



OFFICIAL NOTICE AND AGENDA

Notice is hereby given that the Common Council of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:	COMMON COUNCIL OF THE CITY OF WAUSAU
Date/Time:	February 25, 2025 at 6:30 P.M.
Location:	City Hall (407 Grant Street, Wausau WI 54403) - Council Chambers
Members:	Carol Lukens, Michael Martens, Terry Kilian, Tom Neal, Gary Gisselman, Becky McElhaney, Lisa Rasmussen, Sarah Watson, Vicki Tierney, Lou Larson, Chad Henke

Call to Order			
Pledge of Allegiance / Roll Call / Proclamations			
Statement from the Mayor on Robert's Rules of Order.			
Public Comment:	Pre-registered citizens for matters appearing on the agenda and other public comment.		
File #	CMT	Consent Agenda	ACT
25-0201	COUN	Approve Minutes of a previous meeting(s) (02/11/2025).	Place on file
25-0205	HR FIN	Joint Resolution Approving the Adjusted City of Wausau Part-Time, Temporary, and Seasonal Wage Rates.	Approved 5-0 Approved 4-0
25-0206	PARK	Resolution Approving Naming of a Portion of River Edge Trail from Thomas Street to Adolph Street Peckham Way.	Approved 5-0
25-0207	PARK	Resolution Approving Naming of the Amphitheater at Stewart Park in Honor of Madam Waltraud Karkar.	Approved 5-0
25-0208	PARK	Resolution Supporting of the Continuation of the Knowles-Nelson Stewardship Program.	Approved 5-0
25-0209	HR	Resolution Approving the Equal Employment Opportunity Plan and Amendment to the Employee Handbook Section 1.01 – Equal Employment Opportunity.	Approved 5-0
25-0210	HR	Resolution Authorizing Reclassification of Assistant City Planner Position From Grade 15 (\$60,070.40 - \$90,064.00) to Grade 16 (\$58,572.80 - \$81,952.00).	Approved 5-0
25-0211	HR	Resolution Approving the Creation of a No Payout Vacation Leave Only Bank and Revision of the Employee Handbook Section 8.04 – Vacation.	Approved 5-0
25-0214	PH&S	Resolution Expressing Opposition to Any Proposed Federal or State Cuts to Medicaid.	Approved 4-0
25-0215	I&F	Resolution Accepting Easement with Wisconsin Public Service for Underground Utility Facilities at 1506 East Cherry Street.	Approved 5-0
23-1110	I&F	Resolution Levying Special Assessments for the 2024 Street Construction Projects.	Approved 5-0
12-1116	FIN	Resolution Approval of the Assessment Services Contract Between the City of Wausau and the City of Schofield to Provide Assessment Services to the City of Schofield for the Assessment of Real Property for Contract Years 2026-2030.	Approved 5-0
File #	CMT	Resolutions and Ordinances	ACT
25-0202	MAYOR	Mayor's Appointments	Placed on file
25-0212	I&F FIN	Joint Resolution Approving Downtown Parking Improvements Project on North 4th Street, Franklin Street and McIndoe Street.	Approved 5-0 Approved 3-1
97-0404	FIN	Resolution Authorizing Staff to Prepare a Project Plan Amendment for Tax Increment District Number Eight to Add Project Costs Including within the ½ Mile Boundary.	Approved 5-0
97-0404	FIN	Resolution Authorizing Staff to Prepare a Project Plan Amendment for Tax Increment District Number Seven to Share Surplus Increment with Tax Increment District Number Twelve for an Additional One-Year Period 2026.	Approved 5-0
94-0907	FIN	Resolution Authorizing Staff to Prepare a Project Plan Amendment for Tax Increment District Number Three to Add Project Costs Within the ½ Mile Boundary.	Approved 5-0
24-1109B	FIN	Resolution Adopting a 2025 Budget Modification for Wausau Downtown Airport Hangar #4 Door.	Approved 4-0
Suspend Rule 6(B) Filing and/or 12(A) Referral of Resolutions (2/3 vote required)			
25-0213	COUN	Resolution Approving the hiring of special counsel and authorizing the City Attorney to hire and manage outside legal counsel engaged to represent Nathan Miller, in his capacity as former assistant city attorney in the matter of Marathon County Case No. 2025JD000001, In RE: 968.02(3) Complaint.	Pending
11-0505	COUN	Resolution Designating May 03, 2025 as World Migratory Bird Day.	Pending
Public Comment & Suggestions			
Adjournment			

Signed by Mayor Doug Diny

Members of the public who do not wish to appear in person may view the meeting live on live on the Internet, by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail kaitlyn.bernarde@wausauwi.gov with "Common Council Public Comment" in the subject line prior to the meeting start.

This Notice was posted at City Hall and sent to the Wausau Daily Herald newsroom on 02/19/2025 @ 4:30 PM.
Questions regarding this agenda may be directed to the City Clerk.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, February 11, 2025, in Council Chambers, beginning at 6:30 p.m.,
Mayor Doug Diny presiding.

Roll Call

02/11/2025

Roll Call indicated 10 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	EXCUSED
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Statement from the Mayor on Common Council Rules

02/11/2025

Mayor Doug Diny made a statement on Common Council rules.

Point of order raised by Larson raising parliamentary questions. The point of order was not well taken by the Chair and the Mayor continue the statement.

Point of order raised by Lukens that the statement was not properly agendized. The point of order was well taken by the Chair and the Mayor discontinued the statement.

Point of inquiry raised by Larson on what authority the Mayor has to address the Common Council. It was stated Common Council rules allows the Mayor to provide communications and recommendations.

Point of inquiry raised by Neal on if speeches or public comment can be limited due to abusiveness, profanity, or attacks on individuals. It was stated those provided examples are allowed to be limited by the Chair in speech or public comments.

Consent Agenda

02/11/2025

Motion by Neal, seconded by Henke, to adopt all items on the Consent Agenda as follows:

25-0201 from the Common Council Approve Minutes of a previous meeting(s) (01/28/2025).

25-0203 Resolution from the Economic Development Committee Approving Request to Install Photovoltaic Equipment on Property Ground Leased by City of Wausau to Van Smiling Eyes, LLC at 1300 N. River Drive (Wausau on Water).

25-0108 Resolution from the Public Health & Safety Committee Approving or Denying Various License as Indicated.

Yes Votes: 10 No Votes: 0 Abstain: 0 Not Voting: 1 Result: PASSED

24-0202

02/11/2025

Without objection, item 24-0202 was pulled from the agenda for consideration by the Mayor.

25-0204

02/11/2025

Motion by Tierney, seconded by Neal, to adopt the Resolution from the Common Council Approving Waiver of Statutory Lawyer-Client Privilege as It Relates to a Response to a January 21, 2025, Open Records Request of Keene T. Winters Regarding a Verified Complaint.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES

3	Kilian, Terry	YES
4	Neal, Tom	NO
5	Gisselman, Gary	YES
6	McElhaney, Becky	EXCUSED
7	Rasmussen, Lisa	NO
8	Watson, Sarah	NO
9	Tierney, Vicki	YES
10	Larson, Lou	NO
11	Henke, Chad	NO

Yes Votes: 6

No Votes: 5

Abstain: 0

Not Voting: 1

Result: PASSED

The Chair voted
YES to break the tie.

Closed Session

02/11/2025

Motion by Rasmussen, seconded by Neal, to go into closed session pursuant to 19.85(1)(f) of the Wisconsin Statutes for considering financial, medical, social or personal histories or disciplinary data of specific persons, preliminary consideration of specific personnel problems or the investigation of charges against specific persons except where par. (b) applies which, if discussed in public, would be likely to have a substantial adverse effect upon the reputation of any person referred to in such histories or data, or involved in such problems or investigations relating to bond counsel opinion as it relates to a response to a January 21, 2025, open records request of Keene T. Winters regarding a verified complaint.

Yes Votes: 10

No Votes: 0

Abstain: 0

Not Voting: 1

Result: PASSED

CONVENED into Closed Session.

RECONVENED into Open Session to take action, if necessary, on Closed Session items.

Adjourn

02/11/2025

Motion by Tierney, second by Henke, to adjourn the meeting. Motion carried. Meeting adjourned at 7:18 p.m.

Doug Diny, Mayor
Kaitlyn Bernarde, City Clerk

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**JOINT RESOLUTION OF THE HUMAN RESOURCES
AND FINANCE COMMITTEES**

Approving the adjusted City of Wausau Part-Time, Temporary, and Seasonal Wage Rates.

Committee Action: Human Resources: Approved 5-0
Finance: Approved 4-0

Fiscal Impact: Budget Neutral

File Number: 25-0205

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, your Human Resources and Finance Committees have reviewed the recommendations to adjust the Part-Time, Temporary, and Seasonal Wage Rates to be more align with other municipalities; and;

WHEREAS, the proposed compensation will increase applicants for seasonal employees with the ability to fill seasonal positions; and;

WHEREAS, your Human Resources Committee and Finance Committee approve the authorization and recommendation to adjust the City of Wausau Part-Time, Temporary, and Seasonal Wage Rates; and;

WHEREAS, on February 10, 2025, your Human Resources Committee and on February 11, 2025, your Finance Committee have reviewed and recommend the adjusted City of Wausau Part-Time, Temporary, and Seasonal Wage Rates as attached.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the City of Wausau approves the adjusted City of Wausau Part-Time, Temporary, and Seasonal Wage Rates.

BE IT FURTHER RESOLVED the Common Council of the City of Wausau that the proper City

officials and designees are hereby authorized and directed to execute and administer the plan effective March 2, 2025.

Approved:

Doug Diny, Mayor

DRAFT

**CITY OF WAUSAU HUMAN RESOURCES COMMITTEE
MINUTES OF OPEN SESSION**

DATE/TIME: February 10, 2025, at 4:45 p.m.
LOCATION: City Hall (407 Grant Street) – Council Chambers
MEMBERS PRESENT: Becky McElhaney (C), Terry Kilian (VC), Gary Gisselman, Michael Martens, Vicki Tierney
MEMBERS ABSENT:
Also Present: Mayor Diny, Rick Rubow, Maryanne Groat, Dustin Kraege, Randy Fifrick

The meeting of the Human Resources Committee was called to order by McElhaney.

Discussion and Possible Action to Approve the Adjusted City of Wausau Part-Time, Temporary, and Seasonal Wage Rates.

Rubow provided an overview of the request to increase these rates due to departments not being able to hire seasonal employees and to be more in line with what surrounding municipalities are offering.

Tierny said that she would like to see the rates of the other communities since this wasn't done at budget time and it would be a budget modification. Dustin Kraege said that he requested this from James Henderson last year and the numbers he provided were from Marathon County. Kraege explained that his department requests 8 seasonal positions and has not been able to fill them the last few years due to candidates finding better paying positions. Kraege said he understands the frustration of this not being addressed sooner, but that he had requested it last year and it was not brought forward until now.

Gisselman asked if the county is able to hire with the proposed rates. Kraege said he has talked with the Parks department and Highway department and they appear to be able to hire more candidates with their rates. Gisselman said the revised rates seem low. Tierny said she respectfully disagreed and that these positions are filled with students looking for summer jobs.

