



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, December 10, 2015, at 5:30 p.m.

-
1. Approve minutes of the November 12, 2015 meeting.
 2. PUBLIC HEARING: Discussion and possible action on petition to vacate a portion of 77th Avenue.
 3. Discussion and possible action on Amendment #1 to the Real Estate Services Contract for right-of-way property acquisitions required related to the Thomas Street Project
 4. Discussion and possible action on an extension of an easement agreement for the parking lot lease with Wausau Chemical.
 5. Discussion and possible action on the installation of a street light near 3713 Maple Ridge Road.
 6. Discussion and possible action on the installation of a street light at Woodlawn Road and Ashland Avenue.
 7. Discussion and possible action on design modifications for 2nd Avenue from Stewart Avenue to Elm Street and Clark Street from 2nd Avenue to the cul-de-sac.
 8. Discussion and possible action on preliminary traffic calming measures for Kent Street from Grand Avenue to Zimmerman Street.
 9. Discussion and possible action on the proposed roadway width of Chicago Avenue from North 2nd Street to the dead end east of North 9th Street.
 10. Discussion and possible action on preliminary resolutions for 2016 construction projects.
 11. Update on the Grant received from the DNR to update the City's Stormwater Management Plan.
 12. Update on 2015 Street Construction Projects.
 13. Discussion and possible recommendation on applying for 2016-2020 Transportation Alternatives Program (TAP) Grant.
 14. Future agenda items for consideration.
- Adjourn.

The next regular meeting is scheduled for January 14, 2016.

LISA RASMUSSEN, Chairperson

THIS NOTICE POSTED AT CITY HALL AND FAXED TO CITY PAGES AND DAILY HERALD: December 2, 2015 at 12:00 p.m.

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

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

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



OFFICIAL NOTICE AND AGENDA

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

Joint Meeting of the: **CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE and PLAN COMMISSION**

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

Plan Commission Members: James Tipple (C), Eric Lindman, David Oberbeck, Gary Gisselman, Tom Atwell, Bruce Bohlken.

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

Date/Time: **Thursday, December 10, 2015, at 5:30 p.m.**

- JOINT ITEM** 1. Discussion and possible action on petitions for annexation from the Town of Maine:
- A. Witter (petitioner) – territory bounded by Hwy. U, N. 28th Ave., N. 36th Ave., Overlook Dr.
 - B. Waldvogel (petitioner) – territory bounded by CTH K, Merrill Ave., N. 28th Ave., Decator Dr.
 - C. Schnelle (petitioner) – territory bounded by Merrill Ave., Overlook Dr., Hwy. K
 - D. Back Forty Properties LLC (petitioner) –bordering N. 14th Ave., north of W. Cassidy Dr.
 - E. Thorson (petitioner) – bounded on east by Westwood Dr., north of city limits

CISM ADDENDUM

15. Discussion and possible action on setting a minimum amount for property acquisitions related to the Thomas Street Project.
- Adjourn

LISA RASMUSSEN, CISM Chairperson

JAMES TIPPLE, Plan Commission Chairperson

THIS NOTICE POSTED AT CITY HALL AND FAXED TO CITY PAGES AND DAILY HERALD: December 9, 2015 at 4:00 p.m.

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

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

Agenda distribution: Committee members, Council members, Assessor, Attorney, Clerk, Community Development, Engineering, Finance, Fire, 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., Brown and Caldwell, Town of Maine.

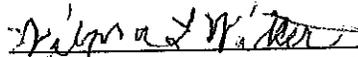
PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners and electors of the following-described territory located in the Town of Maine, Marathon County, Wisconsin, lying contiguous to the City of Wausau, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

SEE ATTACHED MAP AND LEGAL DESCRIPTION

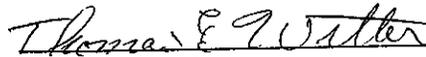
The current population of such territory is 8.

Dated this 9th day of December, 2015.



Wilma L. Witter, Owner-Elector
2402 County Road U
Wausau WI 54401

GWTW LLC BY:



Thomas E. Witter
2400 County Road U
Wausau WI 54401

WITTER REVOCABLE TRUST, DATED
JANUARY 18, 1991



Thomas E. Witter
2400 County Road U
Wausau WI 54401

THE EUGENE E. WITTER AND WILMA L.
WITTER TRUST



Thomas E. Witter
2400 County Road U
Wausau WI 54401

WITTER'S FARM DAIRY, INC.

Thomas E Witter

Thomas E. Witter
2400 County Road U
Wausau WI 54401

Joann Alexander elector

Joann Alexander, Elector
2304 County Road U
Wausau WI 54401

Terrell Covington elector

Terrell Covington, Elector
2304 County Road U
Wausau WI 54401

Jennifer M. Witter elector

Jennifer M. Witter, Elector
1815 Overlook Drive
Wausau WI 54401

Kyle Kasieta Elector

Kyle Kasieta, Elector
1815 Overlook Drive
Wausau WI 54401

KMMP BAUER LLC BY:

Mark W. Bauer, Owner
8200 Woodland Drive
Wausau WI 54401

Mark W. Bauer on behalf of
Paul M. Bauer, Owner
8200 Woodland Drive
Wausau WI 54401

WITTER'S FARM DAIRY, INC.

Wilma L. Witter
2402 County Road U
Wausau WI 54401

Thomas E. Witter
2400 County Road U
Wausau WI 54401

Joann Alexander, Elector
2304 County Road U
Wausau WI 54401

Terrell Covington, Elector
2304 County Road U
Wausau WI 54401

Jennifer M. Witter, Elector
1815 Overlook Drive
Wausau WI 54401

Kyle Kasieta, Elector
1815 Overlook Drive
Wausau WI 54401

KMMP BAUER LLC BY:

Mark W Bauer
Mark W. Bauer, Owner
8200 Woodland Drive
Wausau WI 54401

Mark W Bauer
Mark W. Bauer on behalf of
Paul M. Bauer, Owner
8200 Woodland Drive
Wausau WI 54401

Thomas E Witter

Thomas E. Witter, Owner-Elector
2400 County Road U
Wausau WI 54401

Diana Witter

Diana Witter, Owner-Elector
2400 County Road U
Wausau WI 54401

Legal Description for Proposed Annexation Witter

Part of the Southwest $\frac{1}{4}$, Section 15, part of the Southeast $\frac{1}{4}$, Section 16, part of the East $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, Section 21, and part of the Northwest $\frac{1}{4}$, Section 22, all in Township 29 North, Range 7 East, Town of Maine, Marathon County, Wisconsin, described as follows:

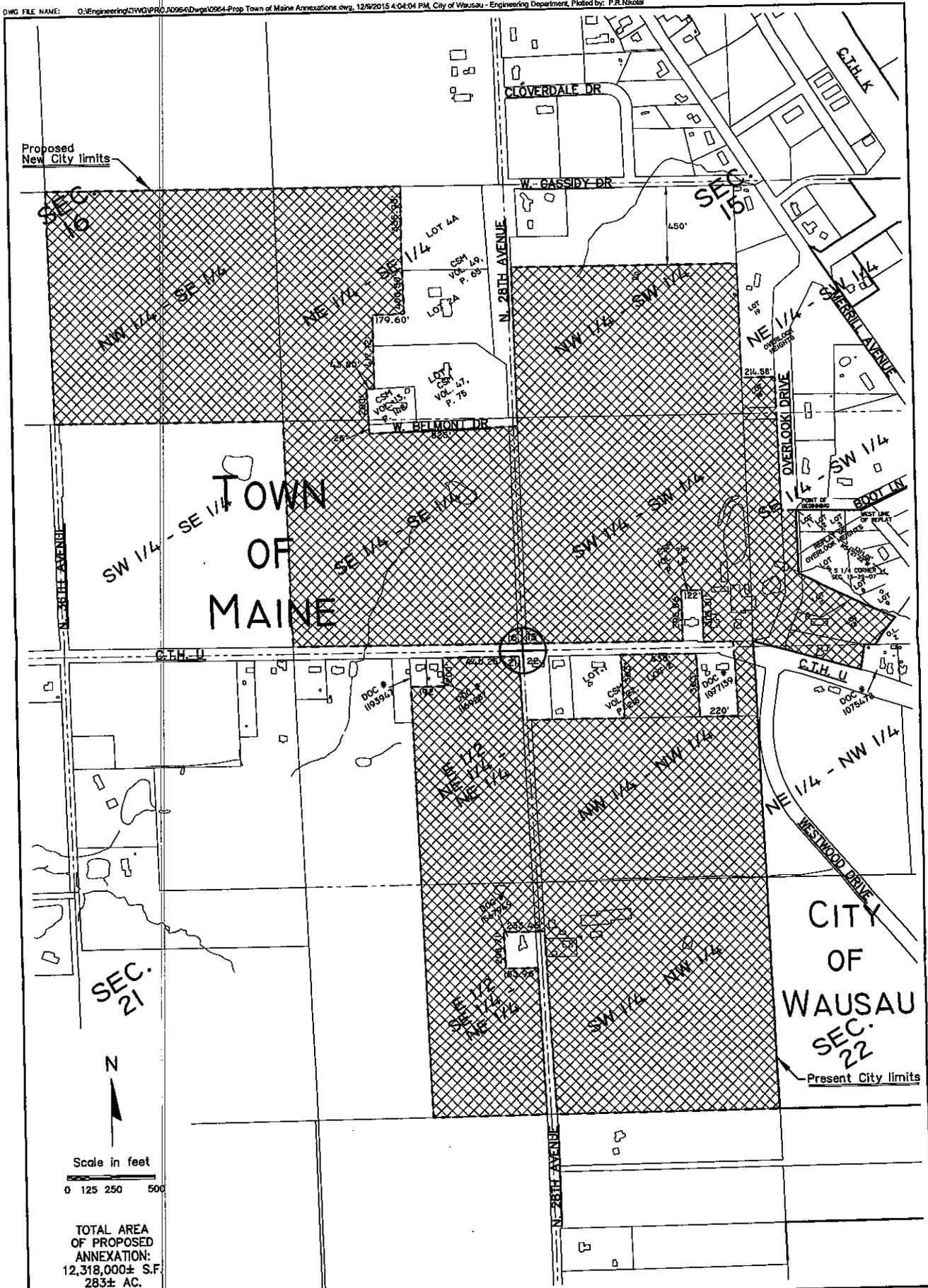
Commencing at the Southeast corner of said Southwest $\frac{1}{4}$ of Section 15; thence North $54^{\circ} 21' 22''$ West, 1311.01 feet to the Northwest corner of Lot 1, A Replat of Lots 3 through 10 of Overlook Heights Subdivision, City of Wausau, the point of beginning;

Thence North $89^{\circ} 21' 30''$ West, along the Northerly line of said Lot 1 extended westerly, 66 feet to the West right-of-way of Overlook Drive; thence North $2^{\circ} 12' 22''$ West, along said west right-of-way, to the North line of Lot 18, Overlook Heights; thence South $89^{\circ} 14' 08''$ West, along said North line, 214.58 feet to the East line of the Northwest $\frac{1}{4}$ of said Southwest $\frac{1}{4}$ of Section 15; thence North, along said East line, to a line 450 feet southerly of and parallel with the South right-of-way of West Cassidy Drive; thence West, along said parallel line, to the East right-of-way of North 28th Avenue; thence South, along said East right-of-way, to the Southerly right-of-way of West Belmont Drive extended Easterly; thence South $88^{\circ} 30'$ West, along said South right-of-way extended Easterly, to the West line of the Southwest $\frac{1}{4}$ of said Southwest $\frac{1}{4}$ of Section 15; thence continuing along said Southerly right-of-way extended Easterly and along said Southerly right-of-way of West Belmont Drive, 825 feet to the West end of said West Belmont Drive; thence North $0^{\circ} 00'$ East, along said West end, 25.00 feet to the Southwest corner of Certified Survey Map No. 3553 recorded in Office of Register of Deeds for Marathon County in Volume 13 of Certified Survey Maps on Page 148; thence North $1^{\circ} 30'$ West, along the West line of said Certified Survey Map No. 3553, 200.00 feet to the North line of said Certified Survey Map No. 3553; thence North $88^{\circ} 30'$ East, along said North line, 43.80 feet to the West line of Lot 1 of Certified Survey Map No. 11213 Recorded in Office of Register of Deeds for Marathon County in Volume 47 of Certified Survey Maps on Page 75; thence North $0^{\circ} 0' 0''$ West, along said West line, 242.85 feet to the South line of Lot 2A of Certified Survey Map No. 11583 recorded in the Office of Register of Deeds for Marathon County in Volume 49 of Certified Survey Maps on Page 65; thence North $00^{\circ} 00' 00''$ West, along the West line of said Lot 2A, 174.27 feet; thence continuing along the boundary line of said Lot 2A, North $89^{\circ} 40' 32''$ East, 179.60 feet; thence North $01^{\circ} 00' 18''$ West, along said West line of Lot 2A and along the West line of Lot 4A of said Certified Survey Map No. 11583 400.50 feet; thence continuing along said West line of Lot 4A, North $01^{\circ} 15' 07''$ East, 335.93 feet to the North line of the Northeast $\frac{1}{4}$ of said Southeast $\frac{1}{4}$ of Section 16; thence West, along said North line and along the North line of the Northwest $\frac{1}{4}$ of said Southeast $\frac{1}{4}$ of Section 16, to the West line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South, along said West line, to the South line of said Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$; thence East, along said South line, to the West line of the Southeast $\frac{1}{4}$ of said Southeast $\frac{1}{4}$ of Section 16; thence South, along said West line, to the North right-of-way of County Truck Highway U; thence East, along said North right-of-way, to the West Line

of Certified Survey Map No. 5455 recorded in Office of Register of Deeds for Marathon County in Volume 20 of Certified Survey Maps on Page 48; thence North 0° 38' 38" West, along said West line, 295.56 feet to the North line of said Certified Survey Map No. 5455; thence South 89° 23' 25" East, along said North line, 122.00 feet to the East line of said Certified Survey Map No. 5455; thence South 0° 38' 38" East, along said East line, 303.81 feet to said North right-of-way of County Trunk Highway U; thence East, along said North right-of-way, to the East line of the parcel described in Document No. 1077139 recorded in the Office of Register of Deeds for Marathon County in Volume 745 of Micro Records on Page 156, said line also being 1,180 feet Easterly of and parallel with the East right-of-way of North 28th Avenue, extended Northerly; thence South, along said East line extended northerly and along said East line, 429 feet to a line 363 feet Southerly of and parallel with the South right-of-way of County Trunk Highway U; thence West, along said parallel line, 220 feet to the East line of Lot 2 of Certified Survey Map No. 6140 recorded in the Office of Register of Deeds for Marathon County in Volume 22 of Certified Survey Maps on Page 218; thence North 1° 41' 31" West, along said West line, 363 feet to said South right-of-way of County Trunk Highway U; thence North 89° 23' 25" West, along said South right-of-way, 430 feet to the West line of said Lot 2; thence South 1° 41' 31" East, along said West line, 363 feet to the South line of Lot 1 of said Certified Survey Map No. 6140; thence North 89° 23' 25" West, along said South line and along said line 363 feet Southerly of and parallel with the South right-of-way of County Trunk Highway U, to the West right-of-way of North 28th Avenue; thence North, along said West right-of-way, 363 feet to said South right-of-way of County Trunk Highway U; thence West, along said South right-of-way, 440.25 feet to the East line of the parcel described in Document No. 1169287 recorded in the Office of Register of Deeds for Marathon County; thence South, along said East line, 200 feet to the South line of said parcel described in Document No. 1169287; thence West, along said South line and along the South line of the parcel described in Document No. 1193947 recorded in the Office of Register of Deeds for Marathon County, 192 feet to the West line of the East ½ of the Northeast ¼ of said Northeast ¼ of Section 21; thence South, along said West line and along the West line of the East ½ of the Southeast ¼ of said Northeast ¼ of Section 21, to the South line of said Southeast ¼ of Northeast ¼; thence East, along said South line, to said West right-of-way of North 28th Avenue; thence North, along West right-of-way, to the South line of the parcel described in Document No. 1567949 recorded in the Office of Register of Deeds for Marathon County; thence West, along said South line, 183.96 feet to the West line of said parcel described in Document No. 1567949; thence North, along said West line, 208.71 feet to the North line of the parcel described in said Document No. 1567949; thence East along said North line and along said North line extended Easterly, 233.46 feet to the East right-of-way of North 28th Avenue; thence South, along said East right-of-way, to the South line of the Southwest ¼ of said Northwest ¼ of Section 22; thence East, along said South line, to the East line of said Southwest ¼ of Northwest ¼, said point also being on the existing boundary of the City of Wausau; thence North, along said East line and along the East line of the Northwest ¼ of said Northwest ¼ of Section 22, and along said existing boundary, to the North line of said Northwest ¼ of Northwest ¼; thence North, along the East line of the Southwest ¼ of said Southwest ¼ of Section 15, and along said existing boundary, approximately 25 feet to the Northerly right-of-way of County Trunk Highway U as it existed on 12/06/2011; thence Easterly, along said Northerly right-of-way, and along said existing boundary, to the westerly line of the parcel described in Document No. 1075478 recorded in the Office of Register of Deeds for Marathon County in Volume 742 of

Micro records on Page 1308; thence Northerly, along said Westerly line, to the North line of said Northwest $\frac{1}{4}$ of Section 22; thence North $89^{\circ} 39' 50''$ East, along said North line, 61.12 feet to the Easterly line of Lot 12, said Overlook Heights; thence North $35^{\circ} 06' 41''$ East, along said Easterly line, and along said existing boundary, 195.79 feet to the Northerly line of said Lot 12; thence $65^{\circ} 21' 41''$ West, along said Northerly line, and along said existing boundary, 263.16 feet to the Westerly line of said Lot 12; thence North $64^{\circ} 39' 35''$ West, along the Northerly line of Lot 11, said Overlook Heights, and along said existing boundary, 331.15 feet to the West line of Lot 5, said Replat of Overlook Heights; thence North $02^{\circ} 12' 22''$ West, along said West line and along the West line of said Lot 1 of the Replat of Overlook Heights, 356.31 feet to said Northwest corner of said Lot 1, the point of beginning.

O:\Engineering\Documents\Witter-Annexation.docx
December 10, 2015



Proposed New City limits

TOWN OF MAINE

CITY OF WAUSAU
SEC. 22
Present City limits

Scale in feet
0 125 250 500

TOTAL AREA OF PROPOSED ANNEXATION:
12,318,000± S.F.
283± AC.

