



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 INFRASTRUCTURE AND FACILITIES 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: **INFRASTRUCTURE AND FACILITIES COMMITTEE OF THE CITY OF WAUSAU**
Date/Time: **Thursday, July 11, 2024 at 5:15 p.m.**
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS**
Members: **Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson**

AGENDA ITEMS FOR CONSIDERATION

1. Approval of minutes of the June 13, 2024 meeting.
2. Discussion and possible action on Stormwater Maintenance Agreement with Robert W. Monk Gardens at 1800 North 1st Avenue.
3. Discussion and possible action on Transportation Project Plat for Project ID 6999-00-16/76, West Wausau Avenue, Stevens Drive to North 10th Avenue.
4. Discussion and possible action on Development Agreement with STS Investments LLC, west of Birchwood Drive and west of Old Coach Road.
5. 2023 MS4 Annual Report and Compliance Update.

Adjournment

CHAD HENKE - Committee Chair

Members of the public who do not wish to appear in person may view the meeting live over the internet, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail lori.wunsch@ci.wausau.wi.us with "Infrastructure & Facilities public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, if agendaized, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 07/02/24 @ 10:30 a.m. Questions regarding this agenda may be directed to the Engineering Department at (715) 261-6740.

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

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (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 ADA Coordinator at (715) 261-6622 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

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, Becher Hoppe Associates, REI, Judy Bayba, Scholfield Group, Clark Dietz, Inc.

INFRASTRUCTURE AND FACILITIES COMMITTEE

Date of Meeting: June 13, 2024, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Chad Henke, Lou Larson, Michael Martens, Tom Neal (Sarah Watson was excused)

Also Present: Mayor Diny, Eric Lindman, Allen Wesolowski, TJ Nicksich, Tara Alfonso, Andrew Lynch, Dustin Kraege, Vicki Tierney, Lori Wunsch

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 5:15 p.m. Chair Henke called the meeting to order.

CONSENT AGENDA

A. Approve minutes of the May 9, 2024 meeting

B. Action on Stormwater Maintenance Agreement with Robert W. Monk Gardens at 1800 N. 1st Avenue

C. Action on Stormwater Maintenance Agreement with Aspirus Wausau Hospital at 333 Pine Ridge Boulevard

D. Action on Stormwater Maintenance Agreement with Wausau School District at 1200 West Wausau Avenue

A request was received to remove Item B from the consent agenda. Neal moved to approve consent agenda Items A, C, and D. Martens seconded and the motion passed 4-0.

Larson suggested tabling Item B with all the drama within the community. He recently read some positive things the last couple of days but feels entering into an agreement with Monk Gardens at this time would not be appropriate. He feels we should wait until someone from the Board or family or both are here. He does not want to get the City into a mess we do not need to be in. He suggested tabling this item until the dust settles.

Neal agrees. The plan for the parking lot area has run into considerable push back from the neighbors and lovers of the gardens as there is significant incursion into the footprint of the existing park that would result in the loss of vegetation and trees. He does not know if approving this means giving a stamp of approval to move ahead. He feels it would be good to have input from stakeholders.

Martens asked if approval of the agreement would have any effect or implication on the construction of the parking lot. Nicksich said they could move ahead with construction without the agreement. This is more for post-construction and best management practices to build the ponds and storm sewer. This is just an agreement stating that they will maintain those per the plans. Nicksich does not know that holding up the agreement is the correct avenue to slow or stop the construction. This is to make sure they maintain construction of their stormwater management practices. Because this is a management plan, Martens asked if the plan is dependent upon a fixed idea of what their retention pond is going to be. Martens asked if we would have to renegotiate the plan if there is substantial change to the design of the parking area or could the maintenance agreement continue as is. Nicksich explained that amendments happen during construction and it does not affect the authority of the management plan. The agreement is to make sure they adhere to their stormwater management plan. That plan, which is required by our Municipal Code, is to remove 80% of total suspended solids and to limit the volume of discharge. This agreement is to make sure they follow those regulations.

Henke has heard that this project may be delayed and asked if anyone has reached out. Nicksich has not heard from anyone regarding a delay.

Larson moved to table this item until we hear from stakeholders. Since Neal does not feel this is time sensitive, Neal seconded the motion. Motion approved 3-1 with Martens the dissenting vote.

Public Hearing: Vacating and discontinuing a portion of right-of-way south of Adams Street abutting 1010 and 1012 Everest Boulevard and 1100 Highland Park Boulevard (that portion known as N. 11th Street on plat H.B. Huntington’s Addition to the City of Wausau, Document No. 167682)

Mark Dolenshek has lived at 1012 Everest Boulevard for 18 years. What at one time was envisioned as 11th Street never materialized and it bisects his property. They own property east and west of the area. Dr. Aschbrenner has the rest of the property. A few years ago they had a neighbor that was making an issue with this piece of land; however, that neighbor has since moved. Dolenshek thought it would be wise to put this to rest.

Mathew Aschbrenner, 1100 Highland Park Boulevard, explained that during the controversy a couple of years ago, an easement was granted to him. The easement is fine, but he thinks the vacation would eliminate all confusion as to ownership of the property. The City owns it now, but for the last 20 to 30 years it has been managed by Dolenshek and Aschbrenner. If you were to go to this area, you would not expect it to be anything but the property owner’s land. Aschbrenner put a structure on it a number of years ago, it is fully landscaped, and is essentially a part of their yards. They would like to vacate it so the ownership goes to the people it abuts to.

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

Discussion and possible action on vacating and discontinuing a portion of right-of-way south of Adams Street abutting 1010 and 1012 Everest Boulevard and 1100 Highland Park Boulevard (that portion known as N. 11th Street on plat H.B. Huntington’s Addition to the City of Wausau, Document No. 167682)

Neal moved to accept the request for vacating the described property. Seconded by Larson.

Alfonso did speak with the City Surveyor. As far as reversion of title for a highway or street, the land may not revert to both properties. It may all revert to Aschbrenner. The City Surveyor pulled the plats. One plat is from 1915 when the west lot was platted. At that time, it looks like the 11th Street parcel belonged to the parcel to the east. In 1925 the other parcel was platted. The statute indicates if the highway or public ground is located between the lands of different owners, it shall be annexed to the lots to which it originally belonged if that can be ascertained. It may all go to Aschbrenner. The City will maintain an easement for the sanitary sewer line.

There being a motion and second, motion to accept the request for vacating the described property passed 4-0.

Discussion and possible action on State/Municipal Agreement for Transportation Alternatives Program (TAP) Project – 72nd Avenue Trail South Extension, Sunnyvale Park to Stewart Avenue

Niksich stated this would be an extension of the newly constructed trail that goes from Stewart Avenue north to International Drive. The trail would extend south from Stewart Avenue to Sunnyvale Park. This section of trail was included in the original project and would have been constructed as the 72nd Avenue Trail, but the process was during COVID. Due to inflation the project came in way over budget. When bid the first time, we looked for ways to save money and removing this portion of the trail was one of the items we decided to go with. This portion of the project is already designed. Which is fortunate for us because about two months ago the DOT indicated there is additional funding in the TAP program, but it has to be used within fiscal year 2024, which is the end of September. A typical DOT TAP project takes more than two years to design and get out to bid because of the requirements of a DOT project. The program is beneficial as it is an 80/20 match, which is 80% DOT and 20% City. The plans have to be submitted to the DOT by July 1st with approval expected about a month later. We would bid out in early August. The contracts would have to be executed before the end of the DOT’s fiscal year. The project would be constructed in 2025. The City’s estimated costs are \$230,639, which includes some contingency.

Henke asked if this would complete the business district as far as bike and ped trails. Niksich explained there is a master plan that includes more trails. We are designing the east/west connector trail that goes from 72nd Avenue to 84th Avenue. The next trail would be from 84th Avenue to Hwy O. There is a proposed subdivision that connects to 72nd Avenue. Those residents would have a direct walkable/bikeable link to the park.

Martens mentioned the 20% match and asked if any balance would come out of the TID. Nicksich said this project is expected to be funded by the TID. If we do go over the estimated amount, it would be 100% on the City. Martens likes being able to extend the route to Sunnyvale Park and feels it will be a great asset to the entire network of trails in the Business Campus.

Larson supports this as the existing trail is already there. With the intersection and the interstate on/off ramps, it would enhance safety for pedestrians.

Nicksich indicated when the project was originally bid, this portion was approximately \$550,000. Right now we have around \$950,000 for the budget.

Neal asked for the Mayor's option on committing \$230,000 for this. Mayor Diny feels that some grants are better than others. This is an 80/20 grant and would be worth taking advantage of. It is a shovel ready project that connects and provides what our industrial park is looking for. He believes it is well worthy of applying for and taking advantage of.

Neal moved to approve. Martens seconded and the motion passed 4-0.

Discussion and possible action on parking restrictions on Norton Street east of North 1st Avenue

Wesolowski was contacted by UMR who requested no parking in front of their sprinkler system hookup. They met with the Fire Department and the Fire Department felt it was a good idea.

Neal moved to approve. Seconded by Larson and the motion passed 4-0.

Discussion and possible action on parking restrictions on Stettin Drive from Stewart Avenue to 44th Avenue

There are businesses and residences on the west side of Stettin Drive. The park is on the east side, which is highly used. No parking is currently posted on the east end to Stewart Avenue but is not in ordinance. A request has been received to post no parking on the west side. It is proposed to have no parking on the west side from 44th Avenue to Stewart Avenue and then codify the section on the east side that is currently marked no parking. People are parking on both sides during certain events. With parking on both sides, it gets tight and there is a concern about safety.

Tierney said it is a safety hazard. The park is widely used even when there are no events. When there is parking on both sides it makes Stettin Drive very narrow. It is a busy road and people do not go 25 MPH. People walk in the area because of the park atmosphere. For safety reasons, they are asking for no parking on one side of the street to 44th Avenue. There are a lot of kids in the area during events when the lot is full.

Larson drives this street and can see how it would be a safety hazard with children running out. He asked how the neighbors feel. Tierney was contacted by neighbors asking for the no parking. Larson said there are houses on the west side, but they have big driveways and would not be losing parking. Tierney added that there is very little room on the shoulders.

Larson moved to approve no parking on the west side of Stettin Drive from 44th Avenue to Stewart Avenue and to codify the current no parking posted on the east side. Seconded by Neal and the motion passed 4-0.

Discussion and possible action on preliminary resolution to vacate certain right-of-way along East Thomas Street abutting a portion of 700 Grand Avenue, and vacating a portion of right-of-way formerly known as 804-806 Grand Ave, 810 Grand Ave, 814 Grand Ave, and 816 Grand Ave

This item was pulled from the agenda.

Discussion and possible action on dedication of right-of-way, acceptance of a utility easement, and acceptance of easement for temporary cul-de-sac west of Old Coach Road and west of Birchwood Drive (STS Investments, LLC)

Wesolowski referred to the overall map that shows the layout. Birchwood Drive and Old Coach Road currently dead end. The developer is proposing to extend sewer and water and create 4 lots by CSM. The CSM shows the right-of-way to be dedicated to serve the 4 lots. The CSM also shows the utility easement between Birchwood and Old Coach for sewer and water. Because these are not permanent dead ends, there would be temporary cul-de-sacs built on the end of Birchwood and Old Coach. The developer would extend sewer and water and build the road so a developer agreement will be coming forward.

Neal moved to approve the proposal. Seconded by Larson and the motion passed 4-0.

Discussion and possible action on the closing of 28th Avenue from Madonna Drive to Mary Ann Lane

Last month the committee discussed design alternatives for 28th Avenue. One of the options was to close 28th Avenue. The north end would have a cul-de-sac at Mary Ann Lane. On the south end, traffic could be sent up Madonna or Maple Creek. The concern with using Maple Creek is that it gets steep and is not a road within the city.

Larson asked if any surveys were sent out to the residents. Wesolowski indicated that has not been done yet. Larson said the road is bad and he would hate to see anyone get hurt. All it would take is one negligent driver going down the hill at night and lose control and crash. Last month DPW indicated how bad it is. Larson sees this as a safety hazard but does not want to act until we get feedback from the neighbors. He recommends tabling this until we get feedback.

Neal moved to approve the plan using Madonna Drive and the north closing at Mary Ann Lane. This way we have approved a plan that can be shared with the neighbors. Seconded by Larson.

Wesolowski stated this is proposed for reconstruction in 2026. We can close it temporarily but funds are not available to build a permanent cul-de-sac at Mary Ann Lane and at Maple Creek until 2026. Wesolowski would also like a timeframe regarding closing the street.

Henke suggested getting flyers to residents that includes the recommendation of turning onto Madonna Drive. He would also like the option of Maple Creek included to show residents the option. Larson believes we do not need permanent cul-de-sacs as his main concern is somebody getting hurt. Henke suggested bringing it back closer to winter if we want to seriously consider it. For a motorcycle or bicycle, Larson said it is not safe.

