGOTIATION PARCEL FEES

Negotiator : Glenn J. Speich Jr., Barbara Skibinski, Beth Steinhauer, Barb Halley, Ed Singer

Date 9/18/15

Parcel No.	Owner	Relocation	Complex Negotiation Special Requirements*	Required Completion Date	Negotiation Fee
3	Jesse Towle & Milton Towle	Yes	Complex		\$2,400
17***	Christopher & Jessica Bargender	Yes	Complex		\$2,400
18***	Christine Christian	Yes	Complex		\$2,400
19***	Gary Hable	Yes	Complex		\$2,400
20***	Linda Koenig	Yes	Complex		\$2,400
22**	Wilfrid Guillaume	Yes	Complex		\$3,600
24	Thad Thomas	Yes	Complex		\$2,400
25	Kevin Brown	Yes	Complex		\$2,400
26	Reuben & Evelyn Dehnel	Yes	Complex		\$2,400
28	Development First LLC	Yes	Complex		\$2,400
29	Matt Koehler	Yes	Complex		\$2,400
31	Gerald Patnode & Janet Patnode	Yes	Complex		\$2,400
32	Merlin Krueger & Kathy Krueger	Yes	Complex		\$2,400
33	Complete Properties LLC	Yes	Complex		\$2,400
34	Robert Bredeck	Yes	Complex		\$2,400
36A**	Hung Nguyen & Hong Nguyen	Yes	Complex		\$3,600
36B**	Hung Nguyen & Hong Nguyen	Yes	Complex		\$3,600
37	Todd Utecht & Janet Utecht	Yes	Complex		\$2,400
38	Schulrod Family Legacy, Randy Schulrod	Yes	Complex		\$2,400
39	Christopher & Laura Petterson	Yes	Complex		\$2,400
67	Paul Lawrence	Yes	Complex		\$2,400

68	Nicholas Weinke	Yes	Complex		\$2,400
70	Jan Muetzel & Susan Muetzel	Yes	Complex		\$2,400
71***	Roger Aho	Yes	Complex		\$2,400
Consultant Project Management Fee					\$4,800
Introduction letters, create & distribute door hanger notices for PIM					\$6,000
Attend Project Kick-off & Project Introduction Meetings					
				TOTAL FEE	\$72,000
Contingency Fee – Cost to attend up to four (4) planning and/or status meeting with the City (\$1,600 ea)					
PROJECT I.D. THOMAS STREET			COUNTY: MARATHON		
<p>*All parcels are being appraised</p> <p>**Commercial parcels</p> <p>***Parcels are being appraised with valuations for both strip land acquisition and total purchase acquisition addressed.</p>					

IX. REAL ESTATE RELOCATION CONSULTANT

The CONSULTANT and SUBCONSULTANTS represents qualification by training and experience and is able to prepare and furnish to the MUNICIPALITY the desired relocation services.

The total fee is based upon the list of individual parcel fees and other contingencies/requirements itemized on Exhibit "E" attached hereto and made a part hereof. The CONSULTANT will provide to the MUNICIPALITY the services indicated on Exhibit "E".

The MUNICIPALITY shall furnish the CONSULTANT with parcel numbers, right of way plat sheets, legal descriptions and names and addresses of record owners (unless identified elsewhere in this contract), sufficient to identify the property and define the relocation assignment. The CONSULTANT will, however, assume responsibility for the completeness, accuracy or applicability of the relocation-type information, or other data given to the CONSULTANT from whatever source.

The work on each parcel and the relocation plan, if applicable, shall deliver 4 copies by the dates set forth in Exhibit "E" included herein. Any extension of time must be expressly granted in writing by the MUNICIPALITY.

It is agreed that the CONSULTANT shall be available to the MUNICIPALITY for pretrial conferences with Counsel and the MUNICIPALITY for parcels contracted, herein at the per hour rate of: \$ 150

It is also agreed that the CONSULTANT will be available to the MUNICIPALITY for Court appearances and court testimony in its behalf per hour rate of: \$ 150

Payment for court appearances, and court testimony at the request of or in compliance with the legal process in behalf of adversary parties, not performed at the request or demand of the MUNICIPALITY shall not be the obligation of the MUNICIPALITY.

The CONSULTANT shall apply the legal opinions and conclusions of law as given by the attorney for the MUNICIPALITY and shall use proper relocation techniques, methods and analyses applicable, agrees to perform the Relocation Service and Payments Plan, if applicable, in the approved formats to be provided by the MUNICIPALITY as such formats are applicable and in accordance with all instructions provided.

RELOCATION PLAN

- A. CONSULTANT agrees to prepare the project Acquisition Stage Relocation Plan for approval by appropriate State and Federal Agencies and to utilize the procedures and forms contained in the State's most current Relocation Assistance Manual.

1. The development of this plan requires that each of the potential displacees be contacted by the CONSULTANT to inform them of their respective relocation rights and benefits and to secure personal information necessary for the plan.
 2. Wisconsin Administrative Code (COMM 202.28) requires that a plan shall include the following elements in sufficient detail to assess whether relocation can be satisfactorily accomplished.
 - a. Project Description
 - b. Project Administration
 - c. Inventory of Displacements
 - d. Characteristics of Occupants
 - e. Survey of Resources
 - f. Relocation Service and Assistance
 - g. Relocation Payment Plan
 - h. Property Management
 - i. Relocation Grievance Procedures
 - j. Maps and Photographs
- B. CONSULTANT shall begin to provide services under this CONTRACT upon execution thereof by the MUNICIPALITY, and CONSULTANT shall complete the Acquisition Stage Relocation Plan and submit plan for approval within a maximum of 90 days of the execution thereof by MUNICIPALITY, providing suitable replacement sites can be obtained to demonstrate referrals.

RESIDENTIAL DISPLACEMENT

1. Counsel each individual and family concerning their specific needs regarding replacement housing that is decent, safe and sanitary, is suitably located and within their financial means.
2. Continually gather data commensurate with the relocates needs and advise them accordingly. Provide current information on the availability of rental/sale of housing in the general area. Inspections will be made of those units that the displacees actually rent or purchase as their replacement units to certify that they are decent, safe and sanitary.
3. Assist prospective homeowners in obtaining mortgage financing and aid in the preparation of offers to purchase. Assist in obtaining related documents, e.g., credit reports, appraisals, surveys, etc.
4. Advise prospective tenants on lease agreements, tenant/landlord responsibilities, security deposit practices, rental ranges, etc.

5. Provide information and referrals to local welfare and social service assistance agencies when there appears a need for such service.
6. Make personal contacts for the purpose of discussing and providing leads, referrals and all other matters necessary for successful relocation. Personal contacts will be determined upon the complexity of the displacement and the level of availability in compliance with the spirit and intent of the relocation program.
7. Provide assistance to complete claims for relocation payments to which each displacee may be eligible.
8. Assist in planning moving arrangements including the transfer of utility services.
9. Provide all required written notices, delivered by personal contact whenever feasible, to ensure full understanding of eligibility requirements, payment options, project information and other notices required by law or regulations.

BUSINESS DISPLACED

1. Assist owners of displaced business concerns in obtaining and becoming established in suitable business locations.
2. Maintain listings of vacant or available business sites.
3. Maintain close contact with agencies and brokers dealing in commercial and business space.
4. Inform business concerns of the Small Business Administration entitlements when federal aid is involved.
5. Assist in obtaining or transferring business licenses and permits.
6. Jointly develops an inventory of personal property to be moved.
7. Advise them of their relocation claim entitlements and assist them in filing their claim with full documentation.
8. Contact with each business unit will be made at regular intervals during which various leads or referrals will be offered.

EXHIBIT "E"

RELOCATION CONTRACT PARCEL FEES

Relocation Service Relocation Plan

RE 1002 895

CONSULTANT: GJ Miesbauer and Associates, Inc.

DATE: September 14, 2015

Parcel No	Owner	Tenant	Type of Displ.	Vacate	Fee
3	Towle		Res		\$2,750
17	Bagender		Res*		\$2,750
18	Christian		Res*		\$2,750
19	Hable		Res*		\$2,750
20	Kroening	Yes (2)	Res*		\$5,500
22	Guillaume	Wausau Eggroll	Bus		\$4,500
24	Thomas		Res		\$2,750
25	Brown		Res		\$2,750
26	Dehnel	Yes (1)	Res		\$2,750
28	Dev. First LLC	Yes (2)	Res		\$5,500
29	Koehler		Res		\$2,750
31	Patnode	Yes (1)	Res		\$2,750
32	Krueger	Yes (1)	Res		\$2,750
33	Complete Prop., LLC	Yes (1)	Res		\$2,750
34	Bredeck	Yes (1)	Res		\$2,750
36A	Nguyen	Tremor Bar	Bus		\$4,500
36B		Oriental Food Mart	Bus		\$4,500
37	Utecht	Yes (2)	Res		\$5,500
38	Schulrud	Yes (2)	Res		\$5,500
39	Petterson	Yes (2)	Res		\$5,500
67	Lawrence		Res		\$2,750
68	Weinke		Res		\$2,750
70	Muetzel		Res		\$2,750
71	Aho	Yes (1)	Res*		\$2,750

Project Kick-off & Project Involvement Meetings		\$1,600
RELOCATION PLAN REPORT – Cost is for displacees listed herein; additional units will be an additional cost*		\$12,500
	TOTAL FEE	\$99,100
Contingency Fee – Cost to attend up to four (4) planning and/or status meeting with the City (\$1,600 ea)		\$6,400
PROJECT I.D. Thomas Street Project	COUNTY Marathon	

*Depending on the basis of the City’s decision whether to acquire Parcels 17, 18, 19, 20 & 71 as strip land acquisitions. If the City chooses to go with the total purchase option for the acquisitions of Parcels 17, 18, 19, 20 & 71, a Plan Amendment may be required in order to proceed.

X. TITLE SEARCH

UPDATED TITLE SEARCH REPORT –

Title updates will be requested by the CONSULTANT and prepared by Runkel Abstract & Title and billed directly to the MUNICIPALITY,

*Draft
9/28/15*

EXHIBIT F SCOPE OF ACQUISITION SERVICES

The City of Wausau plans to reconstruct Thomas Street from 4th Avenue to 17th Avenue. The project will include the replacement of water/sewer service laterals, new sidewalks, curb and gutter and a center median. The reconstructed street is approximately 3,600 feet long. There are approximately 68 parcels abutting the street reconstruction. Because of the size and complexity of the project, property acquisitions and relocations have been subdivided into phases. Phase 1 is described in the following sections. Future phases will be determined as additional information is available.

Phase 1 Thomas Street-4th Avenue to 17th Avenue

Three commercial parcels and 16 residential parcels have been identified as requiring a total acquisition of the parcel in fee. The businesses and residents will be relocated.

Five parcels will have appraisals prepared to address strip land acquisition and total purchase acquisition valuations.

The right of way plat is being prepared by AECOM and the anticipated approval date is October 1, 2015

Parcel #	Owner	Comm/Res	Relocation
3	Jesse & Milton Towlee	Res	Yes
17	Christopher & Jessica Bargender	Res	Yes
18	Charlene Christian	Res	Yes
19	Gary Hable	Res	Yes
20	Linda L. Kroening	Res	Yes
22	Wilfrid J. Guillaume (Wausau Eggroll)	Comm	Yes
24	Thad Thomas	Res	Yes
25	Kevin Brown	Res	Yes
26	Reuben & Evelyn Dehnel	Res	Yes
28	Development First LLC	Res	Yes
29	Matt Koehler	Res	Yes
31	Gerald & Janet Patnode	Res	Yes
32	Merlin & Kathy Krueger	Res	Yes
33	Complete Properties LLC	Res	Yes
34	Robert Bredeck	Res	Yes
36A	Hung Nguyen & Hong Nguyen (Tremor's Sports Bar)	Comm	Yes
36B	Hung Nguyen & Hong Nguyen (Wausau Oriental Food Market)	Comm	Yes
37	Todd & Janet Utecht	Res	Yes
38	Schulrod Family legacy	Res	Yes
39	Christopher & Laura Peterson	Res	Yes
67	Paul Lawrence	Res	Yes
68	Nicholas Weinke	Res	Yes
70	Muetzel, Jan & Susan Muetzel	Res	Yes
71	Roger Aho	Res	Yes

1. MSA will create an introduction letter to the property owners to be approved by the City. The letter will be sent on joint City/MSA letterhead for this project. The letter will introduce the MSA team and will include a Rights of Landowners Under Wisconsin Eminent Domain Law brochure

and a Wisconsin Relocation Rights brochure, if applicable. The letter will provide the location and date for a Project Introduction Meeting. The letter will also include the following information:

- Copy of the plat.
 - Timeline for the project.
 - Contact information for the MSA project manager.
 - Contact information for the Appraiser, if the parcel is being appraised.
 - Contact information for the Relocation Specialist, if relocation is necessary.
2. A project kick off meeting with City staff will be held in the afternoon in early October, 2015. The meeting will help to identify critical issues to be resolved, significant timeframes, the general requirements of acquisition involving the eminent domain process that apply to this project, and topics related to the project.
 3. The Project Introduction Meeting will be held on the same day as the project kick off meeting at City Hall. The Introduction Meeting for landowners will introduce City staff and officials and MSA team members. The meeting will open with a general session where the MSA team will explain the eminent domain process and time line. A time for question and answer will follow with the announcement that the MSA team will remain to talk one-on-one with the property owners. The Appraiser and Relocation Specialist will be able to make appointments and answer questions individual owners have. Minutes of the Project Introduction Meeting will be created.
 4. There are a large number of tenants in the project area that need to be contacted. Letters are being sent to landowners, but contacting tenants is more difficult. To encourage attendance at the Project Introduction Meeting, by tenants of rental units (both in the Phase 1 area and along the entire project, MSA will create door hanger notices and distribute the notices.
 5. Following the Introduction Meeting, the appraiser(s) will contact the landowners of the parcels being appraised to set an inspection date, if contact was not previously made at the Project Introduction Meeting.
 6. The Project Data Book will be prepared by the appraiser and include a description of the project, area and neighborhood analysis, zoning and comparable sales information. The information will be incorporated in the appraisals to determine Fair Market Value.
 7. The appraiser(s) will meet with the landowners for the appraisal inspection and prepare 19 standard abbreviated appraisals. An additional 5 appraisals will be prepared with valuations for both strip land acquisition and total purchase acquisition addressed. All appraisals will be reviewed by the review appraiser on the MSA Team. After any necessary revisions are made the appraisal will be presented to the City for their review and approval.
 8. The fixture appraiser will accompany the appraiser for the inspection of the commercial property to clarify the items considered real estate and the items considered fixtures.
 9. The Review appraiser will review the Project Data Book and each appraisal, field review the information, communicate with appraisers, prepare LPA 2128 review report and LPA 1894 Offering Price Report. The Offering Price Report will be provided to the City for their review and approval.

10. Relocation Plan is prepared by the Relocation Agent based on the meetings held with each displaced person to determine their individual relocation needs.
11. The relocation specialist will contact the displacees being relocated to determine the relocation needs, if contact was not previously made at the Project Introduction Meeting. The MSA team will prepare a relocation plan for the Thomas Street reconstruction project Phase 1, review with City staff, and submit to the Wisconsin Department of Administration for approval. Following approval of the plan, replacement housing payments will be calculated for approval by the City and presentation to landowners.
12. Relocation services will include advice and assistance in finding suitable replacement housing, information on your relocation payment entitlements and rights, help in arranging your move and guidance through the steps in the relocation process.
13. MSA negotiators will contact landowners to set up a meeting to present the offer packages after the City has approved the Appraisals, and the Offering Price Reports. If relocation is required, the Relocation Specialist will accompany the negotiator to present the offer. All meetings are assumed to take place in the Wausau area.
14. When negotiated settlements have been reached, an Offer to Purchase will be signed by the landowners and presented to the City for approval. After the Offer to Purchase has been approved, it will be sent to the Title Company to clear the title and set a closing date. MSA will attend the closings, if requested by the City. W-9 Forms will be prepared for all parcels and 1099's will be prepared by the title company for parcels with a value more than \$600.00. Checks will be distributed and documents will be recorded by the Title Company after the closing.
15. If a negotiated settlement cannot be reached MSA will meet with the City to discuss the issues related to the acquisition of the parcel. MSA will make a recommendation to the City for their consideration regarding proceeding with the eminent domain process in order to acquire the property to meet the project schedule. The CONSULTANT will assume responsibility for condemnation actions in conjunction with the City Attorney up to the recording of the Award of Damages as required. The MUNICIPALITY will cut the checks for payment to the property owners, and sign Jurisdictional Offers, Lis Pendens, and Award of Damages.
16. Once the acquisitions are complete, the parcel files will be assembled including all approved documents, copies of recorded conveyances and parcel diaries. A certification of right of way will be prepared for the project.
17. Services provided by the City of Wausau include: Property information, updated title reports, owner contact information, tax information, right of way plat, legal descriptions, construction plans, and language interpreters. City will provide a person to handle a sign in desk at the Project Introduction Meeting
18. All parcels in Phase 1 are being appraised.