15-12-07	PROPOSED ANNEXATION MAP		ISSUED FOR	DATE	REVISIONS	DRAWN BY:	P.R.NIKOLA
	AREA #2 (WITTE/SWTW LLC/KMMP BAUER LLC)		PRELIMINARY	12/09/2015	P.R.NIKOLA	CHECKED BY:	D.F.HENNINGER
	ANNEXING TERRITORY FROM THE TOWN OF MAINE TO THE CITY OF WAUSAU		REVIEW/APPROVAL			INTRODUCED:	
			OFFICE USE			ADOPTED:	
		OTHER			ORDINANCE NUMBER:		
		FINAL RECORD			FILE NUMBER:		

CITY OF WAUSAU
Engineering Department
407 CHAMBER STREET WAUSAU, WI 54408-4700
(715) 281-8740 FAX (715) 281-8759

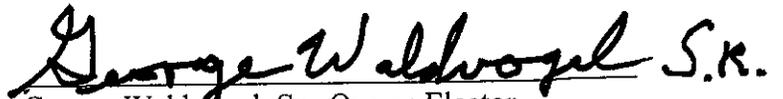
PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners and electors of the following-described territory located in the Town of Maine, Marathon County, Wisconsin, lying contiguous to the City of Wausau, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

SEE ATTACHED MAP AND LEGAL DESCRIPTION

The current population of such territory is 2.

Dated this 9 day of December, 2015.


George Waldvogel, Sr., Owner-Elector
3306 Merrill Avenue
Wausau WI 54401


Carla E. Waldvogel, Owner-Elector
3306 Merrill Avenue
Wausau WI 54401

Charles Waldvogel, Owner

William Waldvogel, Owner

James Waldvogel, Owner


Joseph Waldvogel, Owner
2400 Overlook Drive
Wausau WI 54401

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners and electors of the following-described territory located in the Town of Maine, Marathon County, Wisconsin, lying contiguous to the City of Wausau, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

SEE ATTACHED MAP AND LEGAL DESCRIPTION

The current population of such territory is 2.

Dated this 8th day of December, 2015.

George Waldvogel, Sr., Owner-Elector
3306 Merrill Avenue
Wausau WI 54401

Carla E. Waldvogel, Owner-Elector
3306 Merrill Avenue
Wausau WI 54401

Charles Waldvogel
Charles Waldvogel, Owner
1504 Jane Lane
Waukesha WI 53186

William Waldvogel, Owner

James Waldvogel, Owner

Joseph Waldvogel, Owner
2400 Overlook Drive
Wausau WI 54401

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners and electors of the following-described territory located in the Town of Maine, Marathon County, Wisconsin, lying contiguous to the City of Wausau, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 66 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

SEE ATTACHED MAP AND LEGAL DESCRIPTION

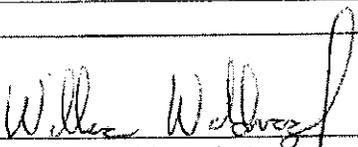
The current population of such territory is 2.

Dated this 31st day of December, 2015.

George Waldvogel, Sr., Owner-Elector
3306 Merrill Avenue
Wausau WI 54401

Carla E. Waldvogel, Owner-Elector
3306 Merrill Avenue
Wausau WI 54401

Charles Waldvogel, Owner


William Waldvogel, Owner

2829 27¹/₈ St.

Birchwood, WI 54817

James Waldvogel, Owner

Joseph Waldvogel, Owner
2400 Overlook Drive
Wausau WI 54401

PETITION FOR ANNEXATION

The undersigned, constituting 100 percent of the owners and electors of the following described territory located in the Town of Maine, Marathon County, Wisconsin, lying contiguous to the City of Wausau, petition the Honorable Mayor and Common Council of said city to annex the territory described below and shown upon the attached scale map, as permitted by Chapter 60 of the Wisconsin Statutes, to the City of Wausau, Marathon County, Wisconsin:

SEE ATTACHED MAP AND LEGAL DESCRIPTION

The current population of such territory is 2.

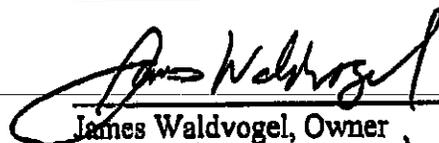
Dated this 8 day of December, 2015.

George Waldvogel, Sr., Owner-Elector
3306 Merrill Avenue
Wausau WI 54401

Carla E. Waldvogel, Owner-Elector
3306 Merrill Avenue
Wausau WI 54401

Charles Waldvogel, Owner

William Waldvogel, Owner


James Waldvogel, Owner
2540 Arbor Court
Mendota Heights, MN. 55120

Joseph Waldvogel, Owner
2400 Overlook Drive
Wausau WI 54401

Roger Marks

Roger Marks, Owner
4002 Stewart Avenue
Wausau WI 54401

Ronald Marks

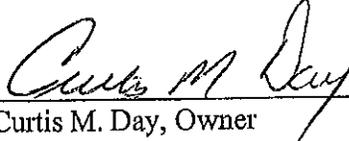
Ronald Marks, Owner
5401 So. MOUNTAIN RD.
WAUSAU WI 54401-9386

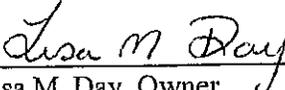
Curtis M. Day, Owner
3202 Decator Drive
Wausau WI 54401

Lisa M. Day, Owner
3202 Decator Drive
Wausau WI 54401

Roger Marks, Owner
4002 Stewart Avenue
Wausau WI 54401

Ronald Marks, Owner


Curtis M. Day, Owner
3202 Decator Drive
Wausau WI 54401


Lisa M. Day, Owner
3202 Decator Drive
Wausau WI 54401

Legal Description for Proposed Annexation Waldvogel

Part of the Southeast $\frac{1}{4}$, and part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, part of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$, Section 10, part of the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$, Section 15, and part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 16, all in Township 29 North, Range 7 East, Town of Maine, Marathon County, Wisconsin, described as follows:

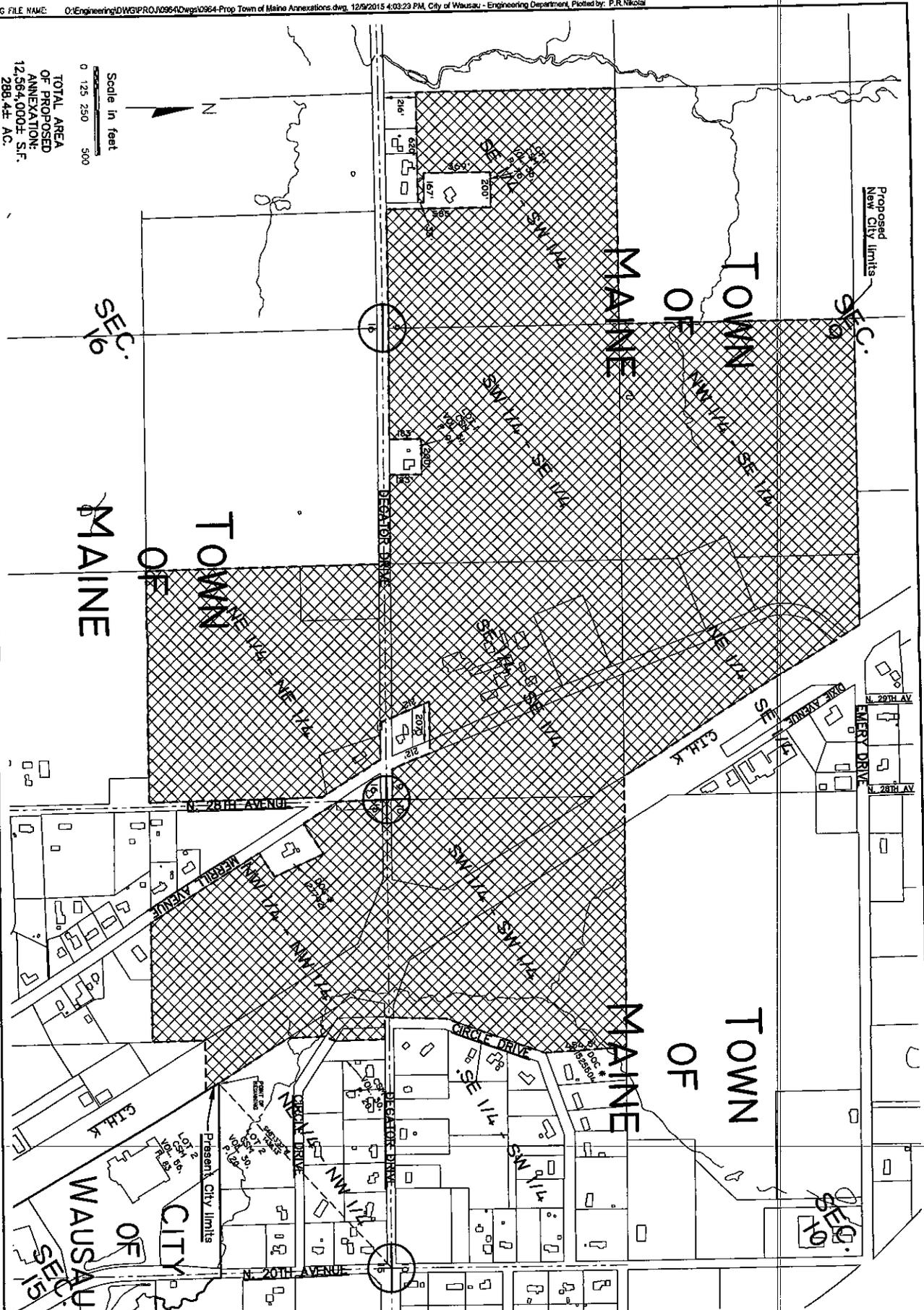
Commencing at the Northeast corner of said Northwest $\frac{1}{4}$ of Section 15; thence South $48^{\circ} 13' 37''$ West, 1438.13 feet to the Northwest corner of Lot 2 of Certified Survey Map No. 12956 recorded in Office of Register of Deeds for Marathon County in Volume 56 of Certified Survey Maps on Page 83, said point lying on the existing boundary of the City of Wausau, the point of beginning;

Thence North $32^{\circ} 22' 45''$ West, along the Westerly line of Lot 2 of Certified Survey Map No. 7757 recorded in the Office of Register of Deeds for Marathon County in Volume 30 of Certified Survey Maps on Page 20, 469.21 feet; thence continuing along said Westerly line, North $01^{\circ} 11' 22''$ West, 205.83 feet to the Northwest corner of said Lot 2; thence Northeasterly, to the Southwest corner of Certified Survey Map No. 4546 recorded in the Office of Register of Deeds for Marathon County in Volume 17 of Certified Survey Maps on Page 14, thence North $01^{\circ} 11' 21''$ West, along the West line of said Certified Survey Map No. 4546, 280.38 feet to the South right-of-way of Decator Drive; thence West, along said South right-of-way and said South right-of-way extended Westerly, to the West right-of-way of Circle Drive; thence Northerly, along said West right-of-way, to the West line of the parcel described in Document No. 1525504 recorded in the Office of Register of Deeds for Marathon County; thence North, along said West line, 454.5 feet to the North line of the Southeast $\frac{1}{4}$ of said Southwest $\frac{1}{4}$ of Section 10; thence West, along said North line and along the North line of the Southwest $\frac{1}{4}$ of said Southwest $\frac{1}{4}$ of Section 10, and along the North line of the Southeast $\frac{1}{4}$ of said Southeast $\frac{1}{4}$ of Section 9, to the Westerly right-of-way of County Trunk Highway K; thence Northwesterly, along said Westerly right-of-way, to the North line of the Northeast $\frac{1}{4}$ of said Southeast $\frac{1}{4}$ of Section 9; thence West, along said North line, and along the North line of the Northwest $\frac{1}{4}$ of said Southeast $\frac{1}{4}$ of Section 9, to the West line of said Northwest $\frac{1}{4}$ of Southeast $\frac{1}{4}$; thence South, along said West line, to the North line of the Southeast $\frac{1}{4}$ of said Southwest $\frac{1}{4}$ of Section 9; thence West, along said North line, to the West line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South, along said West line, to a line 216 feet Northerly of parallel with the South line of said Southeast $\frac{1}{4}$ of Southwest $\frac{1}{4}$; thence East, along said parallel line, 620 feet to the West line of Lot 1 of Certified Survey Map No. 9073 recorded in the Office of Register of Deeds for Marathon County in Volume 36 of Certified Survey Maps on Page 76; thence North $0^{\circ} 38' 43''$ East, along said West line, 33 feet; thence continuing along the boundary of said Lot 1, South $89^{\circ} 35' 11''$ West, 167.00 feet; thence continuing along said West line, North $0^{\circ} 38' 43''$ East, 369.00 feet to the North line of said Lot 1; thence North $89^{\circ} 35' 11''$ East, 200.00 feet to the East line of said Lot 1; thence South $0^{\circ} 38' 43''$ West, along said East line, 585.00 feet to the North right-of-way of Decator

Drive; thence East, along said North right-of-way, to the West line of Lot 1 of Certified Survey Map No. 12003 recorded in the Office of the Register of Deeds for Marathon County in Volume 51 of Certified Survey Maps on Page 91; thence North, along the West line of said Lot 1, 183 feet to the North line of said Lot 1, thence North 90° East, along said North line, 200 feet to the East line of said Lot 1; thence South, along said East line, 183 feet to said North right-of-way of Decatur Drive; thence East, along said North right-of-way, to the west line of said Southeast ¼ of Southeast ¼ of Section 9; thence South, along said West line, and along the west line of the Northeast ¼ of said Northeast ¼ of Section 16, to the South line of said Northeast ¼ of Northeast ¼; thence East, along said South line, to the West right-of-way of North 28th Avenue; thence North, along said West right-of-way, to the Westerly right-of-way of Merrill Avenue; thence Northwesterly, along said Westerly right-of-way, to the South right-of-way of Decatur Drive; thence West, along said South right-of-way, 207 feet; thence Northwesterly, to the intersection of the North right-of-way of Decatur Drive at a point 207 feet West of said Westerly right-of-way of Merrill Avenue measured along said North right-of-way; thence continuing Northwesterly, parallel to said Westerly right-of-way of Merrill Avenue, 212 feet; thence East, parallel to said North right-of-way of Decatur Drive, to said Westerly right-of-way of Merrill Avenue, said point lying 212 feet Northwesterly of said North right-of-way of Decatur Drive, measured along said Westerly right-of-way of Merrill Avenue; thence continuing Easterly, parallel with said North right-of-way of Decatur Drive, to the Easterly right-of-way of Merrill Avenue; thence Southeasterly, along said Easterly right-of-way, 212 feet to said North right-of-way of Decatur Drive; thence East, along said North right-of-way, to the East line of said Southeast ¼ of Southeast ¼ of Section 9; thence South, along said East line, and along the East line of said Northeast ¼ of Northeast ¼ of Section 16, to said Easterly right-of-way of Merrill Avenue; thence Southeasterly, along said Easterly right-of-way, 202 feet to the Northerly line of the parcel described in Document No. 1277921 recorded in the Office of the Register of Deeds for Marathon County; thence North 63° 30' East, along said Northerly line, 201.4 feet to the Easterly line of said parcel described in said Document No. 1277921; thence South 25° East, along said East line, 297 feet to the Southerly line of said parcel described in Document No. 1277921; thence South 63° West, along said South line, 158.8 feet to said Easterly right-of-way of Merrill Avenue; thence Southerly, along said Easterly right-of-way, to the South line of the Northwest ¼ of said Northwest ¼ of Section 15; thence East, along said South line, to the East line of said Northwest ¼ of Northwest ¼; thence North, along said East line, to the Westerly right-of-way of County Trunk Highway K; thence South 89° 56' 55" East, parallel to the North line of said Lot 2 of Certified Survey Map No. 12956, to the Easterly right-of-way of Country Trunk Highway K; thence Northerly, along said easterly right-of-way, to said Northwest corner of Lot 2 of Certified Survey Map No. 12956 , the point of beginning

Scale in feet
 0 125 250 300

TOTAL AREA
 OF PROPOSED
 ANNEXATION:
 12,564,000± S.F.
 288.4± AC.



15-12-08 P.R. Nikola Engineering Department 401 GRANT STREET WAUSAU, WI 54983-8785 (715) 281-6740 FAX (715) 281-6750	PROPOSED ANNEXATION MAP AREA #3 (MARKS/WALDVOGEL)		ISSUED FOR:	DATE: 12/08/2015	REVISIONS: P.R.NIKOLA	DRAWN BY: P.R.NIKOLA CHECKED BY: D.F.HUMPHREY
	ANNEXING TERRITORY FROM THE TOWN OF MAINE TO THE CITY OF WAUSAU		PRELIMINARY <input type="checkbox"/>			INTRODUCED:
			REVIEW/APPROVAL <input type="checkbox"/>			ADDRESS:
			OTHER <input type="checkbox"/>			ORDINANCE NUMBER:
		FINAL RECORD <input type="checkbox"/>				FILE NUMBER:

PETITION FOR ANNEXATION

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

SEE ATTACHED MAP AND LEGAL DESCRIPTION

There are no persons residing in the territory

Dated this 7th day of December, 2015.