Wesolowski asked for clarification so staff can formulate a letter for the residents. Larson suggested including that we are looking at temporarily closing the road due to safety issues and the road will be reconstructed in 2026. Neal is open to temporary barriers/signs for the winter season along with showing the plan to the neighbors to get feedback. Temporary means temporary. If there is too much resistance and we need a Plan B, we can pull the barriers. This would be our recommendation for the best way to handle what we see is a public safety issue. It should be clear with timelines that it will be closed effectively by winter with reconstruction in 2026.

Motion to move ahead with the street turning onto Madonna Drive and getting flyers out and obtaining feedback passed 4-0.

Discussion and possible action on amending annexation ordinance no. 497-93E (annexing territory from the Town of Weston to the City of Wausau – Greenwood Hills)

This is to correct the measurements of the annexation. The east right-of-way is 24.75 feet and not 41.25 feet. The County will not correct the map until this is done. Wesolowski noted that it would be detaching part of what is now connected to the City. Lindman further explained that the annexation was recorded as 41.25 feet. The actual footage is 24.75. This would make that correction to accurately describe the property. Martens asked if we

would have to reannex the sliver that will be detached. Lindman explained that annexations usually come from the owners. If the property owner wanted to annex the piece that will now be detached, they could apply to do so.

Larson moved to approve. Seconded by Martens and the motion passed 4-0.

Discussion and possible action on amending annexation ordinance no. 497-01L (annexing territory from the Town of Weston to the City of Wausau – Gilbertson – Poplar Lane)

Martens moved to approve. Seconded by Neal and the motion passed 4-0.

2025 proposed DPW Streets capital projects

Last month 2025 capital projects proposed for facilities were brought forward. These are capital projects proposed by the Streets Division for 2025. The staff report also shows projects proposed for years 2026 through 2029. Henke feels it is a good idea to review these projects so we are aware of what will be coming forward.

Update on WisDOT Standalone Curb Ramp Improvement Project #6999-19-00/70

Wesolowski received confirmation from the DOT that they plan to update every curb ramp along Business 51 and along State Highway 52. State Highway 52 comes in on East Wausau Avenue, which will be reconstructed, then continues onto 5th and 6th Streets. 52 now goes out Bridge Street and Business 51 uses 1st and 3rd Avenues. This project will include replacement of curb ramps on Bridge Street, 1st Avenue, 3rd Avenue, and Grand Avenue. Thomas Street was recently reconstructed, so those curb ramps are good. The Federal Highway Administration is making the DOT look at all curb ramps on connecting highways. Wesolowski does not anticipate this project for 5 to 6 years. The city's financial responsibility would be zero.

Henke asked if this included the new Highway 52 and Wesolowski confirmed. Larson asked when 52 by Lamb's Market would be fixed. Wesolowski indicated the DOT will be redoing East Wausau Avenue in 2028 or 2029. They are trying to advance the project. They are starting preliminary design and we have a State/Municipal Agreement for the project.

Since Highway 52 is not expected until 2029, Martens asked if they would go ahead with other ramps as time allows or if they would be bundled together. Wesolowski said the reconstruction of East Wausau Avenue is a standalone project and the ramps would be completed when 52 is reconstructed.

Adjourn

Larson moved to adjourn the meeting. Neal seconded and the motion carried 4-0. Meeting adjourned at approximately 6:05 p.m.

Agenda Item No.

2

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – July 11, 2024**

AGENDA ITEM

Discussion and possible action on Stormwater Maintenance Agreement with Robert W. Monk Gardens at 1800 North 1st Avenue

BACKGROUND

Monk Botanical Gardens is proposing improvements to the property located at 1901 N. 4th Avenue. This project will include a new parking lot, landscaped areas, and stormwater management facilities. The stormwater will be managed by the addition of two new wet retention ponds.

To ensure properly functioning post-stormwater facilities year after year, the City requires the owner to sign a maintenance agreement, making the owner inspect and maintain the facilities on a biennial basis. The maintenance agreement is attached for your review.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

Staff recommends approval of the stormwater maintenance agreement.

Staff contact: TJ Niksich 715-261-6748

AGREEMENT FOR THE MANAGEMENT AND
MAINTENANCE OF A STORMWATER FACILITY

THIS AGREEMENT made this 24th day of April, 2024, by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY", and Robert W. Monk Gardens Inc., a corporation organized under the laws of the State of Wisconsin, hereinafter referred to as "OWNER";

WITNESSETH:

WHEREAS, CITY has an interest in and an obligation for the development, management, and maintenance of stormwater facilities within the corporate limits of the City of Wausau, which interest and obligation is evidenced in CITY's stormwater management ordinance and in this agreement which is being entered into pursuant to that ordinance; and

WHEREAS, OWNER wishes to construct certain buildings on land in the City of Wausau, and as an inducement for CITY to grant to OWNER a permit to construct these improvements, OWNER wishes to enter into this agreement for the management and maintenance of a stormwater facility; and

WHEREAS, the specific provision of the Wausau Municipal Code which provides for stormwater management is Chapter 15.56 of the Wausau Municipal Code, which code provides for the routine and extraordinary post construction maintenance of a stormwater management facility, and such a facility is being herein installed for the use and benefit of the development of OWNER's property, and this agreement will specifically provide for the management and maintenance of that stormwater facility.

NOW, THEREFORE, the parties hereto agree as follows:

1. That attached hereto, and incorporated herein by reference, is "Exhibit A," a map upon which there is located certain improvements and storm water facilities, which are the subject of this agreement.
2. OWNER specifically agrees to maintain the storm water facilities in accordance with the schedules and procedures set forth in "Exhibit B" attached hereto and incorporated herein by reference.
3. OWNER specifically grants CITY access to, from and across the property encompassed in "Exhibit A" in order to evaluate and inspect the pond and, in addition to the detention pond, any other stormwater facilities, which evaluation and inspection will, from time to time, be necessary in order to ascertain that the practices concerning management and maintenance are being followed pursuant to CITY's stormwater management ordinances; CITY shall maintain, as a public record, the results of all site inspections, and shall recommend any corrective actions required to bring the stormwater management practices into proper operating condition.
4. Upon notification to OWNER that maintenance deficiencies exist on property, any corrective actions shall be undertaken by OWNER within a time frame as set forth by CITY, which time frame will be reasonable; should OWNER not satisfactorily complete any directives of CITY, as identified in any inspection report or directive, within the time frame provided by CITY, then the parties agree that CITY shall complete any corrective actions and the cost of those actions, including any administrative charges, shall be paid in full by OWNER or, in lieu thereof, shall be placed as a special assessment on the tax rolls of all of the property described on "Exhibit A" pursuant to Wisconsin Statutes.

Recording Area

Name and Return Address
City of Wausau Engineering Dept.
407 Grant Street
Wausau, WI 54403

PIN:

5. This agreement is being entered into pursuant to the provisions of Chapter 15.56 of the city ordinances of the City of Wausau, and the parties agree that OWNER will be bound by these provisions or any future amendments to these provisions or any separate provisions relating to stormwater management.
6. These covenants, agreements, and obligations provided for in this agreement shall travel with the land and be binding upon OWNER, its successors and assigns in perpetuity.

OWNER: Robert W. Monk Gardens Inc.

By: Darcie E. Howard
Darcie E. Howard

By: _____

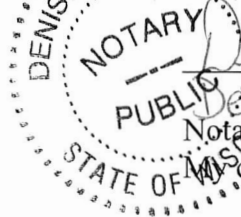
CITY OF WAUSAU:

By: _____
Doug Diny, Mayor

By: _____
Kaitlyn Bernarde, Clerk

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this 24th day of April, 2024, the above-named Darcie E. Howard and _____ of Robert W. Monk Gardens Inc, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

 Denise R. Krueger
Notary Public, Wisconsin
My commission: Oct 16, 2024

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 20__, the above-named Doug Diny, Mayor, and Kaitlyn Bernarde, Clerk of the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission: _____



THE KUBALA WASHATKO ARCHITECTS, INC.
 W61 N617 MEQUON AVENUE
 CEDARBURG, WI 53012
 P. 262.377.6039 | F. 262.377.2954

PROJECT
MONK BOTANICAL GARDENS

PHASE 1
 1800 NORTH 1ST AVE
 WAUSAU, WI 54401

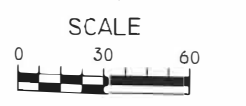
OWNER
MONK BOTANICAL GARDENS
 518 SOUTH 7TH AVE
 WAUSAU, WI 54401
 P. 715.261.8264

DESIGN-BUILD CONTRACTOR
FINDORFF
 22680 HARRIER AVE
 WAUSAU, WI 54401
 P. 715.803.2222

STRUCTURAL ENGINEER
PIERCE ENGINEERS
 181 NORTH BROADWAY
 MILWAUKEE, WI 53202
 P. 414.248.8050

CIVIL ENGINEER
REI ENGINEERING
 4060 NORTH 20TH AVE
 WAUSAU, WI 54401
 P. 877.734.7745

LANDSCAPE ARCHITECT
raSmith
 221 SOUTH 2ND STREET, SUITE 100
 MILWAUKEE, WI 53204-1412
 P. 262.781.1000



REVISIONS	DATE
PERMIT SET	03.12.2024

DATE
March 11, 2024

REPROJECT NUMBER
8044A

SHEET TITLE

SWM EXHIBIT A

SHEET NUMBER
SWME

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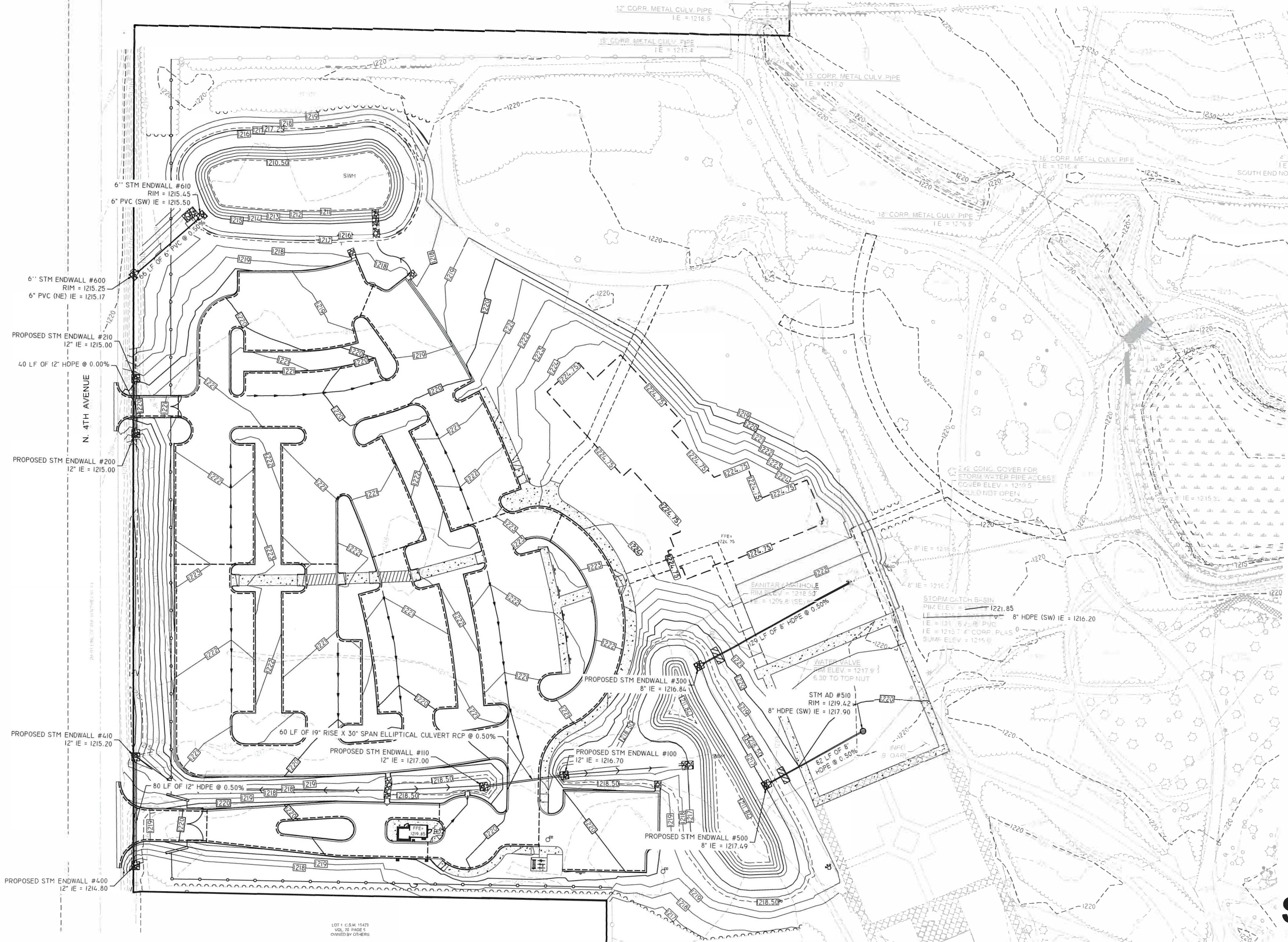


Exhibit B

Stormwater Management Facilities Maintenance Schedule & Procedures

For

Monk Botanical Gardens - Ticket Building

1800 N. 1st Ave

City of Wausau

Marathon County, WI

Property Legal Description:

Of Lot 1 and Outlot 1 of Certified Survey Map Number 8510 recorded in Volume 38 of Certified Survey Maps on Page 133 being part of the Southwest 1/4 of the Southeast 1/4, of Lot 1 of Certified Survey Map Number 8457 recorded in Volume 33 of Certified Survey Maps on Page 25 being part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southeast 1/4, and part of the Southwest 1/4 of the Southeast 1/4 of Section 14 located with in the City of Wausau and of Lots 8, 9, 10, 11, 12 and 13 of North Hills 2nd Addition being part of the Northwest 1/4 of the Southeast 1/4 and part of the Southwest 1/4 of the Southeast 1/4 of Section 14 located in the village of Maine all in Township 29 North, Range 7 East, Marathon County, Wisconsin.

