



## 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, September 14, 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. CONSENT AGENDA (Any item can be removed from the Consent Agenda at the request of a Committee member.)
  - A. Approval of minutes of the August 10, 2023 meeting.
  - B. Action on easement with Wisconsin Public Service at 201 Washington Street.
  - C. Action on easements with Wisconsin Public Service at 209 Washington Street.
  - D. Action on easement with Wisconsin Public Service at 215 Washington Street.
  - E. Action on easement with Graphic Packing Corp for the construction of a multi-use trail at 200 Central Bridge Street.
  - F. Action on Final Resolution to levy special assessments for 2023 Street Construction Projects.
2. Public Comment: Rerouting of STH 52 and Business Hwy 51 in the City of Wausau.
3. Discussion and possible action on parking restrictions on South 5th Avenue between Garfield Avenue and Stewart Avenue.
4. Discussion and possible action on establishing assessment rates for 2024 construction projects.
5. Presentation on CIP Project Summary submitted for 2024 Budget.

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](mailto: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 09/08/23 @ 1:00 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](mailto: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, Residents on South 5th Avenue between Garfield Ave and Stewart Ave.

## CAPITAL IMPROVEMENTS AND STREET MAINTENANCE COMMITTEE

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Date of Meeting: August 10, 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

Also Present: Eric Lindman, TJ Nicksich, Jill Kurtzhals, Tara Alfonso, Dustin Kraege

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 July 13, 2023 meeting**

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Diny moved to approve the minutes of the July 13<sup>th</sup> meeting. Henke seconded and the motion passed 5-0.

### **Public Hearing: Vacating and discontinuing an area of right-of-way abutting 505 South 21<sup>st</sup> Avenue, a portion of 509 South 21<sup>st</sup> Avenue, a portion of 514 South 21<sup>st</sup> Avenue, and a portion of 2111 Stewart Avenue**

and

### **Discussion and possible action on vacating and discontinuing an area of right-of-way abutting 505 South 21<sup>st</sup> Avenue, a portion of 509 South 21<sup>st</sup> Avenue, a portion of 514 South 21<sup>st</sup> Avenue, and a portion of 2111 Stewart Avenue**

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Tom Radenz, 4080 North 20<sup>th</sup> Avenue, appeared on behalf of REI and the Ghidorzi team and spoke in favor of the vacation. This project started back in 2006 when the buildings were originally constructed. This corridor has always been slated for commercial development. In 2006 they realized they would be challenged for parking, but that was the land available to make it work at the time. Since the time when the buildings were constructed, the Army, Navy, Marines and Air Force have moved in. They are great tenants and they want to support their effort. They have service vehicles they use in their recruiting efforts. When they each have 3 vehicles in the parking lot, as well as a trailer, it adds stress to the parking field. They are interested in creating more parking in the back. They are interested in removing the home located on 22<sup>nd</sup> Avenue, which is owned by the Ghidorzi team. It is in serious need of repairs and at the point of tear down. They would like to keep the home on 21<sup>st</sup> Avenue that is also owned by the Ghidorzi team. They look forward to working with the neighborhood on the site plan at the appropriate time. Pending tonight's approval, this would go before the Plan Commission in September for the UDD process.

Mike Watts, 515 South 21<sup>st</sup> Avenue, lives right behind the bank. He wanted to make sure no one would be coming after his house and wanted to know how far back the proposal was coming down 21<sup>st</sup> Avenue. After Radenz provided Watts a site plan, he was good with the proposal. Watts further explained that when the buildings were originally built, a fence was placed 2' from his house. That was eventually moved giving them 6' on the side of the house. He wanted to make sure that was not going to happen again and the site plan provided clearly shows that will not happen.

Henke noted a letter was received from one of the neighbors in the last house at the end of 22<sup>nd</sup> Avenue. The letter expresses concerns about past projects not fully coming to fruition. They do like the proposed green space. They would like the fence to be 8' high and asked that the parking stalls be sloped downhill so the lights do not shine into their windows. There is currently a slated fence that they would like to be a solid privacy fence. They wish for Ghidorzi to be a good neighbor and keep them involved in any plan changes.

No one further appeared to offer comments and the public hearing was closed.

Rasmussen noted the buffer and that the plan indicates solid fencing is proposed. She spoke of the privacy fence behind the Galleria that was 6' high slated wood sections. As it aged there were times when sections had fallen or were knocked down. New sections were put up, but the wood fencing was not ideal. If there is a better product

that now exists, she feels the Plan Commission should ask about it. The plan does give a lot more parking in the back. The front spaces are often full.

Rasmussen moved to approve. Seconded by Diny.

Henke asked the set back for a fence and Lindman indicated it can be on the property line. Henke stated the letter received also mentioned trees that were removed. He would like to see trees, landscaping, shrubs, etc. in the green area to help with noise and light. These people do not like it but are reasonable. If Ghidorzi works with them, Henke believes we can have a successful outcome. He asked that the neighbors are kept informed on what is changing.

Gisselman is confused on what Ghidorzi owns. Radenz said Ghidorzi owns 514 South 21<sup>st</sup> Avenue and 505 22<sup>nd</sup> Avenue. The home on 514 would remain. They intend to take some of the property from it but it would remain a conforming lot. Henke noted there is a house where the proposed green space buffer is. Radenz confirmed that would be demoed. Gisselman feels they have not been given enough and is concerned about the house that is not owned by Ghidorzi.

Gisselman feels the fence will be too far into the neighborhood and is concerned about water coming off the proposed parking lot. He feels the plan is too close to the house and will vote against.

There being a motion and a second, motion to approve passed 3-2 with Gisselman and Larson the dissenting votes.

**Public Hearing: Vacating and discontinuing a portion of the alley north of Wegner Street abutting 503 South 22<sup>nd</sup> Avenue and a portion of 514 South 21<sup>st</sup> Avenue**

No one came forward to offer comments and the public hearing was closed.

**Discussion and possible action on vacating and discontinuing a portion of the alley north of Wegner Street abutting 503 South 22<sup>nd</sup> Avenue and a portion of 514 South 21<sup>st</sup> Avenue**

It was noted that this is regarding the same project but vacating a portion of the alley. Rasmussen moved to approve. Seconded by Diny and the motion passed 3-2 with Larson and Gisselman the dissenting votes.

**Public Hearing: Vacating and discontinuing an area of right-of-way abutting 503 South 22<sup>nd</sup> Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue**

No one came forward to offer comments and the public hearing was closed.

**Discussion and possible action on vacating and discontinuing an area of right-of-way abutting 503 South 22<sup>nd</sup> Avenue, a portion of 2111 Stewart Avenue, and a portion of 2205 Stewart Avenue**

Rasmussen noted this is regarding the same project but deals with a portion of the street. The maintenance of this area would revert to the owner. Rasmussen moved to approve. Seconded by Diny.

Henke struggles with this one as it is by the property that the letter was received from. He asked if there is anything that could be done to keep as much green space on their side of the fence. Radenz said at this point, the fence is shown 6' off the property line. They had talked about a solid fence and having plantings in between the fence and the property line. If the landowner is more comfortable, they can move the fence. He asked for a copy of the letter so they could reach out to the property owner.

Diny asked how the end of the street would be terminated. Larson indicated the road is already closed off. He does not believe it would cause any burden on the property owner with traffic turning around. Watts stated when the parking lot was put in for the bank, the fence was placed on the property line. They were gracious enough to move the fence so it is 6' away. They are happy with that, but they constantly have people coming through the

neighborhood. They see a big metal gate at the end of the street and still come down and have to turn around and go back. There is a pedestrian gate that people on motorcycles go through. He feels there should be dead end signs installed. Henke stated he drove 22nd Avenue. One can make a Y turn to turn around without going into people's driveways.

There being a motion and a second, motion to approve passed 3-2 with Gisselman and Larson the dissenting votes.

### **Presentation on new DPW Fleet Maintenance Facility – Barrientos Design**

Neil Bierwirth, Project Architect, and Patrick Wesley, Project Manager, presented the design progress on the proposed DPW Fleet Maintenance Facility at the old Iron Works site. The entire presentation can be viewed at <https://www.youtube.com/watch?v=k6QzSVHdvT0>.

Larson asked if the wash bays would be large enough for fire trucks. Bierwirth stated they are proposed at 90' wide, which is more than capable for a fire truck to go through. They are showing 16' tall doors. He believes they would have to be at least 20' for a fire truck. The company they are currently talking with does make 20' tall doors.

Larson has toured the existing facility and one of the biggest complaints is there are not enough bays. He questioned if 14 bays would be large enough moving forward for another 30 years. Barrientos's standard is to have 2 repair bays per mechanic. If there are 9 mechanics, 18 total bays would be needed. However, with the width of the site, adding 2 bays would add another 50' to the width of the building. If we want the fuel station at the southwest corner of the property, adding 2 bays would compromise that section. They designed with the goal of 1½ bays per mechanic.

Larson indicated another complaint of the current facility is hoses laying on the floor and people tripping over them. He had toured a shop where all the fluids were above eliminating hoses on the floor. Bierwirth stated they are proposed mounting the bulk fluid lines off of the crane columns. Their goal is to keep everything elevated and have everything off the shop floor.

Rasmussen asked the number of service bays in the current building, which was confirmed at 6. She noted the dramatic difference going from 6 to 14. She asked if the current facility had locker rooms and shower facilities with both male and female accommodations. Lindman confirmed.

Diny mentioned that the existing building is close to the street. He asked if the proposed building is set back further to accommodate the apron. Bierwirth explained that because the existing building is proposed to be demolished, we would have to comply with setback regulations. Also setting back gives enough turning radius for large equipment without going into the street. Diny asked if there was space to park vehicles outside of the bays. Bierwirth stated if a vehicle is parked in that area, it might limit the ability of getting the equipment out. He pointed out an area that would accommodate 14 to 15 plow trucks and another area for 11 to 12.

Diny stated there is good property next to this site. If we were to ever acquire that, would there be any way to potentially add on. Bierwirth explained that previous studies looked into that. There was some demolition work done and that site is pretty open. If the City would choose to explore adding the parcel, it would enhance the site for parking, fuel, etc. Larson believes that parcel is owned by Marathon County. He believes there is land across the street that the City could acquire for parking.

Gisselman thought he noticed solar panels on top of the new facility. Bierwirth confirmed. Gisselman asked if it was a small array. Bierwirth explained they would design the roof to be able to withhold the load for the additional solar panels. If the City wanted to add them in the future they could. Bierwirth noted other sustainability features, such as 6 to 8 electric charging stations and as much natural lighting as possible. Bierwirth indicated the charging stations may not be installed right away but the connections would be there. That way if electric vehicles are obtained, the type of charging stations needed could be added.

Larson asked about the retention pond size and why it is taking up so much space. Bierwirth explained with any new development, there needs to be somewhere for storm water to go. The existing buildings were built many years ago when regulations for storm water were no where near what they are now. The size of the pond is determined by the surface area of new structures or the structures you are building out. Their engineering team will be presenting their first go around of storm water calculations this Wednesday. That will provide a good idea of how large the pond needs to be.

Henke mentioned the Water Treatment Plant. He asked if we learned from our mistakes to just put solar panels into this project. Lindman believes at a minimum we would have it as an add alternate bid.

Henke asked Kraege if this provides everything he needs. Kraege said this would definitely push them into the future. When Mercury did their study, they talked about the number of bays. They said anywhere from 1½ to 2 bays is optimal. This would give them the space for their mechanics to work and would be a huge improvement for them.

Rasmussen asked if there was an estimate on how much solar panels would cost. In the cost estimate received, Bierwirth is not sure if the consultant called out solar panels. Wesley plans on following up with their consultant to clarify some of the items. Rasmussen indicated when this project was first talked about, it was estimated at \$15 to \$16 million. This is now \$10 million over. We know that is the direct result of waiting and inflation. The more we can get on the front is better. Discussion followed.

Gisselman feels the elevator to the office is critical and asked if it would serve all levels. Bierwirth confirmed all levels would be accommodated.

#### **Discussion and possible action on parking restrictions in the 600 block of Washington Street**

A request was received to remove the current 15-minute parking restrictions. Henke asked if this was a loading zone at one time. Lindman is unsure. Larson asked if the businesses are asking for this change and Lindman confirmed the request came from one of the businesses.