Maryanne Groat explained that seasonal positions are budgeted with an overall dollar amount for the departments and that raising the pay rates will not increase the budget. The departments will need to determine how many positions they can hire and hours they can schedule the employees to stay within the allocated budget, and therefore it would not be a budget modification to approve the rate increases.

Further discussion took place regarding the rates as sufficient, with McElhaney saying that they should know if this helps when seasonals are hired.

Motion by Tierny to Approve the Adjusted City of Wausau Part-Time, Temporary, and Seasonal Wage Rates. Second by Kilian. All ayes. Motion passed 5-0.

FINANCE COMMITTEE

Date and Time: Tuesday, February 11, 2025, at 5:30 p.m., Council Chambers

Members Present: Michael Martens (C), Gary Gisselman (VC), Chad Henke, Vicki Tierney

Members Excused: Becky McElhaney

Others Present: Maryanne Groat, Rick Rubow, John Chmiel, Eric Lindman

Noting the presence of a quorum Chairperson Martens called the meeting to order at 5:32 p.m.

Discussion and possible action to approve the Adjusted City of Wausau Part-Time, Temporary, and Seasonal Wage Rates.

Without objection, this item was taken up out of order from the agenda.

Motion by Tierney, seconded by Henke, to approve. Motion carried 4-0.

DRAFT

Human Resource Committee Packet

February 10, 2025

Agenda Item			
Discussion and possible action approving increases to the City of Wausau Part-Time, Temporary, and Seasonal Wage Rates.			
Background			
2024 Seasonal Positions			
Position	# Approved	# Hired	# Applications
DPW Street Aide	8	3	22
DPW Motor Poll Aide	1	1	2
DPW Yard Waste Site Aide	2-3	3	8
Engineering Technician	2	0	5
PD – CSO	18	17	17
In past years other positions requested for were:			
DPW – Electrical Aide			
Maintenance Aide			
Wastewater Aide or Technician			
Water Aide			
On January 2, 2025, the Director of Public Works contacted me regarding the wages of the Part-Time, Temporary, and Seasonal wage rates. He voiced that his department was unable to fill all the seasonal positions. Unable to fill the positions incurs current staff to then fulfill the duties that would otherwise be performed by a seasonal employee. This shift in duties has caused more experienced employees to do jobs that a lesser cost person could perform.			
The Human Resources staff reached out to Public Access, and they had voiced back in 2024 the need for their Part-Time rates also to be increased to attract talented applicants.			
The Human Resources staff also reached out to the Police Department as they too had voiced that the Community Service Officer I positions were in need of a salary increase in comparison to other municipalities.			
The Human Resource Department then sent out several surveys to local municipalities to review and revise the current rates of the Part-Time, Temporary, and Seasonal Wage rate scale.			
Fiscal Impact			
Public Access \$1,300			
Police Department \$4,500			
Public Works \$10,150 (Based on 500 hours per 14 positions)			
(If all positions are filled.)			
Staff Recommendation			
Human Resources staff recommends increasing the Part-Time, Temporary, and Seasonal Wage rates to stay competitive with other municipalities.			
Staff contact: Anne Keenan (715-261-6632)			

Human Resource Committee Packet

February 10, 2025

CITY OF WAUSAU PART-TIME, TEMPORARY, AND SEASONAL WAGE RATES

Effective December 22, 2024

Adopted by Council

City of Wausau Handbook Section 4.01 – Employment Categories

Part-time: A part-time employee is an employee whose schedule consists of less than twenty hours per week. A part-time employee is not eligible for employment benefits from the City unless specifically identified in the City's policies or as required by law.

Seasonal or Temporary: Employees in the service of the City on a temporary basis for fewer than fifty-two (52) consecutive weeks per year. Such employees are compensated at an hourly rate and are not eligible for employee benefits. Such employees are also not eligible for Wisconsin Retirement benefits nor are contributions made by the City unless the employee exceeds the required hours in a 12 month rolling period which at that time the employee will be eligible for WRS benefits including any contributions required to be made by the City. Hours worked will be reviewed periodically to verify the accuracy of an employee's employment classification. If reclassification is necessary, the employee will be notified.

PART-TIME RATES

DEPARTMENT	SALARY GRADE	POSITION	HOURLY WAGE
PUBLIC ACCESS 9005 (730)	401	Production Assistant – 1 st Year	\$16.00 5.00 <u>14.61</u>
		Production Assistant – 2 nd Year	\$16.50 00 <u>15.46</u>
		Production Assistant – 3 rd Year	\$17.00 16.33
		Production Assistant – 4 th Year	\$18.00 17.19
PUBLIC ACCESS 9007 (740)	402	Production Specialist – 1 st Year	\$18.00 16.95
		Production Specialist – 2 nd Year	\$19.25 17.94
		Production Specialist – 3 rd Year	\$20.50 18.94
		Production Specialist – 4 th Year	\$21.75 19.93

TEMPORARY RATES

DEPARTMENT	SALARY GRADE	POSITION	HOURLY WAGE
ASSESSMENT 9010	403	Board of Review Member	\$96.62/day
FINANCE 9002	404	Election Chief Inspector	\$13.85
	406	Election Inspector	\$11.71
PUBLIC ACCESS 9005	405	Production Assistant	\$165.00 14.61

CITY OF WAUSAU PART-TIME, TEMPORARY, AND SEASONAL WAGE RATES

Effective December 22, 2024

Adopted by Council

SEASONAL RATES

DEPARTMENT	SALARY GRADE	POSITION	HOURLY WAGE
POLICE 9100 (710)	406	Community Services Officer – 1 st Year	\$14.50 13.21
		Community Services Officer – 2 nd Year	\$15.00 13.87
		Community Services Officer – 3 rd Year	\$15.50 14.57
		Community Services Officer – 4 th Year	\$16.00 15.29
POLICE 9100 (710)		Community Services Officer II – 1st Year	\$20.00
		Community Services Officer II – 2nd Year	\$20.70
		Community Services Officer II – 3rd Year	\$21.40
		Community Services Officer II – 4th Year	\$22.10
CITY WIDE 9060 (200)	407	Seasonal Aide – 1 st Year	\$16.00 14.55
		Seasonal Aide – 2 nd Year	\$16.50 15.42
		Seasonal Aide – 3 rd Year	\$17.00 16.26
		Seasonal Aide – 4 th Year	\$17.50 17.11
CITY WIDE 9070 (210)	408	Seasonal Technician – 1st Year	\$17.50 16.00
		Seasonal Technician – 2nd Year	\$18.50 17.60
		Seasonal Technician – 3rd Year	\$20.00 19.19
		Seasonal Technician – 4th Year	\$21.50 20.80
DPW – GIS 9018 (240)	409	GIS Intern – 1 st Year	\$18.50 17.59
		GIS Intern – 2 nd Year	\$20.00 19.33
		GIS Intern – 3 rd Year	\$21.50 21.09
		GIS Intern – 4 th Year	\$23.00 22.86

Part-time and Seasonal rates are adjusted annually as employee salary mid-points are adjusted.
Temporary rates remain fixed until adjustments are proposed and adopted by Council.

Clothing for Seasonal Employees

DPW	1 – Hi-Viz shirt for street crew 1 - Cotton shirt for inside/office Steel toe allowance of 50% up to \$125 \$50 clothing allowance in place of providing pants
Sewer	3 – Cotton Water Works shirts 2 – Hi-Viz Water Works Shirts Steel toe allowance of 50% up to \$125
Water	5- Hi Viz shirts Uniform pants Steel toe allowance of 50% up to \$125
CSO	2 – Uniforms shirts 1- Pants that zip for shorts 1 - baseball cap 1- ballistic vest and duty belt

CITY OF WAUSAU PART-TIME, TEMPORARY, AND SEASONAL WAGE RATES

Effective December 22, 2024

Adopted by Council

	End of employment they give everything back but pants
Public Access	2 – uniform shirts

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PARKS AND RECREATION COMMITTEE

Approving naming of a portion of River Edge Trail from Thomas Street to Adolph Street Peckham Way.

Committee Action: Approved 5-0

Fiscal Impact: Minimal to place a sign

File Number: 25-0206

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒ No ☐	
	Included in Budget:	Yes ☐ No ☐	Budget Source
	One-time Costs:	Yes ☐ No ☐	Amount:
	Recurring Costs:	Yes ☐ No ☐	Amount:
SOURCE	Fee Financed:	Yes ☐ No ☐	Amount:
	Grant Financed:	Yes ☐ No ☐	Amount:
	Debt Financed:	Yes ☐ No ☐	Amount Annual Retirement
	TID Financed:	Yes ☐ No ☐	Amount:
	TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐		

RESOLUTION

WHEREAS, the City has acquired two easements from Kolbe & Kolbe Properties, Inc. for property along the Wisconsin River to extend the River Edge Trail; and

WHEREAS, the trail also includes city property; and

WHEREAS, on April 22, 2024, your Bicycle and Pedestrian Advisory Committee recommended submitting an application to the Parks and Recreation Committee requesting to name the new section of the River Edge Trail between Thomas Street and Adolph Street in memory of Patrick Peckham, a former resident and alderperson; and

WHEREAS, your Parks and Recreation Committee, at their February 3, 2025 meeting, discussed and recommended naming that portion of the River Edge Trail from Thomas Street to Adolph Street Peckham Way.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau hereby approves naming that portion of the River Edge Trail from Thomas Street to Adolph Street Peckham Way.

Approved:

Doug Diny, Mayor

MINUTES

April 22, 2024

Members Present: Tom Neal, Terry Kilian, Tyler Wildman, Chris Filtz, Ben Gerhards, Susan Schmidt, Veronica Hope

Others Present: Jon Smith, Jillian Kurtzhals, TJ Niksich

Location: City Hall, Maple Room

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the Wausau Daily Herald in the proper manner.

7. Discussion and Possible Action: Proposed naming of the new River Edge Trail section in memory of Pat Peckham

Lynch noted that the idea of naming the new section of the RE Trail in memory of former alder Pat Peckham was brought up at separate times by Mayor Rosenberg, Lynch, Gerhards and Alder Neal. There is a process created by the Parks Committee, staff can start it and seek help from committee members for additional work.

Motion/second by Neal/Kilian to direct staff to submit application for naming the River Edge Trail section in memory of Pat Peckham to the Parks & Recreation Committee.

CITY OF WAUSAU – PARKS AND RECREATION COMMITTEE MEETING MINUTES

Date/Time: February 3, 2025, at 5:15 p.m.

Location: Council Chambers, City Hall

Parks and Recreation Committee Members Present: Lou Larson (c), Carol Lukens, Tom Neal, Lisa Rasmussen, Sarah Watson

Others Present: Jamie Polley-Parks, Recreation & Forestry Director, Andrew Lynch-Wausau Bicycle and Pedestrian Advisory Committee, Anne Marie Abuzzahab, Andrea Sczygelski

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. A quorum was present, and the meeting was called to order at 5:15pm.

