

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



OFFICIAL NOTICE AND AGENDA

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

Notice is hereby given that the CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE OF THE CITY OF WAUSAU

Date/Time:

Thursday, November 8, 2018 at 5:30 p.m.

Location:

City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS

Members:

Gary Gisselman (C), Karen Kellbach, Becky McElhaney, Lisa Rasmussen, Mary Thao

AGENDA ITEMS FOR CONSIDERATION

1. Public Comment for matters not appearing on the agenda. (Comments relating to an agenda item will be allowed when the specific item is considered.)
2. Approval of minutes of the October 11, 2018 meeting.
3. PUBLIC HEARING: Discussion and possible action on vacating and discontinuing McIndoe Street from North 1st Street to North 3rd Street.
4. Establish Assessment Rates for 2019 Construction Projects.
5. Discussion and possible action on Vacation Orders for Parcel 67 of the Townline Road Project and Parcel 1 of the South 1st Avenue Project.
6. Discussion and possible action on a Governmental Responsibility Resolution for Runoff Management Grants.
7. Discussion and possible action on the repainting of Welcome Home to Wausau Signs.
8. Update on 2018 Street Construction Projects.
9. Future Agenda Items.

Adjournment

GARY GISSELMAN - Committee Chair

This Notice was posted at City Hall and faxed to the Daily Herald newsroom on 10/31/18 @ 2:00 p.m. Questions regarding this agenda may be directed to the Engineering Department at (715) 261-6740.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the Engineering Department at (715) 261-6740 or the City's ADA Coordinator at (715) 261-6620 or email clerk@ci.wausau.wi.us at least 48 hours prior to the scheduled meeting or event to request an accommodation.

Distribution List: City Website, Media, Committee Members, Mayor, Council Members, Assessor, Attorney, City Clerk, Community Development, Engineering, Finance, Inspections, Park Dept., Planning, Public Works, County Planning, Police Department, Wausau School District, Wausau Area Events, Becher Hoppe Associates, AECOM, Mi-Tech, REI, Glenn Speich, Judy Bayba, Scholfield Group, Evergreen Civil Engineering, Clark Dietz, Inc., Brown and Caldwell.

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: October 11, 2018, at 5:30 p.m. in the Council Chambers of City Hall.

Members Present: Gisselman, Kellbach, Rasmussen, McElhaney

Also Present: Mayor Mielke, Lindman, Wesolowski, Buckner, Niksich, Sippel, Alfonso

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. Chairman Gisselman called the meeting to order.

Public Comment for matters not appearing on the agenda

No one came forward to offer comments.

CONSENT AGENDA

A. Approve minutes of the August 30 and September 13, 2018 meetings

B. Action authorizing Downtown Snow/Ice Removal

C. Action on Stormwater Maintenance Agreement for Kwik Trip, Inc., at 1415 West Street

Rasmussen moved to approve the consent agenda items. Kellbach seconded and the motion carried unanimously 4-0.

Discussion and possible action on stormwater fees associated with 1731, 1735, 1739, 1741 Merrill Avenue and portions of the 1500 block of Arlington Lane

Wesolowski explained this item goes back to when the DOT and the City were involved in the reconstruction of the Highway U/K and US 51 interchange. Stormwater design was included in the plans and the State/Municipal Agreement (SMA). As part of the project the DOT built a pond just to the north of County Hwy U. The City worked with the State to oversize the pond to provide additional storage for future development. As part of the SMA, the City paid the State \$45,045 to provide the additional storage. The pond was built as part of the project but the payment was not formalized with the developer. Previous CISM minutes stated the developer would be responsible for the payment when time came for development. A timeline was provided by REI who represents T Bird Enterprises and Back Forty Properties. The property owners are looking for consideration to lower the fee. There were some concessions made and a storm sewer system was put through the property to prevent other work and rock blasting. T Bird Enterprises was compensated for the easement to place the storm sewer. After the fact there were questions whether the City should have paid that full amount because there was less excavation. This was outlined in a letter provided by T Bird Enterprises, who would like the fee dropped from \$45,045 to \$16,594.

Rasmussen has discussed this in detail with the affected property owners. She does believe errors were made by the DOT in the computation of the amount of earth that was removed. The owners of the properties did the City and DOT a tremendous favor by allowing that pipe to cross their property, which eliminated a lot of time and blasting. She said the way to thank those who help the City by saving costs and time is not to slap them with a large bill. She believes the developer is reasonable in offering to pay \$16,594 and feels the City should adjust the obligation to reflect that amount. The volume of soil to be excavated was not the property owners fault and it should not be taken out on them when they did the City a favor.

Rasmussen moved to accept the reduced payment from the developer in the amount of \$16,594 with the remaining balance waived. Seconded by Kellbach.

McElhaney was not a Council member when this happened. She questioned who miscalculated the amount. Wesolowski stated the DOT and their consultant were relied on to come up with the costs of the pond and excavation. McElhaney asked if \$45,045 was the actual cost or an estimate. Wesolowski replied this was estimated by the DOT and is what the City paid to the DOT per the SMA. Rasmussen added that the City's costs

for the U/K project were paid for out of TID 6. Any future development that Back Forty Properties puts on these parcels will contribute to TID 6. The amount that is forgone will eventually be reclaimed in development tax when the parcels mature. She feels it would make sense to accept a reduced payment knowing that the property tax base in the area will only go up.

There being a motion and a second, motion to accept the reduced payment from the developer in the amount of \$16,594 with the remaining balance waived carried unanimously 4-0.

Discussion and possible action to amend Municipal Ordinance Section 10.01.080 Penalty and Section 10.20.080 No parking areas designated

Gisselman noted a memo was included in the packet from Groat regarding this item. This would bring us up to Wisconsin Statutes fine structure and restricted parking. Alfonso explained this does bring the City up to the Statutes fine structure. This is also that portion of the parking study and recent discussions to have 2 hour free parking rather than 1 hour. That is not statutory. 3rd Street business owners have been wondering when this is going to occur. Rasmussen asked if the parking changes would happen once it clears Council. Alfonso replied it would go into effect after it is published.

Rasmussen moved to approve amending the ordinances as indicated. McElhaney seconded and the motion carried unanimously 4-0.

Discussion and possible action on modifications to the pedestrian crossing at North 6th Street and Jackson Street

Buckner indicated this was brought up by County Administrator Brad Karger in representation of some of his employees that have issues crossing near 6th Street and Jackson Street. Buckner looked at it over a couple days during peak times, the beginning of the work day and end. In most cases the pedestrians are crossing but they wait for traffic. The traffic does not react to pedestrians except on one occasion where a vehicle stopped to allow pedestrians to cross. There are three lanes of traffic and even if one vehicle stops pedestrians still have to be vigilant on the remaining two lanes. When approaching the intersection the line of sight is not as clear as it could be because of the bend in the road, Forest Street feeds into the area, and an island by the Mobile Station. Pedestrians use the islands to cross and call it island hopping. The County Administrator suggested installing something similar to the 5th Street beacon. However, with the conditions of the roadway and the abutment to the controlled intersection of Washington Street, there are times when traffic can back up. Staff questioned if we would be eliminating one potential problem but creating another with the placement of a beacon.

Wesolowski stated there is not a scientific approach to this. When looking at implementing pedestrian flashers and when consulting with the DOT, there is no recommendation or standard of when they should be applied. Staff looks at this on a case by case basis. Flashers have been installed on 1st Avenue by Eastbay and on 5th Street on the other side of the courthouse. Flashers have been requested in other areas that have been denied. He is hesitant to recommend flashers at this intersection based on the geometrics. This is already a difficult intersection where Grand Avenue turns to 6th Street with vehicles merging and the possibility of standing traffic. Adding a flasher may add confusion to the intersection and might create more of a hazard than it would fix. At lunchtime there were 8 people who crossed and at night 12, which is not a great amount of pedestrian traffic compared to other sections of the City. He would not recommend installing a flasher at this intersection but suggested installing signs or enhancing the crosswalk. The safest thing is for pedestrians to wait for a gap. A person who has trouble crossing would be better off going up a block to the signalized intersection.

Mayor Mielke has been contacted by several courthouse employees regarding this. He asked if a flasher could be installed by the bank or the lawyer's office for peak times. Wesolowski indicated a pedestrian crossing ahead sign could be installed.

Rasmussen is interested in some enhancements but not flashers. She suggested painting the crosswalk at 6th and Jackson more vividly; similar to what was done between the McClellan Ramp and the Dudley Tower. Pedestrian

crossing signs do seem to help and it does not always have to be a flashing warning. If people can see the intersection better they would be more alert for it and may solve the issue. Pedestrians are waiting and already taking the appropriate level of caution. Making the intersection more visible may solve the issue. If the workforce is crossing at Jackson Street it makes sense to make the crosswalk more noticeable.

McElhaney said the intersection has too many bends and people switching lanes, which is the reason Mayor Mielke suggested added something a block ahead of time. Rasmussen feels that might be worse as the vision to the south is limited. Making the intersection more visible through pavement marking and signage would be better than trying to install pedestrian flashers. More people cross 5th Street between the ramp and the courthouse than are crossing 6th Street. The ramp is the preferred parking for courthouse employees and it made sense to add a flasher on 5th Street.

Rasmussen moved to direct staff to enhance the intersection through signs and pavement markings and not install flashers at this time. McElhaney seconded and the motion carried unanimously 4-0.

Discussion and possible action on a State/Municipal Agreement for a Transportation Alternatives Program (TAP) Project

Niksich explained the City recently applied for and received funding through a TAP project for a multi-use trail along 72nd Avenue through the Business Campus. The trail would be approximately 1 mile long and designed by a consultant with City staff administering it through the SMA. This would be an 80% federal and 20% City split. The project is estimated at \$800,000 with \$640,000 federal and \$160,000 City. Any additional funds if the project runs over would be carried by the City, which is not expected at this time.

Rasmussen said when we proposed to submit for the grant we were supportive of creating a safe pedestrian way in the Business Campus because of the traffic flow. We had acknowledged then that this area is in a TID and funding is available in this district to facilitate projects like this.