Draft
9/28/15

Agenda Item No.

3

STAFF REPORT TO CISM COMMITTEE - October 8, 2015

AGENDA ITEM

Discussion and possible action on right-of-way plat for the Thomas Street Project

BACKGROUND

The cross-section design for the Thomas Street reconstruction project was approved by CISM on August 20, 2015 and by Council on September 22, 2015. AECOM has prepared the right-of-way plat, based on the approved cross section design, for the proposed Thomas St. reconstruction project. The plat will be used for acquiring necessary right-of-way. The real estate consultant, MSA Professional Services, will utilize this map to begin the process of necessary acquisitions.

FISCAL IMPACT

The completion of this right-of-way plat is included in AECOM's contract.

STAFF RECOMMENDATION

Staff recommends approval of the right-of-way plat so it may be brought before council on October 27, 2015 along with the MSA Real Estate Contract.

Staff contact: Eric Lindman 715-261-6745

R/W PROJECT NUMBER	SHEET NUMBER	TOTAL SHEETS
FEDERAL PROJECT NUMBER	4.01	9
PLAT OF RIGHT-OF-WAY REQUIRED FOR THOMAS STREET 17TH AVENUE - WISCONSIN RIVER		
THOMAS STREET		CITY OF WAUSAU
CONSTRUCTION PROJECT NUMBER		

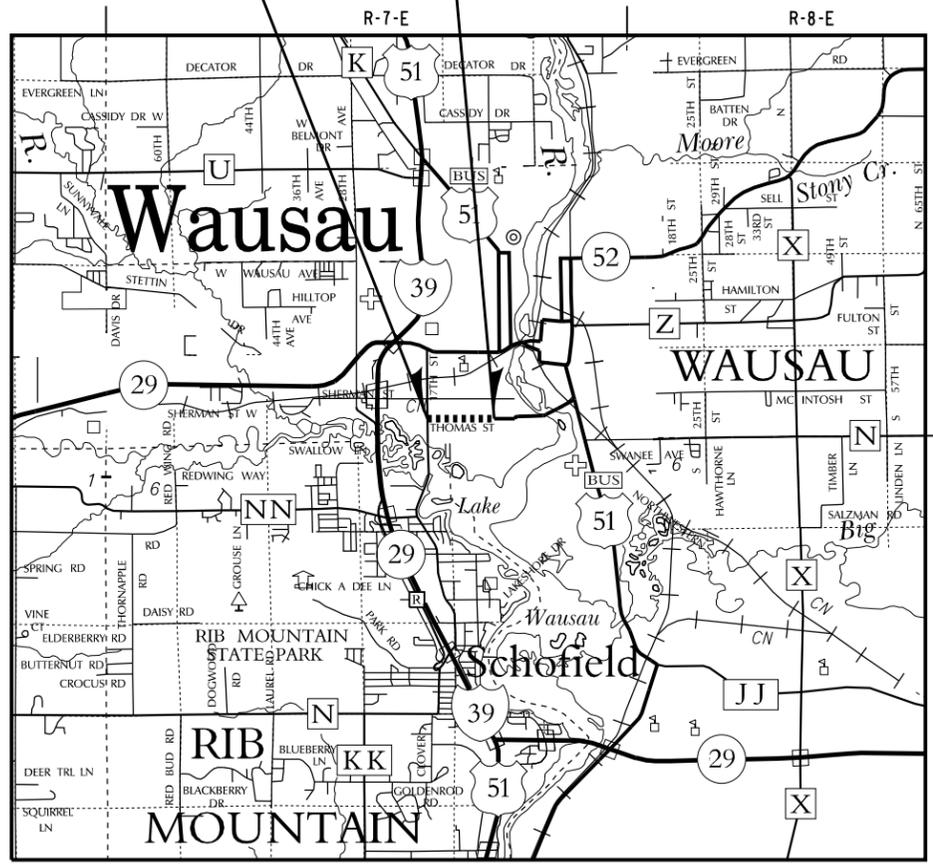
CONVENTIONAL SIGNS AND ABBREVIATIONS

STATE LINE	-----	SECTION CORNER		FOUNDATION OR RUIN BUILDING	
COUNTY LINE	-----	NOTATION FOR COMBUSTIBLE FLUIDS		CEMETERY	
TOWNSHIP AND RANGE LINES	-----	NOTATION FOR HIGH VOLTAGE TRANSMISSION LINES		R/W MONUMENT	
SECTION LINE	-----	BRIDGE		NON-MONUMENTED R/W POINT	
QUARTER LINE	-----	LAKE		IRON PIN	
SIXTEENTH LINE	-----	CULVERT (Box, Pipe Or Cattle Pass)		VALVE	
NEW REFERENCE LINE	-----	ENCROACHING SIGN		WINDMILL	
NEW R/W LINE	-----	ELECTRIC POLE		MANHOLE, SEPTIC VENT, WELL, ETC.	
EXISTING R/W LINE	-----	TELEPHONE POLE		GAS PUMPS	
PROPERTY LINE	-----	PEDESTAL (Label Type - Communications, Electric)		BUSHES	
CORPORATE LIMITS	-----	ACCESS RESTRICTED (By Acquisition)		TREES (Deciduous)	
LOT, TIE AND OTHER MINOR LINES	-----	ACCESS RESTRICTED (By Previous Acquisition/Control)		TREES (Coniferous)	
SLOPE INTERCEPTS	-----	NO ACCESS (By Statutory Authority)		WOODS	
SLOPE INTERCEPTS UNDERGROUND FACILITY (Communications, Electric, Etc.)	-----				
FENCE	-----				
FEE INTEREST	-----				
TEMPORARY INTEREST	-----				
EASEMENT (Highway, Permanent Limited or Restricted Development)	-----				
BEAM GUARD	-----				
TRANSMISSION STRUCTURES (Line Optional)	-----				
RAIL LINE	-----				

P.I.	Point of Intersection	ST.	Street
or PI		IP	Iron Pipe or Iron Pin
°	Deflection Angle	C.S.M.	Certified Survey Map
D.	Degree of Curve	COR.	Corner
T.	Tangent Length	L.C.	Long Chord
L.	Length	L.C.B.	Long Chord Bearing
R.	Radius	MI.	Miles
CATV	Cable Television Line	MISC	Miscellaneous
FO	Fiber Optic Cable	N/A	Not Available or Applicable
G	Gas Line	P.L.	Property Line
GUY	Guy Wire	P.L.E.	Permanent Limited Easement
GV	Gas Valve	P.O.B.	Point of Beginning
SAN	Sanitary Sewer Line	PC	Point of Curvature
SEPV.	Septic Vent	PG.	Page
T	Telephone Line	PROP	Property Corner
W	Water Line	PT	Point of Tangency
ANT.	Antenna	R/W	Right of Way
B	Barn or Building	RD.	Road
G	Garage	REM.	Remnant
H	House	S.F.	Square Feet
S	Shed	SEC.	Section
C.T.H.	County Trunk Highway	STA.	Station
CORP	Corporation	T.L.E.	Temporary Limited Easement
LLC	Limited Liability Corporation	or TLE	
RR.	Railroad	VOL.	Volume
S.T.H.	State Trunk Highway		

BEGIN RELOCATION ORDER
STA. 13+96.36
 1318.70' NORTH AND 900.69' WEST
 OF THE SOUTHWEST CORNER
 OF SECTION 35, T29N, R7E.

END RELOCATION ORDER
STA. 49+15.00
 1314.64' NORTH AND 17.32' WEST
 OF THE SOUTH QUARTER CORNER
 OF SECTION 35, T29N, R7E.



LAYOUT
 SCALE 0 MI.

TOTAL NET LENGTH OF CENTERLINE = 0.666 MI.

NOTES

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COUNTY COORDINATES, MARATHON COUNTY, NAD 83 (2007) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS AND GRID DISTANCES. GRID DISTANCES MAY BE USED FOR GROUND DISTANCES.

RIGHT OF WAY MONUMENTS ARE TYPE 2 MONUMENTS (TYPICALLY 3/4 " X 24" REBAR) AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

RIGHT OF WAY BOUNDARIES ARE DEFINED WITH COURSES OF THE PERIMETER OF THE HIGHWAY LANDS REFERENCED TO THE U.S. PUBLIC LAND SURVEY SYSTEM OR OTHER "SURVEYS OF PUBLIC RECORD.

FOR CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU.

PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPATIONAL LINES. EXCLUDING RIGHT OF WAY LINES, THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

ORIGINAL PLAT PREPARED BY

AECOM

Lance J. Habeck

DATE: 9/28/15

REVISION DATE

CITY OF WAUSAU

APPROVED FOR THE CITY OF WAUSAU

DATE: _____ JAMES E. TIPPLE, MAYOR

SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSED ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE CITY OF WAUSAU.

PARCEL NUMBER	SHEET NUMBER	OWNER (S)	INTEREST REQUIRED	R/W NEW	SO. FT. EXISTING	REQUIRED TOTAL	T.L.E. SO.FT.
1	4.04	JESSE TOWLE TRUSTEE OF THE MILTON A. TOWLE REVOCABLE TRUST	FEE	3343	-----	3343	-----
2	4.04	MICHAEL L. HANKE	TLE	-----	-----	-----	103
3	4.04	BEE MOUA & MOR VUE	FEE & TLE	100	-----	100	693
4	4.04	DENISE L. EMMERICH	FEE & TLE	2	-----	2	693
5	4.04	STEVEN XIA CHANG & XAI K. CHANG	TLE	-----	-----	-----	538
6	4.04	WEBKO REAL ESTATE, LLC	FEE & TLE	2055	-----	2055	2203
7	4.04	WEBKO REAL ESTATE, LLC	FEE & TLE	1797	-----	1797	1651
8	4.04	CITY OF WAUSAU	FEE & TLE	1763	-----	1763	550
9	4.04	PAUL LAWRENCE	FEE & TLE	1770	-----	1770	550
10	4.04	DAVID L. LINKE & HOPE A. LINKE	TLE	-----	-----	-----	529
11	4.04	CONNIE M. NIENOW	TLE	-----	-----	-----	537
12	4.04	LOUIS P. KRAUS & PATRICIA J. KRAUS	TLE	-----	-----	-----	533
13	4.04	DALE J. WEINKE	TLE	-----	-----	-----	532
14	4.04	ERVIN H. BIRR & JOANN J. BIRR	TLE	-----	-----	-----	532
15	4.04 & 4.05	HELKE LLC	TLE	-----	-----	-----	532
16	4.05	ROSEWITHA PAHL	TLE	-----	-----	-----	534
17	4.05	DIANE STENCIL	TLE	-----	-----	-----	534
18	4.05	CLAUDE N. PASZEK & JUDY M. PASZEK	FEE & TLE	155	-----	155	1526
19	4.05	NICHOLAS A. WEINKE	FEE & TLE	1784	-----	1784	550
20	4.05	JAMES H. TREU & MARY J. TREU REVOCABLE TRUST	FEE & TLE	1646	-----	1646	1103
21	4.05	JAN W. MUETZEL & SUSAN M. MUETZEL	FEE & TLE	1387	-----	1387	678
22	4.05	ROGER J. AHO	FEE & TLE	826	-----	826	371
23	4.05	CITY OF WAUSAU	FEE & TLE	2370	-----	2370	536
24	4.05	CHRISTOPHER BARGENDER & JESSICA BARGENDER	FEE & TLE	436	-----	436	484
25	4.05	CHARLENE J. CHRISTIAN	FEE & TLE	322	-----	322	250
26	4.05	GARY HABLE	FEE & TLE	381	-----	381	250
27	4.05	LINDA L. KROENING	FEE & TLE	968	-----	968	482
28	4.06	JOYCE A. KREAGER, TRUSTEE OF THE JOYCE A. KREAGER REVOCABLE TRUST	FEE & TLE	1582	-----	1582	1843
29	4.06	WILFRID J. GUILLAUME, TRUSTEE OF THE WILFRID J. GUILLAUME TRUST	FEE & TLE	1934	-----	1934	725
30	4.06	CLINTON GIBSON & GENA M. GIBSON	FEE & TLE	192	-----	192	194
31	4.06	CITY OF WAUSAU	FEE & TLE	1732	-----	1732	575
32	4.06	CLIFFORD J. HEISER	FEE & TLE	3	-----	3	627
33	4.06	JESSE F. KUFAHL	TLE	-----	-----	-----	655

PARCEL NUMBER	SHEET NUMBER	OWNER (S)	INTEREST REQUIRED	R/W NEW	SO. FT. EXISTING	REQUIRED TOTAL	T.L.E. SO.FT.
34	4.06	HOLY NAME OF JESUS PARISH	TLE	-----	-----	-----	655
35	4.06	CITY OF WAUSAU	FEE & TLE	985	-----	985	351
36	4.06	THAD THOMAS	FEE & TLE	984	-----	984	301
37	4.06	KEVIN L. BROWN	FEE & TLE	936	-----	936	287
38	4.06	REUBEN E. DEHNEL OR EVELYN G. DEHNEL, TRUSTEES, DEHNEL REVOCABLE TRUST DATED FEBRUARY 15, 2001	FEE & TLE	1026	-----	1026	340
39	4.07	CITY OF WAUSAU	FEE & TLE	971	-----	971	324
40	4.07	DEVELOPMENT FIRST, LLC	FEE & TLE	970	-----	970	300
41	4.07	MATT KOEHLER	FEE & TLE	1935	-----	1935	586
42	4.07	ABC RENTALS, LLC	TLE	-----	-----	-----	450
43	4.07	JAMES M. ANDERES	TLE	-----	-----	-----	225
44	4.07	JAMES G. ASCHER & AUDREY M. ASCHER	TLE	-----	-----	-----	625
45	4.07	SCOTT L. KOY	TLE	-----	-----	-----	1200
46	4.07	CHAI PA XIONG & MAY YANG VANG	TLE	-----	-----	-----	774
47	4.07	CITY OF WAUSAU	FEE & TLE	1942	-----	1942	625
48	4.07	GERALD L. PATNODE & JANET C. PATNODE REVOCABLE TRUST	FEE & TLE	969	-----	969	300
49	4.07	MERLIN C. KRUEGER & PATSY J. KRUEGER	FEE & TLE	969	-----	969	350
50	4.08	COMPLETE PROPERTIES LLC	FEE & TLE	972	-----	972	350
51	4.08	ROBERT R. BREDECK	FEE & TLE	972	-----	972	300
52	4.08	ROBERT R. BREDECK	FEE & TLE	1948	-----	1948	625
53	4.08	HELKE LLC	TLE	-----	-----	-----	680
54	4.08	JOY & KEVIN'S PROPERTIES, LLC	TLE	-----	-----	-----	655
55	4.08	JAMES P. LITZENBERGER & KENNETH C. SCHAUER	TLE	-----	-----	-----	625
56	4.08	EZ & KZ ENTERPRISES, LLC	TLE	-----	-----	-----	650
57	4.08	HUNG V. NGUYEN	FEE & TLE	1953	-----	1953	645
58	4.08	TODD UTECHT & JANET UTECHT	FEE & TLE	1971	-----	1971	595
59	4.09	SCHULRUD FAMILY LEGACY TRUST	FEE & TLE	1988	-----	1988	649
60	4.09	CHRISTOPHER M. PETERSON & LAURA L. PETERSON	FEE & TLE	1953	-----	1953	597
61	4.09	BRIAN SHIDELL	TLE	-----	-----	-----	275
62	4.09	DAVID J. NEWMAN	TLE	-----	-----	-----	199
63	4.09	JEREMY R. LUISIER	TLE	-----	-----	-----	161
64	4.09	UNDERWOOD CHAPEL, LLC	TLE	-----	-----	-----	625
65	4.09	BHAGAVATI, LLC	TLE	-----	-----	-----	381

REVISION DATE	DATE	HWY: THOMAS STREET	COUNTY R/W PROJECT NUMBER	PLAT SHEET 4.02
		COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET

4

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NE - SE

NW - SW

NE - SW

SECTION 34

SECTION 35

SECTION 34

SECTION 35



4

4



REVISION DATE	DATE	NOT TO SCALE	HWY: THOMAS STREET	COUNTY R/W PROJECT NUMBER	PLAT SHEET 4.03
			COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET

E

NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM CROCKER'S ADDITION TO THE TOWN OF STETTIN, THE FIRST ADDITION TO WUNSCH'S ROOSEVELT PARK ADDITION AND WUNSCH'S ROOSEVELT PARK ADDITION.