Johann Otto
Johann Otto, Owner
Mailing Address: 5280 Falcon Dr
Wausau, WI 54401

David L. Zunker
David L. Zunker, Owner
Mailing Address: 1161 Wedgewood Lane
FOND DU LAC, WI 54935

Dale A. Schnelle
Dale A. Schnelle, Owner
Mailing Address: 7514 Stettin Drive
Wausau, WI 54401

Jacqueline L. Schnelle
Jacqueline Schnelle, Owner
Mailing Address: 1604 W. Wausau Ave
Wausau, WI 54401

Wayne J. Zunker
Wayne J. Zunker, Owner
Mailing Address: 674 Mary Lee Dr.
FOND DU LAC, WI 54935

CORNERSTONE INVESTMENTS, BY:

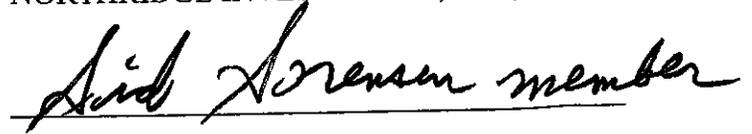


CORP. SEC DALE PICKRUTH

Mailing Address:

P O Box 926
Wausau, WI 54402-0926

NORTHRIDGE INVESTMENTS, LLC, BY:



Mailing Address:

P O Box 94
Mosinee, WI 54455-0094

CORNERSTONE INVESTMENTS, BY:

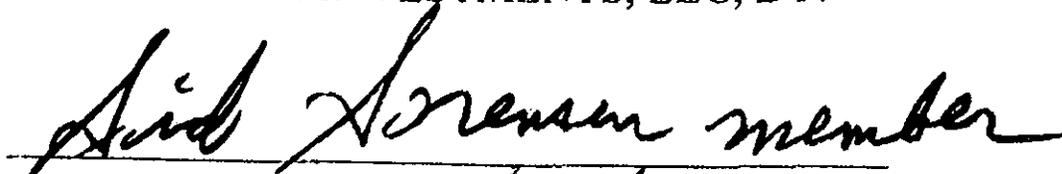


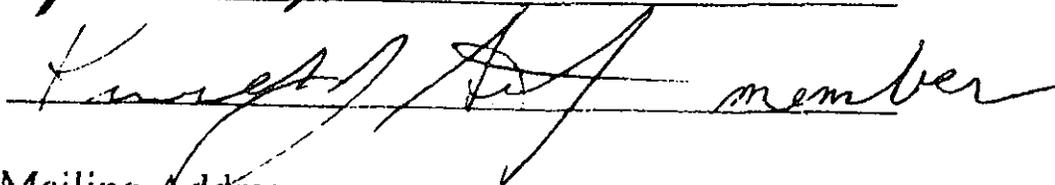
CORP. SEC DALE PICKRUTH

Mailing Address:

P O Box 926
Wausau, WI 54402-0926

NORTHBRIDGE INVESTMENTS, LLC, BY:

 member

 member

Mailing Address:

P O Box 94
Mosinee, WI 54455-0094

Legal Description for Proposed Annexation
Otto/Cornerstone/Northridge

Part of the East ½ of the Southwest ¼, and part of the West ½ of the Southeast ¼, Section 15, Township 29 North, Range 7 East, Town of Maine, Marathon County, Wisconsin, described as follows:

Commencing at the Northeast corner of Parcel A of Certified Survey Map Number 9890 recorded in the office of Register of Deeds for Marathon County in Volume 40 of Certified Survey Maps on Page 113, said point being on the existing boundary of the City of Wausau, the point of beginning;

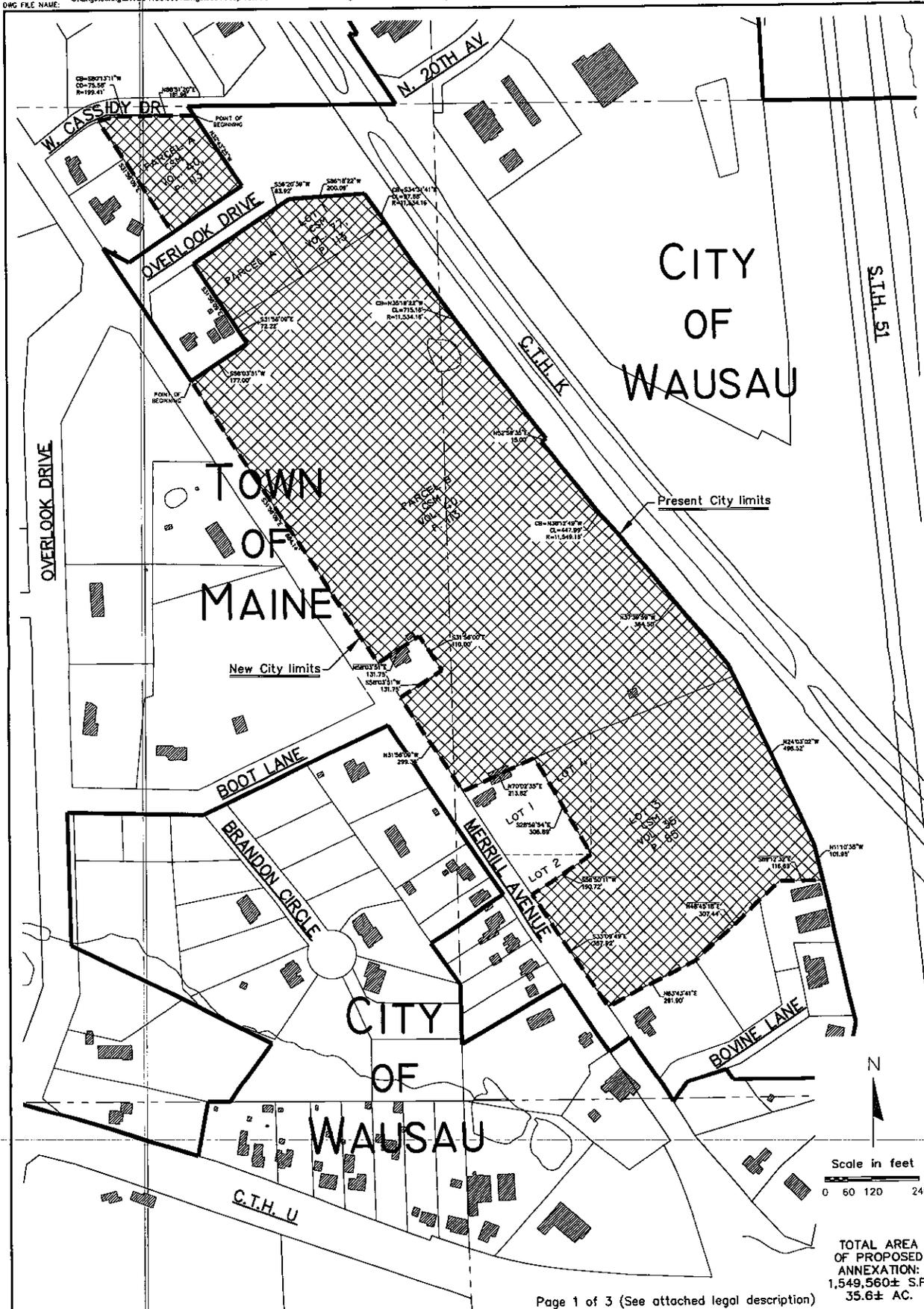
Thence N 88° 51' 20" W, along the Northerly line of said Parcel A, 181.96 feet; thence continuing along said Northerly line and along the arc of a curve to the left, having a chord bearing of S 80° 13' 11" W and a chord distance of 75.58 feet and a radius of 199.41 feet, to the Westerly line of said Parcel A; thence S 31° 56' 09" E, along said Westerly line, to the Northerly right-of-way of Overlook Drive, said right-of-way also being on the existing boundary of the City of Wausau; thence Northeasterly, along said Northerly right-of-way and along said existing boundary, to the Easterly line of said Parcel A; thence N 32° 43' 25" W, along said Easterly line and along said existing boundary, to said Northerly line of Parcel A, the point of beginning;

And also;

Commencing at the intersection of the Northerly line of Parcel B of said Certified Survey Map Number 9890, and the Easterly right-of-way of Merrill Avenue, said point also being on the existing boundary of the City of Wausau, the point of beginning;

Thence S 31° 56' 09" East, along said Easterly right-of-way, 884.14 feet; thence N 58° 03' 51" E, along the boundary of said Parcel B, 131.75 feet; thence continuing along said boundary, S 31° 56' 00" E, 110.00 feet; thence continuing along said boundary, S 58° 03' 51" W, 131.75 feet to said Easterly right-of-way of Merrill Avenue; thence S 31° 56' 09" E, along said Easterly right-of-way, 299.36 feet to the Southerly line of said Parcel B; thence N 70° 02' 35" East, along said Southerly line, 213.82 feet to the Easterly line of Lot 1 of Certified Survey Map Number 8905, recorded in the office of Register of Deeds for Marathon County in Volume 35 of Certified Survey Maps on Page 83; thence S 28° 59' 54" East, along said Easterly line, 306.89 feet, to the Southerly line of Lot 2 of said Certified Survey Map Number 8905; thence S 56° 50' 11" West, along said Southerly line, 190.72 feet to said Easterly right-of-way of Merrill Avenue; thence S 33° 09' 49" East, along said Easterly right-of-way, 357.92 feet to the Southerly line of Lot 3 of said Certified Survey Map Number 8905; thence N 63° 43' 41" E, along said Southerly line, 261.90 feet; thence continuing along said Southerly line, N 48° 45' 18" E, 307.44 feet; thence continuing along said Southerly line, S 89° 12' 32" E, 116.69 feet to the Westerly right-of-way of County Trunk Highway K, said point also being on the existing boundary of the City of

Wausau; thence N 11° 10' 35" W, along said Westerly right-of-way and along said existing boundary, 101.95 feet; thence continuing along said Westerly right-of-way and along said existing boundary, N 24° 03' 02" West, 496.52 feet; thence continuing along said Westerly right-of-way and along said existing boundary, N 37° 39' 59" W, 364.50 feet; thence continuing along said Westerly right-of-way and along said existing boundary and along an arc of a curve to the right, having a chord bearing of N 38° 12' 49" W and a chord distance of 447.99 feet and a radius of 11,549.16 feet; thence continuing along said Westerly right-of-way and along said existing boundary, N 52° 59' 35" E, 15.00 feet; thence continuing along said Westerly right-of-way and along said existing boundary and along an arc of a curve to the right, having a chord bearing of N 35° 19' 22" W and a chord distance of 715.16 feet and a radius of 11,534.16 feet; thence continuing along said Westerly right-of-way and along said existing boundary and along the arc of a curve to the right, having a chord bearing of N 34° 31' 41" W and a chord distance of 97.68 feet and a radius of 11534.16 feet, to the Southerly right-of-way of Overlook Drive; thence S 86° 18' 22" W, along said Southerly right-of-way and along said existing boundary, 200.09 feet; thence continuing along said Southerly right-of-way, S 56° 20' 39" W, 83.92 feet; thence Southwesterly, along said South Southerly right-of-way and along said existing boundary, to said Westerly line of Parcel A of Certified Survey Map Number 9890; thence S 31° 56' 09" E, along said Westerly line and along said existing boundary, to said Northerly line of Parcel B of Certified Survey Map Number 9890; thence S 31° 56' 09" E, along said Northerly line and along said existing boundary, 72.22 feet; thence continuing along said Northerly line and along said existing boundary, S 58° 03' 51" W, 177.00 feet to said Easterly right-of-way of Merrill Avenue, the point of beginning.



Scale in feet
0 60 120 240

TOTAL AREA OF PROPOSED ANNEXATION: 1,549,560± S.F. 35.6± AC.

15-12-07 No. 3 SHEET 1 OF 3	PROPOSED ANNEXATION MAP		ISSUED FOR	DATE	REVISIONS	DRAWN BY: P.R.NIKOLA	 CITY OF WAUSAU Engineering Department 607 GRANT STREET WAUSAU, WI. 54403-4788 (715) 261-8740 FAX (715) 261-8700
	AREA #1 (OTTO/CORNERSTONE/NORTHBRIDGE)		PRELIMINARY	12/07/2015	P.R.NIKOLA	CHECKED BY: D.F.HUMPHREY	
	ANNEXING TERRITORY FROM THE TOWN OF MAINE TO THE CITY OF WAUSAU		REVIEW/APPROVAL			INTRODUCED:	
			OFFICE USE			ADOPTED:	
			OTHER			ORGANANCE NUMBER:	
		FINAL RECORD			FILE NUMBER:		

PETITION FOR ANNEXATION

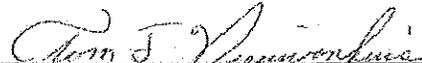
The undersigned, constituting 100 percent of the owners of the following-described property located in the Town of Maine, Marathon County, Wisconsin, lying contiguous to the City of Wausau, there being no electors residing therein, petition the Honorable Mayor and Common Council of said city to annex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

SEE ATTACHED MAP AND LEGAL DESCRIPTION

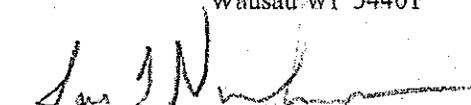
There are no persons residing in the territory

Dated this 8 day of December, 2015.

BACK FORTY PROPERTIES LLC BY:



Tom J. Nieuwenhuis, Member
Mailing Address: 2276 Circle Drive
Wausau WI 54401



Jay T. Nieuwenhuis, Member
Mailing Address: 3225 N. 14th Avenue
Wausau WI 54401

Legal Description for Proposed Annexation Nieuwenhuis

Part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, and part of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 15, Township 29 North, Range 7 East, Town of Maine, Marathon County, Wisconsin, described as follows:

Commencing at the Southeast corner of said Northeast $\frac{1}{4}$; thence N $36^{\circ} 34' 10''$ W, 1648.81 feet to the intersection of the North line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and the centerline of North 14th Avenue, said point being on the existing boundary of the City of Wausau, the point of beginning;

Thence West, along said North line, and along the North line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, to the West right-of-way of U.S.H. 51; thence Southerly, along said West right-of-way, to the South line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence East, along said South line, and along the South line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, to said centerline of North 14th Avenue; thence Northerly, along said centerline, to said North line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, the point of beginning.

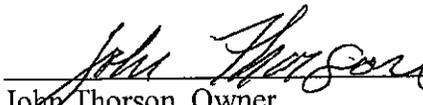
PETITION FOR ANNEXATION

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

SEE ATTACHED MAP AND LEGAL DESCRIPTION

There are no persons residing in the territory

Dated this 9th day of December, 2015.



John Thorson, Owner
3308 Owl Lane
Wausau WI 54401



Lisa Thorson, Owner
3308 Owl Lane
Wausau WI 54401

MARLYS C ARNOLDI TRUST BY:

Marlys C. Arnoldi
5841 Constitution Street
Ave Maria FL 54476

PETITION FOR ANNEXATION

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

SEE ATTACHED MAP AND LEGAL DESCRIPTION

There are no persons residing in the territory

Dated this 9 day of December, 2015.

John Thorson, Owner
3308 Owl Lane
Wausau WI 54401

Lisa Thorson, Owner
3308 Owl Lane
Wausau WI 54401

MARLYS C ARNOLDI TRUST BY:


Marlys C. Arnoldi
5849 Constitution Street
Ave Maria FL 54476

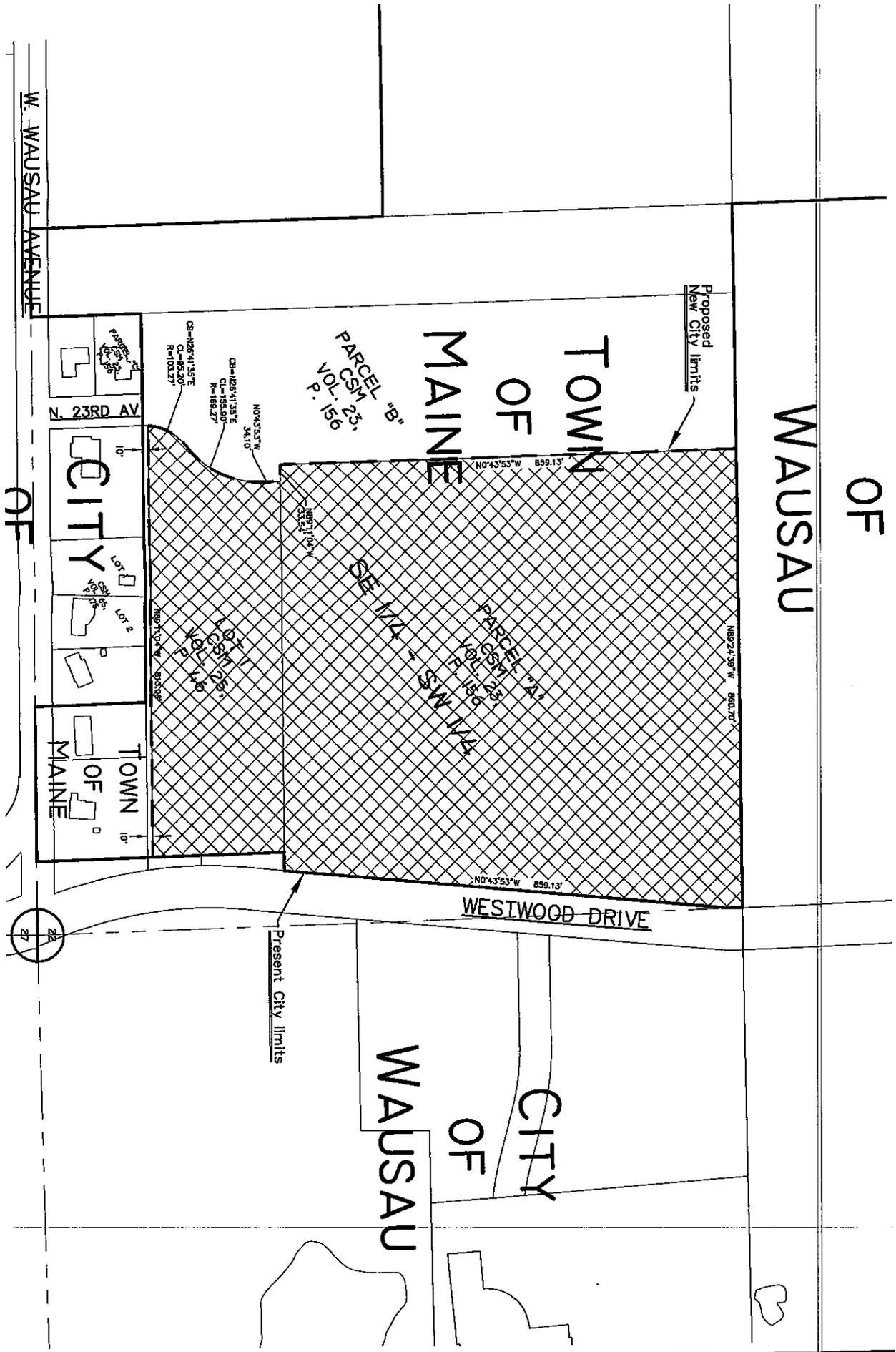
Legal Description for Proposed Annexation
Thorsen/Arnoldi

Part of Parcel A of Certified Survey Map No. 6328 recorded in Office of Register of Deeds for Marathon County in Volume 23 of Certified Survey Maps on Page 156, and part of Lot 1 of Certified Survey Map No. 6646 recorded in Office of Register of Deeds for Marathon County in Volume 25 of Certified Survey Maps on Page 46, being part of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 22, Township 29 North, Range 7 East, Town of Maine, Marathon County, Wisconsin, described as follows:

That portion of said Parcel A lying North of the North line of said Lot1, and lying Westerly of the Westerly right-of-way of Westwood Drive;

and also;

All of said Lot 1, except the Southerly 10 feet, and except the Easterly 140 feet of the Northerly 157.84 feet.



PROPOSED ANNEXATION MAP

AREA #5 (THORSON/ARNOLDI N. 23RD AVENUE AREA)
 ANNEXING TERRITORY FROM THE TOWN OF MAINE
 TO THE CITY OF WAUSAU

ISSUED FOR	DATE	REVISIONS
PRELIMINARY	12/09/2015	P.R.NIKOLAJ
REVIEW/APPROVAL		
OFFICE USE		
OTHER		
FINAL RECORD		

DRAWN BY:	P.R.NIKOLAJ
CHECKED BY:	D.F.HUEMPFNER
INTRODUCED:	
ADOPTED:	
ORDINANCE NUMBER:	
FILE NUMBER:	



CITY OF
Engineer
 417 GRANT STREET
 (715) 261-6740

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: November 12, 2015, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Rasmussen, Mielke, Gisselman, Kellbach

Also Present: Jacobson, Lenz, Gehin, Stratz

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

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

Approve minutes of the October 8, 2015 meeting

Mielke moved to approve the minutes of the October 8, 2015 meeting. Gisselman seconded and the motion carried unanimously 4-0.

PUBLIC HEARING: Discussion and possible action on petition to vacate a portion of the alley abutting 215 East Thomas Street west to Emter Street

Rasmussen invited those in attendance who wished to speak regarding the proposed vacation to come to the podium and give their name and address for the record.