Rasmussen moved to accept the State/Municipal Agreement. Kellbach seconded.

McElhaney asked if this was a bike and pedestrian trail and Niksich confirmed. McElhaney asked who the trail would be used by. Niksich said the overall Master Plan has future planned trails that would run through the Business Campus and allow better accessibility for pedestrians and bikers to get to and maneuver around the Business Campus. McElhaney asked the number of walkers in the area. Sippel stated there are letters of support from a lot of the businesses in the Business Campus who have employees that currently walk on lunch breaks. Not many commute by walking but there is bike commuting. Currently the regional bike route ends by Sunny Vale Park. There are no bike and pedestrian facilities in the Business Campus but there is a lot of pedestrian and bicycle activity. McElhaney's constituents have asked why don't the businesses pay for this if it is for them. Sippel said this is mostly federally funded. The City's share would come out of the TID. The tax increment that is generated by development is paying for the improvements. Rasmussen said the businesses there are paying the taxes in the TID. McElhaney indicated that this would be paid for out of the TID but it is also tax money. McElhaney said whatever money is used for this will not go to the general fund because it stays in the TID. She gets a lot of pushback from her constituents on this and questions on why roads cannot be fixed. There are only so many dollars and this is a specific use.

Rasmussen said a discussion held often in Finance and ED is how tax increment districts actually function. It is a complex topic to discuss with residents. She has been asked before why can't Community Sensitive Design funding from DOT be used to hire policemen. There are pots of money that cannot work together. When anything is in a tax increment district, none of the taxes paid by the people in the district can enter the general fund until the tax increment district closes. Tax increment dollars not used for something in that specific area are not just given to the general fund as overage. They sit in the TID, spent or unspent. The dollars people pay in a tax increment district are to be used specifically for infrastructure improvement, blight remediation or expansion to support further development. If we did not pay for this out of the TID, those dollars would sit in the TID and cannot be used on streets in other areas. Some of the argument with TID is that every time you create a TID,

those tax dollars are staying in a small area and are not contributing to the general fund. The infrastructure improvement will not only serve the Business Campus but also can serve the residents of the Morgan Creek Subdivision and any development that Swiderski eventually creates up the road. The area is not safe to bike and walk now with the semi-truck traffic but can be made safe if we accept this grant. Finance looks at this through a different lens than CISM and ED. It is important for people to recognize that there are only a limited number of purposes tax increment money can serve.

Gisselman said one of the functions of the City is to provide a safe environment for biking and walking. We have tried to identify areas that need work. There are residents working there and we should be providing a safe route for walking and biking. He hopes that more of this comes to this area as there are a lot of people working and potentially living there. He is looking forward to this happening.

There being a motion and a second, motion to accept the State/Municipal Agreement carried unanimously 4-0.

Discussion and possible action on 2019 Street Construction Projects

Wesolowski explained the streets set for reconstruction in 2019; 1st Avenue from Thomas Street to Stewart Avenue, Townline Road from Grand Avenue to the east; and Phase II of the Thomas Street Project. Initially staff had also proposed reconstructing Cedar Street from 6th Avenue to 14th Avenue and Kickbusch Street. However, these two streets fell out of the budget due to the other large construction projects. The Finance Department has indicated there is \$550,000 for construction to be used within the half mile boundary of TID 6. Staff is proposing to use approximately \$200,000 to reconstruct 7th Avenue from Pardee Street to Garfield Avenue, which would tie into 10th and Pardee that were reconstructed this year. The UW dorms are located on 7th Avenue. This street is past its useful life and is in need of reconstruction. There would still be approximately \$350,000 remaining to use for asphalt overlay, concrete pavement repair, or pavement marking.

Kellbach moved to approve the 2019 reconstruction project of 7th Avenue from Pardee Street to Garfield Avenue. Rasmussen seconded.

It came to Rasmussen's attention this spring that Quaw Street between 1st and 3rd Avenue needs attention. This spring it looked like Swiss cheese and was patched, but it was rough. There is a lot more traffic now that Connexus bought out Tower Credit Union. She feels an eye should be kept on this area in case the patches pull out.

Gisselman asked about the inventory of streets. Wesolowski has a 5 year plan which includes a list of another 60 to 70 streets that could be on the 5 year plan. There are a lot of things taken into consideration when planning streets for reconstruction. 7th Avenue was chosen with the exposure of the UW and the Wausau School District inquired about reconstructing this street. Lincoln School is in the area as well. Wesolowski noted that 20 other streets could have been chosen. Gisselman suggested revisiting the list of streets at some point. Rasmussen said this should be kept on the forefront. Even when we get a small increase in transportation aid it is never enough. She feels it helps when residents see we do have this at the forefront.

There being a motion and a second, motion to approve the 2019 reconstruction project of 7th Avenue from Pardee Street to Garfield Avenue carried unanimously 4-0.

Results from the HEAL Walk Audit of the North Downtown and Bridge Street area

Gisselman indicated that information from the Healthy Eating Active Living (HEAL) Walk Audit was included in the packet for information. HEAL put together a coalition walk audit with regarding to Bridge Street, 2nd Street and 1st Street. One of the things that came to light was the crossing on the west side by Pick N Save. Gisselman continues to see issues with people trying to cross this intersection. He knows the City built an underpass close to the river, but he continues to see people trying to cross the 6 lanes of traffic. HEAL agreed this is a sensitive intersection for pedestrians.

Rasmussen said that as projects open such as the Atrium Loft and the townhouses on 3rd Street, more and more people will be living in this area and there will be more of an expectation of safe passage. As development continues in the area we should keep an eye on pavement markings in the crosswalks. She noted they were critical of the width of the bike lane on Bridge Street. This bike lane cost us \$100,000 for a railing on the north side of the bridge. Their observations are valuable and are things we can keep on the radar as the area starts to revitalize. Rasmussen also sees people having a difficult time crossing at Pick N Save and the bus stop is not optimal. Gisselman said this item is for information and is to be kept in the forefront.

Update on 2018 Street Construction Projects

Wesolowski spoke of construction projects that have not yet been completed. The paving of Callon Street was finished today. Roosevelt Street needs the most work. The underground work should be finished tomorrow. Curb is anticipated next week. They are pouring sidewalk and grading the road. Gisselman asked about the completion date to which Wesolowski replied the end of the month. Curb will be poured on Ashland and Meadowview on Saturday. 10th Avenue and Pardee Street have been completed. Northwestern is closed for the Kent Street Watermain Extension Project, which is going well. The contractor will make the connection late this week or early next week. The road is anticipated to be reopened by the end of next week. Concrete pavement repair on 17th Avenue will be finished tomorrow, which will have to cure for a couple of days before traffic control can be removed. They are also working on 5th Street starting at East Wausau Avenue heading south and will be up to Bridge Street by Friday. The contractor will continue working on Saturday. Work will take place on Scott Street from 6th Street to 1st Street and Jefferson Street from 4th Street to 5th Street will start on Monday. Notices have been handed out to the local business.

Rasmussen stated Roosevelt was to be done by mid-October but the rain the last month has not helped. She questioned if the leaf pickup schedule would be adjusted if the road is not to the point needed. Lindman spoke with Mohelnitzky on this. Residents will have the opportunity to rake leaves out once pavement goes down.

Discussion and possible action on a revision to the Right-of-Way Project Plat and Relocation Order for Phase II of the Thomas Street Construction Project

Lindman indicated this project is moving forward with final design. There have been conversations with 3M related to their rail. Initially when the plat came forward there was a boulevard between the sidewalk and the street which was encroaching on 3M's rail cars. This would have created additional damage costs for the City. In order to alleviate this, the sidewalk was pulled to the back of curb to reduce the amount of impacts to 3M. In addition, the left hand turn off of Thomas Street was eliminated. They looked at different ways to have the two left hand turns back to back but nothing seemed to work. We are reconstructing the street due to traffic flow and keeping this left hand turn as is would not be an improvement. There have been conversations with 3M and they understand why. We are looking at accommodating them off of 1st Avenue. Trucks would take the left hand turn lane onto 1st Avenue and then enter the 3M property off of 1st Avenue. With this approach big trucks would not be staged along Thomas Street. This is not ideal but it is better. 3M is also internally looking at their property to see how they can flow trucks better. 3M will also be working with Sentry Insurance to see if they can use any of that property for staging. The revision is for a small piece for pulling the sidewalk to the back of curb and eliminating the driveway off of Thomas Street.

Rasmussen feels this is a sensible alternative. She is pleased that we can collaborate and work with 3M to accommodate their needs while mitigating an unsafe situation. The fact that staff is communicating with them and they are willing to work with us is a great sign. Since both 1st Avenue and Thomas Street will be under construction we can build something that 3M can live with too.

Rasmussen moved to approve the revision to the Right-of-Way Project Plat and Relocation Order for Phase II of the Thomas Street Construction Project. Kellbach seconded and the motion passed 3-1 with Gisselman the opposing vote.

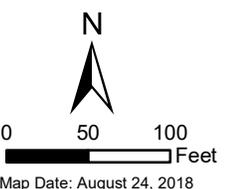
Future agenda items

Gisselman noted that the public hearing regarding the vacation of McIndoe will be on the November agenda.