R/W COURSE TABLE

FROM - TO	BEARING	DISTANCE
2096 - 2097	N05°03'23"E	5.03'
2097 - 2098	SEE R/W CURVE TABLE	
2098 - 2099	SEE R/W CURVE TABLE	
2099 - 532	N89°43'35"E	7.05'
532 - 1784	S00°05'43"E	108.45'
1784 - 2068	S80°03'08"E	50.78'
2068 - 2070	S88°26'37"E	79.58'
2070 - 2071	N89°43'35"E	584.84'
2071 - 2072	S89°43'35"W	60.00'
2072 - 2073	S89°43'35"W	109.87'
2073 - 2074	S89°43'35"W	16.00'
2074 - 2075	S89°43'35"W	110.02'
2075 - 2076	S89°43'35"W	60.00'
2076 - 2077	S89°43'35"W	97.83'
2077 - 2078	N88°26'37"W	12.23'
2078 - 2079	N88°26'37"W	16.01'
2079 - 2080	N88°26'37"W	110.16'
2080 - 2081	N53°11'10"W	50.24'
2081 - 2082	N01°33'23"E	52.46'
2082 - 2083	S89°54'07"W	326.20'

R/W STATION & OFFSET TABLE

POINT	STATION	OFFSET
532	22+97.76	18.14'
1784	14+44.75	54.41'
2023	14+37.53	34.00'
2024	15+47.69	34.00'
2025	15+63.55	29.00'
2026	15+75.32	29.00'
2027	16+72.69	29.00'
2028	17+32.69	29.00'
2029	18+42.70	29.00'
2030	18+58.70	29.00'
2031	19+68.58	29.00'
2068	14+94.98	47.00'
2070	15+74.56	47.00'
2096	13+96.36	52.46'
2097	13+96.66	57.48'
2098	22+43.15	25.00'
2099	22+95.84	25.00'
2100	13+96.36	0.00'

TLE COURSE TABLE

FROM - TO	BEARING	DISTANCE
532 - 2099	S89°43'35"W	7.05'
2099 - 3178	N13°29'12"E	30.04'
3178 - 532	S00°05'43"E	29.18'

TLE STATION & OFFSET TABLE

POINT	STATION	OFFSET
3094	14+37.98	49.00'
3095	15+48.13	49.00'
3096	15+63.99	44.00'
3097	15+75.32	44.00'
3098	16+72.64	44.00'
3099	17+32.67	34.00'
3100	18+42.69	34.00'
3101	18+58.69	34.00'
3102	19+68.55	34.00'
3103	14+94.69	57.00'
3135	15+74.40	57.00'
3178	23+31.17	21.28'

R/W COORDINATE TABLE

POINT	Y	X
532	198069.160	275137.608
1784	197960.713	275137.788
2023	197877.533	275128.161
2024	197874.541	275238.284
2025	197874.106	275254.285
2026	197873.774	275266.511
2027	197874.241	275364.340
2028	197874.528	275424.340
2029	197875.054	275534.356
2030	197875.130	275550.356
2031	197875.655	275660.227
2068	197951.941	275187.802
2070	197949.779	275267.356
2096	197960.078	275089.366
2097	197965.087	275089.809
2098	198029.560	275112.962
2099	198069.126	275130.553
2100	197907.636	275087.941

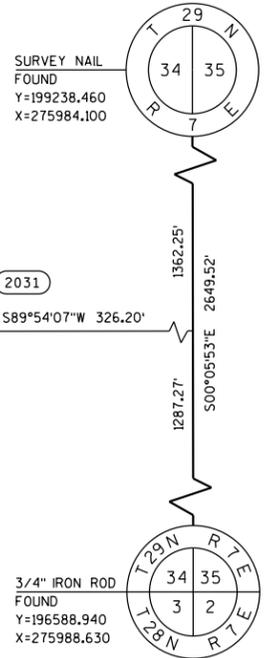
S. 15TH AVE. ALIGNMENT

P.I. = 20+26.46
 Y 197803.252
 X 275100.588
 Δ. = 04°16'05" RT.

P.I. = 22+15.57
 Y 197991.624
 X 275117.254
 Δ. = 29°23'44" RT.
 D. = 52°05'13"
 T. = 28.85'
 L. = 56.43'
 R. = 110.00'

P.I. = 22+87.71
 Y 198052.155
 X 275158.781
 Δ. = 34°23'02" LT.
 T. = 44.55'
 L. = 86.42'
 R. = 144.00'

P.I. = 23+89.88
 Y 198157.019
 X 275158.906



R/W CURVE TABLE

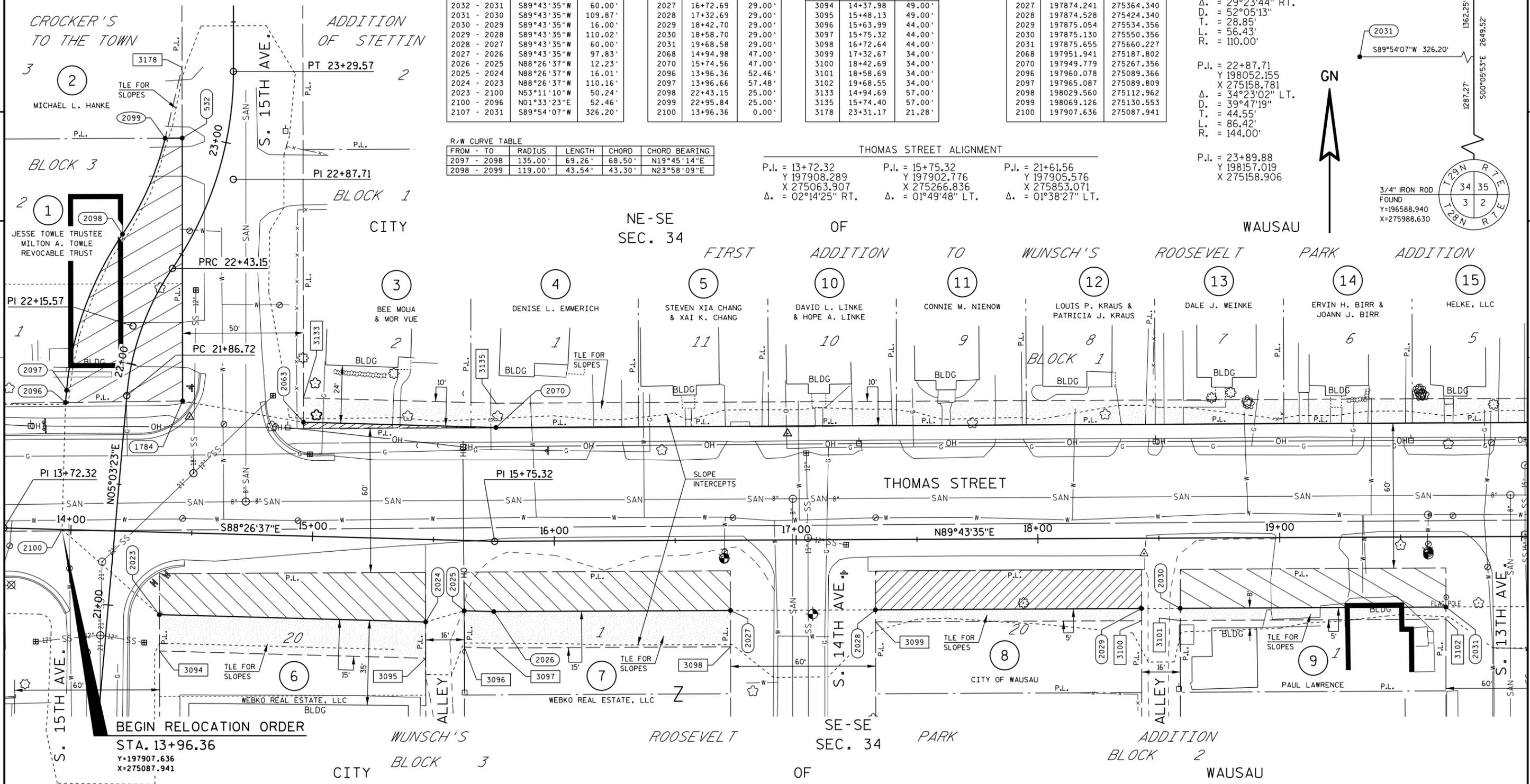
FROM - TO	RADIUS	LENGTH	CHORD	CHORD BEARING
2097 - 2098	135.00'	69.26'	68.50'	N19°45'14"E
2098 - 2099	119.00'	43.54'	43.30'	N23°58'09"E

THOMAS STREET ALIGNMENT

P.I. = 13+72.32
 Y 197908.289
 X 275063.907
 Δ. = 02°14'25" RT.

P.I. = 15+75.32
 Y 197902.776
 X 275266.836
 Δ. = 01°49'48" LT.

P.I. = 21+61.56
 Y 197905.576
 X 275853.071
 Δ. = 01°38'27" LT.



REVISION DATE	DATE	SCALE, FEET	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.04
	GRID FACTOR N/A	0 20 40	COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

R/W COORDINATE TABLE		
POINT	Y	X
430	197896.760	276299.844
982	197957.140	276299.791
2032	197875.941	275720.227
2033	197876.467	275830.257
2034	197876.543	275846.257
2035	197876.579	275853.624
2036	197880.017	275956.494
2037	197882.038	276016.948
2038	197886.565	276152.405
2039	197886.967	276164.405
2043	197888.002	276195.371
2048	197866.764	276268.722
2049	197855.855	276282.084
2051	197799.276	276300.000
2071	197952.573	275852.185
2072	197956.053	275956.293
2073	197958.058	276016.289
2078	197966.508	276269.072
2091	197970.910	276288.794
2092	197984.597	276299.744

R/W CURVE TABLE				
FROM - TO	RADIUS	LENGTH	CHORD	CHORD BEARING
2091 - 2092	14.00'	18.94'	17.53'	N38°39'35"E
2051 - 2049	168.90'	59.66'	59.35'	N17°34'14"W
2049 - 2048	22.00'	17.73'	17.25'	N50°46'15"W

NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM THE FIRST ADDITION TO WUNSCH'S ROOSEVELT PARK ADDITION, WUNSCH'S ROOSEVELT PARK ADDITION, A.R. HOLUB'S ADDITION, CSM 2557 AND GOVERNMENT LAND LINES.

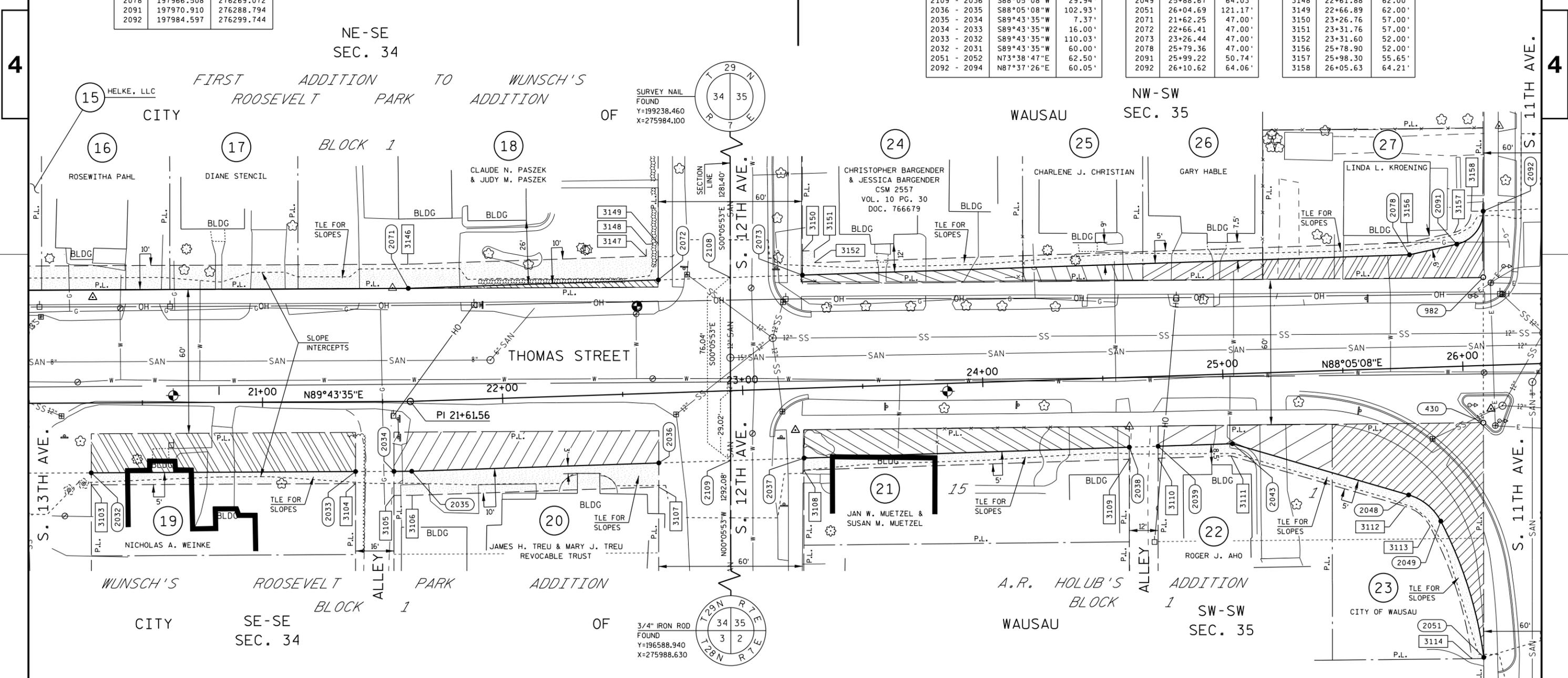
R/W COURSE TABLE		
FROM - TO	BEARING	DISTANCE
2070 - 2071	N89°43'35"E	584.84'
2071 - 2072	N88°05'08"E	104.17'
2072 - 2108	N88°05'08"E	30.02'
2108 - 2073	N88°05'08"E	30.02'
2073 - 2078	N88°05'08"E	252.92'
2078 - 2091	N77°25'03"E	20.21'
2091 - 2092	SEE R/W CURVE TABLE	
2092 - 982	S00°05'53"E	27.46'
982 - 430	S00°03'00"E	60.38'
430 - 2051	S00°05'30"E	97.48'
2051 - 2049	SEE R/W CURVE TABLE	
2049 - 2048	SEE R/W CURVE TABLE	
2048 - 2043	N73°51'08"W	76.36'
2043 - 2039	S88°05'08"W	30.98'
2039 - 2038	S88°05'08"W	12.01'
2038 - 2037	S88°05'08"W	135.53'
2037 - 2109	S88°05'08"W	30.54'
2109 - 2036	S88°05'08"W	29.94'
2036 - 2035	S88°05'08"W	102.93'
2035 - 2034	S89°43'35"W	7.37'
2034 - 2033	S89°43'35"W	16.00'
2033 - 2032	S89°43'35"W	110.03'
2032 - 2031	S89°43'35"W	60.00'
2051 - 2052	N73°38'47"E	62.50'
2092 - 2094	N87°37'26"E	60.05'

R/W STATION & OFFSET TABLE		
POINT	STATION	OFFSET
430	26+07.79	23.74'
982	26+09.75	36.61'
2032	20+28.58	29.00'
2033	21+38.61	29.00'
2034	21+54.61	29.00'
2035	21+61.56	29.00'
2036	22+64.07	29.00'
2037	23+24.56	29.00'
2038	24+60.09	29.00'
2039	24+72.10	29.00'
2043	25+03.08	29.00'
2048	25+75.68	52.68'
2049	25+88.67	64.03'
2051	26+04.69	121.17'
2071	21+62.25	47.00'
2072	22+66.41	47.00'
2073	23+26.44	47.00'
2078	25+79.36	47.00'
2091	25+99.22	50.74'
2092	26+10.62	64.06'

TLE STATION & OFFSET TABLE		
POINT	STATION	OFFSET
3103	20+28.55	34.00'
3104	21+38.58	34.00'
3105	21+54.56	39.00'
3106	21+61.56	39.00'
3107	22+63.73	39.00'
3108	23+24.38	34.00'
3109	24+59.93	34.00'
3110	24+71.93	34.00'
3111	25+02.29	34.00'
3112	25+74.13	57.43'
3113	25+84.17	66.20'
3114	25+99.70	121.57'
3146	21+62.39	57.00'
3147	22+61.73	57.00'
3148	22+61.88	62.00'
3149	22+66.89	62.00'
3150	23+26.76	57.00'
3151	23+31.76	57.00'
3152	23+31.60	52.00'
3156	25+78.90	52.00'
3157	25+98.30	55.65'
3158	26+05.63	64.21'

THOMAS STREET ALIGNMENT

P.I. = 15+75.32 P.I. = 21+61.56 P.I. = 28+12.46
 Y 197902.776 Y 197905.576 Y 197927.321
 X 275266.836 X 275853.071 X 276503.602
 Δ = 01°49'48" LT. Δ = 01°38'27" LT. Δ = 01°28'07" RT.



REVISION DATE	DATE	SCALE, FEET	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.05
	GRID FACTOR N/A	0 20 40	COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM J.H. KOEHLER'S ADDITION AND A. A. BOCK'S LAKE PARK ADDITION.

