



OFFICIAL NOTICE AND AGENDA

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

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

Meeting of the:

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE OF THE CITY OF WAUSAU

Date/Time:

Thursday, August 10, 2023 at 5:15 p.m.

Location:

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

Members:

Lou Larson (C), Doug Diny, Gary Gisselman, Chad Henke, Lisa Rasmussen

AGENDA ITEMS FOR CONSIDERATION

1. Approval of minutes of the July 13, 2023 meeting.
2. Public Hearing: Vacating and discontinuing an area of right-of-way abutting 505 South 21st Avenue, a portion of 509 South 21st Avenue, a portion of 514 South 21st Avenue, and a portion of 2111 Stewart Avenue.
3. Discussion and possible action on vacating and discontinuing an area of right-of-way abutting 505 South 21st Avenue, a portion of 509 South 21st Avenue, a portion of 514 South 21st Avenue, and a portion of 2111 Stewart Avenue.
4. Public Hearing: Vacating and discontinuing a portion of the alley north of Wegner Street abutting 503 South 22nd Avenue and a portion of 514 South 21st Avenue.
5. Discussion and possible action on vacating and discontinuing a portion of the alley north of Wegner Street abutting 503 South 22nd Avenue and a portion of 514 South 21st Avenue.
6. Public Hearing: Vacating and discontinuing an area of right-of-way abutting 503 South 22nd Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue.
7. Discussion and possible action on vacating and discontinuing an area of right-of-way abutting 503 South 22nd Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue.
8. Presentation on new DPW Fleet Maintenance Facility - Barrientos Design.
9. Discussion and possible action on parking restrictions in the 600 block of Washington Street.
10. Discussion and possible action on Stormwater Maintenance Agreement with RJ Elm Properties LLC at 1520 Elm Street and 1401 Elm Street LLC at 1601 Elm Street.

Adjournment

LOU LARSON - 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 "CISM 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 08/03/23 @ 2:30 p.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., Brown and Caldwell.

CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

Date of Meeting: July 13, 2023, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Chad Henke, Gary Gisselman, Doug Diny (Lisa Rasmussen was excused)

Also Present: Eric Lindman, Allen Wesolowski, TJ Nicksich, Jill Kurtzhals, Tara Alfonso, Dustin Kraege, Andy Lynch, Becky McElhaney, 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 Larson called the meeting to order.

Approval of minutes of the June 8, 2023 meeting

Diny moved to approve the minutes of the June 8th meeting. Henke seconded and the motion passed 4-0.

Discussion and possible action on parking restrictions on the east side of Riverview Drive from 3736 Riverview Drive north to Evergreen Road

McElhaney, DPW and Inspections receive complaints every year regarding the parking of trailers on the east side of the road. The east side has city right-of-way and railroad property. There are no houses on that side. Inspections sends letters and then goes back, which uses a lot of staff time so there was talk of restricting parking. McElhaney received feedback from one who is worried about parking for things like graduation parties or bigger events. McElhaney does not want to micromanage and wants the committee's input on how to manage this. By having no parking or no overnight parking, we would eliminate Inspections and it would become a policing action. She said most of the neighbors are for it; they just do not want to lose the ability to park on the side of the road at times.

Lee Kelly has lived at 4010 Riverview Drive since 1990. He approves of restricting trailer parking. Restricting parking on the east side would inhibit people from parking for bible studies, parties, etc. He questioned how it would be enforced and communicated and stated it would be a problem if they cannot park on that side of the road. He is also in favor of trying to fix the problem of people dumping yard waste. There are other issues with living in this area, but he will address those with McElhaney.

Paul Buch has lived at 4030 Riverview Drive since 1998. In the time he has lived there, he cannot recall not being able to get in and out to 6th Street. It does get tricky in the winter with cars parked because it is a narrow street. Plow drivers do an excellent job pushing the snow as far to the east as possible. If people are parked on both sides, one has to go down to idle speed, but it is never any issue getting in and out. If anything there is an icy condition problem because of the large pine trees on the street. He had to call twice last winter, but spot sanding does not quite work. The department was quick to respond and did the whole street, but snow gets packed down and is not scraped clean. He provided and discussed pictures showing brush and yard waste. Larson reminded Buch that this item is regarding parking. Buch feels the brush issue is related because when things are not cleaned up properly people park further out into the street. He asked if this was regarding long term parking or parking for an event at someone's house.

Lindman stated that most streets have curb and gutter. When this road is reconstructed, it will get curb and gutter. Parking is restricted to the street; the hard-surfaced area. By ordinance, parking needs to remain on the street. On the east side, the city only owns about 6' off the blacktop; everything else is railroad property. Regarding curb and gutter, Buch noted that the right-of-way is basically the width of the road on the west side for the first southern half. The city would have to buy 10 to 15 feet of people's properties to widen the road. Lindman is willing to talk with Buch after the meeting as these items are not on the agenda. Buch does not feel there is a problem with parking, but occasionally there is an event. Larson asked how often events take place where parking is needed on the east side. Buch said it is not a regular occurrence, but restricting parking on the east side would stretch out parking down the street and is not as convenient. He does not see a need to restrict parking vehicles but agrees with restricting long-term parking of trailers.

Diny asked if we could restrict parking overnight to discourage long-term parking. This item is more complicated with debris and the railroad property, but simple no overnight parking signs would prevent the long-term parking. Larson asked if that would give the Police Department the authority to remove trailers parked on the grass. Kurtzhals said parking on the grass is typically an Inspections issue. If a trailer was parked in a no parking zone, the Police Department would have authority. Diny was contacted by two people. Their biggest concern was the parking of trailers and ancillary equipment; they were not as concerned with cars.

The calls McElhaney receives are about extended parking of trailers, utility trailers and boat trailers. She has not received complaints about cars. She does not want to micromanage but would like to fix the constant problem of trailers. Larson asked if they are parking on city land. Lindman noted the picture in the packet where a boat is parked beyond right-of-way on railroad property. McElhaney added that the railroad does not like that and people have been fined by the railroad. This happens every year and then Inspections sends a letter, McElhaney gets calls until the 30 days given in the letter are up and then the trailer gets moved. Lindman indicated we could restrict overnight parking, which would give the Police Department the ability to enforce. We could also post no yard waste dumping.

Buch noted that there is a several week time period in the spring and again after Labor Day when people are putting in and pulling out their boats. It is more of an issue in the fall of the year when people are waiting to get their boats winterized. He believes there are already ordinances in place. If we are not enforcing the current ordinances, he does not think it is necessary to add more. Henke stated we do have ordinances, but we are trying to get away from the inspection process and the 30 day wait period. If parking was restricted, it could be enforced that night.

Gisselman moved to restrict overnight parking on the addresses noted from midnight to 4:30 am including appropriate signage regarding dumping. Henke seconded and the motion passed 4-0.

Discussion and possible action on State/Municipal Agreement for Grand Avenue from Lakeview Drive to Kent Street

Gisselman moved to approve the State/Municipal Agreement for Grand Avenue from Lakeview Drive to Kent Street. Diny seconded and the motion passed 4-0.

Discussion and possible action on Revocable Occupancy Permit for Parcel 1 (7255 Stewart Avenue) of Project ID 6999-09-02, Stewart Avenue

Henke moved to approve the Revocable Occupancy Permit for Parcel 1 of Project ID 6999-09-02, Stewart Avenue. Diny seconded and the motion passed 4-0.

Discussion and possible action on Revocable Occupancy Permit for Parcel 3 (7120 Stewart Avenue) of Project ID 6999-09-02, Stewart Avenue

Henke moved to approve the Revocable Occupancy Permit for Parcel 3 of Project ID 6999-09-02, Stewart Avenue. Diny seconded and the motion passed 4-0.

Discussion and possible action on Revocable Occupancy Permit for Parcel 12 (7019 Stewart Avenue) of Project ID 6999-09-02, Stewart Avenue

Diny moved to approve the Revocable Occupancy Permit for Parcel 12 of Project ID 6999-09-02, Stewart Avenue. Henke seconded and the motion passed 4-0.

Discussion and possible action on Revocable Occupancy Permit for Parcel 47 (5000 Stewart Avenue) of Project ID 6999-09-02, Stewart Avenue

Diny moved to approve the Revocable Occupancy Permit for Parcel 47 of Project ID 6999-09-02, Stewart Avenue. Henke seconded and the motion passed 4-0.

Discussion and possible action on Revocable Occupancy Permit for Parcel 51 (4901 Stewart Avenue) of Project ID 6999-09-02, Stewart Avenue

Gisselman moved to approve the Revocable Occupancy Permit for Parcel 47 of Project ID 6999-09-02, Stewart Avenue. Henke seconded and the motion passed 4-0.

Discussion and possible action on accepting the study for the rerouting of STH 52 and Business Hwy 51 in the City of Wausau

Diny asked if there were any surprises in the study. Henke noted Grand and Thomas and expanding the southeast corner of the intersection. He thought the southwest side would have been expanded.

Wesolowski said the main thing is that they do not expect a lot of traffic diversion just because it is signed differently. The majority of the traffic is local traffic; no matter how it is signed they will take the route they want. Someone from out of town may continue on but it would be a relatively small amount according to the study. Diny noted the storm sewer issue on the east side of Thomas Street and asked if that is related. Lindman stated it is not related to the traffic study. The reason for expanding the intersection is to allow trucks to turn from Grand Avenue to Thomas Street. The storm sewer does cut across that corner. If there is work to be done, Diny asked if it could be coincidental. We do not know how much additional right-of-way is needed to expand the road; we may not be able to widen the road at this point.

Gisselman inquired about the next steps. Wesolowski explained the next step would be an environmental report. This is not for the soils but for social impacts or adverse impacts. The DOT did fund the traffic study but is requesting the city fund the environmental study. The DOT was asked for an estimate, but they are not sure because they don't do reroutes very often. We would have to put out an RFP and see where it comes in at. We do not anticipate it being a huge amount as we are not acquiring right-of-way or moving people. Because the diversion of traffic is relatively minor, Wesolowski does not expect great impacts. Lindman said the study will be an assessment of the reroute and impacts. It will be a lot of desktop work and getting feedback from other agencies.

Henke asked if the RFP would come back to CISM. The proposal would go to Finance for a budget request. Staff would write the RFP and the results of the assessment would come back to CISM.

Henke moved to approve the study. Diny seconded and the motion passed 4-0.

2022 MS4 Annual Report and Compliance Update

Niksich mentioned the highlights of the DNR submittal. There were 14 active construction sites throughout the past year. An active construction site is a site that has groundbreaking activities of 1 acre or greater. 41 inspections were completed with 14 written up to make different improvements. We have 73 ponds that collect stormwater and help filter out sediment and phosphorous. All ponds were inspected last year. There were 10 which needed improvements. 6,500 tons of debris was collected through street sweeping, catch basin cleaning, or storm sewer cleaning. This was filtered through and used as beneficial reuse. With a lot of these activities there is a dollar amount attached. This is a rough idea from DPW of what they keep track of for maintaining the ponds, cleaning storm sewer, education, and outreach. An estimated \$1,950,000 was spent to maintain our MS4 program.

A couple months ago Niksich brought forward a proposal from Strand to help us with a planning grant to update our MS4 program modeling and stormwater feasibility study. We applied for the grant in April and earlier this week we were notified we were awarded the grant. The grant is a 50-50 match with the DNR up to \$170,000; \$85,000 for the city and \$85,000 for the DNR. We were 1 of 19 communities that received the grant and 1 of 2 that received the full grant amount.

Discussion on annual road maintenance/reconstruction and annual funding allocations for the same

Gisselman raised this issue as this committee deals with the state of the infrastructure and roads. He is wondering where we are. Every year there is only a certain amount of budget for this and the state of streets is a concern within his district.

Lindman pulled the information from the last 5 years which noted what we are budgeting from the levy every year and how important TIDs are to our infrastructure. As TIDs are doing well and development happens, they contribute a lot of money. A lot of our street matching funds with DOT projects come from TIDs, such as Stewart Avenue from 48th to 72nd. This will be reconstructed next year and includes a multiuse path. There is a lot of infrastructure that will be paid for out of the TID to match the DOT funding. If this was on the levy it would be a heavy burden. Last year was the highest levy amount we have had within the last 5 years, about \$1.9 million. In 2024 it may be cresting that or more.

Larson asked about neighborhood streets and said there are a slew of “19th century” streets that are in bad shape, no curb and gutter, and no drainage. The 5-year plan looks more like a 100-year plan. He asked if there was any way in the future to tap TID money to get more neighborhood streets fixed. Lindman explained the neighborhood has to be within the TID or the ½ mile boundary, and the TID has to have money within it.

Diny is not familiar with how we have allocated in the past and asked if there was a linear percentage that we try to do. We know we have X number of streets; if we attack so many per year as a percentage of our levy, we could predict what kind of turnover we can have on road repair. He asked if there was a way to put that into our budget or strategy or if we back into it knowing what we can get done in a year. Wesolowski takes a couple of streets with the highest need and fits them into the budget. Lindman stated in 2017 or 2018 we looked at the infrastructure budget and what was coming out of the levy. We were at approximately \$1.5 million for streets out of the levy. We looked at our cost for a local mile of street and found we would need \$4.1 million annually out of the levy just to maintain and not fall further behind. There is a significant burden for the city to overcome.

Diny recommended looking at the 5-year plan again and set a goal. If we know what we are up against, we can better long-term plan. Wesolowski indicated the streets will be rated this year and he feels there will be more that fall into the 3 to 4 category. Ratings are 1 to 10, with 10 basically being a brand-new road and 1 being gravel. A 3 to 4 rating would be considered for reconstruction. The concrete pavement repair project this year had a \$650,000 budget, with TID funding of \$350,000. That contract should be able to stay in the \$650,000 range the next several years. Another area he feels could be increased is the asphalt overlay. During the budget process when cuts need to be made, this budget gets cut. It is hard to cut a street construction project from the budget but easy to cut from asphalt overlay. In 2019 we had a \$100,000 asphalt overlay budget. This gets you 1 to 2 residential blocks in the city. One increase that would provide a big bang for the buck would be asphalt overlay. He noted in the early 2000’s there were years where we had over \$1 million for asphalt overlay. This has been continuously cut over the years. This year we are overlaying the inside lanes of Merrill Avenue by NTC, which took the \$350,000 budget. We had to break the project up into 2 years because there wasn’t enough budget. The price per foot for street reconstruction has about doubled in the last 10 years. If we keep money in concrete repair and more money in asphalt overlay it would help.

Gisselman said when certain streets start to fall apart they should be on the short list. Wesolowski explained that we also struggle because we are an old city and the infrastructure under the road is not the greatest. We do not want to overlay a street with bad utilities. We will also have to balance the upcoming lead service line replacements.

