



**CITY OF WAUKESHA**

**Administration**

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<b>Committee:</b> Board of Public Works	<b>Date:</b> 6/17/2021
<b>Common Council Item Number:</b> ID #21-2405	<b>Date:</b> 7/6/2021
<b>Submitted By:</b> Fred Abadi, Director of Public Works	<b>City Administrator Approval:</b> Kevin Lahner, City Administrator
<b>Finance Department Review:</b> Bridget M. Souffrant, Finance Director	<b>City Attorney's Office Review:</b> Brian Running, City Attorney
<b>Subject:</b> Review and act on offers prepared by Single Source Inc. for the 2022 STP St. Paul Avenue Project, WisDOT ID: 2718-04-71.	

**Details:**

In 2019, the City of Waukesha entered into a two-party agreement with the Wisconsin Department of Transportation (WisDOT) for the 2022 STP St. Paul Ave. Reconstruction project. The City's Consultant Single Source Inc. has drafted five offers for Parcel 7 Waukesha State Bank (WAKC 1305325, WAKC 1305370), Parcel 9 Warren Real Estate Venture (WAKC 1305479), Parcel 10 E&J Property Management Inc, 11 Gary L. Schlei and Karren F Schlei (WAKC 1305306), and Parcel 13 Exchangeright Net Leased Portfolio 17 (WAKC 1305465). Temporary Limited Easements (TLE) are needed at both of these properties for sidewalk installation, parking lot blending, and grading. TLE will terminate upon completion of the construction project. Permanent Limited Easements (PLE) are needed at the properties below to upgrade ADA crossings. The PLE's do not expire. Fee acquisition is required for the installation of new sidewalk across the bank parking lot. Below is a summary of the acquisition and costs.

- 1) Parcel 7 Waukesha State Bank
  - TLE 8,699 SF - \$16,300.00 (\$13,040 Federal, \$3,260 City)
  - PLE 421 SF - \$2,600.00 (\$2,080 Federal, \$520 City)
  - FEE 2,064 SF - \$24,800.00 (\$19,840 Federal, \$4,960 City)
- 2) Parcel 9 Warren Real Estate Venture
  - TLE 1,259 SF - \$4,400.00 (\$3,520 Federal, \$880 City)
- 3) Parcel 10 E&J Property Management Inc
  - TLE 367 SF - \$1,200.00 (\$960 Federal, \$240 City)
- 4) Parcel 11 Gary L. Schlei and Karren F. Schlei
  - TLE 66 SF - \$300.00 (\$240 Federal, \$60 City)
- 5) Parcel 13 Exchangeright New Leased Portfolio 17
  - TLE 804 SF - \$2,800.00 (\$2,240 Federal, \$560 City)
  - PLE 617 SF - \$6,800.00 (\$5,440 Federal, \$1,360 City)

All costs associated with the acquisition are an 80% Federal 20% City cost share.



**Options & Alternatives:**

The City kept the acquisitions to a minimum for the project and is only acquiring the property and easements needed to build the project. A revised offer could be considered, but the City feels the offers are fair.

**Financial Remarks:**

The acquisition costs will be split between Federal Funds and City Funds (80/20). As part of the agreement the City has budgeted \$46,400 (20%) of the estimated \$232,000. Acct #0002.68295

**Executive Recommendation:**

Recommend approval of offers to Parcel 7 Waukesha State Bank (WAKC 1305325, WAKC 1305370), Parcel 9 Warren Real Estate Venture (WAKC 1305479), Parcel 10 E&J Property Management Inc, Parcel 11 Gary L. Schlei and Karren F Schlei (WAKC 1305306), and Parcel 13 Exchangeright Net Leased Portfolio 17 (WAKC 1305465) for the West St. Paul Avenue Project, WisDOT Project ID: 2718-04-71.