Adjourn

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

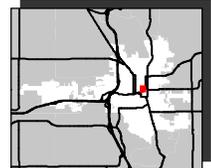
AGENDA ITEM
<p>PUBLIC HEARING: Discussion and possible action on vacating and discontinuing McIndoe Street from North 1st Street to North 3rd Street</p>
BACKGROUND
<p>A preliminary resolution to set a public hearing for vacation of right of way in the interest of the public was approved by the city council on September 11, 2018. The resolution proposed the vacation and discontinuance of McIndoe St from N 3rd St to N 1st St. Since the resolution was passed the developer and adjacent owners have agreed that the vacation and discontinuance will only be required for 1-block of McIndoe St (N 3rd St to N 2nd St), the 1-block of McIndoe from N 1st St to N 2nd St will remain a public way and allow the Cloverbelt Credit Union to maintain their street address and also their access off of McIndoe St. The right-of-way is owned by the City but the WDOT has jurisdictional control over the roadway. The WDOT is interested in public comment related to the vacation and use of this right-of-way so any public comments will be shared with the WDOT.</p> <p>The developer is currently completing a traffic analysis of several intersections and completing traffic counts as requested by the WDOT. McIndoe is a connecting highway within the city and therefore prior to being able to vacate this roadway the WDOT will need to accept a new highway route and then release their jurisdictional control over this section of McIndoe St. Once the jurisdictional control has been transferred back to the city the city council would then have authority to vacate this street.</p> <p>The public hearing has been scheduled to receive comments from the public specifically related to the proposed vacation of McIndoe Street from N 3rd St to N 2nd St. Comments will be recorded for the record. Questions received during the hearing related to the street vacation will be part of the record and will be answered in writing as part of the minutes of the meeting or as an attachment to the public comment record.</p> <p>Once the traffic analysis is completed by the developer and a report of the findings is prepared this information will be brought back to CISM for review and any necessary action.</p>
FISCAL IMPACT
<p>None</p>
STAFF RECOMMENDATION
<p>Conduct the hearing.</p>
<p>Staff contact: Eric Lindman 715-261-6745</p>



CITY OF WAUSAU

Marathon County, Wisconsin

- Legend**
- Existing Building
 - Existing Right-of-Way
 - Proposed Street Vacation



WOODSON YMCA FOUNDATION, INC.
WAUSAU, WI

To: Mayor Robert Mielke
Wausau City Council (and related Committees), c/o Lisa Rasmussen, Chair

From: Chad Kane, Woodson YMCA Foundation, Inc. Board President

Date: October 29, 2018

RE: Woodson YMCA and Aspirus Downtown Health and Wellness Campus Project

Attached to this memorandum is a document package supporting the proposed downtown Wausau Health and Wellness Campus initiative which is comprised of two separate, yet related YMCA and Aspirus projects (the "Projects"). On behalf of the Woodson YMCA Foundation, Inc. Board of Directors, I respectfully request that this document package be submitted into the formal record of the following upcoming City of Wausau meetings:

1. November 8 CISM Public Hearing regarding the requested partial vacation of McIndoe Street
2. November 20 Planning Commission meeting to consider the YMCA rezoning request
3. November 27 City Council meeting to take possible action on items #1 and #2 above

The supporting documentation consists of (1) this cover memorandum, (2) a letter dated September 8, 2018 from Greenheck CEO and Woodson YMCA Foundation Board member Jim McIntyre outlining the benefits of the Projects, (3) *Endorsement signatures from 42 Wausau-area business and philanthropic organizations in support of Mr. McIntyre's letter, (4) 10 additional letters of support for the Projects, and (5) a letter dated September 11, 2018 from Aspirus CEO Matt Heywood further detailing various community benefits of the Projects.

Thank you very much for your willingness to include these items within the materials for the meetings referenced above.

*Endorsement signatures submitted by: (1) WoodTrust Bank, (2) Wausau Region Chamber of Commerce, (3) Wausau Window and Wall Systems, (4) First Wausau Tower (the Dudley Tower), (5) Wausau Supply Company, (6) Ruder Ware, (7) Wipfli, (8) Compass Properties, (9) Wausau Coated Products, (10) River Valley Bank, (11) Ghidorzi Companies, (12) UMR, (13) Dudley Investments, (14) B.A. & Esther Greenheck Foundation, (15) BMO Harris Bank, (16) Dudley Foundation, (17) Crystal Finishing Systems, (18) Dwight and Linda Davis Foundation, (19) Judd S. Alexander Foundation, (20) Aqua Finance, (21) McDevco, (22) Nueske's, (23) Major Industries, (24) Graebel Companies, (25) Third Street Holdings, (26) Schuette Metals, (27) Northcentral Technical College, (28) County Materials, (29) Associated Bank, (30) Church Mutual Insurance, (31) Schenck, (32) Rocket Industrial, (33) Linetec, (34) O'Malley Automotive, (35) Intercity State Bank, (36) Styrene Products, (37) Kocourek Automotive, (38) REI Engineering, (39) Northwest Petroleum Service, (40) Wausau Tile and Imperial Industries, (41) NAI Pfefferle, and (42) Wausau River District.

The Greenheck Group

September 8, 2018

Mayor Robert B. Mielke
Wausau City Council, c/o Lisa Rasmussen, Chair
407 Grant Street
Wausau, WI 54403

Re: Proposed YMCA and Aspirus Downtown Health/Wellness Campus

Dear Mayor Mielke and City Council Members:

I write to you today, not in my capacity as a member of the board of directors of the Woodson YMCA Foundation, but rather in my role as the president and CEO of the Greenheck Group of companies, the largest manufacturing employer in the Wausau area.

On behalf of Greenheck and its 2,300 local employees, I offer my strong support of the visionary and collaborative downtown health and wellness campus development project as presented by the Woodson YMCA and Aspirus. The net effect of these initiatives for the Wausau community is overwhelmingly positive.

The leadership of the YMCA, with its generous local donors and 12,500 members, complemented by the commitment of the Aspirus management team, its Board of Directors and 3,700 local employees, are presenting the city of Wausau with a \$40 million investment of private capital. This capital commitment to the downtown carries with it the honorable vision of improving health and wellness opportunities for all of Wausau's community members, from infants to seniors.

While these two privately-funded projects are separate and distinct, I urge you to consider the unique and progressive vision that accompanies this collaborative effort. Developments such as this offer a host of benefits for the community and send a pro-business message to current and prospective employers. The risks of not embracing this initiative are substantial, as capital investment always has, and always will, flow through the path of least resistance.

From our perspective at Greenheck, completion of these projects would display that the Wausau community is executing on available opportunities to be a leader in improving the quality of life for its residents and establishing a strong reputation as a place that is open for future business investment. The following benefits to these projects at hand are clear:

1. Continued validation of the substantial downtown investments previously made through private, community-based, and public initiatives, including but not limited to: a) the Marathon County Public Library, b) the Jefferson Street Inn and Palladian, c) Washington Square, d) the 400 Block, e) the Grand Theater and CVA, f) the Dudley Tower, g) Riverside Place, h) the Eye Clinic of Wisconsin, i) Cloverbelt Credit Union, j) the current riverfront development initiatives, k) City Square Office Center, and l) the admirable number of other critical businesses, small and large, that have committed their time, energy, and capital to the core of Wausau.

2. \$40 million of private capital investment with the purpose of establishing a health and wellness campus that improves the lives of all in the community.
3. Development of a best-in-class, 15,000 square foot senior center which will provide life-enrichment opportunities for Wausau residents age 55 and older.
4. Meeting current child care demand through the construction of a safe and modern child care center that provides quality care for infants, toddlers, and children.
5. Creation of a state-of-the art wellness center providing access to modern cardio and strength training equipment and programming.
6. Development of a larger and more active gymnastics center to meet community demand and enhance the opportunity for destination, competitive events.
7. Establishment of a new \$20 million Aspirus Clinic connected to the YMCA to deliver joint health and wellness-related programming.
8. Increase in city property improvements and tax assessments/revenues from the Aspirus Clinic investment.
9. Reduction of blighted assets through the acquisition and demolition of certain under-invested properties.
10. Improved member and patient parking in a “park-like” campus setting through the development of well-landscaped, signed and lighted parking area.
11. Community pedestrian and bike path access through the developed properties, offering citizens high-quality and safe access to and from areas near the riverfront.
12. Re-routing of State Highways 52 and 51, through city and state DOT leadership, improving the safety and efficiency of traffic flow through the downtown.

I list these distinct project advantages to underscore the importance that these community investments contribute toward Greenheck’s and other businesses’ effort to retain and attract quality employees and their families to the Wausau area.

I am acutely aware of the many accommodations and alterations both the YMCA and Aspirus have had to make during the development of the projects. While it has been a less-than-perfect process with many twists and turns, these two organizations have remained flexible and committed to seeing this downtown initiative through to its completion.

While the partial road closures and traffic re-routing proposal presented to you (portions of Second Street, Franklin Street and McIndoe Street) must also seem less than perfect, I ask that you consider the extensive path and planning that has resulted in the final form of these two projects. For a variety of rational and valid reasons, planning for major developments within the framework of the downtown environment is more difficult than in an open field in the outskirts of Wausau. The aforementioned road closures and traffic re-routing are essential in effectuating this \$40 million investment.

As you evaluate your votes on these matters, I hope you will consider that, while these proposals are recognized as imperfect, the positives greatly outweigh the negatives. In that regard, I offer three points of comment regarding the roadway actions you are being asked to consider:

1. Stub closings of Second Street and Franklin Street. While not quite “roads to nowhere,” that term is nevertheless relevant in this case. The YMCA and Aspirus project parking and site plan being offered for your consideration shows continued ease of access and through-traffic to these points via private driveways. As mentioned earlier, the aesthetic improvements to these adjoining parcels, paid for with private funding, will be substantial.
2. Closing of McIndoe Street from Third Street to First Street. To gain access to the very short stretch of First Street that extends from Fulton Street at the north to Scott Street at the south (my casual estimate is that this section of First Street is less than one mile in length), there are currently *seven* separate road access points to that short but important roadway: (1) First Street from the north, (2) First Street from the south, (3) Fulton Street from the east, (4) McIndoe Street from the east, (5) Grant Street from the east, (6) McClellan Street from the east, and (7) Scott Street from the east. Given the project (especially the Aspirus component of the health and wellness campus and its accompanying tax base) only works in the event that this two-block section of McIndoe is closed for a variety of operational, programmatic, and facilities reasons, I would hope that the reduction to a still-substantial *six* access points for that short stretch would be viewed as only a minor negative. I have driven the alternative routes to First Street and found no personal inconvenience. Additionally, I believe it is widely known that the McIndoe/Third Street intersection is not safe and has been the site of many accidents and near-accidents. This partial closure would solve that significant problem.
3. Re-routing of State Highways 51 and 52. My understanding is that the City of Wausau staff has been engaged in productive discussions with the Wisconsin Department of Transportation in this matter and may have developed superior routing options for this flow of traffic through our downtown. I urge you to continue working towards a mutually-agreeable solution with the DOT that keeps our residents safe and also offers the opportunity to take positive action on the various street alterations required for successful completion of these projects.