Johnathan Smith, 400 River Drive, wanted to uplift the focus of this and the budget. The city is doing a lot with very little. We are on a cycle of turnover for reconstruction that is not feasible. It is interesting to see the various things that are going on at the same time. He thinks the city is re-envisioning what we can do. Any re-envisioning or redesigning thoughts when it comes to ped and bike improvements can feel like a waste at times when budgets are lean. These are the things that will help us continue to go forward into the future. He thanked the city for doing what it can with the budget we have. He wants the re-envisioning and the ability to think into the future to continue on.

Diny talked of deferring streets and noted that when maintenance is deferred it costs more down the road. He asked if there was any type of study on what deferral really costs in the end. Deferring feels good in the moment but it will still cost us and will cost more. Wesolowski stated the more we defer, prices keep going up. We will pay more later, and the road becomes in worse shape. The recommended pavement design is to mill and overlay a street at 15 years. That is not happening in the city. We are trying to preserve our streets with sealcoating and preservative methods. If you do not do a mill and overlay at 15 years the roadway will deteriorate beyond the overlay point. Diny related it to buying a new car and driving it 30,000 miles before changing the oil.

Henke asked if the lead service line replacement project will come to this committee. Wesolowski stated that will be handled through the Water Commission. The amount of lead services will overwhelm street reconstruction. As an example, he said there could be 30 lead service line replacements in a block. This would leave 30 holes in the street. Now you have an old street with 30 patches.

Wesolowski will bring back the 5-year plan and list of additional streets needing reconstruction.

Adjourn

Henke moved to adjourn the meeting. Diny seconded and the motion carried 4-0. Meeting adjourned at approximately 6:15 p.m.

Agenda Item No.

2 & 3

STAFF REPORT TO CISM COMMITTEE – August 10, 2023

AGENDA ITEM

#2 – Public Hearing: Vacating and discontinuing an area of right-of-way abutting 505 South 21st Avenue, a portion of 509 South 21st Avenue, a portion of 514 South 21st Avenue, and a portion of 2111 Stewart Avenue

#3 – Discussion and possible action on vacating and discontinuing an area of right-of-way abutting 505 South 21st Avenue, a portion of 509 South 21st Avenue, a portion of 514 South 21st Avenue, and a portion of 2111 Stewart Avenue

BACKGROUND

514 S. 21st Ave LLC is proposing a CSM that would vacate a portion of South 21st Avenue. A copy of the proposed expansion to the development on Stewart Avenue is attached.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff does not have any major concerns over this right of way being vacated. Staff recommends approval depending upon comments received at the public hearing.

Staff contact: Allen Wesolowski 715-261-6762



BOARDWALK PARKING CONCEPT
 STEWART AVE - WAUSAU, WI (05/12/2023)

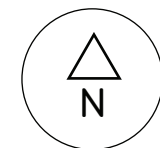
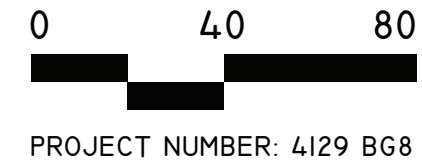
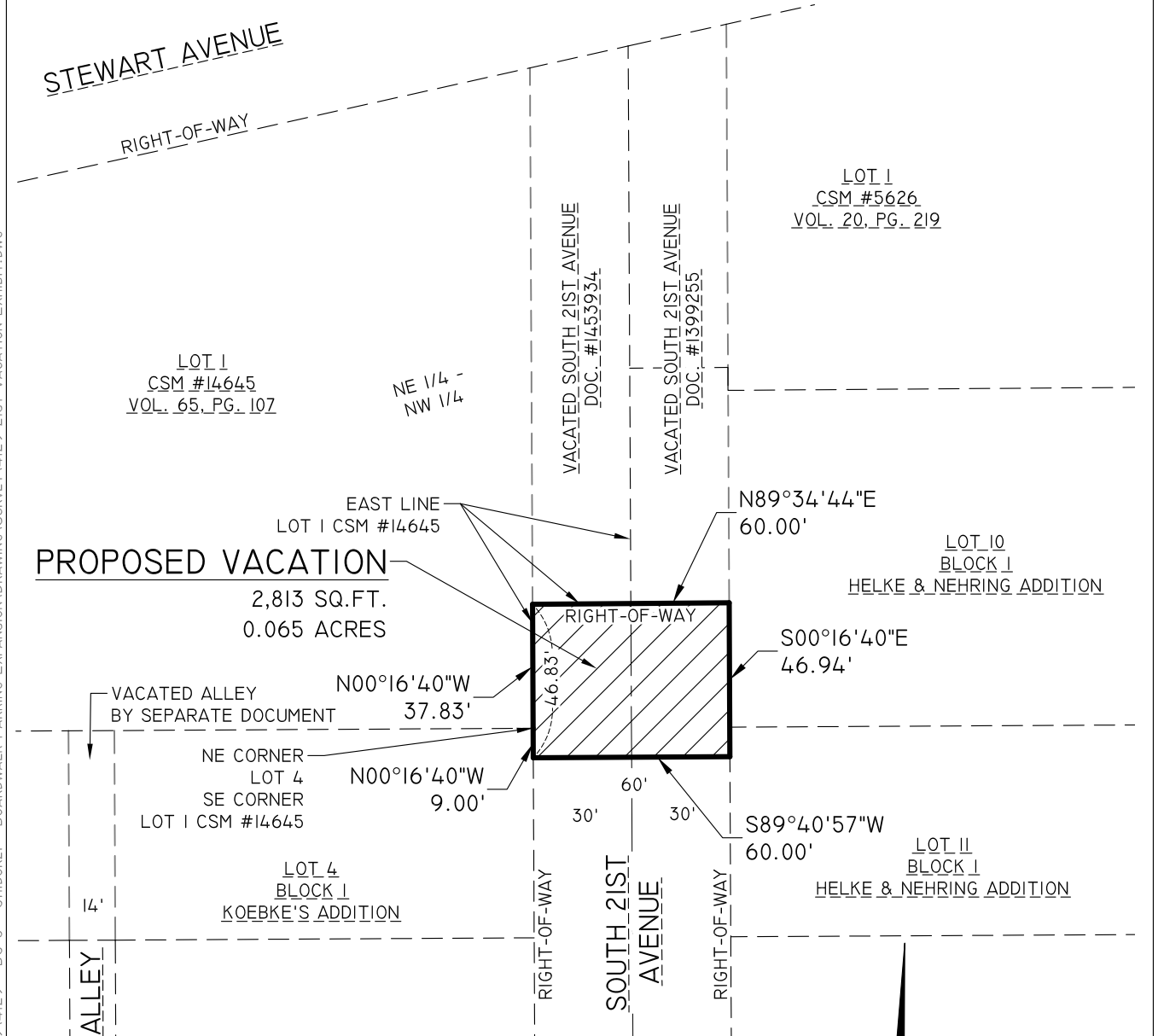


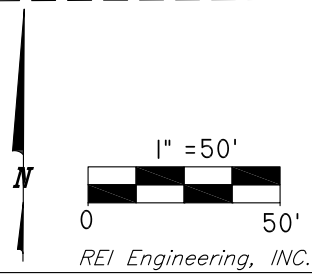
EXHIBIT MAP

PART OF SOUTH 21ST AVENUE DESCRIBED IN HELKE & NEHRING ADDITION, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 4 OF BLOCK 1 OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, AND THE SOUTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, BOTH FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 21ST AVENUE AND THE POINT OF BEGINNING; THENCE NORTH 00°16'40" WEST, COINCIDENT WITH THE EAST LINE OF SAID LOT 1 AND SAID WEST RIGHT-OF-WAY LINE, 37.83 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTH 21ST AVENUE; THENCE NORTH 89°34'44" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, SAID EAST LINE OF LOT 1 AND THE EASTERLY EXTENSION THEREOF, 60.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 21ST AVENUE; THENCE SOUTH 00°16'40" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 46.94 FEET; THENCE SOUTH 89°40'57" WEST, 60.00 FEET TO SAID WEST RIGHT-OF-WAY LINE OF SOUTH 21ST AVENUE; THENCE NORTH 00°16'40" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 9.00 FEET TO SAID NORTHEAST CORNER OF LOT 4, SAID SOUTHEAST CORNER OF LOT 1, AND THE POINT OF BEGINNING.

SAID VACATION CONTAINS 2,813 SQUARE FEET, OR 0.065 ACRES, MORE OR LESS.



NOTES:
 1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE WEST RIGHT-OF-WAY LINE OF SOUTH 21ST AVENUE, MEASURED TO BEAR NORTH 00°16'40" WEST.



DRAWING FILE: P:\4100-4199\4129 - BG 8 - GHIDORZI - BOARDWALK PARKING EXPANSION\DRAWING\SURVEY\4129 21ST VACATION EXHIBIT.DWG

PROPOSED STREET VACATION SOUTH 21ST AVENUE WAUSAU, WISCONSIN		FIGURE : EXHIBIT MAP	
PROJECT NO. 4129 BG8	DRAWN BY: JLR	DATE: 5/11/2023	

Agenda Item No.

4 & 5

STAFF REPORT TO CISM COMMITTEE – August 10, 2023

AGENDA ITEM

#4 – Public Hearing: Vacating and discontinuing a portion of the alley north of Wegner Street abutting 503 South 22nd Avenue and a portion of 514 South 21st Avenue

#5 – Discussion and possible action on vacating and discontinuing a portion of the alley north of Wegner Street abutting 503 South 22nd Avenue and a portion of 514 South 21st Avenue

BACKGROUND

514 S. 21st Ave LLC is proposing a CSM that would vacate a portion of an alley. A copy of the proposed expansion to the development on Stewart Avenue is attached.

FISCAL IMPACT

None

STAFF RECOMMENDATION

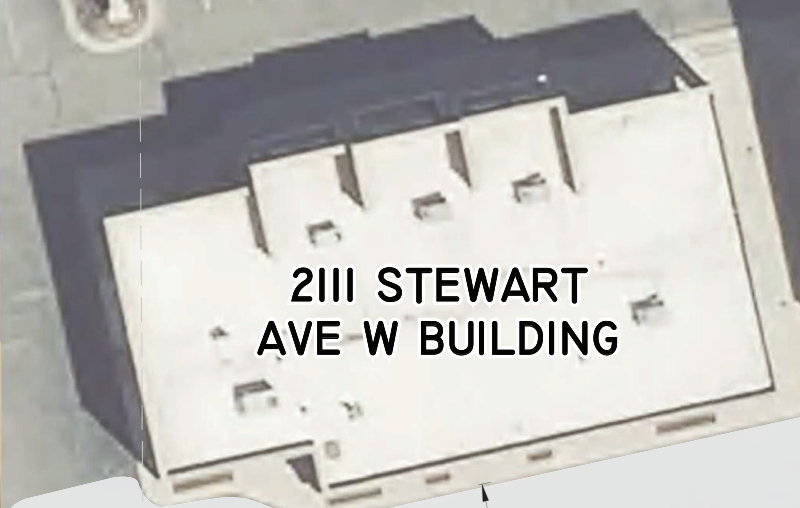
Staff does not have any major concerns over this right of way being vacated. Staff recommends approval depending upon comments received at the public hearing.

Staff contact: Allen Wesolowski 715-261-6762

STEWART AVENUE



2205 STEWART AVE



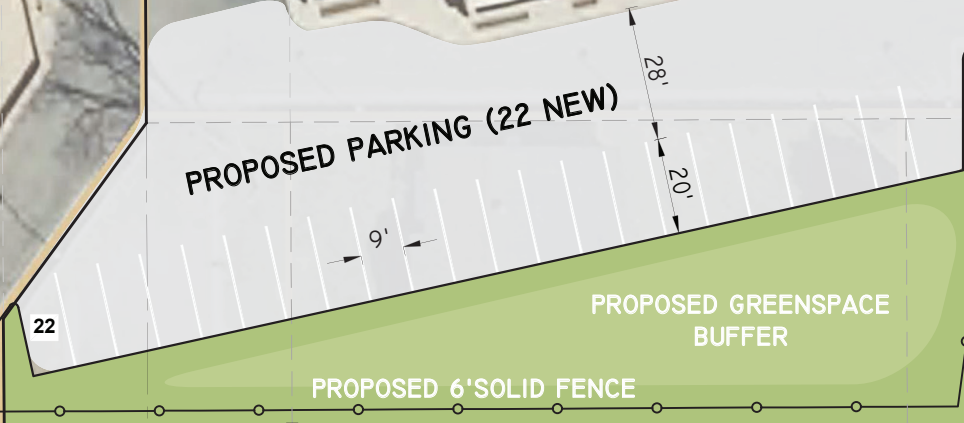
2111 STEWART AVE W BUILDING



2111 STEWART AVE E BUILDING

PROPOSED PARKING (22 NEW)

PROPOSED PARKING (6 NEW)



PROPOSED GREENSPACE BUFFER

PROPOSED 6' SOLID FENCE

PROPOSED PROPERTY LINE

S 22ND AVENUE

S 21ST AVENUE

BOARDWALK PARKING CONCEPT
STEWART AVE - WAUSAU, WI (05/12/2023)