Henke moved to approve. Seconded by Rasmussen and the motion passed 5-0.

#### **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**

Niksich explained this is the standard maintenance agreement for any site requiring storm water facilities. Henke would love for this parking lot to get in ASAP as Elm Street is a disaster to drive right now. He believes it is fortunate the street reconstruction is happening right now. It would have been a bigger issue if the street went all the way through.

Henke moved to approve. Seconded by Rasmussen and the motion passed 5-0.

#### **Adjourn**

Henke moved to adjourn the meeting. Diny seconded and the motion carried 5-0. Meeting adjourned at approximately 6:20 p.m.

Agenda Item No.

1B

*STAFF REPORT TO CISM COMMITTEE – September 14, 2023*

**AGENDA ITEM**

Action on easement with Wisconsin Public Service at 201 Washington Street

**BACKGROUND**

The city will be constructing a grinder pump lift station to provide sanitary service to 201 and 209 Washington Street. The city intends to install the lift station on the property of 209 Washington Street and extend sanitary main to an existing sanitary manhole at 215 Washington Street. To construct the required infrastructure to serve 201 and 209 Washington Street, several permanent and temporary easements are required. See attached map for location of required easement at 201 Washington Street.

**FISCAL IMPACT**

NA

**STAFF RECOMMENDATION**

Staff recommends approval of the easement.

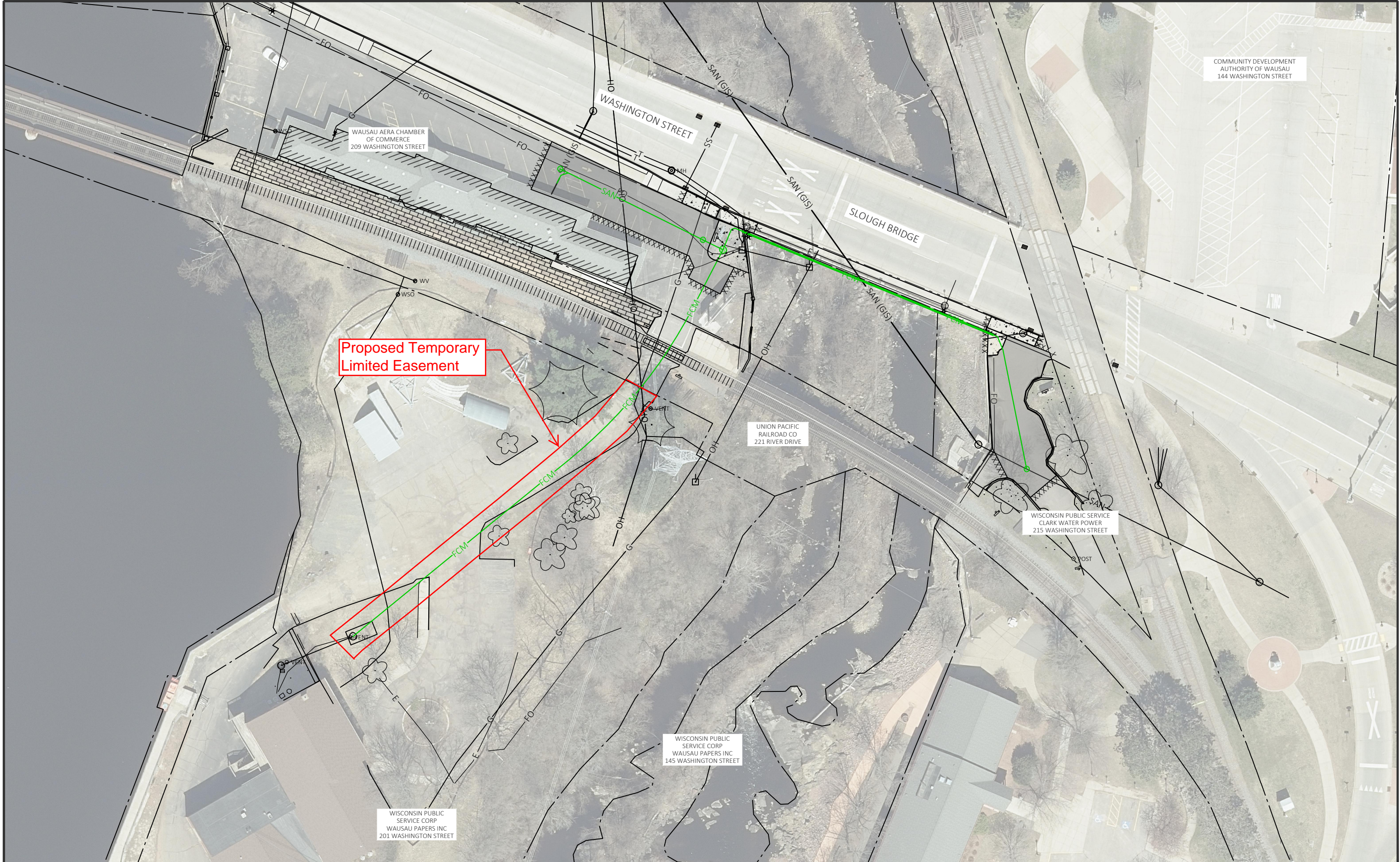
Staff contact: TJ Niksich 715-261-6748

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NONE

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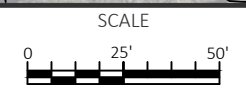
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becherhoppe.com

DRAWN BY: MWO  
CHECKED BY: JRK  
DATE: AUGUST 2023

PROJECT NO: 2022.007  
REV. DATES:



CITY OF WAUSAU  
SANITARY SEWER SIPHON  
WASHINGTON STREET

PROPOSED TEMPORARY EASEMENT EXHIBIT

SHEET  
TLE 1

Agenda Item No.

1C

***STAFF REPORT TO CISM COMMITTEE – September 14, 2023***

**AGENDA ITEM**

Action on easements with Wisconsin Public Service at 209 Washington Street

**BACKGROUND**

The city will be constructing a grinder pump lift station to provide sanitary service to 201 and 209 Washington Street. The city intends to install the lift station on the property of 209 Washington Street and extend sanitary main to an existing sanitary manhole at 215 Washington Street. To construct the required infrastructure to serve 201 and 209 Washington Street, several permanent and temporary easements are required. See attached map for location of required easements at 209 Washington Street.

**FISCAL IMPACT**

NA

**STAFF RECOMMENDATION**

Staff recommends approval of the easement.

Staff contact: TJ Niksich 715-261-6748

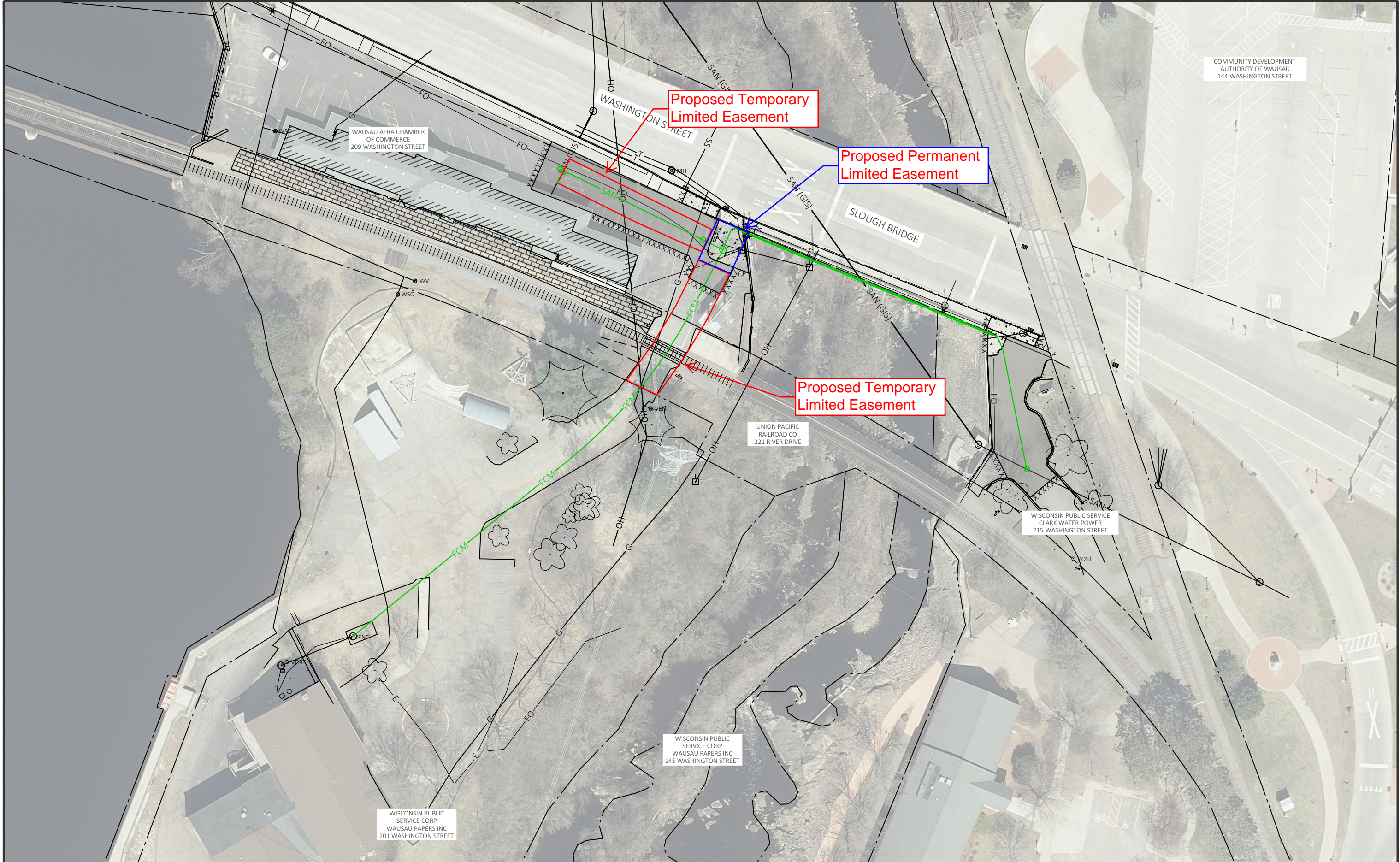


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COMMUNITY DEVELOPMENT  
AUTHORITY OF WAUSAU  
144 WASHINGTON STREET

WAUSAU AERA CHAMBER  
OF COMMERCE  
209 WASHINGTON STREET

Proposed Temporary  
Limited Easement

Proposed Permanent  
Limited Easement

Proposed Temporary  
Limited Easement

UNION PACIFIC  
RAILROAD CO  
221 RIVER DRIVE

WISCONSIN PUBLIC SERVICE  
CLARK WATER POWER  
215 WASHINGTON STREET

WISCONSIN PUBLIC  
SERVICE CORP  
WAUSAU PAPERS INC  
145 WASHINGTON STREET

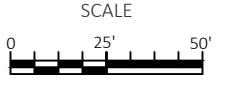
WISCONSIN PUBLIC  
SERVICE CORP  
WAUSAU PAPERS INC  
201 WASHINGTON STREET



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REV. DATES:



CITY OF WAUSAU  
SANITARY SEWER SIPHON  
WASHINGTON STREET

PROPOSED TEMPORARY EASEMENT EXHIBIT

SHEET  
TLE 1

Agenda Item No.

1D

***STAFF REPORT TO CISM COMMITTEE – September 14, 2023***

**AGENDA ITEM**

Action on easement with Wisconsin Public Service at 215 Washington Street

**BACKGROUND**

The city will be constructing a grinder pump lift station to provide sanitary service to 201 and 209 Washington Street. The city intends to install the lift station on the property of 209 Washington Street and extend sanitary main to an existing sanitary manhole at 215 Washington Street. To construct the required infrastructure to serve 201 and 209 Washington Street, several permanent and temporary easements are required. See attached map for location of required easement at 215 Washington Street.

**FISCAL IMPACT**

NA

**STAFF RECOMMENDATION**

Staff recommends approval of the easement.