2. Discussion and Possible Action Approving the Naming of a Section of the River Edge Trail in Honor of Patrick Peckham – Andrew Lynch of the Wausau Bicycle and Pedestrian Advisory Committee would like to recommend the naming of the section of River Edge Trail between Thomas Street and Adolph Street in memory of Patrick Peckham. Mr. Peckham was an avid bicyclist and outdoorsman as well as great champion of the city of Wausau. The paved trail is soon to be lit, and once final touches are complete a ribbon-cutting and grand opening will be held. **Motion** by Rasmussen, second by Lukens to name a section of the River Edge Trail, “Peckham Way” in Honor of Patrick Peckham. Motion **carried** by voice vote; vote reflected as 5-0.

WAUSAU/MARATHON COUNTY PARKS, RECREATION & FORESTRY NAMING GUIDELINES AND CRITERIA

1. Purpose:

A. The Purpose of these guidelines and criteria is to develop names for City or County parks, property, facilities, or portions thereof that are:

- **Unique.** Unique names are identifiable to a specific place and do not duplicate or are not confused with existing names in the City of Wausau, Marathon County, or neighboring areas.
- **Meaningful.** Names may reference natural features or landmarks, local historic events, or persons with historic significance, locally or nationally.
- **Inclusive.** Respectful of all people and cultures and reflect positive values acceptable to the community as a whole.

B. These guidelines and criteria applies to the naming of City or County parks, property, facilities, or portions thereof, whether payment has been offered or sought in exchange for the naming privilege through an offer of Sponsorship under the Wausau/Marathon County Parks, Recreation & Forestry Department ("Department") Sponsorship Policy or a naming application has been made without an offer of compensation.

C. Offers for Sponsorship that include or concern naming as a Recognition Benefit are subject to the provisions of the Department Sponsorship Policy and may include provisions for ongoing and special maintenance costs or costs of improvements such as the renovation of a facility. Sponsorship Agreements that include or concern naming as a Recognition Benefit will contain specific terms for discontinuation or termination. Offers of Sponsorship for naming rights of any City park, County Park or facility shall be approved by the City Council or County Park Commission. Offers of Sponsorship for naming rights of designated portions of City or County facilities, such as naming rights for a specific athletic field within a park or a shelter within a City or County Park, may be approved by the Department Director pursuant to the requirements and guidelines of the Department Sponsorship Policy.

2. Guidelines:

A. General Name guidelines:

- Should not duplicate or be easily confused with existing local public or private places.
- Should not be cumbersome, corrupted, or modified names, profane, discriminatory, or derogatory names related to age, race, religion, creed, national origin, sex, color, marital status, disability, sexual orientation, political affiliation, or other similar categories.
- Should not contain names of companies or organizations whose business is substantially derived from the sale of alcohol, drugs, tobacco, gambling, firearms, sexually explicit materials, adult entertainment and/or other practices considered unsuitable or inappropriate for children.
- Should use the fewest words possible.
- Should not be names of appointed or elected local officials currently in office or current City/County employees.
- Former facility names should not be re-used other than for a reconstruction of the same facility in the same location
- .

B. Names of historic places, events and cultural ideas utilized for naming purposes shall be appropriate to the site and proposed use.

C. Names may include names of recognizable areas that aid in locating a facility, park, or open space.

D. Names may include references to site features, wildlife, or other natural ideas when site specific.

E. Guidelines for naming in honor of individuals, groups or organizations are as follows.

1. Individuals honored with a park or facility name ("Honoree") must meet all of the following:

- Have resided or worked in Marathon County or the area which has become Marathon County for a minimum of ten (10) years; and
- If a former city or county employee, have been separated from City/County service for at least one year prior to application; and,
- Be highly esteemed in the community based upon character references and generally understood reputation in the community, and without criminal or legal judgments (including violations of environmental laws) which demonstrate poor character.

2. Honoree(s) are recommended to meet at least one of the following conditions:

- At least 10 years of civic service (must have made significant and exceptional meritorious contributions to the local parks or local community as a whole for recreation purposes).
- Contributed to the preservation of the City or County's history or culture
- Contributed in a significant way to the acquisition, development or conveyance of land, buildings, and other amenities to the City or County.
- A major financial contribution (donation of at least 51% of the value of park land dedication).

If the Honoree is living, the naming is only subject to approval after a study has been completed relative to the individual's background and qualifications pursuant to the criteria set forth above.

2. Groups or Organizations

- Groups, organizations, associations, companies, or businesses that have been instrumental in enabling the City or County to acquire sites either by donation of land or money or have donated the amount of land or money needed to complete development of a park, park facility or park amenity.
- Have a longstanding affiliation with the City/County of significant community service, involvement, or contributions beyond the ordinary interest level whose efforts have:
 - i. Enhanced the quality of life and well-being of City/County residents
 - ii. Contributed to the preservation of the City/County's history or culture.
 - iii. Made exemplary or meritorious contributions to the City/County or its residents.

Note: Meeting the guidelines does not guarantee that a name will be approved.



MEMO

To: Parks & Recreation Committee
Prepared By: Andrew Lynch, AICP City Planner
Date: November 25, 2024

Request to name section of River Edge Parkway in memory of Patrick Peckham.

Application to name the section of the River Edge Parkway between Thomas St and Adolph St as 'The Peckham Way' in honor of former city alder, local journalist, and bicycle advocate Patrick Peckham.

In April of 2024, the City of Wausau Bicycle and Pedestrian Advisory Committee voted in favor of a recommendation to name the new section of the River Edge Parkway between Thomas St and Adolph Street in memory of Patrick Peckham. The Committee directed staff to solicit references of Mr. Peckham and apply.

The newest section of the River Edge Parkway extends the westside trail system from Thomas Street south, around the Wastewater Treatment Plant and Department of Public Works campus, and connects to Adolph Street. This represents the southernmost section of paved trail on the westside and an important bookend to a trail system 50 years in the making.

The trail also represents the practicality of using existing City property, the community support in funding, and the ability to provide recreational infrastructure to a lower-income area of the city. Exactly the type of values and efforts Mr. Peckham would have championed. Mr. Peckham, as a City alder, was known for a gentle but firm manner, willingness to seek and hear input, a great champion of the City, as well as an avid bicyclist and outdoorsman. The recommendation of the Bicycle and Pedestrian Advisory Committee is to use the name '**The Peckham Way**' to honor how Pat conducted himself as a resident and an alderperson.

The trail will have paving completed in 2024. Lights and final touches will be installed in 2025 and a ribbon-cutting will be held at time. Please see the information provided for the guidelines below as well as the attached character references.

E. Guidelines for naming in honor of individuals, groups or organizations are as follows.

1. Individuals honored with a park or facility name ("Honoree") **must** meet all of the following:

- Have resided or worked in Marathon County or the area which has become Marathon County for a minimum of ten (10) years; and
 - **Mr. Peckham has been a resident of Wausau since 1997**
- If a former city or county employee, have been separated from City/County service for at least one year prior to application; and,
 - **Mr. Peckham last held office in 2022 and was an alder for 6 years.**
- Be highly esteemed in the community based upon character references and generally understood reputation in the community, and without criminal or legal judgments (including violations of environmental laws) which demonstrate poor character.
 - **Please see included character references.**

City of Wausau – River Edge Parkway Extension



RESOLUTION OF THE PARKS AND RECREATION COMMITTEE

Approving Naming of the Amphitheater at Stewart Park in Honor of Madam Waltraud Karkar.

Committee Action: Approved 5-0

Fiscal Impact: Minimal to place a sign

File Number: 25-0207

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒ No ☐	
	Included in Budget:	Yes ☐ No ☐	Budget Source
	One-time Costs:	Yes ☐ No ☐	Amount:
	Recurring Costs:	Yes ☐ No ☐	Amount:
SOURCE	Fee Financed:	Yes ☐ No ☐	Amount:
	Grant Financed:	Yes ☐ No ☐	Amount:
	Debt Financed:	Yes ☐ No ☐	Amount Annual Retirement
	TID Financed:	Yes ☐ No ☐	Amount:
	TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐		

RESOLUTION

WHEREAS, in November, 2024, the Parks and Recreation Committee, approved the placement of a placard memorial on the stage at Stewart Park in honor of the late Madam Waltraud Karkar, the founder of the Central WI School of Ballet; and

WHEREAS, in the late 1980's, early 1990's, Madam Karkar helped to raise funds to restore the amphitheater stage where the school has used and continues to use the stage for their summer performances each year; and

WHEREAS, the City has received a request from a number of families who were and are part of the ballet school to dedicate the amphitheater in Madam Waltraud Karkar's name, calling it the Waltraud Karkar Amphitheater; and

WHEREAS, your Parks and Recreation Committee, at their February 3, 2025 meeting, discussed and recommend naming the amphitheater at Stewart Park the Waltraud Karkar Amphitheater.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau hereby approves naming the amphitheater at Stewart Park the Waltraud Karkar Amphitheater.

Approved:

Doug Diny, Mayor

CITY OF WAUSAU – PARKS AND RECREATION COMMITTEE MEETING MINUTES

Date/Time: February 3, 2025, at 5:15 p.m.

Location: Council Chambers, City Hall

Parks and Recreation Committee Members Present: Lou Larson (c), Carol Lukens, Tom Neal, Lisa Rasmussen, Sarah Watson

Others Present: Jamie Polley-Parks, Recreation & Forestry Director, Andrew Lynch-Wausau Bicycle and Pedestrian Advisory Committee, Anne Marie Abuzzahab, Andrea Sczygelski

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. A quorum was present, and the meeting was called to order at 5:15pm.

3. Discussion and Possible Action on Approving the Naming of the Amphitheater of Stewart Park in Honor of Madam Waltraud Karkar – Anne Marie Abuzzahab and Andrea Sczygelski presented regarding the naming of the amphitheater after Madam Waltraud Karkar in honor of the contribution she has made through the years to the Wausau Community. Discussion was had with regards to the bronze plaque to be added to the wall at the park in addition to the location of signage that will indicate the name of the amphitheater. **Motion** by Neal, second by Rasmussen to name the amphitheater of Stewart Park in Honor of Madam Waltraud Karkar. Motion **carried** by voice vote; vote reflected as 5-0.

Request for Additional Services

Purpose: The Wausau & Marathon County Parks, Recreation, and Forestry Department has a desire to always provide high quality recreational services and facilities. With restricted financial and personnel resources the Department needs a process to evaluate requests for additional services. Additional services being defined as additions to programs and facilities or new programs and facilities.

In order to fully evaluate and stimulate thought on the complete aspects of additional services, please provide the Department with a request that includes the following (all items may not pertain and may not be known by requestor):

- Please describe program or facility where additional services are being requested.

Stewart Park
508 N. 10th Street
Wausau, WI 54403

- Please describe additional services/facility being requested.

Addition of a 3D cast bronze portrait plaque dedicating the stage at Stewart Park in Waltraud Karkar's memory. This plaque could be mounted on a large decorative rock, concrete pedestal, or a stake mount depending on the location and what the city would allow. (Wording of memorial attached to bottom of document).

- Why do you think this additional service/facility is needed?

In recognition and appreciation for her commitment to the arts for over 50 years in the Wausau community.

- What exactly is being asked of the Department (funding, maintenance, construction)?

Permission to dedicate the stage with a memorial in honor of Waltraud Karkar.

- What are the total costs for the additional services/facilities (not only initial costs but future costs)?

This memorial would be constructed to not require ongoing maintenance.