PROJECT NUMBER: 4129 BG8

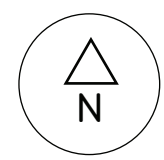
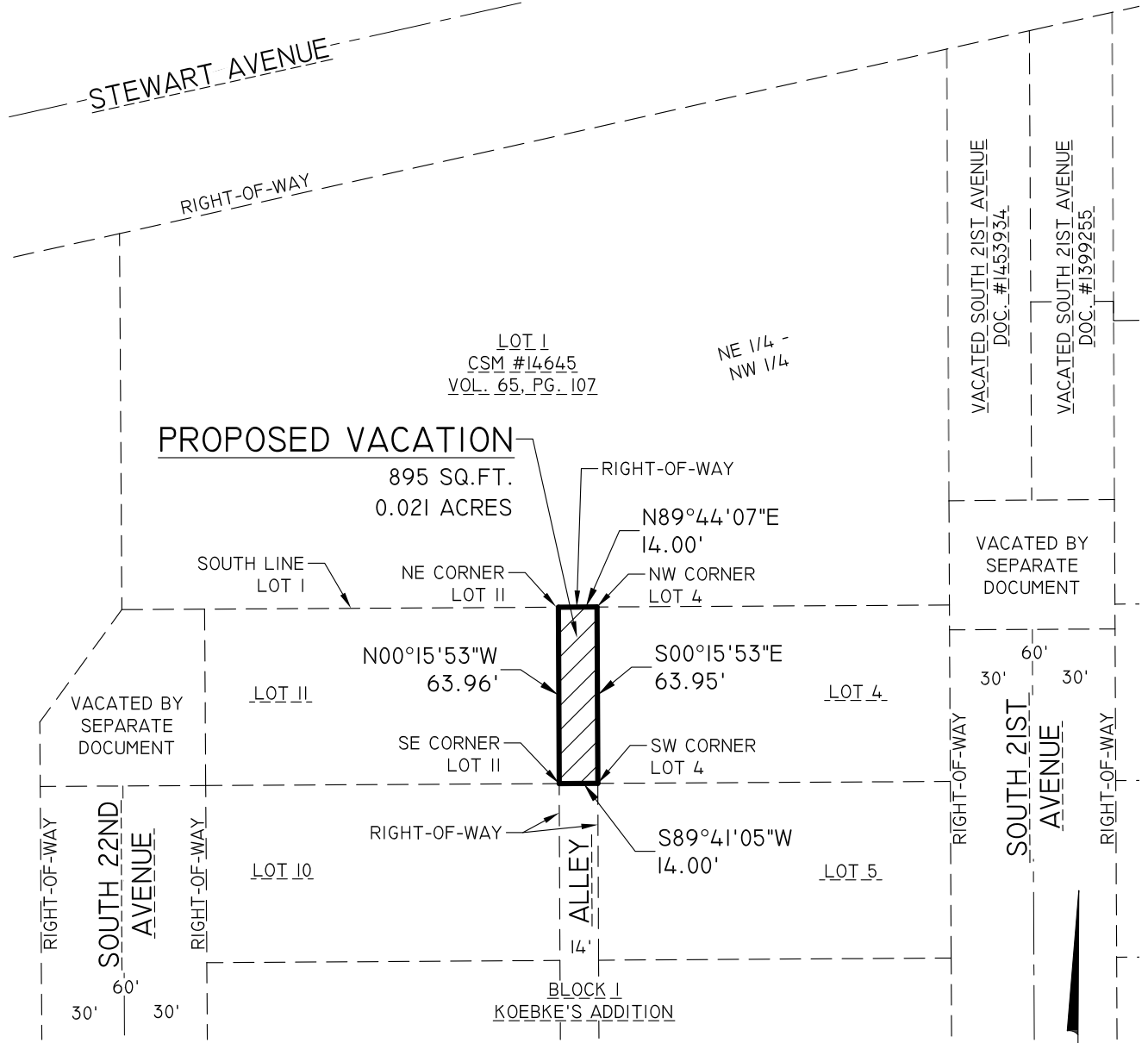


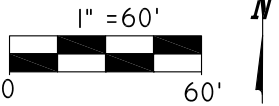
EXHIBIT MAP

PART OF THE ALLEY IN BLOCK I OF KOEBKE'S ADDITION, RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBES AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF SAID BLOCK I, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY IN BLOCK I AND THE POINT OF BEGINNING; THENCE SOUTH 89°41'05" WEST, 14.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID ALLEY AND THE SOUTHEAST CORNER OF LOT II OF SAID BLOCK I; THENCE NORTH 00°15'53" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE OF SAID ALLEY, 63.96 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID ALLEY, THE NORTHEAST CORNER OF SAID LOT II, AND THE SOUTH LINE OF LOT I OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 89°44'07" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE AND SAID SOUTH LINE OF LOT I, 14.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID ALLEY AND THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 00°15'53" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 63.95 FEET TO SAID SOUTHWEST CORNER OF LOT 4 AND THE POINT OF BEGINNING.
 SAID VACATION CONTAINS 895 SQUARE FEET, OR 0.021 ACRES, MORE OR LESS.

DRAWING FILE: P:\4100-4199\4129 - BG 8 - GHIDORZI - BOARDWALK PARKING EXPANSION\DRAWING\SURVEY\4129 ALLEY VACATION EXHIBIT.DWG



NOTES:
 1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE WEST RIGHT-OF-WAY LINE OF THE ALLEY IN BLOCK I OF KOEBKE'S ADDITION, MEASURED TO BEAR NORTH 00°15'53" WEST.



REI Engineering, INC.

PROPOSED ALLEY VACATION BLOCK 1 OF KOEBKE'S ADDITION WAUSAU, WISCONSIN		FIGURE : EXHIBIT MAP	
PROJECT NO. 4129 BGS	DRAWN BY: JLR	DATE: 5/11/2023	

Agenda Item No.

6 & 7

STAFF REPORT TO CISM COMMITTEE – August 10, 2023

AGENDA ITEM

#6 – Public Hearing: Vacating and discontinuing an area of right-of-way abutting 503 South 22nd Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue

#7 – Discussion and possible action on vacating and discontinuing an area of right-of-way abutting 503 South 22nd Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue

BACKGROUND

514 S. 21st Ave LLC is proposing a CSM that would vacate a portion of S. 22nd Ave. A copy of the proposed expansion to the development on Stewart Avenue is attached.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff does not have any major concerns over this right of way being vacated. Staff recommends approval depending upon comments received at the public hearing.

Staff contact: Allen Wesolowski 715-261-6762



BOARDWALK PARKING CONCEPT
 STEWART AVE - WAUSAU, WI (05/12/2023)

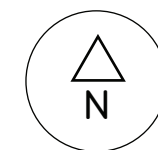
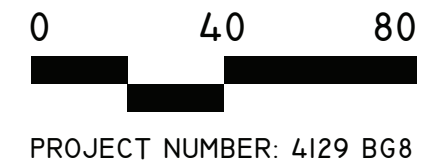
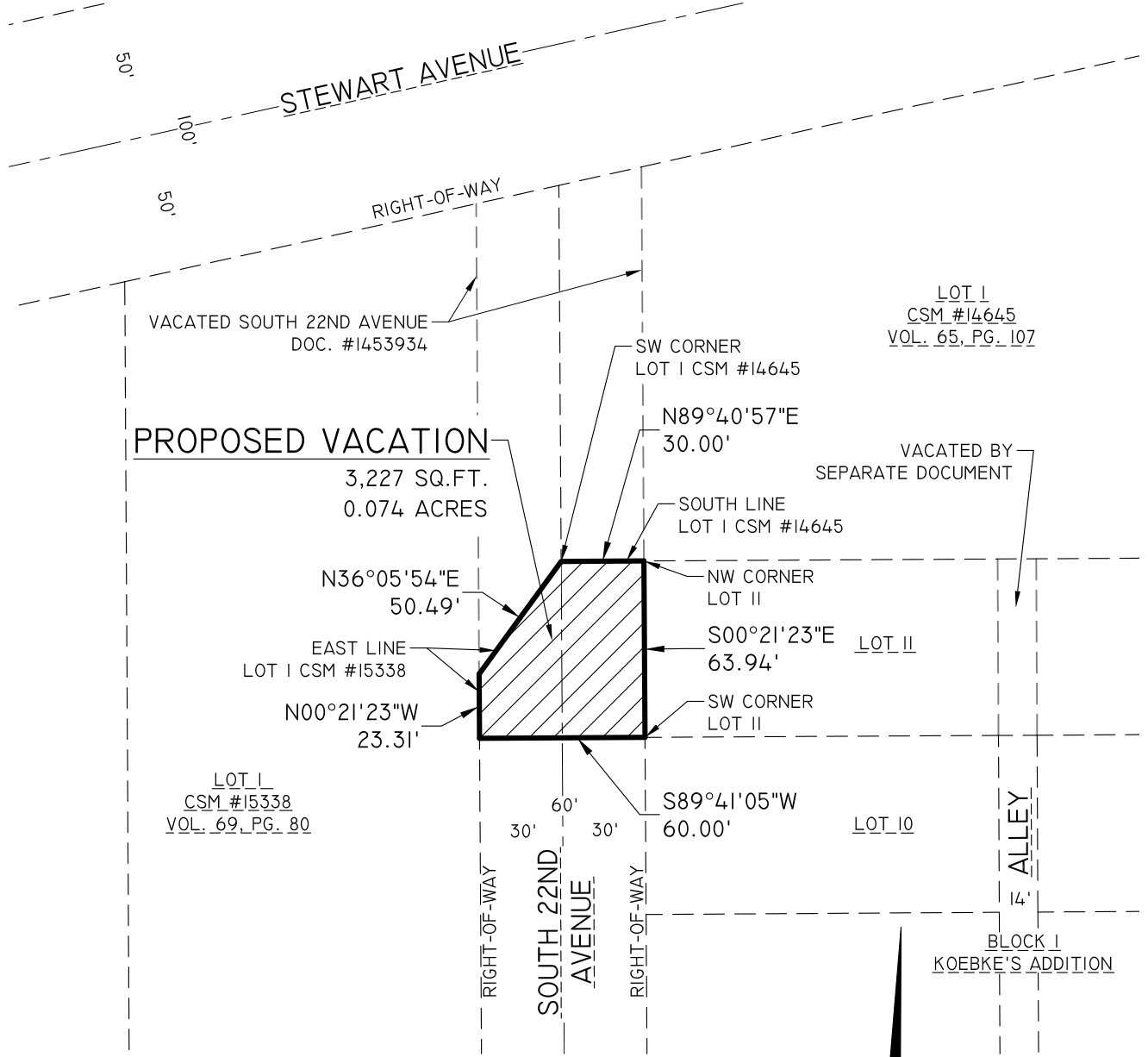


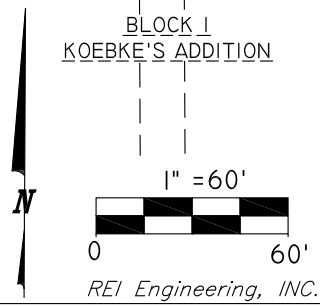
EXHIBIT MAP

PART OF SOUTH 22ND AVENUE DESCRIBED IN KOEBKE'S ADDITION, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT II OF BLOCK I OF KOEBKE'S ADDITION RECORDED IN VOLUME 10, ON PAGE 6, AS DOCUMENT NUMBER 430598, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE AND THE POINT OF BEGINNING; THENCE SOUTH 89°41'05" WEST, 60.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE; THENCE NORTH 00°21'23" WEST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 23.31 FEET; THENCE NORTH 36°05'54" EAST, COINCIDENT WITH SAID WEST RIGHT-OF-WAY LINE, 50.49 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE AND THE SOUTHWEST CORNER OF LOT I OF CERTIFIED SURVEY MAP NUMBER 14645, RECORDED IN VOLUME 65, ON PAGE 107, AS DOCUMENT NUMBER 1465126, FILED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; THENCE NORTH 89°40'57" EAST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID LOT I, 30.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID SOUTH 22ND AVENUE AND THE NORTHWEST CORNER OF LOT II OF SAID BLOCK I; THENCE SOUTH 00°21'23" EAST, COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 63.94 FEET TO SAID SOUTHWEST CORNER OF LOT II AND THE POINT OF BEGINNING. SAID VACATION CONTAINS 3,227 SQUARE FEET, OR 0.074 ACRES, MORE OR LESS.

DRAWING FILE: P:\4100-4199\4129 - BG 8 - GHIDORZI - BOARDWALK PARKING EXPANSION\DRAWING\SURVEY\4129 22ND VACATION EXHIBIT.DWG



NOTES:
 1. BEARINGS ARE BASED ON THE MARATHON COUNTY COORDINATE SYSTEM NAD 83(2011) DATUM AND REFERENCED TO THE EAST RIGHT-OF-WAY LINE OF SOUTH 22ND AVENUE, MEASURED TO BEAR SOUTH 00°21'23" EAST.



PROPOSED STREET VACATION SOUTH 22ND AVENUE WAUSAU, WISCONSIN		FIGURE : EXHIBIT MAP	
PROJECT NO. 4129 BG8	DRAWN BY: JLR	DATE: 5/11/2023	



City of Wausau

Department of Public Works

Design Development Presentation
August 10th, 2023



- **Team Members:**
 - Barrientos: Architect
 - Clark Dietz: Engineering Consultant
- **Scope of Work: Barrientos**
 - Procure a survey to develop site.
 - Determine Building Assemblies.
 - Assess existing structures & determine work to conform with regulation.
 - Create a final design package including all site plans, floor plans, elevations, sections, demolition.
 - Create a sustainability package.
 - Develop a cost estimate for building & demolition.
- **Scope of Work: Clark Dietz**
 - Civil:
 - 20% Preliminary Plans for grading, paving, drainage, and utilities.
 - Preliminary Stormwater Calculations.
 - Mechanical, Electrical, Plumbing:
 - Document Demolition
 - Coordinate with Architect for proper utility locations.
 - Create systems narratives for future development.
 - Structural:
 - Assess existing buildings for structural integrity.
 - Create systems narrative for future development.



Clark>Dietz

- **Previous Work for the City of Wausau:**

- **Facility Assessment & Space Needs Study (2018, Barrientos)**

- Concluded facility conditions are inadequate for operations
 - Cost to maintain over 10 years exceeds \$2.3 million
 - Fleet truck & equipment storage is significantly limited
 - Fleet Repair Garage is insufficient and poses safety risks
- Optimal facility space needs are ~101,000 SF (83,000 SF current)
 - Studied new construction options on current site
 - Study showed that current site is undersized for optimal facility and poses flood risk (additional construction costs)

- **Fleet Management Study Report (2021, Mercury)**

- Found DPW operations would be more efficient if Motor Pool Division and DPW Operations were separated into two buildings

- **Alternate Site Evaluation Study (2022, Barrientos)**

- Developed Optimal Floor plans and Site plan
- Studied current site with additional parcels purchased
- Evaluated alternative site options including further exploration of 1100 West St.

