



City of Appleton

100 North Appleton Street
Appleton, WI 54911-4799
www.appleton.org

Meeting Agenda - Final Municipal Services Committee

Monday, January 13, 2020

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order
2. Roll call of membership
3. Approval of minutes from previous meeting
[20-0011](#) Minutes from December 9, 2019

Attachments: [Minutes from December 9, 2019.pdf](#)

4. Public Hearings/Apearances

5. Action Items

- [19-1886](#) Request to rescind approval for "The Collective" sculpture within the E. College Avenue and N. Catherine Street right-of-way.

Attachments: [The Collective log of public dialogue-.pdf](#)

Legislative History

12/9/19 Municipal Services held
Committee
Item 19-1886 held until January 13, 2020.

- [19-1419](#) R/B-Resolution #11-R-19 regarding the creation of a parking lot on the former ~~Blue Ramp~~ Conway site.

Attachments: [Resolution #11-R-19.pdf](#)
[Resolution #11-R-19\(#2\).pdf](#)
[Conway Parking Lot Agreement TERMS.pdf](#)
[Resolution #11-R-19\(#3\).pdf](#)

Legislative History

9/23/19	Municipal Services Committee	recommended for approval
9/23/19	Municipal Services Committee	recommended for denial
10/2/19	Common Council	referred to the Municipal Services Committee

10/7/19	Municipal Services Committee	referred <i>Item #19-1914 was referred to staff October 21, 2019.</i>
10/21/19	Municipal Services Committee	recommended for denial
11/6/19	Common Council	referred to the Municipal Services Committee
12/9/19	Municipal Services Committee	held <i>Item 19-1419 held until January 13, 2020.</i>

[20-0012](#) Request from Johnson Bank to convert one 15-minute loading zone stall to a "Johnson Bank Parking Only" stall per the Downtown Purchased Parking Policy.

Attachments: [Johnson Bank Parking Stall.pdf](#)

[20-0013](#) Request from Author's Kitchen for a street occupancy permit to place tables and chairs in the College Avenue beautification strip at 125 E. College Avenue.

Attachments: [Tables & Chairs-125 E College Ave.pdf](#)

[20-0014](#) Request from Wisconsin Operation Lifesaver (a non-profit safety education and awareness program dedicated to improving safety on or near railroad property) to paint "See Tracks Think Trains " on sidewalks near railroad crossings.

Attachments: [Permanent Railroad Safety Marking.pdf](#)

[20-0015](#) Approve City of Appleton Razing of Buildings Policy.

Attachments: [Razing of Buildings Policy.pdf](#)

[20-0043](#) Approve 2020 Aerial Imagery/LiDAR Contract Award to Ayres Associates in an amount not to exceed to \$62,600.

Attachments: [2020 Aerial ImageryLiDAR Contract.pdf](#)

[20-0044](#) Approve Amendment No. 7 to Patrick Engineering for the Oneida Street Bridge Project in the amount of \$37,800 for a total revised not to exceed contract of \$697,810.

Attachments: [Oneida Street Bridge Project.pdf](#)

[20-0045](#) Request from the Community Blood Center to purchase meter bags for the June 2020 Blood Drive in Houdini Plaza be approved per modifications based on staff recommendation.

Attachments: [Community Blood Center-Meter bags.pdf](#)

[20-0048](#) Approve parking restriction change on Lawrence Street, east of Mason Street.

Attachments: [Parking change on Lawrence St, east of Mason St.pdf](#)

[20-0049](#) Approve parking restriction change on Madison Street, north of Fremont Street.

Attachments: [Parking change on Madison St, north of Fremont St.pdf](#)

6. Information Items

[20-0016](#) Inspections Division Permit Summary Comparison Report for December, 2019.

Attachments: [Inspection Div Permit Summary Report Dec, 2019.pdf](#)

[20-0017](#) 2020 Sidewalk Poetry Program.

Attachments: [2020 Sidewalk Poetry Program.pdf](#)

[20-0046](#) Online Payment option for monthly parking permits.

Attachments: [Online Payment option-monthly parking permits.pdf](#)

[20-0047](#) Draft Structural Condition report for parking ramps.

Attachments: [Structural Condition Report for parking ramps.pdf](#)

7. Adjournment

Notice is hereby given that a quorum of the Common Council may be present during this meeting, although no Council action will be taken.

Reasonable Accommodations for Persons with Disabilities will be made upon Request and if Feasible. Please contact Paula Vandehey at 920-832-6474 if you have any questions.



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Meeting Minutes - Final Municipal Services Committee

Monday, December 9, 2019

4:30 PM

Council Chambers, 6th Floor

1. Call meeting to order

Aldersperson Coenen called the meeting to order at 4:31 p.m.

2. Roll call of membership

Present: 5 - Croatt, Coenen, Martin, Williams and Firkus

3. Approval of minutes from previous meeting

[19-1871](#)

Minutes from November 11, 2019

Attachments: [Minutes from November 11, 2019.pdf](#)

**Croatt moved, seconded by Martin, that the Minutes be approved. Roll Call.
Motion carried by the following vote:**

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

4. **Public Hearings/Appearances**

5. **Action Items**

[19-1886](#)

Request to rescind approval for "The Collective" sculpture within the E. College Avenue and N. Catherine Street right-of-way.

Attachments: [The Collective log of public dialogue-.pdf](#)

Item 19-1886 held until January 13, 2020.

Martin moved, seconded by Williams, that the Report Action Item be held. Roll Call. Motion carried by the following vote:

Aye: 3 - Croatt, Coenen and Williams

Nay: 2 - Martin and Firkus

[19-1594](#)

R/B-Approve proposed changes to Municipal Code Section 19-90 related to parking violation forfeitures.

Attachments: [Changes to Muncipal Code Section 19-90.pdf](#)

Croatt moved, seconded by Martin, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

[19-1872](#)

Approve Resolution regarding the jurisdictional transfer of CTH KK (John Street to western WIS 441 ramps) from Outagamie County to City of Appleton, and corresponding Intermunicipal Agreement.

Attachments: [Resolution-John Street to western WIS 441 ramps.pdf](#)

Croatt moved, seconded by Martin, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

[19-1873](#)

Request from Winsome Rentals LLC for a permanent street occupancy permit to keep their dumpster in the Harp Alley street right-of-way.

Attachments: [2411 E Peter St.pdf](#)

Croatt moved, seconded by Williams, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

[19-1876](#)

Approve Erb Street Vacation as shown on Exhibit "A".

Attachments: [Erb Street Vacation.pdf](#)

Croatt moved, seconded by Williams, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 4 - Croatt, Coenen, Martin and Williams

Nay: 1 - Firkus

[19-1877](#)

Approve amended Street Name Sign Distribution Policy.

Attachments: [Street Name Sign Policy.pdf](#)

Croatt moved, seconded by Coenen, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

[19-1878](#)

Approve second amendment to the 2019 Materials Testing Contract (M-19) with OMNNI Associates, Inc. from an amount not to exceed \$170,000.

Attachments: [2019 Materials Testing Contract \(M-19\) 2nd amendment.pdf](#)

Martin moved, seconded by Firkus, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

[19-1879](#)

Award of 2020 Materials Testing Contract (M-20) to OMNNI Associates, Inc. in an amount not to exceed \$125,000.

Attachments: [2020 Materials Testing Contract \(M-20\).pdf](#)

Croatt moved, seconded by Martin, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

[19-1880](#)

Award 2020 Contract for Operation, Maintenance, and Monitoring at the Closed City of Appleton Landfill to SCS Engineers, in an amount not to exceed \$96,754.

Attachments: [Closed City of Appleton Landfill-2020 Contract.pdf](#)

Martin moved, seconded by Croatt, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

[19-1881](#)

Request from Kip Golden for a Street Occupancy Permit for the following at 823, 825 and 827 W. College Avenue:

- *Signs to project 2'0" with 8'0" clearance
- *Light fixtures to project 8" with 7'0" clearance
- *Facade to project 1'4" with 14'0" clearance
- *Canopy to project 3'0" with 10'0" clearance

Attachments: [Kip Golden-Street Occupancy Permit.pdf](#)

Croatt moved, seconded by Coenen, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

[19-1882](#)

The Municipal Services Committee will go into closed session according to State Statute 19.85 (1)(e) for the purpose of discussions of real estate negotiations for the former Conway site and reconvene into open session.

Croatt moved, seconded by Coenen, that the Report Action Item be approved. Roll Call. Motion carried by the following vote:

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

[19-1419](#)

R/B-Resolution #11-R-19 regarding the creation of a parking lot on the former Blue Ramp Conway site.

Attachments: [Resolution #11-R-19.pdf](#)
[Resolution #11-R-19\(#2\).pdf](#)
[Conway Parking Lot Agreement TERMS.pdf](#)

Item 19-1419 held until January 13, 2020.

Croatt moved, seconded by Williams, that the Report Action Item be held. Roll Call. Motion carried by the following vote:

Aye: 4 - Croatt, Coenen, Martin and Williams

Nay: 1 - Firkus

[19-1883](#)

Approve 2-hour time limit parking in the new Jones Park Parking Lot per Section 19-112 of the Municipal Code.

Attachments: [Jones Park Parking Lot.pdf](#)

Amend item 19-1883 from 5 AM to 11 PM. No Parking from 11PM to 5 AM.

Martin moved, seconded by Coenen, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

[19-1907](#)

Approve 2020 Sole Source Purchase Request for various traffic equipment and technologies.

Attachments: [2020 Sole Source Purchase Request.pdf](#)

Martin moved, seconded by Croatt, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

[19-1908](#)

Approve proposed parking changes on the 400 block of N. Linwood Avenue, west side south of Packard Street.

Attachments: [Parking changes on Linwood Ave and Packard St.pdf](#)

Martin moved, seconded by Williams, that the Report Action Item be recommended for approval. Roll Call. Motion carried by the following vote:

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

6. Information Items

[19-1884](#)

Inspections Division Permit Summary Comparison Report for November, 2019.

Attachments: [Inspections Division Permit Summary Report-Nov 2019.pdf](#)

7. Adjournment

Croatt moved, seconded by Coenen, that the meeting be adjourned at 6:13 p.m. Roll Call. Motion carried by the following vote:

Aye: 5 - Croatt, Coenen, Martin, Williams and Firkus

Y = Keep it where it is. I = Indifferent N = Move it

Sculpture Valley Thank you all for your positive comments. For those of you with divergent opinions, you should also feel welcome to share them here. This is about community dialogue and the collective arts experience. Keep the conversations going and please share this post with others who have options about this work, we want to hear from everyone :)

I Jessy Glaser What is the artist trying to express through this sculpture? I live very close to this artwork and there's been a lot of discussion about it.

Sculpture Valley Jessy Glaser so, first I'll share some info that was posted by Lee Snodgrass about the sponsors and who the artwork is honoring;

My dear friend Jeni Moore and her dad, retired Dr. Brian Moore sponsored this as a tribute to her mom who passed away afte...See More



FINDAGRAVE.COM

Linda Kuplic Moore (1944-2006) - Find A Grave...

Lauren Gougeon Diedrich Who is the artist?

Sculpture Valley Lauren Gougeon Diedrich Paul Bobrowitz Jr.

Y Eric Stadler I love the sculpture at the west end of the College Avenue bridge! So cool. Nice work out there by you and your band of volunteers and sponsors.

Y Tinna R. Carper I love this sculpture. It sparked a conversation with my grandkids. Ages 3,7,10 and 13. Everyone had something to add. The most amazing thing is they all appreciated the piece.

Y Lisa Grosz I really love and appreciate this sculpture!

Y Shawn Van Deusen We loved this piece when we saw it the other day!!

Y John Nebel Worthy Work result ALEX ?

I Adrienne Fuhrmann Is there a statement or story that goes with it?

Sculpture Valley Adrienne Fuhrmann and then I'll share some insight into the artists inspiration and how we, the ACRE jury, thought it would say about our community.

The artist described the work as an amalgamation of the many voices that spoke to him as he works to come up with ideas for sculpture. A collection of divergent thoughts distilled into something more defined.

Y Kristi Lyn Thank you so much for this awesome piece of art. My kids and I loved every inch of it. The minute we seen it we had to stop and have a close look!!! My oldest loves his nose while I thought the eyes were very curious!!!!!! Thanks again!!!!



Y Judy Gaines I look forward to seeing this as I drive across the bridge. I haven't been able to look long enough so will soon walk over. Thanks for the gift.

Y Brian Leone Tracy I drove past it this weekend and it surprised me and made me smile. Happy to see this one make a home in Appleton, for a few years at least.

I Kimberly Ann I noticed it this morning on the way to work! Looking forward to getting a closer look at it this weekend.

Y Adrianna Thank you for making this happen! I'm so excited to see it in person. My mom would have absolutely loved it.

Y Jim Denney Knowing the name helps a lot with some understanding of the meaning. It is a beautiful piece and I enjoy driving past it a number of times each day.

Y Jeni Moore It's magnificent! She would have absolutely loved this. Can't wait to see it in person! Thank you Sculpture Valley and Acre of Art!

Chelsea Jean Judy Cahee

I Samantha Patterson I will be honest, this creeped me out when i saw it. I understand it is art, it is also creepy seeing all those faces staring back at you. I can only imagine how long it took the artist to make it. I do enjoy learning the history behind it and will be sharing this with my family and friends. Thank you

Kristi Ross-Clausen That is positively ugly - how fun!

Y Jeni Moore Linda Moore would have loved this. She would have found a way to photograph it, make it into amulets and silkscreen it on gift bags. It would have been our family holiday card (sent in February) and must-see destination for out-of-town guests. This year would have been her 75th birthday and my parents 50th wedding anniversary. A magnificent tribute indeed. #sculpturevalley #acreofart

Y Laurie Kuplic Love it...
yes she would

Y Patti Yugovich Beltz Beautiful

Y Trish Kuplic It is magnificent in person!

Abby SchmidtShelley Nulton Have you heard about this sculpture in Appleton? It was commissioned in honor of a local artist named Linda Moore.
<https://www.facebook.com/539622322790557/posts/2546947542058015?d=n&sfns=mo>

I Nulton kind of strange?

Y Linda Moore Priestap I think it's cool. Colorful. Evoking discussion. Obviously honoring a very special woman. (Linda was the #1 or #2 name for girls that year I think.)

I have received a lot of contacts about this sculpture between College Avenue and Green Bay Road on the southeast corner of District 2. In response to these contacts, I have requested that the location of this sculpture be returned to committee for more discussion. On December 9th at 4:30pm, the Municipal Services Committee will consider revoking the current location of the statue. The committee meeting is open to the public and will allow public comment. The meeting will be in Council Chambers at City Hall, on the 6th floor of City Center off Appleton Street.

Y Kathy Flores Encourage public art!!! Not everyone will like it or agree about art, but it's already doing what art does.....making people think and now discuss. ð

Y Christoph Wahl I suppose the immediate neighborhood should have some say in what is done with common public space, but I'd urge the neighbors to keep this where it is and enjoy it.

I Ronna Jean Swift I would like to see it in a park where folks can read and find out what it represents. I found it confusing and distracting to drive by. I agree that music and art feed the soul and lead to discussion.

Y Jennifer L. Arndt That is a great spot for it!

Y Dottie LeClair I love it - it speaks to diversity.

Lee Snodgrass Jeni Moore

I Donna Gasbarro This is near a property that once belonged to my great grandfathers family. Is this artwork included in a walking tour? Lovely neighborhood.

I Donna Gasbarro I'd like to see it up close & in person. Haven't had the chance yet.

Y Karen Bruno What have the complaints been about? I think it's great to have more public art and hope it can stay where it is for the predetermined time.

✍ Author

District 2 Alderperson in Appleton - Vered MeltzerSome say it scares their children. Complaints include that the installation generally feels invasive and disruptive in their neighbourhood; no one ever got their input or informed them of the committee approval process, it just appeared all of a sudden. One contact mentioned concern that it would lower their property value.

Y Becky Stahl I love public art and would encourage more of it. That being said, my first encounter with this sculpture was certainly a surprise. It is a giant head after all? But it's an interesting piece and we enjoy having art in this spot. I did initially worry that it may distract drivers from the pedestrian crossing however. I think it may just take a little time for the community to grow used to the piece.

District 2 Alderperson in Appleton - Vered MeltzerFrom a traffic engineering standpoint, attention-getting installations generally slow traffic down.

Y John Keller I think it looks awesome and should stay...can you lend some context to the referenced "contacts"

✍ Author

District 2 Alderperson in Appleton - Vered Meltzer I've received emails, phone calls, and text messages. Some say it scares their children. Generally feels invasive and disruptive in their neighbourhood. No one ever got their input or informed them of the committee approval process, it just appeared all of a sudden. One contact mentioned concern that it would lower their property value.