- How would it be funded (what is the County/City being asked to contribute, what is the group willing to contribute, grants, donations, etc.)?

This memorial would be funded privately through donations.

- Who will provide maintenance in the future (will it be turned over to the Department upon completion, will there be maintenance funds put aside, group to provide some maintenance, who repairs damage, etc.)?

The memorial will be turned over to the department when complete.

- What are the expectations of the County/City once it is complete?

That the memorial will become part of the park.

- What is the timeline for completion?

We would like it to be completed by mid-July 2025 when the Central WI School of Ballet performs their annual Ballet in the Park performance at Stewart Park.

For facility improvements or additions: provide a site plan, pictures of the proposed changes and a materials list.

Addition of a memorial plaque and stand at the entrance to Stewart Park on N. 10th Street. There is a raised flower bed located just through the entrance where the memorial could be placed.



Material List:

- Large rock or concrete pedestal to mount the plaque on.
- 3D cast bronze portrait plaque

Proposed wording of plaque:

THE WALTRAUD KARKAR AMPHITHEATER

PHOTO

1931 -2024

In recognition and appreciation for Waltraud's profound commitment to the arts for over 50 Years in the Wausau Community.

"I am an educator. My students do not simply learn a step but they come to understand dance, its importance, its history, its place in the world.

If I can touch their souls and inspire them, then I have reached my goal as a teacher. If they remember to walk tall, to walk with self confidence, and to appreciate the arts and the world around them, what beautiful children they become and what wonderful adults they will make."

(Waltraud's signature)

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PARK AND RECREATION COMMITTEE

Supporting of the Continuation of the Knowles-Nelson Stewardship Program.

Committee Action: Approved 5-0

Fiscal Impact: \$0

File Number: 25-0207

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☒	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, the Wisconsin State Legislature created the Knowles-Nelson Stewardship Program in 1989 to preserve valuable natural areas and wildlife habitat, protect water quality and fisheries, and expand opportunities for outdoor recreation; and

WHEREAS, per Ch. 23.0915(2c)(d), Wis. Stats., the Knowles-Nelson Stewardship Program is set to expire in 2026; and

WHEREAS, the program has supported land acquisition and capital development by the Department of Natural Resources (DNR), local governments including the City of Wausau, and nonprofit conservation organizations to preserve valuable natural areas, wildlife habitat, water quality and outdoor recreation for public benefit around the state; and

WHEREAS, the City of Wausau has utilized Stewardship grant funds to develop trails and other public outdoor recreation opportunities, and desires to support the continuation of the Knowles-Nelson Stewardship Program; and

WHEREAS, the City of Wausau City Council considers the Knowles-Nelson Stewardship Program a valuable tool to preserve and restore natural areas, wildlife habitat and water quality while supporting the development of public nature-based outdoor recreation opportunities that promote economic development and enhance quality of life.

NOW, THEREFORE, BE IT RESOLVED that the Wausau City Council does support funding renewal for the Knowles-Nelson Stewardship Program.

BE IT FURTHER RESOLVED that the City of Wausau Clerk be directed to forward a copy of this resolution to all Wisconsin Counties, the Legislature and the Governor and the Wisconsin Department of Natural Resources Secretary.

Approved:

Doug Diny, Mayor

CITY OF WAUSAU – PARKS AND RECREATION COMMITTEE MEETING MINUTES

Date/Time: February 3, 2025, at 5:15 p.m.

Location: Council Chambers, City Hall

Parks and Recreation Committee Members Present: Lou Larson (c), Carol Lukens, Tom Neal, Lisa Rasmussen, Sarah Watson

Others Present: Jamie Polley-Parks, Recreation & Forestry Director, Andrew Lynch-Wausau Bicycle and Pedestrian Advisory Committee, Anne Marie Abuzzahab, Andrea Sczygelski

In accordance with Chapter 19, Wisc. Statutes, notice of this meeting was posted and sent to the Daily Herald in the proper manner. A quorum was present, and the meeting was called to order at 5:15pm.

4. Discussion and Possible Action Recommending the Approval of a Resolution to the Wisconsin State Legislature and Governor Evers Supporting the Renewal of the Knowles Nelson Stewardship Fund – Jamie Polley presented about the Knowles Nelson Stewardship Fund, which affects the Park, Recreation, and Forestry Department in two ways. First, the local government portion of the funding is how trails are built. Second, the department relies on this fund when purchasing county forest lands. The Knowles Nelson Stewardship Fund will match 50% of the purchase price of land acquisitions. This bipartisan fund was set up in 1989 and is at risk of not being reauthorized for the year 2026. This program has changed over the last few years and has become political in nature. Any project over \$250,000 now requires approval from the Joint Financial Committee of the State Legislature. This committee had the latitude to object to any project without stating what their objection is, does not have to state who is doing the objecting, and does not have to state when they would revisit the objection. The political nature of this presented itself most recently after a project in northern Wisconsin. Governor Evers filed suit against the Joint Financial Committee. The State Supreme Court sided with Governor Evers stating that the Joint Financial Committee was overstepping their authority by not stating their objection, not declaring who was objecting, and not stating when they would revisit the objection in a timely manner. Our recommendation is to support this resolution. **Motion** by Rasmussen, second by Neal to Approve the Resolution to the Wisconsin State Legislature and Governor Evers Supporting the Renewal of the Knowles Nelson Stewardship Fund. Motion **carried** by voice vote; vote reflected as 5-0.

Jamie Polley

From: Lisa Siewert <siewert.elizabeth@gmail.com>
Sent: Thursday, January 23, 2025 10:34 AM
To: Jamie Polley
Cc: Lisa Rasmussen
Subject: Request for Support: Knowles-Nelson Stewardship Program Resolutions

You don't often get email from siewert.elizabeth@gmail.com. [Learn why this is important](#)

Dear Jamie,

I hope this message finds you well. My name is Lisa Siewert, and I am a Wausau resident and a member of the Central Moraines Chapter of the Ice Age Trail Alliance. As you know, Wausau was recently named an Ice Age Trail Community, which formalizes our partnership with the Ice Age Trail Alliance to enhance awareness of the Ice Age National Scenic Trail and improve the quality of life in our community. With 43 miles of the Ice Age Trail developed in Marathon County, this partnership underscores the importance of preserving the natural spaces that make our area so special.

I'm reaching out regarding the Knowles-Nelson Stewardship Program, which has been instrumental in protecting Wisconsin's natural spaces and enhancing access to trails like the Ice Age Trail. This program is crucial to preserving the outdoor resources that make our community such a vibrant and desirable place to live, work, and explore.

As part of an effort to support the reauthorization of this program in the upcoming state budget, we are asking city and county leaders to pass resolutions in support of the fund. Your leadership and collaboration would be invaluable in advancing this initiative for the benefit of Wausau and the broader Marathon County community.

We have prepared resources, including [district-specific information](#), that can help with drafting resolutions. I would be happy to answer any questions you may have.

Thank you for your time and for your dedication to Wausau's parks and outdoor spaces. I look forward to working together to support this important program that impacts our local community so deeply.

Best regards,
Lisa Siewert
siewert.elizabeth@gmail.com
Cell: 517-281-0117

Name	Description	Grantee	Award Amt	Acres	Year	Type	County	Sen Dist	Asst. Dist	GRANT NO	Date	Program
FOREST LEGACY PROGRAM		DNR	68321.21	1344.6706	2002	ACQ	Marathon	23	69		11/19/2002	DNR
STATEWIDE SPRING PONDS - WD		DNR	13500	28.514016	1992	ACQ	Marathon	29	87		2/17/1992	DNR
FLOWER RIVER FISHERY AREA		DNR	5000	11.978434	1985	ACQ	Marathon	12	35		10/24/1985	DNR
FLOWER RIVER FISHERY AREA		DNR	12000	12.144882	1986	ACQ	Marathon	12	35		3/12/1986	DNR
STATEWIDE SPRING PONDS - WD		DNR	3160	3.1483376	2001	ACQ	Marathon	29	87		9/20/2001	DNR
FLOWER RIVER FISHERY AREA		DNR	47000	20.025656	2013	ACQ	Marathon	12	35		9/2/2013	DNR
STREAMBANK EASEMENT PROGRAM - LM		DNR	3000	0.3600091	2018	ACQ	Marathon	29	87		5/21/2018	DNR
STREAMBANK EASEMENT PROGRAM - WD		DNR	10300	8.8071675	2016	ACQ	Marathon	29	87		8/31/2016	DNR
RUB MOUNTAIN STATE PARK		DNR	90000	103.96583	1994	ACQ	Marathon	29	87		4/26/1994	DNR
MOUNTAIN-BAY STATE TRAIL		DNR	38997	170.36798	1994	ACQ	Marathon	29	87		2/24/1994	DNR
RUB MOUNTAIN STATE PARK		DNR	103000	84.562886	1995	ACQ	Marathon	29	87		8/31/1995	DNR
MOUNTAIN-BAY STATE TRAIL		DNR	3000	3.963814	1996	ACQ	Marathon	29	87		9/10/1996	DNR
RUB MOUNTAIN STATE PARK		DNR	225000	37.631056	1997	ACQ	Marathon	29	87		6/21/1997	DNR
RUB MOUNTAIN STATE PARK		DNR	122000	39.893487	2000	ACQ	Marathon	29	87		6/15/2000	DNR
RUB MOUNTAIN STATE PARK		DNR	775000	255.72682	2001	ACQ	Marathon	29	87		12/27/2001	DNR
MOUNTAIN-BAY STATE TRAIL		DNR	22500	38.533018	2005	ACQ	Marathon	29	85		3/30/2005	DNR
RUB MOUNTAIN STATE PARK		DNR	120000	2.8088718	2006	ACQ	Marathon	29	87		8/14/2006	DNR
RUB MOUNTAIN STATE PARK		DNR	184600	38.777083	2007	ACQ	Marathon	29	87		1/5/2007	DNR
ICE AGE TRAIL - WD		DNR	204500	158.62566	2007	ACQ	Marathon	29	87		8/13/2007	DNR
RUB MOUNTAIN STATE PARK		DNR	112500	11.972775	2009	ACQ	Marathon	29	85		2/19/2009	DNR
MOUNTAIN-BAY STATE TRAIL		DNR	225000	15.667913	2012	ACQ	Marathon	12	35		6/12/2012	DNR
ICE AGE TRAIL - WD		DNR	270054	100.81097	2012	ACQ	Marathon	12	35		7/20/2012	DNR
ICE AGE TRAIL - WD		DNR	132000	59.840111	2012	ACQ	Marathon	12	35		2/16/2013	DNR
ICE AGE TRAIL - WD		DNR	309000	119.31028	2013	ACQ	Marathon	12	35		2/16/2013	DNR
ICE AGE TRAIL - WD		DNR	27000	31.991029	1994	ACQ	Marathon	29	86		6/6/1994	DNR
MEAD WILDLIFE AREA		DNR	76500	74.642171	1997	ACQ	Marathon	29	86		1/24/1997	DNR
MEAD WILDLIFE AREA		DNR	59000	37.586748	2002	ACQ	Marathon	29	86		11/11/2002	DNR
MEAD WILDLIFE AREA		DNR	2534000	2763.0349	2008	ACQ	Marathon	29	86		2/6/2008	DNR
MEAD WILDLIFE AREA		DNR	119997	72.63453	2004	ACQ	Marathon	29	86		5/13/2004	DNR
MEAD WILDLIFE AREA		DNR	201261.48	108.09437	2006	ACQ	Marathon	29	86		9/18/2006	DNR
MEAD WILDLIFE AREA		DNR	72000	39.954529	2006	ACQ	Marathon	29	86		6/19/2006	DNR
SCATTERED FOREST LAND - WD		DNR	540000	277.69617	2010	ACQ	Marathon	12	35		8/20/2010	DNR
SCATTERED FOREST LAND - WD		DNR	477500	213.15422	2010	ACQ	Marathon	12	35		10/9/2010	DNR
MEAD WILDLIFE AREA		DNR	40000	20.119903	2021	ACQ	Marathon	29	86		7/1/2021	DNR
MEAD WILDLIFE AREA		DNR	43000	20.148204	2022	ACQ	Marathon	29	86		4/20/2022	DNR
Ice Age Trail - Shaded Easement	The Ice Age Park and Trail Foundation has entered into an agreement with the State of Wisconsin Department of Natural Resources for and Ice Age Trail Easement on Stewardship property in Marathon county.	ICE AGE TRAIL ALLIANCE.	14123	74.790659	1988	CE	Marathon	29	87	MT-11	5/20/1988	NCO
Ice Age Trail - Eadsen Easement	Acquisition on an easement on 78 acres	ICE AGE TRAIL ALLIANCE.	57500	68.944373	2000	CE	Marathon	12	35	MT-19	6/16/2000	NCO
Ice Age Trail - Sandberg Acquisition	The Ice Age Trail and Park Foundation proposes purchasing 20 acres in Marathon County along the Eau Claire River for the Ice Age Trail.	ICE AGE TRAIL ALLIANCE.	17500	20.10926	2003	ACQ	Marathon	12	35	MT-23	4/15/2003	NCO
Ice Age Trail - Sandberg II	Ice Age Park and Trail Foundation is acquiring the 7.2 acre Sandberg II property in the Town of Easton, Marathon County. One quarter mile of the IAT hugs the shoreline of the Eau Claire River crossing through the Sandberg property. Project completion t	ICE AGE TRAIL ALLIANCE.	9020	6.6943758	2008	ACQ	Marathon	12	35	MT-2-41	4/6/2008	NCO
Ice Age Trail - Rice Lake	State Trail subprogram funds to acquire 41.488 acres in the Town of Reid, Marathon County. The acquisition will permanently protect approximately one-half mile of the Ice Age Trail where no off road trail currently exists. The property will be open to the	ICE AGE TRAIL ALLIANCE.	82890	41.372359	2014	ACQ	Marathon	29	87	MT-3-14-53	1/9/2014	NCO
Ice Age Trail - Uetz 4	The State Trail subprogram funds to acquire 29.37 acres of land that currently has approximately 1/4 mile of the Ice Age Trail located on it, via a handshake agreement. Acquisition of this property will allow the trail to remain open year round. The en	ICE AGE TRAIL ALLIANCE.	35905	31.128312	2015	ACQ	Marathon	29	87	MT-3-15-59	6/4/2015	NCO
Pleasant View Park Acquisition	Number of Acreage: 42; Acre to Mud-Blanc; Acre 8-Blanc; Final Bid Received: 920118; Bid to Mud-000131; Bid to D1-16,000.00	CITY OF WAUSAU	16000	3.1363581	1991	ACQ	Marathon	29	85	S-AQU-104	10/19/1991	LPA
Sunny Vale Park Phase II	Number of Acreage: 42; Acre to Mud-Blanc; Acre 8-Blanc; Final Bid Received: 930226; Bid to Mud-000024; Bid to D1-17,370.00	MARATHON COUNTY	17370	22.226113	1992	ACQ	Marathon	29	85	S-AQU-107	4/6/1992	LPA