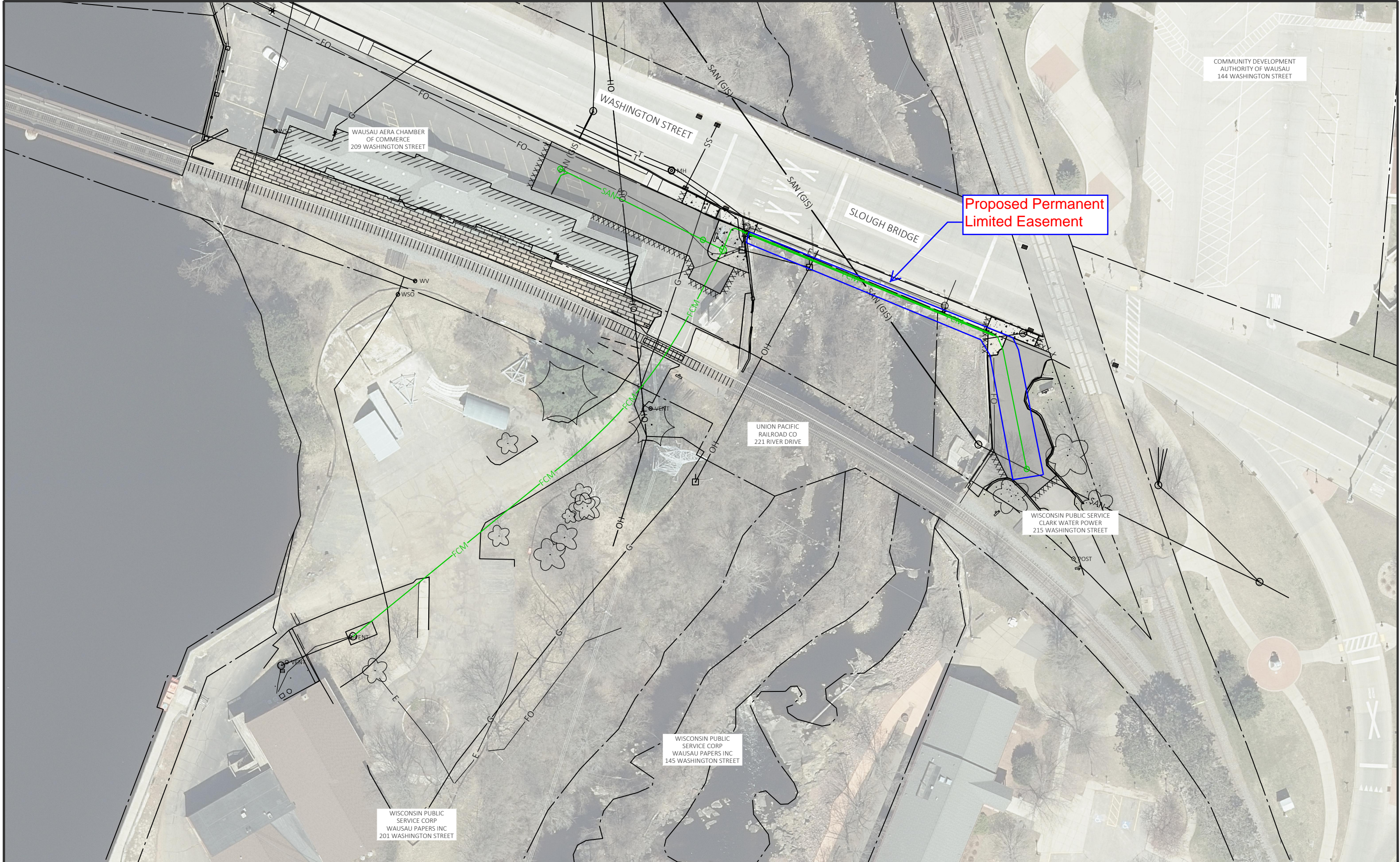
Staff contact: TJ Niksich 715-261-6748

NONE

NONE

LAYOUT: TLE 1  
PLOT TIME: 9/7/2023 1:03 PM  
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DATE: AUGUST 2023

PROJECT NO: 2022.007  
REV. DATES:



CITY OF WAUSAU  
SANITARY SEWER SIPHON  
WASHINGTON STREET

PROPOSED TEMPORARY EASEMENT EXHIBIT

SHEET  
TLE 1

Agenda Item No.

1E

***STAFF REPORT TO CISM COMMITTEE – September 14, 2023***

**AGENDA ITEM**

Action on easement with Graphic Packing Corp for the construction of a multi-use trail at 200 Central Bridge Street

**BACKGROUND**

Staff has developed plans to extend a multi-use trail on the west bank of the Wisconsin River along 200 Central Bridge Street, property owned by Graphic Packaging. Staff has coordinated the development of these plans with Graphics Packaging officials. A copy of the plans is attached along with an overall layout of the easement.

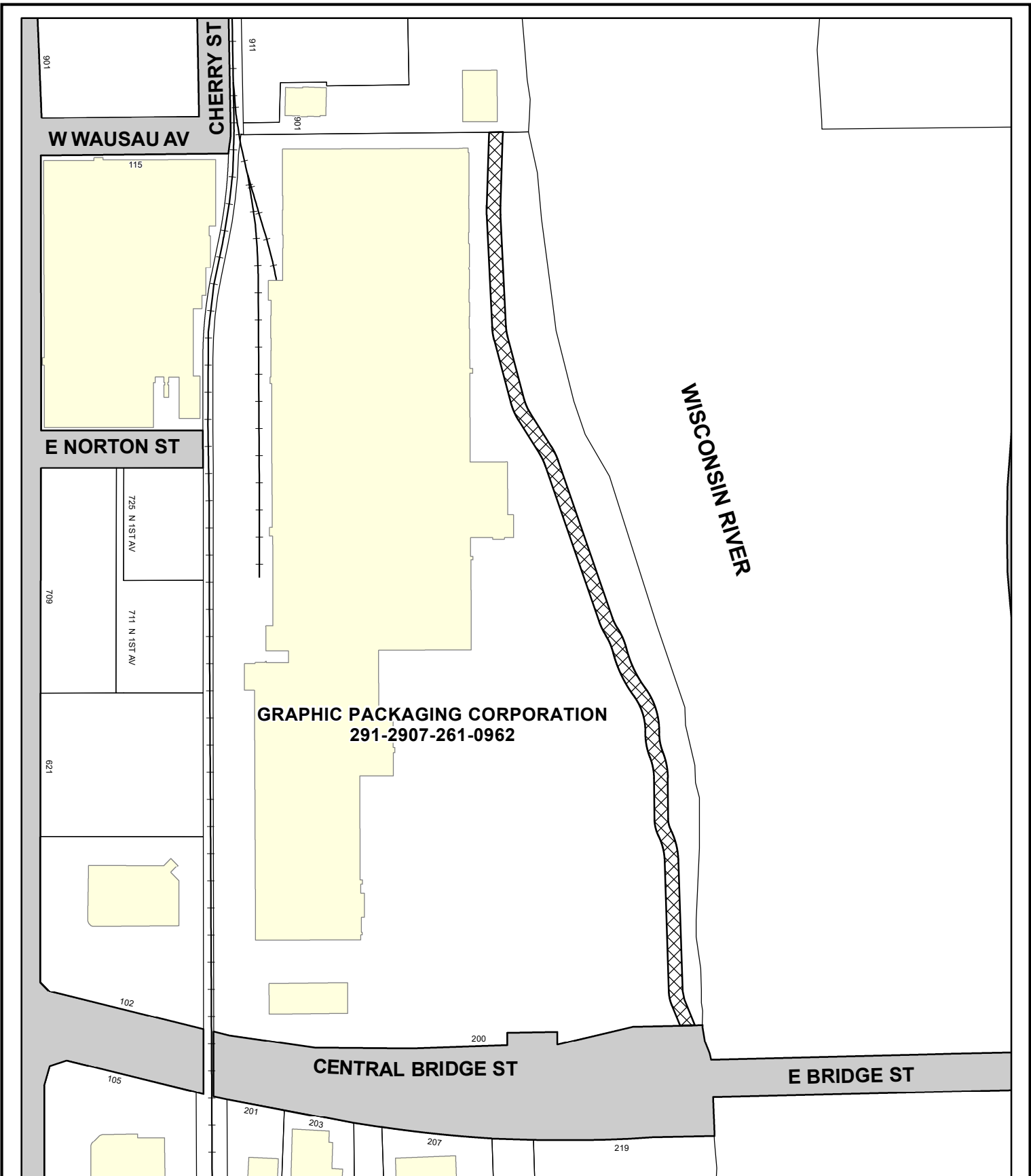
**FISCAL IMPACT**

None at this time. The easement would be donated by Graphic Packaging. Staff will be applying for future grants from DNR or WDOT to construct the trail as the program cycles allow for applications.

**STAFF RECOMMENDATION**

Staff recommends approving the easement.

Staff contact: Allen Wesolowski 715-261-6762



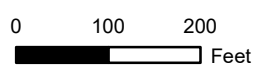
**GRAPHIC PACKAGING CORPORATION**  
 291-2907-261-0962

**WISCONSIN RIVER**



Map Date: July 17, 2023

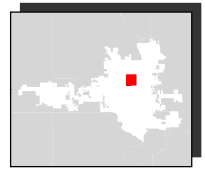
**City of Wausau**  
 Marathon County Wisconsin



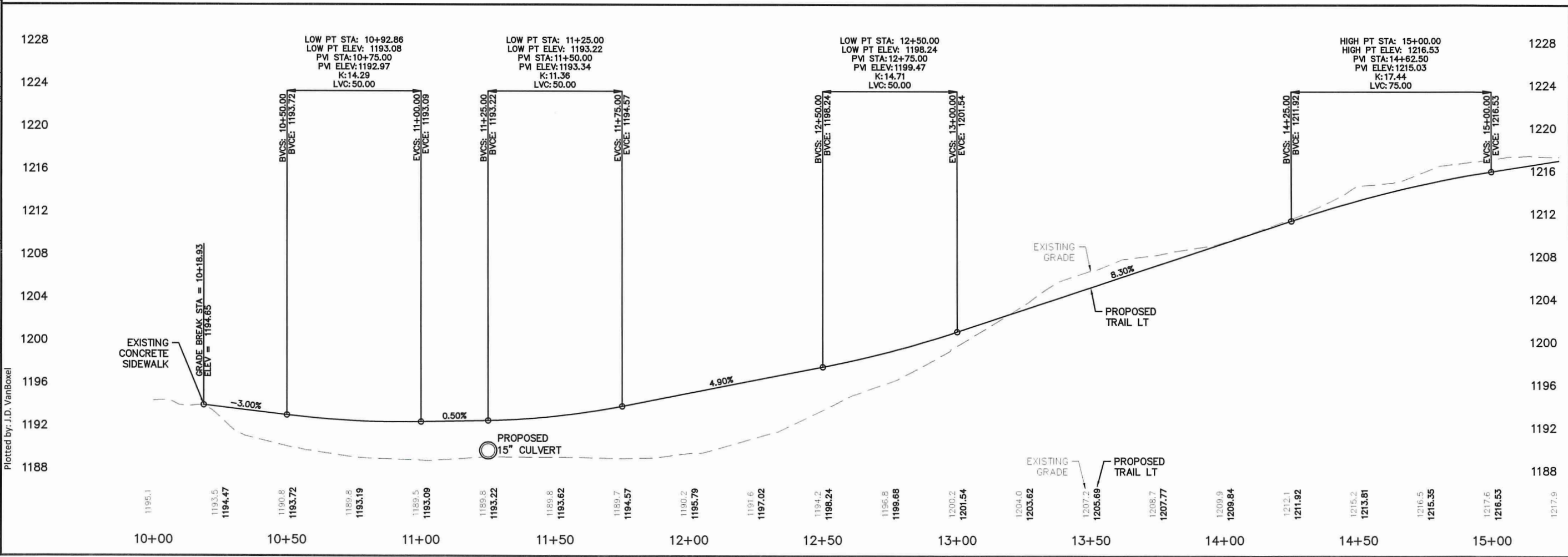
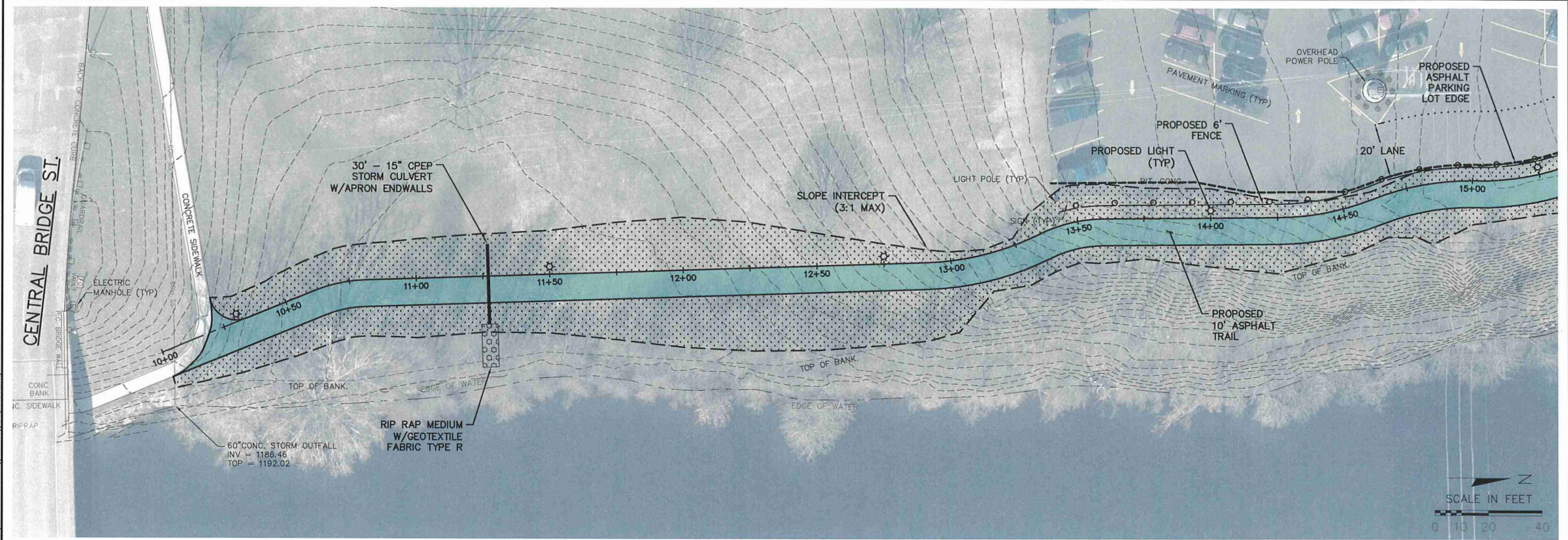
**Legend**

