



OFFICIAL NOTICE AND AGENDA

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

Meeting of the: **FINANCE COMMITTEE**
Date/Time: **Tuesday, September 12, 2023 at 5:15 PM**
Location: **City Hall (407 Grant Street) - Council Chambers**
Members Lisa Rasmussen (C), Michael Martens (VC), Doug Diny, Carol Lukens, Sarah Watson

AGENDA ITEMS

- 1 Minutes of the previous meeting(s): (8/22/2023)
 - 2 Discussion and possible action regarding Police compression adjustment and permanent correction
 - 3 Discussion and possible action regarding sole source request for purchase/lease of 20 automated license plate reading camera: (Flock Safety)
 - 4 Discussion and possible action approving budget modification for the Riverside Park Soil Remediation Project
 - 5 Discussion and possible action approving accepted offers for the following parcels in the Stewart Avenue, South 72nd Avenue to South 48th Avenue street project:
Parcel 6 (7100 Stewart Avenue) – New Highway Right of Way Fee/Permanent Limited Easement/Temporary Limited Easement
Parcel 8 (6701 Stewart Avenue) – New Highway Right of Way Fee/Temporary Limited Easement
Parcel 9 (6815 Stewart Avenue) – Temporary Limited Easement
Parcel 14 (505 South 68th Avenue) – New Highway Right of Way Fee/Temporary Limited Easement
Parcel 18 (5601 Stewart Avenue) – Temporary Limited Easement/Landscaping
Parcel 19 (5801 Stewart Avenue) – Temporary Limited Easement
Parcel 28 (5211 Stewart Avenue) – New Highway Right of Way Fee/Temporary Limited Easement/Landscaping
Parcel 29 (5213 Stewart Avenue) – Temporary Limited Easement
Parcel 32 (5307 Stewart Avenue) – Temporary Limited Easement
Parcel 33 (5401 Stewart Avenue) – Landscaping
Parcel 34 (5407 Stewart Avenue) – Temporary Limited Easement
Parcel 37 (5503, 5509, 5511 Stewart Avenue) – Temporary Limited Easement Commercial/Temporary Limited Easement Residential/Landscaping
Parcel 38 (5512 Stewart Avenue) – Temporary Limited Easement
Parcel 39 (5504 Stewart Avenue) – Temporary Limited Easement
Parcel 51 (4901 Stewart Avenue) – Temporary Limited Easement
 - 6 Discussion and possible action approving counter offers for the following parcels in the Stewart Avenue, South 72nd Avenue to South 48th Avenue street project: Parcel 31 (5301 Stewart Avenue) – Temporary Limited Easement; and Parcel 49 (4905 Stewart Avenue) – New Highway Right of Way Fee/Temporary Limited Easement
 - 7 Discussion and possible action approving and offer to purchase the property at 1100 West Street for the purpose of construction of a Fleet Maintenance Facility
 - 8 Discussion and possible action to authorize an Offer to Purchase 811 and 815 Grand Avenue (and related budget modification)
- 6A **CLOSED SESSION** pursuant to Section 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding approving counter offers for the following parcels in the Stewart Avenue, South 72nd Avenue to South 48th Avenue street project: Parcel 31 (5301 Stewart Avenue) – Temporary Limited Easement; and Parcel 49 (4905 Stewart Avenue) – New Highway Right of Way Fee/Temporary Limited Easement
- 7A **CLOSED SESSION** pursuant to Section 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session regarding approving an offer for purchasing 1100 West Street
- 8A **CLOSED SESSION** pursuant to s. 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: relating to authorization of staff to negotiate an Offer to Purchase of 811 and 815 Grand Avenue (and related budget modification)
- RECONVENE** into Open Session, if necessary, to take action on Closed Session items and/or other business.
- 9 Discussion and possible action regarding parking citation fine structure and parking financials.
Adjourn

Lisa Rasmussen, Chair

NOTICE: It is possible and likely that members of, and possibly a quorum of members of the Committee of the Whole or other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

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 mary.goede@ci.wausau.wi.us with "Finance Committee public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, 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 sent to the Daily Herald newsroom 9/08/23 at 3:00 PM

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.

Other Distribution: Media, (Alderspersons: Kilian, Gisselman, McElhaney, Herbst, Larson, Henke), *Rosenberg, *Jacobson, *Groat, Department Heads

FINANCE COMMITTEE

Date and Time: Tuesday, August 22, 2023 @ 5:30 p.m., Council Chambers

Members Present: Lisa Rasmussen, Michael Martens, Carol Lukens, Sarah Watson, and Doug Diny

Others Present: Mayor Rosenberg, Maryanne Groat, Anne Jacobson, Matt Barnes, Jeremy Kopp, Eric Lindman, Tammy Stratz, Liz Brodek, Randy Fifrick, Mary Goede

In compliance with Wis. Stat. § 19.84, notice of this meeting was duly posted and sent to the *Wausau Daily Herald* in the proper manner. Noting the presence of a quorum Chairperson Rasmussen called the meeting to order.

For meeting video Part 1 (on YouTube): https://www.youtube.com/watch?v=j_C7Ql4Mdw0

Minutes of the previous meeting(s): (8/08/2023)

Motion by Martens, seconded by Watson, to approve the minutes. Motion carried 5-0.

Approving budget amendment for the acceptance of Public Health Vending Machine Program (PHVM) \$80,000 for the purchase of two outdoor health vending machines, setup, maintenance, and supplies.

Lisa Rasmussen the acceptance of the funding was approved by Council at the last meeting and this resolution addressed the budget modification.

Maryanne Groat noted the budget modification is not the \$80,000, it is only \$43,000 because that is what the actual cost came in at. The grant is funded 100%.

Motion by Lukens, second by Diny to approve the budget Modification of 43,000. Motion carried 5-0.

Discussion and possible action on reserve space in Sears Parking Ramp for Imaginarium

No action taken on hold for more information.

Discussion and possible action on Sole Source request to continue the Agreement for Crossing Guard Services (All City Management Services Inc.)

Rasmussen stated the city has used the outsourced arrangement with All City Management Services to manage the crossing guards for the last few years. Deputy Chief Matt Barnes indicated it is renewal that has not changed other than an inflationary increase in cost that was negotiated. He noted we partner with the school district which pays 29.75% of the total cost.

Motion by Diny, second by Martens to approve the sole source request. Motion carried 5-0.

Discussion and possible action on withdrawal of funds from Wausau Cemetery Perpetual Trust Fund

Rasmussen explained the city basically acts as a pass-through for the funding account that underpins the maintenance of the Pine Grove Cemetery. She stated they are requesting a withdrawal from that fund of approximately \$50,000 for maintenance. She reiterated it is their money that the city manages, and that the recommendation from the legal department is to approve the withdrawal.

Motion by Lukens, second by Watson to approve. Motion carried 5-0.

Discussion and possible action regarding termination of American Rescue Plan Act Subrecipient Agreement with Open Door

Rasmussen stated the committee previously approved an ARPA application for Open Door to operate the Day Center for unhoused individuals with some advisory oversight from Catholic Charities. The operation took flight for a short time; however, the Executive Director of Open Door has resigned, and a search is underway for a new director. Services are not currently being provided by Open Door.

Tammy Stratz, Community Development, stated United Way and Neighbor's Place were asked to assist with finding a new executive director, but it did not go well, and they could not find anyone. She commented she did not believe Open Door had the funds to adequately hire someone and there are also some questionable things happening there that are against our agreement. The contract provides for a 30-day notice to terminate, and she recommended they terminate it and walk away. She indicated there have been conversations with Catholic Charities to do the Day

Services, but it will take some time. She suggested they reserve the right to amend the left over funding to Catholic Charities.

Mayor Rosenberg commented Open Door kind of changed their mission in order to meet the needs of this community and she thanked them for stepping up. She understood there were a lot of challenges and changes they encountered on the way. She felt going with Catholic Charities was the right direction and will continue discussing it with them.

Rasmussen stated it made sense to suspend the dissemination of anymore ARPA funding until we have the appropriate vendor. She agreed Open Door's core mission was sound and perhaps it was a big stretch for them to do both things.

Doug Diny questioned how the money was being distributed to Open Door. Tammy Stratz explained Open Door typically billed us every other week to make payroll and they had to provide timesheets and documentation to verify what they were legitimately providing. There are some questions with the last couple because there is confusion as to whether they were open or not. She indicated it was a struggle to get accurate information so until we know for sure what they are billing to us is adequate, we won't pay.

Diny questioned what remained of the funding. Stratz stated we budgeted \$239,119 and currently have a balance of \$193,462, which means just over \$45,000 was expended. Michael Martens questioned if this was an adequate amount of funding for a new operator to continue the Day Center or if we will have to consider additional funding. Rosenberg stated the pilot was allocated to cover two years, so that is the goal and there are also expenditure requirements. Rasmussen added the plan was for the provider to identify an alternative fund source or plan for fundraising and/or grant applications.

Motion by Watson, second by Lukens to terminate the subrecipient agreement with Open Door. Motion carried 5-0.

Presentation on 2023B and 2023C General Obligation Promissory Notes Sales Day results

Maryanne Groat stated earlier this summer issuing parameter debt was authorized for a General Obligation (GO) Promissory Note in the amount of \$11,178,00 and a Taxable GO Promissory Note for \$1,250,000. She indicated since that time we've worked with Ehler's to put together our Official Statement and met with Moody's early in August to review the city's financial condition and the status of projects.

Groat stated in 2020 Moody's put a negative outlook on the city saying they were considering downgrading the city due to deteriorating financial condition but have now removed that negative outlook with the 2023 rating and affirmed AA3. Moody's indicated the financial condition of the city's Water & Sewer Utility was going to play heavily on the rating for the city and felt poor condition of the utilities would ultimately create problems. It was an important enough component of the city's operations that a strong financial condition of the utility was necessary to achieve a good rating. She commented she was please the negative outlook was removed because it helps with interest rates. Moody's was very commendable about the efforts to work on the Water & Sewer Utilities through ARPA allocations and the PILOT agreement, as well as increasing rates. All these things insured the financial capacity to retire debt.

Groat stated there were nine bids on the 2023B GO notes and the rate met the parameters set by the Council with a winning bid from Raymond James with a true interest rate of 3.517%. She indicated there were five bids on the 2023C Taxable GO notes for the purchase of the River Edge Trail property. The winning bid was Piper Sandler's of Chicago at the true interest rate of 5.06%. This will be retired over five years. *The results report was placed on file.*

Discussion and possible action regarding ARPA funding requests and related budget modification

Lisa Rasmussen stated there were a couple new requests and the committee was also going to look at previous requests that were put on hold. Maryanne Groat stated through 2022 \$4,494,000 has been spent and there is \$9,481,000 of additional commitments that are made. At this point it is not known if some of those will be returning funds or not. Currently there is \$1.6 million available absent any savings on projects not completed.

Rasmussen reviewed the items on hold are Fire Station land acquisition for \$815,000, Police sit & stand desks, Council Chamber upgrades, and 700 Grand Avenue where it will be \$1 million to move a pipe for the housing

project. She felt the police desks should come from the equipment replacement fund or another source. The Council Chamber upgrades were also submitted for CIP and have been moved up for funding this year.

Rasmussen noted in regard to the 700 Grand Avenue project, the developer who is applying for tax credits, did not get them awarded this year and will have to wait for the next application window. She pointed out the city agreed to purchase a property at the intersection of 2nd Street & Bridge Street. She questioned if there was value in considering this site for the housing project rather than 700 Grand Avenue, because logistically this site is two blocks from a grocery store and the Boys & Girls Club, near the Kaiser pool and Franklin School, as well as on the bus line. She suggested this because will cost a million at the 700 Grand site just to move a pipe.

Liz Brodek stated the housing project is not designed to go on that site and could not go there because there is a water line that goes through the middle of it under the road under 2nd Street. The developer could not just be moved there, it would have to be redesigned and an RFP would have to be done. She noted the department vision does not currently include affordable housing at that site; it includes attainable housing. She pointed out Atrium Lofts and Trolley Quarter Flats are already in that area, and we don't want to cluster another affordable housing site there.

Eric Lindman stated the new requests are for four projects at the utility that are in the works and will be spent and constructed in 2024. He indicated he was also requesting BIL funding through the federal government and he did not anticipate any principal forgiveness for some of them. One project is for the water and sanitary replacement on Eau Claire Boulevard along with the lead service lines. The reconstruction of the Cherry Street Lift Station which is beyond its design life and is having issues. Lastly, he requested additional funds towards the GAC Project. Rasmussen stated these new requests will be ranked and scored for the next meeting.

Discussion and possible action to authorize an Offer to Purchase 811 and 815 Grand Avenue (and related budget modification)

Deputy Chief, Jeremy Kopp, indicated there were some other options they've looked at and some extensive studies have been done through Chief Kujawa and Chief Barteck, along with Five Bugles.

Doug Diny questioned if the current lay of the street structure works or would they have to look at other street access. Kopp stated a couple of options have been discussed, such as the use of Floral Ave, as well as Prospect Ave, and Luebner St, however then there would be additional property purchases. Robert Krzyzanowski, of Five Bugles, recommended studying it a little more to see exactly how the orientation of a station would work out on the Grand Avenue site and what's right for Wausau.

CLOSED SESSION pursuant to s. 19.85(1)(e) of the Wisconsin Statutes for deliberating or negotiating the purchase of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session: relating to authorization of staff to negotiate an Offer to Purchase of 811 and 815 Grand Avenue (and related budget modification?)

Motion by Lukens, second by Martens to convene in Closed Session. Roll Call Vote carried unanimously.
Committee convened in the Maple Room.

Reconvened into Open Session

2022 Financial Results Presentation:

View (Part 2) for presentation on YouTube: <https://www.youtube.com/watch?v=Cx98wK22NOc>

PowerPoint in online packet:

<https://www.wausauwi.gov/home/showpublisheddocument/9463/638283014566530000>

Adjourn

Motion by Lukens, second by Watson to adjourn the meeting. Motion carried unanimously. Meeting adjourned at 7:50 p.m.

Human Resource Committee Packet

August 2023

Agenda Item
Request Human Resources Committee to discuss a long term solution to Police Department Supervisor compression
Background
– Compression in the police wage scale was addressed by the City Council in 2016, 2019, 2020, and 2021. Because of 2023 promotions and the placement in the wage scale, compression again exists between our Detectives and Police Lieutenants. Historically, the City has maintained a 5% differentiation between line staff and supervisors. Another point of concern is a comparison to local law enforcement agencies supervisory pay. Analyzing first line supervisor pay for 2024, Wausau PD supervisors maximum pay is on par with starting pay for both Marathon County Sheriff's Office and Everest Metro Police Department. An analysis of Captain pay for Marathon County Sheriff's Office and Everest Metro Police Department indicates our Captains make less money and have significantly less earning potential because our pay scale maximum is \$17,000 less annually. Please see attached memo.
Fiscal Impact
Around \$70,000
Staff Recommendation
Discuss and possible action on Police Department Supervisor compression.
Staff contact: James Henderson (715-261-6634)



Wausau Police Department

515 Grand Ave

Wausau, WI 54403

Ph. 715-261-7800

July 18, 2023

Re: Police Compression Adjustment and Permanent Correction

Summary – The Police Department continues to have pay compression issues at various levels of the department. Over the last four years, the City Council has approved three compression increases to supervisors. There is again compression between unionized Detectives and non-unionized police lieutenants. In addition, our police supervisors are lower in pay to comparable agencies. I am recommending a permanent fix to this ongoing pay compression issue through adoption of an amended pay matrix for police supervisors. The approximate cost to implement this recommendation in 2024 is between \$48,399 and \$71,740. If an internal candidate is promoted to Chief of Police, the 2024 cost is \$48,399. If an external candidate is promoted to Chief of Police, the 2024 cost is \$71,740.