Responsible Party:

Monk Botanical Gardens

The Owner, their successors, and assigns, shall inspect and maintain the structural and non-structural measures that function to facilitate compliance with stormwater management

Maintenance Schedule and Procedures:

Maintenance inspections by the Owner shall take place at a minimum of twice per year, following Owner's acceptance of the Project from the Site Contractor. Owner shall maintain a written inspection and maintenance log.

Maintenance and inspection shall be performed as follows:

- 1) **DEBRIS:** Removal of trash, debris, and noxious weeds should be done on a regular basis to maintain aesthetics and functionality of the bioretention ponds, the ponds' outlet structures, storm sewer, and riprap on the site.
- 2) **STORM AND OUTLET STRUCTURES:** Remove accumulated sediment and/or debris from the outlet structures of the ponds and storm sewer pipe.
- 3) **RIPRAP:** Inspect riprap and replace as may be needed to maintain integrity and a clean appearance of riprap.
- 4) **MOWING:** Seasonally mow pond side slopes and embankments to promote aesthetics and control weed growth.
- 5) **BIORETENTION PLANTING TREATMENTS:** Replacement of dead plant life with new plant plugs of a mesic or wet prairie type designation per the WDNR approved plant list should be done as necessary to help maintain infiltration rates as the roots will assist with this.

- 6) **BIORETENTION ENGINEERED SOIL MIX:** Following rainfall events, verify the ability for the bioretention pond to drain. If standing surface water is regularly present within the facility following 48 hours of dry weather, the engineered soil mix may need to be loosened or replaced to restore the infiltration rate. Plantings within the bioretention pond may be salvaged and replanted if work is done during spring or fall. Re-planting of native vegetation may be needed to fully restore.
- 7) **SNOW PLOWING:** Do not plow snow into the bioretention ponds as this will cause premature failure of the infiltration devices.

Agenda Item No.

3

**STAFF REPORT TO INFRASTRUCTURE & FACILITIES
COMMITTEE – July 11, 2024**

AGENDA ITEM

Discussion and possible action on Transportation Project Plat for Project ID 6999-00-16/76, West Wausau Avenue, Stevens Drive to North 10th Avenue

BACKGROUND

The City of Wausau received STP Urban funding to reconstruct West Wausau Ave. As part of this project EMCS developed a plat to identify right of way needs. The plat identifies the parcels where temporary limited easements are needed for grading to construct the project. No permanent fee is required.

FISCAL IMPACT

The Engineering Department is in the process of hiring a consultant to acquire the TLE's thru the WDOT process. The cost of the consultant is approximately \$50,000. The cost of the TLE's will be determined by the consultant.

STAFF RECOMMENDATION

Staff recommends approving the plat.

Staff contact: Allen Wesolowski 715-261-6762

CONVENTIONAL SYMBOLS

SECTION LINE		SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	
QUARTER LINE		NON-MONUMENTED R/W POINT		FOUND IRON PIN (1-INCH UNLESS NOTED)	
SIXTEENTH LINE		SECTION CORNER MONUMENT		GEODETIC SURVEY MONUMENT	
NEW REFERENCE LINE		SIXTEENTH CORNER MONUMENT		SIGN	
NEW R/W LINE		OFF-PREMISE SIGN		COMPENSABLE	
EXISTING R/W OR HE LINE		NON-COMPENSABLE		NON-COMPENSABLE	
PROPERTY LINE		ELECTRIC POLE		TELEPHONE POLE	
LOT, TIE & OTHER MINOR LINES		PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)		PEDESTAL (LABEL TYPE) (TV, TEL, ELEC, ETC.)	
SLOPE INTERCEPT		ACCESS RESTRICTED BY ACQUISITION		NO ACCESS (BY STATUTORY AUTHORITY)	
CORPORATE LIMITS		ACCESS RESTRICTED (BY PREVIOUS PROJECT OR CONTROL)		NO ACCESS (NEW HIGHWAY)	
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC.)		PARCEL NUMBER		UTILITY NUMBER	
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)		PARALLEL OFFSETS			
TEMPORARY LIMITED EASEMENT AREA					
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)					
TRANSMISSION STRUCTURES					
BUILDING TO BE REMOVED					
BRIDGE					
CULVERT					

CONVENTIONAL UTILITY SYMBOLS

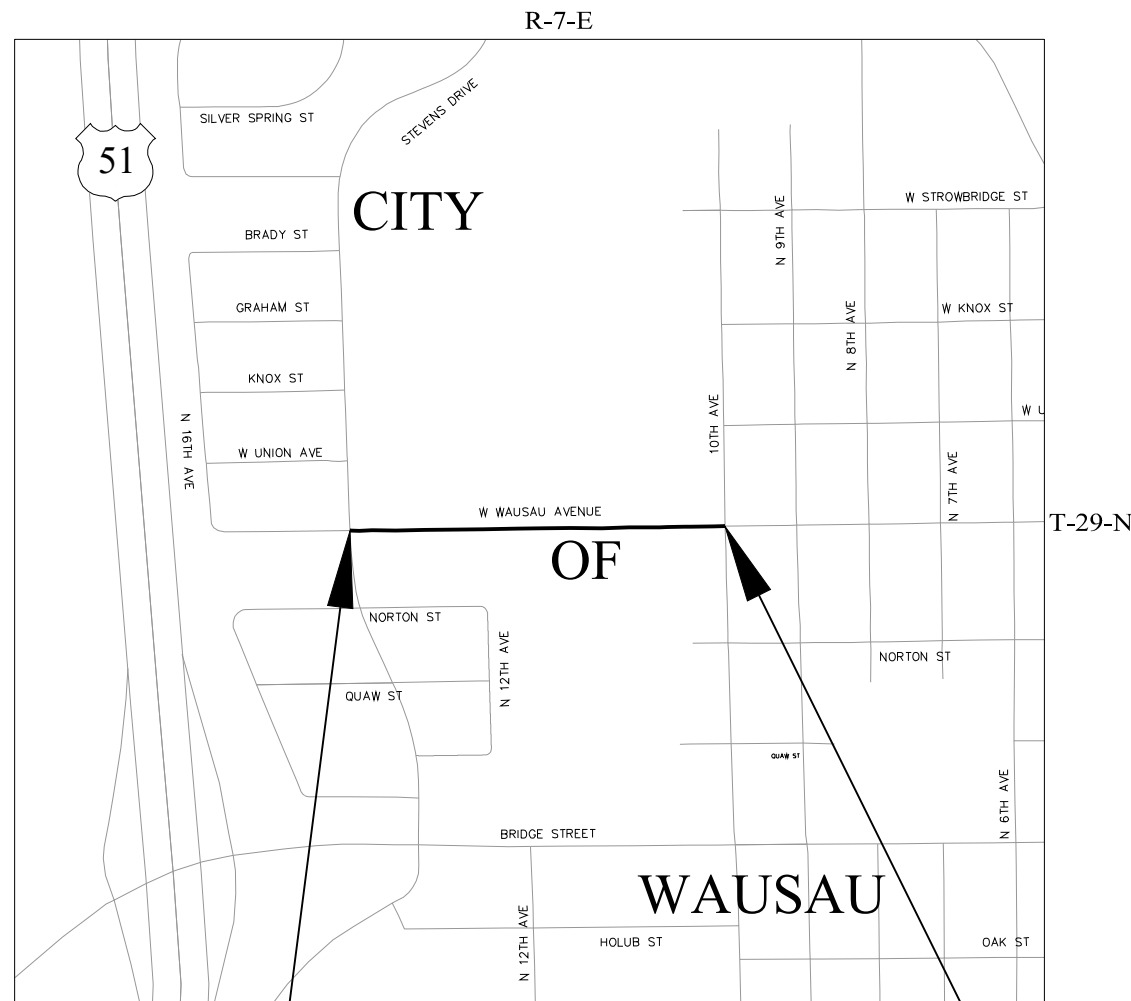
WATER	
GAS	
TELEPHONE	
OVERHEAD TRANSMISSION LINES	
ELECTRIC	
CABLE TELEVISION	
FIBER OPTIC	
SANITARY SEWER	
STORM SEWER	
ELECTRIC TOWER	

CONVENTIONAL ABBREVIATIONS

ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS (100')	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT EASEMENT	RDE
CERTIFIED SURVEY MAP	CSM		
CONCRETE	CONC	RIGHT	RT
COUNTY	CO	RIGHT OF WAY	R/W
COUNTY TRUNK HIGHWAY	CTH	SECTION	SEC
DISTANCE	DIST	SEPTIC VENT	SEPV
CORNER	COR	SQUARE FEET	SF
DOCUMENT NUMBER	DOC	STATE TRUNK HIGHWAY	STH
EASEMENT	EASE	STATION	STA
EXISTING	EX	TELEPHONE PEDESTAL	TP
GAS VALVE	GV	TEMPORARY LIMITED EASEMENT	TLE
GRID NORTH	GN		
HIGHWAY EASEMENT	HE	TRANSPORTATION PROJECT PLAT	TPP
IDENTIFICATION	ID	UNITED STATES HIGHWAY	USH
LAND CONTRACT	LC	VOLUME	V
LEFT	LT		
MONUMENT	MON		
NATIONAL GEODETIC SURVEY	NGS		
NUMBER	NO		
OUTLOT	OL		
PAGE	P		
POINT OF TANGENCY	PT		
PERMANENT LIMITED EASEMENT	PLE		
POINT OF BEGINNING	POB		
POINT OF CURVATURE	PC		

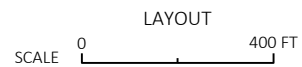
CURVE DATA ABBREVIATIONS

LONG CHORD	LCH
LONG CHORD BEARING	LCB
RADIUS	R
DEGREE OF CURVE	D
CENTRAL ANGLE	Δ/DELTA
LENGTH OF CURVE	L
TANGENT	T
DIRECTION AHEAD	DA
DIRECTION BACK	DB



BEGIN RELOCATION ORDER
 PROJECT I.D. 6999-00-16
 STA 6+41.73
 Y= 207,129.06
 X= 275,224.01
 1968.26 FEET N 89°09'48" E OF
 THE S1/4 CORNER OF SEC. 22
 T-29-N, R-07-E.

END RELOCATION ORDER
 PROJECT I.D. 6999-00-16
 STA 21+31.73
 Y= 207,147.43
 X= 276,713.90
 1761.93 FEET S 89°10'16" W OF
 THE S1/4 CORNER OF SEC. 23,
 T-29-N, R-07-E.



TOTAL NET LENGTH OF CENTERLINE = .282

THIS PLAT IS A GRAPHIC REPRESENTATION AND IS FOR REFERENCE PURPOSES ONLY. DEEDS MUST BE CHECKED TO DETERMINE PROPERTY BOUNDARIES AND ACCESS RIGHTS.

R/W PROJECT NUMBER 6999-00-16	SHEET NUMBER 4.1	TOTAL SHEETS 5
PLAT OF RIGHT OF WAY REQUIRED FOR C WAUSAU, WEST WAUSAU AVENUE STEVENS DRIVE TO NORTH 10TH AVENUE		
WEST WAUSAU AVENUE, LOC STR		CITY OF WAUSAU
CONSTRUCTION PROJECT NUMBER 6999-00-76		

NOTES:

POSITIONS SHOWN ON THIS PLAT ARE WISCONSIN COORDINATE REFERENCE SYSTEM COORDINATES (WISCRS), MARATHON COUNTY, NAD83 (2011) IN US SURVEY FEET. VALUES SHOWN ARE GRID COORDINATES, GRID BEARINGS, AND GRID DISTANCES. GRID DISTANCES MAY BE USED AS GROUND DISTANCES.

ALL NEW RIGHT-OF-WAY MONUMENTS WILL BE TYPE 2 (TYPICALLY 3/4" X 24" IRON REBARS), UNLESS OTHERWISE NOTED, AND WILL BE PLACED PRIOR TO THE COMPLETION OF THE PROJECT.

DIMENSIONING FOR THE NEW RIGHT-OF-WAY IS MEASURED ALONG AND PERPENDICULAR TO THE NEW REFERENCE LINES.