- **Today**

- Develop a separate Repair Facility for the Department of Public Works

Overview

SECTION 6

Optimal Room Program
Wausau City DPW Garage Study

MAIN HIGHWAY SHOP BUILDING

FUNCTION AREA	Station	Net	# of	Net	30%	Gross
Room	CV	VF	Sts.	Usable SF	Chaustron	SF
HEATED VEHICLE GARAGE						
Heavy Duty Service Bay	42	15	272	28	18,816	
Medium Duty Service Bay	14	445	22	8,805		
Light Duty Service Bay	20	10	200	24	4,800	
Wash & Detail Shop	15	10	100	13	1,300	
Service Area	28	200	74	2	18,800	
Fluid Tool Storage	20	20	400	1	400	
SUBTOTAL			88	49,895	14,917	64,812
REPAIR GARAGE						
Heavy Duty Service Bays	60	24	1440	4	1,760	
Light Duty Service Bays	30	24	720	2	1,440	
Welding Shop	60	30	2100	1	2,100	
Stock and Tire Stock Storage	20	10	404	1	404	
Tools & Equipment Storage	30	12	340	1	340	
Bulk Fluid Storage	20	18	360	1	360	
Explosive Store Shop	20	18	360	1	360	
SUBTOTAL			94	10,774	3,214	13,988
OFFICE BUILDINGS						
Sign Shop	30	30	1000	1	1,000	
Commodity Shop	40	30	1200	1	1,200	
Truck Wash or Underbody Wash	12	30	2160	1	2,160	
Truck Wash Equipment Room	15	15	225	2	450	
SUBTOTAL			67	5,035	1,662	6,697
SHOP OFFICES & PARTS STORAGE						
Parts Storage	60	40	2000	1	2,000	
Shop Offices	18	14	224	1	224	
Parts Counter/Lobby	18	14	224	1	224	
Tire Storage	30	20	600	1	600	

Page 1

SECTION 5 - Construction Cost Estimate
Phase 1 (Repair Garage/Truck Wash/Shop)

City of Wausau DPW
January 23, 2018

(in 2015 Dollars)

Description	SqFootage	Cost per SF	Total
New Construction	14,300	180	2,574,000
Repair Garage	5,513	180	992,340
Parts Storage	2,243	180	403,740
Truck Wash	200	180	36,000
Office	2,217	180	399,060
TOTAL	22,573		4,305,140

Definition
Wausau Engine structures
Not including soil remediation

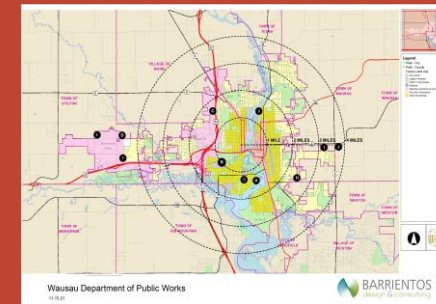
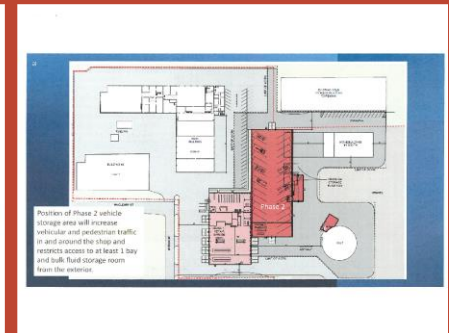
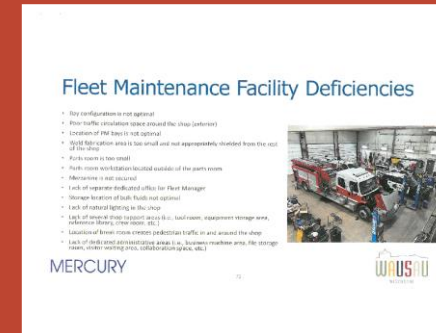
Site Construction
Cost per area for site reconstruction: 1.5 \$ 100,000 \$ 225,000

Total Construction Cost Phase 1 SF: 4,209,140
Phase 1 SF: 23,816
Cost Per Square Foot: \$ 177.81
Cost Per Square Foot including Site Work: \$ 189.30

Soft Costs
Construction and Estimating Contingency: 8.0% \$ 295,300
Architectural/Engineering Fees: 8.0% \$ 295,300
Total \$ 522,612

GRAND TOTAL \$ 4,817,712

*Estimate does not include furnishings, move/nighting expenses, soil storage or plan approval and review fees
*Estimate is for a 30 to 70 year building solution and includes present garage and shop wall construction and -rally wall and other office work.



Introduction:

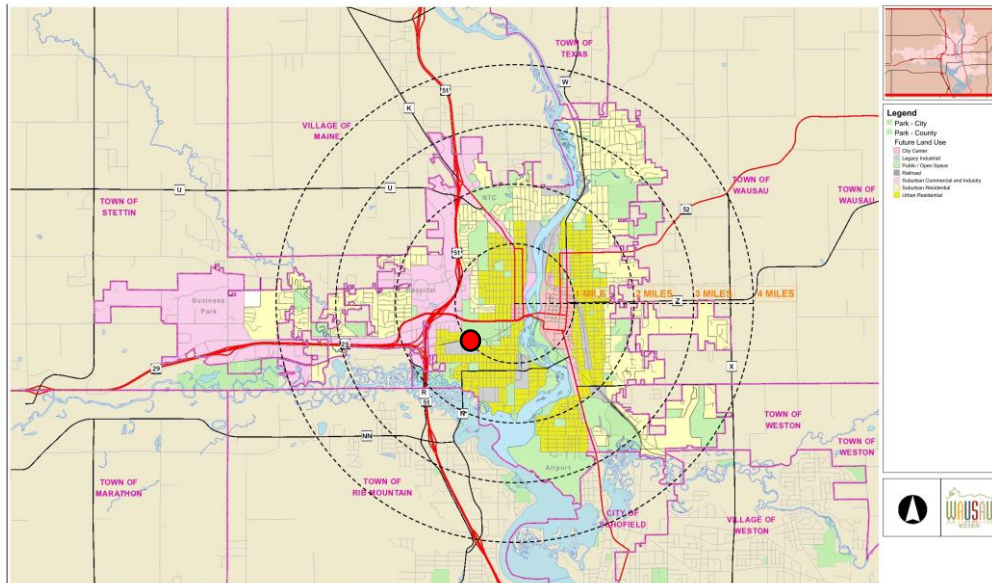
- The City of Wausau has commissioned Barrientos Design & Consulting to develop a Preliminary Design for a new repair facility for the City's Department of Public Works.

Project Location:

- 1100 West St.
- 6 Acres
- Zone: Medium & Heavy Industrial

Project Schedule:

- April 1st – September 30th.
- Barrientos kicked off its design efforts April 11th and plans on submitting a Final Preliminary Design Package to the City on September 30th.



Schedule

Project Duration: April 1 - September 31		Design Schedule R1		Design Schedule
Month	Responsible	Done / Not Done	Milestone Completion Date	Milestone Completion Date
April				
Virtual Meeting Kickoff (Barr + Civil + City)	All	Done	11-Apr	12-Apr
Review Zoning Ordinances, land use, codes	Barrientos	Done	12-Apr	7-Apr
Update Site Concept	Barrientos	Done	12-Apr	7-Apr
Visit the Site for documentation	Barrientos	Done	14-Apr	14-Apr
Develop Base Plan of Parcel and Adjacent Land with all Site Info.	Barrientos	Done	30-Apr	30-Apr
20% Design Package (Concept 90% Completed)	Barrientos	Done	30-Apr	30-Apr
May				
Virtual Meeting Review for Updated Program Needs (Barr + City)	Barr + City	Done	2-May	12-Apr
Site Survey Development/Completion	C/D	Done	3-May	30-Apr
Virtual Meeting 20% Design Package (Barr + Civil + City)	All	Done	24-May	During Week of May 22-26
Storm Water Development Begins	C/D	Done	24-May	8-May
Select Major Building Assemblies (Walls, Roofing, Windows, etc)	Barrientos	Done	24-May	31-May
June				
50% Design Package (Concept 100% Completed)	Barrientos	Done	21-Jun	31-May
Virtual Meeting 50% Package (Barr + Civil + City)	All	Done	21-Jun	During Week of June 5-9
Advance Shop Equip Program to 50%	Barrientos	Done	21-Jun	16-Jun
Determine Extent of Remodeling and Upgrading Remaining Buildings	Barrientos	Done	21-Jun	12-May
Demo Contractor Assessment Received	Barrientos	Done	30-Jun	5-May
July				
Kraus Anderson Begins Cost Estimate	Barr + K/A	Done	21-Jul	16-Jun
75% Design Package	Barrientos	Done	25-Jul	30-Jun
Advance Shop Equip Program to 75%	Barrientos	Done	25-Jul	16-Jun
On-Site Meeting to Discuss 75% Package (Barr + Civil + MEP + City)	C/D + Barr	Done	25-Jul	During Week of June 12-16
August				
Kraus Anderson Cost Estimate Received	Barr + K/A	Done	8-Aug	31-Jul
On-Site Meeting with Structural to discuss 75% Package	Barr + Struct.	Done	10-Aug	
Prepare PowerPoint & CISM Board Presentation	Barrientos	Done	10-Aug	15-Sep
Receive 50% Civil Package	C/D	Not Done	16-Aug	30-Jun
Receive 50% MEP Narratives	C/D	Not Done	16-Aug	30-Jun
Advance Shop Equip Program to 100%	Barrientos	Done	16-Aug	24-Aug
Virtual Meeting 50% Narratives & Civil (Barr + MEP + Civil)	C/D + Barr	Not Done	16-Aug	During Week of July 3-7
Create a sustainability Package of Garage	Barrientos	Not Done	25-Aug	16-Jun
Receive 90% Civil Package	C/D	Not Done	31-Aug	31-Jul
Receive 90% MEPS Narratives	C/D	Not Done	31-Aug	31-Jul
Virtual Meeting 50% Structural Narrative (Barr + Structural)	Barr + Struct.	Not Done	During week of Aug 28-31	
90% Design Package	Barrientos	Not Done	31-Aug	31-Jul
September				
Virtual Meeting 90% Narratives & Civil (Barr + MEPS + Civil)	C/D + Barr	Not Done	During week of Sept 11-15	
100% MEPS Narratives	C/D	Not Done	22-Sep	31-Aug
100% Civil Package	C/D	Not Done	22-Sep	31-Aug
100% Design Package	Barrientos	Not Done	22-Sep	31-Aug
City Comments / Changes to 100% Package	Barrientos	Not Done	27-Sep	15-Sep
Submit Final Prelim Design Package to City	Barrientos	Not Done	29-Sep	15-Sep

- **Existing Site Overview**

- The site is the former Iron Works Building with additional structures:
 - Iron Works Office Building
 - Metal Building Addition
 - Original Iron Works Factory
 - Warehouse Metal Building
 - Shop Building
 - Salt Shed
 - Motorsports Building
- The Site is bordered to the north by a railway, S. 10th Avenue, West St. and the site to the east is being developed.

Site Overview



Site Overview

- **Site Development**

- Site Survey was acquired for Civil & Architectural development.
- Keeping:
 - Iron Works Office Building
 - Warehouse Metal Building
 - Motorsports Building
- Demolition:
 - Metal Building Addition
 - Original Iron Works Factory
 - Shop Building
 - Salt Shed



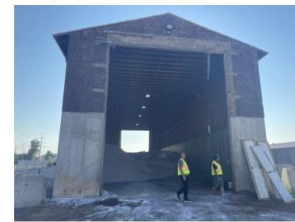
1. IRON WORKS OFFICE BUILDING
7,000 SF (2 STORY)