On a final note, I respectfully ask that you consider what happens if the roadway actions are *not* taken. While the YMCA project would proceed, the \$20 million Aspirus capital investment and its accompanying tax revenues would likely flow elsewhere, perhaps to another community, and the extraordinary vision of a collaborative health and wellness campus would collapse. The land that would have been allocated to the taxable Aspirus Clinic project would be converted to tax-exempt parking for the YMCA, costing the city millions in lost revenues over time. Most importantly, a strong message would be sent to the community and potential future investors that Wausau is *not* open for business, and the decades of downtown investment – from the mall to the riverfront – would be dealt a severe setback.

As an attachment to this letter, other business and community leaders have indicated their agreement with the framework of my argument to proceed with the roadway closings, as presented. I thank you for your time, consideration, and evaluation of the thought process I have expressed herein.

Sincerely,



James J. McIntyre
President and CEO

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspius health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: WOODTRUST BANK
By: Chane, President

Organization: Wausau Coated Products, Inc.
By: Bob Fick, Pres.

Organization: Wausau Region Chamber of Commerce
By: David Echenman, Ed. D.

Organization: River Valley Bank
By: [Signature], COO

Organization: WAUSAU WINDOW AND WALL SYSTEMS
By: Jan Ullrich, President

Organization: Calidorel Companies
By: [Signature]

Organization: FIRST WAUSAU TOWER, LLC
By: [Signature] (The Dudley Tower)

Organization: _____
By: _____

Organization: WAUSAU SUPPLY CO
By: Ronald K. Miesch
Ronald Miesch

Organization: _____
By: _____

Organization: RUDER WARE, L.L.C.
By: [Signature], President

Organization: _____
By: _____

Organization: Wipfler, LLP
By: Todd Hyl per bnc

Organization: _____
By: _____

Organization: Compass Properties
By: [Signature]

Organization: _____
By: _____

Organization: _____
By: _____

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: UMR
By: Scott Hogan
President & CEO

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: Dudley Investments, LLC
By: John W. Dudley, V.P.

Organization: CRYSTAL FINISHING SYSTEMS
By: Mark Mathias

Organization: St. Esther's Episcopal Foundation
By: Camela Jackson, E.D.

Organization: Dwight + Linda Davis Foundation
By: Jeffrey E. Stubbe, Exec. Dir.

Organization: BMO Harris Bank
By: John Tubbs

Organization: JUD S. ALEXANDER FOUNDATION
By: David J. Pres. & CEO.

Organization: Dudley Foundation
By: Ann Dudley Shannon, Pres.

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: Aqua Finance, Inc
By: [Signature] CEO

Organization: _____
By: _____

Organization: MCDONALD INC.
By: [Signature] EXP

Organization: _____
By: _____

Organization: Nueske's
By: [Signature]

Organization: _____
By: _____

Organization: MAJOR INDUSTRIES, INC
By: [Signature]

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: Graebel Companies, Inc.
By: William H. Graebel



Organization: Third Street Holdings, LLC
By: William R. Tehan



Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: Schweitz Metals
By: John Peterson

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: Northcentral Technical College
By: L. A. Young

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: County Materials Corp
By: 

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: _____
By: *Dennis DeKoye, President*
Associated Bank Wausau

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

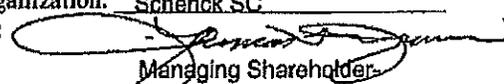
LETTER ENDORSEMENTS

Organization: Amy J. Pomeroy
By: CHURCH MUTUAL INSURANCE COMPANY

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: Schenck SC
By: 
Managing Shareholder
Wausau Office

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: Rocket Industrial
By: 

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

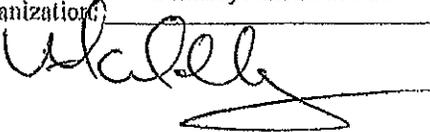
Organization: LINETEC
By: _____


Rick Mashe

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: O'Malley Automotive Inc.
By: 

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: INTEGRITY STATE
By: _____

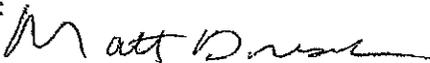
Organization: _____
By: _____


Organization: RANDY L. BASK (PALS/LEO)
By: _____

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: Styrene Products, Inc.
By: 

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: Kocourek Automotive
By: [Signature]

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: _____
By: _____

Organization: RED Engineering
By: *[Signature]*

Organization: _____
By: _____

Organization: Northwest Petroleum Service
By: *[Signature]*

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspius health and wellness campus projects.

LETTER ENDORSEMENTS

Wausau Tile, Inc. and
Imperial Industries, Inc.
Organization: President, Bryan Borrell

By: 

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

NAI PFEFFERLE

Organization: COMMERCIAL REAL ESTATE Organization: _____

By: G. M. Davis By: _____
Senior Advisor

Organization: _____
By: _____

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: Wausau River District Organization: _____
By:  By: _____

Organization: _____ Organization: _____
By: _____ By: _____

Chad D. Kane

From: Chad D. Kane
Sent: Wednesday, September 12, 2018 1:55 PM
To: Robert Mielke (robert.mielke@ci.wausau.wi.us); Lisa Rasmussen (lisa.rasmussen2@ci.wausau.wi.us)
Cc: Bryan Bailey (bbailey@woodsonymca.com); chuckg@ghidorzi.com; Chris Ghidorzi (chrisg@ghidorzi.com); sids@aspirus.org
Subject: WoodTrust Bank SUPPORT for the YMCA and Aspirus Projects

Mr. Mayor and City Council Members:

You have heard enough from me by now with regard to my overwhelmingly positive view of the downtown YMCA and Aspirus projects in my capacity as president of the Woodson YMCA Foundation Board of Directors. Rather than repeat the details that serve as the background for my support, I point you to Jim McIntyre's letter of September 8 and Matt Heywood's letter of September 11. Both letters have been submitted to the City Council for the record and I fully endorse the views expressed in both communications.

I instead write to you today as president of WoodTrust Bank and WoodTrust Asset Management – a downtown Wausau employer with locations on both First Street in the Dudley Tower and on the northwest corner of Bridge Street and Third Street. I am also a Wausau resident that has raised three children with my wife on the city's east side.

While I recognize that, due to the requested street vacations, some may view the YMCA and Aspirus projects as imperfect – I candidly feel the initiatives are as close to perfect as it gets. I am a regular user (6-10 trips per day) of McIndoe Street as I travel to and from work for business and personal matters. Because of my knowledge with the details of this project and the proposed roadway changes, I have been personally "boycotting" the use of McIndoe Street between Third Street and First Street for the last number of weeks. Rather, when traveling to First Street from the east, I now use Fulton Street, Grant Street, McClellan Street or Scott Street, in addition to my newfound fondness for coming down First Street from the north (when it's open...).

With the proposed partial closings of Second Street, Franklin Street and McIndoe Street – my new travel patterns have created no inconvenience whatsoever as I access my workplace along the short stretch of N. First Street. With the closing of McIndoe Street, my employees and customers would still have access to six convenient routes to my office in the Dudley Tower. In that regard, I have spoken to many customers that visit our office and have not found one negative reaction to these proposed street vacancies. I know other tenants in the Dudley Tower feel the same.

I respectfully ask that you move forward with all street vacations as requested to allow this \$40 million downtown health and wellness campus investment (funded with private capital) take place, for all the reasons enumerated within the aforementioned letters previously submitted to your attention for the record.

Thank you for your consideration.

Chad Kane



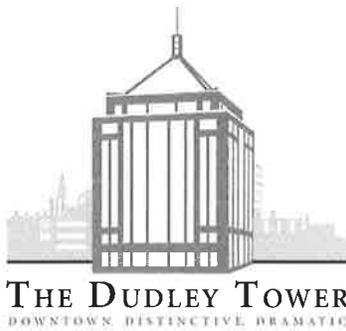
CHAD D. KANE

PRESIDENT

500 FIRST STREET, SUITE 1000

PO BOX 1725

WAUSAU, WI 54402-1725



September 13, 2018

Mayor Robert Mielke
Wausau City Council, c/o Lisa Rasmussen, Chair
407 Grant Street
Wausau, WI 54403

Subject: YMCA/Aspirus Downtown Wausau Health and Wellness Campus

Dear Mayor Mielke and City Council:

The Dudley Tower is providing this letter in support of the proposed vacation of Franklin Street between North 2nd Street and North 3rd Street, of North 2nd Street between Franklin Street and Fulton Street, and of McIndoe Street between North 3rd Street and North 1st Street.

The \$40 million redevelopment and expansion of the YMCA, the construction of an adult 55+ activity center, and the development of an Aspirus Clinic (the “Project”) are transformative and major events in the history of the Wausau community, similar to Dick Dudley’s construction of the Dudley Tower. All transformative and significant projects have critical moments when decisions need to be made by local representatives which will positively or negatively impact their community for decades to come. Those decisions always require listening to, consideration of, and careful balancing of differing points of view. We believe that the many positives of the Project overwhelmingly outweigh any perceived drawbacks or negatives, and strongly encourage you to support the Project, provide assistance to reaching solutions among the neighboring and interested parties, and proceed with the street closures.

As you know, our group has been working on the design and development of another significant and complementary building to the north of the Dudley Tower (“Second Wausau Tower”). As part of this process, we have been paying close attention to the traffic patterns in this area, and the potential impact on our businesses and future development planning. We are confident that the street closures will not adversely impact our investments, and in fact believe that the Project will enhance and improve the neighboring businesses and increase their long term property values, particularly in consideration of the City of Wausau’s plans to enhance the Fulton Street corridor, and potentially Grant Street.

The support and actions regarding the YMCA, the adult activity center, and the Aspirus Clinic will send clear signals to us and others who are contemplating further investments and development in the entire Riverfront area. We are confident that Dick Dudley would concur, and would encourage the City of Wausau to provide its full support and commitment to the Project and the necessary street closures to accomplish it.