Background – Compression in the police wage scale was addressed by the City Council in 2016, 2019, 2020, and 2021. Because of 2023 promotions and the placement in the wage scale, compression again exists between our Detectives and Police Lieutenants. Historically, the City has maintained a 5% differentiation between line staff and supervisors. Another point of concern is a comparison to local law enforcement agencies supervisory pay. Analyzing first line supervisor pay for 2024, Wausau PD supervisors maximum pay is on par with starting pay for both Marathon County Sheriff's Office and Everest Metro Police Department. An analysis of Captain pay for Marathon County Sheriff's Office and Everest Metro Police Department indicates our Captains make less money and have significantly less earning potential because our pay scale maximum is \$17,000 less annually.

Analysis – Since 2016, the Wausau Police Department non-union, supervisory staff has been compressed with pay. For the 5th time since 2016, compression exists between our line staff and supervisory staff. When officers are promoted into supervisory ranks, their pay is adjusted to be 5% above a current Detective pay rate to avoid compression. This results in supervisors being placed very high in their current pay grade with little room for growth. For example, the most recent employee promoted to Lieutenant took that position in January, 2023. He was placed into step 16 of the pay grade. This would result in max pay after just 5 years as a supervisor. All the other Lieutenants are within 2 years of max pay.

This recommendation is being made to permanently address the ongoing pay compression issues and also to maintain competitive pay rates for our supervisory staff with other local law enforcement agencies. This recommendation also keeps the maximum pay of each pay grade within 1 – 1.5 pay grades of the current pay grade matrix that was adopted by City Council after the wage study. By accepting this modified pay schedule for police supervisors and adjusting it annually as needed to avoid compression, the compression issue will be permanently resolved. In addition, we will provide our supervisory staff with more competitive pay.

Benjamin Bliven
Chief

Matthew Barnes
Deputy Chief

Todd Baeten
Patrol Captain

Benjamin Graham
Detective Captain

Melinda Pauls
Administrative Captain



Wausau Police Department

515 Grand Ave

Wausau, WI 54403

Ph. 715-261-7800

Recommended Pay Scale –

	7/1/2023	5% above Detective
Lieutenant 1	\$40.83	\$84,926.40
Lieutenant 2	\$41.44	\$86,195.20
Lieutenant 3	\$42.05	\$87,464.00
Lieutenant 4	\$42.68	\$88,774.40
Lieutenant 5	\$43.32	\$90,106.02
Lieutenant 6	\$43.97	\$91,457.61
Lieutenant 7	\$44.63	\$92,829.47
Lieutenant 8	\$45.30	\$94,221.91
Lieutenant Max	\$45.98	\$95,635.24
5% above LT Max		
Captain 1	\$48.28	\$100,417.00
Captain 2	\$49.00	\$101,923.26
Captain 3	\$49.74	\$103,452.11
Captain 4	\$50.48	\$105,003.89
Captain 5	\$51.24	\$106,578.95
Captain 6	\$52.01	\$108,177.63
Captain Max	\$52.79	\$109,800.30
5% above Capt Max		
Deputy Chief 1	\$55.43	\$115,290.31
Deputy Chief 2	\$56.26	\$117,019.67
Deputy Chief 3	\$57.10	\$118,774.96
Deputy Chief 4	\$57.96	\$120,556.58
Deputy Chief 5	\$58.83	\$122,364.93
Deputy Chief 6	\$59.71	\$124,200.41
Deputy Chief Max	\$60.61	\$126,063.41
5% above DC Max		
Chief 1	\$63.64	\$132,366.58
Chief 2	\$64.59	\$134,352.08
Chief 3	\$65.56	\$136,367.36
Chief 4	\$66.54	\$138,412.87
Chief 5	\$67.54	\$140,489.07
Chief 6	\$68.56	\$142,596.40
Chief Max	\$69.58	\$144,735.35

Benjamin Bliven
Chief

Matthew Barnes
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Administrative Captain



Wausau Police Department

515 Grand Ave

Wausau, WI 54403

Ph. 715-261-7800

Discussion – In the recommended pay scale, there are 9 steps for Lieutenants and 7 steps for Captain, Deputy Chief and Chief. The nine steps for lieutenants provides two more years for growth in a position that typically has longer tenured staff. The current lieutenant with the most longevity in grade has been a lieutenant for 21 years. He has been redlined for many years. All of the intervals in each recommended pay grade are 1.5% to mimic the city's current salary matrix for those over midpoint. The separation between position levels is 5% which accounts for the city's historical position on compression.

Implementation – The recommended implementation date for the new pay matrix is the first pay period of 2024. At that time, we will have our two most senior lieutenants retiring. They will be replaced by newly promoted lieutenants who would be placed at the "Lieutenant 1" pay. In addition, if there is an internal selection to be the new Chief of Police, there could be upward movement into each position. This would result in a reduced cost implementation.

Cost to Implement – The total salary cost to implement in 2024 if an external Chief of Police is selected is \$71,740. If an internal candidate is selected as Chief of Police, the cost would be reduced to a total salary cost to implement in 2024 is \$48,399 as a result of positions below the Chief beginning in the 1st step of their respective salary grade.

Conclusion – The compression issue has continued to be a difficult one to resolve. Officers regularly discuss the pay compression and lack of competitive pay in compared to peer agencies as reasons they are considering leaving the agency or not seeking promotional opportunities. This issue has lingered far too long and needs resolution. I recommend the adoption of this pay scale for police supervisors.

Thank You,

Benjamin K. Bliven

Benjamin Bliven
Chief

Matthew Barnes
Deputy Chief

Todd Baeten
Patrol Captain

Benjamin Graham
Detective Captain

Melinda Pauls
Administrative Captain



CITY OF WAUSAU
SOLE SOURCE PURCHASE JUSTIFICATION
REQUIRED FORM PURCHASE OF GOODS OR SERVICES EXCEEDING \$10,000

Purchase of goods or services for no more than \$25,000 may be made without competition when it is agreed in advance between the Department Head and the Finance Director. Sole source purchasing allows for the procurement of goods and services from a single source without soliciting quotes or bids from multiple sources. Sole source procurement cannot be used to avoid competition, rather it is used in certain situations when it can be documented that a vendor or contractor holds a unique set of skills or expertise, that the services are highly specialized or unique in character or when alternate products are unavailable or unsuitable from any other source. Sole source purchasing should be avoided unless it is clearly necessary and justifiable. The justification must withstand public and legislative scrutiny. The Department Head is responsible for providing written documentation justifying the valid reason to purchase from one source or that only one source is available. Sole source purchasing criteria include: urgency due to public safety, serious injury financial or other, other unusual and compelling reasons, goods or service is available from only one source and no other good or service will satisfy the City's requirements, legal services provided by an attorney, lack of acceptable bids or quotes, an alternate product or manufacturer would not be compatible with current products resulting in additional operating or maintenance costs, standardization of a specific product or manufacturer will result in a more efficient or economical operation or aesthetics, or compatibility is an overriding consideration, the purchase is from another governmental body, continuity is achieved in a phased project, the supplier or service demonstrates a unique capability not found elsewhere, the purchase is more economical to the city on the basis of time and money of proposal development.

1. Sole source purchase under \$10,000 shall be evaluated and determined by the Department Head.
2. Sole source purchase of \$10,001 to \$25,000 a formal written justification shall be forwarded to the Finance Director who will concur with the sole source or assist in locating additional competitive sources.
3. Sole source purchase exceeding \$25,000 must be approved by the Finance Committee.



Ongoing Sole Source – 365 days



One Time Sole Source Request

1. Provide a detailed explanation of the good or service to be purchased and vendor.

In Fall 2022, the Police Department received Finance and Council approval for the sole source purchase/lease of 20 automated license plate reading cameras through Flock Safety.

In January 2023, the Police Department subsequently entered a 1-year contract with Flock Safety in the amount of \$57,000 (\$2,500/camera + \$7,000 installation cost). The funding source for this purchase was ARPA funds allocated to the Police Department by the WI Department of Administration. The Police Department acknowledged to Finance and Council that cost to continue would be \$50,000 per year.

Beginning January 2024, cost-to-continue will increase by \$500 per camera per year. If we sign a 5-year contract with Flock Safety by 12/31/2023, we can lock in the existing rate of \$2,500 per camera per year, thereby saving the City \$50,000 over the next 5 years for continued use of this technology.

We are seeking Finance and Council approval to enter a 5-year contract with Flock Safety in December 2023 with payment due in January 2024.

Cost is \$50,000 per year, or \$250,000 over the life of the 5-year term. In that price, we receive the following:

- Twenty (20) law enforcement grade infrastructure-free (solar power + LTE) license plate recognition cameras with Vehicle Fingerprint™ technology (proprietary machine learning software) and real-time alerts for unlimited users (\$50,000);
- Cloud storage; and
- Lifetime maintenance and support.

2. Provide a brief description of the intended application for the service or goods to be purchased.

Flock Safety ALPR technology assists the Police Department in a couple ways. First, it generates automatic notifications for stolen vehicles, missing persons, or wanted subjects. Second, its "vehicle fingerprint" technology allows an investigator to search 30 days-worth of images based upon license plate or vehicle description (e.g., by vehicle make, body type, and color).

3. State why other products or services that compete in the market will not or do not meet your needs or comply with your specifications.

Flock Safety ALPR cameras are the only Law Enforcement Grade ALPR System to offer the following combination of proprietary features:

1. Vehicle Fingerprint Technology™
 - a. Patented proprietary machine vision to analyze vehicle license plate, state recognition, and vehicle attributes such as color, type, make and objects (roof rack, bumper stickers, etc.) based on image analytics (not car registration data).
 - b. Machine vision to capture and identify characteristics of vehicles with a paper license plate and vehicles with the absence of a license plate.
 - c. Ability to "Save Search" based on description of vehicles using our patented Vehicle Fingerprint Technology without the need for a license plate, and set up alerts based on vehicle description.
 - d. Only LPR provider with "Visual Search" which can transform digital images from any source into an investigative lead by finding matching vehicles based on the vehicle attributes in the uploaded photo.
2. Integrated Cloud-Software & Hardware Platform
 - a. Ability to capture two (2+) lanes of traffic simultaneously with a single camera from a vertical mass.
 - b. Best in class ability to capture and process up to 30,000 vehicles per day with a single camera powered exclusively by solar power.
 - c. Wireless deployment of solar powered license plate reading cameras with integrated cellular communication weighing less than 5lbs and able to be powered solely by a solar panel of 60W or less.
 - d. Web based footage retrieval tool with filtering capabilities such as vehicle color, vehicle type, vehicle manufacturer, partial or full license plate, state of license plate, and object detection.
 - e. Utilizes motion capture to start and stop recording without the need for a reflective plate.
 - f. Motion detection allows for unique cases such as bicycle capture, ATV, motorcycle, etc.
 - g. On device machine processing to limit LTE bandwidth consumption.
 - h. Cloud storage of footage.
 - i. Covert industrial design for minimizing visual pollution.
3. Transparency & Ethical Product Design
 - a. One-of-a-kind "Transparency Portal" public-facing dashboard that details the policies in place by the purchaser, as well as automatically updated metrics from the Flock system.
 - b. Built-in integration with NCMEC to receive AMBER Alerts to find missing children.
4. Live Video Integration
 - a. Ability to apply computer vision to third-party cameras using Wing™ LPR, transforming them to evidence capture devices using the same Vehicle Fingerprint technology offered on the Flock Safety Falcon™ ALPR cameras.
 - b. Wing™ Livestream integrates live stream traffic cameras, publicly or privately owned livestream security cameras into one cloud-based situational awareness dashboard to increase response time in mission-critical incidents.
5. Partnerships
 - a. Flock Safety is the only LPR provider to officially partner with AXON to be natively and directly integrated into Evidence.com. Wausau PD has an active contract with AXON for body and fleet cameras.
 - b. Flock Safety is the only LPR provider to be fully integrated into a dynamic network of Axon's Fleet 3 mobile ALPR cameras for patrol cars and Flock Safety's Falcon cameras.
6. Warranty & Service
 - a. Lifetime maintenance and support included in subscription price.
 - b. Flock Safety is the only fully integrated ALPR one-stop solution from production of the camera to delivery and installation.
 - c. Performance monitoring software to predict potential failures, obstructions, tilts, and other critical or minor issues.

Flock Safety is also the most common fixed-station ALPR solution in the Wisconsin market. Flock Safety has a growing footprint and has contracts with no fewer than 100 law enforcement agencies in the State of Wisconsin. Choosing Flock Safety will allow for jurisdictional collaboration as Flock Safety offers the ability to share camera information with other Flock-equipped police agencies.

4. Describe your efforts to identify other vendors to furnish the product or services.

In 2022, the Police Department and CCITC consulted with Route1. Route1 supports our Genetec mobile ALPR cameras for 2 of the City's parking control vehicles for enforcement of parking ordinances. Genetec does produce a fixed-station ALPR system. At that time, we learned Genetec's fixed-station ALPR system (1) did not have comparable Vehicle Fingerprint Technology™, (2) did not come standard with infrastructure free (solar and cellular) design, (3) did not have a similar partnership with our existing camera supplier (AXON), (4) did not offer standard lifetime maintenance included in the subscription/purchase price, and (5) cost projections appeared greater at years 1 and 5 for the Genetec product.

For comparison, Route1's costs in 2022 are as follows (which does not include solar power and some installation costs):

Initial Cost per Camera	5-Year Warranty per Camera	Annual Support per Camera	Year 1 (20 cameras)	Year 1 – Year 5 Combined Expense
\$15,358	\$2,160	\$680	\$363,960	\$418,360

The expense for Flock Safety in 2024 will be \$50,000. The combined expense at year 5 is \$250,000.

Based on additional research, I was unable to locate a like vendor that matched Flock Safety's proprietary product for comparison purposes.

5. How did you determine that the sole source vendor's price was reasonable?

Based on comparisons with Route1, Flock Safety costs are consistent with or come in under the cost of traditional ALPR solutions. Flock Safety's proprietary features and partnerships also set them apart for the price. The cost of \$2,500 per camera (annual) is standard pricing for all law enforcement agencies in the nation.