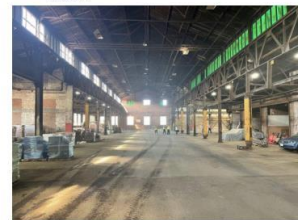
5. SHOP BUILDING
6,000 SF



2. METAL BUILDING ADDITION
6,000 SF



6. SALT SHED
3,500 SF



3. ORIGINAL IRON WORKS FACTORY
53,500 SF



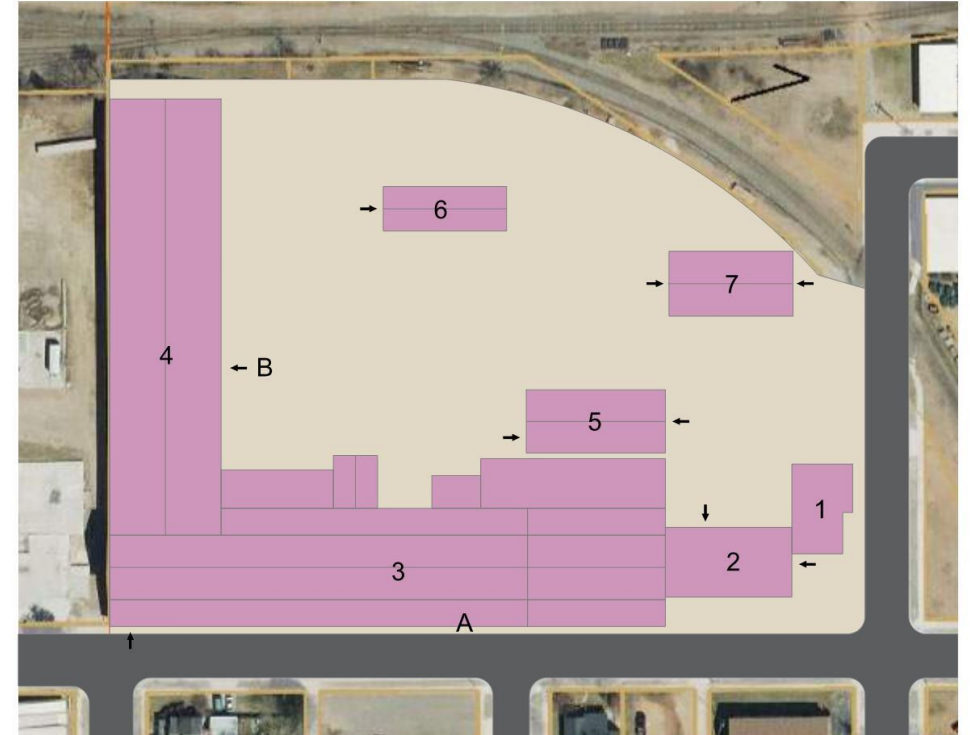
7. WAUSAU MOTORSPORTS BUILDING
5,500 SF



4. WAREHOUSE METAL BUILDING
33,000 SF



A. MAIN UTILITY LINE ENTRY TO SITE

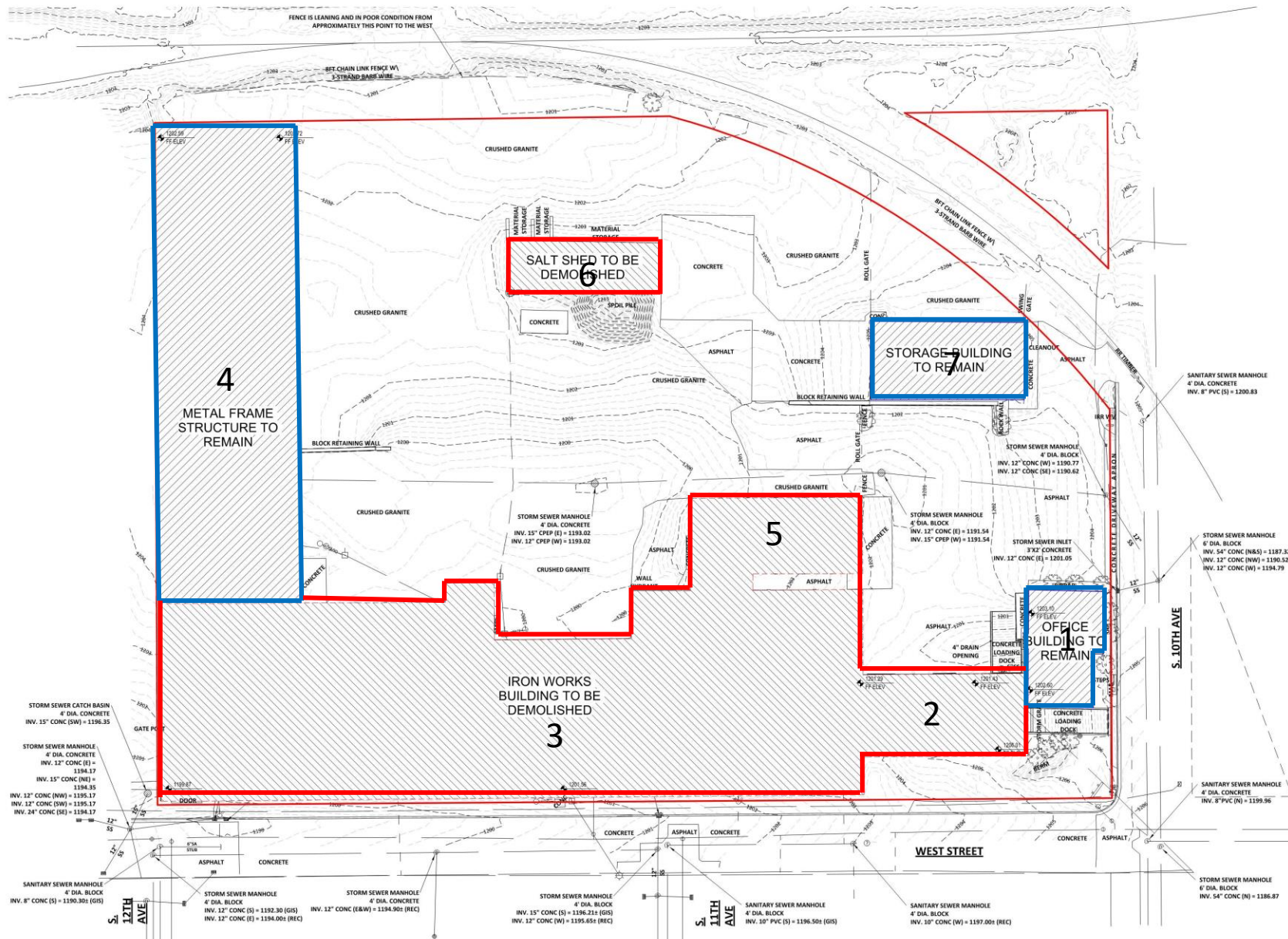


1 2. SITE WEST ST. (IRON WORKS) 0 Existing
|A-236 1" = 80'-0"

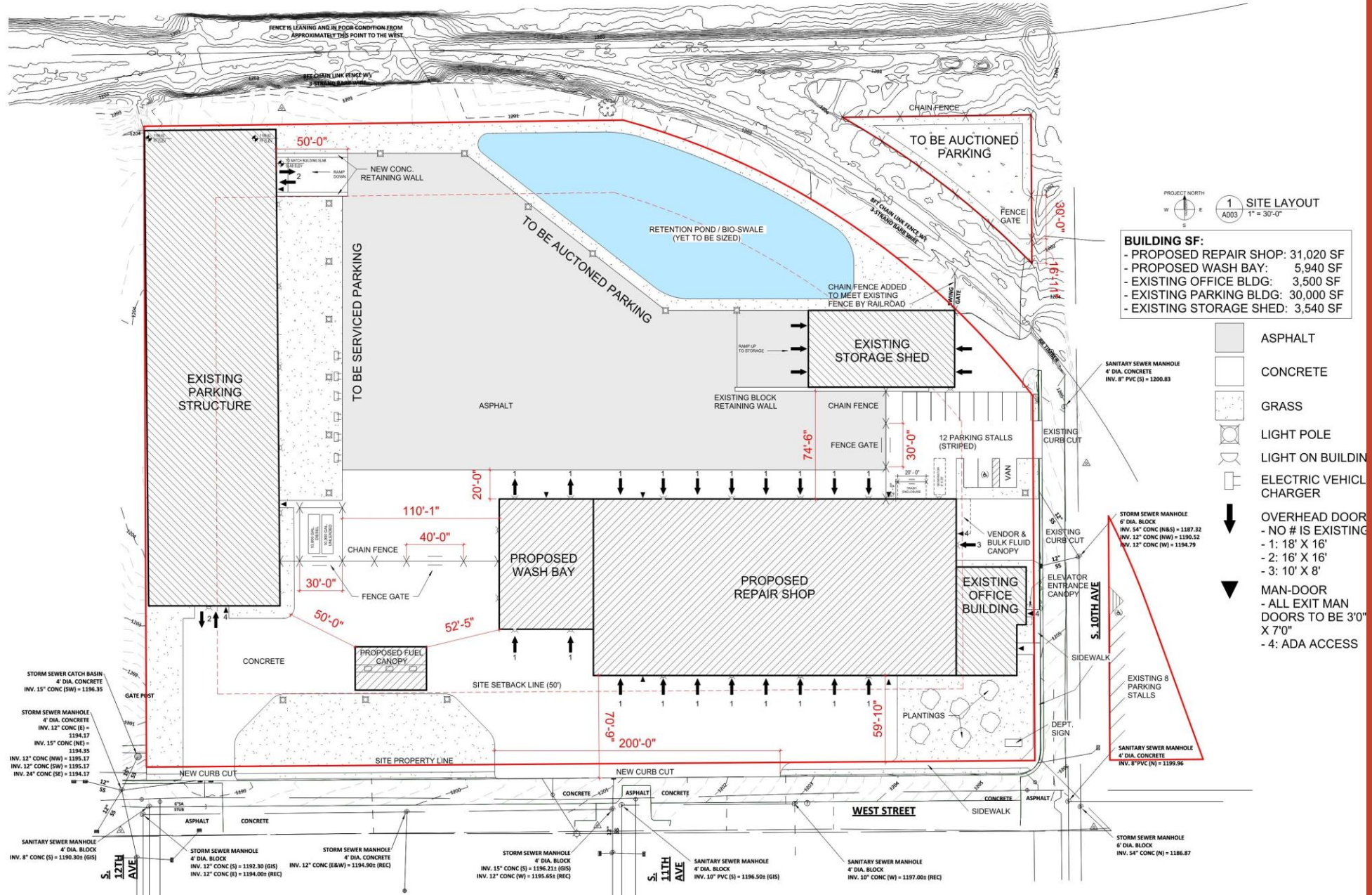


B. PREVIOUSLY REMOVED RAILROAD TRACKS THROUGH SITE

Site Demo Plan



Site Plan



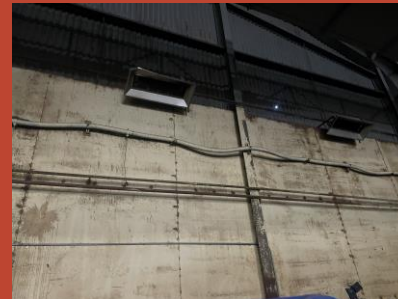
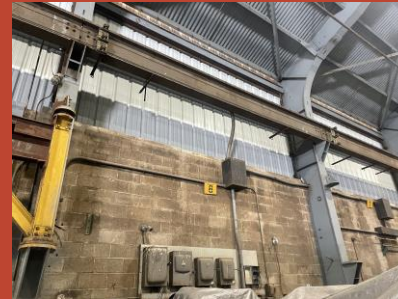
Site Isometric



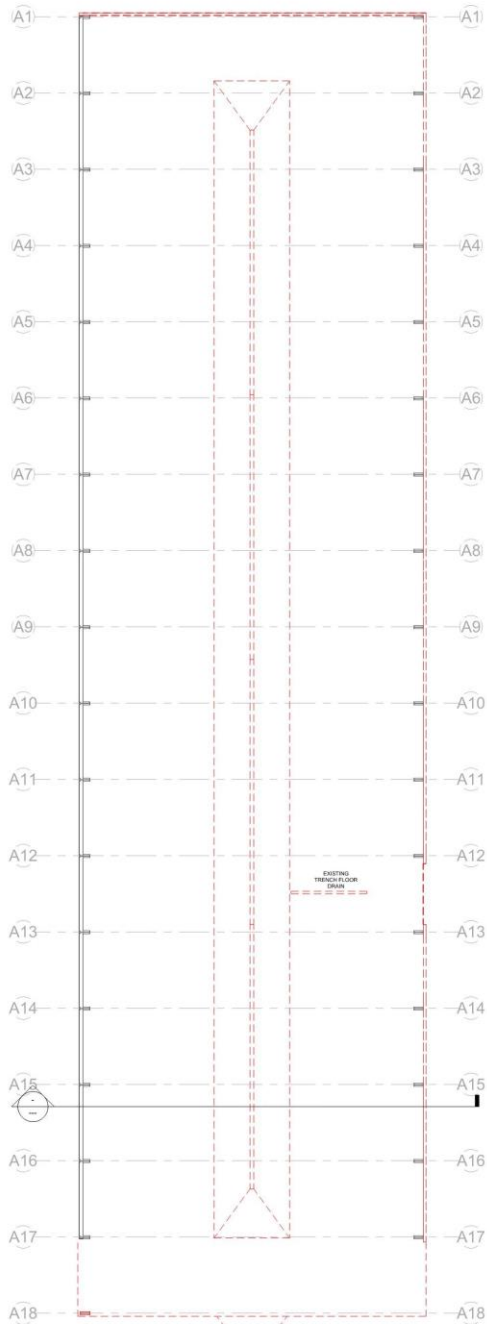
1: Existing Parking Structure

- **Parking Structure Description**

- The facility will use this structure as parking for their seasonal vehicles. Vehicles inside will change depending on the time of year.
- Tempered Temperature, maintaining 55 degrees.
- Keep the metal frame structure & portions of the slab.
- Keep the west wall of the parking structure
- Replace all doors and other walls and roof
- Remove all existing utilities.
- Crane & Heating Units may remain.



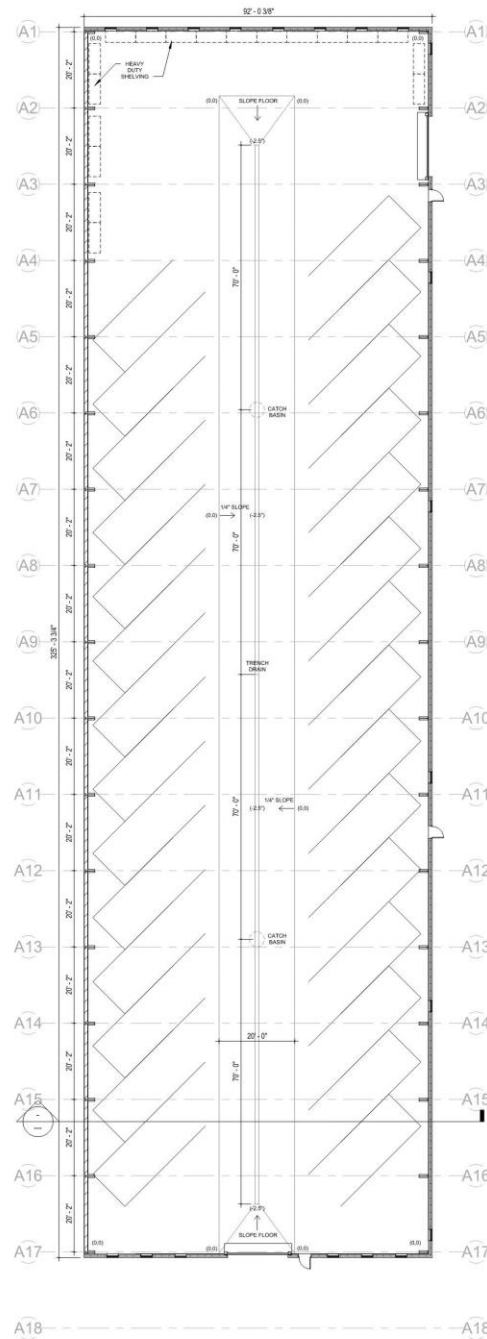
Parking Structure Floor Plan



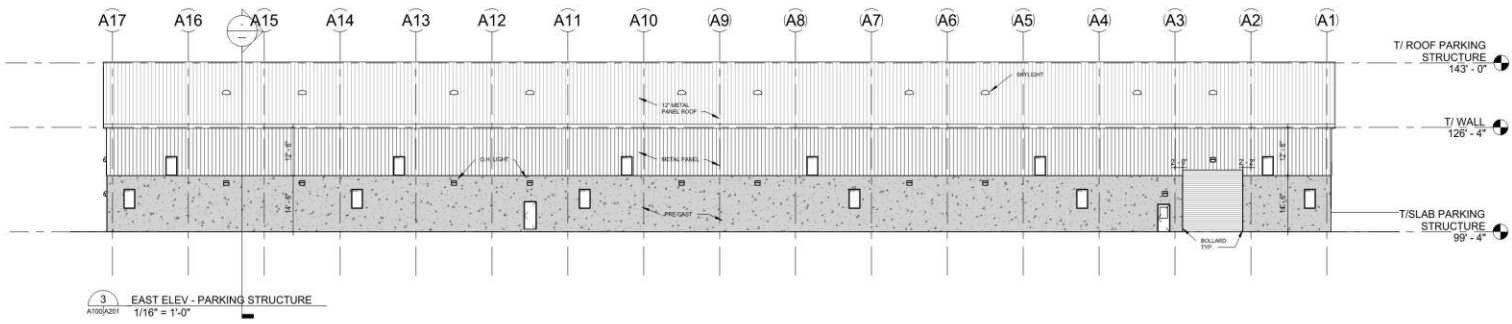
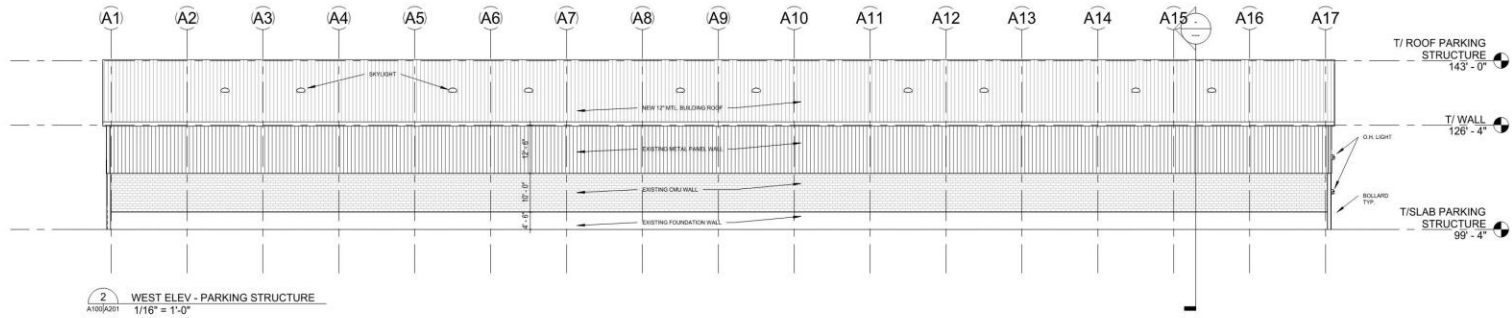
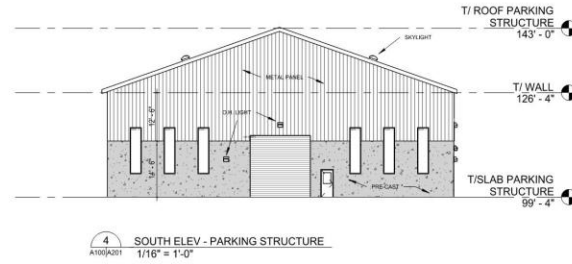
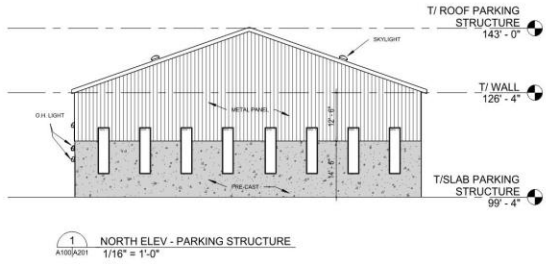
DEMO FLOOR PLAN - NOTES