FROM - TO	RADIUS	LENGTH	CHORD	CHORD BEARING
2094 - 2095	17.00'	27.24'	24.42'	S46°00'22"E
2059 - 2058	120.00'	64.01'	63.25'	S72°48'17"W
2058 - 2061	27.00'	15.78'	15.56'	S40°46'39"W

POINT	STATION	OFFSET
1085	26+71.53	91.76'
3115	26+64.83	117.82'
3116	26+93.30	59.29'
3117	27+01.90	49.98'
3118	27+60.37	34.00'
3119	27+77.63	34.00'
3120	27+89.64	34.00'
3121	28+03.75	34.00'
3122	29+05.92	34.22'
3123	29+05.87	39.22'
3124	29+10.87	39.22'
3125	29+70.88	39.22'
3126	29+75.88	39.22'
3127	29+75.92	34.22'
3129	32+17.79	34.24'
3130	32+17.74	39.24'
3131	32+22.74	39.24'

POINT	STATION	OFFSET
3159	26+86.53	91.35'
3160	26+85.53	60.00'
3162	27+81.04	60.00'
3163	27+92.77	52.00'
3164	28+12.46	52.00'
3165	29+06.36	52.00'
3166	29+06.61	77.00'
3167	29+11.61	77.00'
3168	29+71.46	62.00'
3169	29+76.46	62.00'
3170	29+76.36	52.00'
3172	30+91.79	52.00'
3173	31+03.79	52.00'
3175	32+19.22	52.00'
3176	32+19.27	57.00'
3177	32+24.27	57.00'

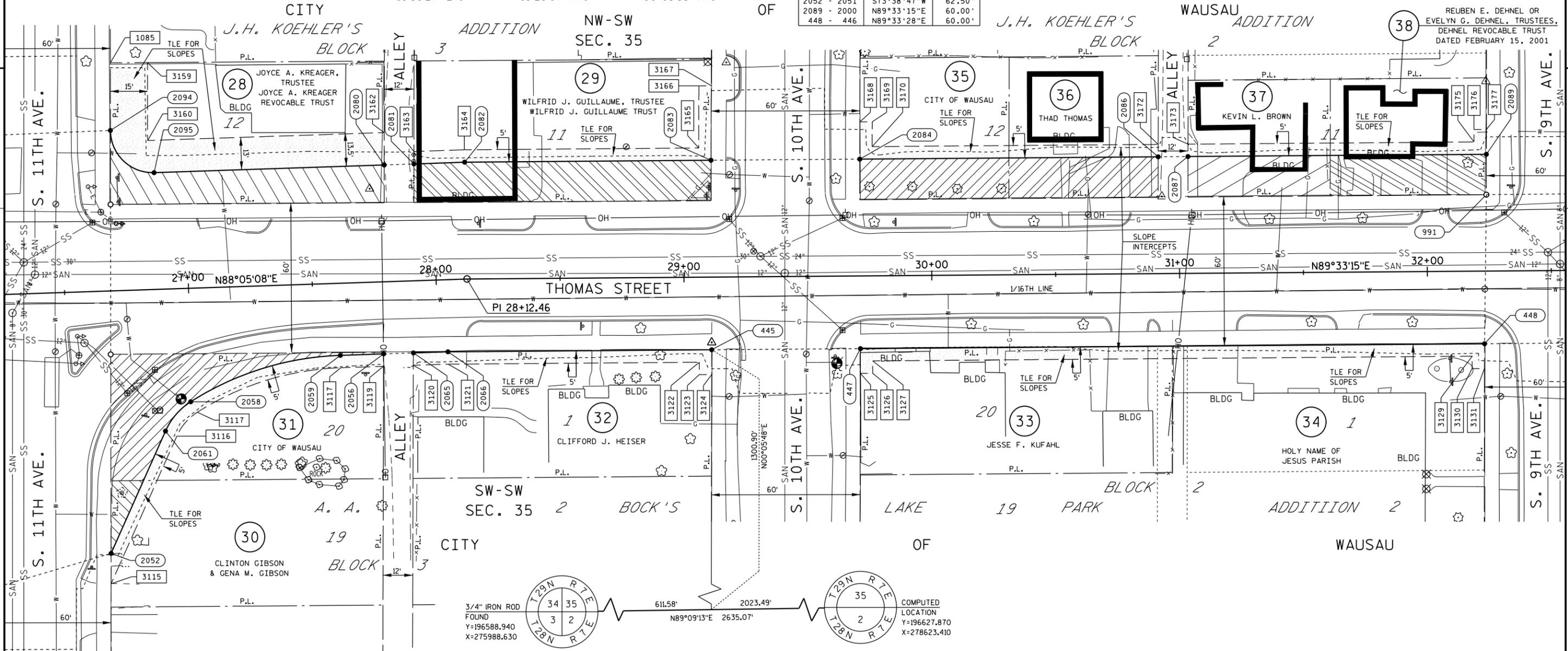
FROM - TO	BEARING	DISTANCE
2094 - 2095	SEE R/W CURVE TABLE	
2095 - 2080	N88°05'08"E	92.93'
2080 - 2081	N88°05'08"E	12.01'
2081 - 2082	N88°05'08"E	20.46'
2082 - 2083	N89°33'15"E	99.45'
2083 - 2084	N89°33'15"E	60.00'
2084 - 2086	N89°33'15"E	120.43'
2086 - 2087	N89°33'15"E	12.00'
2087 - 2088	N89°33'15"E	57.43'
2088 - 2089	N89°33'15"E	63.00'
2089 - 991	S00°05'16"W	16.26'
991 - 448	S00°41'26"W	59.99'
448 - 447	S89°33'28"W	251.87'
447 - 445	S89°33'28"W	60.00'
445 - 2066	S89°33'28"W	106.41'
2066 - 2065	S88°05'08"W	13.99'
2065 - 2056	S88°05'08"W	12.01'
2056 - 2059	S88°05'08"W	17.44'
2059 - 2058	SEE R/W CURVE TABLE	
2058 - 2061	SEE R/W CURVE TABLE	
2061 - 2052	S24°01'52"W	53.91'
2052 - 454	N00°05'30"W	80.12'
454 - 984	N00°03'00"W	60.32'
984 - 2094	N00°05'53"W	29.77'
2094 - 2092	S87°37'26"W	60.05'
2052 - 2051	S73°38'47"W	62.50'
2089 - 2000	N89°33'15"E	60.00'
448 - 446	N89°33'28"E	60.00'

POINT	STATION	OFFSET
445	29+10.97	29.22'
447	29+70.97	29.22'
448	32+22.84	29.24'
454	26+67.76	25.50'
984	26+69.73	34.79'
991	32+24.03	30.74'
2052	26+65.22	105.59'
2056	27+77.81	29.00'
2058	26+99.35	45.67'
2059	27+60.37	29.00'
2061	26+88.80	57.11'
2065	27+89.82	29.00'
2066	28+03.81	29.00'
2080	27+80.59	47.00'
2081	27+92.60	47.00'
2082	28+12.46	47.00'
2083	29+11.31	47.00'
2084	29+71.31	47.00'
2086	30+91.74	47.00'
2087	31+03.74	47.00'
2089	32+24.18	47.00'
2094	26+70.67	64.54'
2095	26+87.66	47.00'

POINT	Y	X
445	197898.869	276602.339
447	197899.332	276662.339
448	197901.277	276914.198
454	197896.997	276359.843
984	197957.321	276359.791
991	197961.257	276914.921
2052	197816.874	276359.972
2056	197897.179	276469.949
2058	197877.898	276392.090
2059	197896.597	276452.514
2061	197866.115	276381.927
2065	197897.581	276481.950
2066	197898.048	276495.930
2080	197973.230	276470.188
2081	197973.631	276482.189
2082	197974.314	276502.634
2083	197975.088	276602.085
2084	197975.555	276662.087
2086	197976.492	276782.516
2087	197976.585	276794.516
2089	197977.522	276914.946
2094	197987.087	276359.740
2095	197970.125	276377.308

THOMAS STREET ALIGNMENT

P.I. = 21+61.56 Y 197905.576 X 275853.071 Δ = 01°38'27" LT.	P.I. = 28+12.46 Y 197927.321 X 276503.602 Δ = 01°28'07" RT.	P.I. = 38+77.99 Y 197935.610 X 277569.106 Δ = 00°03'53" RT.
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REVISION DATE	DATE	SCALE, FEET	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.06
	GRID FACTOR N/A	0 20 40	COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM HILDENSPERGER AND BRAND ADDITION, WISCONSIN VALLEY LAND COMPANY'S FIRST ADDITION AND LOTZ AND BOPF'S FIRST ADDITION.



FROM - TO	BEARING	DISTANCE
2000 - 2002	N89°33'15"E	119.69'
2002 - 2003	N89°33'15"E	12.00'
2003 - 2001	N89°33'15"E	119.69'
2001 - 2004	N89°33'15"E	60.00'
2004 - 2006	N89°33'15"E	120.04'
2006 - 2007	N89°33'15"E	12.00'
2007 - 2005	N89°33'15"E	120.04'
2005 - 1005	S00°10'16"W	16.13'
1005 - 442	S00°13'12"W	60.00'
442 - 486	S89°32'27"W	120.00'
486 - 485	S89°32'27"W	12.00'
485 - 443	S89°32'27"W	120.00'
443 - 444	S89°35'56"W	60.00'
444 - 466	S89°31'54"W	119.97'
466 - 463	S89°31'54"W	12.00'
463 - 446	S89°31'54"W	119.97'
446 - 990	N00°41'25"E	60.01'
990 - 2000	N00°05'16"E	16.24'
2000 - 2089	S89°33'15"W	60.00'
446 - 448	S89°33'28"W	60.00'
2005 - 2008	N89°35'10"E	60.00'
442 - 468	N89°37'59"E	60.00'

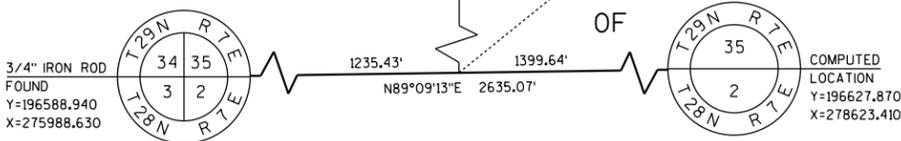
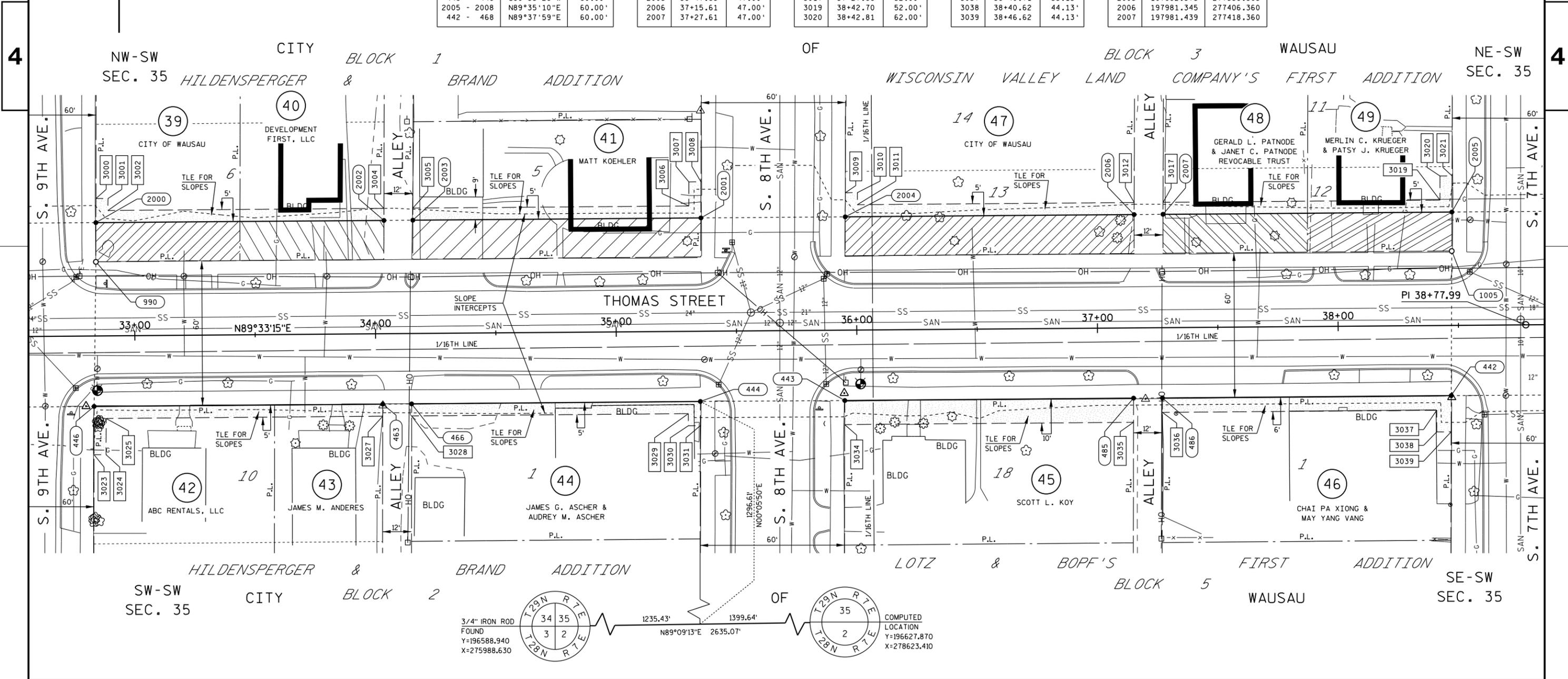
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444	35+34.77	29.14'
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463	34+02.80	29.19'
466	34+14.81	29.19'
485	37+14.77	29.16'
486	37+26.78	29.16'
990	32+84.03	30.76'
1005	38+47.47	30.87'
2000	32+84.18	47.00'
2001	35+35.56	47.00'
2002	34+03.87	47.00'
2003	34+15.87	47.00'
2004	35+95.57	47.00'
2005	38+47.65	47.00'
2006	37+15.61	47.00'
2007	37+27.61	47.00'

POINT	STATION	OFFSET
3000	32+84.27	57.00'
3001	32+89.27	57.00'
3002	32+89.23	52.00'
3004	34+03.92	52.00'
3005	34+15.92	52.00'
3006	35+30.62	52.00'
3007	35+30.72	62.00'
3008	35+35.72	62.00'
3009	35+95.67	57.00'
3010	36+00.67	57.00'
3011	36+00.62	52.00'
3012	37+15.66	52.00'
3017	37+27.66	52.00'
3019	38+42.70	52.00'
3020	38+42.81	62.00'

POINT	STATION	OFFSET
3021	38+47.81	62.00'
3023	32+82.65	49.24'
3024	32+87.65	49.24'
3025	32+87.79	34.24'
3027	34+02.76	34.19'
3028	34+14.76	34.19'
3029	35+29.72	34.14'
3030	35+29.68	39.14'
3031	35+34.68	39.14'
3034	35+94.68	39.19'
3035	37+14.68	39.16'
3036	37+26.72	35.16'
3037	38+40.71	35.13'
3038	38+40.62	44.13'
3039	38+46.62	44.13'

POINT	Y	X
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446	197901.740	276974.199
463	197902.721	277094.161
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485	197905.181	277406.121
486	197905.278	277418.121
990	197961.748	276974.922
1005	197966.243	277538.347
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THOMAS STREET ALIGNMENT
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 Y 197927.321 Y 197935.610
 X 276503.602 X 277569.106
 Δ = 01°28'07" RT. Δ = 00°03'53" RT.



REVISION DATE	DATE	SCALE, FEET	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.07
	GRID FACTOR N/A	0 20 40	COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET



NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM WISCONSIN VALLEY LAND COMPANY'S FIRST ADDITION, LOTZ AND BOPF'S FIRST ADDITION AND J.M. SMITH'S ADDITION.

THOMAS STREET ALIGNMENT

P.I. = 38+77.99 P.O.T. = 50+16.52
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 X 277569.106 X 278707.610
 Δ = 00°03'53" RT.