Marathon County Dells of the Eau Claire Park Addition Acq.	Marathon County shall participate in the Acquisition and Development of Local Parks by purchasing approximately 0.31 acres of land for public outdoor recreation purposes.	MARATHON COUNTY	36000	6.3100555	1997 ACQ	Marathon	12	35 S-ADLP-476	10/13/1997 LPA
Scotch Creek Acquisition	The Village of Edgar shall participate in the Acquisition and Development of Local Parks by acquiring approximately 73 acres of land for public outdoor recreation purposes.	VILLAGE OF EDGAR	82750	77.968814	2008 ACQ	Marathon	28	88 S-ADLP-941	10/6/2008 LPA
Marathon County - Dells of Eau Claire Park Acquisition	Marathon County shall participate in the Acquisition and Development of Local Parks by acquiring two parcels of land totaling approximately 64.3 acres for public outdoor recreation.	MARATHON COUNTY	152265	58.684586	2007 ACQ	Marathon	12	35 S-ADLP-980	11/14/2007 LPA
Marathon County-Huffman Acquisition	Marathon County proposed to use Stewardship Funds to acquire 80 acres Hoffman property in the Town of Hewitt for nature-based outdoor recreation activities.	MARATHON COUNTY	80815	77.156532	2010 ACQ	Marathon	12	35 SCFS-1002	11/28/2010 LPA
Marathon County-Marshall Parcel	Marathon County proposes to use Stewardship funds to acquire 80 acres-Marshall property in the Town of Ringie, Marathon County, for nature-based outdoor recreation activities.	MARATHON COUNTY	101215	78.859497	2011 ACQ	Marathon	28	87 SCFS-1007	9/20/2011 LPA
Marathon County - Cores Timber	Additional Appraisal Costs: Acquisition of 188 acres in the Town of Hewitt northeast of Wausau. The property will be entered in to the County Forest Law program and be managed primarily for timber production and outdoor recreation. Grant for acquisition of approximately 189.84 acres in the Town of Hewitt to be added to Marathon County Forests; a portion of the match for this award is derived from the value of 79.7 acres in the Town of Easton.	MARATHON COUNTY	180005	188.77945	2017 ACQ	Marathon	12	35 SCFS-1051	5/18/2017 LPA
Marathon Co. Karswiz	Marathon County shall participate in the Urban Rivers Grant Program by purchasing approximately 280.5 acres of land for public outdoor recreation purposes. The Village of Marathon City shall participate in the Urban Rivers grant program by acquiring approximately 52.4 acres of land for public outdoor recreation.	MARATHON COUNTY	347033	274.30423	2019 ACQ	Marathon	12	35 SCFS-1074	6/30/2018 LPA
Marathon County Wisconsin River Park Acquisition	Marathon County shall participate in the Urban Rivers Grant Program by purchasing approximately 280.5 acres of land for public outdoor recreation purposes. The Village of Marathon City shall participate in the Urban Rivers grant program by acquiring approximately 52.4 acres of land for public outdoor recreation.	MARATHON COUNTY	108500	292.71597	1998 ACQ	Marathon	12	35 USGP-108	10/23/1998 LPA
Village of Marathon City - Nature Center & Reserve Acquisition	Acquisition Costs \$123,200 Other Expenses 2,370 Total Project Costs	VILLAGE OF MARATHON CITY	62785	52.207784	2007 ACQ	Marathon	28	88 USGP-226	12/14/2007 LPA
Mosinee Boat Launching		CITY OF MOSINEE	3814		1997	Marathon	28	87 RBF-002	2/24/1997 RBF
Lake DuSable Boat Pass		MARATHON COUNTY	102037		1985	Marathon	28	87 RBF-105	5/11/1985 RBF
Village of Maine Breklow Boat Launch Access		VILLAGE OF MAINE	2000		2002	Marathon	12	35 RBF-1687	4/29/2002 RBF
Road Dev		TOWN OF RIB MOUNTAIN	128500		2000	Marathon	28	87 RBF-206	10/9/2000 RBF
Town of Rib Mountain		CITY OF MOSINEE	250		2009	Marathon	28	87 RBF-652	7/8/2009 RBF
Mosinee River Park Restroom Development	PHASE 3, SIGNS FOR EPHEMERAL TRAIL & BOARDWALK	DNR	14000		2011 DEV	MARATHON	28	86	1/1/2011 DNR
Mead Wildlife Area	CONSTRUCT EPHEMERAL TRAIL & BOARDWALK - PHASE 2	DNR	20000		2009 DEV	MARATHON	28	86	1/1/2009 DNR
Mead Wildlife Area	CI-LOTS MEAD WILDLIFE AREA	DNR	45500		2011 DEV	MARATHON	28	86	1/1/2011 DNR
Mead Wildlife Area	CI-LOTS MEAD WILDLIFE AREA	DNR	38000		2011 DEV	MARATHON	28	86	1/1/2011 DNR
Mead Wildlife Area	Develop Dog Training / Trail Area	DNR	11250		2003 DEV	MARATHON	28	86	1/1/2003 DNR
Mead Wildlife Area	Interpretive Panels at Educational Center	DNR	20000		2007 DEV	MARATHON	28	86	1/1/2007 DNR
Rib Mountain State Park	CONVERT CAMPSITES TO DAY USE - PHASE II	DNR	814700		2011 DEV	MARATHON	28	87	1/1/2011 DNR
Rib Mountain State Park	Trail System Repair	DNR	6400		2008 DEV	MARATHON	28	87	1/1/2008 DNR
Rib Mountain State Park	FRIENDS - CONSTRUCT SHELTER	DNR	20000		2011 DEV	MARATHON	28	87	1/1/2011 DNR
Rib Mountain State Park	Granite Peak Chalet Kitchen Upgrade	DNR	98500		2007 DEV	MARATHON	28	87	1/1/2007 DNR
Rib Mountain State Park	Granite Peak Chalet Kitchen Upgrade	DNR	9000		2007 DEV	MARATHON	28	87	1/1/2007 DNR
Rib Mountain State Park	Site Grading / Code Compliance	DNR	100000		2005 DEV	MARATHON	28	87	1/1/2005 DNR
Rib Mountain State Park	Repair Chalet Restroom / Carpet	DNR	50000		2001 DEV	MARATHON	28	87	1/1/2001 DNR
Rib Mountain State Park	WALKING PATHWAY ROCK REMOVAL	DNR	125040		2019 DEV	MARATHON	28	87	1/1/2019 DNR
Rib Mountain State Park	PEVS	DNR	914800		2009 DEV	MARATHON	28	87	1/1/2009 DNR