- EXISTING SLAB AND STRUCTURAL MEMBERS ARE TO REMAIN.
- STRUCTURAL MEMBER ON A18 TO BE DEMOLISHED.
- 28' WIDE SECTION TO BE CUT FROM EXISTING FLOOR SLAB FOR TRENCH DRAIN.
- NORTH AND EAST EXTERIOR WALLS TO BE DEMOLISHED.
- ALL WALL-MOUNTED ITEMS AND THE CRANE SHALL BE DEMOLISHED.
- WEST WALL TO REMAIN. FILL CMU WITH SPRAY FOAM INSULATION. INSET 4" R-30 INSULATION TO METAL PANEL. INTERIOR FINISH OF METAL PANEL SHALL BE 1/4" CORRUGATED METAL PANEL.
- ALL EXISTING DOORS ARE TO BE DEMOLISHED.
- EXISTING TRENCH DRAIN TO BE DEMOLISHED.

EXISTING TRENCH DRAIN



Parking Structure Elevations



Site Isometric



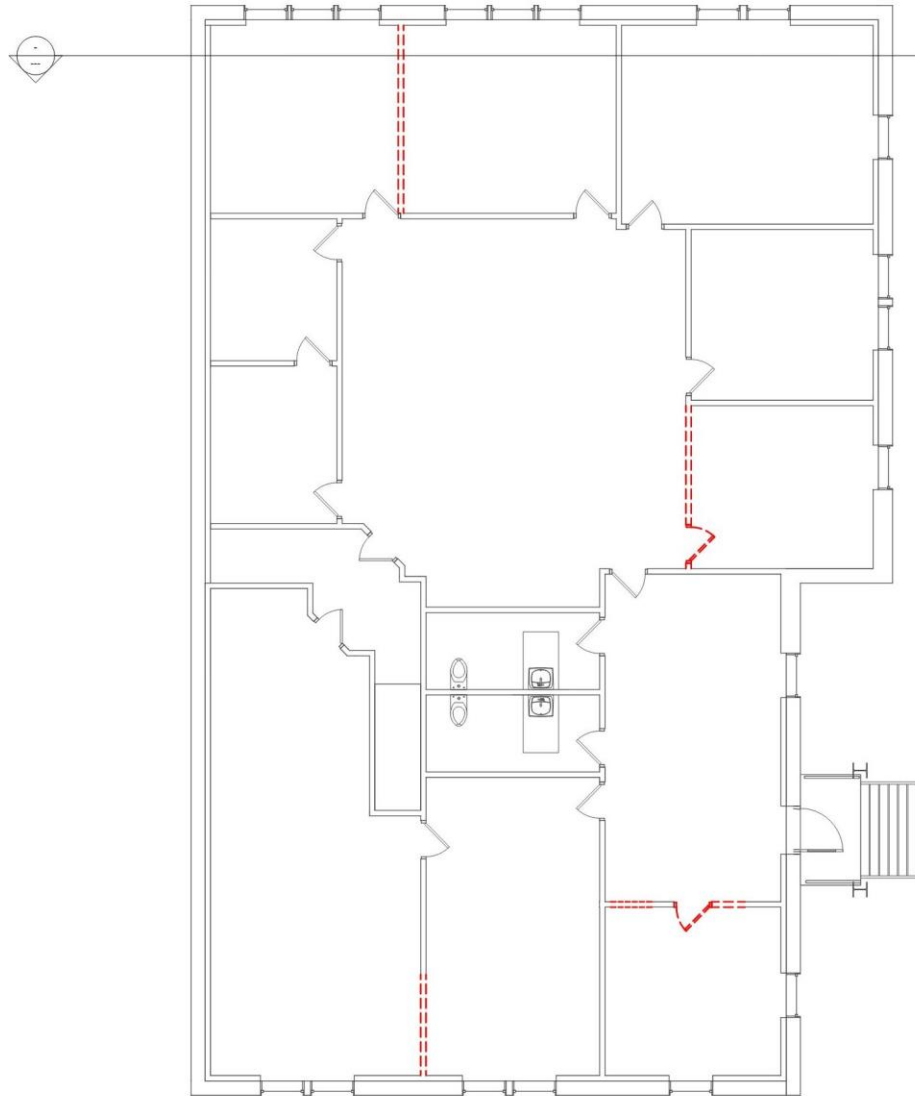
2: Existing Office Building

- **Office Building Description**

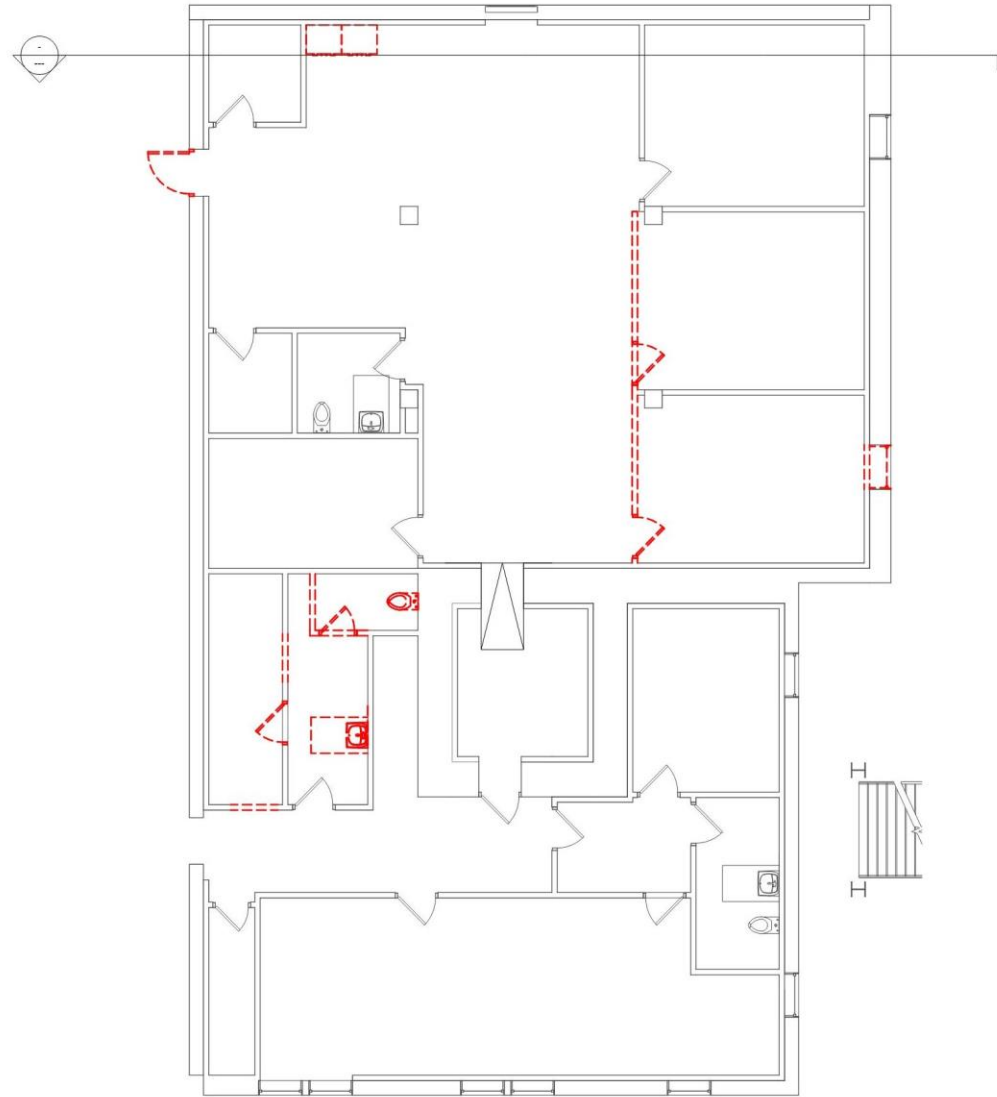
- This portion of the building will service all admin & crew functions for the repair facility
- Elevator needed to make building ADA compliant
- **First Floor:**
 - Crew Functions
 - Access to shop
- **Second Floor:**
 - Administration
 - Private offices
 - Reception