Y Mary Hatch What a cool piece! Each of us is the dna from all of our ancestors, and each of our descendants share our dna. Our face and bodies are a family tree. It's lovely!

Y Karon Sandberg What a beautiful tribute to Linda, thank you Moore family!

Y Matt Troge What are the complaints? It's a cool art piece that breathes some uniqueness to Appleton and it's in a spot where folks can see as they enter downtown. Why waste time talking about moving it? Personally, I'm gonna reach out with complaints if gets moved so might as well just

leave it be.

 Author

District 2 Alderperson in Appleton - Vered Meltzer I shared the input I've received in a couple other comments on this thread.

Y Emily Tseffos We live on the 800 block of College Ave and my two year old loves it! Hoping it will stay in our neighborhood ?

Y Amy Karner King I've been enjoying this piece! I discover additional unexpected details the more I experience it. Appreciate the public art displays in our city and the hard work from those who make it reality.

I Julie Keller My daughter saw it as we were driving home last week and we are taking a walk this morning to get a closer look!

Y Dean Wolf Awesome piece of art, leave it where it is.

Y Emily Reetz I love this. Right where it is, in my neighborhood.

Y Mary Beth Pritzl Not sure why the location needs to be changed. This is in our neighborhood and we like it.

Y Marsha Dawson It's public art, enjoy it and encourage more.

Y Jennifer Schneider We love it!!!! We live on the 900 block of East Franklin.

Y R.c. Mac I love it. It's amazing. What kind of asshole would complain about this and for what reason?

Y Tru Em Now that is a cool piece of art

Y William Baxter Nothing like disrespecting an amazing piece of artistic work and talent because certain members of the community don't understand its message. How would you feel as an artist to have your work approved and then later removed due to local politics? If you didn't think the location

through in the first place that should be the fault of the community planners.... not the artist!

 Author

District 2 Alderperson in Appleton - Vered Meltzer I can only speculate that the neighbours might have been more receptive and supportive of the installation if they had been informed of the proposal before the art was installed. In the future the city will notify adjacent property owners about proposa...See

Isabel Fevola



Y Isabel Fevola I think it's awesome Clever how they made them metals tanks and made it in to a face. I seen other face sculptures and adults and kids like them so why is this one any different ?

Y Tara Firkus Jordana and I go passed this twice a day on the way to 4k. She loves it. Calls it "the Big Man".

I Sandi England Rohde What's the main concerns?

Vered Meltzer People don't want it to be there. Some say it scares their children. Generally feels invasive and disruptive in their neighbourhood. No one ever got their input or informed them of the committee approval process, it just appeared all of a sudden. One contact mentioned concern that it would lower their property value.

Lee Snodgrass Vered Meltzer ?

Y Julie Haurykiewicz I saw it in person for the first time yesterday and think it is awesome!

Y Nora Johnston I love this sculpture! I was pleasantly surprised to see it when I came over the bridge. I find it curious, somewhat whimsical and oddly charming.

Y Nate Wolff I think it's really cool and is in a good spot.

Y Ann Gain For what is worth I live in this neighborhood and I really like it. And it's only there for 2 years if I understand correctly

Y Polly Snodgrass Put it in my yard!

Y Helen Kramer i'd love it in front of my house.

Y Matt Lederer My first reaction was basically, "What the heck is that scary thing?" Followed by a closer look. Then I drove by a few times and was intrigued. And now, the more I look at this sculpture, the more I like it.

I hope it isn't moved, but if it is, I hope it'll be somewhere with high visibility.

Y Matt Lederer Also, as the "owner operator" of 2 kids (aged almost 9 and almost 6), they are decidedly not scared by it. They like that "there are faces that make a face, and all the faces are funny and strange."

I Trisha Fischer Kostelny Coming off the bridge you have to be careful because you want to look at it, but need to keep your eyes on the road- especially with the curve.

Y Babette Doll I think it's really cool! I hope it does not get moved out of my neighborhood!!!

Y Emily Tseffos We live a block from the sculpture and love it ?
Manage

N Christina Marie Rappel Thank goodness! Unfortunately, art is not always beautiful. That said, the city should try to focus on beautification. This is rather an eyesore.

John De Bruin <https://www.prageru.com/video/why-is-modern-art-so-bad/>
Manage

Y Julie Keller My daughter saw it as we were driving home last week and we are going to walk this morning to get a closer look as she thought it was "super cool". So that's the feedback from a 16 year old!

Y John Nebel Grt PC of Art ? Art serves all as inviting human response to biggest tent in each viewer/participant ?

Matt Troge

Y This is so quintessentially the mindset of a majority of Appleton. One tiny little change is

complained about because it's change and instead of being able to enjoy something like an art installation that brings some unique character to our community, now the local government has to take time to discuss where it could go and if they should move it. ? super frustrating

Sculpture Valley Thanks Matt Troge, we share your sentiments and are looking forward to a robust and lively discussion about public art and placement of it on the 9th. Art should stimulate discussion, I think this piece has ?

Y Matt Troge It's a super interesting piece and while a tad strange, it made my wife and I really happy to see something pop up like that! I hope it stays

Y Chris Burns I am a fan of community art projects like this one. However, 100% confident that people will complain about anything if given a soapbox to voice their opinion. #NoTimeForNegativity

Brad Knapp

Y This first time I saw this sculpture I said outloud to everyone in the car (I was alone) "that thing is badass".

Y Terry Phelan I was coming across bridge about three weeks ago and saw this for first time. Needless to say I almost took the curb out in awe!

Y Michelle Eilers I love this installation. I hope it gets to stay in its current location.

N Jared Huber It's grotesque!!! ?

Y Mandy Holm Love it! I drive past it twice a day, and think that it adds unique character to that location. I hope it stays also.

Y Jeni Moore I can't be at this meeting can I be present via FaceTime?!?

Y Adrianna I would also like to be present via phone or facetime, if possible.

Concerned citizens have asked their district alderperson, Vered Meltzer, to introduce a reconsideration of the approved placement of The Collective, the 2019 Jury's Choice for ACREofART III at this Municipal Services meeting.

Whether you support the idea of relocation or are in favor of leaving it in place, it is important that we hear from the public, particularly from those residents who live in the neighborhood or in close proximity to it. We welcome all perspectives as it brings about a healthy discussion of the merits of our public art program and the boundaries it operates in.



MON, DEC 9 AT 4:30 PM

Vote to rescind approved placement of The Collective

Sculpture Valley From a Private property-owner standpoint, a piece of public artwork at this location is introducing a significant feature into what have always been an open green space. Particularly for the few properties adjacent to the site, that space is ostensibly ...See More

Y Deb Forslund Sculpture Valley I see nothing wrong with the placement; as stated, it's a gateway into and out of the downtown area. And unless adjacent property owners, who consider this space an extension of their yards, are paying property taxes on this parcel, t...See More

Sculpture Valley This is a discussion about the appropriateness of the location and we can see both sides of this unique public / private site. From a public standpoint, the location is a highly visible gateway sculpture opportunity which gets a significant amount of traffic into and out of the downtown. It's an ideal location, which is why an ACRE work has been placed there.

Y Rachel Pieper We love it! We look for it every time we pass off Er bridge.

Y Sara Duroy I admit the first time I saw it I jumped cuz it scared me but its cool... I always see something new in it... I like it and vote for it stays

Y Molly Trochta-Van Landghen Wait people are upset about the placement of this?

Y Cody Bob-Los Deisenroth Molly Trochta-Van Landghen lol that's what I'm confused about

N Nikki Jackson That thing is so ugly!

Y Jennifer Feagans Thompson I love this..

N Ian Keberlein Def move that stupid thing

N J Robert Oliver YES !!!!

Y Rochelle Isaacson Max and I have named this piece "Schnozzle"



MEMO

"...meeting community needs...enhancing quality of life."

TO: Municipal Services Committee
FROM: Paula Vandehey, Director of Public Works
DATE: September 11, 2019
SUBJECT: **Resolution #11-R-19 regarding the creation of a parking lot on the former Blue Ramp Site.**

In response to Resolution #11-R-19 from Alderpersons Martin and Spears, city staff met to discuss the pros and cons of this proposed parking lot. Our thoughts are as follows:

PROS:

- Improved visibility and identity for City Hall.
- Opportunity to provide additional ADA accessibility into City Hall.
- Addresses some perceived parking issues (i.e. parking is too far away, there is not enough short-term parking in the immediate area, etc.).
- Opportunity to provide additional short-term parking for City Center.
- Additional parking revenue if rates are set at a premium for the convenient parking option.

CONS:

- Lost opportunity for the Parking Utility to sell the lots associated with the former Blue Ramp. Estimated market value of \$590,000 (\$16/SF).
- Lost opportunity for tax increment. Estimated at \$14 million, which equates to \$320,000 in tax revenue annually.
- Lost opportunity for substantial neighborhood redevelopment north of College Avenue.
- On-going maintenance of lot (snow removal, sweeping, striping, patching, electricity, signage, etc.).

PROJECTED COSTS (\$420,000):

- Cost to design and construct ADA accessible City Hall entrance is estimated at \$200,000.
- Cost to design and construct new parking lot is estimated at \$200,000.
- Cost to purchase and install parking meters is estimated at \$20,000.

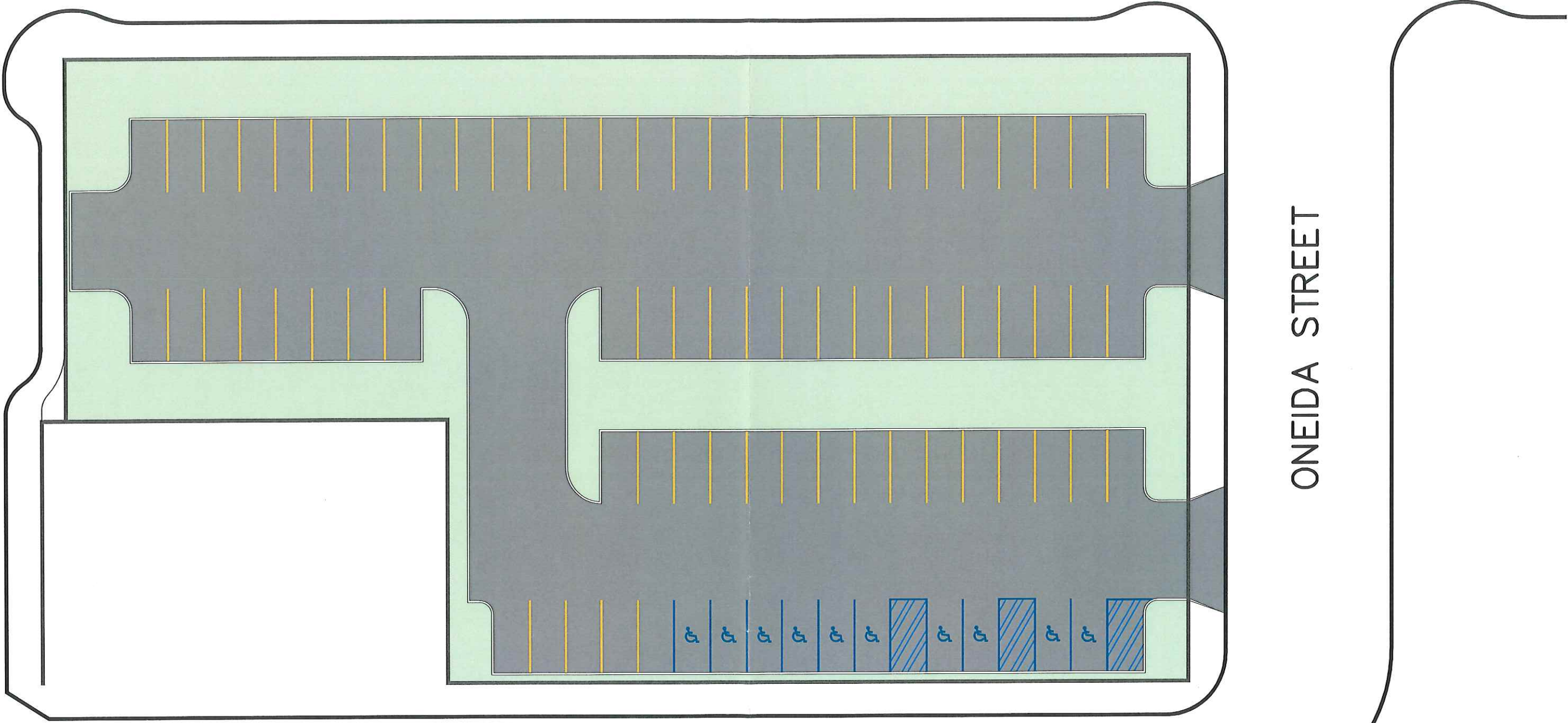
OTHER POINTS TO CONSIDER:

- A conceptual layout of a possible configuration for the proposed parking lot is attached showing 10 handicap stalls and 71 1-hour metered stalls.
- The Downtown Parking Study completed by Walker Parking in 2018 was clear that the City had adequate parking with the removal of the Blue Ramp. Since the demolition of the Blue Ramp it has become apparent that there are over 300 parking stalls available within a 2 block radius (Yellow Ramp, Red Ramp and on-street meters on Washington Street and to the north). However, many customers of the City Center neighborhood do not consider parking within 2 blocks convenient parking.
- The Downtown Future Land Use Plan identifies this area for mixed-use development.
- It is anticipated that future development on this site will include public parking.

Based on the costs to construct and maintain the proposed parking lot, the lost opportunity for tax increment, and the availability of parking already paid for by the Parking Utility, staff recommends that Resolution #11-R-19 be denied. However, staff does recommend that funds be allocated to create some major marketing campaigns and materials to educate residents and visitors about the available parking options we have in downtown Appleton.

WASHINGTON STREET

APPLETON STREET



ONEIDA STREET

CITY CENTER ALLEY

STALL COUNT	
71	REGULAR
10	HANDICAP
<hr/>	
81	TOTAL



MEMO

TO: Municipal Services Committee

FROM: Paula Vandehey, Director of Public Works

DATE: October 16, 2019

SUBJECT: **Resolution #11-R-19 regarding the creation of a parking lot on the former Conway Building Site.**

In response to Resolution #11-R-19 from Alderpersons Martin and Spears, city staff met to discuss the pros and cons of a proposed parking lot on the former Conway Building Site. Our thoughts are as follows:

PROS:

- Addresses some perceived parking issues (i.e. parking is too far away, not enough short-term parking in the immediate area, not enough convenient designated accessible parking, etc.).
- Opportunity to provide additional short-term parking for City Center.
- Additional parking revenue if rates are set at a premium for the convenient parking option. Proposing that meters have a 1-hour time limit with a \$2/hour rate.

CONS:

- Lost opportunity for the City to sell the lot associated with the former Conway Building. Estimated market value of \$256,900 (\$15/SF).
- Lost opportunity for tax increment. Estimated at \$14 million, which equates to \$320,000 in tax revenue annually.
- Lost opportunity for substantial neighborhood redevelopment north of College Avenue. The Community and Economic Development Department believes this lot would be developed in conjunction with the former Blue Ramp Lot.
- On-going maintenance of lot (snow removal, sweeping, striping, patching, electricity, signage, meter maintenance, etc.).
- The existing commercial loading zone for the City Center Building and associated evening parking stalls will be lost due to the access to the proposed parking lot on the east side of Oneida Street.

- The access to Washington Street uses the existing alley which is not ideal as it is close to the pedestrian crossing from the Yellow Ramp.