Renee Clark owns 223 East Thomas Street, which is directly next door to Elder Sanctuary. She has been in this house for 23 years. She recently did home improvements including 60 yards of concrete that allows them to continue to have alley access. They use the alley four times a day and sometimes more because backing onto Thomas Street is very hard. Additionally, they snowmobile in the winter and to back out a truck and trailer with snowbanks is a hazard. The area proposed to be vacated is at the end of her property down to Emter. By leaving the alley behind her garage open, anyone heading west from McCleary will back into her driveway rather than backing down the alley. It already happens when the sanctuary has large events. She feels it would be a hazard for her if the alley is not left open. She will not have alley access if vacated because she cannot turn to the east into the alley due to telephone poles. She provided pictures that she took of her property and the alley.

Russ Fuchs, 228 Edwards Street, stated he wants to be able to pull his trailer through the alley to remove brush. If this entrance is closed he will lose access because a trailer could not be backed all the way down the alley and he does not want to back into a neighbor's property to turn.

Jeff Guralski, 236 Edwards Street, stated his father uses the alley to access the garden as he cannot walk down the hill in the back yard. If the alley is closed, he would have to make a road to the garden. Guralski has other projects he will be working on and if the alley is closed he could not do what he would like. He said a police officer (he believes it was Officer Yang) agreed with him about the need for the alley when he used the alley to recover a bicycle and other items.

Lamont Thao, administrator of the property at 215 East Thomas Street, would like to close a portion of the alley due to safety concerns during events. A lot of people and children walk back and forth from the parking lot to the building. Closure of the alley would be beneficial for the safety for their operation. The other end of the alley would not be closed and the neighbors could use the alley to the east. The alley has been unattended and no one takes care of it. Brush encroaches into the alley and if you drive through

your vehicle will get scratched by branches. No one plows the alley in the winter. He stated again that he is not asking to close the entire alley.

Christine Guralski, 236 Edwards Street, is concerned with safety if the alley is closed. Police use the alley and noted that someone recently went to jail for stealing from yards. There would be a potential risk to the Police Department if they had to climb something to protect the neighborhood and the sanctuary establishment. She stated an officer has agreed that this is a good point. She also gardens and if she would need to take dirt to the garden she could not back down the alley. Additionally, if the Fire Department would need to get back there they could not back out. There are public safety concerns for both sides.

Paul Schwantes, owner of 204 Edwards Street, wants to make sure he would maintain ownership of half of the alley if vacated. He stated Thao has done a good job improving the property and he has had no problems with them. Thao has been cooperative with any concerns Schwantes has had. He added that the Police Department could have access to the alley from the parking lots.

There being no further comments, Rasmussen closed the public hearing.

Lenz noted that a resident listed on the petition for vacation may have spoken against it tonight. Fuchs stated that was him. He would have no problem with placing a private alley sign but he heard a pipe would be installed cutting off access. It would also be alright if a small area was blocked off during events but he needs access to Edwards Street. He did sign the petition because he was told the alley would not be shut down only that Thao did not want the public driving across the parking lot during funerals.

Rasmussen questioned if the plan was to convert the area to a private drive or restrict access during events. Thao would like to close that end of the alley so people do not use their parking lot for other activities. Semis have used the parking lot to turn around and pass through. He added that neighbors to the east would still have access on the other end. Clark stated she cannot turn left onto the alley from her property.

Mielke is trying to understand what is going on in the neighborhood that would require closing the alley and cutting off the neighbor's access. Thao stated the neighbors can still enter and exit from the east end of the alley. Mielke questioned if the alley is plowed in the winter. Clark stated they plow the alley and have done so for 23 years. Thao stated the vacation request is for the safety of people who attend their events. Rasmussen questioned the number of events held in a year. Thao responded twelve to fifteen. He noted that the alley is basically abandoned and overgrown. Vehicles get scratched by the overgrowth. Mielke stated that could be true of any alley in the City and asked if a sign could be installed to slow down. Clark indicated a 15 MPH sign is located in the alley, which Mielke believes is too fast for an alley. Christine Guralski stated it is other people disrespecting his property and not the neighbors.

Gisselman asked the number of properties that have access on the alley. Clark indicated her only access is to the west. Guralski stated her next door neighbor also has alley access but he had to work and could not attend this meeting. Rasmussen asked if garbage is picked up in the alley or on Thomas Street. Clark responded it is on Thomas Street.

Rasmussen stated temporary closures have been done for special events and perhaps this alley could be temporarily closed when there is an event. Clark indicated the events go for days and are 24/7. Rasmussen explained that when temporary closures are approved for special events, the closures are done by DPW. However, the events for the sanctuary would not be considered a Class 1 event. She added that to close the alley for twelve events a year would be an extreme inconvenience for the rest of the year.

Kellbach moved to approve vacating the alley abutting 215 East Thomas Street west to Emter Street. Mielke seconded. Motion failed due to a vote of 0-4.

PUBLIC HEARING: Discussion and possible action on petition to vacate a portion of the alley bounded by Prospect Avenue, Genrich Street, Dunbar Street and Single Avenue

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

Rasmussen stated this matter surrounds the District 2 Tot Lot that has been under discussion for a period of time.

Mielke moved to approve vacating a portion of the alley bounded by Prospect Avenue, Genrich Street, Dunbar Street and Single Avenue. Kellbach seconded.

Gisselman questioned if the neighbors have been talked to as this seems like the same situation as the previous public hearing. Tammy Stratz stated both properties abutting the proposed vacation have garages; however, the access is to Dunbar Street. Owners of 801 and 805 Dunbar are alright with the vacation as they did not even realize an alley was there. Staff did not realize there was an alley there either until plans were created for the tot lot. Gisselman questioned if the remaining property owners received notice of the proposed vacation and staff confirmed. Stratz indicated she did not speak with the remaining property owners as the alley is grassed over, does not appear to be used and their garages are facing Dunbar Street.

There being a motion and a second, motion to approve vacating a portion of the alley bounded by Prospect Avenue, Genrich Street, Dunbar Street and Single Avenue carried unanimously 4-0.

PUBLIC HEARING: Discussion and possible action on petition to vacate a portion of 80th Avenue

Rasmussen invited those in attendance who wished to speak regarding the proposed vacation to come to the podium and give their name and address for the record.

Deb Johnson, 902 South 80th Avenue, stated she is in favor of the vacation and would eventually like the area to be annexed to the Town of Stettin so the area could be molded into their property lines.

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

Kellbach moved to approve the vacation of a portion of 80th Avenue. Mielke seconded and the motion carried unanimously 4-0.

Discussion and possible action on the 2015 Wausau MPO Bicycle and Pedestrian Plan

Lenz introduced Andy Lynch from the Wausau Metropolitan Planning Organization (MPO). Lynch has been working with the MPO on updating the Bicycle and Pedestrian Plan. The MPO had a plan in 2009 and the City adopted it in 2010. The plan presented tonight is an update of the previous plan. The MPO is composed of leaders from surrounding municipalities and has recommended adoption of the updated plan. Additionally, the City of Wausau Bicycle and Pedestrian Committee recommends adoption. The

plan did go out for public comment before the MPO took action on it so the public has had a chance to also weigh in on the plan.

Lynch explained that the plan is built upon the five E's of Bike Ped planning, which are evaluation, engineering, encouragement, education and enforcement. He started with engineering and explained that the demand for walking and biking is estimated by taking several factors, such as population. The more populated areas will have a higher demand. Accidents were also examined and nothing unique was found with the Wausau area compared to Wisconsin or the rest of the United States. Roads are evaluated based upon traffic volume, road width, speed, and presence of bicycle infrastructure to determine a traffic stress rating. This was used to create an area-wide traffic stress model that indicates 40% of the roads are high stress and 10% low stress. Looking specifically at Wausau, the bridges and connections to the southeast and Rib Mountain are high stress. Generally, conditions are favorable for walking and biking, but there are a few key route improvements that should be made.

Lynch continued on by explaining the plan does not have a timeline but rather a near term versus a full build out. Most of the projects would be classified as a near term. The build outs would be more challenging projects, such as Grand Avenue. Near term projects include Stewart Avenue, which is scheduled for next year; Thomas Street, which is under consideration; and 1st Avenue, which is scheduled for 2018. If all of the near term recommendations were applied, the traffic stress level would be lowered from 39% to 17%. The traffic stress model can be used from year to year to gauge progress and evaluate when to do a project.

Lynch provided an example of the plan's recommendation. Sherman Street could have full bike lanes, a travel lane in each direction and a center turn lane. He also showed an example of road in Minneapolis that is similar to 1st Avenue in width and traffic volumes.

The cost for the entire plan was broken down in two ways, a standalone cost versus a coordinated cost. The standalone cost for the entire plan, metropolitan area wide, is estimated at \$12.1 million. The coordinated cost is estimated at \$9.8 million. This is for the total network mileage of 107.2 miles. The standalone cost for just Wausau is estimated at \$3.9 million and the coordinated cost estimated at \$2.9 million for 37 miles.

Just as important as the engineering aspect are the other four E's of bike ped planning. Encouragement gets people using the bike lanes. They would like to expand Bike to Work Week efforts, expand efforts for Safe Routes to School, hold open streets events, and explore options for a bike rental program. Education efforts are also being expanded as far as PSA and outreach. Enforcement not only deals with negative enforcement, but positive as well. Training seminars are provided to law enforcement officers so they better understand bike and pedestrian issues. Evaluation is important to see if what is being done is working. They are in the process of creating a regional counting program using automated counters, will inventory area bike parking, and have a goal of recalculating the bike stress level every year.

Lenz stated the plan is not a firm commitment to the dollars of the plan but rather a guide to use in planning. Rasmussen stated this is something that has been talked about for a number of years as far as street and road design going forward. She added that part of the reason the Bicycle and Pedestrian Subcommittee was formed was to look at street designs to see if they are bike and ped friendly enough.

Mielke moved to accept the 2015 Wausau MPO Bicycle and Pedestrian Plan. Gisselman seconded and the motion carried unanimously 4-0.

Discussion and possible action on Relocation Order regarding the Thomas Street Project

Gehin stated approving a relocation order will allow the City to realign Thomas Street as proposed in the approved plat. It will also allow MSA to begin property appraisals.

Mielke moved to approve the Relocation Order regarding the Thomas Street Project. Kellbach seconded and the motion carried unanimously 4-0.

Discussion and possible action on Request for Proposals for Engineering Design Services for South 1st Avenue from Thomas Street to Stewart Avenue. (Proposals were opened by the Board of Public Works on October 27, 2015.)

Gehin explained that 1st Avenue from Thomas Street to Stewart Avenue is scheduled to be reconstructed in 2018. To assist with the design, a RFP was sent to several consulting firms. Eleven proposals were received. The proposals were reviewed and independently screened by Lindman, Wesolowski and Gehin with Ayres Associates ranking the best. Therefore, staff recommends moving forward with Ayres. Staff will negotiate with Ayres on a contract.

Mielke moved to accept the proposal from Ayres for Engineering Design Services for South 1st Avenue from Thomas Street to Stewart Avenue. Kellbach seconded and the motion carried unanimously 4-0.

Discussion and possible action on easement from Wisconsin Public Service for facilities located along 1st Street

Gehin indicated in order to provide power along 1st Street, WPS is requesting an easement. The exact location of the easement is approximate. The easement would provide power for street lighting, path lighting and the waterfall.

Kellbach moved to approve the easement from Wisconsin Public Service for facilities located along 1st Street. Gisselman seconded.

Lenz stated the exact location of the easement may change because of the trail west of North River Drive. Staff believes it would be more efficient for potential development if the easement hugged the right-of-way. Gehin said the easement language provides flexibility depending upon the final location of the path. If it drastically changes, the easement can be amended.

Kellbach modified her motion to approve the easement from Wisconsin Public Service for facilities located along 1st Street subject to delineation of the exact route by staff. Gisselman seconded and the motion carried unanimously 4-0.

Discussion and possible action on obtaining a drainage easement for 1215 Maple Hill Road

Gehin indicated that this item had been to CISM roughly two years ago. At that time the residents could not come to an agreement on what exactly was needed. Alderman Winters had recently received calls so staff revisited the drainage issue. Last week DPW extended storm sewer from River Hills Circle east to mid-block on Maple Hill Road and placed a storm inlet behind City sidewalk on Gary Klingbeil's property. Klingbeil has agreed to an easement in writing. This has been an issue for some time as water in the late fall and early spring runs down the hillside across sidewalk and into the roadway creating an icing issue and safety hazard. DPW had the availability to complete the work before the closure of the

asphalt plant and staff is asking for approval of an easement after the fact. Rasmussen stated the goal was to find a resolution although they would like to review the issue before work is completed.

Mielke moved to approve the drainage easement for 1215 Maple Hill Road. Kellbach seconded.

Gehin added that by placing the storm inlet, the neighbors can collectively work together to extend a private drain tile pipe to the south to improve the drainage issues behind the homes. Rasmussen noted that the directive was to continue to work with the neighbors to find a solution. Gisselman questioned if the cost of \$14,000 was exact as DPW did the work. Gehin completed the cost estimate by using the DOT's average unit pricing and the actual cost to complete the work would be dependent upon if labor is included. If just the material is calculated, the cost would be well under that estimate.

There being a motion and a second, motion to approve the drainage easement for 1215 Maple Hill Road carried unanimously 4-0.

Future agenda items for consideration

There were no future agenda items offered for consideration.

Adjourn

Kellbach moved to adjourn the meeting. Mielke seconded and the motion carried unanimously 4-0. Meeting adjourned at approximately 6:25 p.m.

Agenda Item No.

2

STAFF REPORT TO CISM COMMITTEE – December 10, 2015

AGENDA ITEM

PUBLIC HEARING: Discussion and possible action on petition to vacate a portion of 77th Avenue

BACKGROUND

Several years ago Wausau Coated came to the City with a plan to expand their business by connecting their buildings on the east and west side of 77th Avenue. To facilitate this, the City constructed the extension of 80th Avenue to maintain access to Wisconsin Lift Truck and provide and alternate access to Wausau Coated. Now that 80th Avenue is completed and Wausau Coated intends to extend their buildings to occupy the 77th Avenue right-of-way, it is necessary to vacate 77th Avenue south of Stewart Avenue as shown on the attached map.

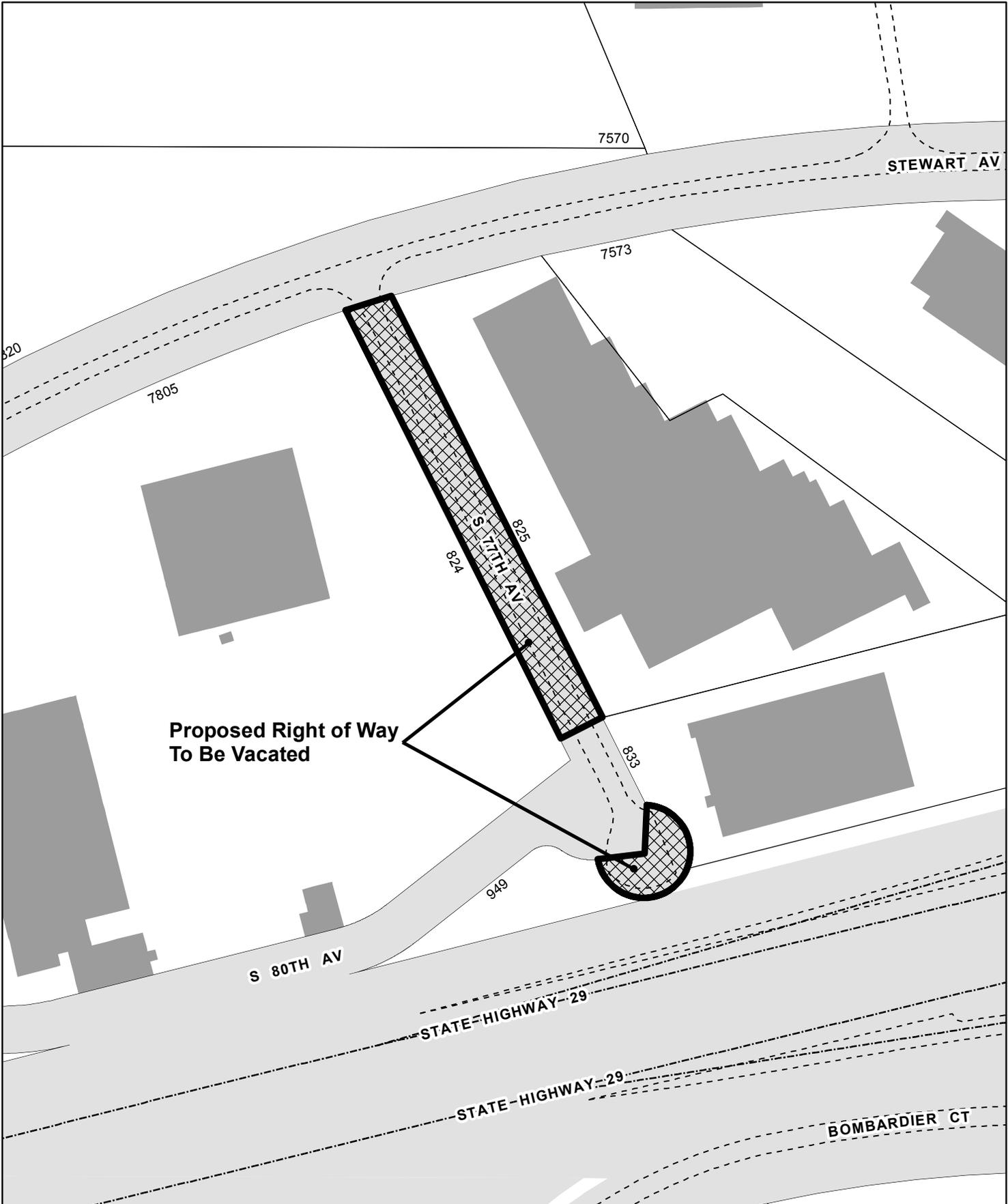
FISCAL IMPACT

Wausau Coated will be allowed to expand and the financial impact will be expanded tax base for the City.

STAFF RECOMMENDATION

Depending upon comments received at the public hearing, staff would recommend vacating this portion of 77th Avenue. Easements for the sewer and water utilities within the 77th Avenue right-of-way will be reserved.

Staff contact: Allen Wesolowski 715-261-6762



**Proposed Right of Way
To Be Vacated**



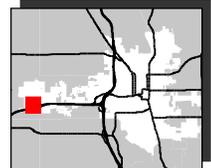
Map Date: September 24, 2015

CITY OF WAUSAU

Marathon County, Wisconsin

Legend

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



AGENDA ITEM
<p>Discussion and possible action on Amendment #1 to the Real Estate Services Contract for right-of-way property acquisitions required related to the Thomas Street Project</p>
BACKGROUND
<p>The real estate acquisition process was broken into two phases; first phase was for total takings and relocations and second phase is for strip/TLE acquisitions. This was broken into two phases in order to get started sooner as the total takings sites were fully identified. The strip takings and TLE's have now been identified and the contract is being amended to include this work.</p> <p>There may, and will likely be, additional costs to this process. Some of these additional costs will be because of the process and owners' rights to have their own appraisal completed; these costs will be at our expense and may also initiate additional appraisal reviews and additional offers by MSA to the owner. The MSA expenses are listed in the Amendment #1 as contingency amounts.</p>
FISCAL IMPACT
<p>Increase in the contract amount of \$77,450. Total contract price of \$354,075.</p>
STAFF RECOMMENDATION
<p>Staff recommends approval of the amendment.</p>
<p>Staff contact: Eric Lindman 715-261-6745</p>

AMENDMENT NO 1
to the
Contract for Consultant Services
between
City of Wausau, Wisconsin (MUNICIPALITY)
and
MSA Professional Services, Inc. (CONSULTANT)
for
Thomas Street, 4th Avenue to 17th Avenue
City of Wausau, Marathon County

This Contract, made and entered into on November 4, 2015, is hereby amended as follows and is made part of the original AGREEMENT.