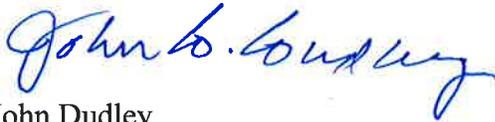
Sincerely,

FIRST WAUSAU TOWER, LLC



Paul C. Schlindwein II
President

SECOND WAUSAU TOWER, LLC



John Dudley
President

Chad D. Kane

From: William R. Tehan <wtehan@ruderware.com>
Sent: Wednesday, September 12, 2018 12:44 PM
To: mayor@ci.wausau.wi.us; Lisa.Rasmussen@ci.wausau.wi.us
Cc: Gary.Gisselman@ci.wausau.wi.us; Tom.Neal@ci.wausau.wi.us; Patrick.Peckham@ci.wausau.wi.us; Mary.Thao@ci.wausau.wi.us; Chad D. Kane; sids@aspirus.org; bbailey@woodsonymca.com; chuckg@ghidorzi.com; chrisg@ghidorzi.com; Graebel, Bill; Joseph M. Mella
Subject: YMCA/Aspirus Downtown Wausau Health and Wellness Campus
Attachments: 1694_001.pdf

Mayor Mielke and City Council Chair Rasmussen – Third Street Holdings, LLC is supportive of the vacation of Franklin Street between North 2nd Street and North 3rd Street and of North 2nd Street between Franklin Street and Fulton Street.

I will not be able to attend the CISM meeting in person tomorrow night so I wanted to send you the attached letter in the place of oral comments of support at the meeting.

Please enter into the public record the attached letter in support of this action.

Thanks. Bill



William R. Tehan

Ruder Ware, L.L.S.C.

500 First Street, Suite 8000 | P.O. Box 8050 | Wausau, WI 54402-8050

Phone: 715.845.4336 | Toll-Free: 800.477.8050 | Fax: 715.845.2718

wtehan@ruderware.com | www.ruderware.com

Visit our blog at www.blueinklaw.com



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**THIRD STREET HOLDINGS, LLC
500 FIRST STREET, SUITE 8000
WAUSAU, WI 54403**

September 12, 2018

Mayor Robert Mielke
Wausau City Council, c/o Lisa Rasmussen, Chair
407 Grant Street
Wausau, WI 54403

Subject: YMCA/Aspirus Downtown Wausau Health and Wellness Campus

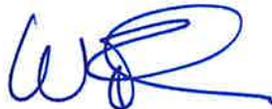
Dear Mayor Mielke and City Council:

This letter is written in support of the proposed vacation of Franklin Street between North 2nd Street and North 3rd Street and of North 2nd Street between Franklin Street and Fulton Street.

Third Street Holdings, LLC (“TSH”) is a subsidiary of Davidsons First Trust, a trust which was created by David W. Graebel for the benefit of the members of the Graebel family. TSH is the owner of the property which is locally known as the “Graebel Building” and which occupies three city blocks immediately adjacent to the proposed YMCA/Aspirus health and wellness campus in downtown Wausau. TSH is a landowner adjoining Franklin Street between North 2nd Street and North 3rd Street and adjoining North 2nd Street between Franklin Street and McIndoe Street. TSH is currently in the process of working cooperatively with the YMCA to finalize the terms of a Cross Easement Agreement which will set forth the terms upon which the YMCA and TSH will in the future utilize the land upon which these proposed adjacent vacated streets are located for future vehicular access and parking and pedestrian walkways.

The proposals for the expansion of the YMCA and the development of an Aspirus clinic are significant steps forward for the Wausau community, bringing new health care services, expanded wellness services, increased employment, increased tax base, and vital economic development to our downtown area. The proposed vacation of streets to accommodate these important projects are essential to realizing the many benefits which will accrue to our community. Thank you for your anticipated support and positive action to approve these roadway actions.

THIRD STREET HOLDINGS, LLC



William R. Tehan, Manager

Chad D. Kane

From: DeLoye, Dennis <Dennis.DeLoye@associatedbank.com>
Sent: Wednesday, September 12, 2018 10:38 AM
To: 'Robert Mielke'
Cc: Chad D. Kane
Subject: YMCA project

Good morning Mayor,
Thanks again for our recent meeting and for your open door approach with business leaders and residents alike. I really appreciate your leadership in our great city!!

With the planned YMCA and Aspirus developments, I believe we have a tremendous opportunity to continue substantial economic investment and progress in our downtown area while at the same time helping to improve the health of our community. I understand the street closing component of these developments are being reviewed separately with one meeting occurring September 13th (for the YMCA development) and then a separate public hearing in early November (for the Aspirus development). I wanted to share my comments with you as I won't be able to attend the meeting tomorrow night. On behalf of Associated Bank, we fully support the proposed YMCA development (and also support the Aspirus development but that's for a subsequent meeting). We plan to financially support the YMCA development at a substantial level as we think a prosperous downtown and healthy community is essential. Although I understand changing traffic patterns is difficult and inconvenient for some, I think the positive impacts of these developments far outweigh the negatives.

Please call or email me with any questions regarding my comments above.

Many thanks,
Dennis



Dennis DeLoye, President
Central Wisconsin/Community Markets
Office: 715-848-4740 | Mobile: 715-571-7475
2010 Stewart Ave | Wausau, WI 54401
Dennis.DeLoye@AssociatedBank.com

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Chad D. Kane

From: Dave Davies <djdavies70@gmail.com>
Sent: Wednesday, September 12, 2018 7:05 PM
To: Becky.Mcelhaney@ci.wausau.wi.us; Mayor@ci.wausau.wi.us; Chad D. Kane; sids@aspirus.org; Bryan Bailey; chuckg@ghidorzi.com; chrisg@ghidorzi.com
Subject: Tomorrow Nights Public Hearing

Becky and Mayor Mielke, unfortunately I will not be able to attend the committee meeting tomorrow that will be considering the vacating of Franklin St between 2nd and 3rd Streets as well the vacating of 2nd St between Franklin and Fulton....both of which are part of the YMCA/Aspirus expansion project. I would ask that you read the following comments into the record so that they can be considered during tomorrows discussions.

As a long term Wausau resident I believe that a vibrant and economically healthy downtown area is critical to the long term growth and prosperity of our community. While I see smaller new business entrepreneurs taking action to conduct business in the downtown area I believe we also need several "cornerstones" entities to anchor our downtown. I am confident that the recently announced YMCA/Aspirus project would accomplish that need very effectively.

Once completed this revamped and new facility would support Aspirus clients, YMCA members, and the community at large. In addition the new senior center would fill a significant need for this growing population in our community.

Please accept this message as a strong endorsement to the vacating of the above mentioned streets as well as for the entire project.

Dave Davies
4030 Pine Tree Rd,
Wausau, WI 54403
djdavies70@gmail.com
715 571 8877



September 13, 2018

Mayor Robert B. Mielke
City of Wausau
407 Grant Street
Wausau, WI 54403

Dear Mayor Mielke:

Earlier this week, I had the opportunity to speak to the Wausau City Council in support of the YMCA-Aspirus Health and Wellness campus which is to be fully funded by business organizations and the benevolence of local foundations. Thanks to you and the entire Wausau City Council for taking this project forward for consideration in your deliberative process as it goes to the Capital Improvements & Street Maintenance (CISM) committee on Thursday, September 13th.

As stated in a previous letter of support from the Wausau Region Chamber of Commerce, this downtown development will have a tremendous economic impact for the city. The new Aspirus clinic, coupled with the enhanced YMCA, will expand child care services to serve young families and provide a gathering place for active seniors. When complete, the site will serve an important role in establishing downtown vibrancy as well as bring more people to the downtown community where small businesses will have the opportunity to engage in enhanced commerce.

As the City of Wausau moves consideration of this project from the City Council to the Capital Improvements & Street Maintenance (CISM) committee, I again would like to take the opportunity to voice our support of the project in its proposed design as outlined in File 18-0704. The concept of this connected health and wellness campus for the community, with appropriate parking for patients, members and guests is essential. On behalf of the Board of Directors of the Wausau Region Chamber of Commerce, I would like to express strong support for vacating (closing) McIndoe Street from N. 3rd Street to N. 1st Street; Stub closures of 2nd Street between Franklin Street and Fulton Street and; Rerouting of State Highways 51 and 52.

The City of Wausau has demonstrated over and over that is amenable to community enhancements that will help to support downtown vibrancy and the greater good of the economic region. Strategically, looking both short and

long term, the YMCA/Aspirus project as proposed, is a lynch pin which will connect the 3rd Street corridor to the riverfront development. This is an opportunity to build something special and impactful for the community.

Sincerely,

A handwritten signature in cursive script that reads "David Eckmann".

David Eckmann, Ed.D.

President/CEO

Wausau Region Chamber of Commerce

cc: Capital Improvements and Street Maintenance Committee

Chairperson, Gary Gisselman

Aldersperson, Karen Kellbach

Aldersperson, Lisa Rasmussen

Aldersperson (VC), Mary Thao

Aldersperson, Becky McElhaney

Chad D. Kane

From: John O'Malley <john@omalleyautos.com>
Sent: Thursday, September 13, 2018 12:08 PM
To: Robert.Mielke@ci.wausau.wi.us
Cc: Chad D. Kane
Subject: YMCA / Aspirus Downtown Project

Mayor Mielke,

I write this as both a business owner in Wausau and resident of the city of Wausau. I am in strong support of the development as presented by the Y and Aspirus. I also support the closure of the streets, particularly McIndoe St., in order for this project to move forward.

I live on the east side of Wausau. I use McIndoe St. daily to go to and from work. For me to use Scott St thru downtown to get to the west side of town or to go down Fulton St.(one block north of McIndoe) to 1st St to Scott St is of little or no consequence or inconvenience. The benefits of this project, both economically and as it relates to the quality of life in our community, far outway any small inconvenience these street closures may present. I would hate to see this project stall or not come to fruition because the city would not close 2 blocks of McIndoe St.

I believe this project will also spur more and continue development of the areas north of McIndoe from 3rd St to Bridge St. and the riverfront.

Projects like this come along once in a generation. We have two organizations, the Y and Aspirus, with \$40 million in capital ready to move forward. Please don't let this opportunity pass us by.