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

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

PARCEL AND UTILITY IDENTIFICATION NUMBERS MAY NOT POINT TO ALL AREAS OF ACQUISITION, AS NOTED ON THE DETAIL PAGES.

INFORMATION FOR THE BASIS OF EXISTING HIGHWAY RIGHT-OF-WAY POINTS OF REFERENCE AND ACCESS CONTROL ARE LISTED ON THE DETAIL PAGES.

A TEMPORARY LIMITED EASEMENT (TLE) IS A RIGHT FOR CONSTRUCTION PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON, THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE. ALL (TLEs) ON THIS PLAT EXPIRE AT THE COMPLETION OF THE CONSTRUCTION PROJECT FOR WHICH THIS INSTRUMENT IS GIVEN.



DATE: _____ KEVIN C. BOYER, PLS-2675

APPROVED FOR
CITY OF WAUSAU

DATE: _____ DIRECTOR

DATE: _____ DOUG DINY, MAYOR

SCHEDULE OF LANDS & INTERESTS REQUIRED

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

PARCEL NUMBER	SHEET NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED				TLE S.F.
				NEW	EXISTING	TOTAL	TOTAL REMAINING	
1	4.3, 4.4, & 4.5	WAUSAU SCHOOL DISTRICT, A WISCOSNIN MUNICIPAL SUBDIVISION OF THE STATE OF WISCONSIN	TLE	---	---	---	---	36370
2	4.3	KSW RENTALS, LLC.	TLE	---	---	---	---	738
3	4.3	ASPEN VIEW PROPERTIES, LLC.	TLE	---	---	---	---	860
4	4.3	TIMOTHY D. TREU AND KAY D. TREU	TLE	---	---	---	---	764
6	4.3	AARON J. DECKER, TRUSTEE OF THE AARON J. DECKER REVOCABLE TRUST DATED MAY 27	TLE	---	---	---	---	894
7	4.3	WTH, LLC., A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	---	1464
8	4.4	WTH, MS, LLC., A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	---	1176
9	4.4, & 4.5	NEWMAN CATHOLIC SCHOOLS, INC.	TLE	---	---	---	---	1184
11	4.5	VICTORIA P. BALLARD	TLE	---	---	---	---	1043
12	4.5	GINGER L. MCDONALD	TLE	---	---	---	---	314
200	4.3, 4.4, & 4.5	TDS METROCOM, LLC (COMMUNICATION)	RELEASE OF RIGHTS					
201	4.3	WAUSAU WATER WORKS (WATER)	RELEASE OF RIGHTS					
202	4.3, & 4.4	WAUSAU WATER WORKS (SANITARY SEWER)	RELEASE OF RIGHTS					
203	4.5	WISCONSIN PUBLIC SERVICE CORPORATION (GAS)	RELEASE OF RIGHTS					
204	4.5	CITY COUNTY IT COMMISSION (COMMUNICATION)	RELEASE OF RIGHTS					
205	4.5	CHARTER COMMUNICATIONS (COMMUNICATION)	RELEASE OF RIGHTS					

REVISION DATE	DATE	SCALE, FEET	HWY: WEST WAUSAU AVENUE	STATE R/W PROJECT NUMBER	6999-00-16	PLAT SHEET	4.2
_____	_____	0 20 40	COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	69999-00-76	PS&E SHEET	_____
_____	GRID FACTOR 1.0000000						E

- 200 TDS METROCOM, LLC (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 1
- 201 WAUSAU WATER WORKS (WATER)
DOC. 841956 - PAR. 4, 6
- 202 WAUSAU WATER WORKS (SANITARY SEWER)
DOC. 841956 - PAR. 4, 6

EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP703	207100.382	275326.338	1" O.D. IRON PIPE
IP704	207102.687	275509.608	1" O.D. IRON PIPE
IP705	207104.112	275601.291	1" O.D. IRON PIPE
IP706	207105.422	275693.436	1" O.D. IRON PIPE
IP707	207107.201	275796.275	1" O.D. IRON PIPE

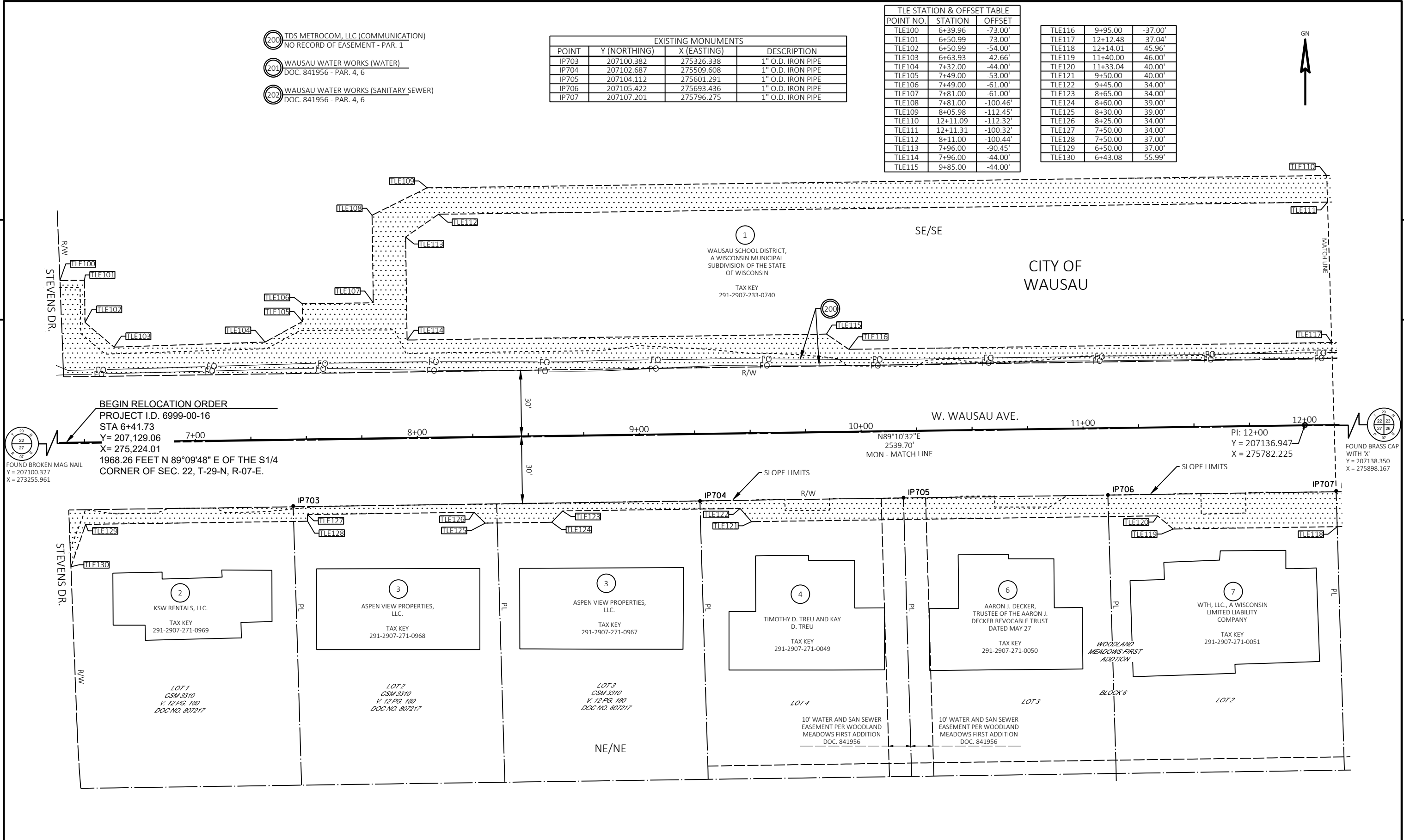
TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLE100	6+39.96	-73.00'
TLE101	6+50.99	-73.00'
TLE102	6+50.99	-54.00'
TLE103	6+63.93	-42.66'
TLE104	7+32.00	-44.00'
TLE105	7+49.00	-53.00'
TLE106	7+49.00	-61.00'
TLE107	7+81.00	-61.00'
TLE108	7+81.00	-100.46'
TLE109	8+05.98	-112.45'
TLE110	12+11.09	-112.32'
TLE111	12+11.31	-100.32'
TLE112	8+11.00	-100.44'
TLE113	7+96.00	-90.45'
TLE114	7+96.00	-44.00'
TLE115	9+85.00	-44.00'

TLE116	9+95.00	-37.00'
TLE117	12+12.48	-37.04'
TLE118	12+14.01	45.96'
TLE119	11+40.00	46.00'
TLE120	11+33.04	40.00'
TLE121	9+50.00	40.00'
TLE122	9+45.00	34.00'
TLE123	8+65.00	34.00'
TLE124	8+60.00	39.00'
TLE125	8+30.00	39.00'
TLE126	8+25.00	34.00'
TLE127	7+50.00	34.00'
TLE128	7+50.00	37.00'
TLE129	6+50.00	37.00'
TLE130	6+43.08	55.99'



4

4



BEGIN RELOCATION ORDER
 PROJECT I.D. 6999-00-16
 STA 6+41.73
 Y = 207,129.06
 X = 275,224.01
 1968.26 FEET N 89°09'48" E OF THE S1/4
 CORNER OF SEC. 22, T-29-N, R-07-E.

FOUND BRASS CAP
 WITH 'X'
 Y = 207138.350
 X = 275898.167

FOUND BROKEN MAG NAIL
 Y = 207100.327
 X = 273255.961

REVISION DATE	DATE	SCALE, FEET	HWY: WEST WAUSAU AVENUE	STATE R/W PROJECT NUMBER	6999-00-16	PLAT SHEET	4.3
	GRID FACTOR 1.000000		COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	6999-00-76	PS&E SHEET	E

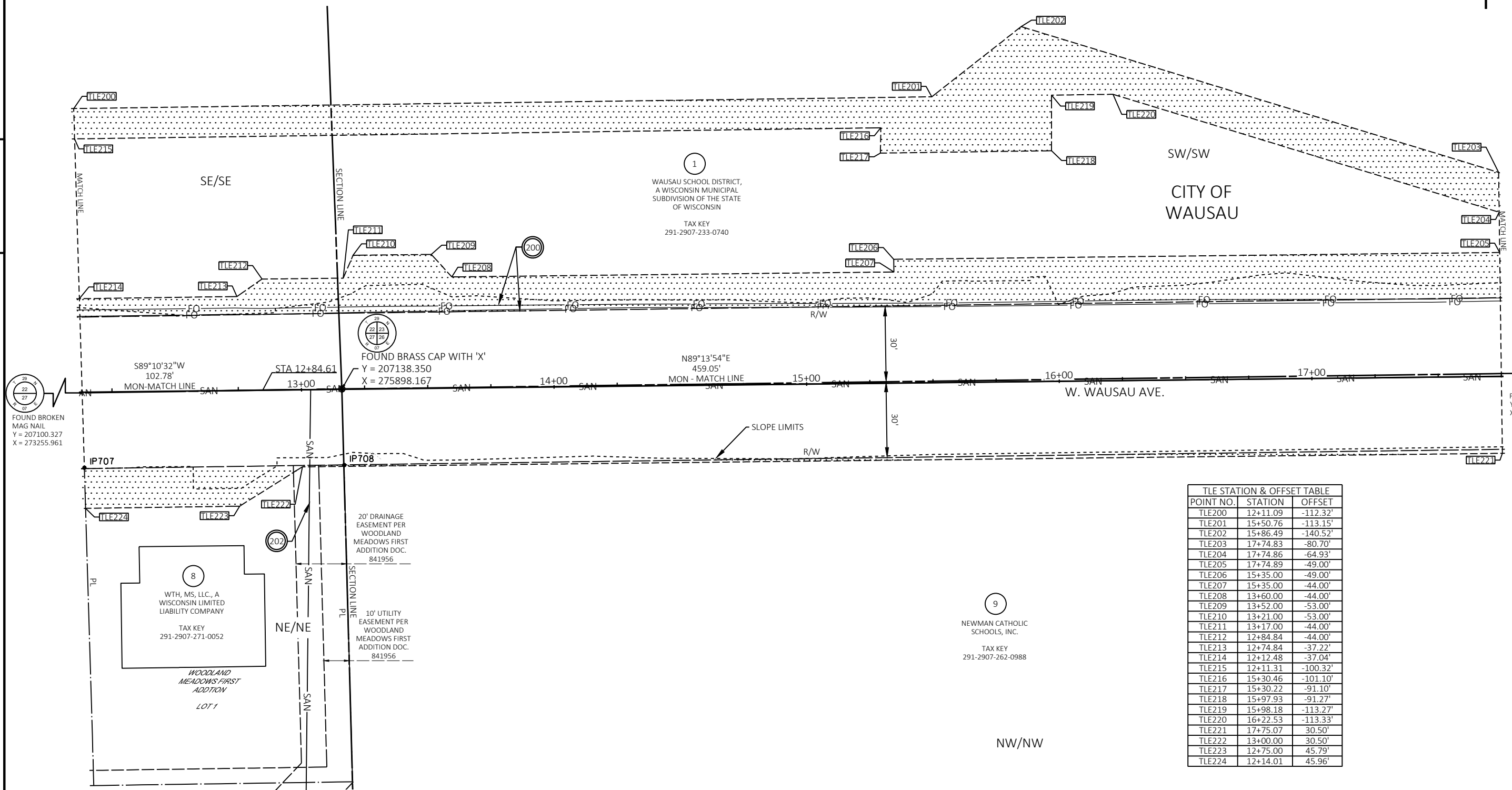
- 200 TDS METROCOM, LLC (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 1
- 202 WAUSAU WATER WORKS (SANITARY SEWER)
NO RECORD OF EASEMENT - PAR. 8

EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP707	207107.201	275796.275	1" O.D. IRON PIPE
IP708	207108.220	275899.122	1" O.D. IRON PIPE



4

4



FOUND BROKEN
MAG NAIL
Y = 207100.327
X = 273255.961

FOUND SURVEY NAIL
Y = 207172.917
X = 278475.647

TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLE200	12+11.09	-112.32'
TLE201	15+50.76	-113.15'
TLE202	15+86.49	-140.52'
TLE203	17+74.83	-80.70'
TLE204	17+74.86	-64.93'
TLE205	17+74.89	-49.00'
TLE206	15+35.00	-49.00'
TLE207	15+35.00	-44.00'
TLE208	13+60.00	-44.00'
TLE209	13+52.00	-53.00'
TLE210	13+21.00	-53.00'
TLE211	13+17.00	-44.00'
TLE212	12+84.84	-44.00'
TLE213	12+74.84	-37.22'
TLE214	12+12.48	-37.04'
TLE215	12+11.31	-100.32'
TLE216	15+30.46	-101.10'
TLE217	15+30.22	-91.10'
TLE218	15+97.93	-91.27'
TLE219	15+98.18	-113.27'
TLE220	16+22.53	-113.33'
TLE221	17+75.07	30.50'
TLE222	13+00.00	30.50'
TLE223	12+75.00	45.79'
TLE224	12+14.01	45.96'

REVISION DATE	DATE

DATE	SCALE, FEET
	0 20 40
GRID FACTOR	1.000000

HWY: WEST WAUSAU AVENUE	STATE R/W PROJECT NUMBER
COUNTY: MARATHON	6999-00-16

CONSTRUCTION PROJECT NUMBER	PLAT SHEET
6999-00-76	4.4

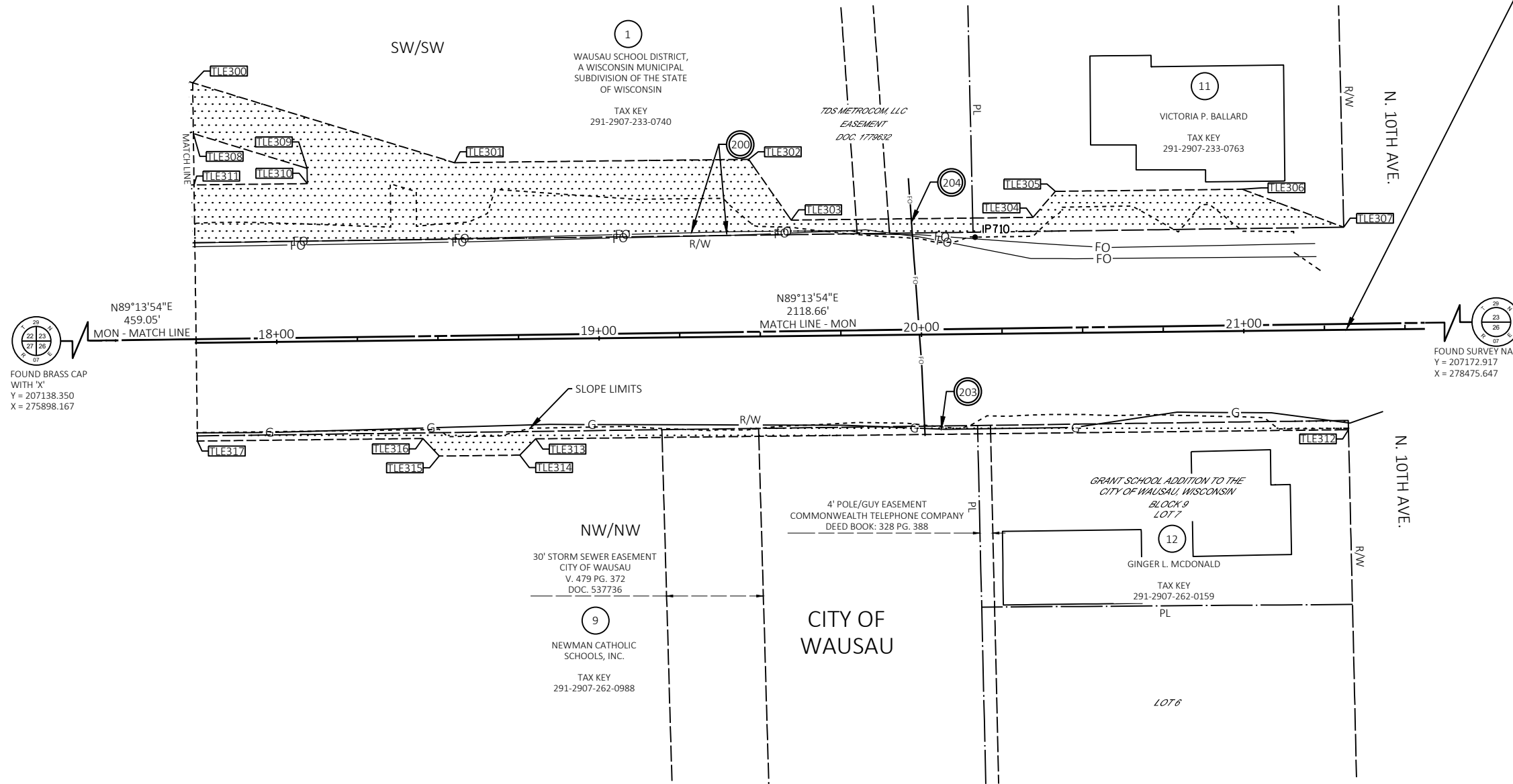
PS&E SHEET	E

- 200 TDS METROCOM, LLC (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 1
DOC. 1779632 - PAR. 1
- 203 WISCONSIN PUBLIC SERVICE CORPORATION (GAS)
NO RECORD OF EASEMENT - PAR. 9, 12
- 204 CITY COUNTY IT COMMISSION (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 1, 9
- 205 CHARTER COMMUNICATIONS (COMMUNICATION)
DEED BOOK 328 PAGE 388 - PAR. 12

EXISTING MONUMENTS			
POINT	Y (NORTHING)	X (EASTING)	DESCRIPTION
IP710	207176.160	276598.776	1-1/2" O.D. IRON PIPE

TLE STATION & OFFSET TABLE		
POINT NO.	STATION	OFFSET
TLE300	17+74.83	-80.70'
TLE301	18+55.76	-55.00'
TLE302	19+47.00	-55.00'
TLE303	19+60.00	-36.00'
TLE304	20+35.00	-36.00'
TLE305	20+42.00	-44.00'
TLE306	21+00.00	-44.00'
TLE307	21+31.36	-31.86'
TLE308	17+74.86	-64.93'
TLE309	18+10.00	-53.77'
TLE310	18+10.00	-49.00'
TLE311	17+74.89	-49.00'
TLE312	21+32.10	31.00'
TLE313	18+80.00	31.00'
TLE314	18+75.00	36.00'
TLE315	18+50.00	36.00'
TLE316	18+45.00	30.50'
TLE317	17+75.07	30.50'

END RELOCATION ORDER
PROJECT I.D. 6999-00-16
STA 21+31.73
Y= 207,147.43
X= 276,713.90
1761.93 FEET S 89°10'16" W OF THE
S1/4 CORNER OF SEC. 23, T-29-N,
R-07-E.



FOUND BRASS CAP WITH 'X'
Y = 207138.350
X = 275898.167

FOUND SURVEY NAIL
Y = 207172.917
X = 278475.647

REVISION DATE	DATE	SCALE, FEET	HWY: WEST WAUSAU AVENUE	STATE R/W PROJECT NUMBER	6999-00-16	PLAT SHEET	4.5
	GRID FACTOR 1.0000000	0 20 40	COUNTY: MARATHON	CONSTRUCTION PROJECT NUMBER	6999-00-76	PS&E SHEET	

Agenda Item No.

4

**STAFF REPORT TO INFRASTRUCTURE AND FACILITIES
COMMITTEE – July 11, 2024**

AGENDA ITEM

Discussion and possible action on Development Agreement with STS Investments LLC, west of Birchwood Drive and west of Old Coach Road

BACKGROUND

This Developers Agreement outlines the responsibilities of the Developer and the City of Wausau for the installation of sewer and water in the attached CSM.

FISCAL IMPACT

The Developer will be responsible for 100% of the costs to install the utilities.

The City Engineering department will provide inspection services.

The sewer and water lines will become property of the Sewer and Water Utility once installed, tested, and accepted by the City.

STAFF RECOMMENDATION

Staff recommends approving the Development Agreement.

Staff contact: Allen Wesolowski 715-261-6762

AGREEMENT

Document No.

Document Title

AGREEMENT BETWEEN THE CITY OF WAUSAU, THE WAUSAU WATER WORKS, AND STS Investment LLC

THIS AGREEMENT made this ____ day of _____, 2024, by and between the City of Wausau, hereinafter referred to as "CITY," the Wausau Water Works, hereinafter referred to as "UTILITY," and STS Investments LLC, hereinafter referred to as "OWNER";

WITNESSETH:

WHEREAS, OWNER owns land within the city limits of the City of Wausau, which land OWNER wishes to develop into a real estate subdivision; and

WHEREAS, the development will necessitate the installation of water main, sanitary sewer main, storm sewer, storm water facilities, and streets; and

WHEREAS, CITY is in agreement with the development provided that OWNER agrees to certain provisions with regard to construction of and/or payment for some of the aforementioned facilities; and

WHEREAS, the purpose of this document is to codify into a development agreement exactly what OWNER agrees to do and what CITY/UTILITY agrees to do.

NOW, THEREFORE, the parties hereto agree as follows:

1. Attached hereto and incorporated herein by reference, and made a part of this Agreement, is a copy of the certified survey map which shows the addition of 4 lots.
2. Inspection Services. CITY shall provide inspection/testing services for sanitary sewer main, water main, curb, gutter and pavement, sidewalk and storm sewer construction. The CITY will not bill the OWNER for these services. OWNER shall be responsible for design and field survey layout of all infrastructure including but not limited to sanitary sewer, watermain, storm sewer, stormwater management facilities, curb, gutter and pavement. The OWNER shall not start any construction until final plans have been approved by the CITY and all permits have been obtained from the WDNR for sanitary sewer and water main extensions.
3. Sanitary Sewer. All lots will be provided with sewer lift station service, and each lot shall be charged a one-time \$200 lift station fee. The lift station fees are due at the signing of this agreement.
4. Water Main. All water main will be serviced by a booster station, and each lot shall be charged a one time \$500 water booster station fee. The booster station fees are due at the signing of this agreement.
5. Stormwater Facilities. OWNER shall supply and install storm sewer pipe, inlets, ditches and detention facilities and appurtenances as shown on the engineering plans and as approved by the CITY.

Recording Area

Name and Return Address

City of Wausau Engineering Dept.
407 Grant Street
Wausau, WI 54403

6. Easements. OWNER shall dedicate or cause to be dedicated all easements required to construct all utilities needed to serve the development prior to the signing of the CSM.
7. Permits. OWNER shall obtain all permits required by CITY, Department of Natural Resources, Army Corp of Engineers, or any other governmental agency to perform any work.
8. Parkland Fees. OWNER agrees to pay \$1,600.00 (One Thousand Six Hundred Dollars and 00/100), as and for a parkland dedication fee for the 4 lots on the Certified Survey Map.
9. Street Improvements. OWNER shall install base course, curb and gutter, permanent asphalt street surface, and temporary cul-de-sac in accordance with the plans and specifications as approved by the CITY. OWNER shall install 6-inch thick concrete drive approaches to lots with established driveways at time of curb and gutter installation. In the future, sidewalk may be installed in accordance with the CITY'S normal assessment procedures. The streets shall be constructed with the surface layer of asphalt in place by November 1, 2024.
10. Waiver of Notice. OWNER, for itself, its successors and assigns, waives any notice and statutory procedures required under Chapter 66 of the Wisconsin Statutes and/or any successor statute, and under CITY ordinances, and any other requirements under the law regarding special assessments and/or impact fees, and OWNER, for itself, its successors and assigns, agrees that the fees established by CITY and as outlined in this agreement shall be placed as a lien on each individual lot, without notice and without further action.