6. Which of the following best describes this sole source procurement? Select all that apply.

- ☒ Product or vendor is uniquely qualified with capability not found elsewhere.
- ☐ Urgency due to public safety, serious financial injury or other. (explain)
- ☒ The procurement is of such a specialized nature that by virtue of experience, expertise, proximity or ownership of intellectual property
- ☐ Lack of acceptable quotes or bids.
- ☒ Product compatibility or the standardization of a product.
- ☐ Continuation of a phased project.
- ☐ Proposal development is uneconomical.

Department: Police

Preparer: Captain Ben Graham

Vendor Name: Flock Safety

Expected amount of purchase or contract: \$50,000 annually (\$250,000 over 5-years)

Department Head Signature:

Matt Bauer

Date:

9/6/23

Finance Director Signature:

Date:

To: Finance Committee

From: Ben Graham, Investigations Captain

Date: 9/7/2023

Re: Flock Safety Contract



Synopsis

The Police Department is seeking approval to renew its contract with Flock Safety for 20 automated license plate reading (ALPR) cameras on a 5-year term at a cost to the City of \$50,000 per year.

Background

In Fall 2022, the Police Department received Finance and Council approval for the sole source purchase/lease of 20 automated license plate reading cameras through Flock Safety.

In January 2023, the Police Department subsequently entered a 1-year contract with Flock Safety in the amount of \$57,000 (\$2,500/camera + \$7,000 installation cost). The funding source for this purchase was ARPA funds allocated to the Police Department by the WI Department of Administration. The Police Department acknowledged to Finance and Council that cost to continue would be \$50,000 per year.

Technology

Our existing Flock Safety ALPR cameras are fixed, infrastructure-free (solar power + LTE), and are located on major City thoroughfares.

A single camera covers two lanes of omnidirectional traffic and takes a photo of the rear of passing vehicles on public roadways. Photos are stored securely for 30 days and are then purged from the system.

Flock Safety ALPR technology assists the Police Department in a couple ways. First, it generates automatic notifications for stolen vehicles, missing persons, or wanted subjects. Second, its "vehicle fingerprint" technology allows an investigator to search 30 days-worth of images based upon license plate or vehicle description (e.g., by vehicle make, body type, and color).

Our Experience

Flock Safety has proven to be a force multiplier and greatly enhances our ability to provide exceptional police service to the citizens of Wausau. Our experience is shared elsewhere, as we are just one of more than 100 communities in Wisconsin who currently partner with Flock.

In my 15 years, Flock Safety is one of the most valuable and important policing tools that has hit the market. Dissolving our partnership would be taking a giant leap backwards in 21st century policing.

Over the last 6 months, we have recovered stolen vehicles, apprehended wanted subjects, and solved cases that would have otherwise grown cold, all thanks to Flock Safety. Here are a handful of success stories that illustrate how Flock is being used in our pursuit of policing excellence.

Man Arrested for Lewd and Lascivious Behavior – In March, a drive-thru customer at a business on Wausau's west side exposed his genitals to an employee, leaving the employee understandably shaken. Between the victim's statement and business surveillance, the officer obtained a general description of the suspect and his vehicle, but no license plate. Keying in on unique features of the vehicle, a search in Flock was performed based on vehicle description. A vehicle matching the description was quickly found and the associated license plate led the officer to the suspect. Within days, the suspect was arrested.

Woman Arrested for Fraud on a Gas Station – In April, an officer took a complaint from a local gas station of a female stealing gasoline on seven separate occasions. Suspect information and a license plate were provided. Initial efforts to locate the suspect were unsuccessful. The license plate was entered into Flock and within hours, an alert was received. An officer located the vehicle and arrested the suspect.

Stolen Vehicle and Drug Arrest – In May, an officer was alerted to a stolen vehicle based on a Flock hit. The officer responded to the area, found the vehicle, conducted a high-risk traffic stop, and arrested the driver. In addition to recovering the stolen vehicle, the officer also located methamphetamine. The driver was arrested for the stolen vehicle and drug possession.

Man Arrested on Drug Charges After Fleeing the Scene of a Crash – A local business found themselves the victim of a hit-and-run. Their company vehicle was struck as another vehicle made an illegal turn. The driver of the other vehicle fled the scene. A description of the driver and vehicle were provided, but no license plate was obtained. The officer queried nearby Flock cameras based on vehicle description and identified a possible suspect. A BOLO was issued and within the hour, an officer located the vehicle in downtown Wausau with damage consistent with the crash. Besides holding the driver accountable for the crash, he was also arrested for possessing over 50 grams of methamphetamine.

Abscinding Sex Offender Arrested – A local sex offender allowed his GPS to die and was not reporting to his agent. His whereabouts were unknown. The agent provided associated vehicle information for the offender, which was entered into Flock. Within hours, an alert was received, and the offender was arrested.

Man Arrested for Domestic Offenses – In June, a woman reported stalking behavior and escalating threats from her ex-boyfriend that caused her to significantly fear for her safety. After receiving the complaint, the ex-boyfriend's license plate was entered into Flock. Within hours, an alert was received. Officers responded to the area, located the ex-boyfriend, and made a same-day arrest.

Woman Caught After Fleeing a Crash with Injuries – In July, officers responded to a hit-and-run crash with injuries. The striking vehicle fled the scene. The only description provided was a silver Chrysler (possibly a 300). A supervisor searched Flock for like vehicles. A vehicle matching the description was seen on camera on the route of travel within minutes of the crash. With a possible suspect vehicle and license plate information in hand, an officer followed up and identified the offender. The offender, an Antigo resident, said she panicked after the crash and was charged for the hit-and-run.

Stolen Vehicle Recovered Within Hours of Report – In August, a resident of Marshfield reported her vehicle was stolen and information was passed along to our agency. Officers queried the Flock system

and determined the vehicle was in Wausau. While checking areas of Flock captures, an officer located the vehicle and arrested the suspect within a couple hours of it being reported to Marshfield PD.

Recommendation

Force multiplying technology like Flock Safety enables us to more efficiently and effectively police the City of Wausau. After six months of usage, the technology has been proven. At \$50,000 per year, that is a fraction of the cost of adding additional officers to the street. For our citizens, this tool will open what otherwise would be closed cases, will produce sounder investigations, and, in some cases, quicker resolutions.

Beginning January 2024, cost-to-continue will increase by \$500 per camera per year. If we sign a 5-year contract with Flock Safety by 12/31/2023, we can lock in the existing rate of \$2,500 per camera per year, thereby saving the City \$50,000 over the next 5 years for continued use of this technology.

We are seeking Finance and Council approval to enter a 5-year contract with Flock Safety in December 2023 with payment due in January 2024.

Attached is an updated sole source purchasing form for your consideration.



Dept. of Public Works & Utilities

Eric Lindman, P.E.
Director of Public Works & Utilities

TO: Finance Committee

FROM: Eric Lindman, P.E.
Director of Public Works & Utilities

DATE: September 12, 2023

SUBJECT: Riverside Park Soil Remediation – **Budget Modification Request \$17,032.62**

The WDNR issued a Responsible Party letter to the City in November 2019 due to dioxin contamination in Riverside Park. The Responsible Party letter required the City to prepare a Site Investigation Report (SIR) and perform further investigation and delineate the extent of the dioxin contamination in the area. The City completed the site investigation in 2022 and completed a Remedial Action Options Report (RAOR). The RAOR was accepted by the WDNR and the City prepared a bid package for remediating the contaminated area and the work was bid in April 2023. Work on the site has been completed and additional costs were incurred due to the need for further soil remediation and removal. A summary of the project budget and costs associated with the remediation project. The funds to cover this budget modification are proposed to come out of the Environmental Fund.

Budget & Cost Summary	
Item Description	Cost
Initial Bid (Construction)	\$62,086.36
Initial Bid (Engineering)	\$86,950.00
Sub-Total =	\$149,036.36
Budget Mod (Construction)	\$10,139.67
Budget Mod (Engineering) Estimate	\$11,856.59
Sub-Total =	\$21,996.26
Total Project =	\$171,032.62
Original Budget	\$154,000.00
Total Budget Modification	\$17,032.62

Further detail of additional site work and investigation due to removal of additional contaminated soil found during construction and needed additional sampling from the site for verification of clean soils.

Item Number	Item Description	Units	Unit Price	Quantity	Cost	Overage
201.0110	Clearing	SY	\$ 5.85	1,500	\$ 8,775.00	\$ -
204.0200	Removing Railroad Track	LF	\$ 7.74	250	\$ 1,935.00	\$ -
205.0600.S	Contaminated Soil Excavation/Hauling	Ton	\$ 12.93	1,827	\$ 23,624.92	\$ 2,936.92
208.0100	Borrow	CY	\$ 16.25	1,086	\$ 17,647.50	\$ 6,435.00
625.105	Topsoil	CY	\$ 30.00	374	\$ 11,220.00	\$ 1,920.00
628.1504	Silt Fence	LF	\$ 4.19	100	\$ 419.00	\$ (1,152.25)
628.2004	Erosion Mat Class (WisDOT Class 1 Type B)	SY	\$ 1.54	1,900	\$ 2,926.00	\$ -
629.0200	Fertilizer (Type B)	LB	\$ 14.59	120	\$ 1,750.80	\$ -
630.0100	Seeding (Mix 40)	LB	\$ 222.58	8	\$ 1,780.64	\$ -
630.0110	Seeding (Mix 20)	LB	\$ 52.37	41	\$ 2,147.17	\$ -
Total					\$ 72,226.03	\$ 10,139.67

REI Engineering - Additional Monitoring Costs	
Air Monitoring Equipment (Rental)	\$3,112.59
Laboratory Analysis	\$744.25
Add Sampling, Testing & Site Work (Estimate)	\$8,000.00
Total	\$11,856.84

STATE OF WISCONSIN

DEPARTMENT OF TRANSPORTATION

TRANSPORTATION PROJECT PLAT TITLE SHEET

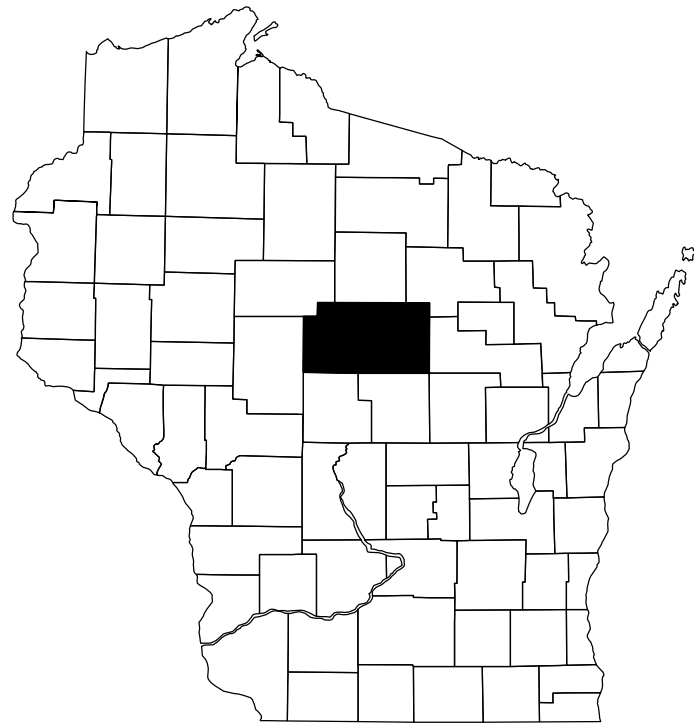
6999-09-02

C WAUSAU, STEWART AVENUE

S 72ND AVENUE TO S 48TH AVENUE

LOC STR

MARATHON COUNTY



CONVENTIONAL SYMBOLS

SECTION LINE	---	SECTION CORNER SYMBOL		R/W MONUMENT (TO BE SET)	•
QUARTER LINE	---	SECTION CORNER MONUMENT		NON-MONUMENTED R/W POINT	○
SIXTEENTH LINE	---	GEODETIC SURVEY MONUMENT		FOUND IRON PIN (1-INCH UNLESS NOTED)	IP •
NEW REFERENCE LINE		SIXTEENTH CORNER MONUMENT		OFF-PREMISE SIGN	
NEW R/W LINE	---	SIGN		COMPENSABLE	
EXISTING R/W OR HE LINE	---	PARALLEL OFFSETS		NON-COMPENSABLE	
PROPERTY LINE	---	BRIDGE			
LOT, TIE & OTHER MINOR LINES	---	CULVERT			
SLOPE INTERCEPT	---	PARALLEL OFFSETS			
CORPORATE LIMITS	---				
UNDERGROUND FACILITY (COMMUNICATIONS, ELECTRIC, ETC)	---				
NEW R/W (FEE OR HE) (HATCHING VARIES BY OWNER)	---				
TEMPORARY LIMITED EASEMENT AREA	---				
EASEMENT AREA (PERMANENT LIMITED OR RESTRICTED DEVELOPMENT)	---				
TRANSMISSION STRUCTURES	---				
BUILDING	---				
TO BE REMOVED	---				
BRIDGE	---				
CULVERT	---				