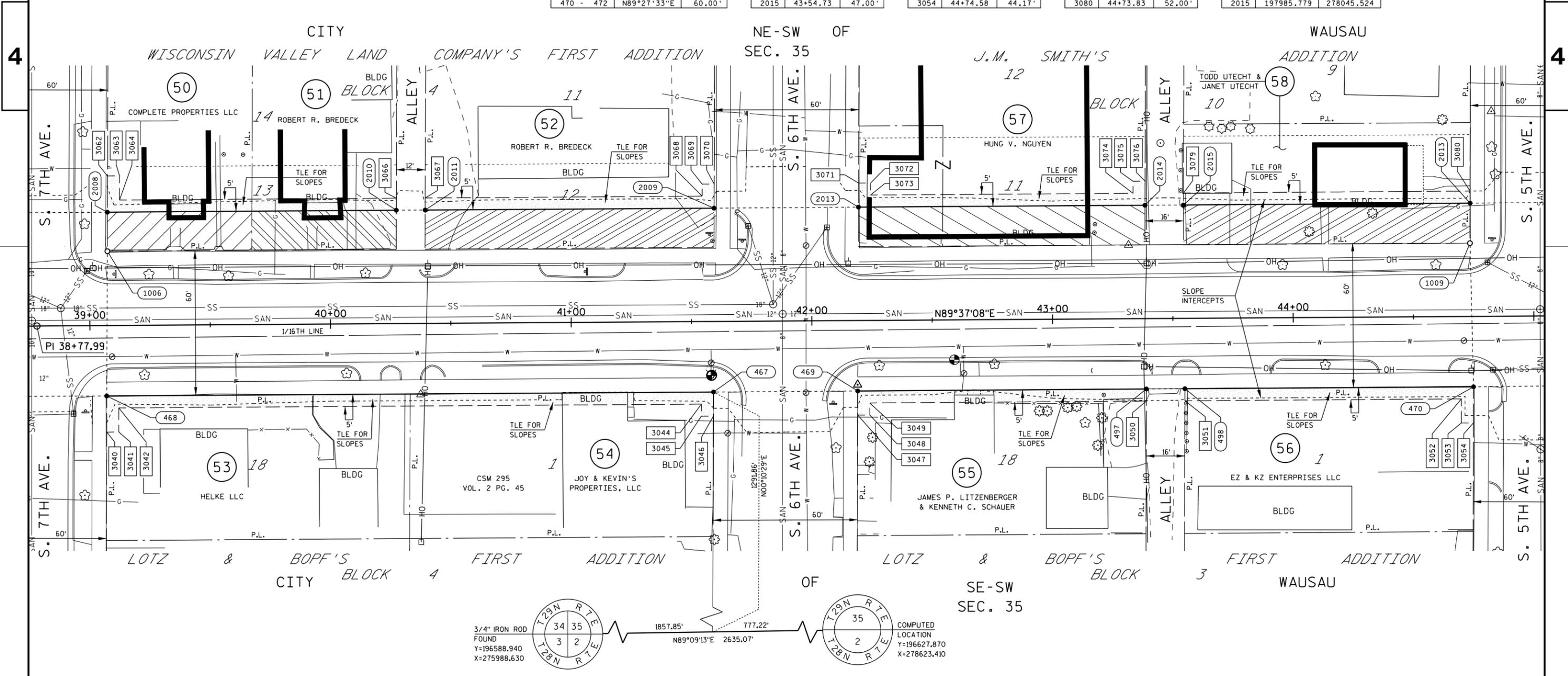
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2011 - 2009	N89°37'08"E	120.04'
2009 - 2012	N89°37'08"E	60.00'
2012 - 2014	N89°37'08"E	119.06'
2014 - 2015	N89°37'08"E	16.00'
2015 - 2013	N89°37'08"E	119.06'
2013 - 1009	S00°06'43"W	16.62'
1009 - 470	S01°24'58"E	59.56'
470 - 498	S89°36'20"W	119.91'
498 - 497	S89°36'20"W	16.00'
497 - 469	S89°36'20"W	119.91'
469 - 467	S89°36'34"W	60.00'
467 - 468	S89°37'59"W	252.10'
468 - 1006	N00°13'13"E	60.00'
1006 - 2008	N00°10'16"E	16.18'
2008 - 2005	S89°35'10"W	60.00'
468 - 442	S89°37'59"W	60.00'
2013 - 2016	N89°37'08"E	60.00'
470 - 472	N89°27'33"E	60.00'

POINT	STATION	OFFSET
467	41+58.91	29.24'
468	39+06.81	29.18'
469	42+18.91	29.23'
470	44+74.72	29.17'
497	43+38.82	29.20'
498	43+54.82	29.20'
1006	39+07.44	30.82'
1009	44+73.65	30.38'
2008	39+07.60	47.00'
2009	41+59.67	47.00'
2010	40+27.63	47.00'
2011	40+39.63	47.00'
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2015	43+54.73	47.00'

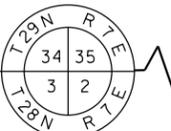
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3045	41+53.81	39.24'
3046	41+58.81	39.24'
3047	42+18.81	39.23'
3048	42+23.81	39.23'
3049	42+23.86	34.23'
3050	43+38.77	34.20'
3051	43+54.77	34.20'
3052	44+69.68	34.17'
3053	44+69.58	44.17'
3054	44+74.58	44.17'

POINT	STATION	OFFSET
3063	39+12.74	62.00'
3064	39+12.64	52.00'
3066	40+27.68	52.00'
3067	40+39.68	52.00'
3068	41+54.72	52.00'
3069	41+54.77	57.00'
3070	41+59.77	57.00'
3071	42+19.77	57.00'
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3073	42+24.72	52.00'
3074	43+33.78	52.00'
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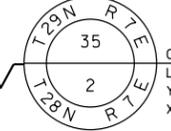
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498	197909.584	278046.115
1006	197966.626	277598.349
1009	197969.952	278164.546
2008	197982.806	277598.397
2009	197984.482	277850.467
2010	197983.604	277718.432
2011	197983.684	277730.432
2012	197984.881	277910.469
2013	197986.571	278164.578
2014	197985.673	278029.523
2015	197985.779	278045.524



3/4" IRON ROD FOUND
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 X=275988.630



1857.85' 777.22'
 N89°09'13"E 2635.07'



COMPUTED LOCATION
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REVISION DATE	DATE	SCALE, FEET	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.08
	GRID FACTOR N/A		COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

NOTE: EXISTING RIGHT OF WAY ESTABLISHED FROM LOTZ AND BOPF'S FIRST ADDITION AND J.M. SMITH'S ADDITION.

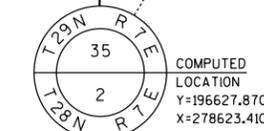
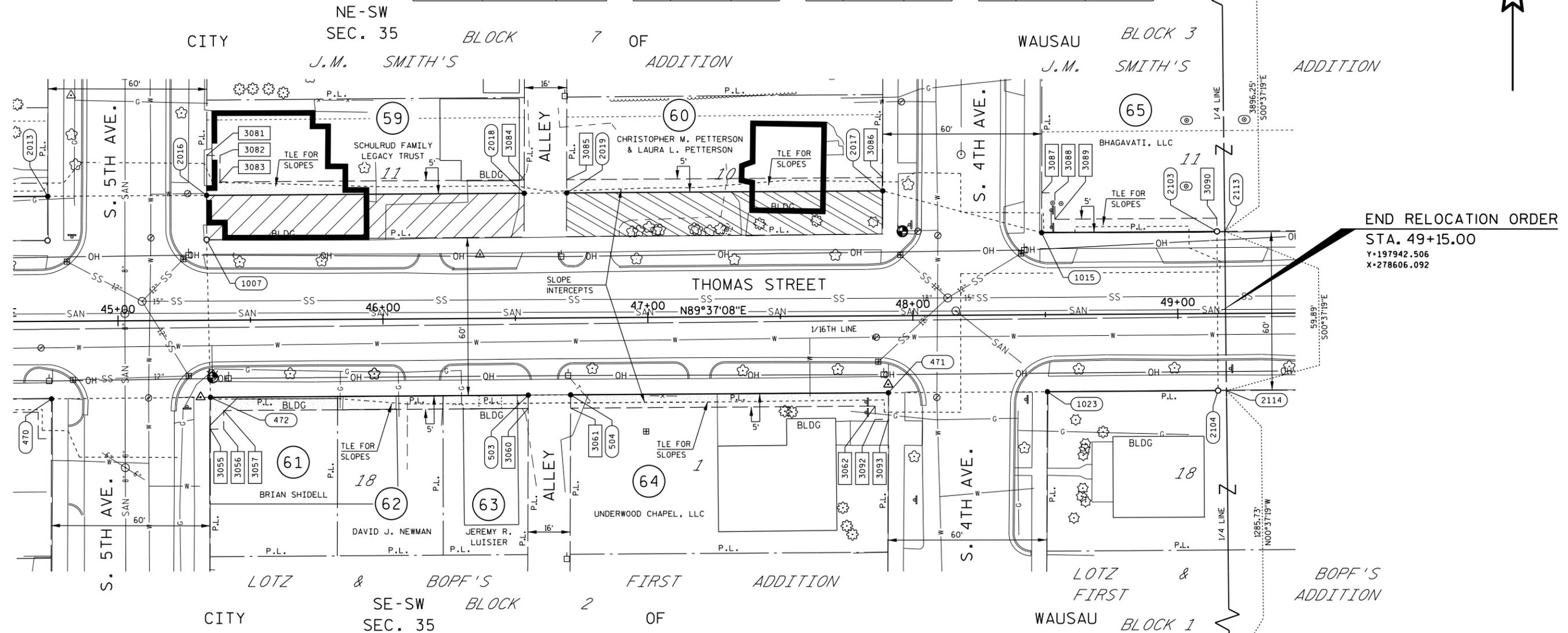
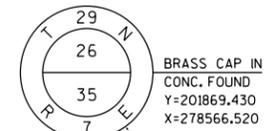
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2019	-	2017	N89°37'08"E	119.32'
2017	-	1015	S75°16'57"E	62.02'
1015	-	2103	N89°35'02"E	66.17'
2103	-	2113	N89°35'02"E	2.92'
2113	-	2114	S00°37'19"E	59.89'
2114	-	2104	S89°37'07"W	3.17'
2104	-	1023	S89°37'07"W	64.42'
1023	-	471	S89°37'07"W	60.00'
471	-	504	S89°37'07"W	119.93'
504	-	503	S89°37'07"W	16.00'
503	-	472	S89°37'07"W	119.93'
472	-	1007	N01°25'21"W	59.33'
1007	-	2016	N00°06'43"E	16.69'
2016	-	2016	N89°37'08"E	60.00'
2016	-	472	S89°27'33"W	60.00'

POINT	STATION	OFFSET
470	44+74.72	29.17'
471	47+90.58	29.00'
472	45+34.73	29.00'
503	46+54.65	29.00'
504	46+70.65	29.00'
1007	45+33.65	30.32'
1015	48+48.83	30.85'
1023	48+50.58	29.00'
2013	44+73.79	47.00'
2016	45+33.79	47.00'
2017	47+88.95	47.00'
2018	46+53.63	47.00'
2019	46+69.63	47.00'
2103	49+15.00	30.89'
2104	49+15.00	29.00'
2113	49+17.92	30.89'
2114	49+18.17	29.00'

POINT	STATION	OFFSET
3052	44+69.68	34.17'
3053	44+69.58	44.17'
3054	44+74.58	44.17'
3055	45+34.62	41.00'
3056	45+39.62	41.00'
3057	45+39.68	34.00'
3060	46+54.60	34.00'
3061	46+70.60	34.00'
3062	47+85.53	34.00'
3080	44+73.83	52.00'
3081	45+33.92	62.00'
3082	45+38.92	62.00'
3083	45+38.83	52.00'
3084	46+53.67	52.00'
3085	46+69.67	52.00'
3086	47+88.99	52.00'
3087	48+48.94	45.85'
3088	48+53.94	45.85'
3089	48+53.87	35.85'
3090	49+15.00	35.89'
3092	47+85.47	39.00'
3093	47+90.47	39.00'

POINT	Y	X
470	197910.409	278166.018
471	197912.679	278481.865
472	197910.976	278226.019
503	197911.774	278345.942
504	197911.881	278361.942
1007	197970.284	278224.547
1015	197972.910	278539.718
1023	197913.079	278541.867
2013	197986.571	278164.578
2016	197986.970	278224.579
2017	197988.667	278479.733
2018	197987.767	278344.414
2019	197987.873	278360.414
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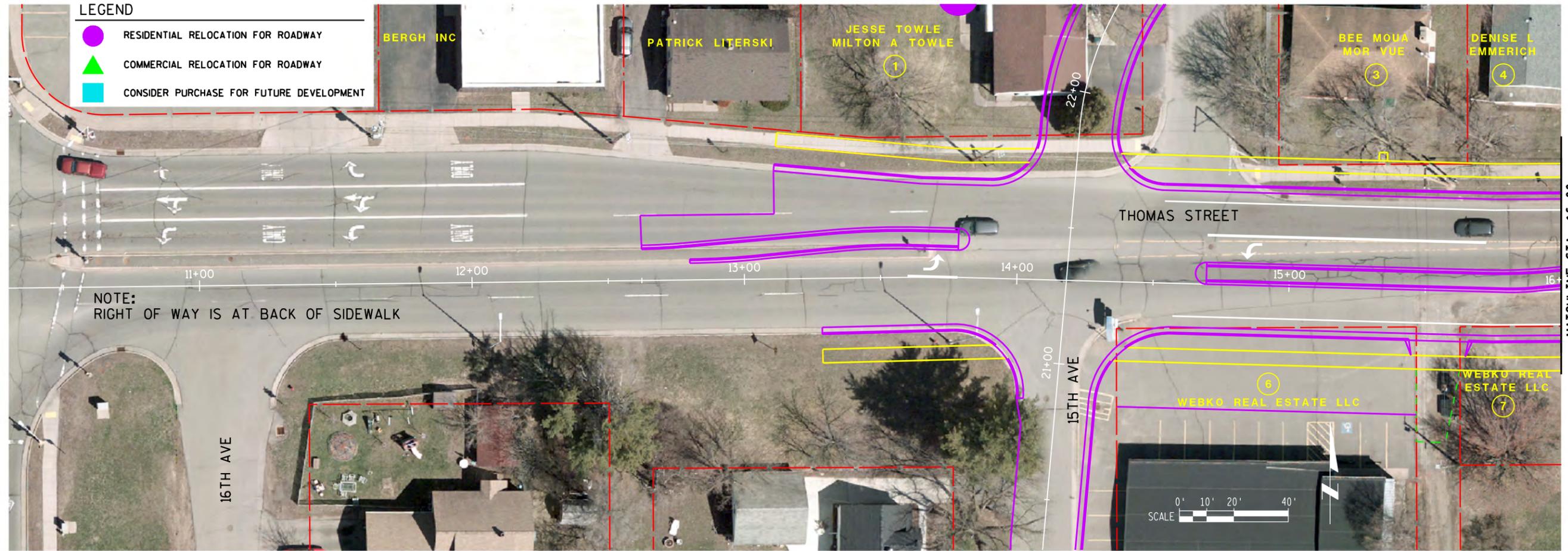
THOMAS STREET ALIGNMENT
 P.I. = 38+77.99 P.O.T. = 50+16.52
 Y 197935.610 Y 197943.181
 X 277569.106 X 278707.610
 Δ = 00°03'53" RT.