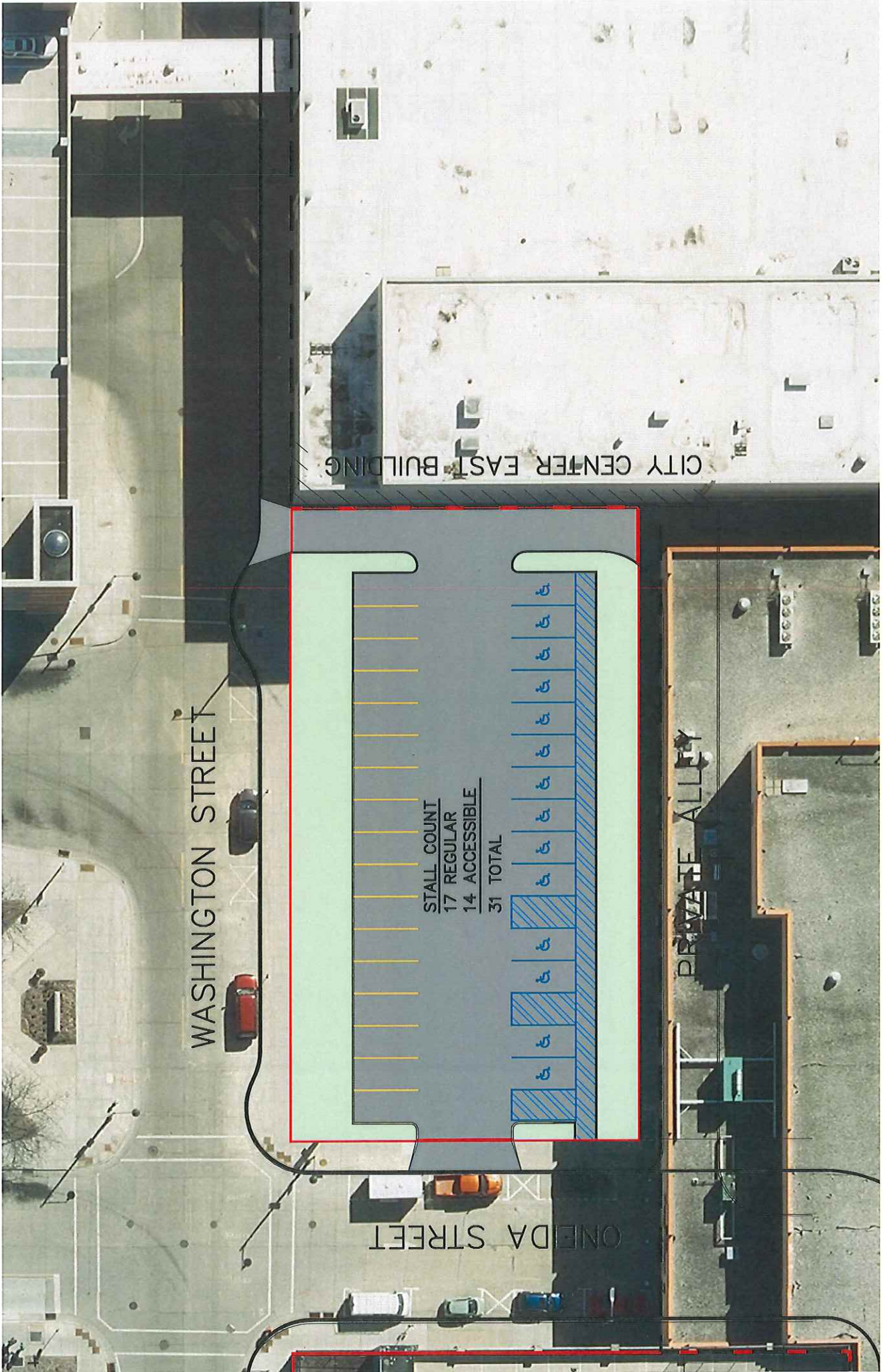
PROJECTED COSTS (\$90,000):

- Cost to design and construct new parking lot is estimated at \$85,000.
- Cost to purchase and install parking meters is estimated at \$5,000.

OTHER POINTS TO CONSIDER:

- A conceptual layout of a possible configuration for the proposed parking lot is attached showing 14 accessible stalls and 17 1-hour metered stalls.
- The Downtown Parking Study completed by Walker Parking in 2018 was clear that the City had adequate parking with the removal of the Blue Ramp. Since the demolition of the Blue Ramp it has become apparent that there are over 300 parking stalls available within a 2 block radius (Yellow Ramp, Red Ramp and on-street meters on Washington Street and to the north). However, many customers of the City Center neighborhood do not consider parking within 2 blocks convenient parking.
- Providing accessible parking in this location does not automatically free up parking on College Avenue. In fact, it may move some of the accessible parking out of the Yellow Ramp and Library Parking Lot and move it to this lot.
- The Downtown Future Land Use Plan identifies this area for mixed-use development.
- It is anticipated that future development on this site will include public parking.

Based on the availability of parking within 100 feet of the proposed lot which is already paid for by the Parking Utility, the lost opportunity for tax increment, and the costs to construct and maintain the proposed lot, staff recommends that Resolution #11-R-19 be denied. However, staff does recommend that funds be allocated to create some major marketing campaigns and materials to educate residents and visitors about the available parking options we have in downtown Appleton.



CITY CENTER EAST BUILDING

WASHINGTON STREET

ONIDA STREET

PRIVATE ALLEY

STALL COUNT
17 REGULAR
14 ACCESSIBLE
31 TOTAL



Appleton Downtown Parking

Metered Parking is 9:00 am - 6:00 pm

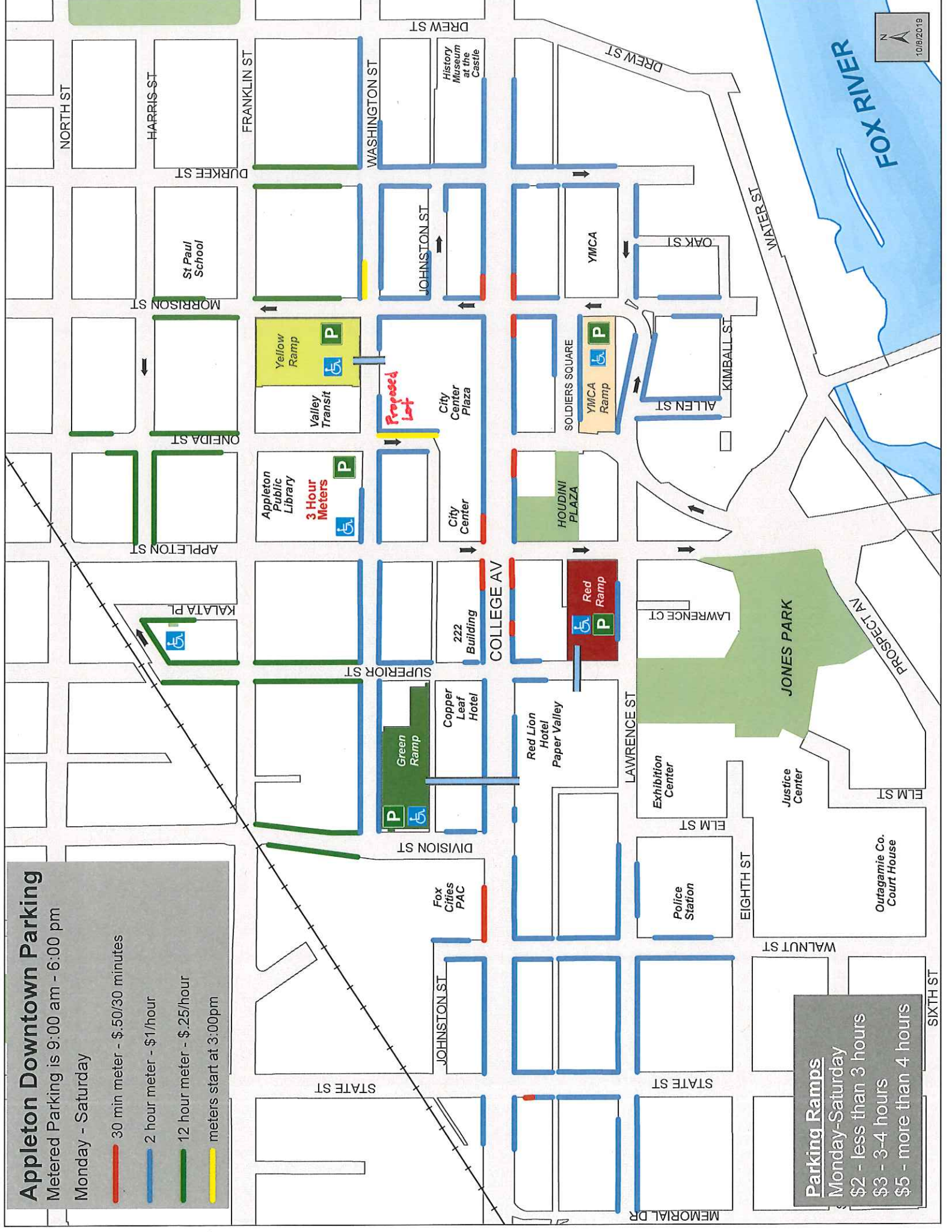
Monday - Saturday

- 30 min meter - \$.50/30 minutes
- 2 hour meter - \$1/hour
- 12 hour meter - \$.25/hour
- meters start at 3:00pm

Parking Ramps

Monday-Saturday

- \$2 - less than 3 hours
- \$3 - 3-4 hours
- \$5 - more than 4 hours



Resolution #11-R-19

Submitted By: Alderperson Martin, District 4 & Alderperson Spears, District 12

Date: 8-21-2019

Referred to: Municipal Services Committee

Whereas, Appleton citizens and visitors continue to ask, where is city hall?

And,

Whereas, City of Appleton has made investments of over \$1 million in enhancing Finance and Parks & Recreation enrollment area on first floor, Dance Studios on the second floor, Remodeling of offices on floors 5 & 6, and there are plans to remodel the Council Chambers

And,

Whereas, the City of Appleton has invested millions in converting Appleton Street to two-way, with bike lanes and no parking on either side.

And,

Whereas, The City of Appleton needs to provide a welcoming door with good visible signage, respecting those who are visually impaired and/or with limited mobility; short term parking; Accessible Handicap Parking Stalls, accessible entrance with no steps and great lighting

And,

Now, Therefore, Be It Resolved that the Appleton Municipal Services review location and consider permanent short-term parking for Appleton residents, visitors, permit recipients, and those attending meetings of committees, and City of Appleton Common Council. And to take into account, the needs of our other condo neighbors.

HOFFMAN HOLDINGS, LLC

12-4-2019

Conway Parking Lot Agreement TERMS

Hoffman Holdings, LLC, et al.

- Escrow \$90,000 for design and construction of parking lot, including drainage, paving, striping, lighting, landscaping, etc.
- Maintain parking lot including snow removal, pothole patching, sweeping, re-striping, mowing, etc.
- North City Center Plaza entrance closest to parking lot to mirror hours of mall tenants and special events at City Center Plaza - City Center Plaza Hours:
 - M-F 6:30 am to 8:00 pm
 - Saturday 7:00 am to 5:00 pm
 - Sunday Closed

City of Appleton

- Design and construct parking lot, including site plan, special use, etc.
- Install signage and meters
- Update Ordinances accordingly
- Pay for parking lot ongoing electricity
- Pay for all costs exceeding \$90,000
- Maintain parking meters
- Timing of design and construction – Spring/Summer 2020

Parking Lot

- Combination of accessible and metered stalls will be agreed to by both parties
- Parking meter time and rates to be established by the City Council
- If the property is sold to a third party developer, Hoffman Holdings, LLC, et al. will be reimbursed by the City and/or third party developer as follows: \$45,000 during the first year after date of completion; \$36,000 in year 2; \$27,000 in year 3; \$18,000 in year 4; \$9,000 in year 5; and \$0 after year 5.



MEMO

TO: Municipal Services Committee

FROM: Paula Vandehey, Director of Public Works

DATE: December 19, 2019

SUBJECT: Resolution #11-R-19 regarding the creation of a parking lot on the former Conway Building Site.

Legislative History of Resolution #11-R-19:

- August 21, 2019 – Resolution submitted by Alderpersons Martin and Spears.
- August 26, 2019 – Municipal Services Committee referred the item to staff for a recommendation.
- September 23, 2019 – Staff recommendation to deny constructing a parking lot on the Blue Ramp Site. Municipal Services Committee recommended denial 3-1 to construct parking lot on Blue Ramp Site.
- October 2, 2019 – Common Council referred the item back to the Municipal Services Committee.
- October 7, 2019 – Municipal Services Committee amended the resolution to construct a parking lot on the former Conway Site and referred the item to staff for a recommendation.
- October 21, 2019 - Staff recommendation to deny constructing a parking lot on the former Conway Site. Municipal Services Committee recommended denial 2-2 to construct parking lot on former Conway Site.
- November 6, 2019 – Common Council referred the item back to the Municipal Services Committee as Hoffman Holdings offered to pay for the construction of the parking lot during public participation portion of the Common Council meeting.
- December 9, 2019 – Municipal Services Committee went into closed session to discuss potential development of former Conway Site. Hoffman Holdings provided a new parking lot layout for the Blue Ramp Site. Municipal Services Committee referred the item to staff for a recommendation.

The attached drawing shows the latest proposed parking lot fitting the access driveway between the building columns, staying clear of the WeEnergies generator easement, and providing an accessible sidewalk to the mall entrance.

In response to the latest proposed parking lot layout, City staff provides the following thoughts:

PROS:

- Addresses some perceived parking issues (i.e. parking is too far away, not enough short-term parking in the immediate area, not enough convenient designated accessible parking, etc.).
- Opportunity to provide additional short-term parking for City Center.
- Additional parking revenue if rates are set at a premium for the convenient parking option. Proposing that meters have a 1-hour time limit with a \$2/hour rate.

CONS:

- Parking lot makes marketing of the lot more challenging as developer has the perception of “taking away parking.” The estimated market value of the Blue Ramp Site is \$256,900 (\$15/SF), and the estimated tax increment of a new project is approximately \$14 million (\$320,000 in tax revenue annually).
- Lost opportunity for substantial neighborhood redevelopment north of College Avenue. The Community and Economic Development Department believes this lot would be developed in conjunction with the former Conway Site.
- Reimbursement to Paul Hoffman per proposed terms of up to \$45,000 if lot is developed within the next few years.

OTHER POINTS TO CONSIDER:

- Providing accessible parking in this location does not automatically free up parking on College Avenue. In fact, it may move some of the accessible parking out of the Yellow Ramp and Library Parking Lot and move it to this lot.
- The Downtown Future Land Use Plan identifies this area for mixed-use development.
- It is anticipated that future development on this site may include public parking.
- The Downtown Parking Study completed by Walker Parking in 2018 was clear that the City had adequate parking with the removal of the Blue Ramp. Since the demolition of the Blue Ramp it has become apparent that there are over 300 parking stalls available within a 2 block radius (Yellow Ramp, Red Ramp and on-street meters on Washington Street and to the north). However, many customers of the City Center neighborhood do not consider parking within 2 blocks convenient parking.

Based on the availability of parking within 200 feet of the proposed lot which is already paid for by the Parking Utility and the potential lost opportunity for tax increment, staff recommends that Resolution #11-R-19 be denied. However, staff does recommend that funds be allocated to create some major marketing campaigns and materials to educate residents and visitors about the available parking options we have in downtown Appleton.

WASHINGTON STREET

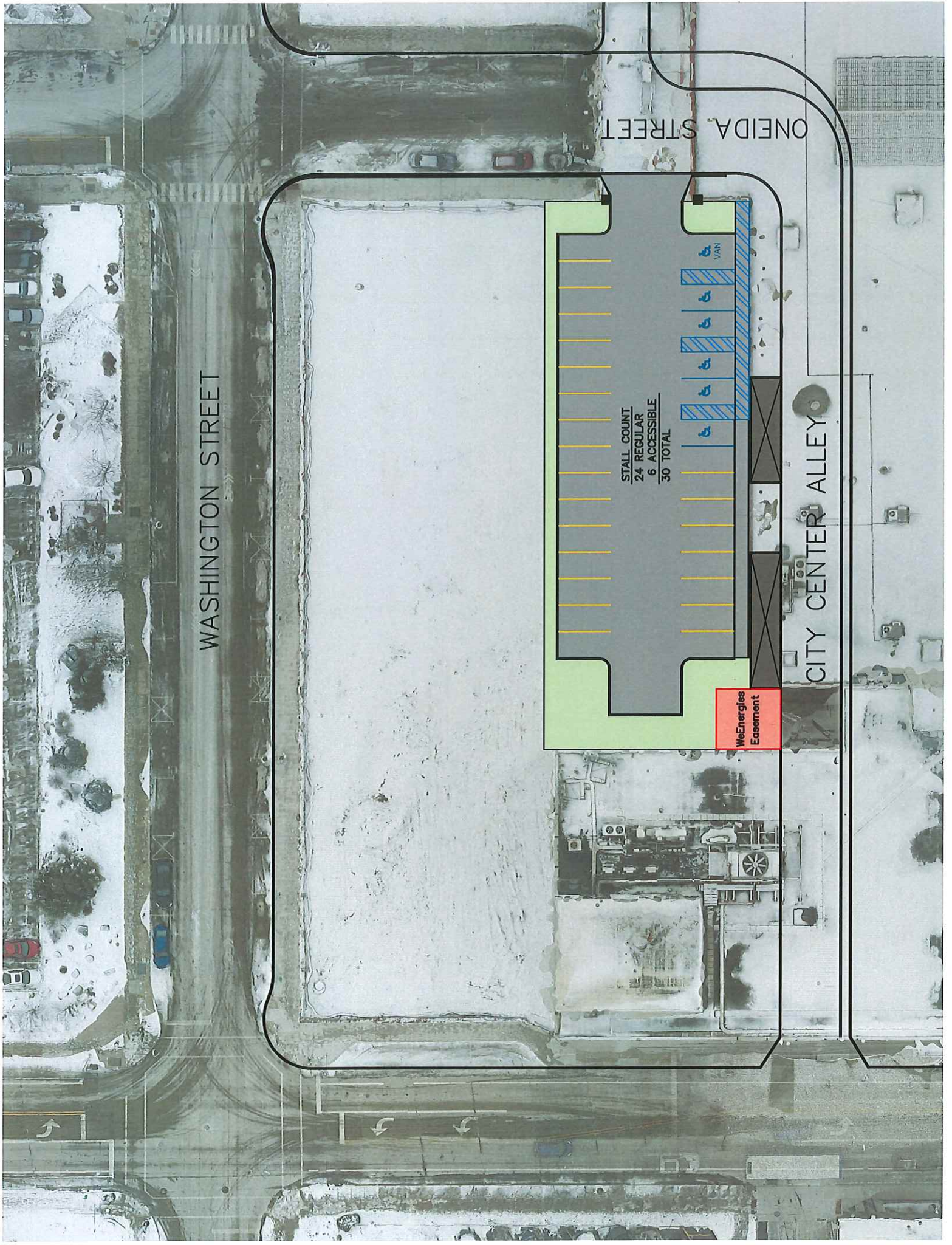
ONEIDA STREET

CITY CENTER ALLEY

STALL COUNT
24 REGULAR
6 ACCESSIBLE

30 TOTAL

WeEnergies
Easement



Resolution #11-R-19

Submitted By: Alderperson Martin, District 4 & Alderperson Spears, District 12

Date: 8-21-2019

Referred to: Municipal Services Committee

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MEMO

TO: Municipal Services Committee

FROM: Paula Vandehey, Director of Public Works *PAV*

DATE: December 19, 2019

SUBJECT: **Request from Johnson Bank for a Purchased Parking Stall in the 100 N. Superior Street block.**

Currently there are two (2) parking stalls that are signed as a 15-minute loading zone adjacent to Johnson Bank on the 100 N. Superior Street block (see attached picture). Customers and employees occasionally use this loading zone inappropriately leading to parking citations. In discussions with the bank, they are requesting that the southernmost stall be converted from the existing loading zone to "Johnson Bank Parking Only" per the Downtown Purchased Parking Policy. The remaining area would remain as a 15-minute loading zone. If approved, the annual fee for the purchased stall at the 2020 rate is \$2,808 plus tax.