BY THIS AMENDMENT:

- A. The scope of services is increased to provide real estate acquisition services for Phase 2 of the project. The additional 42 parcels and details of the scope of work to be performed is included as Exhibit G.
- B. The completion date for the Contract is unchanged
- C. The total value of this Amendment is \$77,450 lump sum. Details of the fees for each parcel are included as Exhibit H.

THIS AMENDMENT IS NECESSARY BECAUSE:

- A. There are approximately 6 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 included in the original contract dated November 4, 2015 and includes 24 parcels. This Amendment provides for the 42 parcels listed on Exhibit G

In witness whereof, the parties hereto have caused this Amendment to be executed and approved by their authorized officers or representatives, effective on the date written herein.

MUNICIPALITY
City of Wausau

CONSULTANT
MSA Professional Services

By: _____

By: _____

James Tipple
Mayor

Michael J. Statz
Wisconsin Transportation Program Manager

Date _____

*Draft
for City
review
11/19/15*

Draft for
City review

EXHIBIT G 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 66 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 included in the original contract dated November 4, 2015. Phase 1 included the following parcels.

- Three commercial parcels and 16 residential parcels were identified as requiring a total acquisition of the parcel in fee.
- Five parcels will have appraisals prepared to address strip land acquisition and total purchase acquisition valuations options. The City will determine which option will be utilized based on information provided in the appraisals.

Phase 2 Thomas Street-4th Avenue to 15th Avenue

The parcels identified in the following table have been identified based on the right of way plat prepared by AECOM and approved on October 27, 2015 and signed by the City of Wausau November 6, 2015 and the Relocation Order filed on November 24, 2015. The design of the project has not yet been completed by AECOM and decisions made on topics like handicapped accessible ramps at corners and other design changes may impact the type and size of parcels noted on the previously referenced plat.

The anticipated schedule for starting the Phase 2 Nominal Payment Parcel Report and Appraisal is February 1, 2016, all plat changes must be completed that date. Failure by AECOMs to complete all plat changes by that date could cause a corresponding delay in the acquisition delivery schedule. The acquisition agents require a minimum of 120 days between the time the offer is presented to the landowners and title is required, in order to meet the project schedule for construction in Spring 2017.

Should the November 6, 2015 plat be revised and any changes made to parcels that MSA has already made the offer, a negotiated settlement has been reached and/or the parcel has been acquired by MSA, the parcel will be considered to be a new parcel, subject to negotiation of new fees. The original offer will be rescinded and a new offer will be prepared based on the revised plat. MSA will present the new offer to the landowner and the acquisition timeframe will start over.

- If the original offer was a Nominal Offer based on the Project Data Book, a revised Nominal Payment Parcel Report will be prepared for review and approval by the City. The parcels with Nominal Offers allow the landowner 10 days to consider the offer. If a negotiated settlement can't be reached, then an appraisal of value will be required under the Owner's rights as set forth in the Federal Uniform Relocation Act to continue with eminent domain, if requested by the City. The parcel will be considered to be a new parcel, subject to negotiation of new acquisition fees.
- If the original offer was based on an appraisal, the appraiser will contact the landowner and offer to meet with the landowner to explain the appraisal is being revised based on the revised plat. The appraisal will be reviewed by the Review Appraiser and a revised Offering Price Report will be prepared for review and approval by the City. The parcels with appraisals provide the landowners 60 days to obtain a 2nd appraisal. The parcel will be considered to be a new parcel, subject to negotiation of new acquisition fees, appraisal fees, and appraisal review fees.

In Phase 2, there are 14 commercial parcels, 20 residential parcels, 2 Institutional (church) and 6 vacant parcels (City) that have been identified as requiring acquisition of Fee, TLE, or Fee/TLE as shown in the following table for a total of 42 parcels. No relocations are anticipated.

Five parcels have been identified to have appraisals prepared to address the loss in parking. These parcels may have severance damages or cost to cure included in the appraisals.

Phase 2 Acquisitions				
Parcel #	Owner	Comm/Res	Interest Required	Appraisal
2	Michael Hanke	Res	TLE	
3	Bee Moua & Mor Vue	Res	Fee/TLE	
4	Denise Emmerich	Res	Fee/TLE	
5	Steven Xia Chang & Xai K. Chang	Res	TLE	
6	Webko Real Estate, LLC	Comm	Fee/TLE	Yes
7	Webko Real Estate, LLC	Comm	Fee/TLE	Yes
8	City of Wausau	Vacant	Fee/TLE	
10	David Linke & Hope Linke	Res	TLE	
11	Connie Nienow	Res	TLE	
12	Louis Kraus & Patricia Kraus	Res	TLE	
13	Dale Weinke	Res	TLE	
14	Ervin Birr & Joann Birr	Res	TLE	
15	Helke LLC	Res	TLE	
16	Rosewitha Pahl	Res	TLE	
17	Diane Stencil	Res	TLE	
18	Claude Paszek & Judy Paszek	Res	Fee/TLE	
20	James Mary Treu Revocable Trust	Comm	Fee/TLE	Yes
23	City of Wausau	Vacant	Fee/TLE	
28	Joyce Kreager Revocable Trust	Comm	Fee/TLE	Yes
30	Clinton Gibson	Res	Fee/TLE	
31	City of Wausau	Vacant	Fee/TLE	
32	Clifford Heiser	Res	Fee/TLE	
33	Jesse Kufahl	Res/Comm	TLE	
34	Holy Name of Jesus Parish	Institution	TLE	
35	City of Wausau	Vacant	Fee/TLE	
39	City of Wausau	Vacant	Fee/TLE	
42	ABC Rentals, LLC	Res	TLE	
43	James Anderes	Res	TLE	
44	James Ascher & Audrey Ascher	Comm	TLE	
45	Scott Koy	Res	TLE	
46	Chai Pa Xiong & May Yang Vang	Comm	TLE	
47	City of Wausau	Vacant	Fee/TLE	
52	Robert Bredeck	Comm	Fee/TLE	Yes
53	Helke LLC	Res	TLE	
54	Joy & Kevin's Properties LLC	Comm	TLE	
55	James Litzenberger & Kenneth Schauer	Comm	TLE	

56	EZ & KZ Enterprises, LLC	Comm	TLE	
61	Brian Shidell	Comm	TLE	
62	David Newman	Comm	TLE	
63	Jeremy Luisier	Comm	TLE	
64	Underwood Chapel, LLC	Institution	TLE	
65	Bhagavati, LLC	Comm	TLE	

1. Appraisals will be prepared for five parcels (6, 7, 20, 28 and 52).
2. Appraisals will be reviewed by the Review Appraiser and the Review Appraiser will create an Offering Price Report to be submitted to the City for their review and approval.
3. MSA negotiators will contact these five landowners to set up a meeting to present the offer packages after the City has approved the Appraisals, and the Offering Price Reports. All meetings are assumed to take place in the Wausau area.
4. 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.
5. MSA will create a Nominal Payment Parcel Report for the remaining 37 parcels listed in Phase 2. The Nominal Payment Parcel Report will be prepared based on the land values included in the Project Data Book. Compensation for landscaping or improvements located in the Fee or TLE area will be included in the Nominal Payment Parcel Report. The Nominal Payment Parcel Report will be submitted to the City for their review and approval.
6. MSA will create offer packages for the 37 parcels based on the approved Nominal Parcel Report. There are 11 Fee/TLE Nominal parcels and 26 TLE only parcels.
7. The Nominal Fee & TLE offers for the 6 City owner parcels will be delivered to the Public Works Office to be reviewed and finalized by the Finance Committee and City Attorney.
8. MSA will create offer packages for the remaining five Nominal FEE & TLE parcels and appointments will be made with the owners to explain the offers. If a settlement is reached, the Nominal Payment Parcel –Waiver of Appraisal, Statement to Construction Engineer, Warranty Deed and W-9's will be signed for acquisitions exceeding \$600. MSA will request checks from the City, send the checks to the landowners and present the signed Warranty Deed documents to the City for recording. Mortgage releases or lien releases will not be obtained from financial institutions.
9. MSA will send the offers for the 26 Temporary Limited Easement only parcels by Certified Mail. The offer letter will provide direction to the owners to sign the Nominal Payment Parcel –Waiver of Appraisal, Statement to Construction Engineer and Temporary Limited Easement if they are in agreement with the offer in the presence of a Notary Public and return the documents to MSA.

10. MSA will meet with the owners if requested to do so. MSA will request checks from the City, send the checks to the landowners and present the signed Temporary Limited Easement documents to the City for recording. Mortgage releases or lien releases will not be obtained from financial institutions.
11. MSA will obtain W-9s for all parcels not closed by Runkel Abstract and Title and create Federal Form 1099 for those parcels over \$600.
12. 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 its consideration regarding proceeding with the eminent domain process in order to acquire the property to meet the project schedule. MSA will assume responsibility for condemnation actions in conjunction with the City Attorney up to the recording of the Award of Damages as required. The City will cut the checks for payment to the property owners, and sign Jurisdictional Offers, Lis Pendens, and Award of Damages. We anticipate the City will have legal counsel to handle condemnation proceedings after the Award of Damages.
13. 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.
14. Should changes be made to the November 6, 2015 plat after February 1, 2016, a corresponding delay in the acquisition delivery schedule will occur and rework would be needed.
15. Assist the City in obtaining a Hmong interpreter to translate for affected property owners in the project area.
16. 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.

EXHIBIT "H"

PHASE 2 REAL ESTATE ACQUISITIONS

AMENDMENT #1

NEGOTIATION PARCEL FEES

Negotiator : Glenn J. Speich Jr., Barbara Skibinski, Beth Steinhauer, Barb Halley, Ed Singer					Date 11/18/15
Parcel No.	Owner	Relocation/ Appraisal	Comm/Res	Interest Required	Negotiation Fee
2	Michael Hanke	No	Res	TLE	\$925
3	Bee Moua & Mor Vue	No	Res	Fee/TLE	\$1,500
4	Denise Emmerich	No	Res	Fee/TLE	\$1,500
5	Steven Xia Chang & Xai K. Chang	No	Res	TLE	\$925
6	Webko Real Estate, LLC	No / Yes	Comm	Fee/TLE	\$3,600
7	Webko Real Estate, LLC	No / Yes	Comm	Fee/TLE	\$3,600
8	City of Wausau	No	Vacant	Fee/TLE	\$250
10	David Linke & Hope Linke	No	Res	TLE	\$925
11	Connie Nienow	No	Res	TLE	\$925
12	Louis Kraus & Patricia Kraus	No	Res	TLE	\$925
13	Dale Weinke	No	Res	TLE	\$925
14	Ervin Birr & Joann Birr	No	Res	TLE	\$925
15	Helke LLC	No	Res	TLE	\$925
16	Rosewitha Pahl	No	Res	TLE	\$925
17	Diane Stencil	No	Res	TLE	\$925
18	Claude Paszek & Judy Paszek	No	Res	Fee/TLE	\$1,500
20	James Mary Treu Revocable Trust	No / Yes	Comm	Fee/TLE	\$3,600
23	City of Wausau	No	Vacant	Fee/TLE	\$250
28	Joyce Kreager Revocable Trust	No / Yes	Comm	Fee/TLE	\$3,600
30	Clinton Gibson	No	Res	Fee/TLE	\$1,500
31	City of Wausau	No	Vacant	Fee/TLE	\$250
32	Clifford Heiser	No	Res	Fee/TLE	\$1,500

33	Jesse Kufahl	No	Res/Comm	TLE	\$925
34	Holy Name of Jesus Parish	No	Institution	TLE	\$925
35	City of Wausau	No	Vacant	Fee/TLE	\$250
39	City of Wausau	No	Vacant	Fee/TLE	\$250
42	ABC Rentals, LLC	No	Res	TLE	\$925
43	James Anderes	No	Res	TLE	\$925
44	Jaems Ascher & Audrey Ascher	No	Comm	TLE	\$925
45	Scott Koy	No	Res	TLE	\$925
46	Chai Pa Xiong & May Yang Vang	No	Comm	TLE	\$925
47	City of Wausau	No	Vacant	Fee/TLE	\$250
52	Robert Bredeck	No / Yes	Comm	TLE	\$3,600
53	Helke LLC	No	Res	TLE	\$925
54	Joy & Kevin's Properties LLC	No	Comm	TLE	\$925
55	James Litzenger & Kenneth Schauer	No	Comm	TLE	\$925
56	EZ & KZ Enterprises, LLC	No	Comm	TLE	\$925
61	Brian Shidell	No	Comm	TLE	\$925
62	David Newman	No	Comm	TLE	\$925
63	Jeremy Luiser	No	Comm	TLE	\$925
64	Underwood Chapel, LLC	No	Institution	TLE	\$925
65	Bhagavati, LLC	No	Comm	TLE	\$925
Consultant Project Management Fee					\$6,300
Assist City with finding Hmong language interpreter for project area owners					\$500
TOTAL FEE					\$57,850
Contingency Fee – Prepare federal forms 1099s for Owners who received settlement checks greater than \$600. Provide forms to City for filing and mailing before January filing deadline. Form 1099 @ \$100/ea.					
PROJECT I.D. THOMAS STREET			COUNTY: MARATHON		

EXHIBIT H-1

APPRAISAL PARCEL FEES

RE1002 88 (Replaces RA121)

APPRAISER: Scott Williams Appraisals

DATE: 11/18/15

Parcel No	Owner	Comm/Res	Specialty Reports	Appraisal Format Required	Required Completion Date	Appraisal Fee
6	Webko Real Estate, LLC	Comm		STDI		\$2,250
7	Webko Real Estate, LLC	Comm		STDI		\$2,250
20	James Mary Treu Revocable Trust	Comm		STDI		\$4,200
28	Joyce Kreager Revocable Trust	Comm		STDI		\$3,500
52	Robert Bredeck	Comm		STDI		\$3,900

TOTAL FEE

\$16,100

Contingency Fee If Nominal Acquisitions do not sign initial offer and an appraisal is required to proceed with negotiations or the use of eminent domain. Additional residential strip taking appraisals@ \$1,900/ea.

If the Review Appraiser requests an appraisal that includes the improvements on the remnant portion of the property, the fee will be \$2,900/ea.

PROJECT I.D. THOMAS STREET

COUNTY: MARATHON

EXHIBIT H-2

APPRAISAL REVIEW FEES

APPRAISER: Rolling & Barnes, LLC

DATE: 11/18/15

						Appraisal Review Fees
Review each Appraisal – Desk & field review, communicate with appraisers, LPA 2128 review report, and LPA 1894 Offering Price Report. Cost for 5 parcels @ \$700 per each						\$3,500
TOTAL FEE						\$3,500
Contingency Fee Desk review of Owner supplied appraisal @ \$700 per each Desk review of additional appraisals if required to complete eminent domain process @ \$700 per each						
PROJECT I.D. THOMAS STREET					COUNTY: MARATHON	

AGENDA ITEM
Discussion and possible action on an extension of an easement agreement for the parking lot lease with Wausau Chemical
BACKGROUND
Wausau Chemical currently has an Easement Agreement with the City to use a city lot for employee parking. It is a 10 year easement and will expire in 2019. Wausau Chemical has asked to have this Easement considered for extension; an additional 10 years. They plan on making some improvements to their facilities and would like to count on parking availability beyond 2019.
FISCAL IMPACT
No fiscal impact other than time to prepare an updated easement.
STAFF RECOMMENDATION
Staff recommends an easement extension with some language changes to the existing easement. The Easement Agreement language will be reviewed by the City Attorney and then presented to Wausau Chemical for their review.
Staff contact: Eric Lindman 715-261-6745

Document No.

09-0806

EASEMENT AGREEMENT

Document Title

STATE OF WISCONSIN - MARATHON COUNTY
RECORDED
08/17/2009 3:43:47 PM
MICHAEL J. SYDOW, REGISTER OF DEEDS

Michael J. Sydow (handwritten signature)



DOC # 1550216

THIS AGREEMENT made this 23rd day of June, 2009, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY," and AJR PROPERTIES NORTH LLC, a Wisconsin corporation, hereinafter referred to as "AJR";

WITNESSETH:

WHEREAS, CITY owns the property known as 1801 N. River Drive, and AJR wishes to use a portion of this property for an employee parking lot adjacent to their property located at 2001 N. River Drive; and

WHEREAS, CITY is willing to permit a ten-year nonexclusive easement for the construction and maintenance of a parking lot on this property to AJR upon certain terms and conditions, as hereinafter enumerated; and

WHEREAS, the area encompassed by this easement is part of the NW 1/4 of the NW 1/4, Section 25, Township 29 North, Range 7 East, in the City of Wausau, Marathon County, Wisconsin, described as follows:

Commencing at the Southwest corner of Parcel 1 of Certified Survey Map No. 12726 recorded in the office of Register of Deeds for Marathon County in Volume 55 of Certified Survey Maps on page 44, the point of beginning.

Thence N86°55'E, along the South line of said Parcel 1, 70 feet; thence S12°W, 60 feet; thence S86°55'W, approximately 70 feet to the East edge of North River Drive; thence Northerly, along said East edge, approximately 60 feet to said South line of Parcel 1 extended Westerly; thence N86°55'E, along said South line extended Westerly, approximately 10 feet to said Southwest corner of Parcel 1, the point of beginning.

NOW, THEREFORE, the parties hereto agree as follows:

- 1. CITY grants to AJR a nonexclusive easement for the purpose of constructing and maintaining a paved employee parking lot. The parking lot will be constructed and maintained solely at the expense of AJR.
2. Snow removed from the parking lot shall not be placed on CITY property beyond the area defined by the legal description.
3. In the event a repair or replacement of the existing watermain occurs within the parking lot, AJR will restore any disturbed paved area at their expense.
4. The parking lot shall not be used to store or park any equipment/vehicles which are part of the AJR operations. The parking lot shall be for employee parking only.
5. This easement agreement shall remain in effect for ten years. After ten years, or if AJR ceases to own the property at 2001 N. River Drive, CITY reserves the right to terminate the agreement with 120 days notice. The agreement may extend beyond the ten years.
6. AJR specifically agrees that CITY is under no obligation to plow, pave or otherwise maintain the property which is the subject of this easement.
7. AJR shall maintain liability insurance which will cover the liability associated with this easement in an amount not less than one million dollars. CITY shall be named as an additional insured on the policies.
8. AJR agrees to indemnify and hold harmless CITY, its employees, agents, officers and officials, whether hired, appointed or elected, free and harmless from and against any and all judgments, damages, losses, costs, claims, expenses, suits,

Recording Area

Name and Return Address

City of Wausau Engineering Department
407 Grant Street
Wausau, WI 54403

Aug 17- (handwritten)

PIN: 37.291.4.2907.252.0996 ✓

demands, actions and/or causes of action of any kind or of any nature which may be sustained or to which they may be exposed by reason of injury or injuries to anyone or of the death or deaths of anyone, or by reason of any personal injury and/or real property damage, or by reason of any other liability imposed by law or by anything or by anyone else upon the above-referenced entities and/or individuals as the result of and/or due to AJR'S and/or anyone else's operations, actions or omissions on the demised premises or on the adjacent premises owned by AJR and/or as a result of and/or due to the presence of AJR or anyone else on the demised premises or on any adjacent premises owned by AJR and/or due to the existence of this agreement; specifically included within this indemnification and hold harmless are attorneys' fees and other costs of defense which may be sustained by and/or occasioned to the above-referenced entities and/or individuals.