REVISION DATE	DATE	SCALE, FEET	HWY: THOMAS STREET	STATE R/W PROJECT NUMBER	PLAT SHEET 4.09
	GRID FACTOR N/A	0 20 40	COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	PS&E SHEET E

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17TH AVE



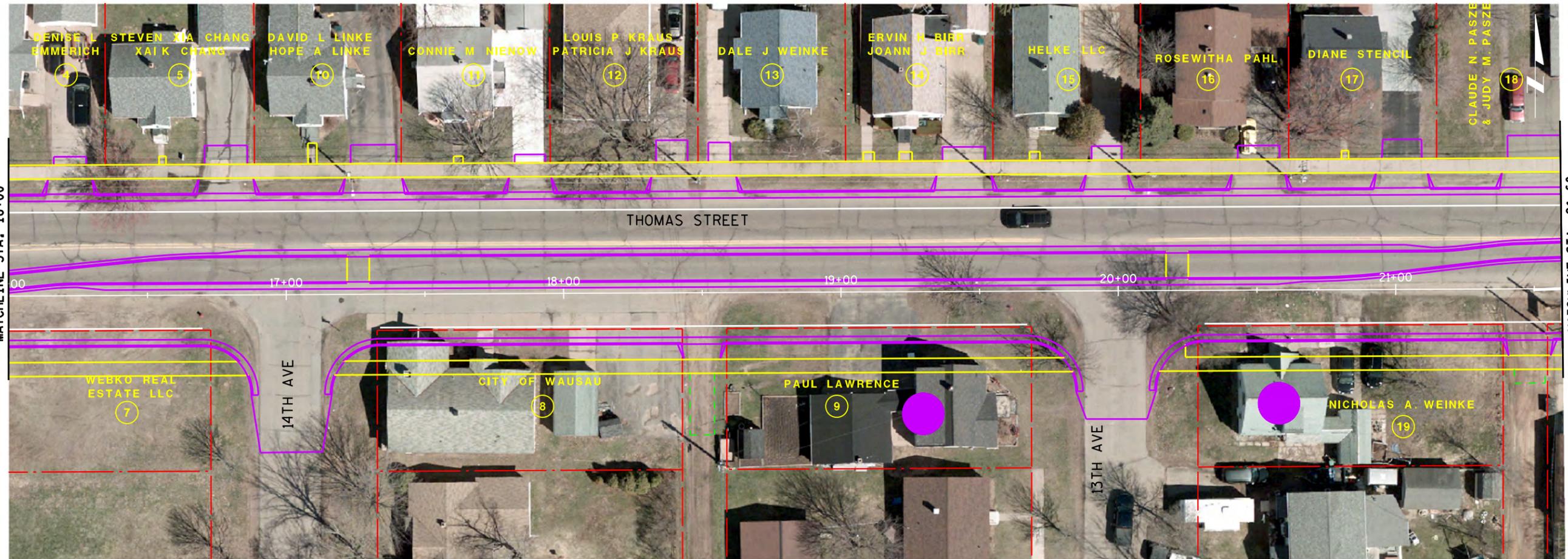
LEGEND

- RESIDENTIAL RELOCATION FOR ROADWAY
- ▲ COMMERCIAL RELOCATION FOR ROADWAY
- CONSIDER PURCHASE FOR FUTURE DEVELOPMENT

NOTE:
RIGHT OF WAY IS AT BACK OF SIDEWALK

MATCHLINE STA. 16+00

MATCHLINE STA. 16+00



MATCHLINE STA. 21+00

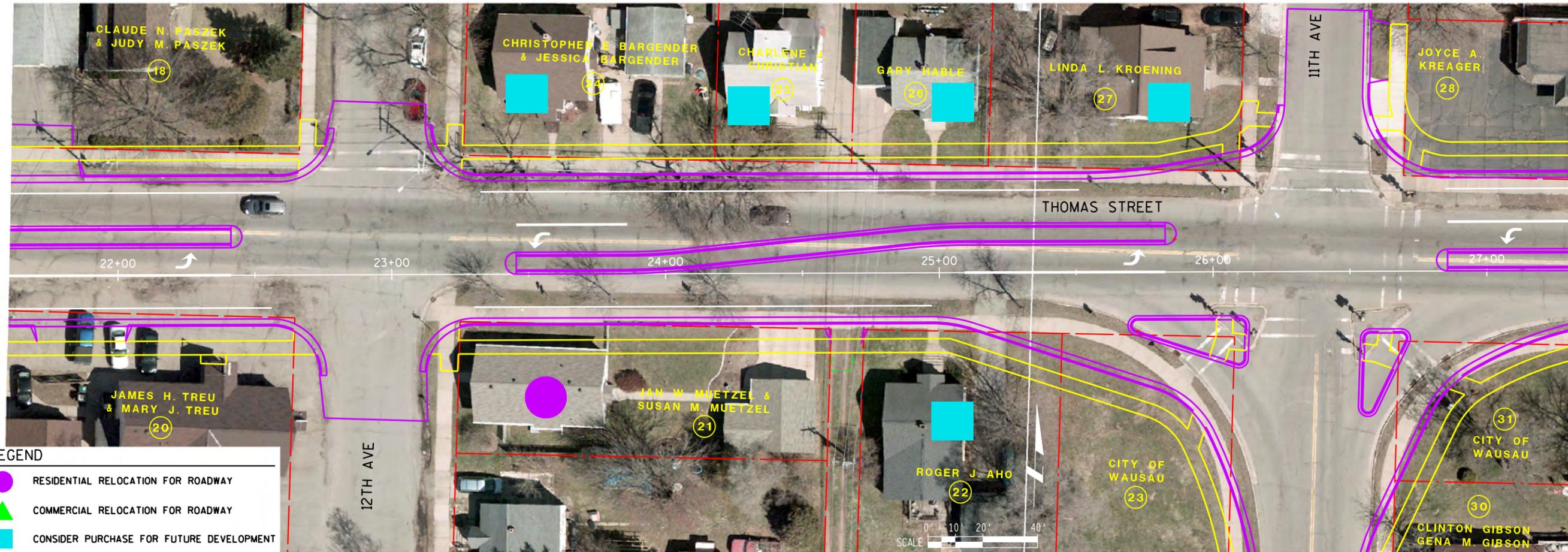
DRN BY:	DES BY:	CHK BY:	APP BY:	REV	DESCRIPTION	DRN	CHK	DATE (MDY)

AECOM
 200 Indiana Avenue
 Suite 200, Wausau, WI 54481
 T 715.341.8110 F 715.341.7390
 WWW.AECOM.COM

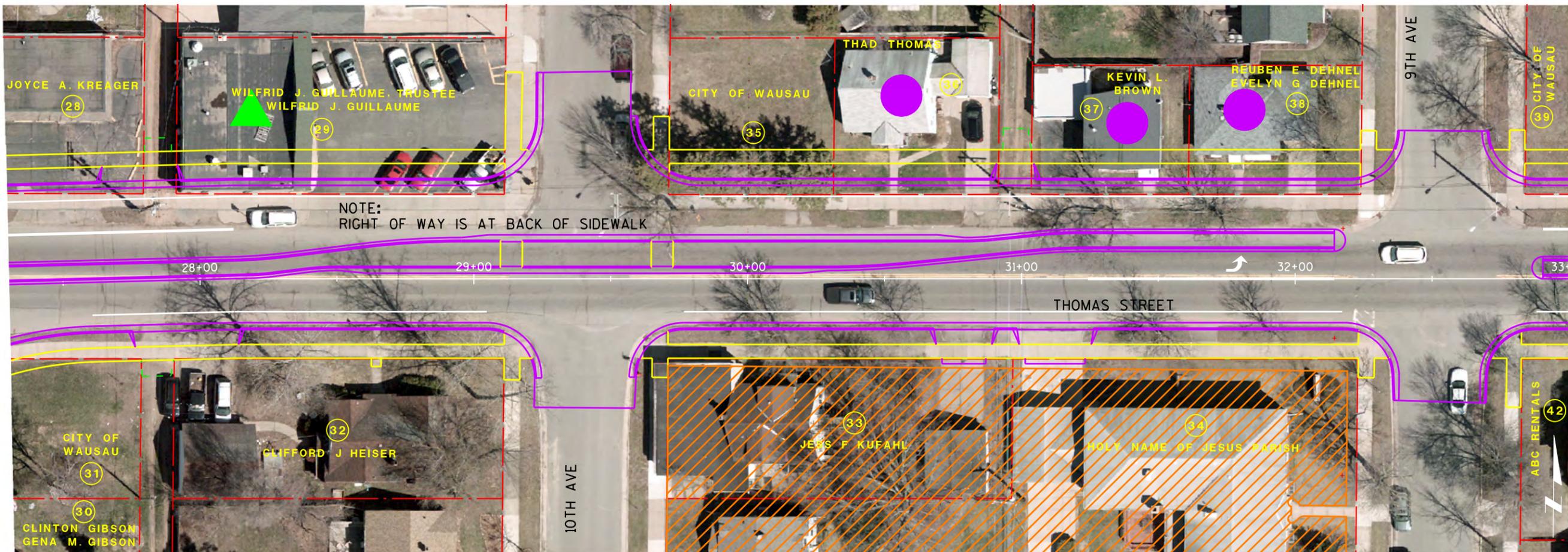
CITY OF WAUSAU
 THOMAS ST (17TH AVE TO 4TH AVE)
 WAUSAU, WISCONSIN

PLAN VIEW

PROJECT START DATE (M/Y)	XXXX 2015
PROJECT NO.	99979
FILENAME	\$[getvar, "dwgname"]
SHEET NO.	XX-Y-Z
DRAWING NO.	000



- LEGEND**
- RESIDENTIAL RELOCATION FOR ROADWAY
 - ▲ COMMERCIAL RELOCATION FOR ROADWAY
 - CONSIDER PURCHASE FOR FUTURE DEVELOPMENT



NOTE:
RIGHT OF WAY IS AT BACK OF SIDEWALK

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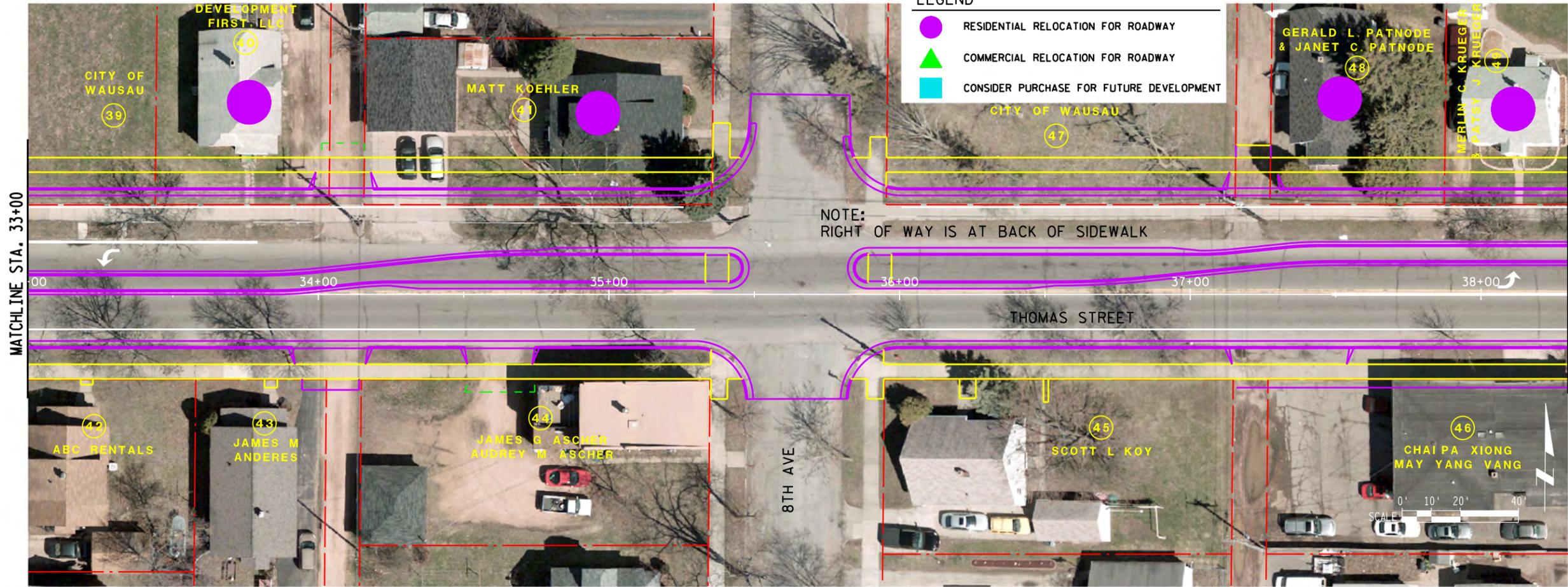
REV	DESCRIPTION	CHK	DATE (MDY)

AECOM

200 Indiana Avenue
Suite 100, Wausau, WI 54481
T 715.341.8110 F 715.341.7390
WWW.AECOM.COM

CITY OF WAUSAU THOMAS ST (17TH AVE TO 4TH AVE) WAUSAU, WISCONSIN	
PLAN VIEW	
PROJECT START DATE (M/Y)	XXXX 2015
PROJECT NO.	99979
FILENAME	\$[getvar, "dwgname"]
SHEET NO.	XX-Y-Z
DRAWING NO.	000

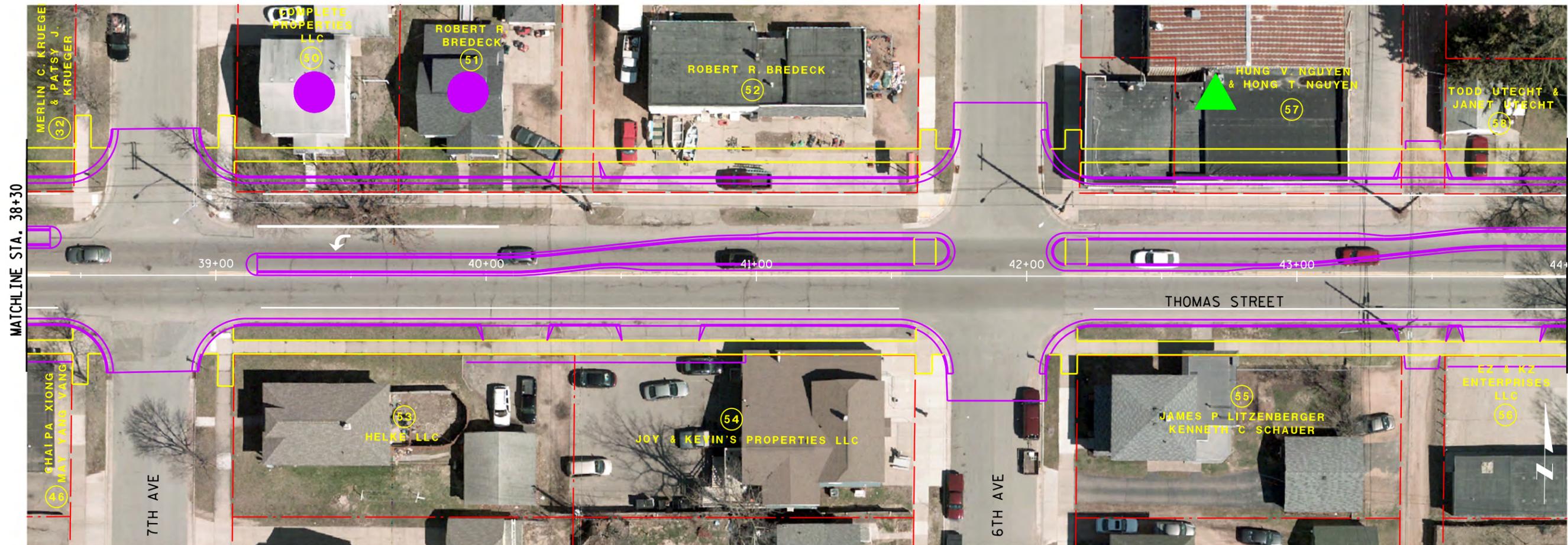
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LEGEND

- RESIDENTIAL RELOCATION FOR ROADWAY
- ▲ COMMERCIAL RELOCATION FOR ROADWAY
- CONSIDER PURCHASE FOR FUTURE DEVELOPMENT

NOTE:
RIGHT OF WAY IS AT BACK OF SIDEWALK



REV	DESCRIPTION	DRN	CHK	DATE (MM/YY)

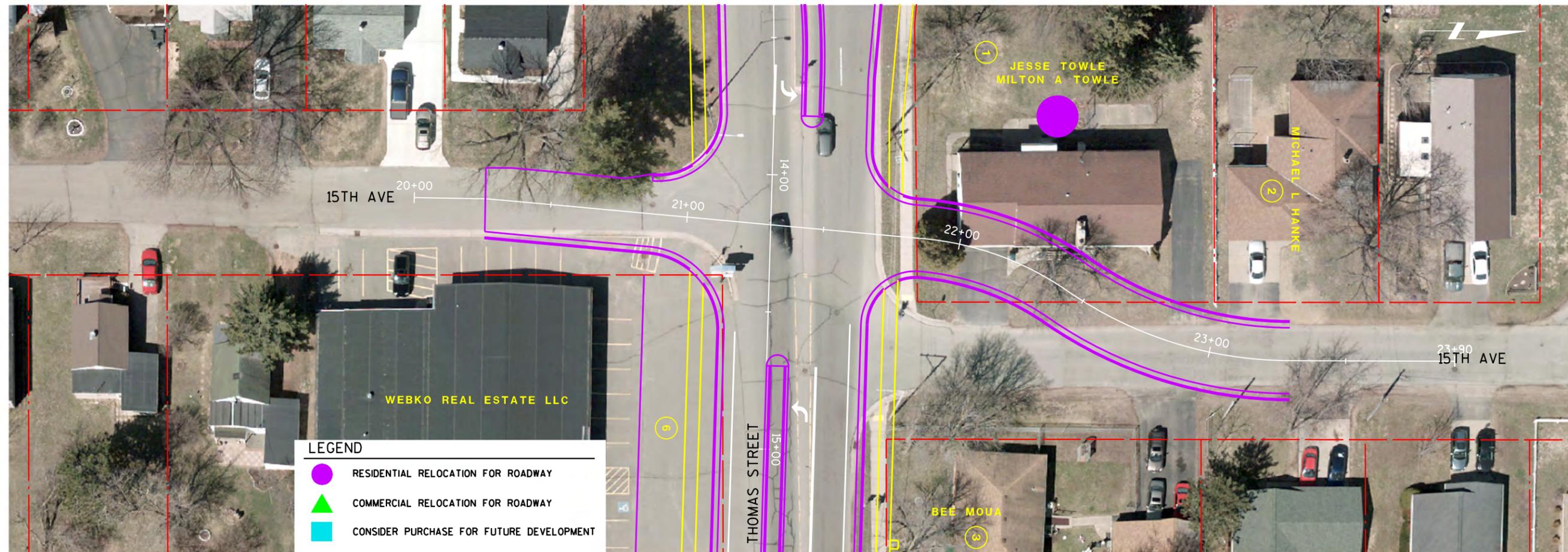
AECOM
 200 Indiana Avenue
 Suite 1000
 Wauwatosa, WI 53411
 T 715.341.8110
 WWW.AECOM.COM

**CITY OF WAUSAU
 THOMAS ST (17TH AVE TO 4TH AVE)
 WAUSAU, WISCONSIN**

PLAN VIEW

PROJECT START DATE (M/Y) XXXX 2015
 PROJECT NO. 99979
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 DRAWING NO. 000

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LEGEND

- RESIDENTIAL RELOCATION FOR ROADWAY
- ▲ COMMERCIAL RELOCATION FOR ROADWAY
- CONSIDER PURCHASE FOR FUTURE DEVELOPMENT

NOTE: RIGHT OF WAY IS AT BACK OF SIDEWALK

DRN BY:	DES BY:	CHK BY:	APP BY:	REV	DESCRIPTION	DRN	CHK	DATE (M/D/Y)

AECOM
 200 Indiana Avenue
 Suite 200, Waukesha, WI 53181
 T 715.341.8110 F 715.341.7390
 WWW.AECOM.COM

CITY OF WAUSAU	
THOMAS ST (17TH AVE TO 4TH AVE)	
WAUSAU, WISCONSIN	
PLAN VIEW	
PROJECT START DATE (M / Y)	XXXX 2015
PROJECT NO.	99979
FILENAME (S:\getvar, "dvwname")	
SHEET NO.	XX-Y-Z
DRAWING NO.	000

AGENDA ITEM

Discussion and possible action on researching and implementing traffic calming measures on future road designs.

