



AGENDA ITEM MEMORANDUM

DATE: September 3, 2025

TO: Public Works Committee

FROM: Bernard Rammer, Purchasing Agent.

SUBJECT: Resolution 91-25-26 – A resolution authorizing the appropriate City officials to enter into contract for the demolition and associated site restoration of the City owned property located at 930 N. 8th Street and contiguous city owned property to the west of the former hotel and restaurant to clear the land for future development.

ISSUE

Should the Public Works Committee recommend approval of the resolution, the City will contract for the demolition of the structures and all site improvements on the entire site bordered by North 8th Street to the East, North 9th Street to the West, the City alley to the South and Ontario Avenue to the North. The demolition is necessary to clear the site for development slated to begin in spring of 2026.

STAFF RECOMMENDATION

Staff recommends approval of the resolution in order for demolition to begin in October 2025 with completion occurring during the winter. The developer of the site has stated their intention to break ground on the construction of a new hotel in the spring of 2026.

BACKGROUND / DISCUSSION

This project will include the removal of all site improvements on the entire one-half block site. Also included will be the in-fill of (5) driveway aprons with new curb and gutter, the in-street disconnection of (4) lead water laterals and associated street pavement replacement.

A Request for Bids #2075-25 was issued, and the City received a total of (9) bids with the high bid of \$ 828,000.00. The Request for Bids included an alternate which will allow for the application of topsoil, grass seed and mulch to be applied in the spring of 2026. This alternate was included to be used should the developer not be able to break ground in spring of 2026 as is currently planned.

Due to the close proximity of the building to North 8th Street and the alley to the south, the Contractor will be fencing the east one-half of the site and will require a partial temporary closure of the North 8th Street sidewalk and a portion of the alley to maintain worksite safety and security.

FUNDING IMPACT

The low bid of \$253,800.00, excluding the alternate, submitted by Scott's Excavating Inc. of Sheboygan Falls, WI has been found to meet all the criteria. The funding source for this project is through the TID 21 - Land (Account # 421660-621100)

IF APPROVED, NEXT STEPS:

Following Council approval, The City will contract for the projects with an expected start date of early October 2025. In the interim, both the Police and Fire Departments have been utilizing the property for training exercises.

DEPARTMENT OF
PUBLIC WORKS

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