C: Pfefferle Management
Appleton Downtown Inc

Attachments

Google Maps 101 N Superior St

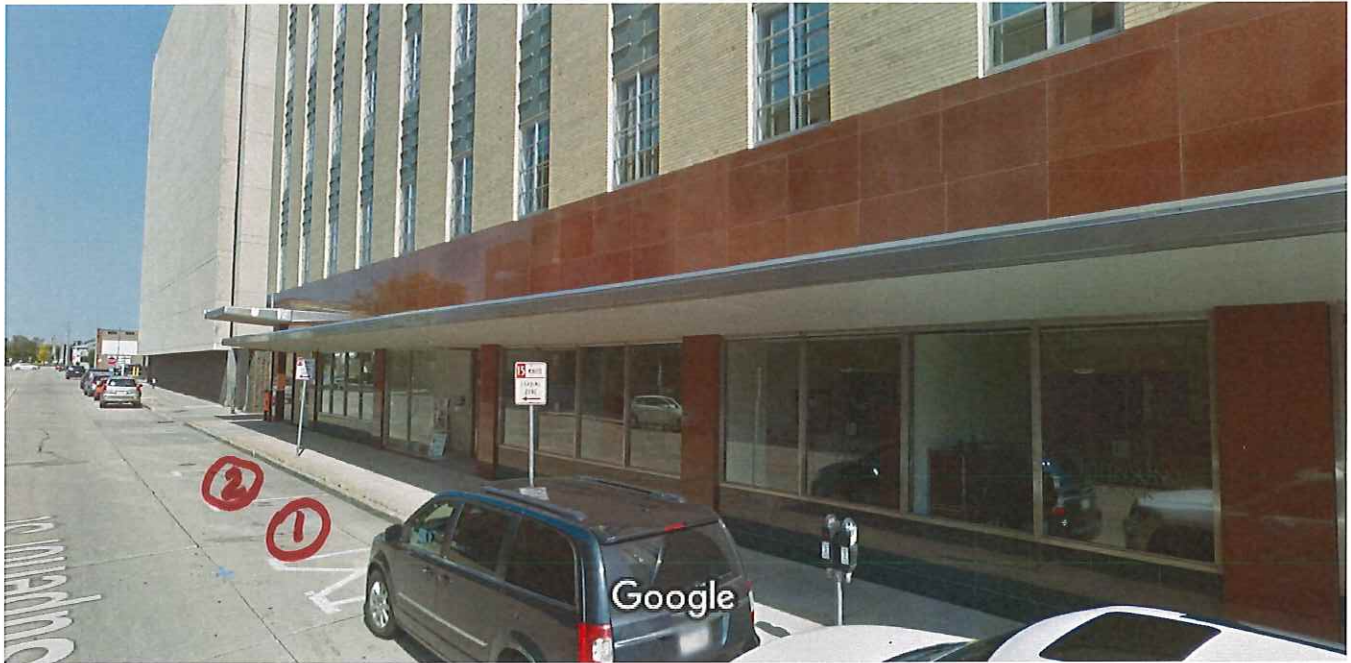
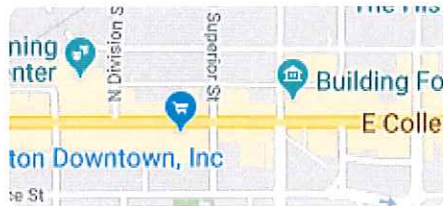


Image capture: Sep 2017 © 2019 Google

Appleton, Wisconsin

Google

Street View



- ① Convert to "Johnson Bank Parking Only"
- ② Keep as 15 minute loading zone



“...meeting community needs...enhancing quality of life.”

DEPARTMENT OF PUBLIC WORKS

Engineering Division
100 North Appleton Street
Appleton, WI 54911
(920) 832-6474
FAX (920) 832-6489

October 2012

CITY OF APPLETON
DOWNTOWN PURCHASED PARKING POLICY

The objective of this policy is to establish the guidelines in which business owners requesting to purchase on-street parking for their business may be considered in downtown Appleton.

PROCEDURE

All requests from business owners to purchase on-street parking for their business shall be submitted to the Department of Public Works to be reviewed against the criteria set forth in this policy. Requests not meeting the criteria shall be denied administratively. Requests meeting the criteria shall be forwarded to the Municipal Services Committee and Common Council for consideration.

All submittals shall contain the following information:

1. Name of business and business owner requesting the purchased parking.
2. Number of stalls requested for purchased parking.
3. Drawing showing location of proposed purchased parking stall(s).
4. Purpose for requesting purchased parking.

APPROVAL CRITERIA

1. No purchased parking will be approved for College Avenue.
2. No more than a total of 10% of the parking stalls of any block (i.e. both sides of the 200 East Washington Street block) shall be signed as purchased parking, valet parking and loading zones.
3. Shared use of purchased parking amongst businesses is strongly encouraged.
4. Approval for purchased parking may be rescinded by the Common Council if property owner fails to use the space for its intended purpose, if the purchased parking negatively impacts other downtown businesses, or property owner fails to pay monthly fee.
5. Owner will be charged to remove parking meter(s) and install sign(s) for the approved purchased parking. Owner will also be charged to re-install meter(s) if stall(s) are reverted back to metered parking.
6. Approval is non-transferable if ownership changes.

ENFORCEMENT

The purchased parking area will be enforced by City staff on a complaint only basis.

PURCHASED PARKING FEE

1. A daily fee equal to that charged to bag a parking meter per purchased stall will be charged Monday through Saturday.
2. This fee will be billed to the property owner at the beginning of each quarter, and is non-refundable.
3. Rates are subject to change by the Common Council.



PERMIT TO OCCUPY THE PUBLIC RIGHT-OF-WAY

Permit # : _____
 Effective Date: _____
 Expiration Date: _____
 Fee: _____
 Paid (yes or no): _____

Rev. 04-10-15

Applicant Information

Name (print): Joshua Sickler Company: my Authors Kitchen
 Address: 125 E College Ave Telephone: (920) 851-6300 FAX: _____
 e-mail: jsickler69@gmail.com
 Applicant Signature: _____ Date: _____

Occupancy Information

General Description: Tables & Chairs out on side walk
 Street Address: 125 East College Ave. Tax Key No.: _____
 - or -
 Street: _____ From: _____ To: _____
 Multiple Streets: _____

(Department use only)

Occupancy Type	Sub-Type	Location
<input checked="" type="checkbox"/> Permanent (\$40)	<input type="checkbox"/> Sandwich Board	<input checked="" type="checkbox"/> Sidewalk
<input type="checkbox"/> Temporary - max. 35 days (\$40)	<input checked="" type="checkbox"/> Tables / Chairs	<input type="checkbox"/> Terrace
<input type="checkbox"/> Amenity/Annual (\$40)	<input type="checkbox"/> Dumpster	<input type="checkbox"/> Roadway
<input type="checkbox"/> Blanket/Annual (\$250)	<input type="checkbox"/> POD / Container	
<input type="checkbox"/> Block Party (\$15)	<input type="checkbox"/> Obstruction / Other	

Additional Requirements

Plan/Sketch Certificate of Insurance Bond
 Other : _____

Traffic Control Requirements

N/A

Type of Street: _____ Proposed Traffic Control: _____
 Arterial/CBD City Manual Page(s) _____
 Collector State Manual Page(s) _____
 Local Other (attach plan) _____

Contact Traffic Division (832-2379) 1 business day prior to any lane closure, or 2 business days prior to a full road closure.
 Additional Requirements: _____

Approved by: _____ Date: _____

This permit approval is subject to the following conditions:

1. Permittee is responsible to obtain any further permits that may be required as part of this occupancy.
2. Permittee shall adhere to any plan(s) that were submitted to the City of Appleton as part of this application.
3. This permit is subject to IMMEDIATE REVOCATION and/or issuance of a MUNICIPAL CITATION if conditions of the permit are not met.
4. This permit is subject to IMMEDIATE REVOCATION if unfavorable traffic conditions develop during the period the occupancy is permitted.
- 5.
- 6.

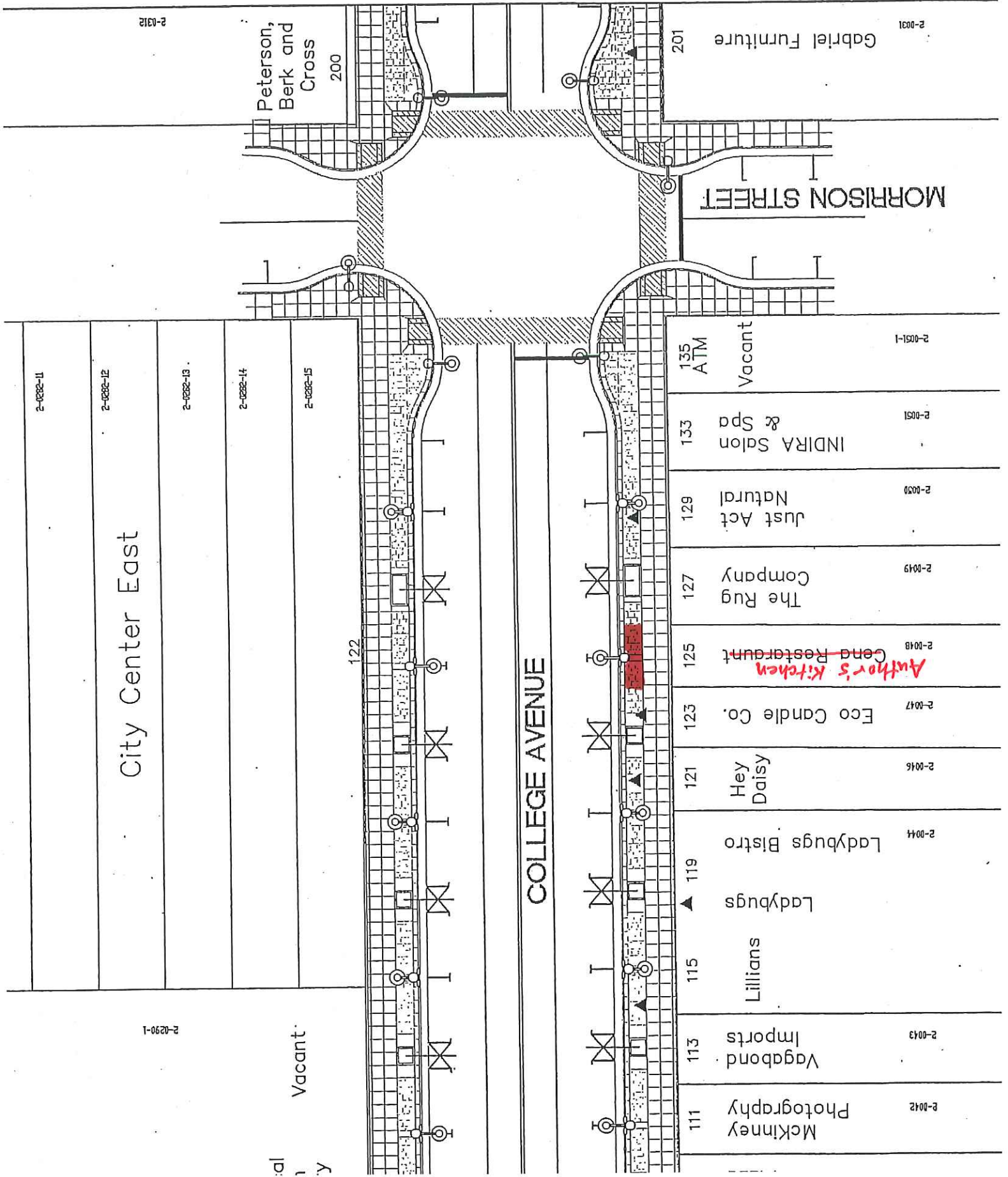
This permit is issued to the applicant upon payment of the permit fee and is expressly limited to the location and type described herein. The applicant, in exchange for receiving this permit, warrants that all street occupancies will be performed in conformity to City ordinances, standards and policies, be properly barricaded and lighted, and be performed in a safe manner. By applying for and accepting this permit, the applicant assumes full liability and/or any costs incurred by the City for corrective work required to bring the subject area into compliance with said ordinances, standards, policies and permit conditions. No occupancy shall occur prior to approval of this permit by the Department of Public Works.

The Grantee shall guarantee at their expense, the repair or replacement of pavement, sidewalk and any other facilities within the public right-of-way damaged or destroyed by the Grantee or any sub-contractor working for them. The Grantee shall assume complete and full liability and responsibility, in accordance with existing ordinances and policies, in the event of injury or damage to persons or property resulting from their facilities within the public right-of-way.

APPROVED BY: _____
 (Department of Public Works)

DATE: _____

City Center East



2-0290-1
 2-0282-11
 2-0282-12
 2-0282-13
 2-0282-14
 2-0282-15

Vacant

122

COLLEGE AVENUE

MORRISON STREET

111
 113
 115
 119
 121
 123
 125
 127
 129
 133
 135
 200
 201

McKinney Photography
 Vagabond Imports
 Lillians
 Ladylugs
 Ladylugs Bistro
 Hey Daisy
 Eco Candle Co.
~~Auther's Kitchen~~
 The Rug Company
 Just Act Natural
 INDIRA Salon & Spa
 ATM
 Vacant
 Gabriel Furniture
 Peterson, Berk and Cross

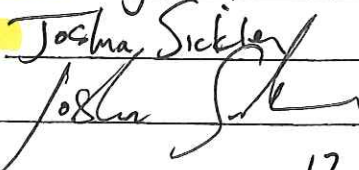
2-0042
 2-0043
 2-0044
 2-0046
 2-0047
 2-0048
 2-0049
 2-0050
 2-0051
 2-0051-1
 2-0031
 2-0312

Insurance and Bond Coverage:

Insurance Carrier: Badger Mutual
Insurance Agent Name and Phone Number: Guy (920) 851-7912
Policy Number: 00758-55345
Policy Period: 12/10/20
Bond Carrier: _____
Bond Agent Name and Phone Number: _____
Bond Number: _____
Bond Period: _____

I confirm that I have the authority to sign and certify the information contained herein as the permittee/licensee or duly authorized representative of the entity obtaining this permit/license. I have reviewed and understand the insurance and bonding requirements of the City of Appleton. I hereby certify that I, or the company I represent have insurance and a bond in the amounts required to obtain this permit/license. I have named the City of Appleton as an additional insured for purposes of this permit/license and have provided the name of my insurance and bond carriers, the policy numbers and policy periods above. Further, I agree to maintain appropriate insurance coverage for the duration of this permit/license and to indemnify against any and all liability, loss, damage and expenses and costs including attorneys' fees arising out of the activities performed as described herein, caused in whole or in part by any negligent act or omission of the applicant, anyone directly or indirectly employed by any of them, which may arise from the use of city right of way or property under this permit or license.