BACKGROUND

This item was requested by the Parking & Traffic Committee to be discussed at CISM. Items of consideration are to look at implementing, as appropriate, traffic calming measures into street reconstruction design. Primarily these items would be looked at on residential streets that may have increased traffic flow when they are reconstructed. There are a significant number of complaints of people driving too fast on residential streets. The primary idea behind these measures is to slow/calm traffic in residential neighborhoods for safety reasons. Some measures discussed at Parking & Traffic would be traffic circles, speed humps, pedestrian refuges. Other items would be curb bulb-outs, centerline medians, pedestrian crosswalks (colored/striped), or just simple striping of roads.

FISCAL IMPACT

Staff time to review and design these measures into street reconstruction projects. These items typically raise the cost of the overall project; example would be the 2nd Ave and Clark St. project scheduled for 2016 construction. Typically, overall street reconstruction costs would increase and additional maintenance costs.

STAFF RECOMMENDATION

This item is for informational purposes only.

Staff contact: Eric Lindman 715-261-6745

Parking and Traffic Committee Meeting Minutes

Date of Meeting: Thursday, July 16, 2015 at 5:15pm, in the Birch Room at City Hall Members
Present: Abitz{C}, Winters {VC}, Kellbach,
Others Present: Lt. Pekarske, Officer Graham, Tara Alfonso, Eric Lindman, Gary Gisselman, MaryAnne Groat, Pat Peckham, Linda Turk

In accordance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. It was noted that there was a quorum present and the meeting was called to order by Chairperson Abitz at 5:15 pm.

(1) Minutes of the Prior Meeting-06/18/15

Motion by Winters, second by Kellbach to approve the minutes from the June 18, 2015 meeting. Motion carried 3-0. Winters questioned a line on the agenda that says "All items listed may be acted upon". He felt that only 1 item on the agenda for this meeting was listed as "Discussion and possible action". Tara Alfonso offered a response as to why the agendas are prepared in this manner.

***(6) Discussion Item Only: Future direction and plans to move forward with the parking study recommendations**

Discussion:

Abitz feels as we spent money on a parking study that we needed to proceed forward with at least some of the recommendations. Winters indicated he felt that the committee needed more direction. Maryanne Groat stated the Ad-Hoc Parking Group, comprised of various city staff members, could be reconvened and would be able to bring information back to the committee in time for the next budget year. Abitz requested that city staff move forward with looking into way-finding signs for the downtown area and also that this item be included on future agendas so the committee can review, discuss, and provide direction for moving forward with implementing the suggestions from the study.

(2) Discussion and possible action: Review of the traffic flow on the newly widened and repaved portion of Spring Street

Discussion:

Winters brought up traffic calming methods, such as plow friendly speed bumps. Gary Gisselman, agreed with the Winters and used other countries as examples that used raised intersections that seem to make traffic flow better. Abitz is concerned that these measures will frustrate citizens and they will alter their route to get around town and then create speeding or traffic concerns in new/other neighborhoods. Winters then indicated that if he was a staff member sitting here, he would be confused as to the direction Abitz wanted to take. He indicated that some people certainly do alter their route to avoid stop signs, but added that there are studies as far back as 25 years ago that prove conclusively that traffic calming methods work. Abitz agreed that she didn't want people speeding in a school zone, but felt if you have streets that citizens frequently travel, traffic calming methods would hinder traffic flow. Winters would like to pass something along to CISM committee. Pekarske agreed, and indicated that this committee should set some type of goals and direction, with priorities for certain neighborhoods of the city, or residential streets and school zones. When those streets are redeveloped this committee could send direction to CISM that the use of traffic calming methods should be encouraged. Winters stated that he felt the school zones should be the priority. He does not want another Spring Street. He would like to see roads developed that citizens feel comfortable driving 25 mph on. He feels that is what the citizens want in their neighborhoods and school zones.

Winters attempted to make a motion to ask the CISM Committee to implement traffic calming measures in school zones as soon as possible and that for future road construction, the city incorporate traffic calming measure as soon as we can, hopefully in the next year. In addition, when citizens come forward with a speeding problem, Winters suggested that we offer them a menu of possible solutions to the problem, as they do in Madison. Alfonso stated a motion is not necessary to ask the CISM Committee to put something on their agenda. Winters said he would prefer one to get it on the record. Lindman stated he didn't have any problem getting it on the CISM agenda. It was decided that no motion was needed to move it forward to CISM. Winters noted the following items for consideration by the committee:

1. People driving too fast on neighborhood streets is a common complaint.
2. The 85th Percentile Speed is higher than we would like it to be for residential streets.
3. Widening & straightening streets makes it comfortable for driver to go faster.
4. Stop signs do not work to stop speeding
5. Occasional police surveillance does not stop speeding for long.
6. Pedestrian refuges, traffic circles, speed humps and other "traffic calming measures" can reduce speeding behavior.
7. CISM would have to act to implement traffic calming measures on residential street.

(3) Discussion Item Only: Proposed reconstruction at 1st Street and Scott Street

Discussion:

Lt Pekarske shared the information he gathered on traffic collision data in the last year at 1st Street and Scott. Of the 8 reported collisions, none appeared to be related to the engineering or design of the intersection. Lindman added that Public Works went out and did some re-striping as well. The intersection is due for an upgrade in 2016.

(4) Discussion Item Only: Parking concerns and traffic congestion in the 100 block of Maple Street

Pekarske stated that the Fire Chief went out to look at the situation and did not have any concerns for emergency vehicle traffic that would justify making a change to limit the current on-street parking. All streets in that neighborhood are narrow and if a change is made on this block it may only shift the parking concern to a different block. There was no recent crash history at this location. Abitz thought that the congestion on that block may have improved with the use of the old Pizza Hut lot now being used by the Eastbay employees.

(5) Discussion Item Only: Traffic Signal concerns and light timing at the Stewart Avenue/S 36th Av intersection

Item was tabled, to be brought back next month.

***(10) Discussion Item Only: Traffic volume and speeding concerns on N 4th Avenue occurring between Elm Street and Bridge Street.**

Abitz stated there is a concern that drivers were turning onto 4th Ave to avoid the intersection at 3rd Ave and Bridge St. She is not sure of the time of these occurrences. There are no stop signs on 4th Ave for about 5 blocks, between Bridge Street and Elm Street. Kellbach added she has left early for work to look at this and doesn't see a big problem with it. Lindman said he could do a traffic study and provide the results to the committee at a future meeting. This item and the information from the traffic study will be brought back next month.

(7) Future Agenda Items

Winters asked that it be put on the next agenda that we discuss dissolving the Parking and Traffic Committee. He pointed out that of the 10 items on our agenda for today; action was only allowed to be taken on 1. After discussion, it was determined that this item should be addressed by the council and Winters indicated he would take it to the council.

(9) Adjournment

Motion by Winters, second by Kellbach to adjourn the meeting. Motion carried 3-0. Meeting adjourned at 6:30pm.

* Item discussed out of order











Agenda Item No.

5

STAFF REPORT TO CISM COMMITTEE - October 8, 2015

AGENDA ITEM
Update on 2015 Street Construction Projects
BACKGROUND
Staff will provide an update at the meeting.
FISCAL IMPACT
None
STAFF RECOMMENDATION
N/A
Staff contact: Sean Gehin 715-261-6748

Agenda Item No.

7

STAFF REPORT TO CISM COMMITTEE – October 8, 2015

AGENDA ITEM

Discussion and possible action on recommended supplemental budget request items and potential reductions for items requested in the original 2016 budget draft.

BACKGROUND

Attached are spreadsheets from the COW meeting on October 6, 2015. One is Supplemental Budget Items and the other is Budget Reduction Proposals. Also attached are spreadsheet and email correspondences identifying a budget request reduction as was discussed in the September 30, 2015 finance meeting. Initially the supplemental budget item request was \$314,200 and it has been reduced to \$85,700; majority of this reduction is reducing the seal coat budget and removing the bridge chip seal project. The seal coat project was budgeted for \$63,000 in 2015 and a budget modification was approved to use \$67,000 from winter maintenance for a total project of \$130,000.

FISCAL IMPACT

Fiscal impact will depend on the committee's decision to recommend supplemental budget items or remove items.

STAFF RECOMMENDATION

Review and discuss possible budget items.

Staff contact: Eric Lindman 715-261-6745

2016 SUPPLEMENTAL BUDGET REQUESTS

DEPARTMENT	PRIORITY	DESCRIPTION	ONE TIME OR RECURRING	FTE	COSTS					REVENUES		NET BUDGET IMPACT	ASSESSED TAX RATE IMPACT		
					PERSONNEL	CONTRACTUAL SERVICES	JPPPLIES	EXPEN:	BUILDING MATERIALS	CAPITAL OUTLAY	TOTAL			AMOUNT	FUNDING SOURCE
Fire	Critical	Accreditation	Two Year							6,000	6,000	6,000	\$ 0.002		
Parks	Medium	Design a mountain bike park in Sylvan Hill Park	One Time			20,000					20,000	20,000	Room Tax	-	\$ -
Parks	Critical	Athletic Park Facility Maintenance	Ongoing	0.10	6,780	295					7,075	7,075		\$ 0.003	
Parks	High	Deferred Maintenance Projects	Ongoing	0.27	18,306	51,000			37,000		106,306	106,306		\$ 0.044	
Parks	Critical	East River Front Development Maintenance	Ongoing	0.47	31,866	10,000	2,635				44,501	44,501	TID #3	\$ 0.018	
Parks	High	Swimming Pool Maintenance - Seasonal Life Guards and Cashiers	Ongoing	0.16	27,077	825					27,902	20,402	Admission/Concession Revenue	\$ 0.008	
Public Works	High	Inspector Training	Ongoing						2,200		2,200	2,200		\$ 0.001	
Public Works	Critical	Street Seal Coating	Ongoing			57,000					57,000	57,000		\$ 0.023	
Public Works	High	Curb and Gutter Repairs	Ongoing						-		-	-		\$ -	
Public Works	Critical	Asphalt Filler	Ongoing						-		-	-		\$ -	
Public Works	Critical	Overhead Door Repair	Ongoing						-		-	-		\$ -	
Public Works	High	Epoxy Paint - Street Signs and Lines	Ongoing			26,500					26,500	26,500		\$ 0.011	
Public Works	High	Bridge Deck - Sealing	Ongoing								-	-		\$ -	
Public Works	Medium	Lumber Purchase for Abatements and Fi	Ongoing								-	-		\$ -	
Public Works	Low	Large Item Spring Pick Up	Ongoing			60,000					60,000	60,000		\$ 0.025	
				1.00	84,029	225,620	4,835	37,000	6,000	357,484	27,500	329,984		\$ 0.136	

Items in Yellow have been added to the 2016 Budget by the Finance Committee

MaryAnne Groat

From: Eric Lindman
Sent: Thursday, October 01, 2015 11:18 AM
To: MaryAnne Groat
Subject: 2016 Supplemental Items
Attachments: DPWU 2016 Supplemental Itmes.xlsx

MaryAnne,

Attached is the spreadsheet with supplemental items and my recommendations. I did not include the "Overhead Doors" or the "lumber". At the finance meeting Dave stated the doors should be done under general operating/maintenance and the lumber really should not have been submitted. Let me know if you have any questions.

Eric Lindman, P.E.

Director of Public Works
City of Wausau
407 Grant St.
Wausau, WI 54403-4783
P: 715-261-6745
C: 715-292-2606

Summary of Supplemental Budget Items

Division	Item	2015 Budget	Total Request	Increase from 2015	Recommended Increase from 2015 Budget	Description
Inspections	Registration/Training Fees	\$3,000.00	\$5,200.00	\$2,200.00	\$2,200.00	Maintain the ability to cross train new employees
Streets	Seal Coating	\$63,000.00	\$210,000.00	\$147,000.00	\$57,000.00	Maintain our streets and get the maximum design life. Also reduces maintenance costs.
Streets	Ready Mix	\$1,500.00	\$5,000.00	\$3,500.00	\$0.00	
Streets	Asphalt Filler	\$20,000.00	\$25,000.00	\$5,000.00	\$0.00	
Streets	Epoxy Painting	\$3,500.00	\$40,000.00	\$36,500.00	\$26,500.00	Paint lasts longer and is more visible
Streets	Bridge Deck Chip Seal	\$0.00	\$80,000.00	\$80,000.00	\$0.00	Can be removed since we will be doing bridge repairs as CIP in 2016. Budget for 2017.
Streets	Refuse/Recycling	\$160,000.00	\$200,000.00	\$40,000.00	\$0.00	I would recommend reducing this budget and have drop off clean-up twice a year (spring/Fall).
Total =		\$251,000.00	\$565,200.00	\$314,200.00	\$85,700.00	



CITY OF WAUSAU 2016 SUPPLEMENTAL BUDGET REQUEST FORM

Department: Department of Public Works, Division of Inspections, Zoning & Electrical Systems

Project/Spending Description: Registration Fees/Tuition/Meeting Expenses for Cross-Certification of Inspectors

Ongoing Project Onetime Purchase/Expense

Department Priority: Critical High Medium Low

REQUESTED SUPPLEMENTAL FUNDING

EXPENSES	DESCRIPTION	FTE	AMOUNT
Personnel Services			
Contractual Services			
Supplies and Expenses	Registration Fees/Tuition/Meeting Expenses		\$5,200
Building Materials			
Fixed Charges			
Capital Outlay			
Total			\$5,200

REVENUES	DESCRIPTION	FTE	AMOUNT
Grants and Aids			
Public Charges for Services			
Other Revenue			
Total			

PURPOSE/DESCRIPTION OF REQUEST:

The increased funds will help to cross train new employees and also fund require continuing education for our inspectors.

This fund has been cut over the years; however we are now fully staffed. Personnel have turned over the past 2 years (5 new personnel) and now we need to cross train and provide continuing education opportunities.

SERVICE IMPLICATIONS:

Failure to fund will result in city inspectors unqualified to inspect all construction trades. This will reduce our service response times, and ultimately slow down approval of new construction inspections.

If the city is unable to fund the training, ultimately we will have city personnel that do not have all of their required credentials in the job descriptions.

OUTCOMES/REVIEW: *(HOW WILL YOU MEASURE SUCCESS OF PROJECT)*

N/A

IMPLEMENTATION TIMETABLE:

N/A



CITY OF WAUSAU 2016 SUPPLEMENTAL BUDGET REQUEST FORM

Department: PUBLIC WORKS

Project/Spending Description: CONTRACTED SERVICES – SEAL COATING (110-1015-9-2490)
(BUDGET – ROADWAYS & STREETS)

Ongoing Project Onetime Purchase/Expense

Department Priority: Critical High Medium Low

REQUESTED SUPPLEMENTAL FUNDING

EXPENSES	DESCRIPTION	FTE	AMOUNT
Personnel Services			
Contractual Services	SEAL COATING		\$210,000.00
Supplies and Expenses			
Building Materials			
Fixed Charges			
Capital Outlay			
Total			

REVENUES	DESCRIPTION	FTE	AMOUNT
Grants and Aids			
Public Charges for Services			
Other Revenue			
Total			

PURPOSE/DESCRIPTION OF REQUEST:

\$ 36,500.00 WAS BUDGETED FOR 2015
 \$132,500.00 WAS TRANSFERRED FROM WINTER BUDGET (DUE TO MILD WINTER)
 \$163,087.00 ESTIMATED ACTUAL 2015
 \$210,000.00 BUDGET REQUEST FOR 2016

SERVICE IMPLICATIONS:

CRITICAL TO EXTEND THE LIFE OF CURRENT PAVEMENT.