CONVENTIONAL ABBREVIATIONS

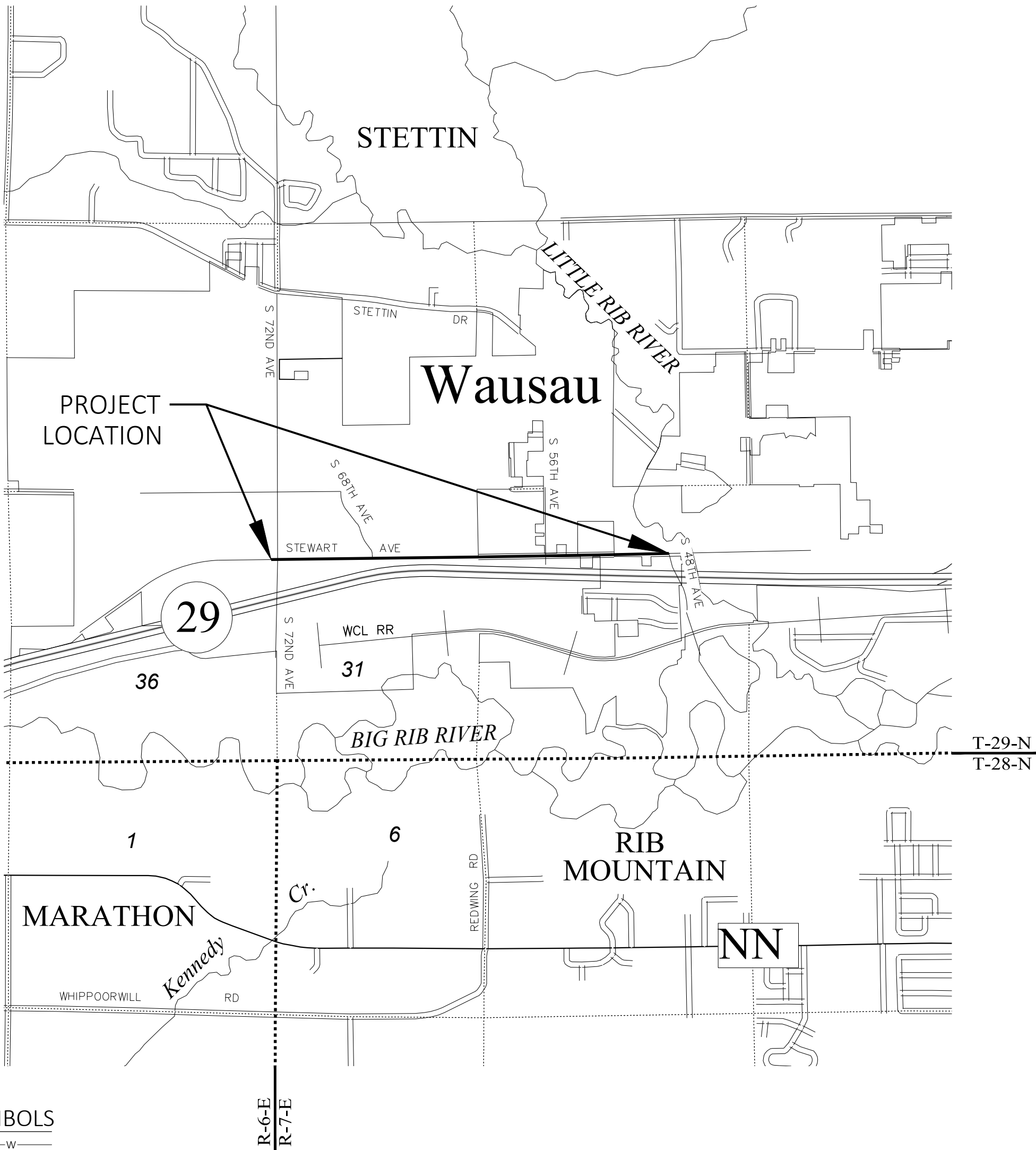
ACCESS RIGHTS	AR	POINT OF COMPOUND CURVE	PCC
ACRES	AC	POINT OF INTERSECTION	PI
AHEAD	AH	PROPERTY LINE	PL
ALUMINUM	ALUM	RECORDED AS	(100')
AND OTHERS	ET AL	REEL / IMAGE	R/I
BACK	BK	REFERENCE LINE	R/L
BLOCK	BLK	REMAINING	REM
CENTERLINE	C/L	RESTRICTIVE DEVELOPMENT	RDE
CERTIFIED SURVEY MAP	CSM	EASEMENT	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

CURVE DATA ABBREVIATIONS

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

CONVENTIONAL UTILITY SYMBOLS

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



THE NOTES, CONVENTIONAL SIGNS, AND ABBREVIATIONS ARE ASSOCIATED WITH EACH TRANSPORTATION PROJECT PLAT FOR PROJECT 6999-09-02

NOTES:

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

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

ALL RIGHT-OF-WAY LINES DEPICTED IN THE NON-ACQUISITION AREAS ARE INTENDED TO RE-ESTABLISH EXISTING RIGHT-OF-WAY LINES AS DETERMINED FROM PREVIOUS PROJECTS, OTHER RECORDED DOCUMENTS, OR FROM CENTERLINE OF EXISTING PAVEMENTS.

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

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

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

A PERMANENT LIMITED EASEMENT (PLE) IS A RIGHT FOR CONSTRUCTION AND MAINTENANCE PURPOSES, AS DEFINED HEREIN, INCLUDING THE RIGHT TO OPERATE NECESSARY EQUIPMENT THEREON AND THE RIGHT OF INGRESS AND EGRESS, AS LONG AS REQUIRED FOR SUCH PUBLIC PURPOSE, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE, BUT WITHOUT PREJUDICE TO THE OWNER'S RIGHTS TO MAKE OR CONSTRUCT IMPROVEMENTS ON SAID LANDS OR TO FLATTEN THE SLOPES, PROVIDING SAID ACTIVITIES WILL NOT IMPAIR OR OTHERWISE ADVERSELY AFFECT THE HIGHWAY FACILITIES.

AN EASEMENT FOR HIGHWAY PURPOSES (HE), AS LONG AS SO USED, INCLUDING THE RIGHT TO PRESERVE, PROTECT, REMOVE, OR PLANT THEREON ANY VEGETATION THAT THE HIGHWAY AUTHORITIES MAY DEEM DESIRABLE.

PROPERTY LINES SHOWN ON THIS PLAT ARE DRAWN FROM DATA DERIVED FROM MAPS AND DOCUMENTS OF PUBLIC RECORD AND/OR EXISTING OCCUPATIONAL LINES. THIS PLAT MAY NOT BE A TRUE REPRESENTATION OF EXISTING PROPERTY LINES, EXCLUDING RIGHT-OF-WAY, AND SHOULD NOT BE USED AS A SUBSTITUTE FOR AN ACCURATE FIELD SURVEY.

FOR THE CURRENT ACCESS/DRIVEWAY INFORMATION, CONTACT THE CITY OF WAUSAU OR THE TOWN OF STETTIN.

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

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

PROJECT NUMBER 6999-09-02 -4. 01
SHEET 2 OF 2
AMENDMENT NO:

**NOMINAL PAYMENT PARCEL
RECOMMENDATION AND APPROVAL**
REBP1897 05/2023

Owner name(s)
Badger Housing Associates III

Area and interest required
8,254.00 sq. ft. of New Highway Right of Way (FEE), 63.00 sq. ft. of
Permanent Limited Easement (PLE), 3,247.00 sq. ft. of Temporary
Limited Easement (TLE)

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
New Highway Right of Way (FEE)		8,254.00	Sq Ft	\$0.80	\$6,603.20
Permanent Limited Easement (PLE)		63.00	Sq Ft	\$0.80	\$50.40
Temporary Limited Easement (TLE)	TLE Worksheet	3,247.00	Sq Ft	\$0.80	\$755.89

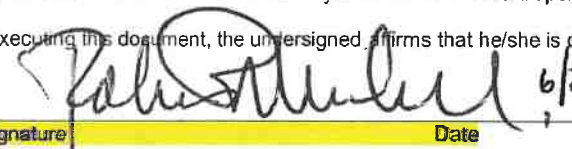
Total Allocation \$7,409.49
Rounded To \$7,450.00

The Agency will not use eminent domain authority to acquire the property if the seller chooses not to participate or if negotiations fail. Wis. Stat. s. 32.015 states, "Property may not be acquired by condemnation to establish or extend a recreational trail; a bicycle way, as defined in s. 340.01(5s); a bicycle lane, as defined in s. 340.01(5e); or a pedestrian way, as defined in s. 346.02(8)(a)."

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by **Badger Housing Associates III** to execute this document.

X		X	
Signature	Date	Signature	Date
Robert P Merkel Managing Member			
Print Name & Title		Print Name & Title	

Approved for City of Wausau

For Office Use Only

Agency Approval

Date



Q J 9 9 8 9 0 3

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
6

Size of Temporary Limited Easement (TLE)	3,247.00
Unit value of the unencumbered fee within the TLE:	\$ 0.80
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671

Annual Rental Rate

• Basic Safe Investment Rate (per year):	2.00%
• Expected Inflation Rate (per year):	6.00%
• Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 259.76

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	2.00%
• First Year:	\$ 259.76
• Second Year:	\$ 254.67
• Third Year:	\$ 241.46
• Fourth Year:	\$ -
• Fifth Year:	\$ -
• Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 755.89

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s) WTH 9, LLC	Area and interest required 3,135.00 sq. ft. of Temporary Limited Easement (TLE), 406.00 sq. ft. of New Highway Right of Way (FEE)
-----------------------------	---

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	3,135.00	Sq Ft	\$2.10	\$1,915.77
New Highway Right of Way (FEE)		406.00	Sq Ft	\$2.10	\$852.60

Total Allocation \$2,768.37
Rounded To \$2,800.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by WTH 9, LLC to execute this document.

x Mark J. Milanowski 3/20/2023
Signature Date
Mark J. Milanowski - As Agent
Print Name & Title

x NA
Signature Date
NA
Print Name & Title

Approved for City of Wausau

For Office Use Only

Agency Approval

Date



Q J 9 9 8 9 0 7

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
8

Size of Temporary Limited Easement (TLE)	3,135.00
Unit value of the unencumbered fee within the TLE:	\$ 2.10
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671
<u>Annual Rental Rate</u>	
Basic Safe Investment Rate (per year):	2.00%
Expected Inflation Rate (per year):	6.00%
Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 658.35
<u>Discounted Lump Sum Payment of Annual Rent</u>	
Discount Rate:	2.00%
First Year:	\$ 658.35
Second Year:	\$ 645.44
Third Year:	\$ 611.98
Fourth Year:	\$ -
Fifth Year:	\$ -
Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 1,915.77

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s) Brian Luedke Properties, LLC	Area and interest required 1,746.00 sq. ft. of Temporary Limited Easement (TLE)
---	--

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	1,746.00	Sq Ft	\$2.10	\$1,066.97


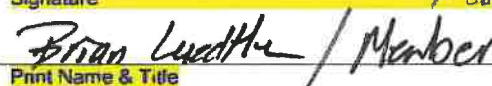
Total Allocation \$1,066.97
Rounded To \$1,100.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by **Brian Luedke Properties, LLC** to execute this document.

X  3/14/2023
Signature Date

Print Name & Title

X
Signature Date
Print Name & Title

Approved for City of Wausau For Office Use Only

Agency Approval Date



This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
9

Size of Temporary Limited Easement (TLE)

1,746.00

Unit value of the unencumbered fee within the TLE:

\$ 2.10

Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):

1/13/2023

Expiration Date of the TLE - (mm/dd/yyyy):

12/31/2025

Term of Encumbrance of TLE:

2.9671

Annual Rental Rate

• Basic Safe Investment Rate (per year):

2.00%

• Expected Inflation Rate (per year):

6.00%

• Risk Adjustment (per year):

2.00%

Annual Yield Rate = Annual Rental Rate:

10.00%

Annual Rent for Land Within TLE:

\$ 366.66

Discounted Lump Sum Payment of Annual Rent

Discount Rate:

2.00%

• First Year:

\$ 366.66

• Second Year:

\$ 359.47

• Third Year:

\$ 340.84

• Fourth Year:

\$ -

• Fifth Year:

\$ -

• Sixth Year:

\$ -

Total Compensation for Land Within the TLE:

\$ 1,066.97

**NOMINAL PAYMENT PARCEL
RECOMMENDATION AND APPROVAL**

REBP1897 05/2023

Owner name(s)
Duquaine Development, Inc.

Area and interest required
6,416.00 sq. ft. of New Highway Right of Way (FEE), 3,433.00 sq. ft. of
Temporary Limited Easement (TLE)

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
New Highway Right of Way (FEE)		6,416.00	Sq Ft	\$0.80	\$5,132.80
Temporary Limited Easement (TLE)	TLE Worksheet	3,433.00	Sq Ft	\$0.80	\$799.19


Total Allocation \$5,931.99
Rounded To \$6,000.00

The Agency will not use eminent domain authority to acquire the property if the seller chooses not to participate or if negotiations fail. Wis. Stat. s. 32.015 states, "Property may not be acquired by condemnation to establish or extend a recreational trail; a bicycle way, as defined in s. 340.01(5s); a bicycle lane, as defined in s. 340.01(5e); or a pedestrian way, as defined in s. 346.02(8)(a)."

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by **Duquaine Development, Inc.** to execute this document.

 8/30/2023
Signature Date

KEITH E DUQUAINE PRES
Print Name & Title

x  8/30/2023
Signature Date

JANET M. DUQUAINE V PRES.
Print Name & Title

Approved for City of Wausau

For Office Use Only

Agency Approval

Date



Q J 9 9 8 9 2 4

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
14

Size of Temporary Limited Easement (TLE)	3,433.00
Unit value of the unencumbered fee within the TLE:	\$ 0.80
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671
Annual Rental Rate	
• Basic Safe Investment Rate (per year):	2.00%
• Expected Inflation Rate (per year):	6.00%
• Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 274.64
Discounted Lump Sum Payment of Annual Rent	
Discount Rate:	2.00%
• First Year:	\$ 274.64
• Second Year:	\$ 269.25
• Third Year:	\$ 255.30
• Fourth Year:	\$ -
• Fifth Year:	\$ -
• Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 799.19

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s)
Jeff P Webster and Lisa R Teske

Area and interest required
703.00 sq. ft. of Temporary Limited Easement (TLE)

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	703.00	Sq Ft	\$2.65	\$542.11
Other	Landscaping (5 medium bushes)			\$65.00	\$325.00


Total Allocation \$867.11
Rounded To \$900.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

x  3-10-23
Owner Signature Date
Jeff P Webster

x  3-10-23
Owner Signature Date
Lisa R Teske

Approved for City of Wausau

For Office Use Only

Agency Approval

Date



Q J 9 8 9 5 3

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
18

Size of Temporary Limited Easement (TLE)
Unit value of the unencumbered fee within the TLE:
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):
Expiration Date of the TLE - (mm/dd/yyyy):
Term of Encumbrance of TLE:

	703.00
\$	2.65
	1/13/2023
	12/31/2025
	2.9671

Annual Rental Rate

- Basic Safe Investment Rate (per year):
- Expected Inflation Rate (per year):
- Risk Adjustment (per year):

	2.00%
	6.00%
	2.00%

Annual Yield Rate = Annual Rental Rate:

10.00%

Annual Rent for Land Within TLE:

\$ 186.30

Discounted Lump Sum Payment of Annual Rent

Discount Rate:

	2.00%
--	-------

- First Year:
- Second Year:
- Third Year:
- Fourth Year:
- Fifth Year:
- Sixth Year:

\$	186.30
\$	182.64
\$	173.17
\$	-
\$	-
\$	-

Total Compensation for Land Within the TLE:

\$ 542.11

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s)
Margaret E. Schlais Trust Dated November 21, 2003

Area and interest required
2,038.00 sq. ft. of Temporary Limited Easement (TLE)

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	2,038.00	Sq Ft	\$2.10	\$1,245.41

Total Allocation \$1,245.41
Rounded To \$1,250.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

In executing this document, the undersigned certifies and affirms that he/she is the duly appointed trustee of the **Margaret E. Schlais Trust dated November 21, 2003**, and that he/she has the authority to execute this instrument on behalf of the trust.

