

CITY OF RICHLAND CENTER - AGENDA ITEM DATA SHEET

Agenda Item: 178 S. Central Avenue (Vintage Interiors LLC) Hazardous Sidewalk Replacement

Requested & Presented by: Jasen Glasbrenner, Director of Public Works

Meeting Date: Finance Committee and Common Council on 01-06-2026

Committee Review: Public Works Committee on 12-17-2025 – The matter was discussed for informational purposes, with the understanding that it would be brought directly to the Common Council for action.

Background: The sidewalk in front of 178 S. Central Avenue was determined to be unsafe due to deteriorated concrete and compromised subgrade support associated with an underlying coal tunnel, creating a substantial public safety concern.

Due Diligence Summary: Beginning in July 2025, City staff made repeated good-faith efforts to work with the property owner through phone calls, emails, and a site inspection, communicating ordinance requirements and requesting verification from a professional engineer and/or a remediation plan.

A formal Notice of Ordinance Violation was issued via certified mail on October 22, 2025 requiring prompt replacement of the sidewalk under the design consultation of a Wisconsin-licensed professional engineer. The City granted an extension to allow additional time for the owner to submit a comprehensive remediation proposal; however, no proposal or engineering verification was received.

The City has consulted with legal counsel and professional engineers regarding the condition and the City's authority to proceed. After reviewing site images, consulting engineers concurred that the sidewalk presents a substantial public safety hazard and that full removal, subgrade remediation, and replacement is the most appropriate and economical path forward. As a result, staff have initiated the next steps necessary to address the hazard and protect public safety.

Department Recommendation: Authorize City staff to proceed with removal and replacement of the hazardous sidewalk in accordance with WI §66.0907 and City Ordinance Chapter 620.05.

Financial Impact: Project costs are anticipated to exceed \$25,000, triggering Wisconsin public construction bidding requirements. The expense will initially be borne by the City, with full cost recovery pursued through direct billing to the property owner or special assessment if unpaid.

Funding Source: Unbudgeted Expense – Unallocated Contingency (10-59100-390)

Requested Action:

FINANCE: Motion to recommend to the Common Council authorizing staff to proceed with hazardous sidewalk replacement, issue required legal notices, solicit bids under Wisconsin public construction law, and recover all associated costs from the property owner.

COUNCIL: Motion to approve authorizing staff to proceed with hazardous sidewalk replacement, issue required legal notices, solicit bids under Wisconsin public construction law, and recover all associated costs from the property owner.

Attachment(s):

- 178 S. Central Ave Hazardous Sidewalk Replacement Photos
- 178 S. Central Ave Notice of Violation 10-22-2025
- Chapter 620.05 – Required Maintenance Of Existing Sidewalks; WI SS 66.0907 – Sidewalks