Sincerely,

John O'Malley
O'Malley Automotive Inc
Ph: 715-842-2131 Fax: 715-845-6820
3405 W Stewart Ave, Wausau, WI54401
john@omalleyautos.com
www.omalleyautos.com



Chad D. Kane

From: MCDEVCO - Jim Warsaw <JimWarsaw@mcdevco.org>
Sent: Thursday, September 13, 2018 11:44 AM
To: kathi.groeschel@ci.wausau.wi.us; Lisa L Rasmussen; marythaowausau@gmail.com
Subject: Support of the joint project proposed by the YMCA & Aspirus

Good morning. I am sure all of the City Council Members have been approached by numerous parties regarding the YMCA and Aspirus joint venture project that was recently announced for the City of Wausau. Inevitably, every project has its detractors, many of whom do not understand the full economic impact a project of this size can have on the citizens of Wausau and surrounding communities of Marathon County. First, this is a rare opportunity for a community the size of Wausau. Secondly, everyone needs to understand the constraints our governmental units are facing in generating sufficient revenues to cover the cost of services being provided. The new revenue generated by this project goes a long way to doing just that. Last, but not least, this project addresses many of the calls to action highlighted in the most recent issue of United Way's Life Report. The letters of support you've received from the CEO's of two of Wausau's largest employers and the financial commitments they have made should be more than adequate to demonstrate to the City Council Members why they should support this project. Not only will it be beneficial to the City of Wausau, it will also serve the needs of many Marathon County residents.

While I no longer live in the City of Wausau, I am a resident of the Village of Weston. As the Executive Director of MCDEVCO, Inc. I am often asked to evaluate large economic projects of this kind. In my opinion, this is a must do for the City. Unfortunately, I am unable to attend the Public Hearing scheduled for this evening and ask that you accept this correspondence as an expression of MCDEVCO's support of this project. Thank you!

Sincerely,
Jim Warsaw
Executive Director
MCDEVCO, Inc.
300 Third Street, Suite 207
Wausau, WI 54403
715-298-0084
jimwarsaw@mcdevco.org



Chad D. Kane

From: Matthew D. Rowe <mrowe@ruderware.com>
Sent: Thursday, September 13, 2018 1:31 PM
To: Chad D. Kane; Sid Sczygelski; Bryan Bailey (bbailey@woodsonymca.com); chuckg@ghidorzi.com; chrisg@ghidorzi.com
Subject: FW: CISM Committee Meeting - September 13, 2018

FYI; sent to my alderperson and the mayor this afternoon.

Sorry I cannot attend this evening.

Matt



Matthew D. Rowe

Ruder Ware, L.L.S.C.

500 First Street, Suite 8000 | P.O. Box 8050 | Wausau, WI 54402-8050

Phone: 715.845.4336 | Toll-Free: 800.477.8050 | Fax: 715.845.2718

mrowe@ruderware.com | www.ruderware.com

Visit our blog at www.blueinklaw.com



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From: Matthew D. Rowe
Sent: Thursday, September 13, 2018 1:29 PM
To: Becky.Mcelhaney@ci.wausau.wi.us
Cc: Robert.Mielke@ci.wausau.wi.us
Subject: CISM Committee Meeting - September 13, 2018

Ms. McElhaney—

Although I am unable to attend the meeting of the Capital Improvements & Street Maintenance Committee meeting this evening, I would like to be on record as adding my support for the proposal to vacate Franklin Street (between North 2nd Street and N. 3rd Street) and North 2nd Street (between Franklin Street and Fulton Street). I am a resident of 1709 Tall Oaks Drive (District 6), and I also work downtown, so I commute these routes every day.

I urge you and the rest of the members of the committee to take into consideration the tremendous community benefits that can flow from a project such as the one proposed by the YMCA and Aspirus. These projects do not come along every day. Although it may seem tempting to “leave things as they are” (inertia is a powerful force), I would ask

that you consider the many benefits that a project like the one proposed can provide for this community. I am very confident that workable solutions can be developed for public streets and other rights-of-way, and, over time, these vacated streets will not be missed.

Thank you for your consideration.

Matt



Matthew D. Rowe

Ruder Ware, L.L.S.C.

500 First Street, Suite 8000 | P.O. Box 8050 | Wausau, WI 54402-8050

Phone: 715.845.4336 | Toll-Free: 800.477.8050 | Fax: 715.845.2718

mrowe@ruderware.com | www.ruderware.com

Visit our blog at www.blueinklaw.com



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Chad D. Kane

From: Gatzke, Rebecca <rebecca.gatzke@greenheck.com>
Sent: Thursday, September 13, 2018 12:40 PM
To: Robert.Mielke@ci.wausau.wi.us
Cc: Chad D. Kane; sids@aspirus.org; bbailey@woodsonymca.com; chuckg@ghidorzi.com; chrisg@ghidorzi.com
Subject: Proposed YMCA / Aspirus Downtown Health / Wellness Campus

Dear Mayor Mielke,

I am writing to you in several capacities: a member of the Woodson YMCA Operating BOD, an employee of Greenheck, and as a member of the Wausau community for the past 20 years to express my support of the proposed YMCA / Aspirus health and wellness campus. I have seen the incredible transformation that has occurred in downtown Wausau over those 20 years and am proud to call the Wausau area home. It's exciting that we now have two very reputable organizations that want to build upon what's already been achieved while expanding much-needed health and wellness opportunities for our community.

Although the road closures required for this project will require some change, which is never easy, the benefits far outweigh the negatives. What other privately-funded investments have been presented or discussed that could possibly provide the benefits and achieve what this project will?

- Improved health and wellness opportunities to all segments of our population
- Expanded property tax base
- Continued beautification of our downtown area
- Increased flow of community members into the downtown area

All of this has a ripple effect by making our area more attractive to businesses and to the employees those businesses are trying to recruit.

I respectfully ask that you support these road closures to provide the long-term benefit to the community that this project will provide.

Sincerely,
Rebecca Gatzke

September 11, 2018

Mayor Robert Mielke
Wausau City Council, c/o Lisa Rasmussen, Chair
407 Grant Street
Wausau, WI 54403

SUBJECT: Downtown Wausau Health and Wellness Campus

Dear Mayor Mielke and City Council,

As you are aware, Aspirus is partnering with the Woodson YMCA and local business leaders and philanthropists to develop a multigenerational health and wellness campus in downtown Wausau. While plans for the development have been largely determined, there still remain certain details and approvals to be finalized. As president and CEO of Aspirus, I have been proud to work with the YMCA and community leaders to create a vision for something great: A \$40 million downtown Wausau project with three complementary – and connected – elements.

1. Extensive modernization and expansion of the Woodson YMCA.
2. Construction of an activity center for adults 55 and older.
3. Development of a new Aspirus Clinic, which will be connected to the YMCA.

The Aspirus Board of Directors is in full support of this project, which is special because it represents a change in how Aspirus views its role in the community. Health care systems have historically been in the business of caring for the sick. But our vision for the future is to engage people in all stages of life. The future is about wellness, vitality, prevention and early detection. The most effective way to treat health issues is to prevent them altogether. And we believe the downtown health and wellness campus will help us do that, while providing distinct benefits to Wausau and its residents.

Health and Vitality – The progressive combination of resources and expertise within the campus will result in a truly special health and wellness tool for all who live in and visit Wausau. By expanding the robust, successful services and programs provided by the YMCA and connecting them with leading health care experts, the campus will serve the lifestyle and care needs of everyone from infants through seniors. YMCA services are in high demand, and the organization serves 12,500 members – a number equivalent to more than 30% of Wausau’s total population. Membership will certainly grow as the YMCA modernizes and adds much-needed space for gymnastics, a new wellness center and expanded access to excellent child care for infants, toddlers and children. The campus will add a best-in-class senior center and a 36,000-square-foot Aspirus Clinic offering primary and walk-in care, as well as laboratory and imaging services. By physically connecting health care experts with YMCA staff, we will be able to develop and introduce advanced, innovative prevention, wellness and rehabilitation programs and services to improve the health and vitality of the community.

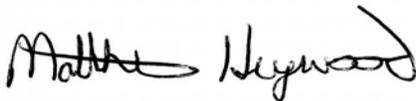
Economic – The YMCA expects to add 10 new jobs once its expansion and modernization project is completed. When fully staffed, the Aspirus Clinic will support about 50 downtown jobs and we anticipate about 30,000 patient visits in the first year. These employees, patients and visitors will provide a steady stream of new activity to Wausau’s downtown. The privately funded, \$20 million Aspirus Clinic also will contribute hundreds of thousands of dollars each year in new property taxes to Wausau. If the clinic is not built, the space it would occupy will generate no property taxes at all.

Community – Downtown Wausau is evolving and improving. Dozens of projects and improvements have resulted in tremendous resources, such as the Jefferson Street Inn, the 400 Block, Washington Square, the Dudley Tower, the Marathon County Public Library, City Square Office Center, Cloverbelt Credit Union, The Eye Clinic of Wisconsin, and a lively and useable riverfront. Businesses small and large are revitalized and refreshed. The health and wellness campus would replace blighted properties with a unique resource situated in an attractive, park-like setting. It would connect features that make Wausau wonderful – from Athletic Park to the Marathon County Historical Society to Third Street Shops – in a coherent experience for residents and visitors alike. City leaders have proposed a new, safer and more efficient traffic flow that will benefit the walkers, bikers and drivers who travel our streets and access our businesses and riverfront. This project would represent a huge step toward achieving that vision.

Momentum – I believe the downtown health and wellness campus will spark additional economic development and momentum in downtown Wausau. The presence of a unique community resource and vision like this would be a powerful tool for businesses to use in recruitment and retention. This kind of collaboration and innovation among diverse members – including a storied non-profit service organization, the county’s largest employer, area foundations and individuals, and members of local government – proclaims loudly that Wausau is an effective and willing partner. It tells everyone that Wausau is committed to a truly vibrant future. On the other hand, if opportunities and improvements like this are not cultivated and supported, they will go elsewhere. And that would be a shame for everyone.