- Parcels
- Right of Way
- Building
- Proposed 22 Ft Wide Easement

**Map Location**

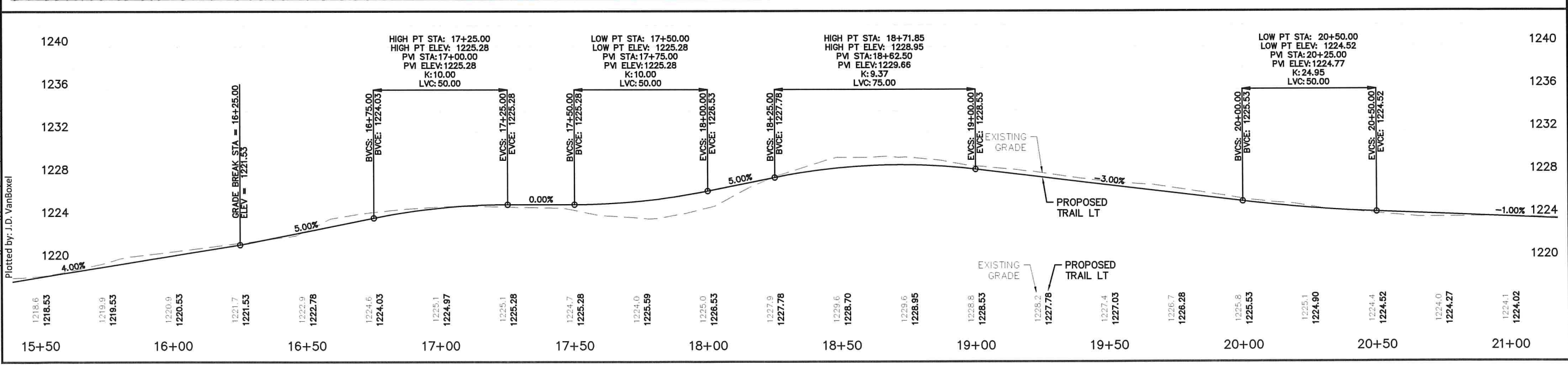
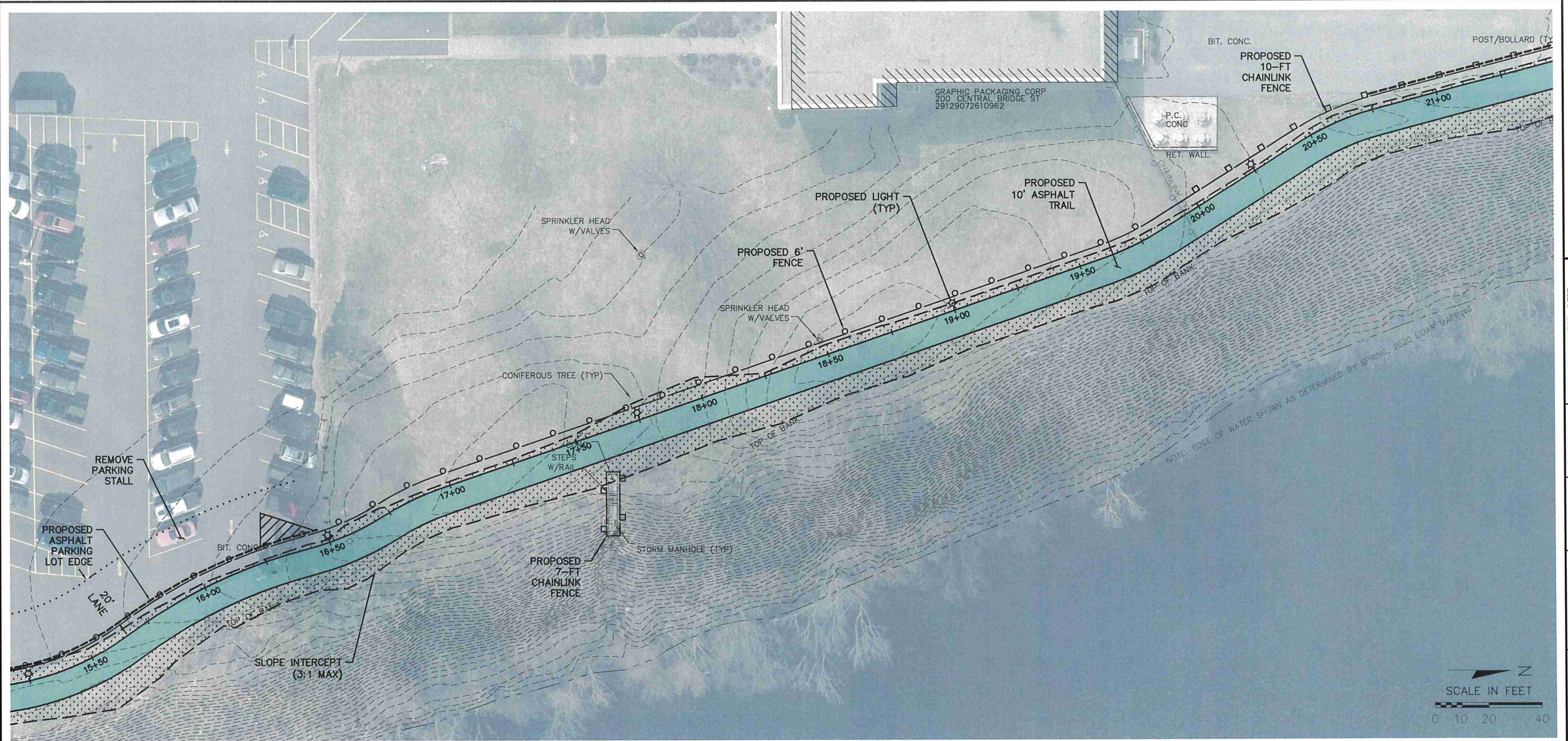


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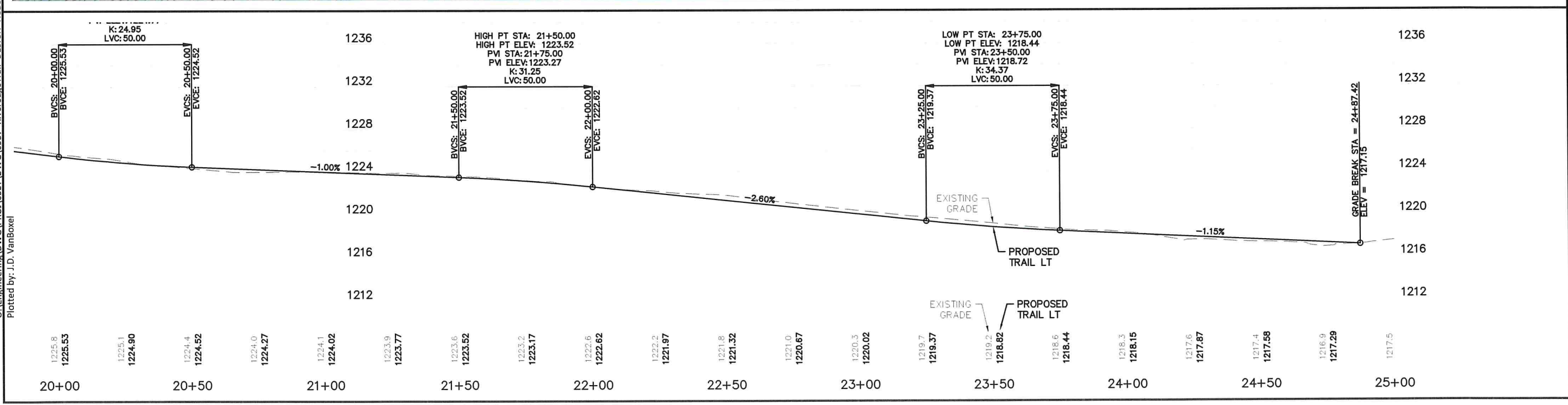
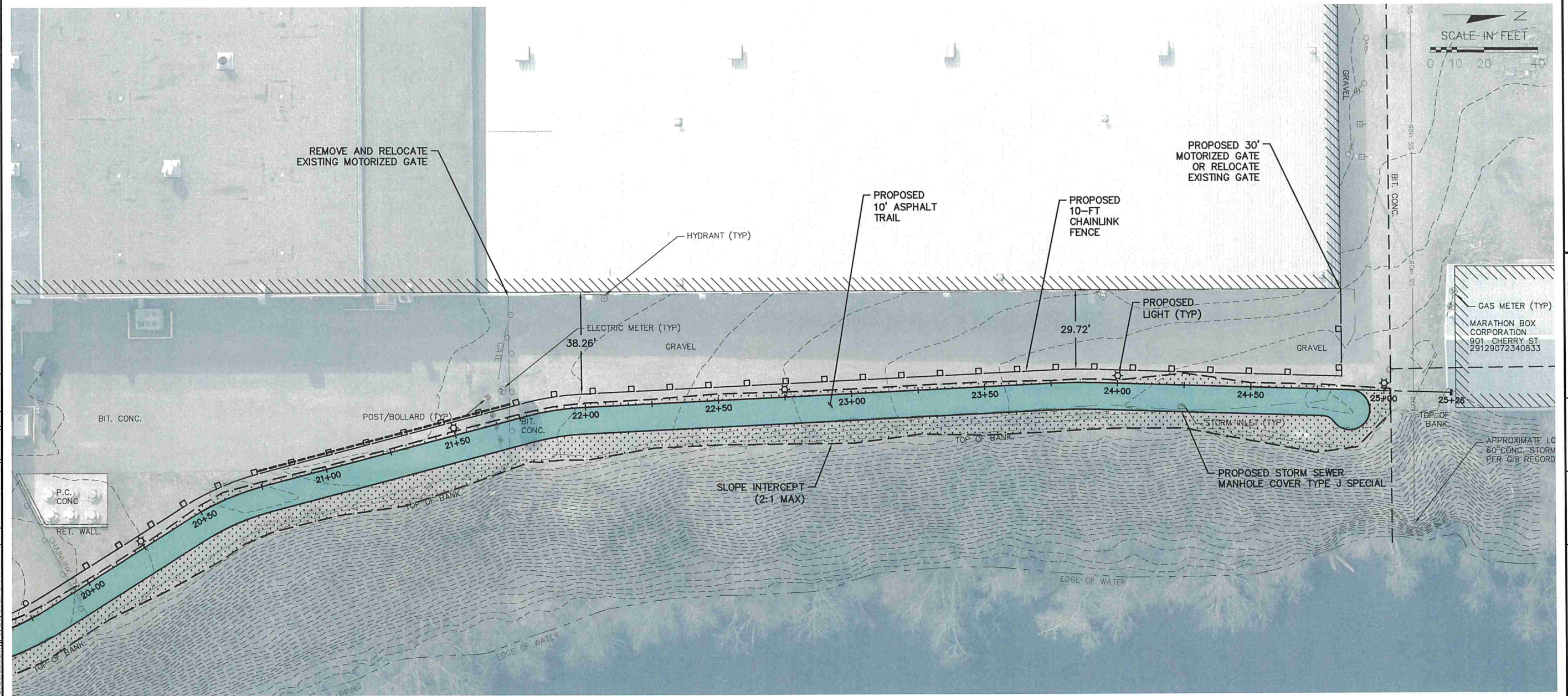
<b>CITY OF WAUSAU</b> Engineering Department 407 GRANT STREET WAUSAU, WI. 54405-4783 (715) 281-6740 FAX (715) 281-6759	
<b>GRAPHICS PACKAGING TRAIL</b> CENTRAL BRIDGE ST TO W WAUSAU AVE PROPOSED ASPHALT TRAIL	
SURVEYED BY: ENG. DEPT. FIELD BOOK NO. PG. DESIGNED BY: T.J. NIKSICH DRAWN BY: J.D. VANBOXEL APPROVED BY: A.M. WESOLOWSKI POINT FILE:	ISSUED FOR: <input type="checkbox"/> PRELIMINARY <input type="checkbox"/> REVIEW/APPROVAL <input type="checkbox"/> BIDDING/CONST. <input type="checkbox"/> REC. REF. DWG. <input type="checkbox"/> OFFICE USE
REVISIONS J.D. VANBOXEL	DATE 02/24/2023
SHEET NO. <b>1</b> OF 3 SHEETS FILE NUMBER <b>23-02-24</b>	