I certify that this application, and all information and documentation provided therein, is true and accurate.

Company Name: MJ Author's Kitchen
Print Name: Joshua Sickley
Signature: 
Date: 12-3-2019

Paula Vandehey

From: Eric Lom
Sent: Monday, December 16, 2019 8:43 AM
To: Paula Vandehey
Subject: FW: Permanent Railroad Safety Marking

Paula,

I like this idea. I assume we just need to get it on the next MSC agenda?

E

From: Gary Koerner <grkconductor@yahoo.com>
Sent: Saturday, December 14, 2019 11:39 AM
To: Eric Lom <Eric.Lom@Appleton.org>
Cc: Meghan Cash <Meghan.Cash@Appleton.org>; Paula Vandehey <Paula.Vandehey@Appleton.org>
Subject: Permanent Railroad Safety Marking

Appleton City Council

On October 7th 2019, Wisconsin Operation Lifesaver, Appleton Police Department (Officer Cash) and Canadian National Railway, put a Safety messages at some of the crossing warning pedestrian of train traffic. We used sidewalk chalk paint so it was temporary, the stencil we used put a message on the sidewalk that read "See Tracks Think Trains"

Nationally in 2018 there was 540 trespassing fatalities and in 2019 through the month of June there has been 319 trespassing fatalities.

So I would like to work with the city to make the sidewalk marking permanent. With the area we are looking at is a quiet zone it would raise the awareness of the hazards around railroad tracks.

Gary Koerner
State Coordinator
Coach / Trainer
Wisconsin Operation Lifesaver
920-428-9834

Attention: This message was sent from a source external to the City of Appleton. Please use caution when opening attachments or clicking links.



DEPARTMENT OF PUBLIC WORKS

**100 North Appleton Street
Appleton, WI 54911**

(920) 832-6474

FAX (920) 832-6489

**CITY OF APPLETON
RAZING OF BUILDINGS POLICY**

This policy has been developed to provide a reasonable and consistent approach to publicly funding the razing of privately owned buildings. Nothing in this Policy shall be construed to circumvent or supersede state law, specifically Wis. Stat. 66.0413 related to razing buildings.

GUIDELINES

Buildings meeting the criteria set forth below in this policy may be razed at the discretion of the Inspection Supervisor. Requests to raze buildings that do not meet the criteria set forth in this policy shall be brought to the Municipal Services Committee for review. The Municipal Services Committee will be responsible for reviewing the request and make a recommendation to the Common Council. Common Council shall make the final determination regarding the public funding of privately owned buildings that do not meet the criteria set forth below.

CRITERIA FOR RAZING OLD, DILAPIDATED AND OUT OF REPAIR BUILDINGS:

- 1) **Building determined to be old, dilapidated or out of repair.** Wis. Stat. 66.0413(b) gives municipalities the authority to order a building to be razed if the building is old, dilapidated or out of repair and consequently dangerous, unsafe, unsanitary or otherwise unfit for human habitation and unreasonable to repair. The Inspection Supervisor shall issue an Order Requiring Removal of Unsafe Building and Personal Property if the condition meets the statutes standard.
- 2) **Reasonableness of Repair.** The cost of repairing the building would exceed 50% of the assessed value of the building set forth in Wis. State. 66.0413(c).
- 3) **Citations Issued.** Enforcement action has been taken in the form of a citation from the City of Appleton and this action has not motivated the owner to take the required action to correct violations.

- 4) **Delinquent Owner.** The owner has displayed a history of neglecting the building by not complying with notices of noncompliance for building code violations and/or has failed to pay property taxes for more than three (3) years.
- 5) **Service of Order.** No building shall be razed until all provisions of Wis. Stat. 66.0413 have been complied with, including proper notice issued to owners or agents.

cc: Paula Vandehey, Director of Public Works
Amanda Abshire, Assistant City Attorney



"...meeting community needs...enhancing quality of life."

DEPARTMENT OF PUBLIC WORKS - Engineering Division

MEMO

TO: Members of the Municipal Services Committee

FROM: Ross Buetow, Deputy Director of Public Works / City Engineer

SUBJECT: 2020 Aerial Imagery/LiDAR Contract Award

DATE: January 7, 2020

In 2017, the Common Council approved a ten-year agreement between the City and Ayres Associates, Inc. for orthophotography, lidar and digital mapping services, with specific scopes of services and their related contracts to be approved on a project-by-project basis. To date, Ayres Associates has provided high quality technical services and the City has been very satisfied with our professional relationship.

For our 2020 project, we are requesting approval for all necessary fieldwork (i.e. flights, ground control and aerial imagery) to obtain updated 3-inch pixel resolution orthoimagery and complete LiDAR (*Light Detection and Ranging*) data coverage for all of Appleton (see attached Exhibit 1). In addition to the fieldwork described above, the project scope also includes the creation of 1-foot contour maps prepared to USGS map accuracy standards for the entire city. The LiDAR process will essentially provide a complete three-dimensional point cloud representation of the City's ground surface, which can be used by City Engineering and GIS staff for numerous subsequent stormwater and mapping applications.

We hereby request to award the 2020 Aerial Imagery/LiDAR Contract to Ayres Associates in an amount not to exceed \$62,600 based on the attached scope of services. The approved 2020 budget allocation for this project is \$60,000.

Thank you for your consideration.

June 6, 2019



Ross M Buetow, P.E.
Deputy Director of Public Works/City Engineer
City of Appleton
100 North Appleton Street
Appleton, WI, 54911

Dear Mr. Buetow:

Thank you for the opportunity to submit a proposal for orthoimagery and lidar services for the City of Appleton in 2020. This letter describes the project approach and fees for 3-inch resolution orthoimagery and two lidar options that you requested for the City. The Wisconsin-based consulting team of Ayres Associates/Quantum Spatial team will provide the following services.

Proposed Project Services – Orthoimagery

Ayres Associates understands that one goal of the project is to acquire 3-inch resolution, 4-band (RGB-NIR) digital orthoimagery for the City's project area. Please carefully examine and confirm the boundary on Exhibit 1 as it is the basis for the prepared estimate.

Scope of Work

Ayres Associates is offering the City digital orthoimagery services at 3-inch resolution across approximately 43 square miles. The orthoimagery will be developed from aerial photography acquired using a calibrated, digital photogrammetric camera, in the spring of 2020 during the leaf-off state. The aerial photography will support 1" = 50' scale planimetric mapping if the City is interested in future mapping of infrastructure.

The delivered orthoimagery will consist of GeoTIFF tiles based on PLSS quarter sections (or other tile format agreed upon). Additionally, we will provide MrSID compressed tiles and a project-wide mosaic. The 3-inch pixel resolution digital orthoimagery for the 3-inch Project Area which will meet ASPRS horizontal accuracy standards of 0.7 feet RMSE.

Orthoimagery DEM

Ayres Associates will use a digital elevation model (DEM) created from existing or new lidar for image orthorectification. Our technicians will review the existing data and will create a new DEM capable of supporting the horizontal accuracy of the orthoimagery.

Ground Control

Ayres Associates will use airborne global navigation satellite systems (GNSS) and an inertial measurement unit (IMU) that accompanies the digital sensor to reduce the required amount of ground control. To meet the specifications of the project, we estimate a total of 15 control points will be needed. Ayres Associates will provide the ground control survey services for this project.

Project Deliverables

Deliverable products included in the estimate are as follows:

- Digital ortho tiles in GeoTIFF (with world file) and MrSID format
- Project-wide mosaic in MrSID format
- Ortho tile index, .shp format
- Ground control locations, .txt format

5201 East Terrace Drive • Madison, WI 53718 • 608-443-1200 • www.AyresAssociates.com

- Project Plan, PDF format
- Flight Plan, .shp format
- Aerial Photography Report, PDF format
- AT Report, PDF format
- FGDC compliant metadata, .xml format

Proposed Fees – Orthoimagery Services:

We will perform the digital orthoimagery services for the following lump-sum fees:

Orthoimagery:

3-inch pixel, 4-band orthoimagery: \$30,100.00

Proposed Project Services – Lidar

We understand the City of Appleton would like to conduct a new lidar project to produce high density point clouds and resulting topographic datasets. The proposed lidar options will produce a bare earth point cloud to support 1-foot contour generation. The lidar project is being considered for a 2020 spring leaf-off flight. Two options of varying point density are being proposed to the City.

Scope of Work

The Ayres/Quantum Spatial team understands that the proposed lidar project calls for the development of topographic mapping across 43 square miles in Appleton. The lidar data collection will be done using a low altitude aircraft equipped with a lidar sensor and with airborne GNSS/IMU system for accurate georeferencing. The lidar point cloud will be captured during the spring leaf-off state, and when clouds or haze are not present between the aircraft and the ground.

The lidar will be collected at 30 points per square meter nominal pulse density to support a high definition point cloud, surface model, and 1-foot interval contours. The lidar will achieve Quality Level 0 (QLO) vertical accuracy as defined by USGS Lidar Base Specifications, which equates to 5 cm RMSEz on level or uniformly sloped non-vegetated ground. For your consideration, we are also including a lower density option, which is based on lidar collection at 8 PPSM to achieve Quality Level 1 vertical accuracy, which equates to 10 cm RMSEz.

The raw lidar point cloud will be calibrated and then classified according to the classification scheme listed below. All collected Lidar points will be retained in the point cloud according to these classifications. High vegetation and building classifications will be done using automated routines.

Lidar Base Classification Scheme:

- 1: Processed, but unclassified
- 2: Bare earth
- 5: High vegetation (10' and greater above the ground)
- 6: Buildings
- 7: Low noise
- 9: Water
- 17: Bridge deck
- 18: High noise
- 20: Ignored ground (breakline proximity)

Breaklines will be collected to constrain the hydro features, a process called hydro-flattening. Streams 20 feet wide and greater will be collected, along with ponded water two acres and larger. A bare earth digital elevation model for the entire project area will be generated from the processed lidar data and the breaklines. One foot contours will be prepared from the bare earth classified points and the hydro-flattening breaklines. The bare earth DEM will be produced at 2 foot pixel size for 8 PPSM and 1 foot pixel size for 30 PPSM.

Lidar Ground Control

We will use the airborne GNSS/IMU data collected at the time of flight to reduce the required amount of ground control. During the flight, we will use WISCORS base stations to collect GNSS data during the mission, along with surveyed ground control that will be used to calibrate the raw lidar data. Ayres Associates will collect a number of vertical checkpoints across the City for verification of the calibration.

Lidar Project Deliverables

Deliverable products included in the proposal are as follows:

- Classified point cloud, LAS v1.4 format
- Hydro breaklines (20' flowing and 2 acre ponded), ESRI shapefile format
- Bare Earth DEM, 32-bit floating point grid
- 1-foot contours, four types, ESRI shapefile format
- Ground control report, PDF format
- Tile Schematic, ESRI shapefile format

Additional deliverable options:

- Intensity Imagery, GeoTIFF format
- First return Digital Surface Model (DSM), 1 foot pixel, 32-bit floating point grid

Proposed Fees – Lidar Services:

Ayres Associates proposes two options for lidar acquisition and processing for the City of Appleton.

Option 1: 8 PPSM lidar collection, processing, and delivery for a total fee of: \$32,500.00

Option 2: 30 PPSM lidar collection, processing, and delivery for a total fee of: \$39,500.00

Additional deliverable options:

- Intensity Imagery: \$2,000.00
- First return DSM: \$2,000.00

Proposed Fees – Orthoimagery and Lidar Services:

We will provide the orthoimagery and lidar services described in this proposal for the following lump sum fees:

3-inch, 4-band orthoimagery:	\$30,100.00
Option 1: 8 PPSM lidar collection:	\$32,500.00
Additional deliverables:	TBD
Total project fees:	\$62,600.00

3-inch, 4-band orthoimagery:	\$30,100.00
Option 2: 30 PPSM lidar collection:	\$39,500.00
Additional deliverables:	TBD
Total project fees:	\$69,600.00

I hope that we have provided the information you require to consider options for your 2020 projects. In the event that you require additional information or clarification of any issue, please feel free to contact me at 608.443.1207.

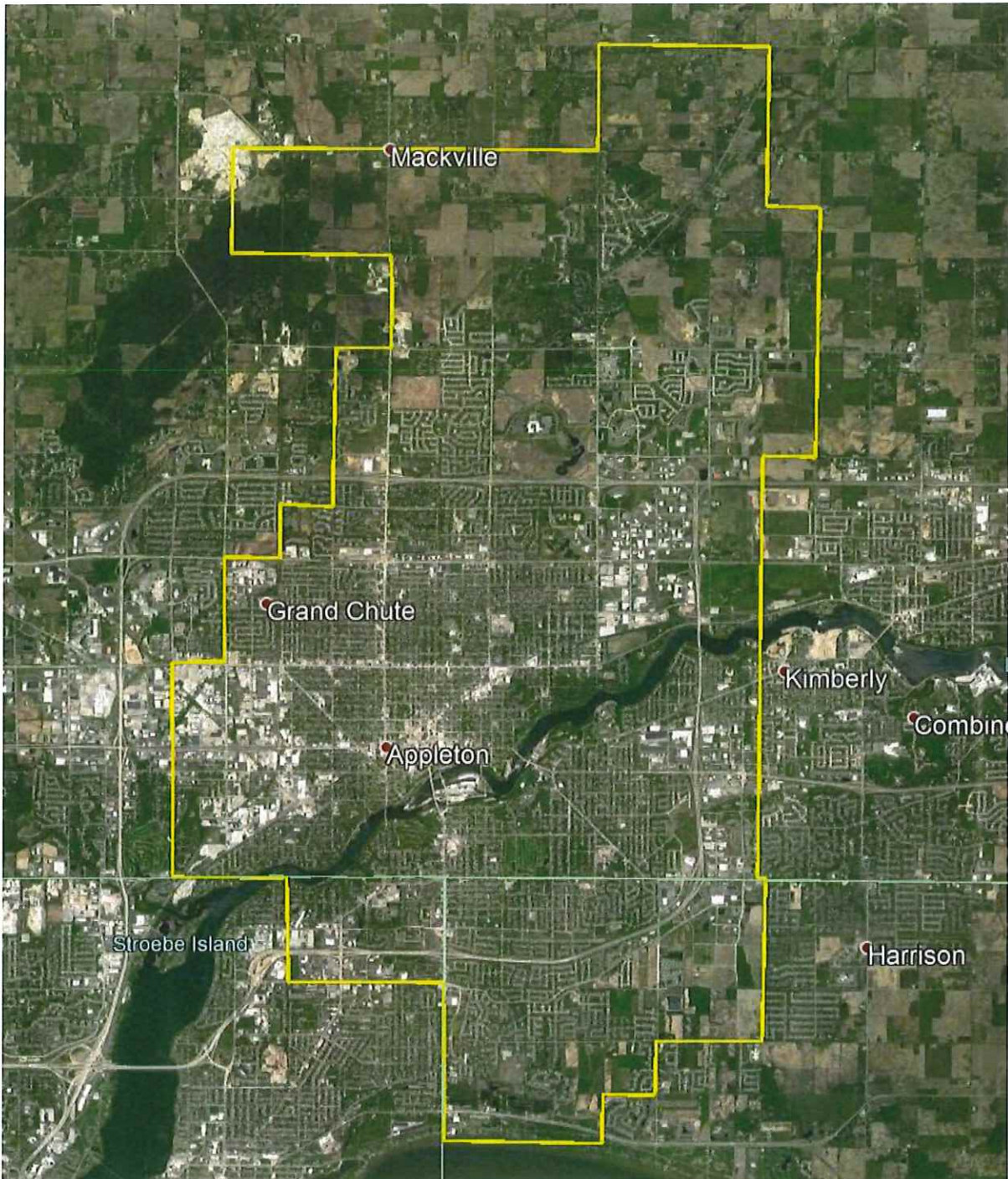
Sincerely,

A handwritten signature in blue ink, appearing to read "Zachary Nienow".

Ayres Associates Inc
Zachary J. Nienow, GISP
Project Manager
Direct: 608.443.1207
nienowz@AyresAssociates.com

Exhibit 1

Orthoimagery and lidar project area, approximately 43 square miles:



Department of Public Works – Engineering Division

MEMO

TO: Municipal Services Committee

FROM: Chad M. Weyenberg, Project Engineer

DATE: January 13, 2020

RE: Approve Amendment No. 7 to Patrick Engineering for the Oneida Street Bridge Project in the amount of \$37,800.00 for a total revised not to exceed contract of \$697,810.00

We are requesting additional funds for Patrick Engineering to continue to manage the project through the project completion including providing final as-builts and close out documentation. Additional construction items to be completed in 2020 are concrete staining, railings, concrete pavement, concrete sidewalk, slope paving, ditch restoration, pavement markings, final restoration, and punch list.