CITY OF WAUSAU

STS Investments, LLC

BY _____
Doug Diny, Mayor

BY _____

BY _____
Kaitlyn Bernarde, Clerk

BY _____

WAUSAU WATER WORKS

BY _____
Doug Diny, President

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2024, the above named Doug Diny, Mayor, and , Kaitlyn Bernarde, City Clerk of the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission:_____

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2024, the above named Doug Diny, President, of the Wausau Water Works, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission:_____

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this ____ day of _____, 2024, the above named _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public, Wisconsin
My commission:_____

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



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: STS INVESTMENTS LLC.

LANDOWNER: STS INVESTMENTS LLC.

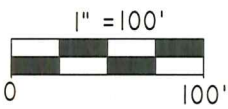
OF PART THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 15644, RECORDED IN VOLUME 71, ON PAGE 68, AS DOCUMENT NUMBER 1556359, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

OLD COACH ROAD

AREA DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES
8,447 SQ.FT.
0.194 ACRES

UNPLATTED LANDS OWNED BY OTHERS

EAST 1/4 CORNER SEC. 30, T29N, R7E FOUND 6"X6" STONE



UNPLATTED LANDS OWNED BY CLIENT ±38 ACRES REMAINING PIN 29129073040991

PROPOSED TEMPORARY CUL-DE-SAC BY SEPARATE DOCUMENT

PROPOSED 30' UTILITY EASEMENT BY SEPARATE DOCUMENT

CENTER 1/4 CORNER SEC. 30, T29N, R7E FOUND 1.0 IN. IRON REBAR

LOT 1

30,044 SQ.FT.
0.690 ACRES

OLD COACH ROAD

RIGHT-OF-WAY

RIGHT-OF-WAY

P.O.B. NW CORNER OF LOT 12

LOT 12 TAMARACK VILLAGE OWNED BY OTHERS

NW 1/4 - SW 1/4 SECTION 29

POINT "A" SW CORNER OF LOT 12

SOUTHEAST CORNER OF THE NE 1/4 - SE 1/4 SEC. 30, T29N, R7E FOUND 1.25 IN. O.D. IRON PIPE

LOT 24 WEST HILL OWNED BY OTHERS

NORTH CORNER OF OUTLOT 1, CSM #15644

SW CORNER OF LOT 24

RIGHT-OF-WAY

BIRCHWOOD DRIVE

AREA DEDICATED TO THE PUBLIC FOR RIGHT-OF-WAY PURPOSES
33,278 SQ.FT.
0.764 ACRES

UNPLATTED LANDS OWNED BY CLIENT ±34 ACRES REMAINING PIN 29129073040990

P.O.B. SW CORNER OF LOT 24

RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY

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RIGHT-OF-WAY

RIGHT-OF-WAY

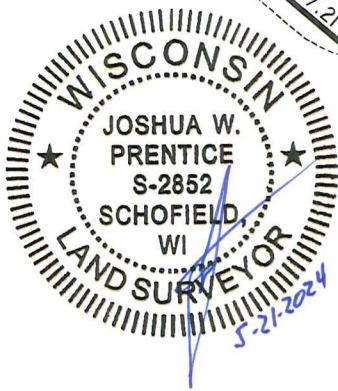
RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY

RIGHT-OF-WAY



LEGEND	
	- 1-1/4 IN. IRON BAR FOUND UNLESS NOTED
	- 2 IN. O.D. IRON PIPE FOUND
	- 1-1/4 IN. O.D. X 18 IN. IRON PIPE WEIGHING 1.68 LBS./LIN. FT. SET
	- 1-1/4 IN. X 18 IN. IRON BAR WEIGHING 4.303 LBS./LIN. FT. SET
(126°)	- RECORDED BEARING/LENGTH
126.00'	- MEASURED BEARING/LENGTH

NOTES:

- FIELD SURVEY WAS COMPLETED ON 5-10-2024.
- BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM, NAD 83(2011) DATUM AND REFERENCED TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, MEASURED TO BEAR SOUTH 01°07'43" EAST.
- THIS CERTIFIED SURVEY MAP DOES NOT TRANSFER PROPERTY OWNERSHIP, AND THE SALE OR TRANSFER OF PROPERTY REQUIRES A RECORDED DEED EXCEPT FOR PUBLIC DEDICATIONS.

DRAWING FILE: P:\3000-3099\3029C - West Hill Subdivision Utility Extension\Drawing\Survey\3029C CSM.dwg

**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
 4080 N. 20TH AVENUE, WAUSAU, WI 54401
 (715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: STS INVESTMENTS LLC.

LANDOWNER: STS INVESTMENTS LLC.

OF PART THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 15644, RECORDED IN VOLUME 71, ON PAGE 68, AS DOCUMENT NUMBER 1556359, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS LENGTH	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	128.40'	186.00'	39°33'04"	N48°18'15"W	125.86'
C2	91.59'	120.00'	43°43'48"	S50°23'38"E	89.38'
C3	39.31'	186.00'	12°06'36"	S85°11'36"E	39.24'
C4	246.72'	270.00'	52°21'18"	N05°25'53"W	238.22'
C5	60.08'	330.00'	10°25'55"	N69°15'14"W	60.00'
C6	99.70'	330.00'	17°18'38"	S12°05'27"W	99.32'
C7	192.68'	270.00'	40°53'18"	S68°57'26"E	188.62'
C8	35.90'	186.00'	11°03'31"	N73°36'33"W	35.84'
C9	164.29'	186.00'	50°36'35"	S53°50'00"E	159.01'
C10	75.21'	186.00'	23°10'07"	S79°39'51"E	74.70'
C11	203.61'	186.00'	62°43'11"	S59°53'19"E	193.59'
C12	86.00'	330.00'	14°55'54"	S81°56'08"E	85.76'
C13	89.42'	330.00'	15°31'29"	S56°16'32"E	89.14'
C14	235.50'	330.00'	40°53'18"	S68°57'26"E	230.53'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S01°07'43"E	182.81'
L2	S89°11'23"W	98.00'
L3	N51°12'29"W	148.84'
L4	N43°00'43"E	141.46'
L5	N61°28'17"E	66.00'
L6	S01°16'14"E	68.39'
L7	N88°45'06"E	40.42'
L8	S15°53'39"E	62.57'
L9	S15°04'04"E	161.83'
L10	S64°33'49"W	195.56'
L11	N20°44'46"E	16.92'
L12	S20°44'46"W	16.92'
L13	S88°59'07"W	149.98'
L14	N49°24'21"W	187.12'
L15	N38°56'45"E	194.76'
L16	N48°30'47"W	120.00'
L17	N41°29'13"E	60.00'
L18	S48°30'47"E	283.24'
L19	S89°24'06"E	48.42'
L20	S89°24'06"E	66.19'
(L1)	(N0°20'43"W)	(183.0')
(L8)	(S17°05'38"E)	(63.01')
(L9)	(S15°02'13"E)	(182.38')
(L10)	(N64°35'41"E)	(195.32')



CITY OF WAUSAU COMMON COUNCIL APPROVAL CERTIFICATE:
 RESOLVED, THAT THE CERTIFIED SURVEY MAP, IN THE CITY OF WAUSAU, STS INVESTMENTS LLC., OWNERS, IS HEREBY APPROVED BY THE CITY OF WAUSAU COMMON COUNCIL.

DATE _____ APPROVED _____
 MAYOR

DATE _____ SIGNED _____
 MAYOR

I HEREBY CERTIFY THAT THE AFOREMENTIONED CERTIFIED SURVEY MAP HAS BEEN APPROVED BY THE CITY OF WAUSAU COMMON COUNCIL.

 CITY OF WAUSAU CLERK



REI

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: STS INVESTMENTS LLC.

LANDOWNER: STS INVESTMENTS LLC.

OF PART THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, AND PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 15644, RECORDED IN VOLUME 71, ON PAGE 68, AS DOCUMENT NUMBER 1556359, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, MAPPED, AND DIVIDED OF PART THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND, PART OF OUTLOT 1 OF CERTIFIED SURVEY MAP NUMBER 15644, RECORDED IN VOLUME 71, ON PAGE 68, AS DOCUMENT NUMBER 1556359, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, ALL IN SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 30; THENCE SOUTH 01°07'43" EAST, COINCIDENT WITH THE EAST LINE OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, 1,131.10 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD COACH ROAD, THE NORTHWEST CORNER OF LOT 12 OF TAMARACK VILLAGE SUBDIVISION, RECORDED IN CABINET 1, ON PAGE 179, AS DOCUMENT NUMBER 867297, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 01°07'43" EAST, COINCIDENT WITH SAID EAST LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, 182.81 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, THE SOUTHWEST CORNER OF SAID LOT 12 OF TAMARACK VILLAGE SUBDIVISION AND A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 89°11'24" WEST, COINCIDENT WITH THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, 98.00 FEET; THENCE NORTH 51°12'29" WEST, 148.84 FEET; THENCE NORTH 43°00'43" EAST, 141.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 128.40 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 186.00 FEET, A CENTRAL ANGLE OF 39°33'04", AND A CHORD THAT BEARS NORTH 48°18'15" WEST, FOR A DISTANCE OF 125.86 FEET; THENCE NORTH 61°28'17" EAST, 66.00 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 91.59 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 120.00 FEET, A CENTRAL ANGLE OF 43°43'48", AND A CHORD THAT BEARS SOUTH 50°23'38" EAST, FOR A DISTANCE OF 89.38 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID OLD COACH ROAD; THENCE SOUTH 01°16'14" EAST, COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF SAID OLD COACH ROAD, 68.39 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF OLD COACH ROAD AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 39.31 FEET COINCIDENT WITH THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE OF OLD COACH ROAD, SAID CURVE HAVING A RADIUS LENGTH OF 186.00 FEET, A CENTRAL ANGLE OF 12°06'36", AND A CHORD THAT BEARS SOUTH 85°11'36" EAST, FOR A DISTANCE OF 39.24 FEET; THENCE NORTH 88°45'06" EAST, COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE OF OLD COACH ROAD, 40.42 FEET TO THE POINT OF BEGINNING;

AND;
BEGINNING AT AFOREMENTIONED POINT "A"; THENCE SOUTH 00°59'29" EAST, COINCIDENT WITH THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, 181.20 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE, THE NORTH CORNER OF SAID OUTLOT 1, THE SOUTHWEST CORNER OF LOT 24 OF THE WEST HILL SUBDIVISION, RECORDED IN CABINET 3, ON PAGE 345, AS DOCUMENT NUMBER 1399224, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 15°53'39" EAST, COINCIDENT WITH THE EAST LINE OF SAID OUTLOT 1, 62.57 FEET TO THE NORTHWEST CORNER OF SAID LOT 21 OF WEST HILL SUBDIVISION AND THE SOUTH RIGHT-OF-WAY LINE OF SAID BIRCHWOOD DRIVE; THENCE SOUTH 15°04'04" EAST, COINCIDENT WITH SAID EAST LINE OF OUTLOT 1, 161.83 FEET TO THE SOUTHEAST CORNER OF SAID OUTLOT 1; THENCE SOUTH 64°33'49" WEST, COINCIDENT WITH THE NORTH LINE OF OUTLOT 2 OF SAID CERTIFIED SURVEY MAP NUMBER 15644, 195.56 FEET TO THE NORTHWEST CORNER OF SAID OUTLOT 2 AND THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 246.72 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 270.00 FEET, A CENTRAL ANGLE OF 52°21'18", AND A CHORD THAT BEARS NORTH 05°25'53" WEST, FOR A DISTANCE OF 238.22 FEET; THENCE NORTH 20°44'46" EAST, 16.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 60.08 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 330.00 FEET, A CENTRAL ANGLE OF 10°25'55", AND A CHORD THAT BEARS NORTH 69°15'14" WEST, FOR A DISTANCE OF 60.00 FEET; THENCE SOUTH 20°44'46" WEST, 16.92 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE 99.70 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 330.00 FEET, A CENTRAL ANGLE OF 17°18'38", AND A CHORD THAT BEARS SOUTH 12°05'27" WEST, FOR A DISTANCE OF 99.32 FEET; THENCE SOUTH 88°59'07" WEST, 149.98 FEET; THENCE NORTH 49°24'21" WEST, 187.12 FEET; THENCE NORTH 38°56'45" EAST, 194.76 FEET; THENCE NORTH 48°30'47" WEST, 120.00 FEET; THENCE NORTH 41°29'13" EAST, 60.00 FEET; THENCE SOUTH 48°30'47" EAST, 283.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST; THENCE 192.68 FEET COINCIDENT WITH THE ARC OF SAID CURVE, SAID CURVE HAVING A RADIUS LENGTH OF 270.00 FEET, A CENTRAL ANGLE OF 40°53'18", AND A CHORD THAT BEARS SOUTH 68°57'26" EAST, FOR A DISTANCE OF 188.62 FEET; THENCE SOUTH 89°24'06" EAST, 48.42 FEET TO SAID NORTH RIGHT-OF-WAY LINE OF BIRCHWOOD DRIVE, SAID SOUTHWEST CORNER OF LOT 24 OF WEST HILL SUBDIVISION, SAID NORTH CORNER OF OUTLOT 2, AND THE POINT OF BEGINNING.