DWG FILE NAME: O:\Engineering\DWG\PROJ\0957\DWG\0957 Riveredge Trail DESIGN NoBoardwalk.dwg, 6/26/2023 2:07:27 PM, City of Wausau - Engineering Department.



DWG FILE NAME: O:\Engineering\DWG\PROJ\0957\DWG\0957 RiveredgeTrail DESIGN NoBoardwalk.dwg, 6/26/2023 2:07:45 PM, City of Wausau - Engineering Department.

Plotted by: J.D. VanBoxel



SCALE IN FEET  
0 10 20 40

**CITY OF WAUSAU**  
Engineering Department  
407 GRANT STREET WAUSAU, WI 54403-4785  
(715) 261-6740 FAX (715) 261-6769

SURVEYED BY: ENG. DEPT.  
FIELD BOOK NO. PC.  
DESIGNED BY: T.J. NIKSICH  
DRAWN BY: J.D. VANBOXEL  
APPROVED BY: A.M. WESOLOWSKI  
POINT FILE:

ISSUED FOR: PRELIMINARY REVIEW/APPROVAL BIDDING/CONST. REC. REF. DWG. OFFICE USE  
DATE: 02/24/2023  
REVISIONS: J.D. VANBOXEL

**GRAPHICS PACKAGING TRAIL**  
CENTRAL BRIDGE ST TO W WAUSAU AVE  
PROPOSED ASPHALT TRAIL

SHEET NO. **3**  
OF 3 SHEETS  
FILE NUMBER  
**23-02-24**



Agenda Item No.

1F

***STAFF REPORT TO CISM COMMITTEE – September 14, 2023***

**AGENDA ITEM**

Action on Final Resolution to levy special assessments for 2023 Street Construction Projects

**BACKGROUND**

In the fall of each year, the Common Council adopts resolutions to levy special assessments for street construction projects. Special assessments for 2023 street construction projects to be levied this year include Grant Street (6<sup>th</sup> Street – 7<sup>th</sup> Street), Henrietta Street ( S. Bellis Street – S. 13<sup>th</sup> Street), N. 10<sup>th</sup> Avenue ( Oak Street – West Wausau Ave), S. 17<sup>th</sup> Avenue ( Stewart Avenue – Elm Street).

**FISCAL IMPACT**

Estimated Special Assessments of \$350,000.

**STAFF RECOMMENDATION**

Staff recommends approving the resolution to levy special assessments for the 2023 Construction Projects.

Staff contact: Allen Wesolowski 715-261-6762

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

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

Levying Special Assessments for the 2023 Street Construction Projects

Committee Action:

Fiscal Impact: Estimated construction cost \$5,174,300; estimated special assessments \$350,000

**File Number:** 22-1110

**Date Introduced:** September 26, 2023

**FISCAL IMPACT SUMMARY**

<b>COSTS</b>	<i>Budget Neutral</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
	<i>Included in Budget:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$5,174,300</i>
	<i>Recurring Costs:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
<b>SOURCE</b>	<i>Fee Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$3,374,300 Annual Retirement</i>
	<i>TID Financed:</i>	Yes <input type="checkbox"/> No <input type="checkbox"/>	<i>Amount: \$1,800,000</i>
	<i>TID Source: Increment Revenue <input type="checkbox"/> Debt <input type="checkbox"/> Funds on Hand <input type="checkbox"/> Interfund Loan <input type="checkbox"/></i>		

**RESOLUTION**

**WHEREAS**, on November 22, 2022, a preliminary resolution was adopted for the proposed public street construction project which included the removal and replacement of bituminous concrete and/or Portland cement concrete pavement, curb and gutter, drive approaches, installation and/or replacement of sidewalk and sanitary sewer, water and storm sewer laterals where necessary, on the following streets during 2023:

Henrietta Street from Bellis Street to 13<sup>th</sup> Street  
 Grant Street from North 6<sup>th</sup> Street to North 7<sup>th</sup> Street  
 North 17<sup>th</sup> Avenue from Stewart Avenue to Elm Street  
 North 10<sup>th</sup> Avenue from Oak Street to West Wausau Avenue

**WHEREAS**, the Engineer's report was filed in the office of the City Clerk; a public hearing was held December 6, 2022 for the project; and the Board of Public Works reported upon the hearing to the Capital Improvements and Street Maintenance Committee regarding the comments of those who appeared at said hearing and

**WHEREAS**, the Capital Improvements and Street Maintenance Committee did recommend to the Common Council that the projects be constructed during 2023, and the Common Council accepted the Committee's report at its meeting of January 10, 2023 and ordered that the projects be advertised for bid; and

**WHEREAS**, bids were received by the Board of Public Works and the low bidder was awarded the street construction projects and

**WHEREAS**, the street construction project special assessments for each property affected are attached hereto and made a part hereof;

**NOW THEREFORE, BE IT RESOLVED,**

1. That payment for said public improvements shall be made through an assessment against the real estate property described above.
2. That the assessments be and are hereby levied in the amount set forth above.
3. That such levy is made by the exercise of the City's police powers.
4. That the assessments are hereby determined to be fair and equitable, allocated amongst the property on a reasonable basis, and are in the public interest.
5. That any interested property owner may contest all or any part of such assessment in the manner provided in Section 3.24.020 of the Wausau Municipal Code.
6. That the special assessments shall be paid as follows:

**Assessments under \$300:** If payment is not made prior to November 1, 2023, the special assessment will be placed on the 2023 real estate tax bill and be due in full on or before January 31, 2024. There is no interest charged when paid in full. Assessments totaling less than \$300 must be paid in full and do not qualify for a payment schedule.

**Assessments totaling \$300 but less than \$20,000:** If full payment is not made prior to November 1, 2023, assessments totaling \$300 but less than \$20,000 will automatically be placed on the five-year payment schedule on the 2023 real estate tax bill. Property owners may then pay their special assessment under either of two options:

- A. Payment in full without interest with the 2023 real estate taxes **OR**
- B. Payment of the first one-fifth of the assessment with the 2023 real estate taxes without interest. The remaining balance is paid in equal installments on the next four real estate tax bills and carries an interest charge of the borrowed fund rate plus 1% (the 2022 rate was 4.8507%) beginning February 1, 2024, on the unpaid balance. The remaining balance may be paid at any time with interest calculated through the month of payment.

**Assessments over \$20,000:** If payment is not made prior to November 1, 2023, assessments totaling \$20,000 or more will automatically be placed on the ten-year payment schedule on the 2023 real estate tax bill. Property owners may then pay their special assessment under either of two options:

- A. Payment in full without interest with the 2023 real estate taxes **OR**

- B. Payment of the first one-tenth of the assessment with the 2023 real estate taxes without interest. The remaining balance is paid in equal installments on the next nine real estate tax bills and carries an interest charge of the borrowed fund rate plus 1% (the 2022 rate was 4.8507%) beginning February 1, 2024, on the unpaid balance. The remaining balance may be paid at any time with interest calculated through the month of payment.

Real estate taxes may be paid in full or in three installments (January 31, April 30, July 31). Regardless of how real estate taxes are paid, special assessments must be paid on or before January 31, 2024. No payments can be applied to real estate taxes if special assessments are not paid. Section 74.12(11)(a), Wisconsin Statutes, specifically states that if a treasurer receives a payment from a taxpayer which is not sufficient to pay all general property taxes, special assessments and special taxes due, the treasurer shall apply the payment to the amounts due, including interest and penalties, in the following order: (1) personal property taxes; (2) delinquent utility charges; (3) special charges; (4) special assessments; (5) special taxes; (6) general property taxes.

**BE IT FURTHER RESOLVED** that this final assessment resolution shall be published as a Class I notice in the official City newspaper; and

**BE IT FURTHER RESOLVED**, the Clerk shall cause to be mailed a copy of this resolution and a statement of the final assessment against the property to every property owner whose name appears on the assessment roll, whose post office address is known or can with reasonable diligence be ascertained.

Approved:

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Katie Rosenberg, Mayor

## 2023 STREET CONSTRUCTION PROJECTS

This list will be updated as soon as drive approaches are installed and measured. All assessments are to be levied in 2023.