John R Schlais 24 July 2023
Signature Date
JOHN R SCHLAIS - TRUSTEE
Print Name

X
Signature Date
Print Name

Approved for City of Wausau

For Office Use Only

Agency Approval

Date



Q J 9 9 8 9 5 5

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
19

Size of Temporary Limited Easement (TLE)	2,038.00
Unit value of the unencumbered fee within the TLE:	\$ 2.10
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671
<u>Annual Rental Rate</u>	
• Basic Safe Investment Rate (per year):	2.00%
• Expected Inflation Rate (per year):	6.00%
• Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 427.98
<u>Discounted Lump Sum Payment of Annual Rent</u>	
Discount Rate:	2.00%
• First Year:	\$ 427.98
• Second Year:	\$ 419.59
• Third Year:	\$ 397.84
• Fourth Year:	\$ -
• Fifth Year:	\$ -
• Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 1,245.41

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s)
Marlene D Sabatke

Area and interest required
2,854.00 sq. ft. of Temporary Limited Easement (TLE), 1,474.00 sq. ft.
of New Highway Right of Way (FEE)

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	2,854.00	Sq Ft	\$7.75	\$6,436.40
New Highway Right of Way (FEE)		1,474.00	Sq Ft	\$7.75	\$11,423.50
Other	Landscaping (1 medium size bush)			\$65.00	\$65.00

Total Allocation \$17,924.90
Rounded To \$17,950.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau and Town of Stettin.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau and Town of Stettin agents or representatives.

x Marlene Sabatke 3/19/23
Owner Signature Date
Marlene D Sabatke

x John Sabatke 3-19-23
Owner Signature Date
John H. Sabatke, non-titled spouse

Approved for City of Wausau

For Office Use Only

Agency Approval

Date

Tim Buttke 6/29/2023
Approved for Town of Stettin (Tim Buttke)

For Office Use Only

Agency Approval Date



Q J 9 9 2 9 7 5

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau and Town of Stettin

Project ID
6999-09-02

Parcel No
28

Size of Temporary Limited Easement (TLE)	:	2,854.00
Unit value of the unencumbered fee within the TLE:	\$	7.75
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):		1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):		12/31/2025
Term of Encumbrance of TLE:		2.9671

Annual Rental Rate

* Basic Safe Investment Rate (per year):	2.00%
* Expected Inflation Rate (per year):	6.00%
* Risk Adjustment (per year):	2.00%

Annual Yield Rate = Annual Rental Rate: 10.00%

Annual Rent for Land Within TLE: \$ 2,211.85

Discounted Lump Sum Payment of Annual Rent

Discount Rate: 2.00%

* First Year:	\$ 2,211.85
* Second Year:	\$ 2,168.48
* Third Year:	\$ 2,056.07
* Fourth Year:	\$ -
* Fifth Year:	\$ -
* Sixth Year:	\$ -

Total Compensation for Land Within the TLE: \$ 6,436.40

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s)
Kory J Kudirek

Area and interest required
139.00 sq. ft. of Temporary Limited Easement (TLE)

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	139.00	Sq Ft	\$7.75	\$313.48

Total Allocation \$313.48
Rounded To \$350.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau and Town of Stettin.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau and Town of Stettin agents or representatives.

X

Owner Signature
Kory J Kudirek

3/19/23
Date

X

Owner Signature

Date

Approved for City of Wausau

For Office Use Only



6/29/2023

Approved for Town of Stettin (Tim Buttke)

Agency Approval

Date

For Office Use Only





Q J 9 9 8 9 7 6

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau and Town of Stettin

Project ID
6999-09-02

Parcel No
29

Size of Temporary Limited Easement (TLE)	139.00
Unit value of the unencumbered fee within the TLE:	\$ 7.75
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671

Annual Rental Rate

• Basic Safe Investment Rate (per year):	2.00%
• Expected Inflation Rate (per year):	6.00%
• Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 107.73

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	2.00%
• First Year:	\$ 107.73
• Second Year:	\$ 105.61
• Third Year:	\$ 100.14
• Fourth Year:	\$ -
• Fifth Year:	\$ -
• Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 313.48

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s)
Mayada Tashtoosh

Area and interest required
160.00 sq. ft. of Temporary Limited Easement (TLE)

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	160.00	Sq Ft	\$7.75	\$360.84

Total Allocation
Rounded To
\$360.84
\$400.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau and Town of Stettin.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau and Town of Stettin agents or representatives.

X

Owner Signature
Mayada Tashtoosh

7-20-2023

Date

X

Owner Signature

Date

Approved for City of Wausau

For Office Use Only

Agency Approval

Date

Approved for Town of Stettin

For Office Use Only

Agency Approval

Date



Q J 1 0 1 1 2 9 4

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau and The Town of Stettin

Project ID
6999-09-02

Parcel No
32

Size of Temporary Limited Easement (TLE)	160.00
Unit value of the unencumbered fee within the TLE:	\$ 7.75
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671
<u>Annual Rental Rate</u>	
• Basic Safe Investment Rate (per year):	2.00%
• Expected Inflation Rate (per year):	6.00%
• Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 124.00
<u>Discounted Lump Sum Payment of Annual Rent</u>	
Discount Rate:	2.00%
• First Year:	\$ 124.00
• Second Year:	\$ 121.57
• Third Year:	\$ 115.27
• Fourth Year:	\$ -
• Fifth Year:	\$ -
• Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 360.84

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s) Travis Volm	Area and interest required 597.00 sq. ft. of Temporary Limited Easement (TLE)
------------------------------	--

Allocation


Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	597.00	Sq Ft	\$2.65	\$460.37
Other	Landscaping (4 medium size bushes)			65.00	\$260.00

Total Allocation \$720.37
Rounded To \$750.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

X		3/23/23	X		
	Owner Signature	Date		Owner Signature	Date
	Travis Volm				

Approved for City of Wausau	For Office Use Only
-----------------------------	---------------------

Agency Approval	Date
-----------------	------



This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
33

Size of Temporary Limited Easement (TLE)	597.00
Unit value of the unencumbered fee within the TLE:	\$ 2.65
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671
<u>Annual Rental Rate</u>	
• Basic Safe Investment Rate (per year):	2.00%
• Expected Inflation Rate (per year):	6.00%
• Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 158.21
<u>Discounted Lump Sum Payment of Annual Rent</u>	
Discount Rate:	2.00%
• First Year:	\$ 158.21
• Second Year:	\$ 155.10
• Third Year:	\$ 147.06
• Fourth Year:	\$ -
• Fifth Year:	\$ -
• Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 460.37

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s)
Steven J Kaquatosh

Area and interest required
553.00 sq. ft. of Temporary Limited Easement (TLE)

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	553.00	Sq Ft	\$2.65	\$426.44

Total Allocation \$426.44
Rounded To \$450.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

X  10 MAR 23
Owner Signature Date
Steven J Kaquatosh

X _____
Owner Signature Date

Approved for City of Wausau

For Office Use Only

Agency Approval Date



Q J 9 9 0 0 7

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
34

Size of Temporary Limited Easement (TLE)	553.00
Unit value of the unencumbered fee within the TLE:	\$ 2.65
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671

Annual Rental Rate

Basic Safe Investment Rate (per year):	2.00%
Expected Inflation Rate (per year):	6.00%
Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 146.55

Discounted Lump Sum Payment of Annual Rent

Discount Rate:	2.00%
First Year:	\$ 146.55
Second Year:	\$ 143.67
Third Year:	\$ 136.22
Fourth Year:	\$ -
Fifth Year:	\$ -
Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 426.44

NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL RECOMMENDATION AND APPROVAL

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s)
Rod Kleiber Properties, LLC

Area and interest required
2,002.00 sq. ft. of Temporary Limited Easement (TLE)

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	Commercial TLE Worksheet	1,074.00	Sq Ft	\$2.65	\$2,422.11
Temporary Limited Easement (TLE)	Residential TLE Worksheet	928.00	Sq Ft	\$7.75	\$715.62
Other	Landscaping (1 tree)			\$250.00	\$250.00

Total Allocation \$3,387.73
Rounded To \$3,400.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by **Rod Kleiber Properties, LLC** to execute this document.

X
Signature [Signature] Date 3-10-23
ROD KLEIBER PRESIDENT
Print Name & Title

X
Signature _____ Date _____
Print Name & Title _____

Approved for City of Wausau

For Office Use Only

Agency Approval _____ Date _____



Q J 9 9 9 0 2 6

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
37

Size of Temporary Limited Easement (TLE)	1,074.00
Unit value of the unencumbered fee within the TLE:	\$ 7.75
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671

Annual Rental Rate

• Basic Safe Investment Rate (per year):	2.00%
• Expected Inflation Rate (per year):	6.00%
• Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 832.35

Discounted Lump Sum Payment of Annual Rent

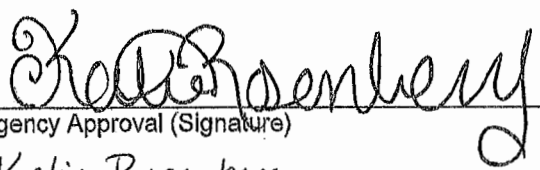
Discount Rate:	2.00%
• First Year:	\$ 832.35
• Second Year:	\$ 816.03
• Third Year:	\$ 773.73
• Fourth Year:	\$ -
• Fifth Year:	\$ -
• Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 2,422.11

Size of Temporary Limited Easement (TLE)	928.00
Unit value of the unencumbered fee within the TLE:	\$ 2.65
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671
<u>Annual Rental Rate</u>	
• Basic Safe Investment Rate (per year):	2.00%
• Expected Inflation Rate (per year):	6.00%
• Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 245.92
<u>Discounted Lump Sum Payment of Annual Rent</u>	
Discount Rate:	2.00%
• First Year:	\$ 245.92
• Second Year:	\$ 241.10
• Third Year:	\$ 228.60
• Fourth Year:	\$ -
• Fifth Year:	\$ -
• Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 715.62

OFFERING PRICE REPORT AND SUBMITTAL

RE1894 01/2021 Ch. 32 Wis. Stats.

Date: 03/01/2023	Region & Office: Northcentral Region, Rhinelander Office
To:	
From: Cindy White	
Owner: Juanita J Arrowood, Todd M Wold	
Comments:	
ACQUISITION OF	
Fee Simple	Permanent Limited Easement
Highway Easement	Temporary Limited Interest 2,688.00 sq. ft.
Access Rights <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Other Interest
APPROVED BY City of Wausau	
Having completed my analysis of the appraisal(s) submitted, and in consideration of all supporting material included, it is my opinion that the amount of just compensation is: <u>\$4,000.00</u>	

	3-16-2023
Agency Approval (Signature)	Date
Katie Rosenberg	
Print Name	
Mayor	
Title	

Project ID
6999-09-02County
MarathonParcel No.
38

TEMPORARY LIMITED EASEMENT

Exempt from fee: s. 77.25(2r) Wis. Stats.
Exempt from filing transfer form [s. 77.21(1), 77.22(1) Wis. Stats.]
RE1577 01/2023

THIS EASEMENT, made by **Juanita L. Arrowood**, as **Vendor**, and **Todd M. Wold**, as **Vendee** GRANTOR, conveys a temporary limited easement as described below to the **City of Wausau**, GRANTEE, for the sum of **Four Thousand and 00/100 Dollars (\$4,000.00)** for the purpose of roadway construction.

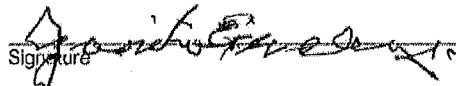
Other persons having an interest of record in the property: **Michael L Walters, Intercity State Bank, The United States of America, Department of the Treasury-Internal Revenue Service, Aspirus Wausau Hospital, Inc.**

LEGAL DESCRIPTION IS ATTACHED AND MADE A PART OF THIS DOCUMENT BY REFERENCE.

This space is reserved for recording data

Return to
CORRE, Inc.
Attn: Kathy Rudolph
1802 Warden Street
Eau Claire, WI 54703

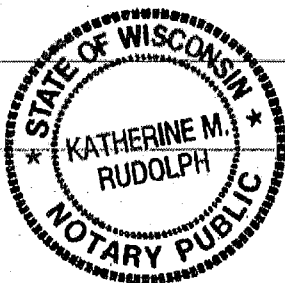
Parcel Identification Number/Tax Key Number
291-2907-322-0990

 7/20/2023
Signature Date
Juanita J Arrowood
Print Name

Signature Date

Print Name

Signature Date



Print Name

7/20/2023
Date

State of Wisconsin

Marathon

)
)
) ss.
County)

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

The signer was: ☒ Physically in my presence. OR ☐ In my

presence involving the use of communication technology.


Signature, Notary Public, State of

Katherine M. Rudolph
Print or Type Name, Notary Public, State of

5/19/2027
Date Commission Expires



Q J 1 0 3 7 9 1 3

Project ID
6999-09-02

This instrument was drafted by
Kathy Rudolph, CORRE, Inc., on behalf of the
City of Wausau

Parcel No.
38

Todd M. Wold
Signature Date

Todd M. Wold
Print Name

Signature Date

Print Name

Signature Date

Print Name

Signature Date

Print Name



7/20/23
Date

State of Wisconsin

Marathon) ss.
County

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

Katherine M. Rudolph
Signature, Notary Public, State of Wisconsin

Katherine M. Rudolph
Print Name, Notary Public, State of Wisconsin

5/19/2027
Date Commission Expires

LEGAL DESCRIPTION

Parcel 38 of Transportation Project Plat 6999-09-02-4.06, recorded in Cabinet 3 on Page 584B as Document 1872553, recorded in Marathon County, Wisconsin.

Property interests and rights of said Parcel 38 consist of:

Temporary Limited Easement.

**NOMINAL PAYMENT PARCEL
RECOMMENDATION AND APPROVAL**
REBP1897 05/2023

Owner name(s)
Atlas Apartments, LLC

Area and interest required
1,547.00 sq. ft. of Temporary Limited Easement (TLE)

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	1,547.00	Sq Ft	\$7.75	\$3,488.82

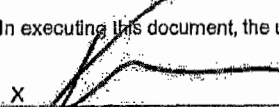
Total Allocation \$3,488.82
Rounded To \$3,500.00

The Agency will not use eminent domain authority to acquire the property if the seller chooses not to participate or if negotiations fail. Wis. Stat. s. 32.015 states, "Property may not be acquired by condemnation to establish or extend a recreational trail; a bicycle way, as defined in s. 340.01(5s); a bicycle lane, as defined in s. 340.01(5e); or a pedestrian way, as defined in s. 346.02(8)(a)."

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau and Town of Stettin agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by Atlas Apartments, LLC to execute this document.