Office Build Demo Plan

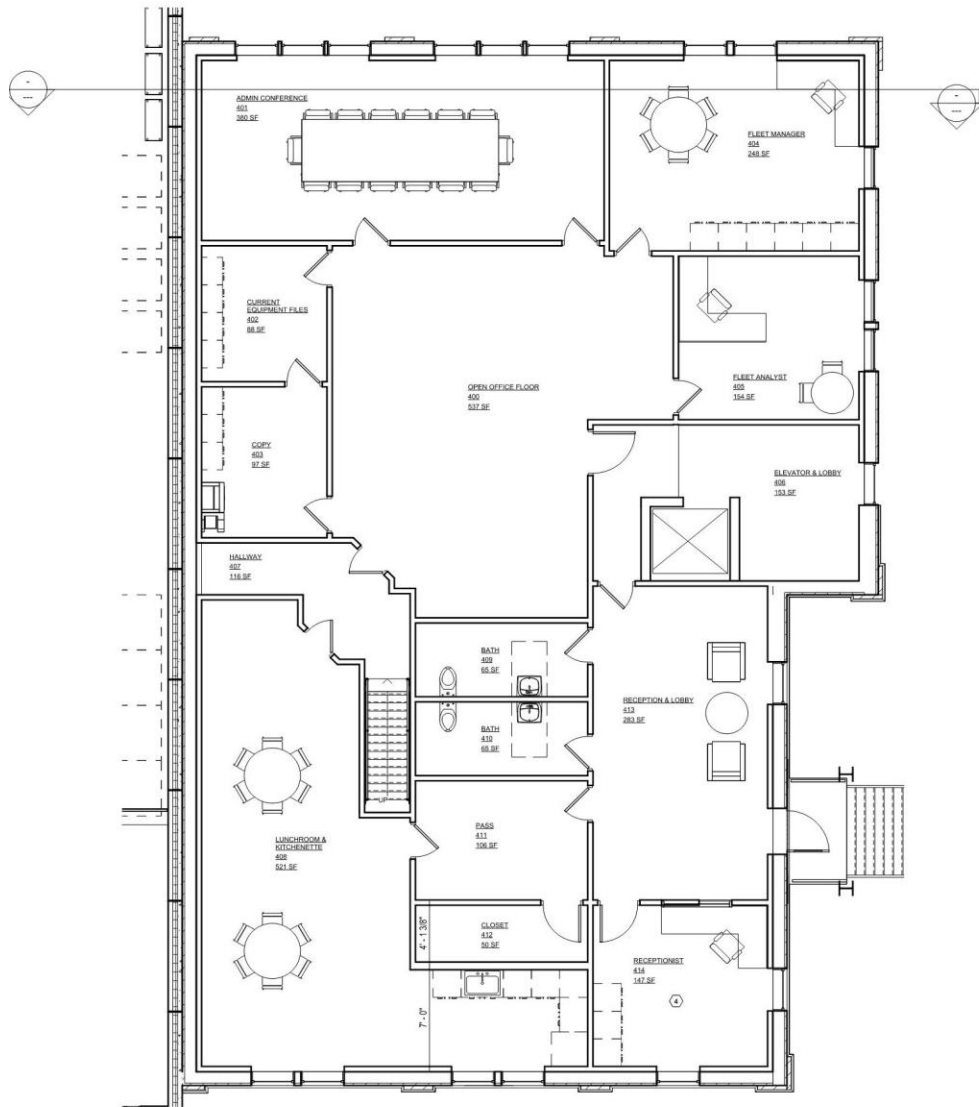


2 AREA B - ADMIN OFFICES DEMO
A200/A103 3/16" = 1'-0"

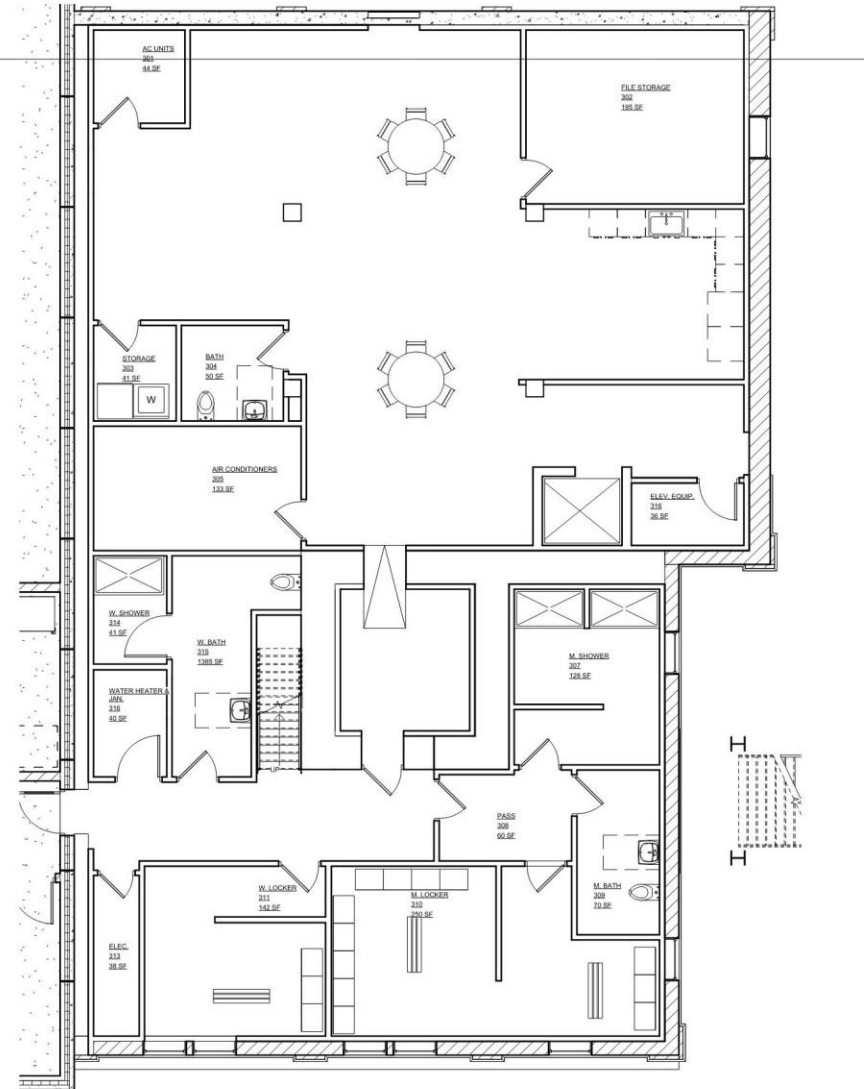


1 AREA B - CREW FUNCTIONS DEMO
A200/A103 3/16" = 1'-0"

Office Build Completed Plan



1 AREA B - ADMIN OFFICES
A200(A)102 3/16" = 1'-0"



2 AREA B - CREW FUNCTIONS
A200(A)102 3/16" = 1'-0"

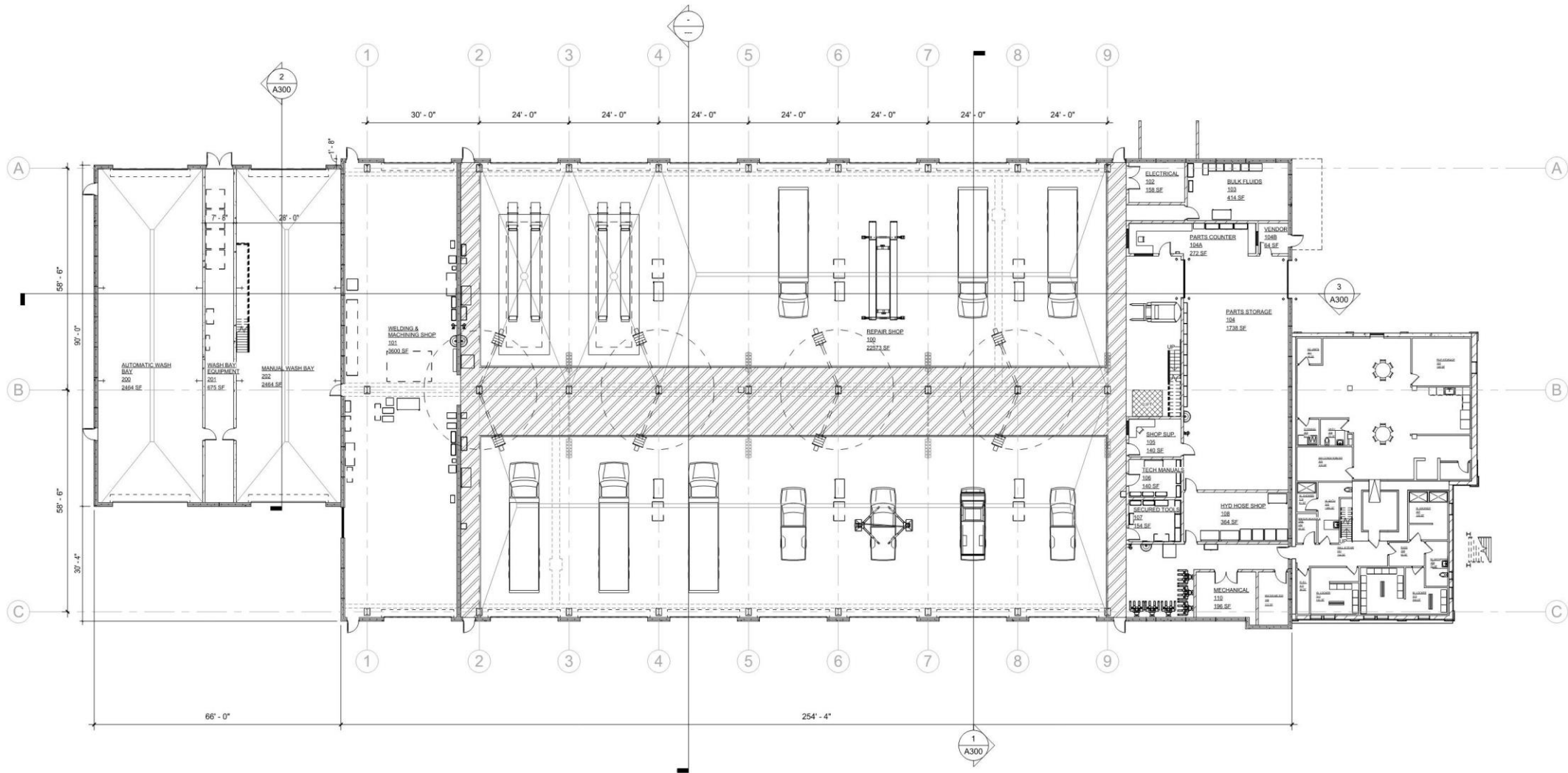
Site Isometric



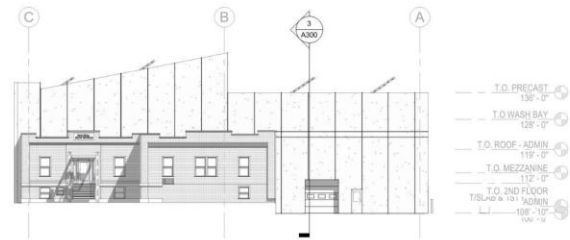
3: Repair Facility

- **Repair Facility Description**
 - The facility will include all repair functions including repair bays, wash bays, and welding.
 - Full heating and cooling temperature control.
 - 2 Wash Bays
 - 2 Welding Bays
 - 14 Service Bays
 - 10 Heavy
 - 4 Light
 - Parts Storage
 - Hydraulic Hose Shop
 - Bulk Fluids
 - Mezzanine

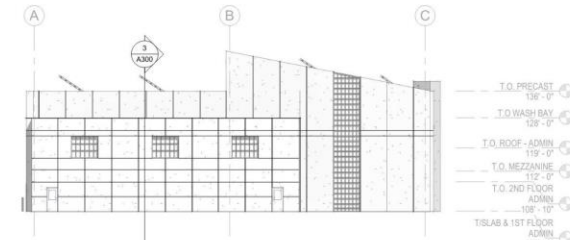
Repair Garage Floor Plan



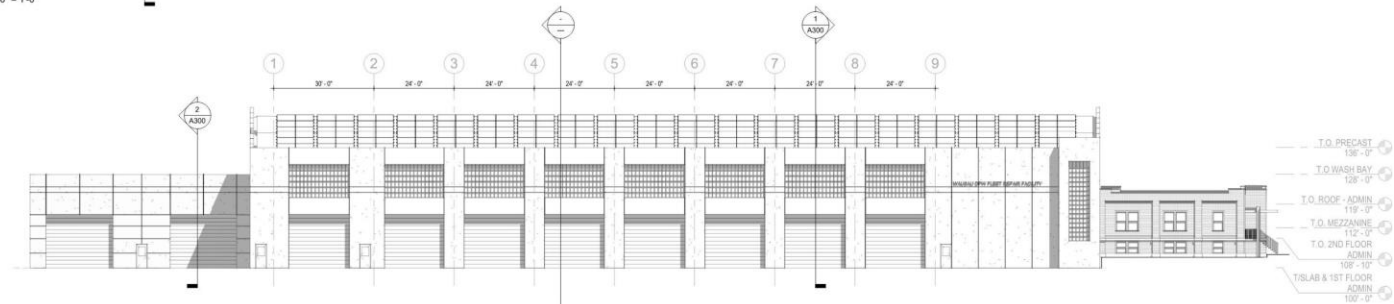
Repair Garage Elevations



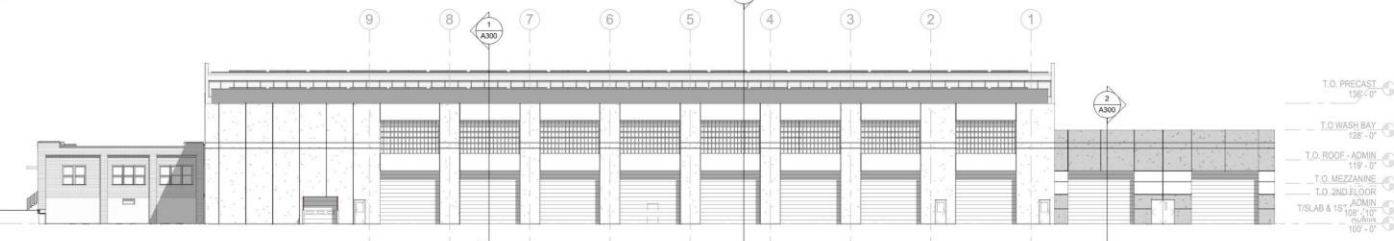
1 EAST ELEV - REPAIR FACILITY
A100A300 1/16" = 1'-0"



4 WEST ELEV - REPAIR FACILITY
A100A300 1/16" = 1'-0"



3 SOUTH ELEV - REPAIR FACILITY
A100A300 1/16" = 1'-0"



2 NORTH ELEV - REPAIR FACILITY
A100A300 1/16" = 1'-0"

Render



Render



Render



- **Demolition Cost Estimate**

- Total: \$1,440,075

Wolverine Construction

147680 County Road N
 Wausau, Wisconsin 54401
 7155819430
 zach.wolverineconstruction@gmail.com |
 https://www.wolverineconstructionusa.com/contact



Quote #12

Sent on	Jun 30, 2023
Total	\$1,440,075.00

RECIPIENT:

Neil Bierwirth

1100 West Street
 Wausau, Wisconsin 54401

PRODUCT / SERVICE	DESCRIPTION	QTY.	UNIT PRICE	TOTAL
Preliminary				
	Dismantling of existing structures specified in plans	1	\$350,000.00	\$350,000.00
	Dismantling of parking structures walls, roof, excluding skeleton	1	\$325,000.00	\$325,000.00
	Trucking materials off site	1	\$325,000.00	\$325,000.00
	Disposal cost	1	\$155,000.00	\$155,000.00
	Exterior amenities removal	1	\$75,000.00	\$75,000.00
	Incidentals 5%	1	\$65,000.00	\$65,000.00
	Testing abatement allowance	1	\$30,000.00	\$30,000.00
	Fencing storm sewer protection	1	\$25,000.00	\$25,000.00
	Trench drain concrete removal	1	\$10,000.00	\$10,000.00
	Permitting and utilities	1	\$5,000.00	\$5,000.00

Subtotal	\$1,365,000.00
sales tax (5.5%)	\$75,075.00
Total	\$1,440,075.00

DISCLAIMER

½ of total to schedule ½ to start ½ upon completion.

Change orders are due upon the time of request.

Subjected to an 18% Late Fee if not paid upon completion of construction.

All work is final non warrantied.

Cost Estimates

- **Building Cost Estimate**

- Total: \$23,725,857



Client: City of Wausau
 Architect: Barriento's Design & Consulting
 Location: Wausau, WI

Wausau DPW Repair Garage
 Site: 274,870 GSF
 Repair Garage: 31,191 GSF
 Wash Bays: 5,441 GSF
 Parking Structure Remodel: 31,725 GSF
 2-Story Office Remodel: 7,084 GSF

Date: 08/04/2023
 Project Start: 06/01/2024
 Document Date: 07/28/2023
 Schematic Design

Item Description	QTY	UOM	Total Unit Price	Grand Total
02 - Existing Conditions	75,441.00	GSF	\$13.34	\$1,006,645
03 - Concrete	75,441.00	GSF	\$44.57	\$3,362,279
04 - Masonry	75,441.00	GSF	\$4.02	\$303,104
05 - Metals	75,441.00	GSF	\$31.56	\$2,381,063
06 - Wood, Plastics, and Composites	75,441.00	GSF	\$3.99	\$300,702
07 - Thermal and Moisture Protection	75,441.00	GSF	\$33.07	\$2,494,782
08 - Openings	75,441.00	GSF	\$27.12	\$2,045,901
09 - Finishes	75,441.00	GSF	\$5.88	\$443,874
10 - Specialties	75,441.00	GSF	\$0.29	\$21,787
11 - Equipment	75,441.00	GSF	\$7.03	\$530,000
12 - Furnishings	75,441.00	GSF	\$0.44	\$33,350
14 - Conveying Equipment	75,441.00	GSF	\$0.94	\$70,600
21 - Fire Suppression	75,441.00	GSF	\$3.97	\$299,673
22 - Plumbing	75,441.00	GSF	\$10.14	\$765,332
23 - HVAC	75,441.00	GSF	\$15.51	\$1,169,724
26 - Electrical	75,441.00	GSF	\$17.10	\$1,290,324
27 - Communications	75,441.00	GSF	\$4.58	\$345,355
28 - Electronic Safety and Security	75,441.00	GSF	\$9.29	\$700,971
31 - Earthwork	274,870.00	GSF	\$8.74	\$2,403,423
32 - Exterior Improvements	274,870.00	GSF	\$5.53	\$1,519,303
33 - Utilities	274,870.00	GSF	\$6.22	\$1,708,470
50 - Testing & Inspection	75,441.00	GSF	\$1.46	\$110,000
55 - Scaffolding	75,441.00	GSF	\$1.06	\$80,000
56 - Fence & Barriers	75,441.00	GSF	\$0.32	\$24,000
57 - SWPPP	75,441.00	GSF	\$0.29	\$22,085
58 - Field Engineering	75,441.00	GSF	\$1.26	\$95,000
59 - Construction Clean/Waste Management	75,441.00	GSF	\$2.26	\$170,384
60 - Final Clean	75,441.00	GSF	\$0.37	\$27,728
Subtotal	75,441.00	GSF	\$314.50	\$23,725,857
Rate	Item Description		Cost/GSF	Total
-	% Tax		-	-

\$25,165,932

Estimate does not include:

- **Purchase of Property**
- **Consultant Fees**

AGENDA ITEM
Discussion and possible action on parking restrictions in the 600 block of Washington Street
BACKGROUND
<p>The current parking restriction on this block of Washington Street is the following:</p> <ul style="list-style-type: none"> • 15-minute parking, north side of the street beginning at the intersection with 6th Street and extending east 50 feet <p>A request from the owner of JN Creations LLC at 608 Washington Street was received by the Engineering Department to remove the 15-minute parking restriction.</p>
FISCAL IMPACT
None
STAFF RECOMMENDATION
Staff does not have an issue removing the restriction. CISM should consider if other comments are received at the meeting.
Staff contact: Allen Wesolowski 715-261-6762



15
MIN.
PARKING
MON-FRI
9:AM-6:PM

15
MIN.
PARKING
MON-FRI
9:AM-6:PM

AGENDA ITEM
<p>Discussion and possible action on Stormwater Maintenance Agreement with RJ Elm Properties LLC at 1520 Elm Street and 1401 Elm Street LLC at 1601 Elm Street</p>
BACKGROUND
<p>RJ Elm Properties is proposing to construct a new off-site parking lot associated with an adjacent apartment complex. The development will occur on a 1.2 acre property located at 1601 Elm Street within the City of Wausau. Stormwater runoff will be routed to designated stormwater management facilities consisting of catch basins, storm sewer and an underground detention facility.</p> <p>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.</p>
FISCAL IMPACT
<p>None</p>
STAFF RECOMMENDATION
<p>Staff recommends approval of the stormwater maintenance agreement.</p>
<p>Staff contact: TJ Nicksich 715-261-6748</p>

Document No.