Address	Name	Key No.	Assessable Footage	Street Assmt	Dr Appr Footage	Assmt @ ___/sf	Sewer Lateral	Total
<b>HENRIETTA STREET - BELLIS ST TO 13TH ST</b>				<b>@ \$55.00</b>		<b>@ \$7.44/sf</b>		
430 South 10th St	McCall	2907-361-0269	0.00	0.00		0.00		0.00
415 South 10th St	Lynch	2907-361-0328	53.00	2,915.00		0.00		2,915.00
501 South 10th St	Yang	2907-361-0329	53.00	2,915.00		0.00		2,915.00
502 South 10th St	Zimmerman	2907-361-0280	0.00	0.00		0.00		0.00
409 South 12th St	Kluck	2907-361-0385	90.00	4,950.00		0.00		4,950.00
508 South 13th St	Gilbertson	2907-361-0356	124.00	6,820.00		0.00		6,820.00
903 Henrietta St	Corbec LLC	2907-361-0275	0.00	0.00		0.00		0.00
906 Henrietta St	Corbec LLC	2907-361-0272	92.00	5,060.00		0.00		5,060.00
908 Henrietta St	Brummond	2907-361-0271	62.00	3,410.00		0.00		3,410.00
911 Henrietta St	Mosse	2907-361-0278	46.00	2,530.00		0.00		2,530.00
913 Henrietta St	Wiesman Family Trust	2907-361-0279	54.00	2,970.00		0.00		2,970.00
914 Henrietta St	Howe	2907-361-0270	88.00	4,840.00		0.00		4,840.00
1005 Henrietta St	Krautkramer	2907-361-0330	53.00	2,915.00		0.00		2,915.00
1006 Henrietta St	Tews	2907-361-0327	53.00	2,915.00		0.00		3,415.00
1009 Henrietta St	Woller	2907-361-0331	53.00	2,915.00		0.00		2,915.00
1010 Henrietta St	Witter	2907-361-0325	107.00	5,885.00		0.00		5,885.00
1015 Henrietta St	Scholfield	2907-361-0332	107.00	5,885.00		0.00		5,885.00
1016 Henrietta St	Modrzejewski	2907-361-0324	53.00	2,915.00		0.00		2,915.00
1020 Henrietta St	King	2907-361-0323	53.00	2,915.00		0.00		2,915.00
1021 Henrietta St	Schluender	2907-361-0333	80.00	4,400.00		0.00		4,400.00
1024 Henrietta St	Borchardt	2907-361-0322	53.00	2,915.00		0.00		2,915.00
1026 Henrietta St	Rohde/Kimbrough	2907-361-0321	53.00	2,915.00		0.00		2,915.00
1101 Henrietta St	Klenk	2907-361-0334	80.00	4,400.00		0.00		4,400.00
1106 Henrietta St	Fife	2907-361-0320	53.00	2,915.00		0.00		2,915.00
1109 Henrietta St	Lor/Moua	2907-361-0335	0.00	0.00		0.00		0.00
1110 Henrietta St	Krautkramer	2907-361-0319	55.00	3,025.00		0.00		3,025.00
1205 Henrietta St	Brodjieski	2907-361-0348	0.00	0.00		0.00		0.00
1209 Henrietta St	Resch	2907-361-0349	60.00	3,300.00		0.00		3,300.00
1210 Henrietta St	Dietsche	2907-361-0384	90.00	4,950.00		0.00		4,950.00
1213 Henrietta St	Thao	2907-361-0350	60.00	3,300.00		0.00		3,300.00
1214 Henrietta St	Krieg	2907-361-0383	60.00	3,300.00		0.00		3,300.00
1217 Henrietta St	Comm Dev Auth	2907-361-0351	60.00	3,300.00		0.00		3,300.00
1218 Henrietta St	LaCrosse	2907-361-0382	60.00	3,300.00		0.00		3,300.00
1222 Henrietta St	Novel Real Estate LLC	2907-361-0381	60.00	3,300.00		0.00		3,300.00
1223 Henrietta St	Bass	2907-361-0352	60.00	3,300.00		0.00		3,300.00
1225 Henrietta St	Tritz/Krabbenhoft	2907-361-0353	60.00	3,300.00		0.00		3,300.00
1226 Henrietta St	Dietsche	2907-361-0380	60.00	3,300.00		0.00		3,300.00

Address	Name	Key No.	Assessable Footage	Street Assmt	Dr Appr Footage	Assmt @ ___/sf	Sewer Lateral	Total
1229 Henrietta St	RLS Income Trust	2907-361-0354	60.00	3,300.00		0.00		3,300.00
1230 Henrietta St	Gauthier	2907-361-0379	63.00	3,465.00		0.00		3,465.00
1233 Henrietta St	RLS Income Trust	2907-361-0355	60.00	3,300.00		0.00		3,300.00
1234 Henrietta St	Madigan	2907-361-0378	87.00	4,785.00		0.00		4,785.00
1244 Henrietta St	Gottschalk	2907-361-0377	94.00	5,170.00		0.00		5,170.00
<b>NORTH 10TH AVE - OAK ST TO WEST WAUSAU AVE</b>				<b>@ \$55.00</b>		<b>@ \$0.00/sf</b>		
431 North 10th Ave	Cana Connect LLC	2907-262-0317	60.00	3,300.00		0.00		3,300.00
502 North 10th Ave	Lucas	2907-262-0261	66.00	3,630.00		0.00		3,630.00
505 North 10th Ave	Seehafer	2907-262-0243	60.00	3,300.00		0.00		3,300.00
509 North 10th Ave	Pijan	2907-262-0244	60.00	3,300.00		0.00		3,300.00
514 North 10th Ave	Vang/Yang	2907-262-0222	0.00	0.00		0.00		0.00
515 North 10th Ave	Peeters	2907-262-0245	60.00	3,300.00		0.00		3,300.00
517 North 10th Ave	Writz	2907-262-0246	60.00	3,300.00		0.00		3,300.00
523 North 10th Ave	Twaroski	2907-262-0247	60.00	3,300.00		0.00		3,300.00
526 North 10th Ave	Briggs	2907-262-0221	0.00	0.00		0.00		0.00
607 North 10th Ave	Schummer	2907-262-0200	60.00	3,300.00		0.00		3,300.00
608 North 10th Ave	Bombagi	2907-262-0510	70.00	3,850.00		0.00		3,850.00
609 North 10th Ave	Johnson	2907-262-0199	60.00	3,300.00		0.00		3,300.00
610 North 10th Ave	Sickler	2907-262-0204	60.00	3,300.00		0.00		3,300.00
612 North 10th Ave	Lee	2907-262-0205	60.00	3,300.00		0.00		3,300.00
613 North 10th Ave	Johnstone	2907-262-0198	60.00	3,300.00		0.00		3,300.00
614 North 10th Ave	Kapeluch/Thoummany	2907-262-0206	60.00	3,300.00		0.00		3,300.00
615 North 10th Ave	Central Leasing LLC	2907-262-0197	60.00	3,300.00		0.00		3,300.00
616 North 10th Ave	Guillaume	2907-262-0207	60.00	3,300.00		0.00		3,300.00
706 North 10th Ave	Schulz	2907-262-0161	60.00	3,300.00		0.00		3,300.00
707 North 10th Ave	Krueger	2907-262-0176	60.00	3,300.00		0.00		3,300.00
709 North 10th Ave	Walters	2907-262-0175	60.00	3,300.00		0.00		3,300.00
710 North 10th Ave	Hummer	2907-262-0162	60.00	3,300.00		0.00		3,300.00
713 North 10th Ave	Walters	2907-262-0174	60.00	3,300.00		0.00		3,300.00
714 North 10th Ave	Pregont	2907-262-0163	60.00	3,300.00		0.00		3,300.00
718 North 10th Ave	Ideal Properties	2907-262-0164	60.00	3,300.00		0.00		3,300.00
719 North 10th Ave	Bush	2907-262-0173	60.00	3,300.00		0.00		3,300.00
805 North 10th Ave	Paoli/Wurz	2907-262-0151	65.00	3,575.00		0.00		3,575.00
806 North 10th Ave	Kell	2907-262-0154	65.00	3,575.00		0.00		3,575.00
809 North 10th Ave	Hoffman	2907-262-0150	60.00	3,300.00		0.00		3,300.00
810 North 10th Ave	JJ Premier LLC	2907-262-0155	60.00	3,300.00		0.00		3,300.00
813 North 10th Ave	Sann	2907-262-0149	60.00	3,300.00		0.00		3,300.00
814 North 10th Ave	Hammond	2907-262-0156	60.00	3,300.00		0.00		3,300.00
817 North 10th Ave	Jaworski	2907-262-0148	60.00	3,300.00		0.00		3,300.00
820 North 10th Ave	820 N 10th Ave Fam Trst	2907-262-0157	60.00	3,300.00		0.00		3,300.00
821 North 10th Ave	Major	2907-262-0147	60.00	3,300.00		0.00		3,300.00
824 North 10th Ave	Rainville	2907-262-0158	60.00	3,300.00		0.00		3,300.00

Address	Name	Key No.	Assessable Footage	Street Assmt	Dr Appr Footage	Assmt @ ___/sf	Sewer Lateral	Total
828 North 10th Ave	McDonald	2907-262-0159	57.00	3,135.00		0.00		3,135.00
909 West Bridge St	Feltz	2907-262-0248	60.00	3,300.00		0.00		3,300.00
910 West Bridge St	City of Wausau	2907-262-0201	0.00	0.00		0.00		0.00
1001 Holub St	Steinmetz	2907-262-0260	66.00	3,630.00		0.00		3,630.00
914 Norton St	Emmerich Holdings	2907-262-0152	65.00	3,575.00		0.00		3,575.00
915 Norton St	Nelson	2907-262-0172	60.00	3,300.00		0.00		3,300.00
1001 Norton St	Fandrey, Jr.	2907-262-0165	60.00	3,300.00		0.00		3,300.00
1002 Norton St	Sedrak	2907-262-0153	65.00	3,575.00		0.00		3,575.00
914 Oak St	Jensen	2907-262-0242	60.00	3,300.00		0.00		3,300.00
914 Quaw St	Klosinski	2907-262-0177	60.00	3,300.00		0.00		3,300.00
915 Quaw St	Stencil	2907-262-0196	60.00	3,300.00		0.00		3,300.00
1004 Quaw St	Lee	2907-262-0160	60.00	3,300.00		0.00		3,300.00
915 West Wausau Ave	Maki	2907-262-0146	57.00	3,135.00		0.00		3,135.00
916 West Wausau Ave	Kuck	2907-233-0761	51.00	2,805.00		0.00		2,805.00
1002 West Wausau Ave	Ballard	2907-233-0763	77.00	4,235.00		0.00		4,235.00
<b>GRANT ST - NORTH 6TH ST TO NORTH 7TH ST</b>				<b>@ \$55.00</b>		<b>@ \$7.44/sf</b>		
602 Grant St, 616 Grant, 628 Grant, 709 N 6th St	Zion Lutheran Church	2907-253-0605	300.00	16,500.00		0.00		16,500.00
603-605 Grant St	Plex Properties LLC	2907-253-0400	0.00	0.00		0.00		0.00
607-611 Grant St	Trocke/Stuckey	2907-253-0399	60.00	3,300.00		0.00		3,300.00
615 Grant St	Swiderski	2907-253-0398	75.00	4,125.00		0.00		4,125.00
617 Grant St	Ness	2907-253-0397	37.50	2,062.50		0.00		2,062.50
621 Grant St	Holster Revocable Trust	2907-253-0396	37.50	2,062.50		0.00		2,062.50
623 Grant St	Nowicki	2907-253-0395	45.00	2,475.00		0.00		2,475.00
624 Grant St	Zion Lutheran Church	2907-253-0364	60.00	3,300.00		0.00		3,300.00
625 Grant St	Ness	2907-253-0394	45.00	2,475.00		0.00		2,475.00
631 Grant St	RBE Properteis II LLC	2907-253-0393	0.00	0.00		0.00		0.00
<b>17TH AVE - STEWART AVE TO ELM ST</b>				<b>@ \$55.00</b>		<b>@ \$0.00/sf</b>		
109 South 17th Ave	109 South 17th Ave LLC	2907-274-0985	105.00	5,775.00		0.00		5,775.00
110 South 17th Ave	MKB Wausau LLC	2907-274-0990	361.00	19,855.00		0.00		19,855.00
116 South 17th Ave	Aashapura Krupa LLC	2907-274-0988	150.00	8,250.00		0.00		8,250.00
117 South 17th Ave	117 S 17th Avenue LLC	2907-274-0998	123.00	6,765.00		0.00		6,765.00
200 South 17th Ave	PJ Investments Inc	2907-274-0925	208.00	11,440.00		0.00		11,440.00
250 South 17th Ave	PJ Investments Inc	2907-274-0926	190.00	10,450.00		0.00		10,450.00
258 South 17th Ave	PJ Investments Inc	2907-274-0928	26.00	1,430.00		0.00		1,430.00
260 South 17th Ave	PJ Investments Inc	2907-274-0927	115.00	6,325.00		0.00		6,325.00
300 South 17th Ave	Santiva LLC	2907-274-0935	364.00	20,020.00		0.00		20,020.00
301 South 18th Ave	Abby Bank	2907-274-0936	0.00	0.00		0.00		0.00
1520 Elm St	RJ Elm Properties LLC	2907-274-0929	120.00	6,600.00		0.00		6,600.00
1402 Stewart Ave	Wausau School District	2907-274-0997	945.00	51,975.00		0.00		51,975.00

**AGENDA ITEM**

Public Comment: Rerouting of STH 52 and Business Hwy 51 in the City of Wausau

**BACKGROUND**

Business Hwy 51 and STH 52 run through the City of Wausau as connecting highways. Being designated as a connecting highway means the Wisconsin Department of Transportation (WDOT) is the controlling authority over these roadways. It also means the WDOT is responsible for the reconstruction of these roadways. The City of Wausau receives connecting highway aid on these segments of roadway to do roadway maintenance such as pothole patching and pavement marking.