X  6-27-23
Signature Date
Beaton M. Schultz President
Print Name & Title

X _____
Signature Date

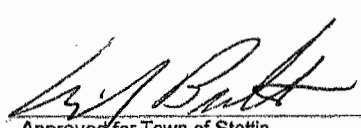
Print Name & Title

Approved for City of Wausau

For Office Use Only

Agency Approval

Date


Approved for Town of Stettin

7/5/2023

For Office Use Only

Tim Buttk, CHAIRPERSON

Agency Approval Date



Q J 9 9 9 0 3 6

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau and Town of Stettin

Project ID
6999-09-02

Parcel No
39

Size of Temporary Limited Easement (TLE)

Unit value of the unencumbered fee within the TLE:

Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):

Expiration Date of the TLE - (mm/dd/yyyy):

Term of Encumbrance of TLE:

Annual Rental Rate

• Basic Safe Investment Rate (per year):

• Expected Inflation Rate (per year):

• Risk Adjustment (per year):

Annual Yield Rate = Annual Rental Rate:

Annual Rent for Land Within TLE:

Discounted Lump Sum Payment of Annual Rent

Discount Rate:

• First Year:

• Second Year:

• Third Year:

• Fourth Year:

• Fifth Year:

• Sixth Year:

Total Compensation for Land Within the TLE:

	1,547.00
\$	7.75
	1/13/2023
	2/31/2025
	2.9671

	2.00%
	6.00%
	2.00%
	10.00%

\$ 1,198.93

	2.00%
--	-------

\$ 1,198.93

\$ 1,175.42

\$ 1,114.48

\$ -

\$ -

\$ -

\$ 3,488.82

**NOMINAL PAYMENT PARCEL - WAIVER OF APPRAISAL
RECOMMENDATION AND APPROVAL**

RE1897 11/2022 Ch. 32 Wis. Stats.

Owner name(s)
4901 Stewart Ave, LLC

Area and interest required
2,523.00 sq. ft. of Temporary Limited Easement (TLE)

Allocation

Allocation	Description	Size	Unit	Per Unit	Value (\$)
Temporary Limited Easement (TLE)	TLE Worksheet	2,523.00	Sq Ft	\$7.75	\$5,689.92

Total Allocation \$5,689.92
Rounded To \$5,700.00

The undersigned owner(s), having been fully informed of the right to have the property appraised, and to receive just compensation based upon an appraisal, have decided to waive the right to an appraisal and agree to accept settlement in the above-stated amount as full payment for the parcel stated, subject to approval by City of Wausau.

The undersigned owner(s) further state that the decision to waive the right of an appraisal was made without undue influences or coercive action of any nature.

It is intended that the instrument of conveyance will be executed upon presentation by City of Wausau agents or representatives.

In executing this document, the undersigned affirms that he/she is duly authorized by 4901 Stewart Ave, LLC to execute this document.

X

Signature

Date

CAGhiDonzi Manager
Print Name & Title

X

Signature

Date

CAGhiDonzi Manager
Print Name & Title

Approved for City of Wausau

For Office Use Only



Q J 9 9 9 0 7 1

This instrument was drafted by
CORRE, Inc. on behalf of the City of
Wausau

Project ID
6999-09-02

Parcel No
51

Size of Temporary Limited Easement (TLE)	2,523.00
Unit value of the unencumbered fee within the TLE:	\$ 7.75
Effective Date of the Appraisal/Date of Expanded Sales Study (mm/dd/yyyy):	1/13/2023
Expiration Date of the TLE - (mm/dd/yyyy):	12/31/2025
Term of Encumbrance of TLE:	2.9671
<u>Annual Rental Rate</u>	
• Basic Safe Investment Rate (per year):	2.00%
• Expected Inflation Rate (per year):	6.00%
• Risk Adjustment (per year):	2.00%
Annual Yield Rate = Annual Rental Rate:	10.00%
Annual Rent for Land Within TLE:	\$ 1,955.33
<u>Discounted Lump Sum Payment of Annual Rent</u>	
Discount Rate:	2.00%
• First Year:	\$ 1,955.33
• Second Year:	\$ 1,916.99
• Third Year:	\$ 1,817.61
• Fourth Year:	\$ -
• Fifth Year:	\$ -
• Sixth Year:	\$ -
Total Compensation for Land Within the TLE:	\$ 5,689.92

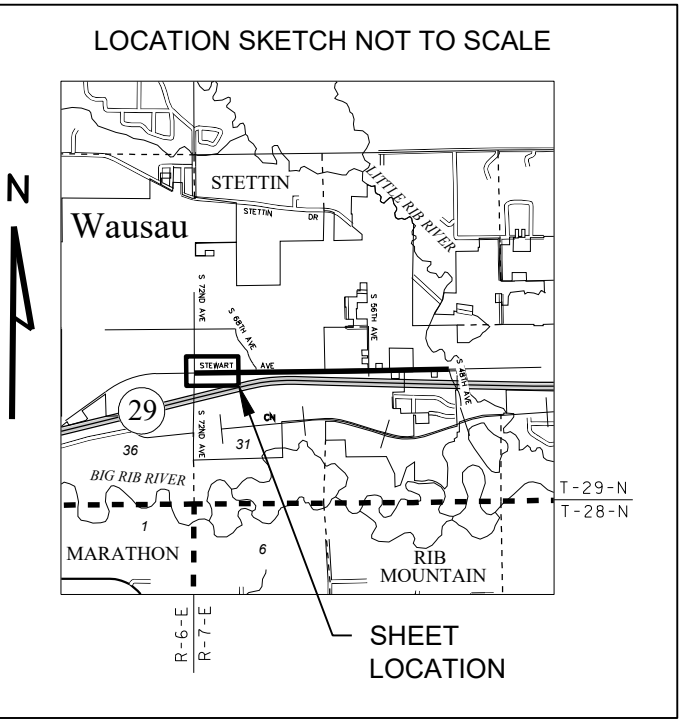
TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.01

THAT PART OF LOT 1 OF CSM 4281, PART OF OUTLOT 1 OF CSM 12575, PART OF LOT 1 OF CSM 4787 AND PART OF LOT 1 OF CSM 4767 LOCATED IN PART OF THE N1/2 OF THE FRACTIONAL NW1/4, PART OF PARCEL 4 OF CSM 6176, PART OF LOT 1 OF CSM 609, PART OF LOT 1 OF CSM 250, PART OF LOTS 1 AND 2 OF CSM 9120, PART OF LOT 1 OF CSM 4168 AND PART OF LOT 1 OF 393 LOCATED IN PART OF THE S1/2 OF THE FRACTIONAL NW1/4, ALL IN SECTION 31, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

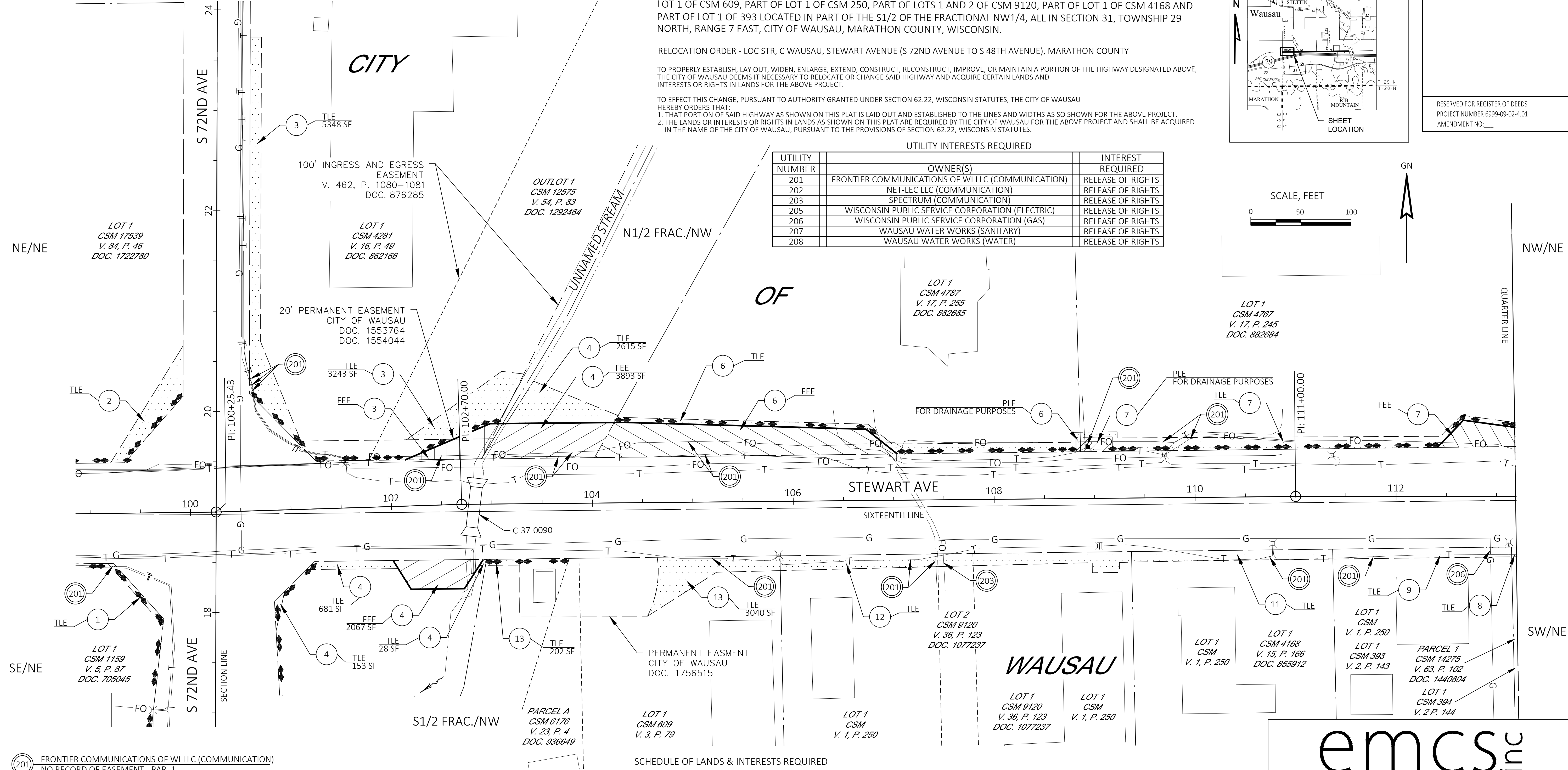
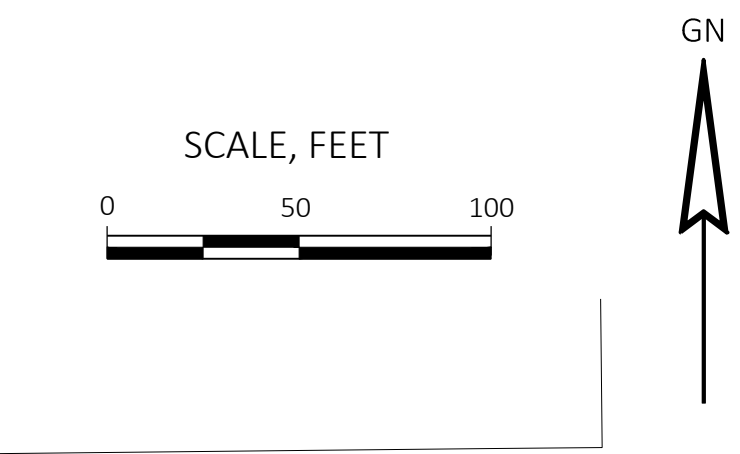
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.01
AMENDMENT NO:___

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS
202	NET-LEC LLC (COMMUNICATION)	RELEASE OF RIGHTS
203	SPECTRUM (COMMUNICATION)	RELEASE OF RIGHTS
205	WISCONSIN PUBLIC SERVICE CORPORATION (ELECTRIC)	RELEASE OF RIGHTS
206	WISCONSIN PUBLIC SERVICE CORPORATION (GAS)	RELEASE OF RIGHTS
207	WAUSAU WATER WORKS (SANITARY)	RELEASE OF RIGHTS
208	WAUSAU WATER WORKS (WATER)	RELEASE OF RIGHTS



- (201) FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 1
VOL. 66 PG. 561 DOC. 604190 - PAR. 2, 3, 4, 6 & 7
VOL. 155 PG. 286 DOC. 645939 - PAR. 9
VOL. 155 PG. 604 DOC. 646161 - PAR. 11, 12 & 13
VOL. 158 PG. 567 DOC. 647598 - PAR. 8
VOL. 440 PG. 101 DOC. 859525 - PAR. 13
VOL. 578 PG. 187 DOC. 959612 - PAR. 7
- (202) NET-LEC LLC (COMMUNICATION)
DOC. 1607184 - PAR. 12
- (203) SPECTRUM (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 12

- (205) WISCONSIN PUBLIC SERVICE CORPORATION (ELECTRIC)
DOC. 1770320 - PAR. 13
- (206) WISCONSIN PUBLIC SERVICE CORPORATION (GAS)
NO RECORD OF EASEMENT - PAR. 9
- (207) WAUSAU WATER WORKS (SANITARY)
DOC. 1756515 - PAR. 13
- (208) WAUSAU WATER WORKS (WATER)
DOC. 1756515 - PAR. 13

ALL TLES ARE FOR SLOPE GRADING PURPOSES

SCHEDULE OF LANDS & INTERESTS REQUIRED

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

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			PLE SF	TLE SF
			NEW	EXISTING	TOTAL		
1	MARATHON COUNTY, A WISCONSIN MUNICIPAL CORPORATION	TLE	---	---	---	---	355
2	APOGEE WAUSAU GROUP, INC., A WISCONSIN CORPORATION	TLE	---	---	---	---	2264
3	KINGSPAN LIGHT & AIR LLC, A DELAWARE LIMITED LIABILITY COMPANY	FEE/TLE	1556	---	1556	---	8591
4	CITY OF WAUSAU, A WISCONSIN MUNICIPALITY	FEE/TLE	5960	---	5960	---	3477
6	BADGER HOUSING ASSOCIATES III, A WISCONSIN CO-PARTNERSHIP	FEE/PLE/TLE	8254	---	8254	63	3247
7	OSHCON CORPORATION, A WISCONSIN CORPORATION	FEE/PLE/TLE	1521	---	1521	455	4586
8	WTH 9, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	---	47
9	BRIAN LUEDTKE PROPERTIES, LLC. A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	---	1746
11	INDUSTRIAL TOWEL AND UNIFORM, INC., A WISCONSIN CORPORATION	TLE	---	---	---	---	1997
12	RUTH A. VAN ERT, LLC, A SOUTH DAKOTA LIMITED LIABILITY COMPANY	TLE	---	---	---	---	4622
13	DP REAL ESTATE LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	---	3242

emcs_{inc}

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE CITY OF WAUSAU

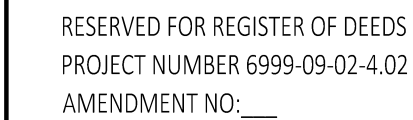
SIGNATURE: _____ DATE: _____
PRINT NAME: _____

THAT PART OF LOT 1 OF CSM 14700 AND PART OF LOT 1 OF CSM 809 LOCATED IN PART OF THE NW1/4 OF THE NE1/4, THAT PART OF PARCEL 1 OF CSM 14275, PART OF LOT 1 OF CSM 3510 AND PART OF LOT 1 OF CSM 394 LOCATED IN PART OF THE SW1/4 OF THE NE1/4, ALL IN SECTION 31, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

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

PRELIMINARY DESIGN NOTE
CONFIRM IF PARCEL 16 WAS TRANSFERRED FROM
"GENERAL TELEPHONE COMPANY OF WISCONSIN,
A WISCONSIN CORPORATION" TO "FRONTIER
COMMUNICATIONS OF WI LLC".