I look forward to continuing to work alongside you all as we strive to make Wausau the best community it can be.

Sincerely,



Matthew F. Heywood
President and CEO
Aspirus

Letter from Joseph F. Kelley, 910 N. 1st Street

Regarding McIndoe Street Closure

Perhaps the best solution is to not close McIndoe Street, rather the Graebel property could be purchased and developed.

Suggestions if McIndoe Street is to be closed:

1. Provide a safe 1st Street Pedestrian Crosswalk to both the Eye Clinic and to the Riverfront Trail. The City already owns the lot at 814 1st Street as well as the property behind this lot back to the River. A walkway could go through this lot and link with the Riverfront Trail.
2. Provide a Speed Zone limiting cars to 15 MPH at the following:
 - All of River Drive North (by the WOW).
 - 1st Street from Grant to Fulton (by the Eye Clinic).
 - Fulton Street from 1st Street to 3rd Street (by the ABC).
3. Extend the one-way with angle parking on 3rd Street to go from the Mall to Bridge Street (it now stops at Grant Street). The reason for this is to encourage southbound through traffic from Riverview to use 5th Street (rather than 3rd to Fulton to 1st).

The idea behind these suggestions is to cut down on through traffic and to create a new Pedestrian Friendly Campus.

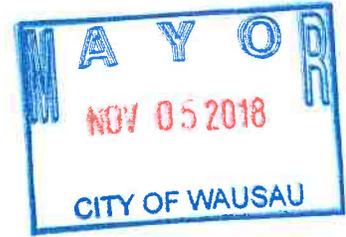
Please take this into consideration,

Respectfully,

 10/31/2018

Joseph F. Kelley

Joekelley8341@charter.net



November 5, 2018

Mayor Robert Mielke
City of Wausau
407 Grant Street
Wausau, WI 54403

Dear Mayor,

As we move into the 21st century economy, development projects like the Woodson YMCA and Aspirus Downtown Clinic become more important in creating the place of the future, not cementing the past. For Wausau to compete in highly competitive economic development against other communities, projects like this, especially located in the downtown, are critical to our success in attracting and retaining talented and knowledgeable people.

At the recent Wausau Region Chamber of Commerce Board meeting, the Board of Directors of the Wausau Region Chamber of Commerce approved a resolution supporting the Aspirus and Woodson YMCA development taking shape at the intersection of Third Street and McIndoe. From a community development and business perspective, impactful projects like the enhanced Woodson YMCA and Aspirus Downtown Clinic do not come along that often, especially the level of private investment that is being placed into the development.

Aligning with other business leaders and organizations in the community, the Wausau Region Chamber of Commerce Board of Directors officially extend their support of Jim McIntyre's September 8, 2018 letter addressed to you, Council Chair Rasmussen, and the entire City Council. Attached to this letter are the endorsement signatures from board members that were present at the November 1st meeting. All Board members signed as supporters from their board seat and others also included endorsement from their respective business organization.

I respectfully request that you share this letter, the attached McIntyre letter from September 8, 2018 along with signature endorsements with the City Clerk, Council Chair Rasmussen, and the City Council. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "David Eckmann".

David Eckmann, Ed.D.
President/CEO
Wausau Region Chamber of Commerce

cc: *City Clerk*
City Common Council Members

The Greenheck Group

September 8, 2018

Mayor Robert B. Mielke
Wausau City Council, c/o Lisa Rasmussen, Chair
407 Grant Street
Wausau, WI 54403

Re: Proposed YMCA and Aspirus Downtown Health/Wellness Campus

Dear Mayor Mielke and City Council Members:

I write to you today, not in my capacity as a member of the board of directors of the Woodson YMCA Foundation, but rather in my role as the president and CEO of the Greenheck Group of companies, the largest manufacturing employer in the Wausau area.

On behalf of Greenheck and its 2,300 local employees, I offer my strong support of the visionary and collaborative downtown health and wellness campus development project as presented by the Woodson YMCA and Aspirus. The net effect of these initiatives for the Wausau community is overwhelmingly positive.

The leadership of the YMCA, with its generous local donors and 12,500 members, complemented by the commitment of the Aspirus management team, its Board of Directors and 3,700 local employees, are presenting the city of Wausau with a \$40 million investment of private capital. This capital commitment to the downtown carries with it the honorable vision of improving health and wellness opportunities for all of Wausau's community members, from infants to seniors.

While these two privately-funded projects are separate and distinct, I urge you to consider the unique and progressive vision that accompanies this collaborative effort. Developments such as this offer a host of benefits for the community and send a pro-business message to current and prospective employers. The risks of not embracing this initiative are substantial, as capital investment always has, and always will, flow through the path of least resistance.

From our perspective at Greenheck, completion of these projects would display that the Wausau community is executing on available opportunities to be a leader in improving the quality of life for its residents and establishing a strong reputation as a place that is open for future business investment. The following benefits to these projects at hand are clear:

1. Continued validation of the substantial downtown investments previously made through private, community-based, and public initiatives, including but not limited to: a) the Marathon County Public Library, b) the Jefferson Street Inn and Palladian, c) Washington Square, d) the 400 Block, e) the Grand Theater and CVA, f) the Dudley Tower, g) Riverside Place, h) the Eye Clinic of Wisconsin, i) Cloverbelt Credit Union, j) the current riverfront development initiatives, k) City Square Office Center, and l) the admirable number of other critical businesses, small and large, that have committed their time, energy, and capital to the core of Wausau.

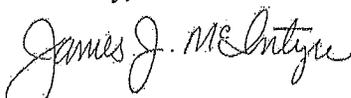
As you evaluate your votes on these matters, I hope you will consider that, while these proposals are recognized as imperfect, the positives greatly outweigh the negatives. In that regard, I offer three points of comment regarding the roadway actions you are being asked to consider:

1. Stub closings of Second Street and Franklin Street. While not quite “roads to nowhere,” that term is nevertheless relevant in this case. The YMCA and Aspirus project parking and site plan being offered for your consideration shows continued ease of access and through-traffic to these points via private driveways. As mentioned earlier, the aesthetic improvements to these adjoining parcels, paid for with private funding, will be substantial.
2. Closing of McIndoe Street from Third Street to First Street. To gain access to the very short stretch of First Street that extends from Fulton Street at the north to Scott Street at the south (my casual estimate is that this section of First Street is less than one mile in length), there are currently *seven* separate road access points to that short but important roadway: (1) First Street from the north, (2) First Street from the south, (3) Fulton Street from the east, (4) McIndoe Street from the east, (5) Grant Street from the east, (6) McClellan Street from the east, and (7) Scott Street from the east. Given the project (especially the Aspirus component of the health and wellness campus and its accompanying tax base) only works in the event that this two-block section of McIndoe is closed for a variety of operational, programmatic, and facilities reasons, I would hope that the reduction to a still-substantial *six* access points for that short stretch would be viewed as only a minor negative. I have driven the alternative routes to First Street and found no personal inconvenience. Additionally, I believe it is widely known that the McIndoe/Third Street intersection is not safe and has been the site of many accidents and near-accidents. This partial closure would solve that significant problem.
3. Re-routing of State Highways 51 and 52. My understanding is that the City of Wausau staff has been engaged in productive discussions with the Wisconsin Department of Transportation in this matter and may have developed superior routing options for this flow of traffic through our downtown. I urge you to continue working towards a mutually-agreeable solution with the DOT that keeps our residents safe and also offers the opportunity to take positive action on the various street alterations required for successful completion of these projects.

On a final note, I respectfully ask that you consider what happens if the roadway actions are *not* taken. While the YMCA project would proceed, the \$20 million Aspirus capital investment and its accompanying tax revenues would likely flow elsewhere, perhaps to another community, and the extraordinary vision of a collaborative health and wellness campus would collapse. The land that would have been allocated to the taxable Aspirus Clinic project would be converted to tax-exempt parking for the YMCA, costing the city millions in lost revenues over time. Most importantly, a strong message would be sent to the community and potential future investors that Wausau is *not* open for business, and the decades of downtown investment – from the mall to the riverfront – would be dealt a severe setback.

As an attachment to this letter, other business and community leaders have indicated their agreement with the framework of my argument to proceed with the roadway closings, as presented. I thank you for your time, consideration, and evaluation of the thought process I have expressed herein.

Sincerely,



James J. McIntyre
President and CEO

The undersigned Wausau business and community-based organizations support the views presented within Jim McIntyre's letter on behalf of Greenheck, dated September 8, 2018, and also request that the Wausau City Council adopt the roadway modifications as requested in the context of the YMCA and Aspirus health and wellness campus projects.

LETTER ENDORSEMENTS

Organization: Wausau Region Chamber of Commerce and North Central Technical College
By: Jessie Woder

Organization: Chamber Board
By: [Signature]

Organization: Chamber Board
By: Jordan Draeger

Organization: Wausau Region Chamber and Anany & Associates
By: Jammy Pestka

Organization: WRCC / Greenheck
By: [Signature]

Organization: Chamber Board
By: Rebecca J. Frisch

Organization: Chamber Board
By: Schenck SC Keridone Connaughty

Organization: CHAMBER BOARD
By: JED TUBE BEEDEE Tom Fle

Organization: WRCC Board of Directors
By: North Central Health Care
[Signature]

Organization: Wausau Region Chamber of Commerce and Wisconsin Kenworth
By: Cory Medvedy

Organization: Wausau Region Chamber of Commerce
By: MIRON CONSTRUCTION Paul Satree

Organization: WRCC Board
By: [Signature]

Organization: Wausau Region Chamber Revival Building
By: [Signature]

Organization: WRCC Board
By: JACK HOOGENDYK - DIRECTOR AT LARGE

Organization: WRCC Board of Dir
By: Dawn Bernatz

Organization: WRCC Board of Dir.
By: WSAW/WZAW
[Signature]

Organization: WRCC Board of Dir.
By: Faithful Consulting
[Signature]

Organization: ASPIRUS
By: Darrell M. Lertz
[Signature]

AGENDA ITEM
Establish Assessment Rates for 2019 Construction Projects
BACKGROUND
<p>Each year the City sets the assessment rates for streets reconstructed within the City. The assessment rate set is per foot of assessable frontage. The assessable frontage is based upon the location and shape of the lot. The 2018 assessment rate was set at \$42 per assessable foot. The assessment rate has typically been set to account for 60% of the roadway construction.</p> <p>Sewer lateral replacement during street projects was set at \$500 in 2018.</p>
FISCAL IMPACT
<p>The money collected from special assessments goes to the general fund. The amount collected each year is dependent on the streets which are included in the final budget and are approved for construction after public hearings. Assessments over \$300 but less than \$20,000 can be paid over a five-year period. Assessment over \$20,000 can be paid over a ten-year period.</p>
STAFF RECOMMENDATION
<p>Staff recommends maintaining the \$42 per assessable rate and the \$500 sewer lateral replacement rate for 2019 street construction projects.</p>
<p>Staff contact: Allen Wesolowski 715-261-6762</p>

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

**RESOLUTION OF THE
CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE**

Establishing Assessment Rates for 2019 New Street Construction Projects

Committee Action:

Fiscal Impact: Amount of 2019 special assessments will depend on what projects are included in the budget.