The requested funds of \$37,800 will be from unused construction contingency dollars which are reflected in the January 13, 2019 Finance Committee informational change order.

Proposal To Provide Professional Engineering Services Oneida Street Bridge Over Jones Park Improvements

Project Budget

Classification	Construction Leader			
Avg. Hourly Wage	\$135.00		Total Direct Labor	
Task	Hours	Dollars	Hours	Dollars
Construction Services				
prework coordination	40	\$5,400.00	40	\$5,400.00
slope paving epoxy	24	\$3,240.00	24	\$3,240.00
concrete staining	24	\$3,240.00	24	\$3,240.00
concrete ancillary	48	\$6,480.00	48	\$6,480.00
raised crosswalk	32	\$4,320.00	32	\$4,320.00
pavement marking	16	\$2,160.00	16	\$2,160.00
restoration	16	\$2,160.00	16	\$2,160.00
punchlist/finals	80	\$10,800.00	80	\$10,800.00
DESIGN SERVICES LUMP SUM TOTAL:	280	\$37,800.00	280	\$37,800.00

Department of Public Works – Engineering Division

MEMO

TO: Finance Committee

FROM: Chad M. Weyenberg, Project Engineer

DATE: January 13, 2020

RE: Informational Change Order for Pheifer Brothers to reduce the contingency by an amount of \$37,800

The reduction in unused contingency funds of \$37,800 will be added to the Patrick Engineering contract for construction management, which are reflected in the January 13, 2020 Municipal Services Committee amendment request.

We are requesting additional funds for Patrick Engineering to continue to manage the project through the updated May 22th project completion. The updated construction schedule includes items such as concrete staining, railings, concrete pavement, concrete sidewalk, slope paving, ditch restoration, pavement markings, final restoration, and punch list.

CONTRACT CHANGE ORDER

Change Order No. 2

Date 01/13/20

Contract No. 2-19 for the following public work : Oneida Street Bridge over Jones Park

between Pheifer Brothers Construction, Inc. , 599 Bondow Drive, Neenah, WI 54956
 (Contractor Name) (Contractor Address)

and the City of Appleton dated: 1/16/2019 is hereby changed in the following particular wit:

Item No.	Account No.	Current Contract Amount	Current Contingency	C.O. Amount (+/-)	Contingency (+/-)	New Contract Total	New Contingency Total
1	4240.640800.3510	\$4,655,144.22	\$99,855.78		-\$37,800.00	\$4,655,144.22	\$62,055.78
2	4142.680901	\$307,422.00				\$307,422.00	\$0.00
3	4142.680902	\$30,000.00				\$30,000.00	\$0.00
4	4142.680903	\$32,025.00				\$32,025.00	\$0.00
5	4142.680904	\$350,000.00				\$350,000.00	\$0.00
6	4142.680905	\$86,250.00				\$86,250.00	\$0.00
7						\$0.00	\$0.00
8						\$0.00	\$0.00
9						\$0.00	\$0.00
10						\$0.00	\$0.00
Total		\$5,460,841.22	\$99,855.78	\$0.00	-\$37,800.00	\$5,460,841.22	\$62,055.78

Reason for Change: Reduction in contingency is to help offset additional costs for construction management.

The Contract Time will be (increased / decreased / unchanged) by this Change Order: 0 Days

The Date of Completion as of the date of this Change Order therefore is: 10/15/2019

Finance Committee Agenda Date: 01/13/20

Date approved by Council: 01/22/20



"...meeting community needs...enhancing quality of life."

MEMO

TO: Municipal Services Committee

FROM: Paula Vandehey, Director of Public Works *PAV*

DATE: January 9, 2020

SUBJECT: Request from The Community Blood Center for bagged meters on College Avenue.

The Community Blood Center has requested eight (8) meters to be bagged on June 23rd and nineteen (19) to be bagged on June 24th. (See attached map). The stated use for some of the parking spaces does not meet the City of Appleton's Meter Bag Policy.

As you know, there are many competing needs for downtown meter parking, including turnover parking for the retail and restaurant businesses. In order to try to meet all needs as much as possible, we do not allow meters to be bagged "for convenience" purposes. One example of convenience parking is staffing for events in Houdini Plaza. Instead, the idea is that the staff for events in Houdini Plaza would park in the Red Ramp directly across the street from the plaza.

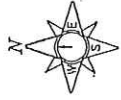
Therefore, we support bagging all the meters requested except for those highlighted in yellow below:

Tuesday, June 23:

- CAW 201/203/205: staff parking for both CBC and Fox Cities Party Rental for set up
- CAW 109/107/105/103/101: trucks for Fox Cities Party Rental and CBC for set up, and spots for staff for set up

Wednesday, June, 24:

- CAW 201/203/205: staff parking for CBC for those who need to be able to come-and-go throughout the day (all others will utilize the ramp)
- CAW 115/113/111/109/107/105/103/101
 - 115: grill station, including pop up tent
 - 113/111/109: mobile unit 9 for double red cell collection (collection that can't be done outside in Houdini Plaza like all other blood collection)
 - 107/105: U-Haul truck used for re-loading and access to necessary materials throughout the day
 - 103: staff parking/overflow
 - 101: garbage truck
- CAW 116/114/112/110/108/106/104/102
 - Reserved parking for three additional mobile units, including one bus for staff breaks and the other two for materials and supplies (estimated three mobile units will take up spaces 116/114/112/110/108). Remaining parking will be reserved for media partners.



The Avenue Mall

2-0273-8
2-0273-9
2-0273-10
2-0273-11
2-0273-12
2-0273-13
2-0273-14
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2-0273-26
2-0273-27
2-0273-28
2-0273-29
2-0273-30

City Center

The Building for the kids
NBC Studio

Hawkinson Clothiers

Avenue Art

Joseph's

Josef's Gyros

Parking Lot

Copper Rock Coffee Co.

Chase Bank

APPLETON STREET

ONEDA STREET

VENUE

215	Bad Badger Sports Bar	2-0078
211	La Michoacana Mexican Bar & Grill	2-0919
207	be gallery & Photo Studio	2-0888
205	McG's Cleos	2-0901
203		2-0882
201	The Vintage Garden	2-0883

115		2-1055-1
113		2-1055
109	Houndini Plaza	2-1055-1
107		2-1055
105		2-1055
103		2-1055
101		2-1055
109	Basil's Pub & Provisions No Idea	2-1055
103	Old Town Tavern	2-1055
107	Shear Chaos Salon	2-1078
103	Zuelke Office Building	2-1078
101	Starbucks Coffee	2-1038
101	New Style	2-1038

■	FOOD CART
▲	SANDWICH BOARD
●	TABLE & CHAIRS

SCALE
1"=40'

College Avenue Streetscape

4

FROM: 50' W/O Superior St. to: 175' E/O Appleton St.

DRAWN: 3/1/12
REVISED:

le



"... meeting community needs ... enhancing quality of life."

DEPARTMENT OF PUBLIC WORKS
Engineering Division – Traffic Section
2625 E. Glendale Avenue
Appleton, WI 54911
TEL (920) 832-5580
FAX (920) 832-5570

To: Municipal Services Committee
From: Eric Lom, City Traffic Engineer
Date: January 9, 2020
Re: Parking restriction change on Lawrence Street, east of Mason St (by St. Matthew Church)
Follow-Up to Six-Month Trial Period

The Traffic Section was contacted by a representative of St. Matthew Lutheran Church regarding a parking issue on Lawrence Street, adjacent to their property. Due to the loss of parking on Mason Street due to the addition of bike lanes a number of years ago, on-street parking for St. Matthew's has become more challenging. Specifically, the church was looking for an area for their physically disabled parishioners to drop off and/or park near their front doors.

Based on our review of the situation, there was agreement that the addition of two on-street handicapped-accessible stalls would adequately address the concerns without any substantial downside. As such, we instituted a 6-month trial to test the change.

Upon review at the end of the trial period, it was determined the change had adequately addressed the issue. Additionally, we have received no negative feedback regarding this change. As such we recommend making the change permanent.

To accomplish this, the following ordinance action is required:

1. **Create:** "Parking be reserved for vehicles displaying a Wisconsin State Handicap placard or Disabled/Disabled Veteran license plates on the north side of Lawrence Street, from a point 168 feet west of Mason Street to a point 231 feet west of Mason Street."



"... meeting community needs ... enhancing quality of life."

DEPARTMENT OF PUBLIC WORKS
Engineering Division – Traffic Section
2625 E. Glendale Avenue
Appleton, WI 54911
TEL (920) 832-5580
FAX (920) 832-5570

To: Municipal Services Committee
From: Eric Lom, City Traffic Engineer
Date: January 9, 2020
Re: Parking restriction change on Madison Street, north of Fremont Street
Follow-Up to Six-Month Trial Period

The Traffic Section was contacted by a citizen regarding a parking/traffic safety issue on Madison Street, just north of Fremont Street. Parked vehicles on both sides of Madison Street were making it difficult for drivers to turn from Fremont Street onto Madison Street. When dealing with this type of issue, our standard practice is to remove parking from one side of the street near the intersection.

Based on our review of the situation, we felt this change would adequately address the concerns without any substantial downside. As such, we instituted a 6-month trial to test the change.

Upon review at the end of the trial period, it was determined the change had adequately addressed the issue. Additionally, we have received no negative feedback regarding this change. As such we recommend making the change permanent.

To accomplish this, the following ordinance action is required:

1. **Create:** "Parking be prohibited on the east side of Madison Street from Fremont Street to a point 75 feet north of Fremont Street."

Department of Public Works Inspections Division

Permit Summary Count YTD Comparison

01/01/19 Thru 12/31/19

Report Date: 1/2/2020



"...meeting community needs...enhancing quality of life."

Permit Type	Year Issued	Permit Count	Total Estimated Cost	Total Receipt Amount
BUILDING	2018	909	75,283,475	332,482.48
	2019	984	173,322,827	301,792.81
		8.25 %	130.23 %	-9.23 %
DISPLAY SIGN	2018	129	933,631	5,149.08
	2019	133	702,457	5,405.00
		3.10 %	-24.76 %	4.97 %
ELECTRICAL	2018	776	9,684,864	125,679.46
	2019	743	10,769,594	196,419.64
		-4.25 %	11.20 %	56.29 %
EROSION CNTL	2018	44		6,000.00
	2019	43		4,900.00
		-2.27 %	%	-18.33 %
HEATING	2018	896	11,663,135	75,363.30
	2019	907	12,122,647	73,240.69
		1.23 %	3.94 %	-2.82 %
PLAN REVIEW	2018	100		39,002.50
	2019	117		43,390.00
		17.00 %	%	11.25 %
PLUMBING	2018	443	6,501,876	29,839.00
	2019	542	11,198,668	42,781.03
		22.35 %	72.24 %	43.37 %
SEWER	2018	225	1,786,601	34,096.00
	2019	210	1,138,783	20,865.00
		-6.67 %	-36.26 %	-38.81 %
WELL	2018	16		640.00
	2019	2		80.00
		-87.50 %	%	-87.50 %

Department of Public Works Inspections Division

Permit Summary Count YTD Comparison

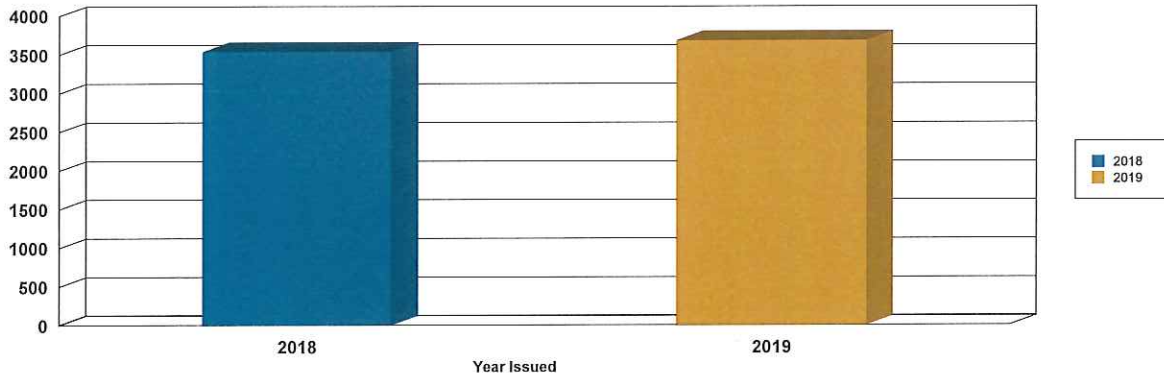
01/01/19 Thru 12/31/19

Report Date: 1/2/2020

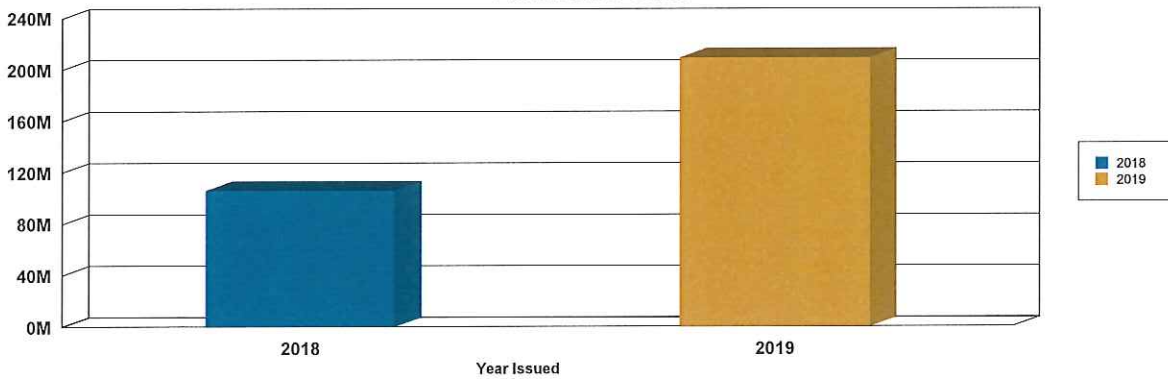


	2018	2019
Permits	3538	3681
Estimated Cost	105,853,582.00	209,254,976.00
Receipt Amount	648,251.82	688,874.17

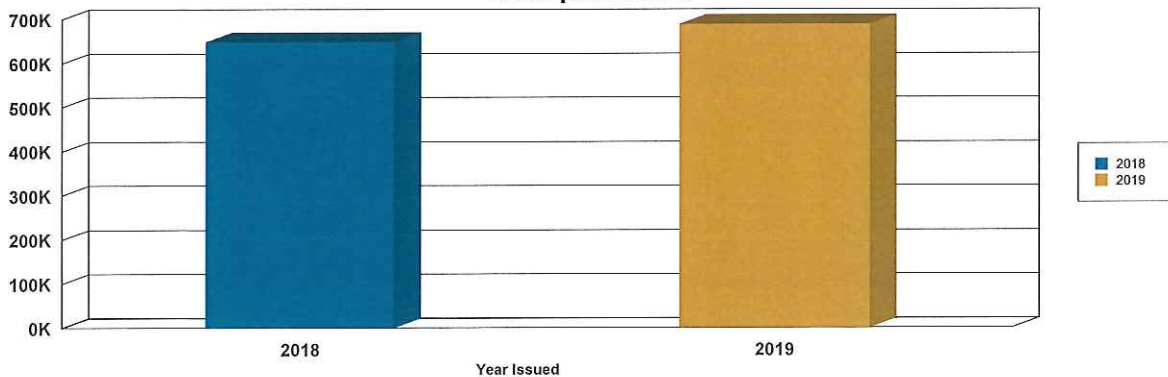
Number of Permits



Estimated Cost



Receipt Amount



Appleton's 2020 Sidewalk Poetry Program

PURPOSE

The City of Appleton's Department of Public Works is entering our seventh year of a new and exciting venture. The idea (created by Saint Paul's City Artist in Residence, Marcus Young) is to transform the city's sidewalks into an open poetry book. By using our current sidewalk maintenance program and stamping poems into sidewalk squares throughout the city, we can create everyday moments of open-air reading for our residents!

PROCESS

Sidewalk poetry is stamped in sidewalks on city-owned property (adjacent to parks, city-owned buildings, etc.) and public sidewalks in neighborhoods throughout the City. A map of all current poem locations can be found on the City's webpage.

The City is once again soliciting original poetry from Appleton residents and will select up to 5 poems to install as part of the annual Sidewalk Poetry Program. Poems must be submitted by February 21, 2020 to paula.vandehey@appleton.org. Selected poems will be announced on March 18, 2020.