(201) FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
VOL. 158 PG. 567 DOC. 647598 - PAR. 4, 8 & 16

(204) TDS METROCOM LLC (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 14

(205) WISCONSIN PUBLIC SERVICE CORPORATION (ELECTRIC)
DEED BOOK 252 PG. 122 - PAR 4, 8, 14 & 16

(206) WISCONSIN PUBLIC SERVICE CORPORATION (GAS)
NO RECORD OF EASEMENT - PAR. 14

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.03

THAT PART OF PARCEL 2 OF CSM 11835 LOCATED IN PART OF THE NE1/4 OF THE NE1/4 OF SECTION 31,
TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

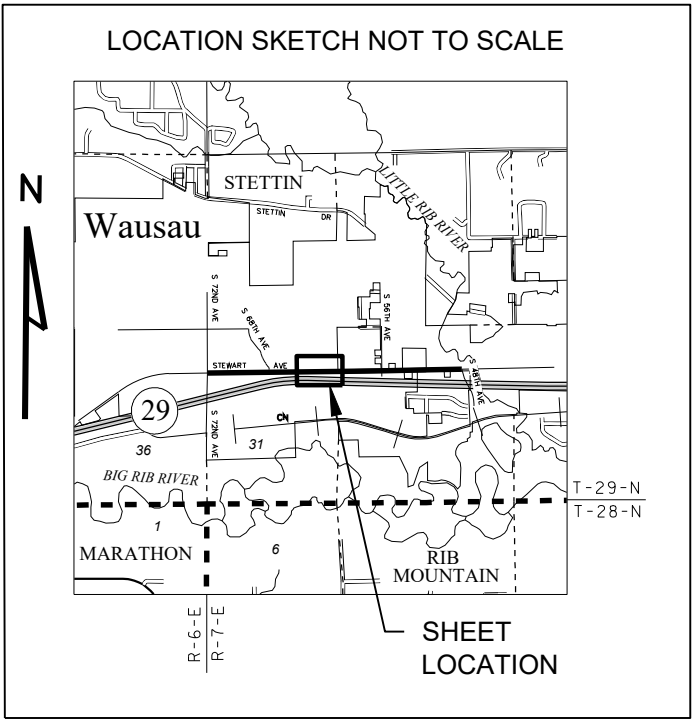
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE,
THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND
INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU
HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED
IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

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

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			TLE
			NEW	EXISTING	TOTAL	SF
17	RODNEY STEIF, A 1/2 INTEREST, PAULA KNOBLOCK, A 1/4 INTEREST AND PAUL KNOBLOCK, A 1/4 INTEREST, AS TENANTS IN COMMON D/B/A S & K INVESTMENTS	FEE/TLE	194	---	194	1873



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.03
AMENDMENT NO:____

4

NW/NE

CITY

OF

LOT 3
CSM 11809
V. 50, P. 97
DOC. 1234475

PARCEL 2
CSM 11835
V. 50, P. 123
DOC. 1235929

NE/NE

STEWART AVE

SW/NE

SIXTEENTH LINE

Pl: 129+00.00

128

130

SIXTEENTH LINE

132

134

136

138

140

SECTION LINE

SW/NW

NW/NW

OUTLOT 1
CSM 11809
V. 50, P. 97
DOC. 1234475

UNNAMED
OPEN WATER

4

*TOWN
OF
STETTIN*

emcs_{inc}

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN
FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN
STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU
I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH
PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR
THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

ALL TLES ARE FOR SLOPE GRADING PURPOSES

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.04

THAT PART OF THE SW1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST,
CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

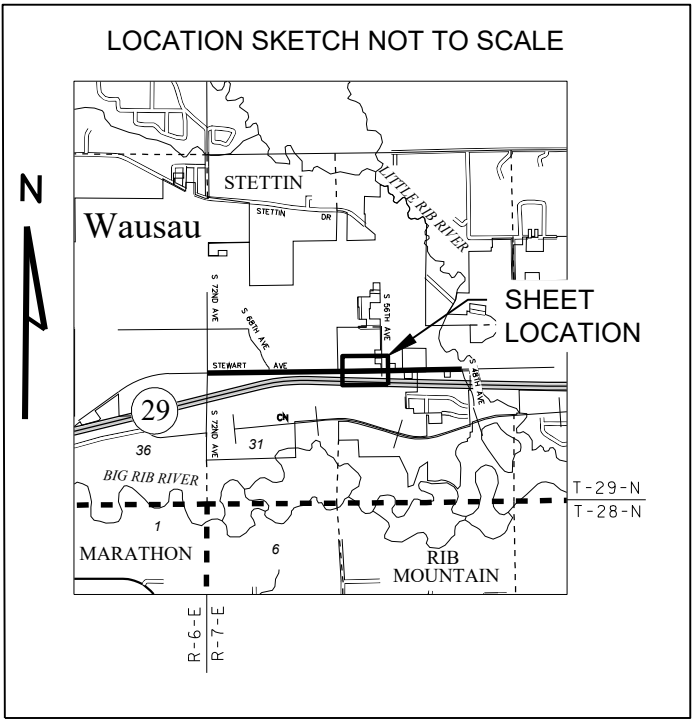
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE,
THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND
INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 62.22, WISCONSIN STATUTES, THE CITY OF WAUSAU
HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED
IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

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

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	TLE SF
18	JEFF P. WEBSTER AND LISA R. TESKE, HUSBAND AND WIFE, AS SURVIVORSHIP MARITAL PROPERTY	TLE	703
19	MARGARET E. SCHLAIS TRUST DATED NOVEMBER 21, 2003	TLE	2038



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.04
AMENDMENT NO. ____

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
203	SPECTRUM (COMMUNICATION)	RELEASE OF RIGHTS
206	WISCONSIN PUBLIC SERVICE CORPORATION (GAS)	RELEASE OF RIGHTS

- (203) SPECTRUM (COMMUNICATION)
NO RECORD OF EASEMENT - PAR. 19
- (206) WISCONSIN PUBLIC SERVICE CORPORATION (GAS)
NO RECORD OF EASEMENT - PAR. 19

TOWN

OF

STETTIN

CITY

OF

WAUSAU



GN

NE/NW

SE/NW

emcs._{inc}

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN
FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN
STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU
I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH
PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR
THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.05

THAT PART OF LOTS 1 AND 2 OF CSM 4789 LOCATED IN PART OF THE NW1/4 OF THE NW1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

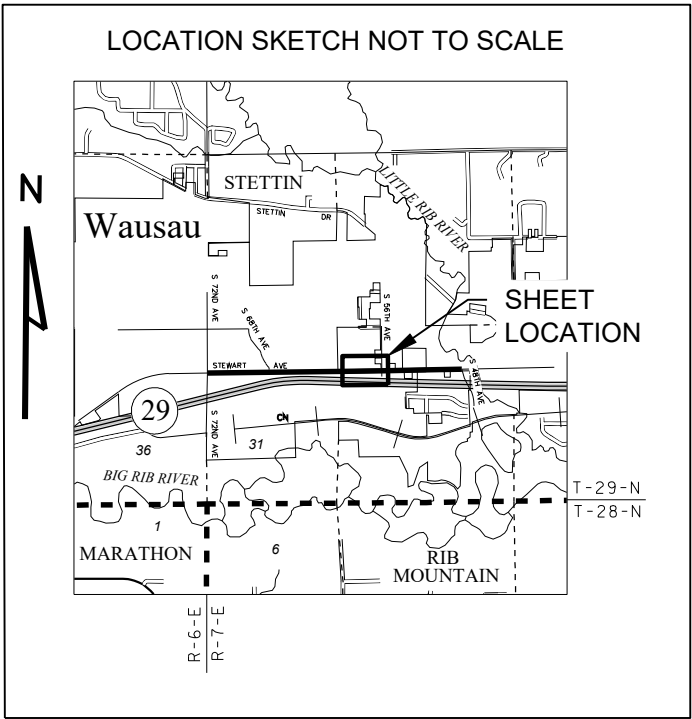
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE TOWN OF STETTIN DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 82.14(1), WISCONSIN STATUTES, THE TOWN OF STETTIN HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE TOWN OF STETTIN FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE TOWN OF STETTIN, PURSUANT TO THE PROVISIONS OF SECTION 82.14(1), WISCONSIN STATUTES.

SCHEDULE OF LANDS & INTERESTS REQUIRED

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

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			TLE
			NEW	EXISTING	TOTAL	
21	GERALDINE M. STEIF REVOCABLE TRUST OF FEBRUARY 19, 2005	TLE	---	---	---	406
22	PAUL A KNOBLOCK AND PAULA J STEIF N\K\A PAULA J KNOBLOCK, HUSBAND AND WIFE	FEE/TLE	1149	---	1149	1557
23	RODNEY J. STEIF	FEE/TLE	1683	---	1683	750
24	GERALDINE M. STEIF REVOCABLE TRUST OF FEBRUARY 19, 2005, A 50% INTEREST, AND THE STEIF FAMILY TRUST OF FEBRUARY 19, 2005, A 50% INTEREST	FEE/TLE	1497	---	1497	1178
26	EDITH M. ROSE, AS LIFE TENANT, AND JAY C. BLAHER, AS REMAINDERMAN	TLE	---	---	---	368
27	MICHAEL TRANETZKI	TLE	---	---	---	294

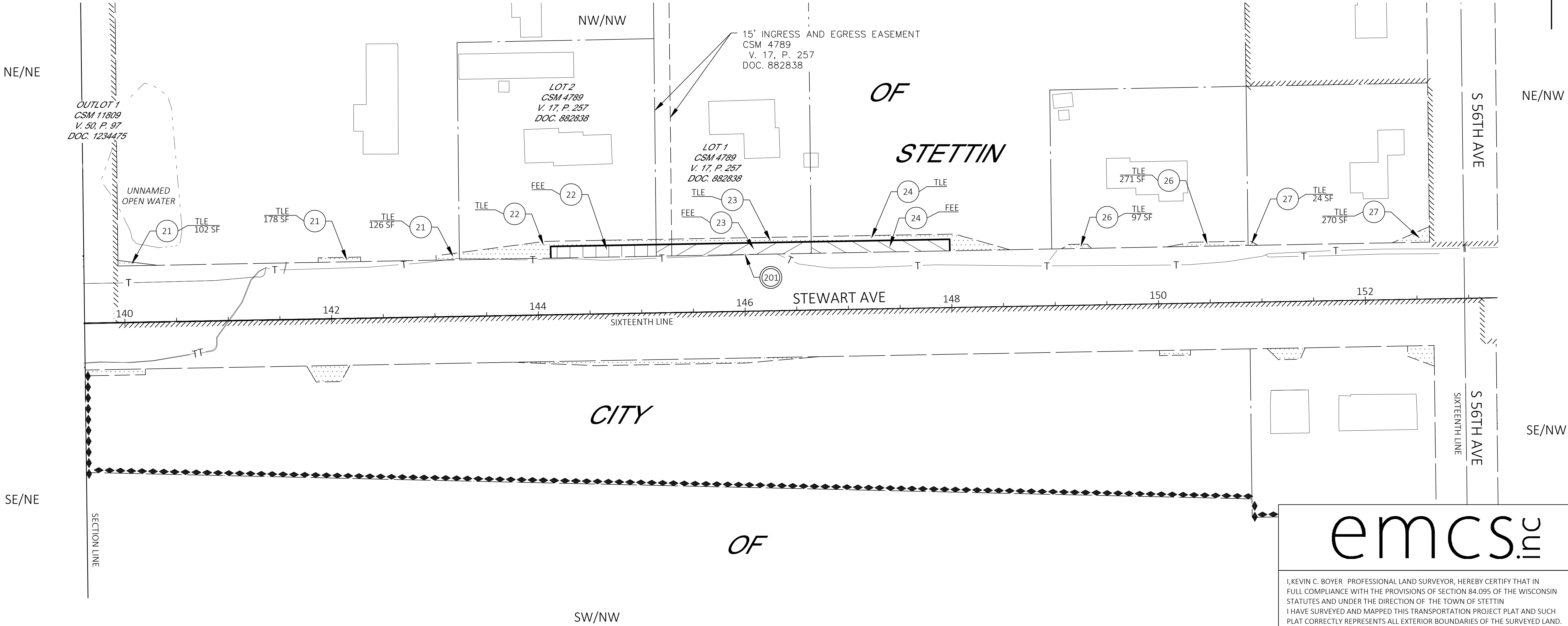


RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.05
AMENDMENT NO. ____

UTILITY INTERESTS REQUIRED

UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS

FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
VOL. 59 PG. 236 DOC. 600564 - PAR. 27
VOL. 59 PG. 240 DOC. 600568 - PAR. 21, 22, 23 & 24



ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.04 FOR INTERESTS REQUIRED IN THE CITY OF WAUSAU.

emcs_{inc}

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE TOWN OF STETTIN I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE TOWN OF STETTIN

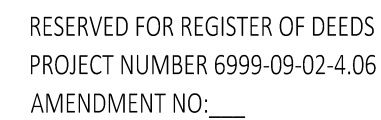
SIGNATURE: _____ DATE: _____
PRINT NAME: _____

THAT PART OF THE NE1/4 OF THE NW1/4 AND PART OF THE SE1/4 OF THE NW1/4 OF SECTION 32,
TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

SCHEDULE OF LANDS & INTERESTS REQUIRED

PARCEL		INTERESTS	TLE
NUMBER	OWNERS	REQUIRED	SF
31	JOSHUA D. ZENTNER	TLE	249
33	TRAVIS VOLM	TLE	325
34	STEVEN J. KAQUATOSH	TLE	344
36	TOU XOUA YANG	TLE	203
37	ROD KLEIBER PROPERTIES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	1601
38	TODD M. WOLD, AS VENDEE BY LAND CONTRACT FROM JUANITA L. ARROWOOD, AS VENDOR	TLE	2688
41	WAUSAU HOSPITALS, INC., A WISCONSIN CORPORATION	TLE	342



SCALE, FEET



0 50 100



SEE SHEET 4.07 FOR INTERESTS REQUIRED
IN THE TOWN OF STETTIN.