AGREEMENT

Document Title

AGREEMENT FOR THE MANAGEMENT AND MAINTENANCE OF A STORMWATER FACILITY

THIS AGREEMENT made this _____ day of _____, 20__ , by and between the City of Wausau, a municipal corporation of the State of Wisconsin, hereinafter referred to as "CITY", and _____

_____ , 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:

By: _____

By: _____

CITY OF WAUSAU:

By: _____

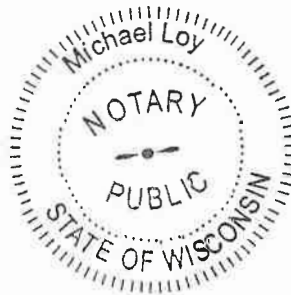
Katie Rosenberg, Mayor

By: _____

Kaitlyn Bernarde, Clerk

STATE OF WISCONSIN)
) ss.
 COUNTY OF MARATHON)

Personally came before me this 6th day of July, 2023, the above-named Roland Lokre and James A. Frings of 1701 Elm Street LLC, 1520 Elm Street, LLC, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.



Notary Public, Wisconsin
 My commission: October 26, 2025

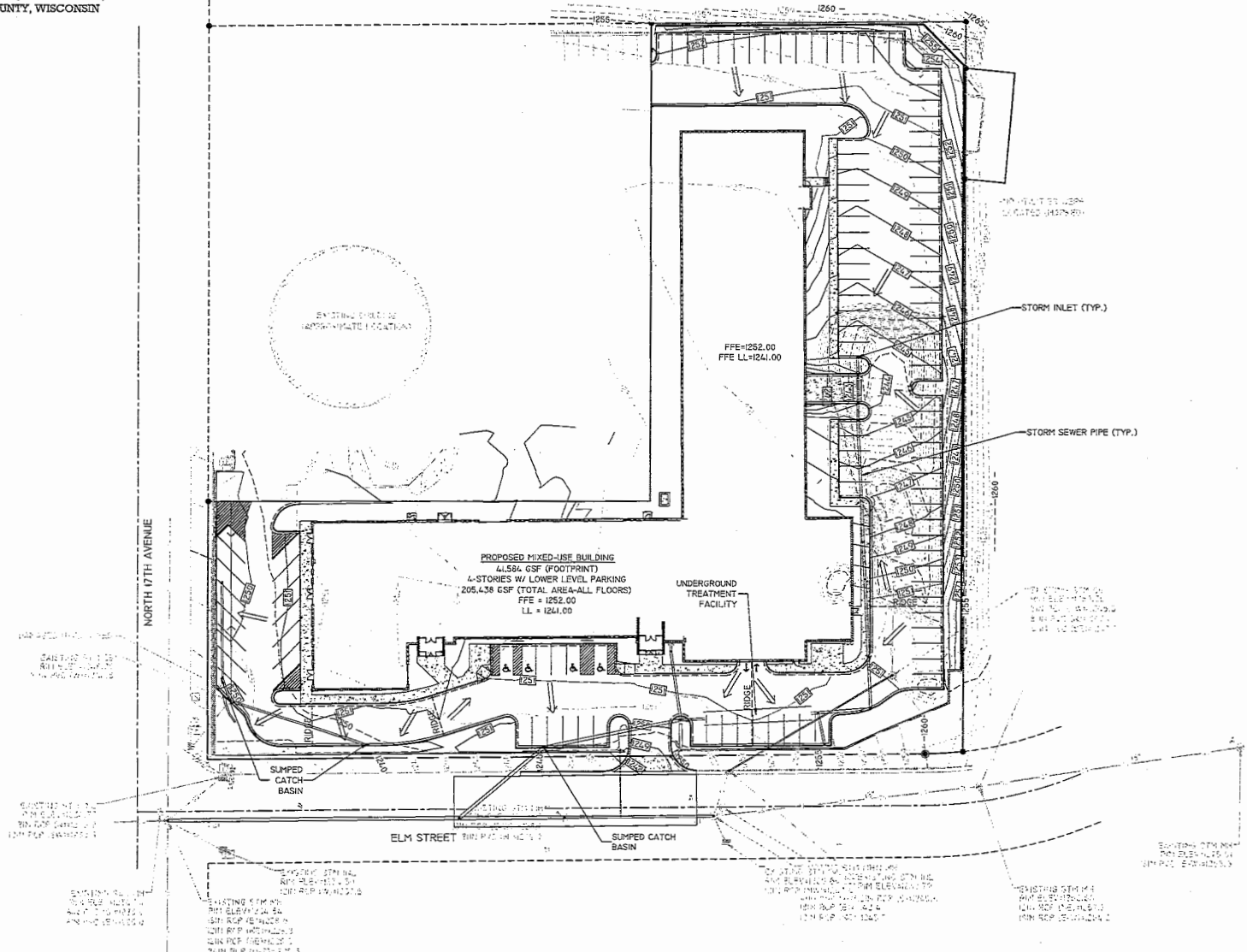
STATE OF WISCONSIN)
) ss.
 COUNTY OF MARATHON)

Personally came before me this _____ day of _____, 20____, the above-named Katie Rosenberg, Mayor, and Leslie Kremer, 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: _____

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

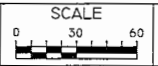
PROPERTY LEGAL DESCRIPTION:
 LOT 2 OF CERTIFIED SURVEY MAP NUMBER 18721
 LOCATED IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4
 OF SECTION 27, TOWNSHIP 28 NORTH, RANGE 7 EAST,
 CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN



REI Engineering, Inc.
 1080 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54981
 PHONE: 715.835.5744 FAX: 715.835.5800
 BY MAIL: MAIL@REIENGINEERING.COM



REI CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING



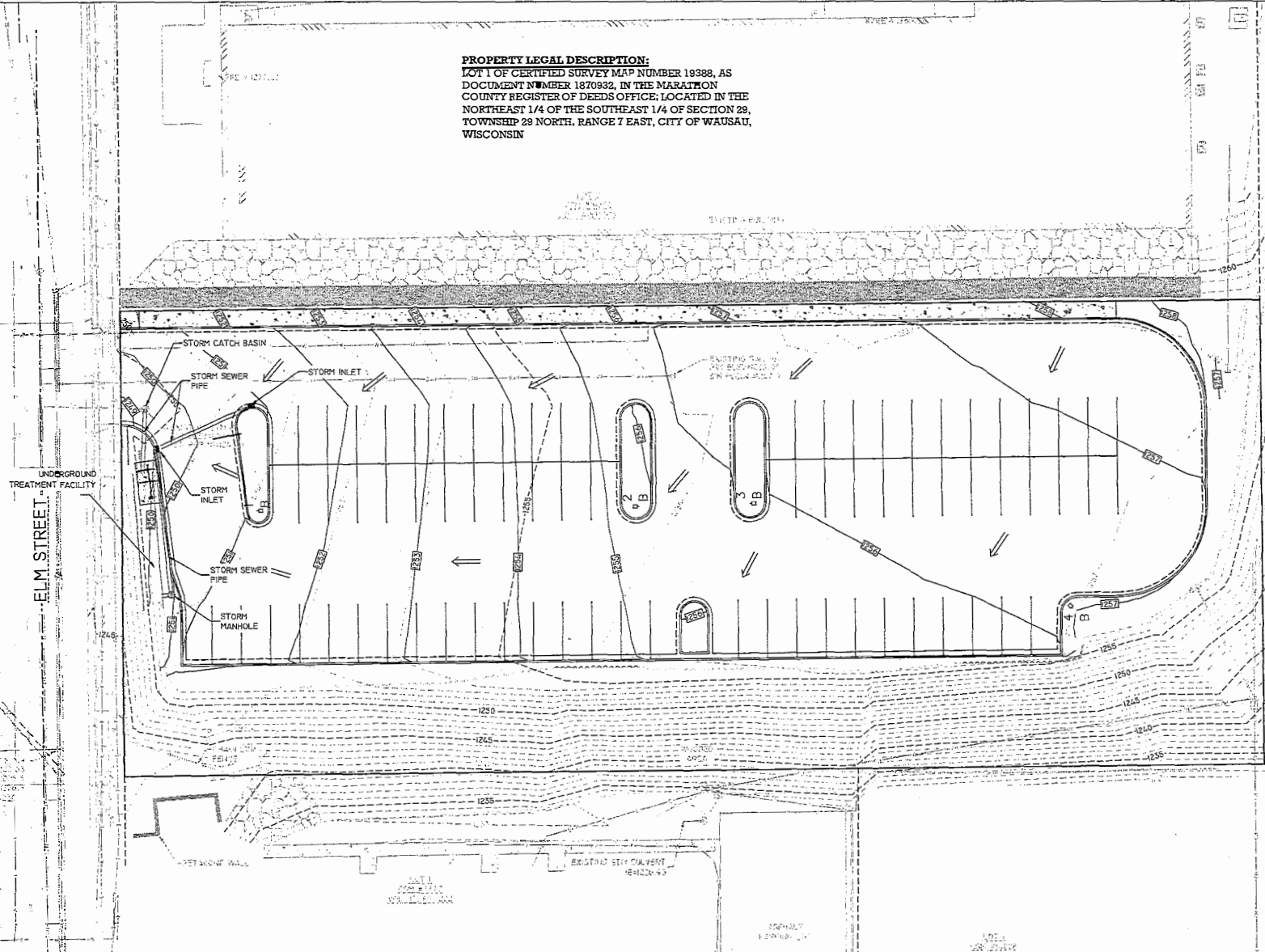
DATE	REVISION	BY	CHKD

SURVEYED BY: JMM, JAF	DESIGNED BY: MEM	SURVEY DATE: 05/24/21
SURVEY CHKD BY: JWP	CIVIL CHKD BY: MEM	CIVIL DATE: 09/27/21
SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: GSW

GRADING AND DRAINAGE EXHIBIT
 JAKNETTER ARCHITECTS
 17TH AVENUE APARTMENT PROJECT
 WAUSAU, WISCONSIN

REI
 REI NO. 9818
 SHEET EXH A

PROPERTY LEGAL DESCRIPTION:
 LOT 1 OF CERTIFIED SURVEY MAP NUMBER 19388, AS
 DOCUMENT NUMBER 1870932, IN THE MARATHON
 COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE
 NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29,
 TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU,
 WISCONSIN

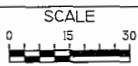


DRAWING FILE: P:\projects\2023\23-001\23-001.dwg
 DATE: 4/14/2023 10:00 AM
 USER: RJA
 PLOT: 4/14/2023 10:00 AM

REI Engineering, Inc.
 1380 N. 20TH AVENUE
 WAUSAU, WISCONSIN 54401
 PHONE 765.675.8752 FAX 765.675.4990
 EMAIL: MAIL@REIENGINEERING.COM



CIVIL & ENVIRONMENTAL
 ENGINEERING, SURVEYING



DATE	REVISION	BY	CHKD

SURVEYED BY: AIB	DESIGNED BY: MEM	SURVEY DATE: 4/14/2023
SURVEY CHECKED BY: BWP	PROJECT NO: 23-001	DATE: 4/28/2023
SU		

EXHIBIT A
 RJ ELM, LLC
 1601 ELM STREET
 WAUSAU, WISCONSIN 54401

REI
 No. 9818B
 SHEET EXH A

EXHIBIT B
STORM WATER FACILITIES MANAGEMENT MAINTENANCE SCHEDULE & PROCEDURES
FOR
17TH AVENUE APARTMENTS & OFF-SITE PARKING
1520 & 1601 ELM STREET
CITY OF WAUSAU, MARATHON COUNTY, WI

PROPERTY LEGAL DESCRIPTIONS:

Lot 2 of Certified Survey Map Number 18721 located in the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 29 North, Range 7 East, City of Wausau, Marathon County, Wisconsin.

AND

Lot 1 of Certified Survey Map number 19388, as Document number 1870932, in the Marathon County Register of Deeds office; located in the Northeast 1/4 of the Southeast 1/4 of Section 29, Township 29 North, Range 7 East, City of Wausau, Wisconsin.

RESPONSIBLE PARTY:

The Owner, RJ ELM Properties, LLC, their successors, and assigns, shall inspect and maintain the following structural and/or non-structural measures.

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 within the underground treatment facility, sumped catch basins, and on-site storm sewer.

1. **DEBRIS:** Removal of trash, debris, and noxious weeds should be done on a regular basis to maintain aesthetics and functionality of the storm sewer on the site.
2. **STORM AND OUTLET STRUCTURES:** Remove accumulated sediment and/or debris from the outlet structure of the underground treatment facility, storm sewer structures, and storm sewer piping on the site.
3. **UNDERGROUND TREATMENT FACILITIES & CATCH BASINS:** Remove accumulated sediment and/or debris from the sumped portion of the underground treatment facilities and sumped catch basins a minimum of every other year.
4. **MOWING:** Mow the greenspace areas to promote aesthetics and control weed growth.
5. **RIPRAP:** Inspect riprap and replace as may be needed to maintain integrity and a clean appearance of riprap.