THAT THE ABOVE DESCRIBED PARCELS OF LAND CONTAINS 161,539 SQUARE FEET, 3.709 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY, DIVISION AND MAP THEREOF AT THE DIRECTION OF STS INVESTMENTS LLC., AGENT OF SAID PARCELS.

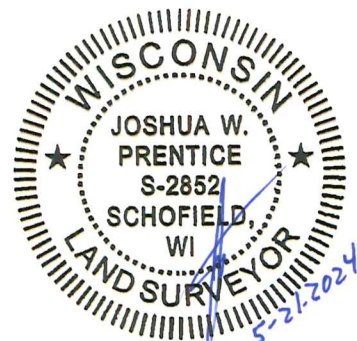
THAT SAID PARCELS ARE SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCELS, AND OF THE DIVISION THEREOF MADE.

DATED THIS 21ST DAY OF MAY 2024

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852



STAFF REPORT TO INFRASTRUCTURE AND FACILITIES

COMMITTEE – July 11, 2024

AGENDA ITEM
2023 MS4 Annual Report and Compliance Update
BACKGROUND
<p>The Municipal Separate Storm Sewer System (MS4) Annual Report is required to be submitted to the WDNR by March 31st of the following reporting year. Within the report the following items are reported:</p> <ul style="list-style-type: none"> -The status of implementing the permit requirements and meeting measurable program goals and the compliance with permit schedules. -Fiscal analysis which includes the annual expenditures, budget for the reporting year, and the budget for the following year. -A summary of the number and nature of inspections and enforcement actions conducted to ensure compliance with the required ordinances. -Identification of any known water quality improvements or degradation in the receiving water to which the permittee’s MS4 discharges and what actions are being taken to improve water quality. -Evaluation of program compliance, appropriateness of best management practices (BMPs) and progress towards measurable goals. -Stormwater Quality Management Plan and Financial Feasibility Analysis Update.
FISCAL IMPACT
None
STAFF RECOMMENDATION
Stormwater compliance update and information purposes.
Staff contact: TJ Niksich 715-261-6748

Submittal of Annual Reports and Other Compliance Documents for Municipal Separate Storm Sewer System (MS4) Permits

NOTE: Missing or incomplete fields are highlighted at the bottom of each page. You may save, close and return to your draft permit as often as necessary to complete your application. After 120 days your draft is **deleted**.

Form 3400-224(R8/2021)

Reporting Information :

Will you be completing the Annual Report or other submittal type? Annual Report Other

Project Name: 2023 Annual Report

County: Marathon

Municipality: Wausau, City

Permit Number: S050075

Facility Number: 31058

Reporting Year: 2023

Is this submittal also satisfying an Urban Nonpoint Source Grant funded deliverable? Yes No

Required Attachments and Supplemental Information

Please complete the contents of each tab to submit your MS4 permit compliance document. The information included in this checklist is necessary for a complete submittal. A complete and detailed submittal will help us review about your MS4 permit document. To help us make a decision in the shortest amount of time possible, the following information must be submitted:

Annual Report

- Review related web site and instructions for [Municipal storm water permit eReporting](#) [Exit Form]
- Complete all required fields on the annual report form and upload required attachments
- Attach the following other supporting documents as appropriate using the attachments tab above
 - Public Education and Outreach Annual Report Summary
 - Public Involvement and Participation Annual Report Summary
 - Illicit Discharge Detection and Elimination Annual Report Summary
 - Construction Site Pollution Control Annual Report Summary
 - Post-Construction Storm Water Management Annual Report Summary
 - Pollution Prevention Annual Report Summary
 - Leaf and Yard Waste Management
 - Municipal Facility (BMP) Inspection Report
 - Municipal Property SWPPP
 - Municipally Property Inspection Report
 - Winter Road Maintenance
 - Storm Sewer Map Annual Report Attachment
 - Storm Water Quality Management Annual Report Attachment
 - TMDL Attachment
 - Storm Water Consortium/Group Report

- Municipal Cooperation Attachment
- Other Annual Report Attachment

- Attach the following permit compliance documents as appropriate using the attachments tab above
 - Storm Water Management Program
 - Public Education and Outreach Program
 - Public Involvement and Participation Program
 - Illicit Discharge Detection and Elimination Program
 - Construction Site Pollutant Control Program
 - Post-Construction Storm Water Management Program
 - Pollution Prevention Program
 - Municipal Storm Water Management Facility (BMP) Inventory
 - Municipal Storm Water Management Facility (BMP) Inspection and Maintenance Plan
 - Total Maximum Daily Load documents (**if applicable, see permit for due dates.*)
 - TMDL Mapping*
 - TMDL Modeling*
 - TMDL Implementation Plan*
 - Fecal Coliform Screening Parameter *
 - Fecal Coliform Inventory and Map (*S050075-03 general permittees Appendix B B.5.2 – document due to the department by March 31, 2022*)
 - Fecal Coliform Source Elimination Plan (*S050075-03 general permittees Appendix B - document due to the department by October 31, 2023*)

- Sign and Submit form

Municipal Contact Information- Complete

Notice: Pursuant to s. NR 216.07(8), Wis. Adm. Code, an owner or operator of a Municipal Separate Storm Sewer System (MS4) is required to submit an annual report to the Department of Natural Resources (Department) by March 31 of each year to report on activities for the previous calendar year ("reporting year"). This form is being provided by the Department for the user's convenience for reporting on activities undertaken in each reporting year of the permit term. Personal information collected will be used for administrative purposes and may be provided to the extent required by Wisconsin's Open Records Law [ss. 19.31-19.39, Wis. Stats.].

Note: Compliance items must be submitted using the Attachments tab.

Municipality Information

Name of Municipality: Wausau, City

Facility ID # or (FIN): 31058

Updated Information:

Check to update mailing address information

Mailing Address: 407 Grant Street

Mailing Address 2:

City: Wausau, City

State: WI

Zip Code: 54403

xxxxx or xxxxx-xxxx

Primary Municipal Contact Person (Authorized Representative for MS4 Permit)

The "Authorized Representative" or "Authorized Municipal Contact" includes the municipal official that was charged with compliance and oversight of the permit conditions, and has signature authority for submitting permit documents to the Department (i.e., Mayor, Municipal Administrator, Director of Public Works, City Engineer).

Select to **create new** primary contact

First Name: Thomas

Last Name: Niksich

Select to **update** current contact information

Title: Project Engineer

Mailing Address: 407 Grant Street

Mailing Address 2:

City: Wausau

State: WI

Zip Code: 54403

xxxxx or xxxxx-xxxx

Phone Number: 715-261-6748

Ext:

xxx-xxx-xxxx

Email: thomas.niksich@ci.wausau.wi.us

Additional Contacts Information (Optional)

I&E Program

IDDE Program

IDDE Response Procedure Manual

**Individual with responsibility for:
(Check all that apply)**

- Municipal-wide Water Quality Plan
- Ordinances
- Pollution Prevention Program
- Post-Construction Program
- Winter roadway maintenance

First Name:

Last Name:

Title:

Mailing Address:

Mailing Address 2:

City:

State:

Zip Code: xxxxx or xxxxx-xxxx

Phone Number: Ext: xxx-xxx-xxxx

Email:

Municipal Billing Contact Person (Authorized Representative for MS4 Permit)

Select to **create new** Billing contact

First Name:

Last Name:

Select to **update** current contact information

Title:

Mailing Address:

Mailing Address 2:

City:

State:

Zip Code: xxxxx or xxxxx-xxxx

Phone Number: Ext: xxx-xxx-xxxx

Email:

1. Does the municipality rely on another entity to satisfy some of the permit requirements?

- Yes No

2. Has there been any changes to the municipality's participation in group efforts towards permit compliances (i.e., the municipality has added or dropped consortium membership)?

- Yes No

Minimum Control Measures- Section 1 : Complete**1. Public Education and Outreach**

- a. Does MS4 conduct any educational efforts or events independently (not with a group) Yes
 No
- b. How many total educational events were held during the reporting year:
- c. Were any of the public education and outreach delivery mechanisms conducted during the reporting year active or interactive? Yes No
- d. Please select all storm water topics, target audiences, and delivery mechanisms used in the reporting year

Public Education and Outreach Delivery Mechanisms (Active and Passive)	
Active/Interactive Mechanisms	Passive Mechanisms
<input checked="" type="checkbox"/> Education activities (school presentations, summer camps) <input checked="" type="checkbox"/> Information booth at event <input checked="" type="checkbox"/> Targeted group training (contractors, consultants, etc.) <input checked="" type="checkbox"/> Government event (public hearing, council meeting) <input type="checkbox"/> Workshops <input type="checkbox"/> Tours <input type="checkbox"/> Other: <input type="text"/>	<input checked="" type="checkbox"/> Passive print media (brochures at front desk, posters, etc.) <input checked="" type="checkbox"/> Distribution of print media (mailings, newsletters, etc.) via mail or email. <input checked="" type="checkbox"/> Media offerings (radio and TV ads, press release, etc.) <input checked="" type="checkbox"/> Social media posts <input type="checkbox"/> Signage <input checked="" type="checkbox"/> Website <input type="checkbox"/> Other: <input type="text"/>

Topics Covered	Target Audience
<input checked="" type="checkbox"/> Illicit discharge detection and elimination <input checked="" type="checkbox"/> Household hazardous waste disposal/pet waste management/vehicle washing <input checked="" type="checkbox"/> Yard waste management/pesticide and fertilizer application <input checked="" type="checkbox"/> Stream and shoreline management <input checked="" type="checkbox"/> Residential infiltration <input checked="" type="checkbox"/> Construction sites and post-construction storm water management <input checked="" type="checkbox"/> Pollution prevention <input checked="" type="checkbox"/> Green infrastructure/low impact development <input type="checkbox"/> Other: <input type="text"/>	<input checked="" type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input checked="" type="checkbox"/> Residents <input checked="" type="checkbox"/> Businesses <input checked="" type="checkbox"/> Contractors <input checked="" type="checkbox"/> Developers <input type="checkbox"/> Industries <input checked="" type="checkbox"/> Public Officials <input type="checkbox"/> Other: <input type="text"/>

- e. Will additional information/summary of these education events be attached to the annual report?
 Yes No

If no, please provide additional comment in the brief explanation box below. *Limit response to 250 characters and/or attach supplemental information on the attachments page.*

Minimum Control Measures - Section 2 : Complete**2. Public Involvement and Participation**

a. Permit Activities. Select all of the following topics the Permittee did to engage public participation and involvement.

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
<input checked="" type="checkbox"/> MS4 Annual Report <input checked="" type="checkbox"/> Storm Water Management Program <input type="checkbox"/> Storm Water related ordinance <input type="checkbox"/> Other: <input type="text"/>	<input checked="" type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input type="checkbox"/> Residents <input type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input checked="" type="checkbox"/> Public Officials <input type="checkbox"/> Other	11-50	<input type="radio"/> Yes <input type="radio"/> No

b. Volunteer Activities. Select all of the following audiences targeted for volunteer involvement and participation related to storm water.

NA (Individual Permittee)

Topics Covered	Target Audience	Estimated People Reached (Optional)	Regional Effort (Optional)
Volunteer Opportunity	<input checked="" type="checkbox"/> General Public <input checked="" type="checkbox"/> Public Employees <input checked="" type="checkbox"/> Residents <input checked="" type="checkbox"/> Businesses <input type="checkbox"/> Contractors <input type="checkbox"/> Developers <input type="checkbox"/> Industries <input checked="" type="checkbox"/> Public Officials <input type="checkbox"/> Other	51-100	<input type="radio"/> Yes <input type="radio"/> No

c. Brief explanation on Public Involvement and Participation reporting. *Limit response to 250 characters and/or attach supplemental information on the attachments page.*

See attached supplemental information.

Minimum Control Measures - Section 3 : Complete**3. Illicit Discharge Detection and Elimination**

a. How many total outfalls does the municipality have?

b. How many outfalls did the municipality evaluate as part of their routine ongoing field screening program?

c. From the municipality's routine screening, how many were

- confirmed illicit discharges?
- d. How many illicit discharge complaints did the municipality receive?
- e. From the complaints received, how many were confirmed illicit discharges?
- f. How many of the identified illicit discharges did the municipality eliminate in the reporting year (from both routine screening and complaints)?

(If the sum of 3.c. and 3.e. does not equal 3.f., please explain below.)

- g. What types of regulatory mechanisms does the municipality have available to compel compliance with this program? Check all that are available and how many times each were used in the reporting year.

- Verbal Warning
- Written Warning (including email)
- Notice of Violation
- Civil Penalty/ Citation

Additional Information: _____

- h. Brief explanation on Illicit Discharge Detection and Elimination reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

See attached supplemental information.