- 9. AJR agrees to release CITY, its employees, agents, officers and officials, whether appointed, hired or elected, from and against any and all judgments, damages, losses, costs, claims, expenses, suits, demands, actions, and/or causes of action of any kind or of any nature, which may be sustained or to which they may be exposed by reason of injury or injuries to anyone or of the death or deaths of anyone, or by reason of any personal injury and/or real property damage, or by reason of any other liability imposed by law or by anything or by anyone else upon the above-referenced entities and/or individuals as the result of and/or due to AJR'S and/or anyone else's operations, actions or omissions on the demised premises or any adjacent premises owned by AJR and/or as a result of and/or due to the presence of AJR or anyone else on the demised premises or on any adjacent premises owned by AJR and/or due to the existence of this agreement; specifically included within this release section are attorneys' fees and other costs of defense which may be sustained by and/or occasioned to the above-referenced entities and/or individuals.
- 10. This agreement and all of its provisions, with the exception of the insurance, hold harmless, and release provisions, shall terminate and become null and void, in the event that AJR moves their operations from the area and are no longer in need of this easement.
- 11. The terms of this agreement are transferable by AJR, however, CITY must be given notice, in writing, of any transfer.

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

CITY OF WAUSAU BY:
James E. Tipple
James E. Tipple, Mayor
Kelly Michaels
Kelly Michaels, Clerk

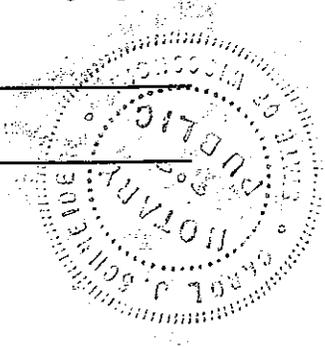
AJR PROPERTIES NORTH LLC, BY:
John Boeke
John Boeke
Robert Flashinski
Robert Flashinski

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)



Personally came before me this 23rd day of June, 2009, the above named James E. Tipple, Mayor, and Kelly Michaels, Clerk for the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Carol J. Schneider
Notary Public, Wisconsin
My commission: 5-23-10



STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

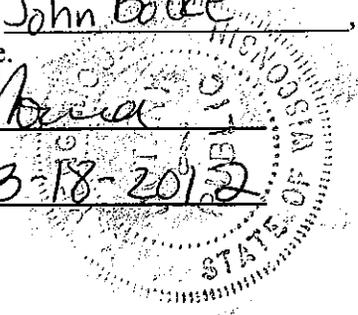


DOC# 1550216

Robert Flashinski

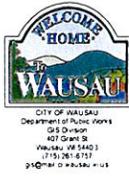
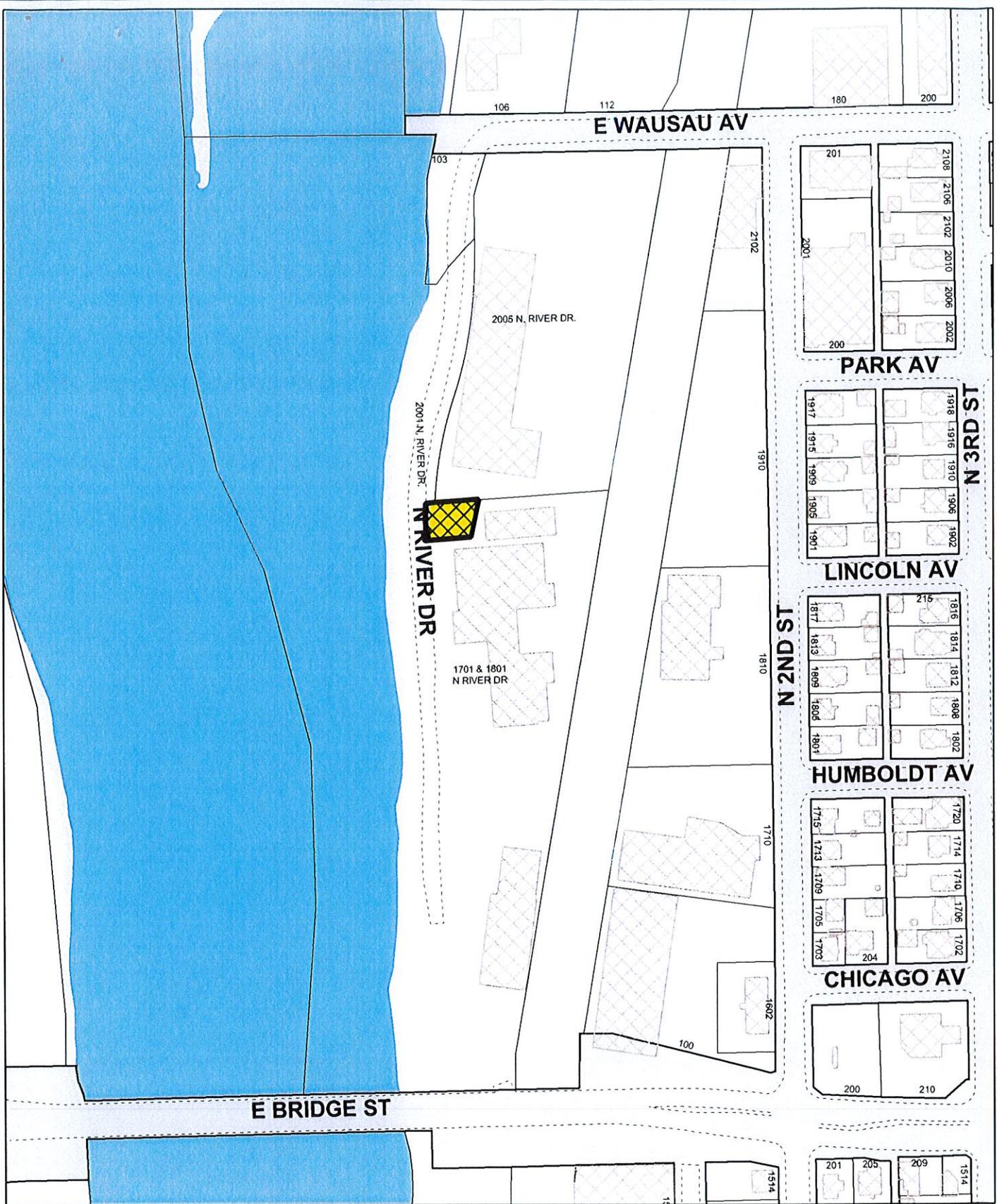
Personally came before me this 24 day of June, 2009, the above named John Boake, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Keymond M... ..
Notary Public, Wisconsin
My commission: EX. 3-18-2012

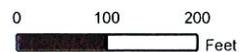


M:\easements\ajrpropnorthllc061009.doc

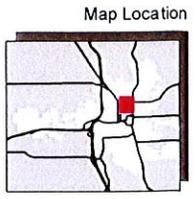
This instrument was drafted by Engineering Department staff for the City of Wausau, 407 Grant, Street, Wausau, WI 54403-4783.



CITY OF WAUSAU
Marathon County Wisconsin



-  Easement
-  Buildings



DOC # 1550216

AGENDA ITEM

Discussion and possible action on the installation of a street light near 3713 Maple Ridge Road.
 Discussion and possible action on the installation of a street light at Woodlawn Road and Ashland Avenue

BACKGROUND

Two street light requests have come forward:

1. Maple Ridge Road (through Alderman Winters)
2. Ashland Ave and Woodlawn Road (through Riverview Neighborhood Assoc.)

Both requests have come from homeowners in each of the particular areas. WPS is preparing costs for their portion of the work. This work is not anticipated to be completed until spring of 2016.

The light on Maple Ridge may require an easement between WPS and property owner in order to bring power to the site at the shortest distance.

FISCAL IMPACT

Costs will be prepared by WPS and electrical department.

STAFF RECOMMENDATION

Staff recommends working with WPS to find the best location for the street lights and present the proposed locations to the owners and Riverview Neighborhood Association. Funding for this work will need to be determined based on proposed costs and brought to finance for approval.

Staff contact: Eric Lindman 715-261-6745

CITY OF WAUSAU STREET LIGHTING GUIDELINES

PURPOSE: The lighting of streets, facilities, and other areas deemed important to the City of Wausau; vehicle traffic, pedestrian safety, and general community aesthetics. It is with these goals in mind that the City of Wausau hereby establishes these general guidelines.

NEW SUBDIVISIONS:

The City of Wausau shall establish within any developer's agreement, the provision for street lighting with the developer paying all the costs for the purchase and installation of the proposed street lighting. After the installation, the City of Wausau shall pay for the operational costs. The City of Wausau shall maintain a sufficient budget to provide for the continued operational costs after installation. The City of Wausau reserves the right to accept, deny, or modify any lighting project by a developer.

- 1.) The developer shall install street lighting using Wisconsin Public Service standards. No street lighting shall be installed which does not conform to Wisconsin Public Service standards.
- 2.) The developer shall submit a street lighting plan to Wisconsin Public Service for their recommendations and comments. The City of Wausau will then review the plan and make recommendations. That plan will include the following:
 - a.) Location of each street light.
 - b.) A light at each intersection.
 - c.) A light at any portion of a roadway where the direction changes at least 15 degrees.
 - d.) A light should be located every 500 feet or less and be on alternating sides of the roadway where an intersecting road does not exist.
 - e.) Screw in anchor bases for fiberglass or composite light poles (other than wood) will be required for every light pole and will adhere to Wisconsin Public Service standards. Concrete anchor bases conforming to Wisconsin Public Service standards will be required for elevated poles.

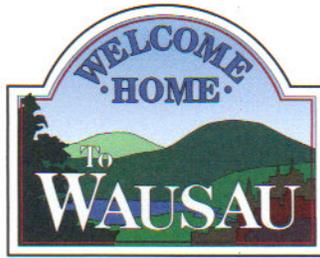
- f.) A light should be located at the end of any cul-de-sac in cases where the distance from the nearest intersecting road is greater than 500 feet.

EXISTING STREETS/ROADS:

The City of Wausau may install street lighting on existing subdivisions, streets, roads, intersections and cul-de-sacs within the City of Wausau, paying all costs for the purchase, installation and operation costs of the proposed street lighting. The City of Wausau shall maintain a sufficient budget to provide for the installation and operational costs of sufficient new lighting. All requests for new street lighting shall be submitted with a detailed description of the location of the requested installation to the City of Wausau. The City of Wausau reserves the right to accept, deny, or modify any lighting proposal.

1. The City of Wausau may request the installation of street lights based upon the following criteria:
 - a. A light at an intersection.
 - b. A light at any portion of a roadway where the direction changes at least 15 degrees.
 - c. A light should be located every 500 feet or less and be on alternating sides of the roadway where an intersecting road does not exist.
 - d. A light should be located at the end of any cul-de-sac in cases where the distance from the nearest intersecting road is greater than 500 feet.
 - e. Screw in anchor bases for fiberglass or composite light poles (other than wood) will be required for every light pole and will adhere to Wisconsin Public Service standards. Concrete anchor bases conforming to Wisconsin Public Service standards will be required for elevated poles.
2. The lighting, so provided, shall conform with the existing lighting system, if applicable.
3. The lighting system shall be the most cost effective option available from Wisconsin Public Service.
4. The City of Wausau shall establish a “waiting list” to place such requests so that an orderly, timely, and financially responsible installation program can be adhered to.

KEENE T. WINTERS
District 6 Alderperson
Phone: 715-675-0060
Fax: 715-298-0558



Home Address:
3824 Riverview Drive
Wausau, WI 54403
keene.winters@ci.wausau.wi.us

DATE: October 16, 2015
TO: Eric Lindman
Director of Public Works
FROM: Keene Winters *[Signature]*
SUBJECT: Street Light Request

I have received a request for an additional street light on Maple Ridge Road. A copy of the letter requesting the light is attached.

Please have your staff review the spacing of street lights on Maple Ridge Road and determine whether additional lighting would be appropriate. It is a dark area at night.

It would also be helpful if your staff could put together a cost estimate for a new light to use as background information in this discussion.

Thank you for your assistance.

cc: Denis & Susan Crevier
3713 Maple Ridge Road

October 12, 2015

Keene Winters (Alderman)
3824 Riverview Drive
Wausau, WI 54403

Denis and Susan Crevier (of Ward 15, District 6)
3713 Maple Ridge Road
Wausau, WI 54403

Re: Requesting streetlight for Maple Ridge Road in Wausau

Mr. Winters,

This letter is to request a streetlight for our road. As it's been getting darker earlier, I happened to notice how dark our road is. In the winter, since we live on a hill...we have had people actually jump the new curbs and hit some of the rocks because of icy conditions. Also, the street is dark from right above the last light at Eagle Valley up to the top of Maple Ridge Road. It is certainly too dark for Trick or Treaters and too dark in winter. Thank you so much for helping us request a streetlight.

Thanks for all you do for the city of Wausau



Denis and Susan Crevier
715-571-8968

Lori Wunsch

From: Eric Lindman
Sent: Tuesday, December 01, 2015 5:31 PM
To: Lori Wunsch
Subject: FW: Maple Ridge Road Light

Lori, please include in the street lighting CISM item, thanks.

From: Schneider, David D [<mailto:DDSchneider@wisconsinpublicservice.com>]
Sent: Tuesday, December 01, 2015 4:48 PM
To: Eric Lindman; Allen Wesolowski
Cc: Rick Pergolski
Subject: Maple Ridge Road Light

Guys:

The cost associated with the installation of a light on Maple Ridge Road is \$3,891.45. It will also require an easement from the owner that is requesting the light as well.

I do want to caution you on the above price and I don't mean to scare you. The price assumes that the 232 foot route is borable. If that route is not borable due to encountering rock, the route would need to be open-trenched, the material hauled away, and rock peeling would be needed which would drive the cost up considerably. That cost would be passed onto the City of Wausau. These costs would not be known until the work is actually performed.

Also, the home owner requesting the light will have their shrubs removed if we encounter rock. I have been informed that their shrubs are not on their property.

This light may have the highest installed price of any light within the City and may very well be cost prohibitive.

Keep me updated on this one.

David Schneider
Account Executive | Wisconsin Public Service

715-848-7453
715-218-9408 *cell*
715-848-7474 *fax*
1700 Sherman Street, PO Box 1166, Wausau, WI 54402-1166
DDSchneider@wisconsinpublicservice.com

www.wisconsinpublicservice.com



Follow **WPSstorm** on Twitter for timely outage updates.

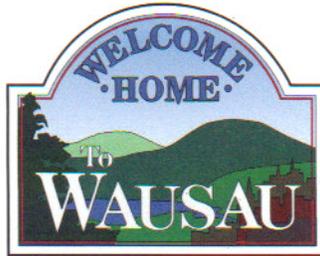


Follow **WPSforBiz** on Twitter for energy-related info to help your business.

We deliver energy safely, reliably and responsibly.

View our [2014 Social Responsibility Report](#) to learn more!

CONFIDENTIAL: This email, and any attachments hereto, are intended only for use by the addressee(s) named herein and may contain Confidential Information. If you are not the intended recipient of this email, you are hereby warned that dissemination, distribution or copying of this email, or any attachments hereto, is strictly prohibited. If you have received



KEENE T. WINTERS
District 6 Alderperson
Phone: 715-675-0060
Fax: 715-298-0558

Home Address:
3824 Riverview Drive
Wausau, WI 54403
keene.winters@ci.wausau.wi.us

DATE: November 17, 2015

TO: Eric Lindman
Director of Public Works

FROM: Keene Winters, Alderman 

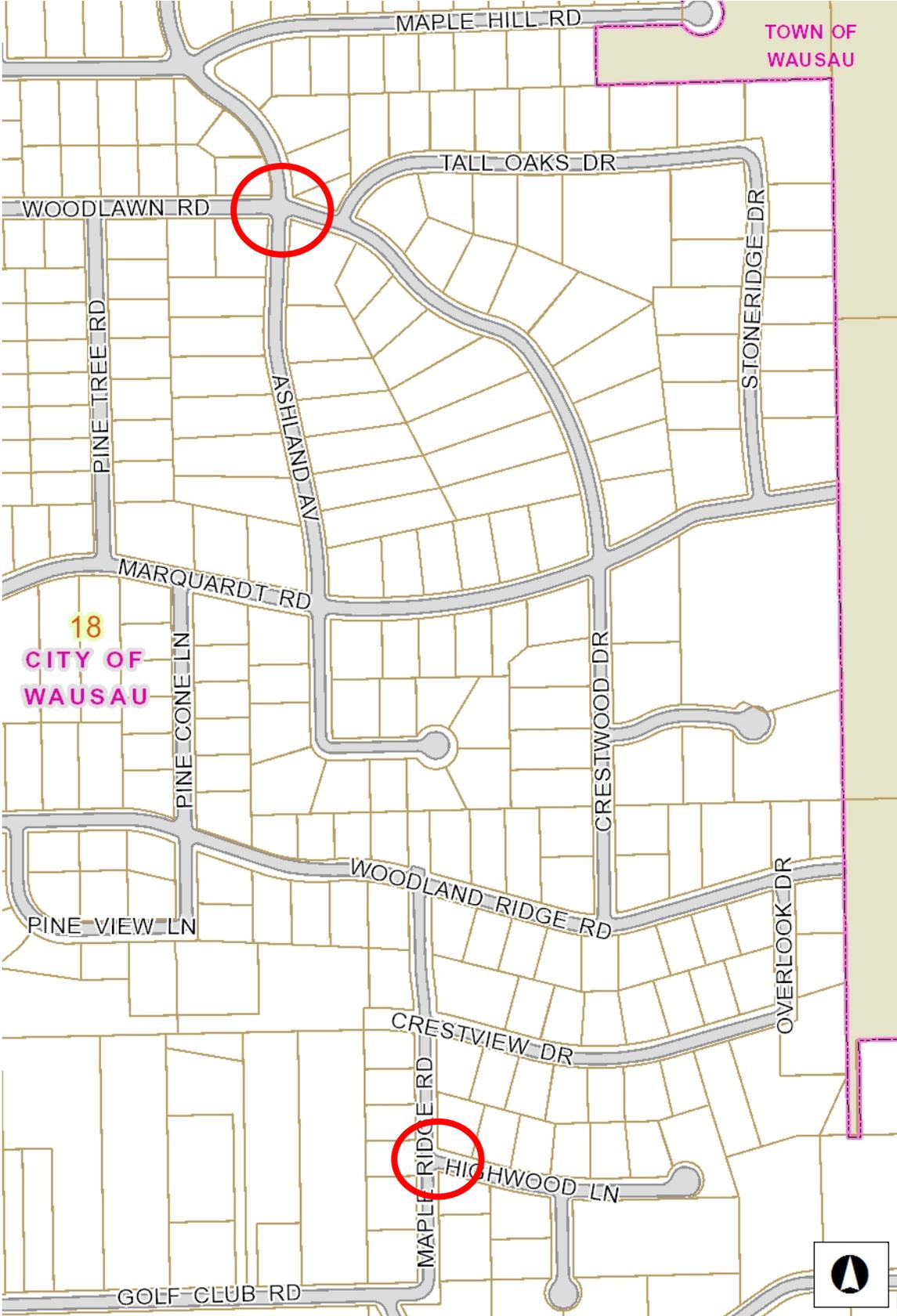
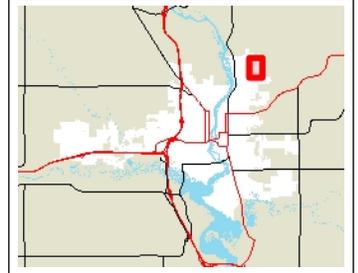
SUBJECT: Street Light Request

I have received a request for an additional street light at the intersection of Woodlawn Road and Ashland Avenue. This need has come to my attention through the Riverview Neighborhood Association.