File Number: _____ **Date Introduced:** November 27, 2018

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, on November 8, 2018, your Capital Improvements and Street Maintenance Committee reviewed the 2018 costs for the street construction projects; and

WHEREAS, your Committee recommends the 2019 assessable costs per foot per side of adjusted front footage be established at \$42.00 per foot; and \$500 for the replacement of sewer laterals; now therefore

BE IT RESOLVED the Common Council of the City of Wausau does hereby establish \$42.00 per foot per side as the assessable rate for 2019 street construction projects; and \$500 for the replacement of sewer laterals.

Approved:

Robert B. Mielke, Mayor

Agenda Item No.

5

STAFF REPORT TO CISM COMMITTEE – November 8, 2018

AGENDA ITEM
Discussion and possible action on Vacation Orders for Parcel 67 of the Townline Road Project and Parcel 1 of the South 1 st Avenue Project
BACKGROUND
Please see the attached Memo from Becher Hoppe regarding this item. The memo clearly explains the need for the proposed action.
FISCAL IMPACT
None
STAFF RECOMMENDATION
Staff recommends approving the Vacation Orders.
Staff contact: Allen Wesolowski 715-261-6762



330 N. 4th Street, Wausau, WI 54403-5417
715-845-8000 | becherhoppe.com

MEMO

Date: October 23, 2018

To: Allen Wesolowski, City Engineer

From: Cheryl Schroeder, Becher-Hoppe Associates

Subject: Nov 8th CISM meeting, Agenda item submittal

- Townline Road project, 6999-18-01, Vacation Order, parcel 67
- S. 1st Ave project, 6999-18-03, Vacation Order, parcel 1

Allen,

Please find attached the Vacation Orders that need to be discussed and approved at the next City of Wausau CISM meeting.

Townline Road, Parcel 67 - This sliver of land (left over from surveying / mapping of adjacent parcels) has an unknown / deceased owner which would require an appraisal, appraisal review, public notice and "friendly condemnation". Planset review showed that the slopes could be pulled in and this parcel could be avoided, saving the time and money of appraisal, review, etc...

S. 1st Avenue, Parcel 1 – Right of way interests are being acquired from this parcel for the Thomas Street project. It is anticipated that this parcel (located in the northwest quadrant of Thomas Street and S. 1st Avenue) will be acquired in its entirety as part of the Thomas Street project. Therefore, the city will already own the land.

If there are any questions, please let me know.

Thank you,

Cheryl Schroeder, Becher-Hoppe, consultant for the City of Wausau

Document Number
VACATION ORDER
TRANSPORTATION PROJECT PLAT

Wisconsin Department of Transportation
DT2222 4/2017 s.84.095(3)(b) Wis. Stats.

This Vacation Order applies to Transportation Project Plat 6999-18-01, recorded on March 5, 2018 as Document Number 1754407 in the Office of the Register of Deeds for Marathon County.

Whereas, parcel 67 of the above-described Transportation Project Plat has been determined to be unnecessary for transportation improvement project purposes, said parcel is vacated and rescinded.

This space is reserved for recording data

Return to
Becher-Hoppe Associates, INC
Attn: Cheryl Schroeder
330 N. 4th Street
Wausau, WI 54403

Parcel Identification Number/Tax Key Number
291-2808-062-0991

This Vacation Order has been approved by the City of Wausau.

X

(Signature)

Robert B. Mielke

(Print Name)

City of Wausau Mayor

(Title)

(Seal)

(Date – m/d/yyyy)

State of Wisconsin
Marathon _____ County } ss.

On the above date, this instrument was acknowledged before me by the named person(s).

X

(Signature, Notary Public, State of Wisconsin)

(Print or Type Name, Notary Public, State of Wisconsin)

(Date Commission Expires)

Document Number
VACATION ORDER
TRANSPORTATION PROJECT PLAT

Wisconsin Department of Transportation
DT2222 4/2017 s.84.095(3)(b) Wis. Stats.

This Vacation Order applies to Transportation Project Plat 6999-18-03, recorded on June 15, 2018 as Document Number 1760374 in the Office of the Register of Deeds for Marathon County.

Whereas, parcel 1 of the above-described Transportation Project Plat has been determined to be unnecessary for transportation improvement project purposes, said parcel is vacated and rescinded.

This space is reserved for recording data

Return to
Becher-Hoppe Associates, INC
Attn: Cheryl Schroeder
330 N. 4th Street
Wausau, WI 54403

Parcel Identification Number/Tax Key Number
291-2907-354-0128

This Vacation Order has been approved by the City of Wausau.

X

(Signature)

Robert B. Mielke

(Print Name)

City of Wausau Mayor

(Title)

(Seal)

(Date – m/d/yyyy)

State of Wisconsin
Marathon County } ss.

On the above date, this instrument was acknowledged before me by the named person(s).

X

(Signature, Notary Public, State of Wisconsin)

(Print or Type Name, Notary Public, State of Wisconsin)

(Date Commission Expires)

Agenda Item No.

6

STAFF REPORT TO CISM COMMITTEE – November 8, 2018

AGENDA ITEM

Discussion and possible action on a Governmental Responsibility Resolution for Runoff Management Grants

BACKGROUND

The City received a storm water management grant from the WDNR several years ago to model the storm water system and calculate TSS and phosphorous loadings to the Wisconsin River. The City hired Brown and Caldwell to perform this work. The WDNR is requiring the City to pass a resolution assigning someone at the City the authority to be the City's representative. The authority is outlined in the resolution.

FISCAL IMPACT

The City needs this resolution to submit the remaining requests for reimbursement to the WDNR. Failure to assign a City representative would not allow any more requests for funds.

STAFF RECOMMENDATION

Staff recommends approving the resolution assigning the City Engineer as the City representative.

Staff contact: Allen Wesolowski 715-261-6762

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

**RESOLUTION OF THE
CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE**

Approving Governmental Responsibility Resolution for Runoff Management Grants

Committee Action:

Fiscal Impact: By approving this Resolution, the City will be able to receive the remaining funds in the WDNR Stormwater Grant

File Number:

Date Introduced: November 27, 2018

FISCAL IMPACT SUMMARY

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

RESOLUTION

WHEREAS, the City of Wausau is interested in acquiring a Grant from the Wisconsin Department of Natural Resources for the purpose of implementing measures to control agricultural or urban storm water runoff pollution sources (as described in the application and pursuant to ss. 281.65 or 281.66, Wis. Stats., and chs. NR 151, 153 and 155); and

WHEREAS a cost-sharing grant is required to carry out this project:

THEREFORE, BE IT RESOLVED that the City of Wausau hereby authorizes the City Engineer, Engineering Department, to act on behalf of the City of Wausau to:

Sign and submit an application to the State of Wisconsin Department of Natural Resources for any financial aid that may be available;

Sign a grant agreement between the local government (applicant) and the Department of Natural Resources;

Sign and submit reimbursement claims along with necessary supporting documentation;

Sign and submit interim and final reports and other documentation as required by the grant agreement;

Sign and submit an Environment Hazards Assessment Form, if required; and

Take necessary action to undertake, direct and complete the approved project.

BE IT FURTHER RESOLVED that the City of Wausau shall comply with all state and federal laws, regulations and permit requirements pertaining to implementation of this project and to fulfillment of grant document provisions.

Adopted this _____ day of _____, 2018.

I hereby certify that the foregoing resolution was duly adopted by the City of Wausau Common Council at a legal meeting on the _____ day of _____, 2018.

Approved:

Robert B. Mielke, Mayor

Agenda Item No.

7

STAFF REPORT TO CISM COMMITTEE – November 8, 2018

AGENDA ITEM

Discussion and possible action on the repainting of Welcome Home to Wausau Signs

BACKGROUND

At the September CISM meeting the committee requested staff to look into repair/replacement of the Welcome Home Wausau Signs at the following locations:

17th Ave & Stewart

5th St & Grant St

17th Ave, North of Rib Mountain

Staff is still looking into costs for replacement. Alderman Nutting has offered to touch up and repaint the sign at 17th & Stewart. Park and Recreation Committee brought this forward and there has been unofficial support to move this forward as Mr. Nutting is willing to volunteer his time. I thought this would be best coming to CISM since the last discussion on the signs had come to CISM.

Alderman Peckham, Chairman of Park & Rec, had brought this forward and he is OK with this item coming to CISM and staff appreciates the Park and Rec support for this and providing us this information.

FISCAL IMPACT

Paint and equipment estimated to cost \$200.

STAFF RECOMMENDATION

Staff is OK with this work being completed and we will work with Mr. Nutting to acquire the paint and supplies for the work.

Staff contact: Eric Lindman 715-261-6745

Sign at 17th & Stewart



Agenda Item No.

8

STAFF REPORT TO CISM COMMITTEE – November 8, 2018

AGENDA ITEM

Update on 2018 Street Construction Projects

BACKGROUND

Staff will give a brief overview of 2018 construction projects and answer any questions the committee may have.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Update item only.

Staff contact: Allen Wesolowski 715-261-6762