Form 3400-224 (R8/2021)

Minimum Control Measures - Section 4 : Complete

4. Construction Site Pollutant Control

- a. How many total construction sites with one acre or more of land disturbing construction activity were active at any point in the reporting year?
- b. How many construction sites with one acre or more of land disturbing construction activity did the municipality issue permits for in the reporting year?
- c. How many erosion control inspections did the municipality complete in the reporting year (at sites with one acre or more of land disturbing construction activity)?

- d. What types of regulatory mechanisms does the municipality have available to compel compliance with this program? Check all that are available and how many times each were used in the reporting year.

- Verbal Warning
- Written Warning (including email)
- Notice of Violation
- Civil Penalty/ Citation

- Stop Work Order
- Forfeiture of Deposit
- Other - Describe below

0

e. Brief explanation on Construction Site Pollutant Control reporting . *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

See attached for supplemental information

Minimum Control Measures - Section 5 : Complete

5. Post-Construction Storm Water Management

a. How many new structural storm water management Best Management Practice (BMP) have received local approval ?

*Engineered and constructed systems that are designed to provide storm water quality control such as wet detention ponds, constructed wetlands, infiltration basins, grassed swales, permeable pavement,

b. Does the MS4 have procedures for inspecting and maintaining private storm water facilities? Yes No

c. If Yes, how many privately owned storm water management facilities were inspected in the reporting year ? Inspections completed by private landowners should be included in the reported number.

d. Does the municipality utilize privately owned storm water management BMP in its pollutant reduction analysis? Yes No

e. Does MS4 have maintenance authority on these privately owned BMPs?

f. How many municipally operated (private) storm water management BMPs were inspected in the reporting year?

g. What types of enforcement actions does the municipality have available to compel compliance with the regulatory mechanism? Check all that apply and enter the number of each used in the reporting year.

- Verbal Warning
- Written Warning (including email)
- Notice of Violation
- Civil Penalty/ Citation
- Forfeiture of Deposit
- Complete Maintenance

Bill Responsible Party

0

Other - Describe below

- e. Brief explanation on Post-Construction Storm Water Management reporting. *If marked 'Unsure' on any questions above, justify your reasoning. Limit your response to 250 characters and/or attach supplemental information on the attachments page.*

See attached supplemental information.

Form 3400-224 (R8/2021)

Minimum Control Measures - Section 6 : Complete

6. Pollution Prevention

Storm Water Management Best Management Practice Inspections Not Applicable

- a. Enter the total number of municipally owned or operated (i.e., privately owned BMPs) structural storm water management best management practices.
- b. How many new municipally owned storm water management best management practices were installed in the reporting year?
- c. How many municipally owned (public) storm water management best management practices were inspected in the reporting year?
- d. What elements are looked at during inspections (250 character limit)?
- e. How many of these facilities required maintenance?
- f. Brief explanation on Storm Water Management Best Management Practice inspection reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

See attached supplemental information.

Public Works Yards & Other Municipally Owned Properties that require a stormwater pollution prevention plan (SWPPP)* Not Applicable

- g. How many municipal properties require a SWPPP?
- h. How many inspections of municipal properties have been conducted in the reporting year?
- i. Have amendments to the SWPPPs been made?
 Yes No
- j. If yes, describe what changes have been made. Limit response to 250 characters and/or attach supplemental information on the attachment page:
- k. Brief explanation on Storm Water Pollution Prevention Plan reporting. *If you marked*

Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.

See attached supplemental information.

* Any municipally owned property that has the potential to generate stormwater pollution should have a SWPPP. For example, if a municipal property stores compost piles, material storage, yard wastes, etc., outside and can contaminate stormwater runoff—a SWPPP is required.

Collection Services - *Street Sweeping Program* Not Applicable

- l. Did the municipality conduct street sweeping during the reporting year?
 Yes No
- m. If known, how many tons of material was removed?
- n. Does the municipality have a [low hazard exemption](#) for this material? Yes No
- o. If street sweeping is identified as a storm water best management practice in the pollutant loading analysis, was street cleaning completed at the assumed frequency?
 Yes - Explain frequency The city cleans priority streets on a weekly basis
 No - Explain _____
 Not Applicable

Collection Services - *Catch Basin Sump Cleaning Program* Not Applicable

- p. Did the municipality conduct catch basin sump cleaning during the reporting year? Yes No
- q. How many catch basin sumps were cleaned in the reporting year?
- r. If known, how many tons of material was collected?
- s. Does the municipality have a low hazard exemption for this material? Yes No
- t. If catch basin sump cleaning is identified as a storm water best management practice in the pollutant loading analysis, was cleaning completed at the assumed frequency?
 Yes- Explain frequency Each basin every other year.
 No - Explain _____
 Not Applicable

Collection Services - *Leaf Collection Program* Not Applicable

- u. Does the municipality conduct curbside leaf collection? Yes No
- v. Does the municipality notify homeowners about pickup? Yes No
- w. Where are the residents directed to store the leaves for collection?
 Pile on terrace Pile in street Bags on terrace
 Other - Describe _____
- x. What is the frequency of collection?
2x per year and additional if time permits.

y. Is collection followed by street sweeping? Yes No

z. Brief explanation on Collection Services reporting. *Limit response to 250 characters and/or attach supplemental information on the attachments page*

See attached supplemental information.

Winter Road Management Not Applicable

*Note: We are requesting information that goes beyond the reporting year, answer the best you can.

aa. How many lane-miles of roadway is the municipality responsible for doing snow and ice control? (One mile of a two-way road equals two lane miles.)

ab. Provide amount of de-icing products used by month last winter season?
Solids (tons) (ex. sand, or salt-sand)

Product	Oct	Nov	Dec	Jan	Feb	Mar
Salt	<input type="text" value="31"/>	<input type="text" value="61"/>	<input type="text" value="171"/>	<input type="text" value="565"/>	<input type="text" value="366"/>	<input type="text" value="383"/>
Salt/sand mix	<input type="text" value="0"/>	<input type="text" value="92"/>	<input type="text" value="582"/>	<input type="text" value="430"/>	<input type="text" value="243"/>	<input type="text" value="134"/>

Liquids (gallons) (ex. brine)

	Oct	Nov	Dec	Jan	Feb	Mar
Brine	<input type="text" value="8798"/>	<input type="text" value="1937"/>	<input type="text" value="25042"/>	<input type="text" value="23647"/>	<input type="text" value="32211"/>	<input type="text" value="28335"/>

ac. Was salt applying machinery calibrated in the reporting year? Yes No

ad. Have municipal personnel attended salt reduction strategy training in the reporting year? Yes No

Training Date	Training Name	# Attendance
<input type="text" value="10/18/2023"/>	<input type="text" value="Force America Calibration"/>	<input type="text" value="5"/>

ae. Brief explanation on Winter Road Management reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page*

See attached supplemental information.

Internal (Staff) Education & Communication

af. Has the municipality provided an opportunity for internal training or education to staff implementing the municipality's procedures for each of the pollution prevention program element? Yes No

If yes, describe what training was provided (250 character limit):

See attached supplemental information.

ag. Describe how the municipality has kept the following local officials and municipal staff aware of the municipal storm water discharge permit programs, procedures and pollution prevention program requirements.

Elected Officials

See attached supplemental information.

Municipal Officials

See attached supplemental information.

Appropriate Staff (such as operators, Department heads, and those that interact with public)

See attached supplemental information.

- ah. Brief explanation on Internal Education reporting. *If you marked Unsure for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

See attached supplemental information.

Form 3400-224 (R8/2021)

Minimum Control Measures - Section 7 : Complete

7. Storm Sewer System Map

- a. Did the municipality update their storm sewer map this year?

Yes No

If yes, check the areas the map items that got updated or changed:

- Storm water treatment facilities
 Storm pipes
 Vegetated swales
 Outfalls
 Other - Describe below

- b. Brief explanation on Storm Sewer System Map reporting. *If you marked Unsure for an question for any questions above, justify the reasoning. Limit response to 250 characters and/or attach supplemental information on the attachments page.*

See attached supplemental information.

Final Evaluation - Complete

Fiscal Analysis

Complete the fiscal analysis table provided below. For municipalities that do not break out funding into permit program elements, please enter the monetary amount to your best estimate of what funding may be going towards these programs.

Annual Expenditure Reporting Year	Budget Reporting Year	Budget Upcoming Year	Source of Funds
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Element: Public Education and Outreach

625	1250	1250	<u>General revenue fund</u>
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Element: Public Involvement and Participation

625	1250	1250	<u>General revenue fund</u>
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Element: Illicit Discharge Detection and Elimination

1500	11000	11000	<u>General revenue fund</u>
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Element: Construction Site Pollutant Control

35800	36500	37500	<u>General revenue fund</u>
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Element: Post-Construction Storm Water Management

535650	1648500	950000	<u>General revenue fund</u>
260000	150000	80000	<u>Tax Incremental Finance District.</u>
0	0	982500	<u>Grants</u>

Element: Pollution Prevention

1376500	1250000	1500000	<u>General revenue fund</u>
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Other (describe)

			<u>Select...</u>
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Please provide a justification for a "0" entered in the Fiscal Analysis. *Limit response to 250 characters.*

Water Quality

a: Were there any known water quality improvements in the receiving waters to which the municipality's storm sewer system directly discharges to?

- Yes
 No
 Unsure
 If Yes, explain below:

b: Were there any known water quality degradation in the receiving waters to which the municipality's storm sewer system directly discharges to?

Yes No Unsure If Yes, explain below:

c: Have any of the receiving waters that the municipality discharges to been added to the impaired waters list during the reporting year?

Yes No Unsure

d: Has the municipality evaluated their storm water practices to reduce the pollutants of concern?

Yes No Unsure

Storm Water Quality Management

a. Has the municipality completed or updated modeling in the reporting year (relating to developed urban area performance standards of s. NR 151.13(2)(b)1., Wis. Adm. Code)? Yes No

b. If yes, enter percent reduction in the annual average mass discharging from the entire MS4 to surface waters of the state as compared to implementing no storm water management controls:

Total suspended solids (TSS)

Total phosphorus (TP)

Additional Information

Based on the municipality's storm water program evaluation, describe any proposed changes to the municipality's storm water program. *If your response exceeds the 250 character limit, attach supplemental information on the attachments page.*

See supplemental information.

Requests for Assistance on Understanding Permit Programs

Would the municipality like the Department to contact them about providing more information on understanding any of the Municipal Separate Storm Sewer Permit programs?

Please select all that apply:

- Public Education and Outreach
- Public Involvement and Participation
- Illicit Discharge Detection and Elimination
- Construction Site Pollutant Control
- Post-Construction Storm Water Management
- Pollution Prevention
- Storm Water Quality Management
- Storm Sewer System Map
- Water Quality Concerns
- Compliance Schedule Items Due
- MS4 Program Evaluation

Required Attachments and Supplemental Information

Any other MS4 program information for inclusion in the Annual Report may be attached on here. Use the Add Additional Attachments to add multiple documents.

Upload Required Attachments (15 MB per file limit) - [Help reduce file size and trouble shoot file uploads](#)

*Required Item

Note: To replace an existing file, use the 'Click here to attach file ' link or press the to delete an item.

Storm Sewer System Map

 File Attachment

[City Wide StormSewer 36x48L.pdf](#)

Attach - Other Supporting Documents

AR Other

 File Attachment

[2023 Annual Stormwater Report Supplemental Information.docx](#)

(To remove items, use your cursor to hover over the attachment section. When the drop down arrow appears, select remove item)

Attach - Permit Compliance Documents

(To remove items, use your cursor to hover over the attachment section. When the drop down arrow appears, select remove item)

Sign and Submit Your Application

Steps to Complete the signature process

1. Read and Accept the Terms and Conditions
2. Press the Submit and Send to the DNR button

NOTE: For security purposes all email correspondence will be sent to the address you used when registering your WAMS ID. This may be a different email than that provided in the application. For information on your WAMS account click [HERE](#).

Terms and Conditions

Certification: I hereby certify that I am an authorized representative of the municipality covered under Wausau, City MS4 Permit for which this annual report or other compliance document is being submitted, and that the information contained in this submittal and all attachments were gathered and prepared under my direction or supervision. Based on my inquiry of the person or persons under my direction or supervision involved in the preparation of this document, to the best of my knowledge, the information is true, accurate, and complete. I further certify that the municipality's governing body or delegated representatives have reviewed or been apprised of the contents of this annual report. I understand that Wisconsin law provides severe penalties for submitting false information.

Signee (must check current role prior to accepting terms and conditions)

- Authorized municipal contact using WAMS ID.
- Delegation of Signature Authority (Form 3400-220) for agent signing on the behalf of the authorized municipal contact.
- Agent seeking to share this item with authorized municipal contact (authorized municipal contact must get WAMS id and complete signature).

Name: Thomas Niksich

Title: Project Engineer

Authorized Signature.

- I accept the above terms and conditions.

Signed by : i:0#.f|wamsmembership|tniksich on 2024-03-27T13:56:49

You have already signed and submitted this application to the DNR. Please [contact the Wisconsin DNR](#) for assistance.

After providing the final authorized signature, the system will send an email to the authorized party and any agents. This email will include a copy to the final read only version of this application.