



CITY OF WAUKESHA

Administration

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Committee: Board of Public Works	Date: 7/8/2021
Common Council Item Number: ID #21-2512	Date: 7/20/2021
Submitted By: Fred Abadi, Director of Public Works	City Administrator Approval: Kevin Lahner, City Administrator
Finance Department Review: Bridget M. Souffrant, Finance Director	City Attorney's Office Review: Brian Running, City Attorney
Subject: Review and act on five 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 2 St Paul Place Partners LLP
 - TLE 812 SF - \$2,800.00 (\$2,240 Federal, \$560 City)
- 2) Parcel 4 Joel B Parson
 - TLE 343 SF - \$1,300 (\$1,040 Federal, \$260 City)
- 3) Parcel 5 TPF Investments LLC
 - TLE 237 SF - \$2,700.00 (\$2,160 Federal, \$540 City)
- 4) Parcel 6 Eileen E. Haberman
 - TLE 1,170 SF - \$4,400.00 (\$3,520 Federal, \$880 City)
 - PLE 91 SF - \$2,000.00 (\$1,600 Federal, \$400 City)
- 5) Parcel 8 Mill Reserve LLC
 - TLE 3,477 SF - \$9,800.00 (\$7,840 Federal, \$1960 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. Acc#0002.68295

Executive Recommendation:

Recommend approval of offers to Parcel 2, Parcel 4, Parcel 5, Parcel 6, and Parcel 8 for the West St Paul Avenue Project, WisDOT Project ID: 2718-04-71.