Please have your staff review the status of lighting at the intersection and determine whether additional lighting would be appropriate.

Please keep me informed as to your findings.

cc: Susan Kempf-Nemec
1514 Woodlawn Road



Legend

- Parcels
- Section Lines/Numbers
- Railroad
- Bridge
- Overpass
- Paved Road
- Divided Highway
- Stream - River
- Pond - Lake
- Wausau Wetland
- Swamp

Notes

Map Created: 12/1/2015



DISCLAIMER: The information and depictions herein are for informational purposes and Marathon County-City of Wausau specifically disclaims accuracy in this reproduction and specifically admonishes and advises that if specific and precise accuracy is required, the same should be determined by procurement of certified maps, surveys, plats, Flood Insurance Studies, or other official means. Marathon County-City of Wausau will not be responsible for any damages which result from third party use of the information and depictions herein or for use which ignores this warning.

User_Defined_Lambert_Conformal_Conic



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Agenda Item No.

7

STAFF REPORT TO CISM COMMITTEE – December 10, 2015

AGENDA ITEM

Discussion and possible action on design modifications for 2nd Avenue from Stewart Avenue to Elm Street and Clark Street from 2nd Avenue to the cul-de-sac

BACKGROUND

2nd Avenue from Stewart Avenue to Elm Street is scheduled for reconstruction in 2016. Initial cost estimates for the current design is approximately \$1.8 million. The current design uses specialty pavers, specialty tree grates, concrete intersections, benches, planters and specialty landscaping. Staff will be working with Graef to continue to scale down the project to meet the current budget.

FISCAL IMPACT

The project is being funded using TID 8 funds. Any costs beyond the current budgeted amount would have a negative impact on the TID.

STAFF RECOMMENDATION

None. Staff will present ideas to the committee to bring the project closer to budget and advance the plans accordingly.

Staff contact: Allen Wesolowski 715-261-6762

AGENDA ITEM

Discussion and possible action on preliminary traffic calming measures for Kent Street from Grand Avenue to Zimmerman Street

BACKGROUND

The reconstruction of Kent Street from Zimmerman Street to Grand Avenue will be completed during the 2016 construction season. The existing roadway is a collector street serving the southeast neighborhood and the North Central Health Care Facility. For the most part, the existing roadway consists of two 16-foot lanes, 30-inch curb and gutter, landscape boulevards and 5-foot sidewalk on each side of the roadway. From Emerson Street east to Grand Avenue the roadway narrows to 14-foot lanes. Parking is allowed within the Kent Street project limits.

To reduce the impacts to mature boulevard trees, lower construction costs and decrease future maintenance efforts, staff is proposing to reduce the overall roadway width by decreasing the travel lane width to 14-feet. The new roadway width would be 33-feet from back of curb to back of curb. In addition, to help lower the traveled speeds or “calm traffic” along this segment of Kent Street, staff is proposing to further narrow the roadway to two 10-foot lanes at three defined locations within the project limits. See the attached exhibits for the defined locations. This technique to calm traffic would be consistent with the narrow roadway sections constructed along Sturgeon Eddy Road in 2006. Parking would be allowed where the roadway is 33-feet wide.

FISCAL IMPACT

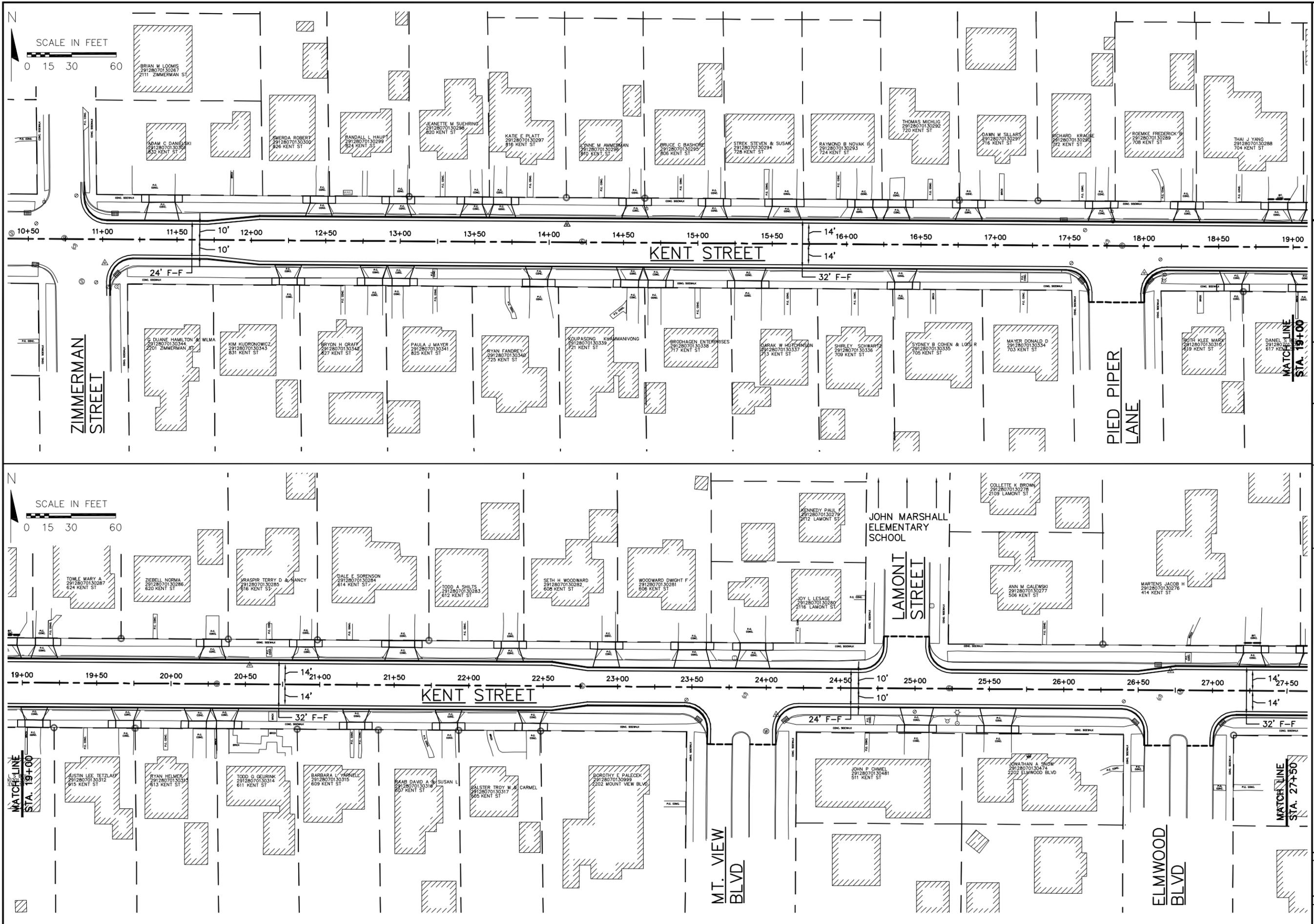
The narrow roadway at the defined side roads will slightly reduce the overall construction costs.

STAFF RECOMMENDATION

To gain input from the residents, staff is proposing to present the proposed roadway plan at an upcoming Southeast Neighborhood Meeting. The decision to move forward with the proposed traffic calming measures will be based on input received from CISM Committee members and the abutting residents.

Staff contact: Sean Gehin 715-261-6748

DWG FILE NAME: O:\Engineering\DWG\PROJ\0939\DWG\0939_Kent_L&G_CISM.dwg, 12/01/2015 9:33:30 AM, City of Wausau - Engineering Department, Plotted by: J.D. VanBoxel



CITY OF WAUSAU
Engineering Department
407 GRANT STREET WAUSAU, WI 54403-4783
(715) 261-6740 FAX (715) 261-6759

REVISIONS
DATE 11/30/2015
DESIGNED BY: S.J. GEHIN
DRAWN BY: J.D. VANBOXEL
APPROVED BY: A.M. WESOLOWSKI
POINT FILE:

ISSUED FOR
PRELIMINARY REVIEW/APPROVAL
BIDDING/CONST.
REC. REF. DWG. OFFICE USE

KENT STREET - GRAND AVENUE
LAYOUT AND GRADES
2016 STREET IMPROVEMENT PROJECT "X"
SHEET NO. 1
OF 2 SHEETS
FILE NUMBER 15-11-30

DWG FILE NAME: O:\Engineering\DWG\PROJ\0939\DWG\0939_Kent_L&G_CISM.dwg, 12/01/2015 9:54:52 AM, City of Wausau - Engineering Department, Plotted by: J.D. VanBoxel



CITY OF WAUSAU
 Engineering Department
 407 GRANT STREET WAUSAU, WI 54403-4788
 (715) 261-6740 FAX (715) 261-6759

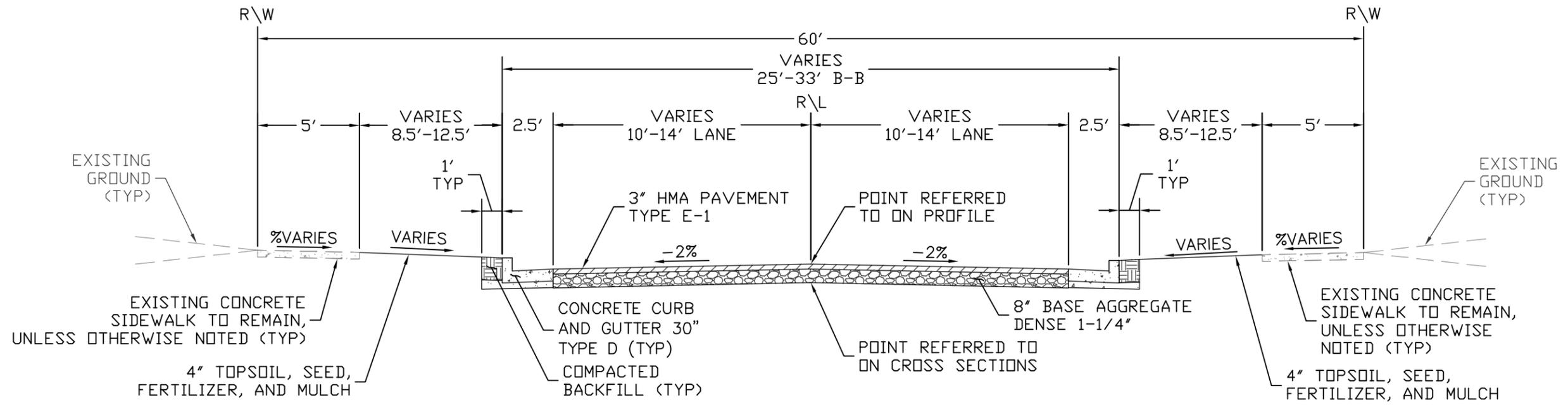
Wausau
 SURVEYED BY: ENG. DEPT.
 FIELD BOOK NO. PG.
 DESIGNED BY: S.J. GEHIN
 DRAWN BY: J.D. VANBOXEL
 APPROVED BY: A.M. WESOLOWSKI
 POINT FILE:

ISSUED FOR:
 PRELIMINARY
 REVIEW/APPROVAL
 BIDDING/CONST.
 REC. REF. DWG.
 OFFICE USE

KENT STREET
 ZIMMERMAN STREET - GRAND AVENUE
 LAYOUT AND GRADES
 2016 STREET IMPROVEMENT PROJECT "X"

SHEET NO.
2
 OF 2 SHEETS
 FILE NUMBER
15-11-30

DWG FILE NAME: O:\Engineering\DWG\PROJ\2016\StreetImprovement\Projects_KentStreet\2016 ST-IMP_PROJECT KENT_Detail Drawings.dwg, 12/01/2015 9:44:00 AM, City of Wausau - Engineering Department, Plotted by: J.D. VanBoxel



TYPICAL FINISHED SECTION - KENT STREET

STA. 11+02.76 - STA. 43+03.46

SURVEYED BY: J.D. VANBOXEL
 FIELD BOOK NO. PG.
 DESIGNED BY: S.J. GEHN
 DRAWN BY: J.D. VANBOXEL
 APPROVED BY: A.M. WESOLOWSKI
 POINT FILE:

REVISIONS
 J.D. VANBOXEL

DATE
 10/14/2015

ISSUED FOR
 PRELIMINARY
 REVIEW/APPROVAL
 BIDDING/CONST.
 REC. REF. DWG.
 OFFICE USE

TYPICAL SECTIONS
 KENT STREET - TYPICAL FINISHED SECTIONS
 2015 STREET IMPROVEMENT PROJECT "KENT"

AGENDA ITEM

Discussion and possible action on the proposed roadway width of Chicago Avenue from North 2nd Street to the dead end east of North 9th Street

BACKGROUND

During the 2016 construction season, Chicago Avenue will be reconstructed from N. 2nd Street to the dead end east of N. 9th Street. The existing local street west of N. 9th Street varies in width from 36 feet to 31 feet from back of curb to back of curb (B-B). The roadway section west of N. 9th Street consists of two lanes (lane width varies 13 to 15.5 feet), 30-inch curb and gutter, landscape boulevard and 6 foot sidewalk on each side of the roadway. East of N. 9th Street the width of the roadway narrows to roughly 24 feet with 30-inch curb and gutter along the south side of the roadway. Parking is allowed within the project limits.

To reduce the impacts to mature boulevard trees, lower construction costs and decrease future maintenance efforts, staff for the most part is proposing to match the existing roadway width (B-B) between blocks where the width is less than 33 feet and reduce the existing roadway width to 33 feet between blocks where the existing width is greater than 33 feet wide. Between 3rd and 5th Streets the existing roadway will be widened from 31 feet to 33 feet to better accommodate the need for parking due to the existing commercial properties in the area. A 33-foot wide roadway with 30-inch curb and gutter is the City's preferred minimum street width. This section provides a 14 foot paved lane in each direction and will adequately accommodate on-street parking.

FISCAL IMPACT

Reducing the existing width of the roadway will lower construction and future maintenance costs.

STAFF RECOMMENDATION

Staff recommends the above proposed roadway widths.

Staff contact: Sean Gehin 715-261-6748

DWG FILE NAME: O:\Engineering\DWG\PROJ0946\DWG\ChicagoAve_CISM_Exhibit.dwg, 12/1/2015 2:09:24 PM, City of Wausau - Engineering Department, Plotted by: P.R. Nikolai



CITY OF WAUSAU
 Engineering Department
 407 GRANT STREET WAUSAU, WI 54403-4793
 (715) 261-6740 FAX (715) 261-6759

SURVEYED BY: L.P. & T.K.
 FIELD BOOK NO. ? PG. ?
 DESIGNED BY: S. JOEHN
 DRAWN BY: P.R. NIKOLAI
 APPROVED BY: A.M. WESOLOWSKI
 POINT FILE: TopJuly2015

ISSUED FOR	DATE	REVISIONS
PRELIMINARY		
REVIEW/APPROVAL		
BIDDING/CONST.		
REC. REF. DWG.		
OFFICE USE		

CHICAGO AVENUE
 N. 2ND STREET - N. 10TH STREET
 PLAN VIEW EXHIBIT FOR CISM
 2016 STREET IMPROVEMENT PROJECT "?"