GUIDELINES

- All residents of Appleton and students of the Appleton Area School District are eligible to submit their original poetry.
- Poems can be previously published or unpublished, as long as it is original work by the entrant.
- Applicants may submit one poem per year.
- Subject matter must be appropriate for the general public.
- Poems must fit within a maximum of 10 lines (including title), 35 characters per line including spaces, and 225 characters overall including spaces.
- All poems are reviewed for appropriateness for this program.



Online Payment for Monthly Parking Permit

Thank you for your interest in paying for your monthly parking permit via online payment processing. We hope you find this payment option convenient and the instructions easy to follow. If at any time you should have questions, please call the Department of Public Works at 920-832-6474. The office is open Monday through Friday, 7:30 a.m. to 4:30 p.m.

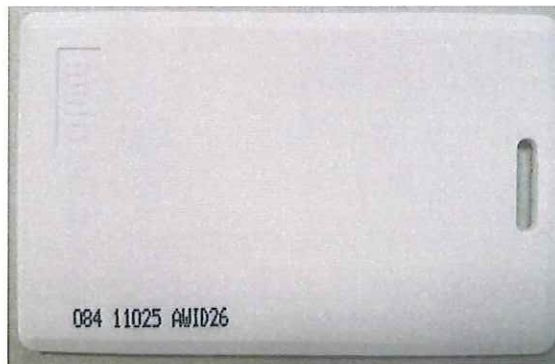
IMPORTANT TO UNDERSTAND:

- This is not the process to pay for Parking Citations. That is located at the [Parking Tickets \(Citations\)](#) link.
- This payment option is not a real time update to your parking permit. Transactions made via this online payment option **will take up to two (2) business days to update your parking permit.**
- If you have less than two (2) business days from your parking permit expiring, we recommend that you purchase your parking at the 5th floor of the City Center Building to ensure your permit is updated prior to expiration.
- There is a convenience fee associated to using this payment option. The fee is collected by a third party credit card processing agent, not the City of Appleton.
- The City of Appleton does not refund monthly parking permit purchases or prorate for partial month use.

A link to the online payment portal can be found by going to the City of Appleton website at www.appleton.org. Hover over [Online Services](#), click [Online Payment Services](#) then click on [Monthly Ramp Parking Fees](#). This will bring you to the Point and Pay portal for the City of Appleton, Department of Public Works.

STEPS TO PURCHASE MONTHLY PARKING ONLINE

1. In the **My Bills** section, click on the [Payment Type](#) dropdown box and select **Monthly Ramp**
 - a. You will be required to enter in your parking permit number located on the bottom left corner of your card. **Only the center set of numbers are required in this field.**



- b. You will be required to select the ramp for which you have the Parking Permit. If you are uncertain which ramp you park in, the top of each parking structure is colored to indicate the Ramp (Green, Red, Yellow). Also, the reader at each gate is the color of the Ramp. Below is a map of downtown that shows where each Ramp is located. If you are still unsure, you can call the Department of Public Works at 920-832-6474 and we can confirm your ramp.



- c. The amount will automatically populate with \$36.93.
 - i. For each additional month of parking you wish to purchase, click on **Add additional items to cart**. Repeat steps 1a through 1c above.

Step 1: Select Payments
 Please complete the form below. When finished, click the Continue button and you will be asked to review the information for accuracy before your payment is processed.
 Note: * indicates a required field.

My Bills

Description
<div style="display: flex; justify-content: space-between; align-items: center;"> Save Delete </div> Payment Type: * <div style="border: 1px solid black; width: 100%; height: 20px; margin-top: 5px;"></div>

Add additional items to cart

Cardholder Information

2. Enter your **Cardholder Information** including the address tied to the Credit Card, phone number and email address.
3. Enter the **Payment Information**. You have the choice of either Credit/Debit card or Electronic check. Electronic check convenience fee is \$1.50 for up to \$10,000 purchase. Over \$10,000, fee increases. Credit/Debit card convenience fee is \$1.50 for every \$50 of purchases.
 - 1 month (\$36.93) = \$1.50 fee
 - 2 months (\$73.86) = \$3.00 fee
 - 3 months (\$110.79) = \$4.50 fee
 - 4 months (\$147.72) = \$4.50 fee
 - 5 months (\$184.65) = \$6.00 fee
 - 6 months (\$221.58) = \$7.50 fee
4. When you have finished adding the number of months you want to add to you parking permit and have entered your information in all of the sections with a red asterisk *, click on the **Continue** button at the bottom of the page. The next page will provide a review of your purchase.
5. Confirm the information in the My Bills, Customer Information and Payment Information sections is correct. Review the Terms and Conditions, click the "I Agree to Terms and Conditions" box. By clicking on the **Submit Payment** button, you will be processing the payment displayed.
6. The last page will be a confirmation of your purchase. A receipt of your purchase will be sent to your email address, but you can print a copy of the receipt from this page.

REMEMBER: The City of Appleton does not refund monthly parking permit purchases or prorate for partial month use.

STRUCTURAL CONDITION ASSESSMENT REPORT

FOR THE

RED, YELLOW, AND GREEN PARKING RAMPS

IN THE

City Of Appleton

Appleton, Wisconsin

DESMAN Project No. 50-19176

Prepared For

Mr. Ross Buetow, P.E.

Deputy Director of Public Works/City Engineer

100 North Appleton Street

Appleton, Wisconsin 54911

December 20th, 2019

Report Prepared by:

DESMAN
Design Management

20 N Clark St

4th Floor

Chicago, IL 60602

312-263-8400

www.DESMAN.com



NEW YORK CHICAGO WASHINGTON, D.C. BOSTON
CLEVELAND HARTFORD

EXECUTIVE SUMMARY

Based on our review of the available drawings from the original construction of the parking garages, results of the on-site condition assessment, results of the selective laboratory and field testing, and our analysis and experience with similar parking garages, DESMAN is providing the following summary and conclusions for the current condition of the Appleton Parking Structures.

Summary of Conditions and Repair and Maintenance Requirements

The recommended repair and maintenance plans provided in this report are comprehensive rehabilitation programs to extend the useful life of the three garages. The repair and maintenance plans have been divided into phases over multiple years, to show annual budgets. The repair and initial preventive maintenance for each garage is concentrated in the first 3-4 years of the budgets. The ongoing maintenance can be planned for 5 to 10-year intervals when the repair program includes spot repairs and sealant replacements following the completion of the initial phases. Considering the age and condition of the structural, architectural, plumbing, electrical, and other systems, a significant total initial cost is required for repairs and replacements.

A longer repair cycle (10 to 20 years) can be achieved when the repair program includes repairs and enhanced protection with preventive maintenance items that are further described in the report. The enhanced protection approach includes optimized preventive measures to improve the current materials and conditions for resiliency and durability. These preventive measures are to some extent, enhancements to the current systems present in the garages. However, the current systems have significant deterioration, contamination, and aging issues, and without enhanced preventive measures, the concrete will often show accelerated deterioration which often requires ongoing repairs at short intervals (5 years). We therefore recommend that the repairs, maintenance, and enhanced preventive maintenance items be considered as a complete package. If parts of the recommended plan are removed to reduce initial costs, the future repair costs are expected to increase and the remaining service life will also need to be reduced.

Red Parking Structure

The Red Parking Garage is a cast-in-place post tensioned structure. The garage generally exhibited typical age and chloride contamination related deterioration. This means that without corrective preventive measures, corrosion of concrete reinforcement is expected to increase and the amount of floor slab spalls requiring repairs are expected to increase. However, a portion of level 2 was found to have much higher levels of chloride contamination and higher levels of concrete spalls. The spalled concrete requires concrete repair and a maintenance program designed to arrest the rapid rate of deterioration present. Outside of level 2 the garage was found to be in need of control joint sealant and expansion joint sealant replacement in order to prevent excessive water infiltration. After concrete repairs are completed, continuing a repair and preventive maintenance program will be critical to avoiding escalating concrete repair quantities. Based upon our chloride ion content testing results preventive maintenance measures including the application of a silane sealer with and integral corrosion inhibitor (C.I.T.) and limited waterproofing membrane application was recommended.

Yellow Garage

The Yellow Garage is a precast double tee garage with pre topped pre-stressed concrete double tees supported by precast concrete beams and columns. The garage was found to exhibit extensive water leakage through deteriorated joint sealants and corrosion related concrete deterioration. The concrete deterioration included damage to a number of the shear connectors embedded into the double tee

flanges. Protection of the shear connectors is vital to maintain the condition of a double tee structure. As a result, a repair and maintenance program is required to address the concrete deterioration noted throughout the garage, replace the aging and deteriorated joint sealants, and restore existing deteriorated waterproofing systems. In addition to the required repairs, several enhanced preventive maintenance options are recommended. These options include the application of a silane sealer with C.I.T. and the addition of waterproofing membrane strips to the double tee flange edges.

Green Garage

The Green Garage is a precast double tee garage very similar to the Yellow Garage; however, it exhibits far more extensive concrete deterioration despite similar ages. Most of the double tee joints throughout the garage were found to exhibit some degree of water leakage. Also, extensive deterioration to the embedded shear connectors and chord steel connections between the double tees was noted. Based upon our observations we believe that between 8% and 33% of the connections in the garage may need extensive repairs. Due to this large range, the first year of the repair program for the Green Garage has been designed as an “exploratory program” with an initial work scope to refine the cost projections for the rest of the garage and future years. Once the initial program has been completed the repairs in the following years will address the concrete deterioration, shear connection damage, leaking double tee and expansion joints, and any other detected forms of deterioration. Due to the condition of the garage a series of preventive maintenance options are recommended, similar to those recommended for the Yellow Garage. The preventive maintenance items for the Green Garage are anticipated to be vital in slowing the accelerated rates of deterioration present in the garage. Lastly, ongoing repairs to the garage stair towers are anticipated in order to provide safe access to and egress from the garage for patrons.

Summaries of the repair and maintenance programs with all of the recommended enhanced preventive maintenance options included are presented below. Detailed breakdowns of the repair programs with all of the enhanced preventive maintenance options broken out are presented in the “RECOMMENDATIONS” section of the report.

Table 1: Three Garages Recommended Repairs and Preventive Maintenance Summary

Garage	Year 1: 2020	Year 2: 2021	Year 3: 2022	Year 4: 2023	Year 5: 2024	Year 6: 2025	Year 7: 2026	Year 8: 2027	Year 9: 2028	Year 10: 2029	Totals
Red Garage	\$748,000	\$423,000	\$430,000	\$554,000	\$290,000	\$0	\$197,000	\$0	\$433,000	\$322,000	\$3,397,000
Yellow Garage	\$1,090,000	\$881,000	\$840,000	\$258,000	\$249,000	\$186,000	-	-	\$748,000	\$595,000	\$4,847,000
Green Garage	\$348,000	\$1,143,000	\$1,299,000	\$896,000	\$157,000	\$99,000	\$139,000	\$0	\$73,000	\$289,000	\$4,443,000
Totals	\$2,186,000	\$2,447,000	\$2,569,000	\$1,708,000	\$696,000	\$285,000	\$336,000	\$0	\$1,254,000	\$1,206,000	\$12,687,000

Phasing of Construction of Repairs and Preventive Maintenance

The required repairs and recommended maintenance program can be implemented in phases over multiple years and staged in relatively small work areas to allow the ongoing operation of the garage while construction is completed. The details for phasing and staging are typically further developed during the initial design for the repairs and maintenance.

Garage Expected Service Life after Repairs

After these items are completed, the garage is expected to need ongoing repairs and maintenance. Depending on the rate of concrete corrosion damage and the preventive measure selected, the repairs can be expected at a 5 to 15-year cycle.

CONDITION ASSESSMENT

At your request, Kyle Klepitch, Taha Macci, and Eugene Vlasenko of DESMAN visited the Red, Green, and Yellow Parking Garages in Appleton Wisconsin between December 3rd and 6th. Weather during the week was generally clear with temperatures in the lower to mid 30's F. Snow had fallen prior to our assessment and was melting throughout the week. The purpose of our site visit was to review the existing conditions in the structures as part of the performance of a condition assessment¹ and develop a repair and preventive maintenance plan with an estimated budget. To assist us in our review, Desman was provided with the original design drawings for the structures along with several previous condition assessment reports.

For the parking garage structural condition, the following terms are used in the evaluation of the building components as a whole:

- Excellent** Component is in a "like new" state and is performing its function as intended.
- Good** Component exhibits little deterioration and is performing its function as intended.
- Fair** Component exhibits minor deterioration and is performing its function as intended, but the component's rate of deterioration has begun to accelerate.
- Poor** Component has significantly deteriorated and/or is no longer functioning as intended.
- Obsolete** Component has completely deteriorated, and its state represents a potential hazard to the overall condition of the facility.

During the field condition assessment, DESMAN visually examined the top and bottom surfaces of the structurally supported parking slabs and the exterior facades of the parking structure. We also performed chain-drag sounding (testing) on the top surface of the concrete slabs to check areas for concrete delamination below the slab surface. A cursory visual examination was conducted for the structural members of the elevator-stair tower and staircases to identify operational or structural existing conditions. Visual examinations were also completed for the concrete slabs-on-ground (SOG) at the street level

Photographs

Photographs to document various conditions observed during our survey of the parking garage are included throughout this report with additional photographs located in Appendices A.1-A.3 of this report.

Concrete Testing

In addition, based on the agreed engineering services scope, various concrete material tests were performed to determine several engineering properties of the concrete mix used during the original construction of the supported parking slabs. These include soluble chloride ion content testing, and pachometer testing to estimate the depth of reinforcing steel from the slab top surfaces. This testing was performed on the Red Garage. Copies of the testing results and field tests performed by DESMAN are included in Appendix C of this report.

Electrical & Plumbing

Electrical, plumbing and fire protection systems were observed in cursory fashion as it relates to the weathering effects, and no system performance testing was included in our scope of services.

¹ - ACI 364.1R-19 *Guide for Assessment of Concrete Structures Before Rehabilitation* by the American Concrete Institute, 2019, www.concrete.org

Report Purpose

This report is intended to summarize our findings on the current structural and waterproofing system conditions of the parking garage and to present recommendations with regard to the currently required 'priority repairs', future five-year preventive maintenance repairs and repairs to maintain the structural integrity and the garage service life for several years to come.