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE CITY OF WAUSAU, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR
THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.07

THAT PART OF LOT 1 OF CSM 1775 AND PART OF LOT 1 OF CSM 13195 LOCATED IN PART OF THE NE1/4 OF THE NW1/4 AND THAT PART OF THE SE1/4 OF THE NW1/4, ALL IN SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

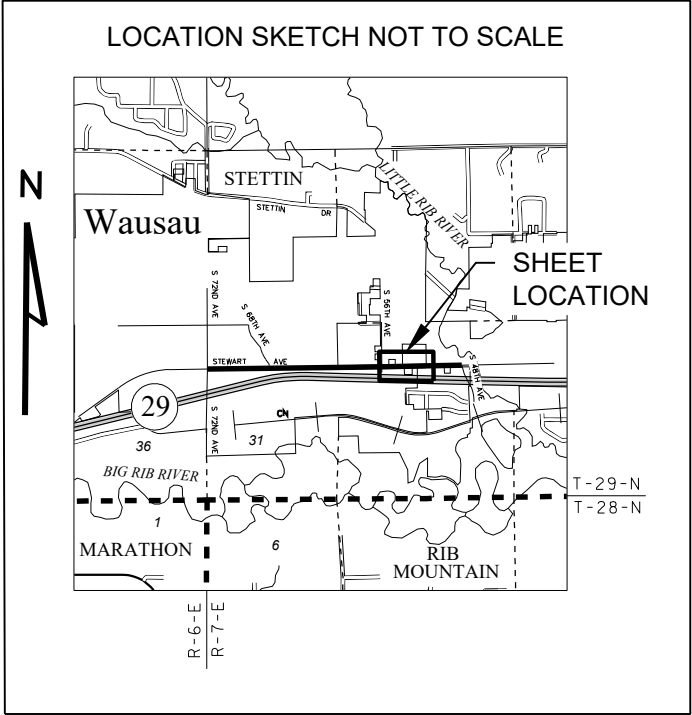
RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE TOWN OF STETTIN DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 82.14(1), WISCONSIN STATUTES, THE TOWN OF STETTIN HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE TOWN OF STETTIN FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE TOWN OF STETTIN, PURSUANT TO THE PROVISIONS OF SECTION 82.14(1), WISCONSIN STATUTES.

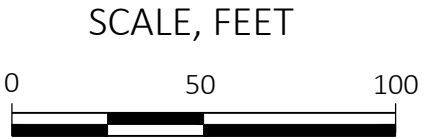
SCHEDULE OF LANDS & INTERESTS REQUIRED

OWNER'S NAMES ARE SHOWN FOR REFERENCE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PRIOR TO THE TRANSFER OF LAND INTERESTS TO THE TOWN OF STETTIN.			
PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	TLE SF
28	MARLENE D. SAVATKE	TLE	905
29	KORY J. KUCIREK	TLE	139
32	MAYADA TASHTOOSH	TLE	160
39	ATLAS APARTMENTS, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	706
42	GB AND WAUSAU, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	830
43	5300 STEWART AVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	1970



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.07
AMENDMENT NO:___

UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS



GN

NW/NE

SW/NE

NE/NW

NW/NW

SW/NW

SE/NW

S 56TH AVE

S 56TH AVE

STEWART AVE

SIXTEENTH LINE

QUARTER LINE

emcs_{inc}

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE TOWN OF STETTIN I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE TOWN OF STETTIN

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.06 FOR INTERESTS REQUIRED IN THE CITY OF WAUSAU.

THAT PART OF LOT 1 OF CSM 1998 AND PART OF LOT 1 OF CSM 10488 LOCATED IN PART OF THE NW1/4 OF THE NE1/4, THAT PART OF PARCEL 1 OF CSM 8889 LOCATED IN PART OF THE SW1/4 OF THE NE1/4, ALL IN SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

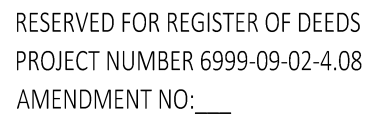
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE CITY OF WAUSAU DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

HEREBY ORDERS THAT:

1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE CITY OF WAUSAU FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE CITY OF WAUSAU, PURSUANT TO THE PROVISIONS OF SECTION 62.22, WISCONSIN STATUTES.

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

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED			TLE SF
			NEW	EXISTING	TOTAL	
44	5108 STEWART AVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY, CHARLES A DHIDORZI, AN 16/20 INTEREST, CHRISTOPHER J. GHIDORZI IRREVOCABLE TRUST DATED JUNE 26, 2002 AN 1/20 INTEREST, CHRISTOPHER JOHN GHIDORZI IRREVOCABLE TRUST DATED JUNE 26, 2002 AN 1/20 INTEREST, BRIAN C. GHIDORZI IRREVOCABLE TRUST DATED JUNE 26, 2002 AN 1/20 INTEREST, BRIAN CHARLES GHIDORZI IRREVOCABLE TRUST DATED JUNE 26, 2002 AN 1/20 INTEREST	FEE/TLE	2269	---	2269	731
46	5108 STEWART AVENUE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	3793	---	3793	450
47	STEWART WOODS 5000, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	56	---	56	497
48	MAC VENTURES, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	688	---	688	3884
51	4901 STEWART AVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	TLE	---	---	---	1804



SEE SHEET 4.09 FOR INTERESTS REQUIRED
IN THE TOWN OF STETTIN.



UTILITY INTERESTS REQUIRED		
UTILITY NUMBER	OWNER(S)	INTEREST REQUIRED
201	FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)	RELEASE OF RIGHTS
207	WAUSAU WATER WORKS (SANITARY)	RELEASE OF RIGHTS
208	WAUSAU WATER WORKS (WATER)	RELEASE OF RIGHTS

- (201) FRONTIER COMMUNICATIONS OF WI LLC (COMMUNICATION)
VOL. 59 PG. 239 DOC. 600567 - PAR. 44 & 48
VOL. 60 PG. 235 DOC. 601023 - PAR. 46 & 47
- (207) WAUSAU WATER WORKS (SANITARY)
VOL. 428 PG. 212 DOC. 851158 - PAR 47
- (208) WAUSAU WATER WORKS (WATER)
VOL. 36 PG. 484 DOC. 590129 - PAR 48

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR
THE CITY OF WAUSAU

SIGNATURE: _____ DATE: _____
PRINT NAME: _____

TRANSPORTATION PROJECT PLAT NO: 6999-09-02-4.09

THAT PART OF LOT 1 OF CSM 1282 AND PART OF PARCEL 2 OF CSM 8889 LOCATED IN PART OF THE SW1/4 OF THE NE1/4 OF SECTION 32, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

RELOCATION ORDER - LOC STR, C WAUSAU, STEWART AVENUE (S 72ND AVENUE TO S 48TH AVENUE), MARATHON COUNTY

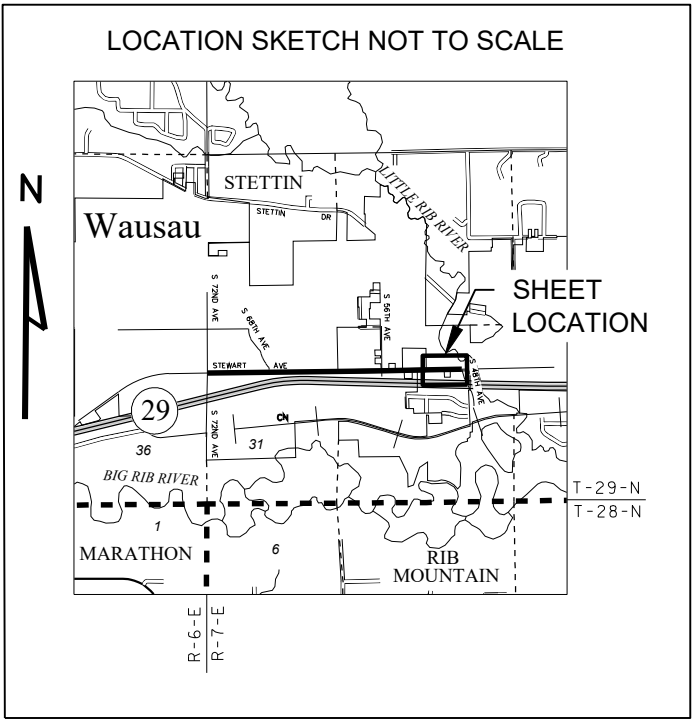
TO PROPERLY ESTABLISH, LAY OUT, WIDEN, ENLARGE, EXTEND, CONSTRUCT, RECONSTRUCT, IMPROVE, OR MAINTAIN A PORTION OF THE HIGHWAY DESIGNATED ABOVE, THE TOWN OF STETTIN DEEMS IT NECESSARY TO RELOCATE OR CHANGE SAID HIGHWAY AND ACQUIRE CERTAIN LANDS AND INTERESTS OR RIGHTS IN LANDS FOR THE ABOVE PROJECT.

TO EFFECT THIS CHANGE, PURSUANT TO AUTHORITY GRANTED UNDER SECTION 82.14(1), WISCONSIN STATUTES, THE TOWN OF STETTIN HEREBY ORDERS THAT:
1. THAT PORTION OF SAID HIGHWAY AS SHOWN ON THIS PLAT IS LAID OUT AND ESTABLISHED TO THE LINES AND WIDTHS AS SO SHOWN FOR THE ABOVE PROJECT.
2. THE LANDS OR INTERESTS OR RIGHTS IN LANDS AS SHOWN ON THIS PLAT ARE REQUIRED BY THE TOWN OF STETTIN FOR THE ABOVE PROJECT AND SHALL BE ACQUIRED IN THE NAME OF THE TOWN OF STETTIN, PURSUANT TO THE PROVISIONS OF SECTION 82.14(1), WISCONSIN STATUTES.

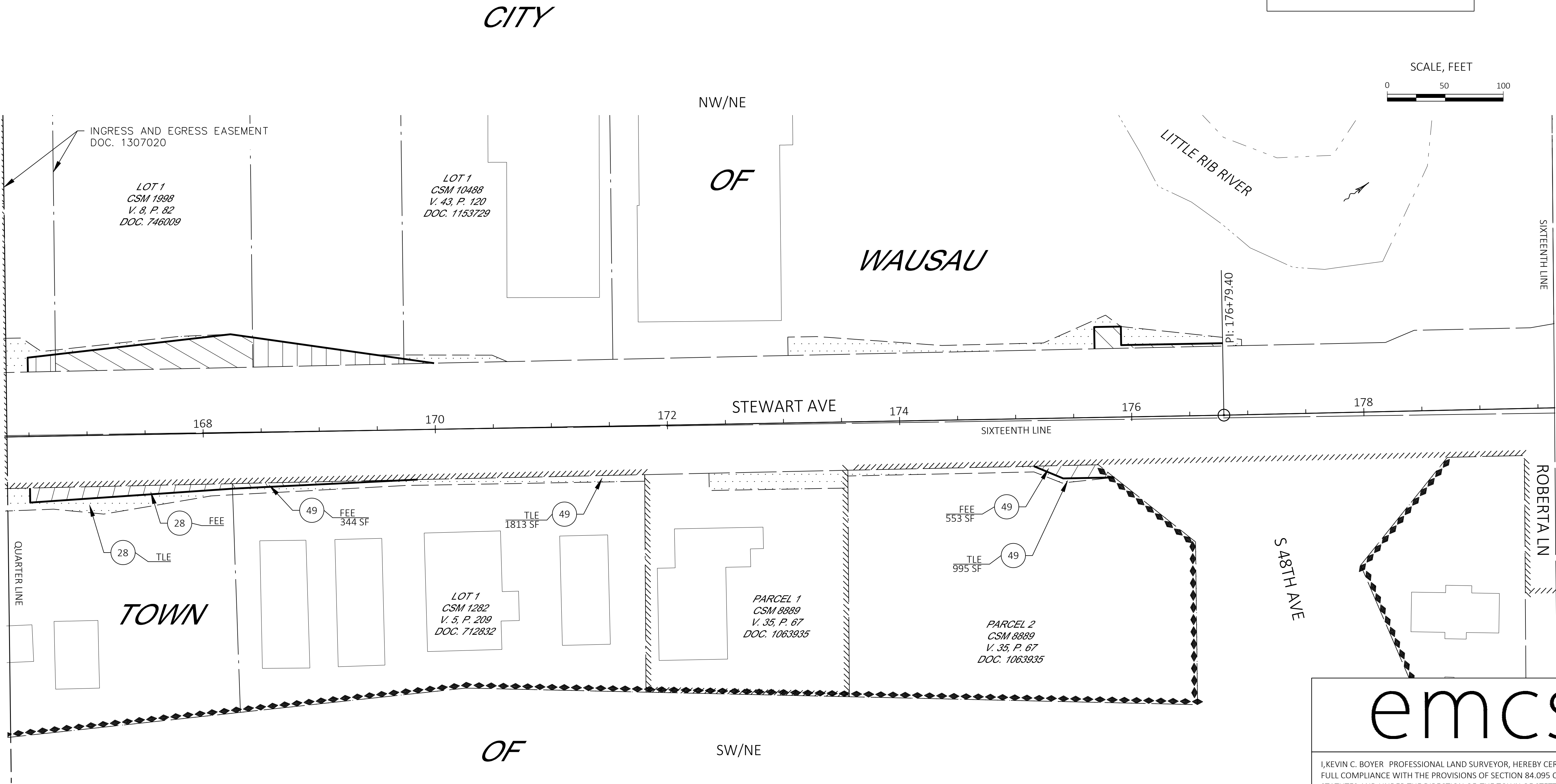
SCHEDULE OF LANDS & INTERESTS REQUIRED

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

PARCEL NUMBER	OWNERS	INTERESTS REQUIRED	R/W SF REQUIRED		TLE SF
			NEW	EXISTING	
28	MARLENE D. SAVATKE	FEE/TLE	1474	---	1474
49	4905 STEWART AVE, LLC, A WISCONSIN LIMITED LIABILITY COMPANY	FEE/TLE	897	---	897



RESERVED FOR REGISTER OF DEEDS
PROJECT NUMBER 6999-09-02-4.09
AMENDMENT NO:___



ALL TLES ARE FOR SLOPE GRADING PURPOSES

SEE SHEET 4.08 FOR INTERESTS REQUIRED
IN THE CITY OF WAUSAU.

emcs_{inc}

I, KEVIN C. BOYER, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT IN FULL COMPLIANCE WITH THE PROVISIONS OF SECTION 84.095 OF THE WISCONSIN STATUTES AND UNDER THE DIRECTION OF THE TOWN OF STETTIN, I HAVE SURVEYED AND MAPPED THIS TRANSPORTATION PROJECT PLAT AND SUCH PLAT CORRECTLY REPRESENTS ALL EXTERIOR BOUNDARIES OF THE SURVEYED LAND.

SIGNATURE: _____ DATE: _____
PRINT NAME: KEVIN C. BOYER
REGISTRATION NUMBER: S-2675

THIS PLAT AND RELOCATION ORDER ARE APPROVED FOR THE TOWN OF STETTIN

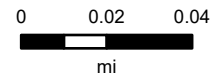
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PRINT NAME: _____



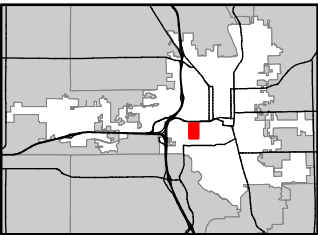
ArcGIS Web Map

City of Wausau / DPW

Date Printed: 9/7/2023



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