Rio Maunau State Park	ROAD & WATER INFRASTRUCTURE	DNR	3202100	2009 DEV	MARATHON	29	87	1/1/2009 DNR	
Rio Maunau State Park	WATER BOOSTER STATION COMMUNICATION EQUIPMENT	DNR	13000	2011 DEV	MARATHON	29	87	1/1/2011 DNR	
Rio Maunau State Park	Renovate 22 Campsites	DNR	11000	1997 DEV	MARATHON	29	87	1/1/1997 DNR	
Rio Maunau State Park	Chisel	DNR	891000	2005 DEV	MARATHON	29	87	1/1/2005 DNR	
Rio Maunau State Park	Chisel Road Replacement	DNR	65700	2003 DEV	MARATHON	29	87	1/1/2003 DNR	
Rio Maunau State Park	Chisel Siding Improvements	DNR	35000	2003 DEV	MARATHON	29	87	1/1/2003 DNR	
Rio Maunau State Park	FLUSH TOILET BUILDING AT AMPHITHEATER	DNR	104400	2023 DEV	MARATHON	29	87	1/1/2023 DNR	
Rio Maunau State Park	FLUSH TOILET BUILDING AT AMPHITHEATER	DNR	16415	2021 DEV	MARATHON	29	87	1/1/2021 DNR	
Rio Maunau State Park	FT23 FRIENDS-AMPHITHEATER BARRIER IMPROVEMENT PROJECT	DNR	20000	2013 DEV	MARATHON	29	87	1/1/2013 DNR	
Rio Maunau State Park	FRIENDS - COMPLETION OF SITE WORK FOR ENCLOSED SHELTER	DNR	11338	2015 DEV	MARATHON	29	87	1/1/2015 DNR	
Rio Maunau State Park	FRIENDS GRANT - PARK AMENITIES & SIGNAGE	DNR	20000	2017 DEV	MARATHON	29	87	1/1/2017 DNR	
Rio Maunau State Park	FRIENDS - UPPER USE AREA PLAYGROUND	DNR	40000	2007 DEV	MARATHON	29	87	1/1/2007 DNR	
Rio Maunau State Park	Nature Center Planning & Dev. Phase 1	DNR	15200	2013 DEV	MARATHON	29	87	1/1/2013 DNR	
Rio Maunau State Park	REPLACE FLUSH BUILDING ROOF	DNR	19200						
Village of Athens Enoch Park Development	The Village of Athens shall participate in the Acquisition and Development of Local Parks by developing Enoch Park to include the following items: toilet building, underground utilities, road restoration, sport courts, play area, and security lighting.	Village Of Athens	26550	0	1996 DEV	Marathon	23	63 S-ADLP-401	7/1/1996 LPA
Village of Rathscheld Community Wide Trail System - Phase 1	The Village of Rathscheld shall participate in the Acquisition and Development of Local Parks by developing the Community Wide Trail System. This project shall be known as Phase 1 and include the following items: Engineering, Trail Construction (prepare The Town of Weston shall participate in the Acquisition and Development of Local Parks by developing Rathscheld Park to include the following: Picnic Shelter, Toilet Building, and Playground Equipment.	Village Of Rathscheld	148885	0	2006 DEV	Marathon	29	87 S-ADLP2-025	8/22/2006 LPA
Town of Weston Katiyand Park Development	The Town of Weston shall participate in the Acquisition and Development of Local Parks by developing Fritz Doeptse Recreation Area to include the following items: Picnic Shelter, Restrooms, Fitness Trails and Walkways, Parking Lot and Utilities.	Town Of Weston	22625		1996 DEV	Marathon	29	85 S-ADLP-353	7/1/1996 LPA
Town of Rio Maunau Fritz Doeptse Recreation Area Development	The Town of Rio Maunau shall participate in the Acquisition and Development of Local Parks by developing Fritz Doeptse Recreation Area to include the following items: Picnic Shelter, Restrooms, Fitness Trails and Walkways, Parking Lot and Utilities.	Town Of Rio Maunau	60500	0	2003 DEV	Marathon	29	87 S-ADLP2-795	11/10/2003 LPA
Marathon Co Derry Trail Development	Marathon County will participate in the Acquisition and Development of Local Parks by providing the following items: 1. Develop 18.3 miles of trail. 2.Pre and post-engineering and supervision. 3. Grading. 4. Surfacing. 5. Gates. 6.Signs. 7. P	Marathon County	71840		1994 DEV	Marathon	2	6 S-ADLP-308	10/7/1994 LPA
Village of Elderon Village Park Improvements	The Village of Elderon shall participate in the Acquisition and Development of Local Parks Program by developing Elderon Village Park to include the following items: Vault Toilet Upgrade; Walkways; Play Area; Safety Fencing; Picnic Shelter; and Landscapi	Village Of Elderon	56000	0	1998 DEV	Marathon	29	87 S-ADLP-522	9/25/1998 LPA
Village of Huxley - Memorial Park Improvements	Acquisition and Development of Local Parks subprogram funds are awarded to the Village of Huxley to develop Memorial Park. The project will include the following items: Engineering; Restroom Facility; Trail; Benches; Picnic tables; Trash Receptacles; Pa	Village Of Huxley	92275.25	0	2014 DEV	Marathon	29	87 S-ADLP3-14-1	4/4/2014 LPA
Marathon County Maunau Bay State Trail Resurfacing	Marathon County shall participate in the Acquisition and Development of Local Parks by developing the Maunau Bay State Trail to include the following items: Trail Surfacing.	Marathon County	137883	0	2004 DEV	Marathon	29	87 S-ADLP2-555	10/12/2004 LPA
Village of Weston Eau Claire River Trail Development	The Village of Weston shall participate in the Acquisition and Development of Local Parks by developing the Eau Claire River Recreational Trail to include the following items: Engineering; Trail Site Preparation; Trail Surfacing; Signs; and 4 Bridges.	Village Of Weston	70000	0	2002 DEV	Marathon	29	85 S-ADLP-701	2/12/2002 LPA
Village of Weston Eau Claire River Trail Development	The Village of Weston shall participate in the Urban River Grant Program by developing Eau Claire River Recreational Trail to include the following items: Engineering; Trail Site Preparation; Trail Surfacing; Signs; and 6 Bridges.	Village Of Weston	16028	0	2002 DEV	Marathon	29	85 URG2-180	4/23/2002 LPA
City of Wausau - River Edge Parkway Development	The City of Wausau shall participate in the Acquisition and Development of Local Parks by developing River Edge Parkway to include the following items: Engineering; Trail; Trail Surfacing; Benches; Lighting; Landscaping; Fencing; Signs; Bridge; and Outfit	City Of Wausau	318250	0	2009 DEV	Marathon	29	85 S-ADLP2-104E	10/20/2009 LPA
City of Wausau Rivers Edge Park Trail Dev	City of Wausau will utilize the subprogram Acquisition & Development of Local Parks grant to fund the development of the River Edge Trail Parkway improvements. Project elements include: engineering, trail construction, landscaping, seeding, signs & l	City Of Wausau	87487	2018 DEV	Marathon	29	85 S-ADLP3-18-1	6/1/2018 LPA	
City of Wausau Rivers Edge Park Trail Dev	City of Wausau will utilize the subprogram Urban Rivers grant to fund the development of the River Edge Trail Parkway improvements. Project elements include: engineering, trail construction, landscaping, seeding, signs & labor.	City Of Wausau	37604.76	0	2018 DEV	Marathon	29	85 URG3-18-3S	6/1/2018 LPA

City of Wausau will utilize the subprogram Acquisition & Development of Local Parks grant to fund the development of the River Edge Trail Parkway Improvements. Project elements include: engineering, trail construction, landscaping, seeding, signs & City of Wausau will utilize the subprogram Urban Rivers grant to fund the development of the River Edge Trail Parkway Improvements. Project elements include: engineering, trail construction, landscaping, seeding, signs & labor.	City of Wausau	2019 DEV	Marathon	29	85 S-ADLP-18-1	9/1/2018 LPA
Number of Amendments: 0; Adv to Mad+Blanc: Adv \$-Blanc: Final BSI Received=900111; BSI to Mad=900112; BSI to Dr=16,079.00	City of Wausau	2018 DEV	Marathon	29	85 URGPS-18-35	6/1/2018 LPA
The Village of Rothschild shall participate in the Acquisition and Development of Local Parks by development Cedar Creek Trail to include the following items: Engineering; Site Preparation; Trail Construction; Trail Surfacing; Riprap; Landscaping; and Sign	Town of Rib Mountain	1989 DEV	Marathon	29	87 S-ADLP-071	8/21/1989 LPA
The Town of Rib Mountain shall participate in the Acquisition and Development of Local Parks by developing a recreational trail at Decade Recreation Area to include the following items: Engineering; Site Preparation; Trail Development; Trail Surfacing; a	Village of Rothschild	2009 DEV	Marathon	29	87 S-ADLP-1051	11/11/2009 LPA
The Town of Rib Mountain shall participate in the Acquisition and Development of Local Parks by developing State Park Road Trail to include the following items: Engineering; Clearing; Site Preparation; and Surfacing.	Town of Rib Mountain	2011 DEV	Marathon	29	87 S-ADLP-12-1	11/9/2011 LPA
Number of Amendments: 1; Adv to Mad+Blanc: Adv \$-Blanc: Final BSI Received=930916; BSI to Mad=930920; BSI to Dr=152,000.00	Town of Rib Mountain	2008 DEV	Marathon	29	87 S-ADLP-1002	7/25/2008 LPA
Number of Amendments: 1; Adv to Mad+Blanc: Adv \$-Blanc: Final BSI Received=921007; BSI to Mad=921028; BSI to Dr=35,000.00	Marathon County	1981 DEV	Marathon	29	87 S-ADLP-069	6/25/1981 LPA
The Village of Stratford shall participate in the Acquisition and Development of Local Parks by developing the Stratford Recreational Trail and Conservancy Park to include the following items: Engineering; Site Preparation; Trail Construction and Surface	Village of Edgar	1991 DEV	Marathon	29	86 S-ADLP-106	10/29/1991 LPA
Number of Amendments: 1; Adv to Mad+Blanc: Adv \$-Blanc: Final BSI Received=941220; BSI to Mad+Blanc: BSI to Dr=5,320.00	Village of Stratford	2003 DEV	Marathon	29	86 S-ADLP-1011	10/29/2003 LPA
WATA will use State Trail funds to purchase a 22.70 acres to link sections of the Ice Age Trail near Rice Lake.	Village of Stratford	1993 DEV	Marathon	29	86 S-ADLP-180	5/24/1993 LPA
Kroner-Helison Stewardship grant for acquisition of two parcels, totaling 200 acres. Acquisitions are additions to County Forest Holdings.	ICE AGE TRAIL ALLIANCE	2021 ACQ	Marathon	29	87 WAT-21-69	6/10/2021 NCO
The City of Schofield is awarded Stewardship funds to acquire a 2.37-acre property to expand an existing City park along Lake Wausau and eventually develop the property for a boat launch facility. The subject 2.37-acre property includes approximately 1.38 Acres Acq.	MARATHON COUNTY	2020 ACQ	Marathon	29	87 SCFS-1076	1/31/2020 LPA
Grant for acquisition of 40 acres to incorporate into Marathon County Forest.	CITY OF SCHOFIELD	2022 ACQ	Marathon	29	87 UGSS321229	4/1/2022 LPA
	MARATHON COUNTY	2018 ACQ	Marathon	29	87 SCFS-1065	8/10/2018 LPA

PUBLIC FORESTS ARE WHERE WISCONSIN WORKS AND PLAYS

COUNTY FORESTS PROVIDE JOBS, PROTECT NATURE,
AND ARE HOME TO THOUSANDS OF MILES OF TRAILS.

Publicly owned forests are key to the economic health and cultural heritage of northern Wisconsin. County forests are always open to the public and they generate far more revenue for local communities than forests owned by corporations or private lands enrolled in the Managed Forest Law Program.