Engineering and Planning have been working with the WDOT to move the connecting highways out of the downtown in an effort to convert several of the one-way streets in the downtown to two-way traffic. Converting these streets to two-way traffic would be consistent with the Toole plan adopted by Council.

See the attached map which outlines the existing STH 52 and Business Hwy 51 connecting highway routes in the City of Wausau and a proposed alternative to these connecting highway routes. From the map, STH 52 would utilize Bridge Street. Business HWY 51 would utilize 1<sup>st</sup> and 3<sup>rd</sup> Avenues from Stewart to Thomas Street and Thomas Street from 3<sup>rd</sup> Avenue to Grand Avenue. WDOT has reviewed these proposed routes and conducted a traffic study. The traffic study did not reveal any significant issues related to the proposed re-route. The WDOT had previously requested the City do an environmental document for the re-route. However, due to the fact no construction will take place as part of the re-route, the WDOT is no longer requiring an environmental document be prepared. The WDOT has requested the City take public comment on the proposal.

**FISCAL IMPACT**

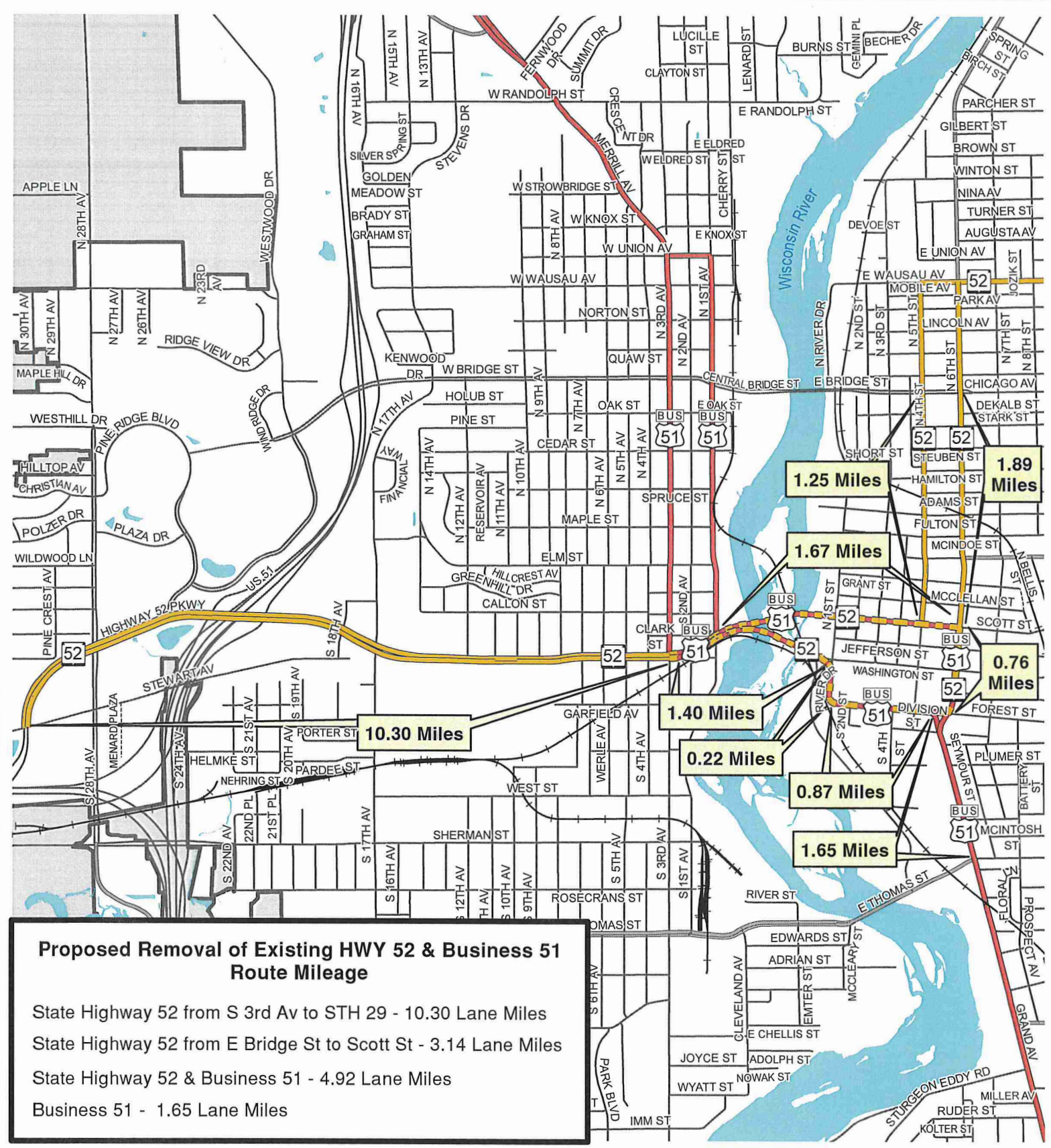
None at this time.

**STAFF RECOMMENDATION**

None

Staff contact: Allen Wesolowski 715-261-6762

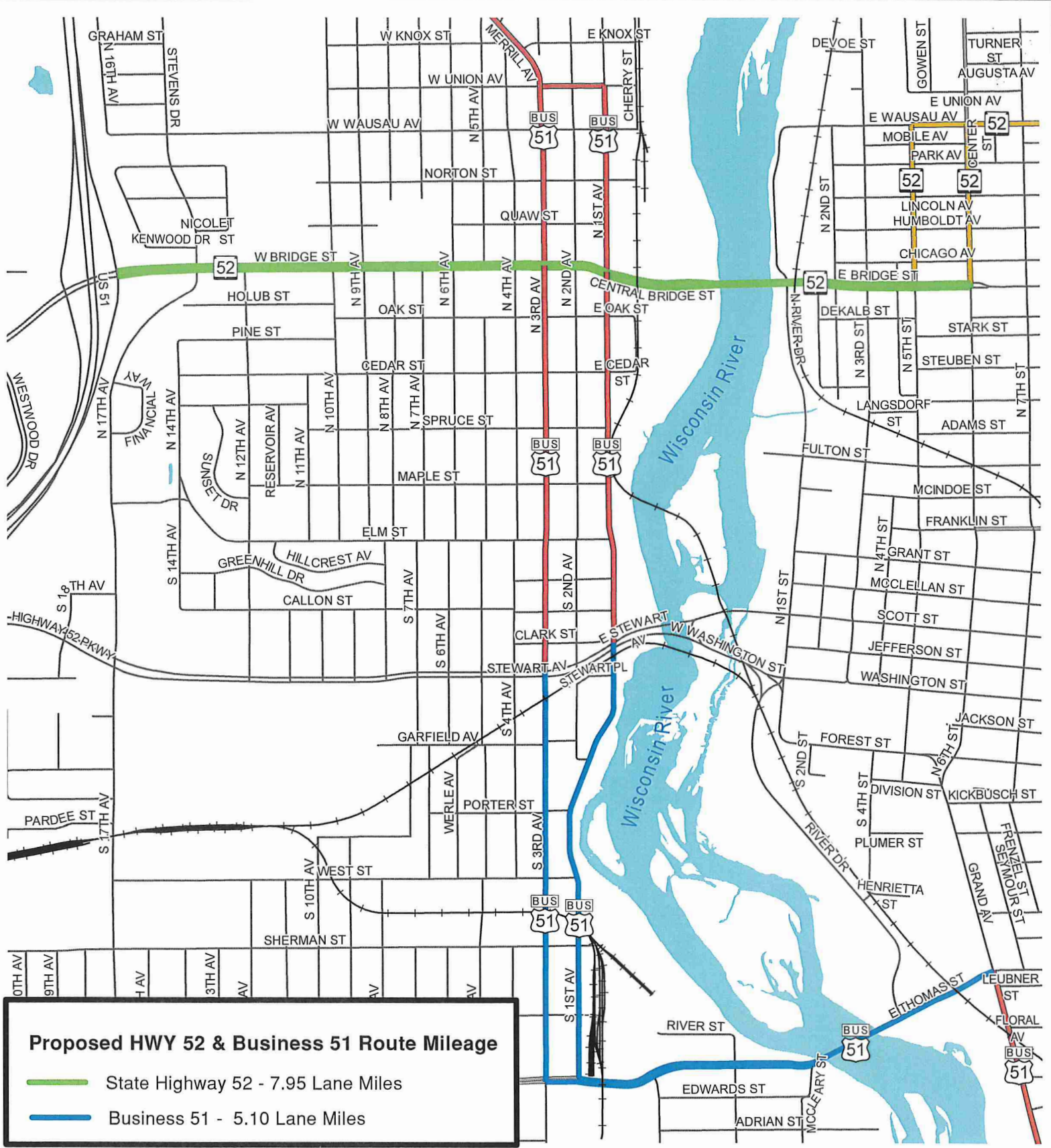




**Proposed Removal of Existing HWY 52 & Business 51 Route Mileage**

State Highway 52 from S 3rd Av to STH 29 - 10.30 Lane Miles  
 State Highway 52 from E Bridge St to Scott St - 3.14 Lane Miles  
 State Highway 52 & Business 51 - 4.92 Lane Miles  
 Business 51 - 1.65 Lane Miles

**Existing State Highway 52 & Business 51 Routes**



**Proposed HWY 52 & Business 51 Route Mileage**

State Highway 52 - 7.95 Lane Miles  
 Business 51 - 5.10 Lane Miles

**Option 2 - Proposed State Highway 52 & Business 51 Routes**

**NOTES:**  
 1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.  
 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Map Created : February 03, 2022

0 1,000 2,000 Feet

State Highway 52	Local Roads
State Highway 52	Private Roads
Business 51	Railroad
County Highways	

**NOTES:**  
 1. DUPLICATION OF THIS MAP IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE CITY OF WAUSAU ENGINEERING DEPT.  
 2. THIS MAP WAS COMPILED AND DEVELOPED BY THE CITY OF WAUSAU AND MARATHON COUNTY GIS. THE CITY AND COUNTY ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

Map Created : February 03, 2022

0 500 1,000 Feet

<b>CURRENT</b>		<b>PROPOSED</b>
State Highway 52	Railroad	State Highway 52
State Highway 52	Local Roads	Business 51
Business 51	County Highways	

Agenda Item No.

3

***STAFF REPORT TO CISM COMMITTEE – September 14, 2023***

**AGENDA ITEM**

Discussion and possible action on parking restrictions on South 5<sup>th</sup> Avenue between Garfield Avenue and Stewart Avenue

**BACKGROUND**

Staff was contacted by the Principal at Trinity School requesting ‘No Parking’ on the West side of S. 5<sup>th</sup> Avenue in front of the school. The request is north of 536 S. 5<sup>th</sup> Avenue to Stewart Avenue. A map is attached.

**FISCAL IMPACT**

Minimal, installation of signs.

**STAFF RECOMMENDATION**

Staff recommends approving the parking restrictions.

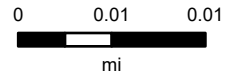
Staff contact: Allen Wesolowski 715-261-6762



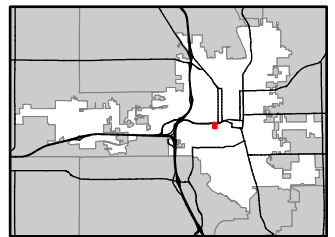
ArcGIS Web Map

City of Wausau / DPW

Date Printed: 9/8/2023



Parcel



- NOTES:
1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.
  2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.
  3. City of Wausau Public Works / GIS Division  
407 Grant St  
Wausau, WI 54403  
www.ci.wausau.wi.us

**AGENDA ITEM**

Discussion and possible action on establishing assessment rates for 2024 construction projects

**BACKGROUND**

Each year the city establishes assessment rates for street reconstruction projects. The past practice has been established to assess approximately 60% of the street reconstruction cost (excluding storm sewer or utilities). The assessment rate for the 2023 construction season is \$55 per assessable foot. This means a resident with a 60-foot-wide lot would be assessed \$3,300 (60' x \$55/ft). Assessable footage for each lot is determined for each individual lot. Assessable footage on each project varies and it is difficult to determine 60% of the cost due to irregular lot dimensions and corner lots. It is also unknown how unit prices will be impacted in 2024.