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OPINION OF PROBABLE CONSTRUCTION COST

Table 2: Red Garage Recommended Repairs and Preventive Maintenance Options

Item #	Repair Items	Year 1: 2020		Year 2: 2021		Year 3: 2022		Year 4: 2023		Year 5: 2024		Year 6: 2025		Year 7: 2026		Year 8: 2027		Year 9: 2028		Year 10: 2029	
		Repair Levels 1-2	Repair Level 3	Repair Level 4	Repair Level 5	Facade Repair Allowance	Maintenance Repairs As Necessary	Reapplication of Sealer to Levels 1-2, and Ongoing Repairs	Reapplication of Sealer to Level 3, Recoat Membrane on Level 2, and Ongoing Repairs												
Brief Scope Summary																					
Structural Repair Items																					
1	Horizontal Concrete Repairs	\$106,000	\$10,000	\$10,000	\$10,000	-	\$25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	\$10,000
2	Vertical and Overhead Concrete Repairs	\$11,000	\$22,000	\$24,000	\$11,000	-	\$10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	\$10,000
3	Post-Tensioning Repair Allowance	\$140,000	\$20,000	\$20,000	\$20,000	-	\$20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	\$20,000
4	Concrete Curb Repairs	\$5,000	\$5,000	\$5,000	\$5,000	-	\$5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	\$5,000
5	Rout and Seal Concrete Cracks	\$3,000	\$3,000	\$3,000	\$5,000	-	\$5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	\$5,000
6	Stair Tower Repair Allowance	-	-	-	\$38,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
7	Masonry Repair Allowance	-	-	-	\$10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
8	Stair Repair Enclosure Repair Allowance	-	-	-	\$50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
9	Facade Repair Allowance	-	-	-	\$50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$50,000
Required Waterproofing Replacements																					
10	Replace Control Joint Sealants	\$3,000	\$3,000	\$3,000	\$3,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11	Replace Expansion Joints	\$68,000	\$72,000	\$72,000	\$60,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12	Apply Silane Sealer with C.I.T.	\$15,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Apply New Waterproofing Membrane	\$74,000	-	-	-	-	\$5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14	Recoat Existing Waterproofing Membrane	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$51,000
15	Clean and Repaint Stair Handrails	-	-	-	\$20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Preventive Maintenance Items																					
16	Install Sacrificial Anodes	\$17,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
17	Apply Waterproofing Membrane to Exposed Stair Towers	-	-	-	\$15,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	Silane Sealer with C.I.T. to Supported Levels	\$50,000	\$88,000	\$68,000	\$61,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$50,000
19	Waterproofing Membrane Strips to Expansion Joints	\$3,000	\$5,000	\$5,000	\$5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
20	Additional Soft Costs Related to Item 22*	\$18,000	\$24,000	\$24,000	\$21,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$18,000
Subtotal Structural Repair Items		\$267,000	\$60,000	\$62,000	\$99,000	\$100,000	\$65,000	\$0	\$65,000	\$0	\$115,000	\$0	\$115,000	\$0	\$115,000	\$0	\$115,000	\$0	\$115,000	\$0	\$24,000
Subtotal of Structural Repairs and Required Waterproofing Replacement		\$427,000	\$135,000	\$137,000	\$182,000	\$100,000	\$70,000	\$0	\$70,000	\$0	\$135,000	\$0	\$135,000	\$0	\$135,000	\$0	\$135,000	\$0	\$135,000	\$0	\$91,000
Subtotal of Structural Repairs, Required Waterproofing Replacement, and Enhanced Preventive Measures		\$515,000	\$282,000	\$296,000	\$363,000	\$200,000	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0	\$0	\$296,000	\$0	\$296,000	\$0	\$296,000	\$0	\$223,000
Project Mobilization and General Conditions (~15%)		\$77,000	\$44,000	\$44,000	\$57,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000	\$0	\$45,000	\$0	\$45,000	\$0	\$33,000
General Construction Allowance (~10%)		\$52,000	\$29,000	\$30,000	\$38,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000	\$0	\$22,000
Project Contingency (~10%)		\$52,000	\$29,000	\$30,000	\$38,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000	\$0	\$22,000
Allowance for Engineering and Testing Fees (~10%)		\$52,000	\$29,000	\$30,000	\$38,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,000	\$0	\$14,000	\$0	\$14,000	\$0	\$22,000
Total Cost of Recommended Repair and Maintenance Program		\$748,000	\$423,000	\$430,000	\$554,000	\$290,000	\$0	\$0	\$0	\$290,000	\$0	\$0	\$0	\$0	\$433,000	\$0	\$433,000	\$0	\$433,000	\$0	\$322,000

Table 3: Yellow Garage Recommended Repairs and Preventive Maintenance Options

Item #	Repair Items	Year 1: 2020		Year 2: 2021		Year 3: 2022		Year 4: 2023		Year 5: 2024		Year 6: 2025		Year 7: 2026		Year 8: 2027		Year 9: 2028		Year 10: 2029	
		Repair Levels 1-3	Repair Levels 4-5	Repair Levels 6-7	Repairs to Stair Towers	Replace Half of Expansion Joints	Replace Half of Expansion Joints	Replace Roof Joint Sealants, Reapply Sealer to Levels 1-4, Periodic Repairs	Replace Roof Joint Sealants, Reapply Sealer to Levels 5-7, Periodic Repairs												
Brief Scope Summary																					
Structural Repair Items																					
1	Tee to Tee Connection Repairs	\$34,000	\$18,000	\$10,000	-	\$5,000	\$5,000	-	-	-	-	-	-	-	-	-	-	-	\$10,000	\$10,000	\$10,000
2	Broken Tee Connection Weld Repairs	\$7,000	\$6,000	\$6,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$10,000	\$10,000	\$10,000
3	Double Tee Lifting Point Repair Allowance	\$26,000	\$22,000	\$21,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$10,000	\$10,000	\$10,000
4	Horizontal Concrete Repairs	\$25,000	\$15,000	\$15,000	-	\$10,000	\$10,000	-	-	-	-	-	-	-	-	-	-	-	\$8,000	\$8,000	\$8,000
5	Vertical and Overhead Concrete Repairs	\$5,000	\$5,000	\$5,000	-	\$5,000	\$5,000	-	-	-	-	-	-	-	-	-	-	-	\$5,000	\$5,000	\$5,000
6	Stair Tower Repair Allowance	-	-	-	\$55,000	-	-	-	-	-	-	-	-	-	-	-	-	-	\$55,000	\$55,000	\$55,000
7	Masonry Repair Allowance	\$10,000	-	-	\$10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	\$10,000	\$10,000	\$10,000
8	Facade Repair Allowance	-	-	-	\$0	\$50,000	\$50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	\$50,000
Required Waterproofing Replacements																					
9	Replace Double Tee and Cove Sealants	\$169,000	\$136,000	\$132,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$63,000	\$63,000	\$63,000
10	Route and Seal Concrete Cracks	\$5,000	\$5,000	\$5,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$5,000	\$5,000	\$5,000
11	Recast Existing Waterproofing Membrane	\$39,000	\$24,000	\$24,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$79,000
12	Expansion Joint Replacement	-	-	-	\$28,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13	Clean and Repaint Stair Handrails	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Enhanced Preventive Maintenance Items																					
14	Widen Existing Waterproofing Membrane	\$45,000	\$43,000	\$43,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15	Silane Sealer with C.I.T to Supported Levels	\$181,000	\$160,000	\$153,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$261,000	\$261,000	\$261,000
16	Waterproofing Membrane Strips to Roof Level Tee Joints	\$0	\$0	\$78,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$78,000	\$78,000	\$78,000
17	Waterproofing Membrane Strips to All Supported Tee Joints	\$203,000	\$171,000	\$85,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
18	Apply Waterproofing Membrane to Stair Towers	-	-	-	\$84,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal of Structural Repair Items		\$110,000	\$66,000	\$59,000	\$65,000	\$59,000	\$70,000	\$20,000	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$108,000	\$108,000	\$53,000
Subtotal of Structural Repairs and Required Waterproofing Replacement		\$323,000	\$233,000	\$220,000	\$93,000	\$220,000	\$172,000	\$428,000	\$428,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$176,000	\$176,000	\$177,000
Subtotal of Structural Repairs, Required Waterproofing Replacement, and Enhanced Preventive Measures		\$752,000	\$607,000	\$579,000	\$177,000	\$172,000	\$128,000	\$128,000	\$128,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$515,000	\$515,000	\$410,000
19	Project Mobilization and General Conditions (~15%)	\$113,000	\$91,000	\$87,000	\$27,000	\$26,000	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000	\$19,000	\$77,000	\$77,000	\$62,000
20	General Construction Allowance (~10%)	\$75,000	\$61,000	\$58,000	\$18,000	\$17,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$52,000	\$52,000	\$41,000
21	Project Contingency (~10%)	\$75,000	\$61,000	\$58,000	\$18,000	\$17,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$52,000	\$52,000	\$41,000
22	Allowance for Engineering and Testing Fees (~10%)	\$75,000	\$61,000	\$58,000	\$18,000	\$17,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$52,000	\$52,000	\$41,000
Total Cost of Recommended Repair and Maintenance Program		\$1,090,000	\$881,000	\$840,000	\$258,000	\$249,000	\$186,000	\$186,000	\$186,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$748,000	\$748,000	\$555,000

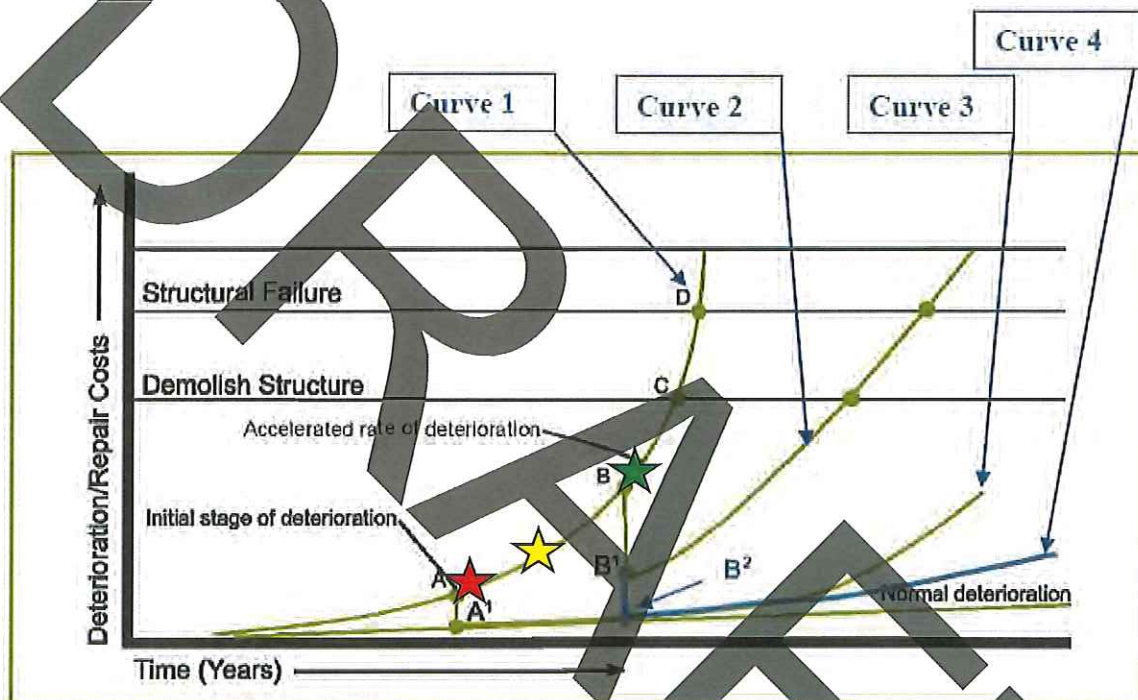
Table 4: Green Garage Recommended Repairs and Preventive Maintenance Options

Item #	Repair Items	Year													
		2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030			
Brief Scope Summary		Exploratory Repair Program on Level 4 Between Columns A-B and 1-6													
Structural Repair Items		Repair Levels 1B-2													
1	Tee to Tee Connection Repairs	\$17,000	\$71,000	\$76,000	\$160,000	-	-	\$30,000	-	-	-	\$30,000	-	-	Reapply Sealer to Levels 1B-2, Ongoing Repairs
2	Double Tee Connection Weld Repairs	\$15,000	\$104,000	\$119,000	\$64,000	-	-	\$20,000	-	-	-	\$20,000	-	-	\$20,000
3	Clean and Paint Corroded Connections	\$10,000	\$62,000	\$57,000	\$32,000	-	-	\$20,000	-	-	-	\$20,000	-	-	\$20,000
4	Double Tee Lifting Point Repairs	\$4,000	\$10,000	\$15,000	\$10,000	-	-	\$10,000	-	-	-	\$10,000	-	-	\$10,000
5	Horizontal Concrete Repairs	\$5,000	\$10,000	\$10,000	\$10,000	-	-	\$10,000	-	-	-	\$10,000	-	-	\$10,000
6	Vertical and Overhead Concrete Repairs	\$7,000	\$25,000	\$25,000	\$12,000	-	-	\$10,000	-	-	-	\$10,000	-	-	\$10,000
7	Stair Tower Repair Allowance	\$100,000	\$50,000	\$50,000	\$50,000	-	-	\$50,000	-	-	-	\$50,000	-	-	\$50,000
8	Architectural Repairs to Stair Towers	\$10,000	\$10,000	-	-	-	-	\$10,000	-	-	-	\$10,000	-	-	\$10,000
9	Facade Repair Allowance	-	-	-	-	-	-	-	\$50,000	-	-	-	-	-	\$50,000
Required Waterproofing Replacements		-													
10	Replace Double Tee and Cove Sealants	\$18,000	\$116,000	\$111,000	\$65,000	-	-	-	-	-	-	-	-	-	-
11	Rout and Seal Concrete Cracks	\$5,000	\$5,000	\$10,000	\$6,000	-	-	-	-	-	-	\$5,000	-	-	\$5,000
12	Replace Existing Waterproofing Membrane	-	\$12,000	\$10,000	\$5,000	-	-	-	-	-	-	-	-	-	-
13	Repaint Handrails	\$10,000	\$10,000	\$10,000	\$10,000	-	-	-	-	-	-	-	-	-	-
14	Replace Expansion Joint Seal	-	\$70,000	\$66,000	\$59,000	-	-	-	-	-	-	-	-	-	-
Enhanced Preventive Maintenance Items		-													
15	Silane Sealer with C.I.T to Supported Levels	\$12,000	\$64,000	\$127,000	\$63,000	-	-	-	-	-	-	-	-	-	\$94,000
16	Waterproofing Membrane Strips to Roof Level Tee Joints	\$0	\$0	\$0	\$68,000	-	-	-	-	-	-	-	-	-	-
17	Waterproofing Membrane Strips to All Supported Tee Joints	\$12,000	\$136,000	\$176,000	\$0	-	-	-	-	-	-	-	-	-	-
18	Widen Existing Waterproofing Membrane	-	\$5,000	\$5,000	\$5,000	-	-	-	-	-	-	-	-	-	-
19	Apply Waterproofing Membrane to Stairs	\$15,000	\$8,000	\$8,000	\$8,000	-	-	\$8,000	-	-	-	\$8,000	-	-	\$8,000
Subtotal Structural Repair Items		\$168,000	\$332,000	\$352,000	\$338,000	-	-	\$100,000	\$90,000	\$0	\$0	\$90,000	\$0	\$0	\$100,000
Subtotal of Structural Repairs and Required Waterproofing Replacement		\$201,000	\$545,000	\$579,000	\$453,000	-	-	\$60,000	\$96,000	\$0	\$0	\$96,000	\$0	\$0	\$105,000
Subtotal of Structural Repairs, Required Waterproofing Replacement, and Enhanced Preventive Measures		\$240,000	\$788,000	\$895,000	\$617,000	-	-	\$68,000	\$95,000	\$0	\$0	\$95,000	\$0	\$0	\$199,000
10	Project Mobilization and General Conditions (~15%)	\$36,000	\$118,000	\$134,000	\$83,000	-	-	\$10,000	\$16,000	-	-	\$14,000	-	-	\$8,000
11	General Construction Allowance (~10%)	\$24,000	\$79,000	\$90,000	\$62,000	-	-	\$7,000	\$11,000	-	-	\$10,000	-	-	\$5,000
12	Project Contingency (~10%)	\$24,000	\$79,000	\$90,000	\$62,000	-	-	\$7,000	\$11,000	-	-	\$10,000	-	-	\$5,000
13	Allowance for Engineering and Testing Fees (~10%)	\$24,000	\$79,000	\$90,000	\$62,000	-	-	\$7,000	\$11,000	-	-	\$10,000	-	-	\$5,000
Total Cost of Recommended Repair and Maintenance Program		\$348,000	\$1,143,000	\$1,299,000	\$896,000	-	-	\$157,000	\$99,000	\$0	\$0	\$139,000	\$0	\$0	\$288,000

Notes:

- The costs in the above tables are presented in 2019 dollars based upon prices from similar projects and discussion with qualified contractors.
- The above costs tables represent Engineer's Estimates, and do not represent an offer to perform the work or a guarantee of contractor pricing.
- Contractor pricing can be affected by market fluctuations.

1. Curve 1 – Expected deterioration or repair costs increases without the recommended repairs (Currently at B & Failure would be expected at D)
2. Curve 2 – Expected ongoing deterioration after recommended repairs move structure from B to B¹
3. Curve 3 – Expected ongoing deterioration after recommended repairs and preventive maintenance move the structure from B¹ to B² and deterioration continues at a reduced rate.
4. Curve 4 – Expected ongoing deterioration after recommended repairs, preventive maintenance, and corrosion inhibitors, and waterproofing membrane move the structure from B¹ to B² and deterioration continues at a further reduced rate (blue line).



Deterioration of Parking Garages

Points A–D represent stages of accelerated deterioration in parking structures. Structures repaired at Point A cost less overall and last longer than structures repaired at Point B. Compare curve at A¹ to curve at B¹.
Figure 1- Deterioration of Parking Structures and Ongoing Repair Costs

Each of these curves represent increased repair and maintenance costs to achieve increased durability and reduced ongoing deterioration. The color-coded stars represent the estimated position of each garage on the deterioration curve. The red garage is at position A which represents a point in time where the deterioration of the garage has remained relatively small. Once repaired the red garage will then move down to point A¹ and follow either curves 3 or 4 depending on which level of preventive maintenance was chosen. The red garage could follow a curve similar in nature to curve 2, but starting from point A¹, if no preventive measures are taken. The Green Garage is roughly located at point B on curve 1. A repair program without preventive maintenance would bring the garage to point B¹ and then follow curve 2. While the repair programs with preventive maintenance programs would bring it point B² and then follow either curve 3 or 4 depending on the extent of preventive maintenance items chosen. The Yellow Garage is located between the Red and Green Garages on curve 1 based upon its level of deterioration. With the initiation of a repair and preventive

Figure 1 is adapted from the *Parking Garage Maintenance Manual – 5th Edition*, by National Parking Association – Parking Consultants Council (NPA-PCC), Washington DC www.weareparking.org/page/PCC