These working forests fuel northern Wisconsin's tourism economy and connect communities, with expansive trail systems attracting tourists from across the country. For hunters, healthy public forests provide wildlife habitat and ensure access to the best hunting spots.

There are **2.4 MILLION ACRES**
of county-owned forestland in Wisconsin.
**That's more than the state or the
federal government own.**

Public lands are the backbone of Wisconsin's
\$11.2 BILLION outdoor recreation economy.



96,000
jobs



\$5.4 BILLION
in employee wages



\$17.9 BILLION
in consumer spending

Knowles-Nelson has invested
\$11.8 MILLION into Wisconsin's
county forests across **19 counties**.

County forests support Wisconsin's
\$24 BILLION forest products industry.



58,000
jobs



\$4 BILLION
in employee wages

The forest products industry is the number one
employer in **seven counties**.

County forests are home to thousands of recreational opportunities.



9,130
miles of
snowmobile trails



3,340
campsites



1,730
miles of
ATV trails



504
miles of
hiking trails



460
miles of
ski trails



280
boat landings



396
miles of
bike trails

County forests are managed for long-term economic and environmental sustainability, not just to turn a profit. Public forests keep trail systems and wildlife habitat intact, ensuring that forestry dollars remain local. Renewing the Knowles-Nelson Stewardship Program ensures these working forests continue benefiting Wisconsin's sites for generations to come.



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OUTDOOR RECREATION WORKS FOR WISCONSINITES

PUBLIC LANDS ARE THE BACKBONE OF WISCONSIN'S OUTDOOR RECREATION ECONOMY.

Wisconsin's public lands are more than just pins on a map - they're essential spaces where we connect with nature, strengthen our communities, and enhance our quality of life. From the shores of Lake Michigan to the trails of the Northwoods, these cherished landscapes provide endless opportunities for recreation, help sustain our physical and mental health, and serve as economic engines for local communities.

750,000 ACRES

throughout Wisconsin have been protected by the Knowles-Nelson Stewardship Program over 30 years - a **\$1.3 BILLION INVESTMENT** in public lands.



95%
of Wisconsinites
participate in outdoor
recreation each year



60%
of Wisconsinites rely on public
lands & waters when participating
in their favorite outdoor activity



20 MILLION
people visit Wisconsin's
state parks annually

OUTDOOR RECREATION MEANS BUSINESS.

Wisconsin's outdoor recreation economy supports:



\$17.9 BILLION
in consumer spending



\$5.4 BILLION
in employee wages



96,000
jobs

Outdoor recreation adds **\$11.2 BILLION** to Wisconsin's GDP
from activities including:



\$1.10 BILLION
motorcycling & ATVing



\$928 MILLION
boating & fishing



\$320 MILLION
hunting & shooting



\$157 MILLION
bicycling

TIME SPENT IN NATURE IS TIME WELL SPENT.



Time outdoors reduces stress
and anxiety, improves mood,
and boosts creativity and focus.



Regular exercise lowers blood
pressure and improves heart
health.



Outdoor recreation strengthens
social bonds and community
connections while reducing
feelings of isolation.

Outdoor recreation is vital for our well-being and community health. Whether hiking, fishing, or camping, time spent in Wisconsin's landscapes connects us to nature and each other. By protecting our public lands, we enhance our quality of life and preserve the resources we all depend on. Renewing the Knowles-Nelson Stewardship Program gives Wisconsin the tools to protect these special places so they can keep working for all of us.



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THE KNOWLES-NELSON STEWARDSHIP PROGRAM BY THE NUMBERS

For 30 years, the Knowles-Nelson Stewardship Program has funded our parks and trails, protected our lakes and rivers, and conserved special places across Wisconsin. It's how we take care of the outdoor places we love.

The governor and the Wisconsin state legislature must renew Knowles-Nelson in the 2025 budget or we'll lose hundreds of millions of dollars to care for our land, water, wildlife, and the Wisconsin way of life.

750,000 ACRES

throughout Wisconsin have been protected by Knowles-Nelson.

That's a \$1.3 BILLION

investment in Wisconsin's land, water, wildlife, and way of life.



90% OF WI VOTERS

support public funding for conservation.



\$11.00

is how much stewardship costs each WI resident each year - less than a fishing license or state parks pass. And yes, that includes debt service.



90% OF WI HOUSEHOLDS

are **less than 1 mile** from a Knowles-Nelson investment.

There are projects in all **72 COUNTIES.**



Access to open space improves our health. When we exercise in nature we become:

- Relaxed
- Less Anxious
- More Creative
- Better Problem Solvers



Regular exercise outside lowers the rate of expensive health problems like cardiovascular disease and diabetes.

WHEN WE PROTECT NATURE, NATURE WORKS FOR US.

\$2.5 BILLION VALUE is returned to Wisconsinites every year through:



Air & Water
Filtration



Carbon
Sequestration



Recreation
Opportunities



Flood
Protection



4,200+ GRANTS

have been awarded to local governments and non-profits to support parks, trails, boat launches, and campgrounds.

KNOWLES-NELSON SUPPORTS A HEALTHY WI ECONOMY:



96,000

outdoor recreation jobs



\$24 BILLION

forestry economy

Non-profit conservation organizations, like land trusts, and local governments apply for Knowles-Nelson matching grants - every dollar Wisconsin invests in a conservation project is matched by another dollar raised elsewhere, effectively doubling the program's impact. The DNR also uses Knowles-Nelson funds to support land purchases around the state. These local-led projects create trails, boat launches, parks, and protect the natural areas that make our communities special.



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PARTNERSHIPS THAT PROTECT WISCONSIN

LOCAL DOLLARS GO FURTHER WITH KNOWLES-NELSON.

The Knowles-Nelson Stewardship Program empowers Wisconsin communities through matching grants that double the impact of every conservation dollar. When local governments and nonprofits step up to protect land and build outdoor spaces, Knowles-Nelson matches their investment - turning community vision into reality.

From neighborhood playgrounds to vast forests, from boat launches to hiking trails, these partnerships create the outdoor places that make our communities special.



90% OF WI HOUSEHOLDS

are **within one mile** of a Knowles-Nelson investment.



90% OF WI VOTERS

support public funding for conservation.



\$11.00 is how much stewardship costs each WI resident annually - less than a fishing license or state parks pass.



4,200+ GRANTS have been awarded to local governments and nonprofit organizations.



3000+ grants totaling **\$273 million** have helped over **600 communities** and **68 counties** build bike paths, create community parks, renovate boat launches, repair snowmobile trails, and expand public hunting land.



700+ grants totaling **\$133 million** have helped over **75 nonprofit organizations**, like land trusts and nature centers, protect wildlife habitat, add nature preserves, and create opportunities to explore outdoors.



\$53.5 MILLION to build & improve boat launch facilities



\$12 MILLION to protect **15,000+ acres** of publicly accessible county forest



\$3.6 MILLION to improve snowmobile & ATV trail infrastructure

550+ GRANTS to support trail building projects

130+ GRANTS to improve accessibility at local park facilities

50+ GRANTS to install kayak launches on WI's waterways

40+ GRANTS to expand amenities at local campgrounds

Local organizations know what matters most to their communities and how to make conservation work at home. Building trails, protecting watersheds, and creating parks takes time, vision, and resources. Renewing the Knowles-Nelson Stewardship Program ensures our communities have the resources they need to protect and care for the outdoor places where we live, play, and grow together.



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THE KNOWLES-NELSON STEWARDSHIP PROGRAM BY THE NUMBERS

THE GOVERNOR AND THE WISCONSIN STATE LEGISLATURE MUST RENEW
KNOWLES-NELSON IN THE 2025 BUDGET OR WE'LL LOSE HUNDREDS
OF MILLIONS OF DOLLARS TO CARE FOR WISCONSIN'S LAND AND WATER.

750,000 ACRES

PROTECTED: forests, farms,
wetlands, prairies, parks,
shorelines & more

93% OF HOUSEHOLDS

in Wisconsin are **within 1 mile** of a
Knowles-Nelson investment

Knowles-Nelson supports key
Wisconsin industries like:

168,000
OUTDOOR
RECREATION
JOBS

\$24
BILLION
FOREST
PRODUCTS
INDUSTRY



\$2.5 BILLION VALUE is returned to Wisconsinites every year through:



AIR & WATER
FILTRATION



CARBON
SEQUESTRATION



RECREATION
OPPORTUNITIES



FLOOD
PROTECTION

WHEN WE PROTECT NATURE, NATURE WORKS FOR US



ACCESS TO OPEN SPACE
IMPROVES OUR HEALTH

When we exercise in
nature we become:

- RELAXED
- LESS ANXIOUS
- MORE CREATIVE
- BETTER PROBLEM SOLVERS

FOR 30+ YEARS,

THE KNOWLES-NELSON
STEWARDSHIP PROGRAM
HAS BEEN PROTECTING
OUR LAKES and STREAMS,
SECURING CRITICAL
WILDLIFE HABITAT, and
PROVIDING WORLD-
CLASS RECREATIONAL
OPPORTUNITIES.



KNOWLES
NELSON

Join the Team

ACTION.KNOWLESNELSON.ORG



CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE HUMAN RESOURCES COMMITTEE

Approving the Equal Employment Opportunity Plan and Amendment to the Employee Handbook Section 1.01 – Equal Employment Opportunity.

Committee Action: Approved 5-0

Fiscal Impact:

File Number: 25-0209

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, the City of Wausau seeks compliance to have an Equal Employment Opportunity Plan created and available for Employees and the Public; and;

WHEREAS, the City of Wausau’s Employee Handbook is intended to provide City of Wausau Employees with convenient access to the operating policies and practices of the City; and;

WHEREAS, for continuity of the Employee Handbook provisions the Human Resource staff is requesting modification to the Employee Handbook Section 1.01 – Equal Employment Opportunity; and;

WHEREAS, on February 10, 2025, your Human Resources Committee reviewed and recommended approval of the creation of the Equal Employment Opportunity Plan and the modified Employee Handbook language Section 1.01.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau does hereby approve the creation of the Equal Employment Opportunity Plan as attached.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Common Council of the City of Wausau that Employee Handbook Section 1.01 – Equal Employment Opportunity be revised as attached.

Approved:

Doug Diny, Mayor

City of Wausau

Equal Employment Opportunity (EEO) Plan

Updated 2/26/2025



**A free copy of the Equal Employment Opportunity Plan is available in
the Human Resource Department.**

**HUMAN RESOURCES DEPARTMENT
CITY OF WAUSAU
407 GRANT ST
WAUSAU, WI 54403**

CITY OF WAUSAU

EQUAL EMPLOYMENT OPPORTUNITY (EEO) PLAN

I. SCOPE OF PLAN

This is the Equal Employment Opportunity Plan for the City of Wausau, Wisconsin, which covers and is applicable to all facilities owned or operated by the City of Wausau. All Equal Opportunity programs in the various locations are coordinated through a single Equal Employment Opportunity Action Officer as designated under Section IV – Program Responsibility of this plan. All correspondence regarding this plan should be directed to the City's Equal Employment Opportunity Officer.