Sewer lateral replacement during street projects was set at \$500 in 2023.

New sidewalk was assessed at 50% of the bid price in 2023.

Drive approach replacement is assessed out at 100% of the bid price in 2023.

**FISCAL IMPACT**

Raising the assessment rate brings more funds back to the City's budget.

**STAFF RECOMMENDATION**

Staff recommends keeping the assessment rate at \$55 per assessable foot, \$500 sewer lateral, 50% on new sidewalk, and 100% on driveway approaches for 2024 street construction projects. This rate was raised from \$42 to \$55 in 2023.

Staff contact: Allen Wesolowski 715-261-6762

Agenda Item No.

5

*STAFF REPORT TO CISM COMMITTEE – September 14, 2023*

**AGENDA ITEM**

Presentation on CIP Project Summary submitted for 2024 Budget

**BACKGROUND**

See attached 2024 CIP budget.

**FISCAL IMPACT**

Fiscal impacts are shown on attached document.

**STAFF RECOMMENDATION**

None, staff will discuss the proposed CIP projects.

Staff contact: Allen Wesolowski 715-261-6762

**CITY OF WAUSAU CAPITAL BUDGET  
DETAIL ANALYSIS OF 2024 INFRASTRUCTURE PROJECTS**

ACCT NO.	SPECIAL FUNDING SOURCE	TOTAL		DEFERRED TO FUTURE	2024 BUDGET
		REQUEST	Special Funding	YEAR	
<b>LAND ACQUISITION</b>					
TOTAL LAND ACQUISITION		\$ -	\$ -	\$ -	\$ -
<b>DOT PROJECTS</b>					
Stewart Avenue, 1st to 17th Avenue Design	CO balance	\$ -		\$ -	\$ -
Stewart Ave, 1st to 17th Ave Construction	CO balance	\$ -		\$ -	\$ -
1st Avenue, Thomas to Stewart Design	CO balance	TID #6 \$ -		\$ -	\$ -
1st Avenue, Thomas to Stewart State Review	CO balance	TID #6 \$ -		\$ -	\$ -
1st Avenue, Thomas to Stewart Construction	CO balance	TID #6 \$ -		\$ -	\$ -
1st Avenue, Thomas to Stewart Insp.	CO balance	TID #6 \$ -		\$ -	\$ -
Townline Rd, Grand to Easthill Design Review	CO balance	\$ -		\$ -	\$ -
Townline Rd, Grand to Easthill State Review	CO balance	\$ -		\$ -	\$ -
Townline Rd, Grand to Easthill Construction	CO balance	\$ -		\$ -	\$ -
Townline Rd, Grand to Easthill Insp.	CO balance	\$ -		\$ -	\$ -
Grand Avenue, Division to Kent	CO balance	\$ -		\$ -	\$ -
WisDOT Misc. Projects	CO balance	\$ -		\$ -	\$ -
Scott Street Bridge Design	CO balance	\$ -		\$ -	\$ -
Grand Avenue Bridge Design	CO balance	\$ -		\$ -	\$ -
72nd Ave Trail	CO balance	TID #11 \$ -		\$ -	\$ -
72nd Ave Trail Design	CO balance	TID #11 \$ -		\$ -	\$ -
72nd Ave Trail Real Estate	CO balance	TID #11 \$ -		\$ -	\$ -
6th Street, Horseshoe Spring Rd to Evergreen	CO balance	\$ -		\$ -	\$ -
Stewart Ave, 48th Ave to 72nd Ave design	CO balance	TID #10 \$ -		\$ -	\$ -
Stewart Ave, 48th Ave to 72nd Ave design OS	CO balance	TID #10 \$ -		\$ -	\$ -
Stewart Ave, 48th Ave to 72nd Ave real estate	CO balance	TID #10 \$ -		\$ -	\$ -
Stewart Ave, 48th Ave to 72nd Ave construction	CO balance	TID #10 \$ 6,000,000	6,000,000	\$ -	\$ -
18th Street, WIS 52 to Sell Street	CO balance	\$ -		\$ -	\$ -
W Wausau Ave, 10th to Stevens, STP Urban - Design	CO balance	\$ -		\$ -	\$ -
East Wausau Ave, 6th St to 18th St Design		# \$ 58,500		\$ -	\$ 58,500
Grand/Bus 51, Kent to Lakewview Design		# \$ 60,450		\$ -	\$ 60,450
E/W Trail Connector Design		TID #11 # \$ 40,000	40,000	\$ -	\$ -
<b>TOTAL DOT PROJECTS</b>		<b>\$ 6,158,950</b>	<b>\$ 6,040,000</b>	<b>\$ -</b>	<b>\$ 118,950</b>
<b>STREET IMPROVEMENTS</b>					
Eau Claire Blvd, Grand Ave to west termini		\$ 1,200,000			\$ 1,200,000
Emerson Street, Eau Claire Blvd to Kent St		\$ 120,000			\$ 120,000
Mount View Blvd, Eau Claire Blvd to Kent St		\$ 120,000			\$ 120,000
Pied Piper Lane, Eau Claire Blvd to Kent St		\$ 120,000			\$ 120,000
Short Street, 2nd Street to 3rd Street		TID #3 \$ 160,000	160,000		\$ -
Mall Improvements (temporary asphalt)		TID #12 \$ 125,000	125,000		\$ -
<b>TOTAL STREET IMPROVEMENTS</b>		<b>\$ 1,845,000</b>	<b>\$ 285,000</b>	<b>\$ -</b>	<b>\$ 1,560,000</b>
<b>BOULEVARD TREES &amp; LANDSCAPING</b>					
For 2023 project streets and subdivisions		\$ 25,000			\$ 25,000
		\$ 25,000	\$ -	\$ -	\$ 25,000
<b>ASPHALT OVERLAY AND ALLEY PAVING</b>					
Asphalt Paving		\$ 400,000			\$ 400,000
Alley Paving		\$ 35,000			\$ 35,000
<b>TOTAL ASPHALT OVERLAY AND ALLEY PAVING</b>		<b>\$ 435,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 435,000</b>
<b>SIDEWALKS</b>					
Annual Sidewalk Replacement Contract		\$ 150,000			\$ 150,000
New Sidewalk		\$ -			\$ -
<b>TOTAL SIDEWALKS</b>		<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 150,000</b>
<b>STREET LIGHTING</b>					
Eau Claire Blvd, Grand Ave to west termini		\$ 75,000			\$ 75,000
<b>TOTAL STREET LIGHTING</b>		<b>\$ 75,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,000</b>

**CITY OF WAUSAU CAPITAL BUDGET  
DETAIL ANALYSIS OF 2024 INFRASTRUCTURE PROJECTS**

ACCT NO.	SPECIAL FUNDING SOURCE	TOTAL REQUEST	DEFERRED TO FUTURE		2024 BUDGET
			Special Funding	YEAR	
<b>STORM SEWER</b>					
	Eau Claire Blvd, Grand Ave to west termini	\$ 650,000			\$ 650,000
	Emerson Street, Eau Claire Blvd to Kent St	\$ 30,000	\$ -		\$ 30,000
	Mount View Blvd, Eau Claire Blvd to Kent St	\$ 35,000	\$ -		\$ 35,000
	Pied Piper Lane, Eau Claire Blvd to Kent St	\$ 35,000	\$ -		\$ 35,000
	Short Street, 1st St to 3rd St	\$ 80,000	\$ -		\$ 80,000
	Consultant Design and Study Fees	\$ 10,000	\$ -		\$ 10,000
	BMP Construction/Modification, Testing	\$ 5,000	\$ -		\$ 5,000
	Maintenance of Stormwater BMP's	\$ 20,000	\$ -		\$ 20,000
	Stormwater Coalition Membership	\$ 2,500	\$ -		\$ 2,500
	Wetland Delineation Studies	\$ -	\$ -		\$ -
	Other Costs - DNR fees, Outreach Program, Training	\$ 11,000	\$ -		\$ 11,000
	WDNR Stormwater Pond Conversion	\$ 330,000	\$ -		\$ 330,000
	WDNR Stormwater Study (City's match to grant)	\$ 85,000	\$ -		\$ 85,000
	<b>TOTAL STORM SEWER</b>	<b>\$ 1,293,500</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,293,500</b>
<b>OTHER PROFESSIONAL SERVICES</b>					
	Unanticipated Engineering Studies	CO balance	\$ 60,000	\$ -	\$ 60,000
			-	\$ -	-
	<b>TOTAL OTHER PROFESSIONAL SERVICES</b>		<b>\$ 60,000</b>	<b>\$ -</b>	<b>\$ 60,000</b>
<b>OTHER CAPITAL EXPENDITURES</b>					
	Concrete Pavement Repairs (joints/cracks/paving)	TID #8	\$ 650,000	350,000	\$ 300,000
	Pavement Markings		\$ 75,000		\$ 75,000
	Lot 14 Paving	TID #3	\$ 350,000	350,000	\$ -
	Washington Street Retaining Wall	TID #8	\$ 450,000	450,000	\$ -
	Business Campus Driveway Curbs	TID #11	\$ 150,000	150,000	\$ -
	<b>TOTAL OTHER CAPITAL REPAIRS</b>		<b>\$ 1,675,000</b>	<b>\$ 1,300,000</b>	<b>\$ 375,000</b>
<b>OTHER INFRASTRUCTURE FOR FIBER OPTIC/BROADBAND</b>					
			\$ -		\$ -
			\$ -	\$ -	\$ -
<b>BRIDGE MAINTENANCE</b>					
	Expansion Joints		\$ -		\$ -
	Concrete Repair		\$ -		\$ -
	<b>TOTAL BRIDGE MAINTENANCE</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>PARKING RAMP CAPITAL EXPENDITURES</b>					
	Jefferson Ramp Repair Project, Ramp Sealing	CO balance	\$ 300,000		\$ 300,000
	McClellan Ramp Demo	TID #3	\$ 1,500,000	1,500,000	\$ -
	<b>TOTAL RAMP CAPITAL EXPENDITURES</b>		<b>\$ 1,800,000</b>	<b>\$ 1,500,000</b>	<b>\$ 300,000</b>
<b>GIS HARDWARE/SOFTWARE</b>					
	Conversion of GIS Imagery - prof. services		-	\$ -	\$ -
	<b>TOTAL GIS HARDWARE/SOFTWARE</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>WATERMAINS</b>					
	Eau Claire Blvd, Grand Ave to west termini	Utility	\$ 825,000	\$ 825,000	\$ -
	Emerson Street, Eau Claire Blvd to Kent St	Utility	\$ 55,000	\$ 55,000	\$ -
	Mount View Blvd, Eau Claire Blvd to Kent St	Utility	\$ 50,000	\$ 50,000	\$ -
	Pied Piper Lane, Eau Claire Blvd to Kent St	Utility	\$ 70,000	\$ 70,000	\$ -
	Short Street, 2nd Street to 3rd Street	Utility	\$ 80,000	\$ 80,000	\$ -
	<b>TOTAL WATER MAINS</b>		<b>\$ 1,080,000</b>	<b>\$ 1,080,000</b>	<b>\$ -</b>
<b>SANITARY SEWER</b>					
	Eau Claire Blvd, Grand Ave to west termini	Utility	\$ 485,000	\$ 485,000	\$ -
	Emerson Street, Eau Claire Blvd to Kent St	Utility	\$ 60,000	\$ 60,000	\$ -
	Mount View Blvd, Eau Claire Blvd to Kent St	Utility	\$ 40,000	\$ 40,000	\$ -
	Pied Piper Lane, Eau Claire Blvd to Kent St	Utility	\$ -	\$ -	\$ -
	Short Street, 2nd Street to 3rd Street	Utility	\$ 300,000	\$ 300,000	\$ -
	<b>TOTAL SANITARY SEWER</b>		<b>\$ 885,000</b>	<b>\$ 885,000</b>	<b>\$ -</b>
	<b>GRAND TOTAL</b>		<b>\$ 15,482,450</b>	<b>\$ 11,090,000</b>	<b>\$ 4,392,450</b>