SHEET NO.
 1
 OF 4 SHEETS
 FILE NUMBER
 15-12-01

DWG FILE NAME: O:\Engineering\DWG\PROJ\0946\ChicagoAve_CISM_Exhibit.dwg, 12/1/2015 2:11:06 PM, City of Wausau - Engineering Department, Plotted by: P. R. Nikolaj



CITY OF WAUSAU
 Engineering Department
 407 GRANT STREET WAUSAU, WI. 54403-4783
 (715) 261-6740 FAX (715) 261-6759

WUSAU
 SURVEYED BY: L.P. & T.K.
 FIELD BOOK NO. ? PG. ?
 DESIGNED BY: S.J. BEHN
 DRAWN BY: P.R. NIKOLAJ
 APPROVED BY: A.M. WESOLOWSKI
 POINT FILE: TopoJuly2015

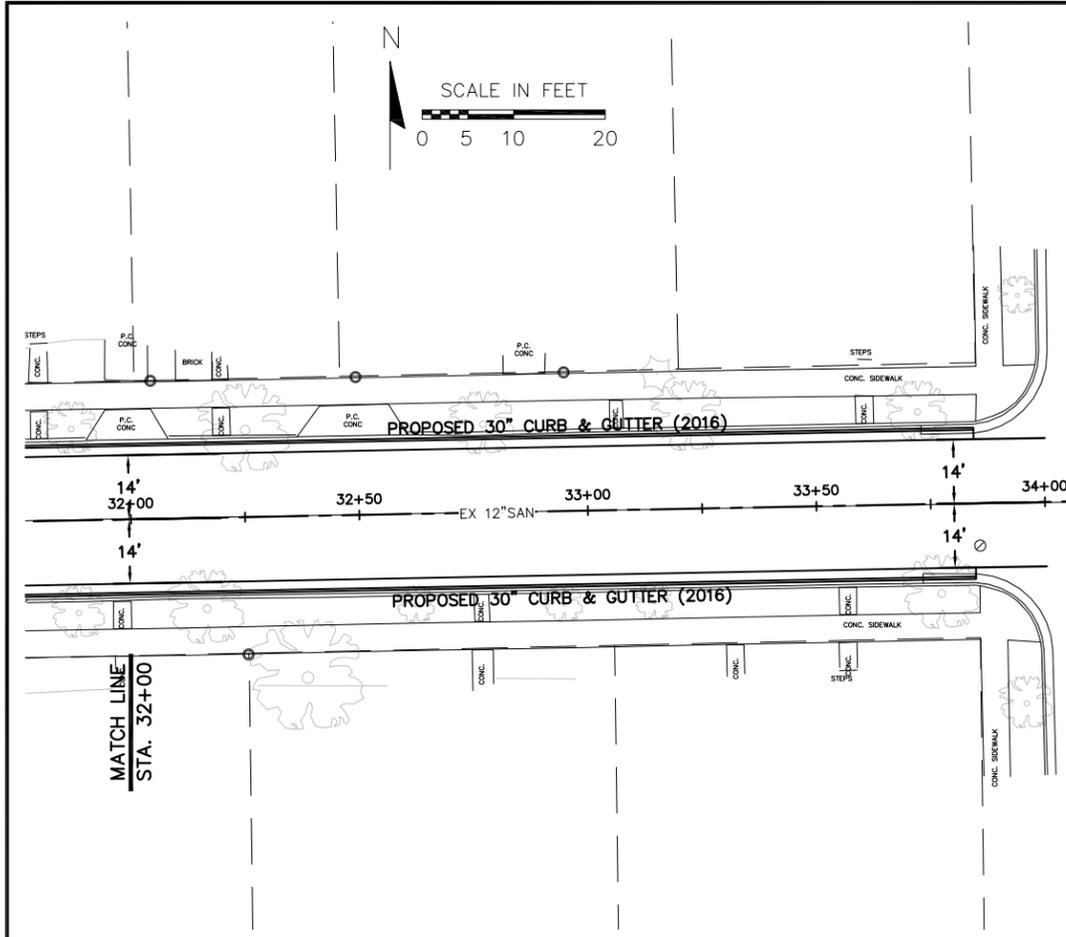
DATE	REVISIONS
12/01/2015	P.R. NIKOLAJ

ISSUED FOR
 PRELIMINARY
 REVIEW/APPROVAL
 BIDDING/CONST.
 REC. REF. DWG.
 OFFICE USE

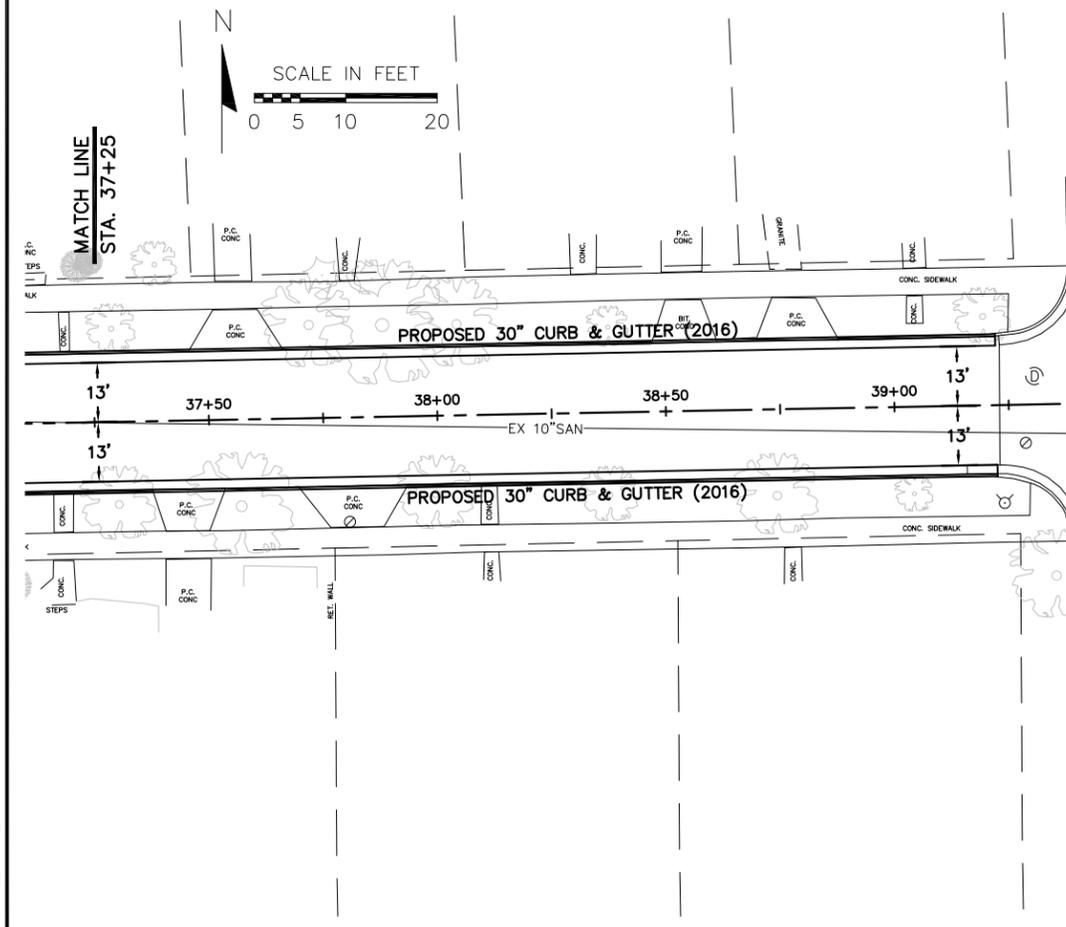
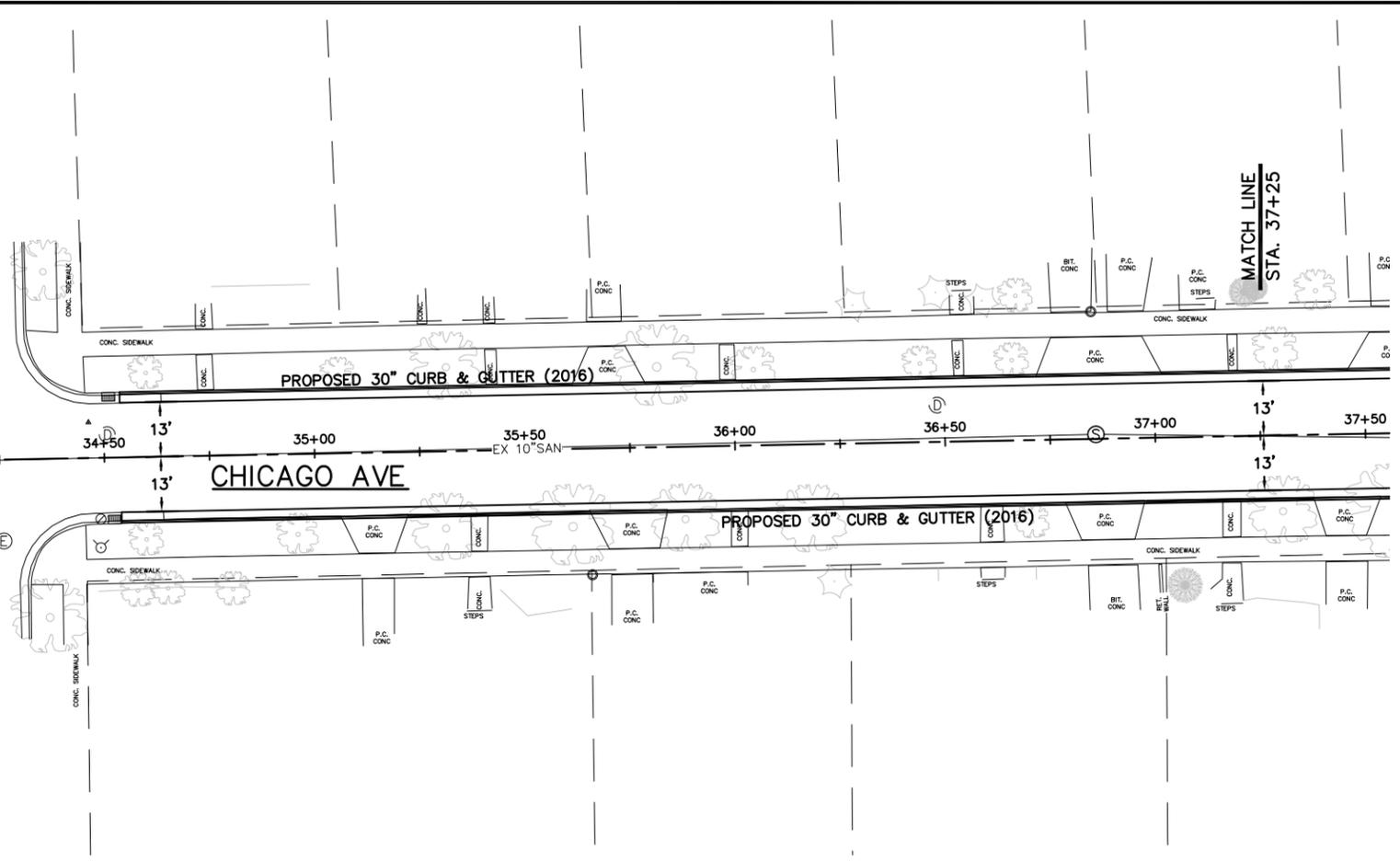
CHICAGO AVENUE
 N. 2ND STREET - N. 10TH STREET
 PLAN VIEW EXHIBIT FOR CISM
 2016 STREET IMPROVEMENT PROJECT "?"

SHEET NO.
2
 OF 4 SHEETS
 FILE NUMBER
15-12-01

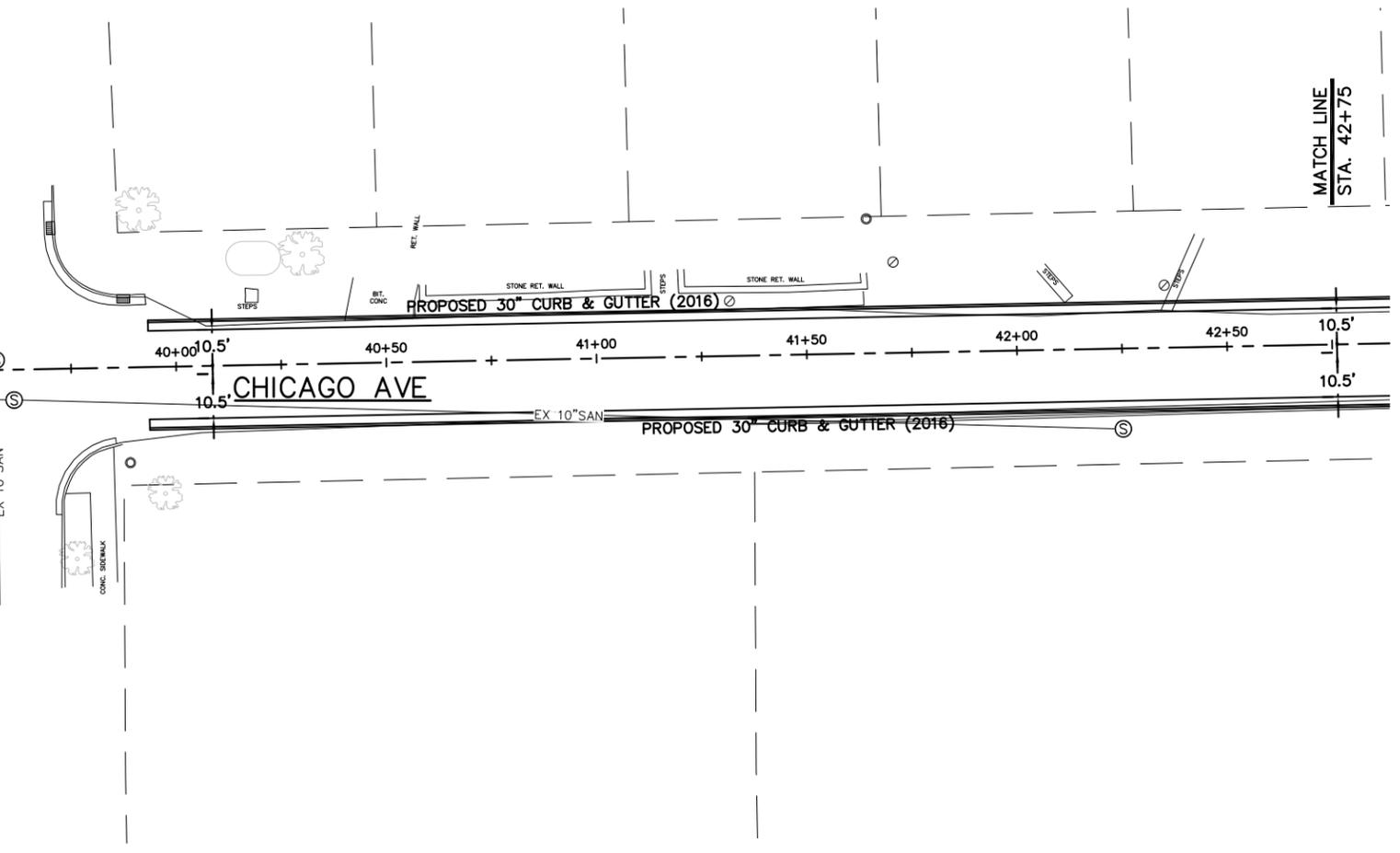
DWG FILE NAME: O:\Engineering\DWG\PROJ\0946\ChicagoAve_CISM_Exhibit.dwg, 12/1/2015 2:18:52 PM, City of Wausau - Engineering Department, Plotted by: P. R. Nikolai



N. 8TH STREET



N. 9TH STREET



<p>CITY OF WAUSAU Engineering Department 407 GRANT STREET WAUSAU, WI. 54403-4793 (715) 261-6740 FAX (715) 261-6759</p>	
<p>CHICAGO AVENUE N. 2ND STREET - N. 10TH STREET PLAN VIEW EXHIBIT FOR CISM 2016 STREET IMPROVEMENT PROJECT "?"</p>	
<p>ISSUED FOR</p> <p><input type="checkbox"/> PRELIMINARY</p> <p><input type="checkbox"/> REVIEW/APPROVAL</p> <p><input type="checkbox"/> BIDDING/CONST.</p> <p><input type="checkbox"/> REC. REF. DWG.</p> <p><input checked="" type="checkbox"/> OFFICE USE</p>	<p>REVISIONS</p>
<p>DATE</p> <p>12/01/2015</p>	<p>DESIGNED BY: S. JOEHN</p> <p>DRAWN BY: P. R. NIKOLAI</p> <p>APPROVED BY: A. M. WESOLOWSKI</p> <p>POINT FILE: TopoJuly2015</p>
<p>FIELD BOOK NO. ?</p> <p>PG. ?</p>	<p>DESIGNED BY: S. JOEHN</p> <p>DRAWN BY: P. R. NIKOLAI</p> <p>APPROVED BY: A. M. WESOLOWSKI</p> <p>POINT FILE: TopoJuly2015</p>
<p>SHEET NO.</p> <p>3</p> <p>OF 4 SHEETS</p> <p>FILE NUMBER</p> <p>15-12-01</p>	<p>DESIGNED BY: S. JOEHN</p> <p>DRAWN BY: P. R. NIKOLAI</p> <p>APPROVED BY: A. M. WESOLOWSKI</p> <p>POINT FILE: TopoJuly2015</p>

DWG FILE NAME: O:\Engineering\DWG\PROJ0946\DWG\946_CISM_ChicagoAve_CISM_Exhibit.dwg, 12/1/2015 2:19:27 PM, City of Wausau - Engineering Department, Plotted by: P.R. Nikolai



15-12-01

FILE NUMBER

OF 4 SHEETS

4

SHEET NO.

CHICAGO AVENUE

N. 2ND STREET - N. 10TH STREET

PLAN VIEW EXHIBIT FOR CISM

2016 STREET IMPROVEMENT PROJECT "X"

ISSUED FOR

PRELIMINARY

REVIEW/APPROVAL

BIDDING/CONST.

REC. REF. DWG.

OFFICE USE

DATE

12/01/2015

P.R. NIKOLAI

REVISIONS

SURVEYED BY: L.P. & T.K.

FIELD BOOK NO. ? PG. ?

DESIGNED BY: S. JOEHN

DRAWN BY: J.D. VANBOXEL

APPROVED BY: A.M. WESOLOWSKI

POINT FILE: Topology2015



CITY OF WAUSAU

Engineering Department

407 GRANT STREET WAUSAU, WI 54403-4783

(715) 261-6740 FAX (715) 261-6759

AGENDA ITEM
Discussion and possible action on preliminary resolutions for 2016 construction projects
BACKGROUND
<p>The following construction projects are included in the 2016 budget:</p> <p><u>Street Improvements</u> Ashland Avenue from Evergreen Road to Meadowview Road Meadowview Road from Ashland Avenue to the cul-de-sac</p> <p><u>Street Reconstruction</u> 2nd Avenue from Stewart Avenue to Elm Street Clark Street form 2nd Avenue to the cul-de-sac Kent Street from Grand Avenue to Zimmerman Street Chicago Avenue from 2nd Street to 10th Street</p> <p>A resolution was adopted earlier this year to delay the project of 2nd Avenue and Clark Street. Discussion should be held if this project will be assessed at the 2015 or 2016 rate.</p>
FISCAL IMPACT
None at this time.
STAFF RECOMMENDATION
Staff recommends the preliminary resolutions for special assessment be adopted and public hearings scheduled. The preliminary resolutions will go to Council in January and public hearings will be held in late January or early February.
Staff contact: Allen Wesolowski 715-261-6762

AGENDA ITEM

Update on the Grant received from the DNR to update the City's Stormwater Management Plan.

BACKGROUND

The DNR awarded the City with an Urban Nonpoint Source Stormwater Grant in 2015. The grant award was \$49,000 with \$21,000 in local funding. The grant funds are to be used to update the City's stormwater pollutant loading model for both sediment and phosphorus, and analyze best management practices (BMP's) to further reduce the pollutants from the City's stormwater discharges. The modeling and analysis will help the City be better prepared for the Waste Load Allocations (WLAs) that will result from the completed Wisconsin River Basin (WRB) Total Maximum Daily Load (TMDL) in 2017. The total project estimated cost is \$70,000.

The City has recently prepared a RFP to be sent to qualified consultants to complete the update to the City-wide stormwater management plan. The City is hopeful to have a consultant under contract by the end of January. The modeling effort, along with the analysis of BMP's, is to be completed by the end of 2017.

FISCAL IMPACT

The DNR grant award was \$49,000 with \$21,000 in local funding. The total project estimated cost is \$70,000.

STAFF RECOMMENDATION

This item is provided for an update. No action is needed.

Staff contact: Sean Gehin 715-261-6748

Agenda Item No.

12

STAFF REPORT TO CISM COMMITTEE – December 10, 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
Discussion and possible recommendation on applying for 2016-2020 Transportation Alternatives Program (TAP) Grant
BACKGROUND
WisDOT is preparing to accept the next round of applications for the Transportation Alternatives Program (TAP). These competitive grants are awarded to communities for infrastructure projects, such as shared-use paths and trails, as well as non-infrastructure projects, such as Safe Routes to School activities. Staff is seeking approval to apply to this program for the upcoming cycle. More information will be provided at the meeting.
FISCAL IMPACT
WisDOT reimburses 80% of the approved project cost.
STAFF RECOMMENDATION
Staff recommends applying for this grant for the upcoming cycle.
Staff contact: Brad Lenz 715-261-6753