OUTCOMES/REVIEW: *(HOW WILL YOU MEASURE SUCCESS OF PROJECT)*

COMPARE TO STREETS THAT ARE NOT SEAL COATED.

IMPLEMENTATION TIMETABLE:

CONSTRUCTION SEASON 2016



CITY OF WAUSAU 2016 SUPPLEMENTAL BUDGET REQUEST FORM

Department: PUBLIC WORKS

Project/Spending Description: CONTRACTED EPOXY PAINTING 110-1019-9-2490
BUDGET STREET SIGNS & LINES

Ongoing Project Onetime Purchase/Expense

Department Priority: Critical High Medium Low

REQUESTED SUPPLEMENTAL FUNDING

EXPENSES	DESCRIPTION	FTE	AMOUNT
Personnel Services			
Contractual Services	EPOXY PAINTING		\$40,000.00
Supplies and Expenses			
Building Materials			
Fixed Charges			
Capital Outlay			
Total			

REVENUES	DESCRIPTION	FTE	AMOUNT
Grants and Aids			
Public Charges for Services			
Other Revenue			
Total			

PURPOSE/DESCRIPTION OF REQUEST: (2014 BUDGET - \$35,000)

2015 BUDGET – DATA ENTRY ERROR – ENTERED BUDGET AMOUNT \$3,500.00
 SHOULD HAVE BEEN: \$35,000.00

***DUE TO ERROR – STREETS WERE NOT PAINTED IN 2015
 SO AN INCREASE TO \$40,000.00 REQUESTED**

SERVICE IMPLICATIONS:

CONTRACT EPOXY PAINTING TO EXTEND THE LIFE OF PAVEMENT MARKINGS.

OUTCOMES/REVIEW: *(HOW WILL YOU MEASURE SUCCESS OF PROJECT)*

COMPARE TO WATER-BASE PAINTING.

IMPLEMENTATION TIMETABLE:

CONSTRUCTION SEASON 2016

SERVICE IMPLICATIONS:

SOME RESIDENTS WANT THIS SERVICE.

OUTCOMES/REVIEW: *(HOW WILL YOU MEASURE SUCCESS OF PROJECT)*

TO HAVE COLLECTION VS. NOT HAVING.

IMPLEMENTATION TIMETABLE:

SPRING 2016

2016 BUDGET REDUCTION PROPOSALS

DEPARTMENT	REQUIRED REDUCTION	RECOMMEND	ATTACHMNT	DESCRIPTION	IMPACT	ONE TIME OR SUSTAINABLE	FTE	COSTS				REVENUES		NET BUDGET IMPACT	ASSESSED TAX RATE SAVINGS	
								PERSONNEL	CONTRACTUAL SERVICES	SUPPLIES EXPENSE	BUILDING MATERIALS	TOTAL	AMOUNT			FUNDING SOURCE
City Attorney	\$ 10,130	R		Reduce Legal Budget - Contractual Services		Unknown as dependent upon litigation and other legal services needs			10,130			10,130			10,130	\$0.004
Mayor's Office	\$ 11,670			Eliminate Mayor Salary Raise Approved by the HR Committee		Unsustainable. Salary modifications only allowed once during the term. No increase in eight years		11,670				11,670			11,670	\$0.005
Fire	\$ 221,773		Yes	Eliminate Staffing and training.	Layoffs would be necessary. Training reductions would risk the safety of staff and city	Not sustainable	2-3 FTE	221,773				221,773			221,773	\$0.091
Parks	\$ 48,126	R		End of Summer Season provides better financial projections on pool operations regarding pool attendance and concession income and expense	It appears no impact to services	Sustainable with adjustments to future experience and inflationary pressures			11,500			11,500	48,000	\$25,000 for pool attendance and \$11,500 for pool concessions	36,500	\$0.015
Parks		R		Purchase pool vacuum included within the operating budget from Pool Capital Budget	No impact to services for pool project	Sustainable				13,000		13,000		Allocate new pool vacuum to the pool construction account	13,000	\$0.005
Assessment	\$ 304	R		Adjust Board of Review Peridium. The 2016 BOR cases should be smaller since the revaluation just occurred.	It appears minimal impact to service	Sustainable		304				304			304	\$0.000
Unclassified	\$ 122,150			The majority of this increase represents the non represented salary increases for 2016.	Staff received no compensation incentives in 2015. Elimination of this line item would require a second year of all wage incentive freezes	Not sustainable		120,000				120,000			120,000	\$0.049
Police	\$ 460,421		Yes	Eliminate six sworn officer positions	Eliminate the entire Community Resource Unit through layoffs. This unit was created to address neighborhood issues such as drug houses and nuisance properties	Not sustainable	6 FTE	460,421				460,421			460,421	\$0.189
Finance	\$ 121,182			Increase is due to election calendar pay to cy of \$85,000, an employee switching from no health plan to family plan 24,036, audit fees \$3,925, and City hall utility costs. Could remove comp time for election work of \$2,400. We would need to reduce staffing to compensate for the increase	Staff reductions would prevent timely work and reduce customer service. It would be difficult to meet election work demands or incorporate the PetData work in house.	Not sustainable	1.5 FTE	100,000	3,500			103,500			103,500	\$0.043
Finance		R		Bring pet data processing back in house.	City would perform petdata duties. Could get revenue from Weston to further improve the financial impact	Sustainable			22,000			22,000	7,000	Revenue from the Village	29,000	\$0.012
Engineering	\$ 60,000	R		Budget allocated engineering time to Thomas Street Project and Riverfront for time spent on redevelopment efforts	Allocations could fluctuate and would end when projects were complete. Staff would need to track time.	Sustainable for a short period of time		60,000				60,000			60,000	\$0.025
Engineering	\$ 15,838	R		The expectation was that rental licensing would be self sufficient. The 2015 budget suggests an operating loss and property taxes have been budgeted for 2016. Implement a \$2 to \$5 increase in the licensing period beginning 12/1/2016.	Fees would offset program costs	Sustainable						15,838	Rental Licensing Fee Incre		15,838	\$0.007

2016 BUDGET REDUCTION PROPOSALS

DEPARTMENT	REQUIRED REDUCTION	RECOMMEND	ATTACHMNT	DESCRIPTION	IMPACT	ONE TIME OR SUSTAINABLE	FTE	COSTS				REVENUES		NET BUDGET IMPACT	ASSESSED TAX RATE SAVINGS	
								PERSONNEL	CONTRACTUAL SERVICES	SUPPLIES EXPENSE	BUILDING MATERIALS	TOTAL	AMOUNT			FUNDING SOURCE
Finance	\$ 25,000	R		Transfer of Funds Revenue currently from the Motor Pool Fund. This reduction of \$25,000 was going to occur annually so that the city could retain more cash in the motor pool fund to offset rolling stock purchases. Delay the reduction and bring the revenue up by \$25,000 for 2016 and contemplate for 2017.	It is in the City's long term best interest to ensure adequate funding is available for rolling stock replacments	Should be re-examined during the 2017 budget						25,000	Transfer from Motor Pool	25,000	\$0.010	
Finance	\$ 25,000	R		Transfer from Sewer Utility has been static at \$450,000 for many years. The City does not receive a payment in lieu of taxes like it does from the Water Utility	Increase this transfer by \$25,000	Sustainable					-	25,000	Transfer from the Sewer I	25,000	\$0.010	
Human Resourc	\$ 3,500			The reason for the budget increase is a change in health insurance status on a departmental employee. The departments budget has been cut dramatically in prior years. The department in 2013 and 2014 spent \$46,000 and \$67,000 on professional services. This assistance is no longer needed and the budget as proposed has been reduced to \$20,000. If further cuts are necessary I would suggest an allocation to the health insurance fund in the amount of \$3,500.	Department needs to maintain some budget accounts to handle contractual services related to hiring employees and managing contracts	Sustainable					3,500			3,500	\$0.001	
Public Works	\$ 345,000			The majority of the budget increase is due to salary and fringes \$152,000 and motor pool of \$163,000. Reduction in motor pool has two implications. 1. One if winter is severe or work requires significant vehicle time the budget will be overdrawn. 2. If transfers to the motor pool are reduced it limits our ability to fund vehicle and equipment replacement. The addition of the fire department rolling stock has placed additional pressures on the motor pool budget. Staffing is not considered excess and has been reduced over the years. The budget does contain new CSO positions added in 2014 to manage the neighborhood blight issues. Part time staffing to supplemental our existing full time work force is an effective use of tax	Staffing Layoffs could be necessary or delay of fleet purchases. Fleet held to long may result in increased maintenance costs	Not Sustainable	2 FTE	152,000	163,000		315,000			315,000	\$0.130	
							12	1,126,168	195,130	15,000	13,000	1,352,798	120,838		1,450,636	\$ 0.5966

Items in Yellow have been adjusted in the 2016 Budget by the Finance Committee

**CITY OF WAUSAU CAPITAL BUDGET
DETAIL ANALYSIS OF 2016 INFRASTRUCTURE PROJECTS**

	ACCT NO.	SPECIAL FUNDING SOURCE	TOTAL REQUEST	Special Funding	DEFERRED TO FUTURE YEAR	2016 BUDGET
LAND ACQUISITION						
Miscellaneous	150 231098305		\$ 5,000			\$ 5,000
Thomas Street Widening	CO balance	TID #6	4,500,000	4,500,000		-
CTH U/K Interchange	CO balance	TID #6	40,000	40,000		-
Stewart Avenue			30,000			30,000
TOTAL LAND ACQUISITION			\$ 4,575,000	\$ 4,540,000	\$ -	\$ 35,000
DOT PROJECTS						
Stewart Avenue, 1st to 17th Avenue Design			25,000			25,000
Stewart Avenue, 1st to 12th Avenue Construction			85,000			85,000
1st Avenue, Thomas to Stewart Design	CO balance		236,000	236,000		-
Townline Road, Grand Avenue to Easthill Drive Design Review			41,000			41,000
County Highway U four lane expansion design/construction			25,000	25,000		-
TOTAL DOT PROJECTS			\$ 412,000	\$ 261,000	\$ -	\$ 151,000
STREET IMPROVEMENTS						
	150 232098230					
Ashland Avenue, Evergreen Road to Meadowview Road			\$ 70,555			\$ 70,555
Meadowview Road, Ashland Avenue to cul-de-sac			108,923			108,923
Eldred Street, Cherry Street to North 1st Avenue			62,444		62,444	-
Callon Street, 6th Avenue to 12th Avenue			426,845		426,845	-
Washington Street, RR tracks to 13th Street			544,265		544,265	-
Kent Street, Grand Avenue to Zimmerman Street			839,445			839,445
2nd Street, Bridge Street to East Wausau Avenue			427,450		427,450	-
Thomas Street			5,267,700		5,267,700	-
Chicago Avenue, 2nd Street to 10th Street			686,000	100,000		586,000
TOTAL STREET IMPROVEMENTS			\$ 8,433,627	\$ 100,000	\$ 6,728,704	\$ 1,604,923
BOULEVARD TREES & LANDSCAPING						
	150 232098237					
For 2015 project streets and subdivisions			40,000		40,000	\$ -
			\$ 40,000	\$ -	\$ 40,000	\$ -
THOMAS STREET						
	144 344998212					
Thomas Street Design	CO balance	TID #6				\$ -
			\$ -	\$ -	\$ -	\$ -
ASPHALT OVERLAY AND ALLEY PAVING						
	150 232698230					
Asphalt Paving	150 232698230		\$ 750,000		\$ 750,000	\$ -
Alley Paving	150 232698236		40,000		40,000	-
TOTAL ASPHALT OVERLAY AND ALLEY PAVING			\$ 790,000	\$ -	\$ 790,000	\$ -
SIDEWALKS						
	150 233098240					
Annual Sidewalk Replacement Contract	150 233098240		300,000		300,000	\$ -
New Sidewalk - 5th St (Athletic Park)	150 233098244		\$ 60,000			60,000
TOTAL SIDEWALKS			\$ 360,000	\$ -	\$ 300,000	\$ 60,000
STREET LIGHTING						
Washington Street, RR tracks to 13th Street			230,000		230,000	\$ -
2nd Street, Bridge St to East Wausau Ave			\$ 155,000		\$ 155,000	-
TOTAL STREET LIGHTING			\$ 385,000	\$ -	\$ 385,000	\$ -
BRIDGE MAINTENANCE						
Expansion Joints			150,000			\$ 150,000
Concrete Repair			\$ 25,000			25,000
TOTAL BRIDGE MAINTENANCE			\$ 175,000	\$ -	\$ -	\$ 175,000

**CITY OF WAUSAU CAPITAL BUDGET
DETAIL ANALYSIS OF 2016 INFRASTRUCTURE PROJECTS**

	ACCT NO.	SPECIAL FUNDING SOURCE	TOTAL REQUEST	Special Funding	DEFERRED TO FUTURE YEAR	2016 BUDGET
STORM SEWER						
	150 236198250					
Washington Street, RR tracks to 13th Street			\$ 100,000		\$ 100,000	\$ -
Kent Street, Grand Avenue to Zimmerman Street			120,000			120,000
Callon Street, 6th Avenue to 12th Avenue			100,000		100,000	-
2nd Street, Bridge Street to East Wausau Avenue			100,000		100,000	-
Chicago Avenue, 2nd Street to 10th Street			180,000			180,000
Thomas Street (TIF 6)			490,000		490,000	-
Consultant Design and Study Fees			80,000		40,000	40,000
Maintenance of Stormwater BMP's			200,000		200,000	-
BMP Construction/Modification			150,000		150,000	-
Stormwater Coalition Membership			1,500			1,500
Wetland Delineation Studies			15,000		10,000	5,000
Other Costs - DNR fees, Outreach Program, Training			11,000			11,000
TOTAL STORM SEWER			\$ 1,547,500	\$ -	\$ 1,180,000	\$ 357,500
OTHER PROFESSIONAL SERVICES						
	150 236592190					
Unanticipated Engineering Studies			\$ 200,000		\$ 100,000	100,000
TOTAL OTHER PROFESSIONAL SERVICES			\$ 200,000	\$ -	\$ 100,000	\$ 100,000
OTHER CAPITAL EXPENDITURES						
	150 236598290					
Concrete Pavement Repairs (joints/cracks)			\$ 300,000		\$ 200,000	\$ 100,000
Pavement Markings			100,000		60,000	40,000
Curb Replacement			20,000		20,000	-
TOTAL OTHER CAPITAL REPAIRS			\$ 420,000	\$ -	\$ 260,000	\$ 140,000
PARKING RAMP CAPITAL EXPENDITURES						
	150 237598437					
Annual Maintenance/repairs	CO balance & budget to		\$ 200,000	200,000		\$ -
TOTAL RAMP CAPITAL EXPENDITURES	equal \$200,000		\$ 200,000	\$ 200,000	\$ -	\$ -
INDUSTRIAL PARK						
TOTAL INDUSTRIAL PARK			\$ -	\$ -	\$ -	\$ -
WATERMAINS						
Washington Street, RR tracks to 13th Street		Utility	\$ 210,000		\$ 210,000	\$ -
Kent Street, Grand Avenue to Zimmerman Street		Utility	325,000	325,000	\$ -	-
2nd Street, Bridge Street to East Wausau Avenue		Utility	55,000		55,000	-
Eldred Street, Cherry Street to N. 1st Ave		Utility	25,000		25,000	-
Callon Street, 6th Avenue to 12th Avenue		Utility	125,000		125,000	-
Chicago Avenue, 2nd Street to 10th St		Utility	260,000	260,000		-
Thomas Street, 4th Avenue to 17th Avenue		Utility	360,000		360,000	-
TOTAL WATER MAINS			\$ 1,360,000	\$ 585,000	\$ 775,000	\$ -
SANITARY SEWER						
Eldred Street, Cherry Street to N. 1st Ave		Utility	1,500		1,500	-
Callon Street, 6th Avenue to 12th Avenue		Utility	35,000		35,000	-
Washington Street, RR tracks to 13th Street		Utility	175,000		175,000	-
Kent Street, Grand Avenue to Zimmerman Street		Utility	260,000	260,000		-
2nd Street, Bridge Street to East Wausau Avenue		Utility	100,000		100,000	-
Chicago Avenue, 2nd Street to 10th St		Utility	200,000	200,000		-
Thomas Street, 4th Avenue to 17th Avenue		Utility	300,000		300,000	-
TOTAL SANITARY SEWER			\$ 1,071,500	\$ 460,000	\$ 611,500	\$ -
GRAND TOTAL			\$ 19,969,627	\$ 6,346,000	\$ 11,200,204	\$ 2,623,423