II. POLICY STATEMENT

We conform to all the laws, statutes, and regulations concerning equal employment opportunities. We strongly encourage women, minorities, individuals with disabilities and veterans to apply for our job openings. We are an equal opportunity employer and all qualified applications will receive consideration for employment without regard to race, religion, pregnancy, color, national origin, ancestry, disability, military or veteran status, sexual orientation, sex, age (except where sex or age is a bona fide occupational qualification), Genetic Information and Testing, Family & Medical Leave status, arrest and conviction records, or any other characteristic protected by law. We prohibit retaliation against individuals who bring forth any complaint, orally or in writing, to the employer or the government, or against any individuals who assist or participate in the investigation of any complaint or otherwise oppose discrimination.

The Human Resources Director or designee shall be responsible for initiating and coordinating all recruitment activities necessary to meet current and projected staffing needs. The recruitment program shall be tailored to number and types of positions to be filled and to labor market conditions. Special emphasis shall be placed on recruitment efforts to attract minorities, women, and other groups that may be under-represented in the work force.

III. EQUAL EMPLOYMENT OPPORTUNITY (EEO) PLAN

Title VII of the Civil Rights Act of 1964, as amended by the Equal Employment Opportunity Act of 1972; Presidential Executive Order #11246; Revised Order #4; OFCC Affirmative Action Guidelines; and Title XXIX, Chapter 1607 of the Code of Federal Regulations, the Age Discrimination in Employment Act, the Americans with Disabilities Act of 1990, the ADA Amendment Act of 2008, and the Civil Rights Act of 1991, establishing in substance the elimination of discriminatory employment practices based upon race, color, national origin, religion, sex and age and conferring on the Justice Department and Equal Opportunity Commission the responsibility for elimination of discrimination on State and local levels, are adopted by reference and incorporated as though set forth in full in the City of Wausau's Personnel Policies and Procedures Manual. The City also subscribes to the non-discrimination laws and regulations passed by Federal and State Governments.

Therefore, all City policies, procedures, rules and regulations of all departments, agencies, facilities, and the provisions of labor contracts are required to be in compliance with the above laws and orders. The City will follow Federal and State laws, ordinances, resolutions and policies to achieve handicapped accessibility, and nondiscrimination in contract compliance or employment practices.

IV. PROGRAM RESPONSIBILITY

The Equal Employment Opportunity Officer for the City of Wausau shall be the Human Resources Director or designee. The Equal Employment Opportunity Officer may review all departmental policies and procedures, rules and regulations, and shall have access to all personnel files, documents, investigative reports, and any documents or information pertinent to the maintenance of the Equal Employment Opportunity Program.

The Equal Employment Opportunity Officer will have the responsibility of resolving complaints of discrimination and identifying problems and participating in problem resolution. The Officer will also serve as the liaison between The City of Wausau and compliance agencies and other community organizations as necessary. Such Officer may participate in any programs or policies relative to the training, promotion, transfer or discipline of any person in the employment of the City.

The City will collect, analyze and maintain data pertaining to race, national origin and sex of applicants and employees in connection with the following employment practices of: recruitment, application screening, hiring, promotion, termination, transfer and discipline.

V. DISSEMINATION OF THE EEO PROGRAM

- A. **Dissemination of policy within the City of Wausau:** The Equal Employment Opportunity Plan is available to the public and employees on the City of Wausau's website under Employee Handbook & Policies. In addition, various posters, such as "Equal Opportunity is the Law" and the Wisconsin Fair Employment Act are displayed at City facility locations.

The Equal Employment Opportunity Plan is reviewed periodically with department heads and managers, along with instruction on the laws and regulations regarding Equal Employment Opportunity. The Equal Employment Opportunity Plan is communicated to employees periodically by written and oral communication to all departments. New employees are informed of the policy as part of the orientation program.

- B. **Dissemination of policy outside the City of Wausau:** All recruiting sources for City employment will be informed of the City's intent to abide by Equal Opportunity law and such recruiting sources will be expected to refer candidates for job openings without discrimination against properly qualified individuals solely because of their race, religion, pregnancy, color, national origin, ancestry, disability, military or veteran status, sexual orientation, sex, age (except where sex or age is a bona fide occupational qualification), Genetic Information and Testing, Family & Medical Leave status, arrest and conviction records, or any other characteristic protected by law. All

recruitment ads will include the phrase "EEO" and job postings and applications will include the City's equal employment opportunity policy statement. Individuals requesting the Equal Employment Opportunity Plan will be directed to the City's website. If they request a paper copy, one will be provided free of charge.

- C. **General:** The Equal Employment Opportunity Plan is written in English. In specific cases where another language is needed or for persons who are visually impaired, readers, translators, and/or interpreters are available upon request free of charge.

VI. WORKFORCE ANALYSIS

The Equal Employment Opportunity Officer will conduct a workforce analysis every two years, at minimum. The analysis will comport with 28 C.F.R § 42.301-.308.

The data reported for the City of Wausau is taken from payroll records in conformance with the federal EEO-4 report. The Equal Employment Opportunity plan will be updated every other year in conjunction with the federal EEO-4 reporting requirements.

The Workforce Analysis is attached in the following Exhibits. This data shows relationships between the City's workforce and that of the relevant labor market for Marathon County.

A. EXHIBIT I – JOB CLASSIFICATIONS

The City of Wausau shall provide a job classification table or chart which clearly indicates for each job classification or assignment the number of employees within each respective job category classified by race, sex and national origin. Also, principal duties and rates of pay should be clearly indicated for each job classification. Where auxiliary duties are assigned or more than one rate of pay applies because of length of time in the job or other factors, a special notation should be made. Where the City of Wausau operates more than one shift or assigns employees within each shift to varying locations, as in law enforcement agencies, the number by race, sex and national origin on each shift and in each location should be identified. When relevant, the City of Wausau will indicate the racial/ethnic mix of the geographic area of assignments by the inclusion of minority population and percentage statistics.

See the following page(s) for Exhibit I: 5

B. EXHIBIT II – DISCIPLINARY ACTIONS

The City of Wausau shall provide the number of disciplinary actions taken against employees by race, sex and national origin within the preceding fiscal year, the number and types of sanctions imposed (suspension indefinitely, suspension for a term, loss of pay, written reprimand, oral reprimand, other) against individuals by race, sex and national origin.

See the following page(s) for Exhibit II: 6

C. EXHIBIT III – APPLICANT DEMOGRAPHICS

The City of Wausau shall provide the number of individuals by race, sex and national origin (if available) applying for employment within the preceding fiscal year and the number by race, sex and national origin (if available) of those applicants who were offered employment and those who were actually hired. If such data is unavailable, the recipient should institute a system for the collection of such data.

See the following page(s) for Exhibit III: 7

D. EXHIBIT IV – PROMOTION & TRANSFER DEMOGRAPHICS

The City of Wausau shall provide the number of employees in each job category by race, sex and national origin who made application for promotion or transfer within the preceding fiscal year and the number in each job category by race, sex, and national origin who were promoted or transferred.

See the following page(s) for Exhibit IV: 8

E. EXHIBIT V – TERMINATION DEMOGRAPHICS

The City of Wausau shall provide the number of employees by race, sex, and national origin who were terminated within the preceding fiscal year, identifying by race, sex, and national origin which were voluntary and involuntary terminations.

See the following page(s) for Exhibit V: 9

F. EXHIBIT VI – COMMUNITY DEMOGRAPHICS

The City of Wausau shall provide available community and area labor characteristics within the relevant geographical area including total population, workforce and existing unemployment by race, sex and national origin. Such data may be obtained from the Bureau of Labor Statistics, Washington, DC, State and local employment services, or other reliable sources. The City of Wausau will identify the sources of the data used.

See the following page(s) for Exhibit VI: 10

EXHIBIT I – JOB CLASSIFICATIONS

Classification	Principle Duties	Rate of Pay	Total #	Male		Female		Asian		Black		Hispanic		Native American		White	
Chief	Lead and oversee all activities and resources of the Wausau Police Department.	69.75	1	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%	1	100%
Deputy Chief	Assist the Police Chief in managing and coordinating the department's activities and resources.	60.75	1	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%	1	100%
Captain	Supervise and manage a specific bureau within the Wausau Police Department.	52.13-57.00	3	2	67%	1	33%	0	0%	0	0%	0	0%	0	0%	3	100%
Lieutenant	Oversee and coordinate activities and resources of assigned work groups within the department.	44.07-49.65	12	10	83%	2	17%	0	0%	0	0%	0	0%	0	0%	12	100%
Detective	Investigate crimes, collect and preserve evidence, recover property, apprehend offenders, and prepare cases for prosecution.	41.97	7	7	100%	0	0%	0	0%	0	0%	0	0%	0	0%	7	100%
Special Assignment Officer	Conduct general police duties with additional specialized responsibilities as assigned.	41.37/41.97	12	11	92%	1	8%	0	0%	1	8%	0	0%	0	0%	11	92%
Patrol Officer	Perform general police duties, including protecting life and property, enforcing laws, investigating crimes, and serving the public.	27.39-39.97	45	36	80%	9	20%	5	11%	0	0%	2	4%	0	0%	38	84%
Professional Staff	Provide administrative support and interact directly with employees or citizens.	20.85-36.17	6	0	0%	6	100%	1	17%	0	0%	0	0%	0	0%	5	83%
Parking Control Specialist	streets, issuing citations, and monitoring parking compliance.	24.8	1	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%	1	100%
Community Outreach Specialist	Provide advocacy, outreach, and housing assistance to unsheltered individuals in Wausau through direct street activities.	35.28	1	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%	1	100%
Community Communications Specialist	Strengthen community relations through original video content, informing the public, promoting positive interactions, and supporting recruiting and training efforts.	26.03	1	1	100%	0	0%	0	0%	0	0%	0	0%	0	0%	1	100%
Mental Health Therapist	Offer mental health therapy to crime victims, facilitate referrals to resources, and help victims recover and become whole again.	44.58	1	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%	1	100%
Crime Response Specialist	impacts, provide resources and therapy scheduling, and assist victims with their rights and compensation.	27.52	1	0	0%	1	100%	0	0%	0	0%	0	0%	0	0%	1	100%
Community Service Officer	Enhance community safety and quality of life as a non-sworn officer through ordinance enforcement, partnerships, patrols, and relationship-building.	13.21-15.29	15	10	67%	5	33%		0%		0%		0%		0%	15	100%
Community Census Data			107		48.6%		51.4%		10.8%		0.2%		5.4%		0.20%		80.2%

EXHIBIT II – DISCIPLINARY ACTIONS

Police Department		
Gender	Number	Percentage
Total	1	
Male	1	100%
Female	0	0%
Total Minority M/F	0	0%
Black or African American	0	0%
Hispanic or Latino	0	0%
Asian	0	0%
Native Hawaiian or Other Pacific Islander	0	0%
American Indian OR Alaskan Native	0	0%
Two or More Races (Non-Hispanic Latino)	0	0%
Disciplinary Action		
Letter of Reprimand	1	100%
Suspension	0	0%
Demotion	0	0%
Dismissal	0	0%

EXHIBIT III – APPLICANT DEMOGRAPHICS

Police Department				
Gender	Number	Percentage	Hired	Percentage
Total	66		12	
Male	52	79.00%	9	75%
Female	14	21.00%	3	33%
Total Minority M/F	15	22.73%	1	8%
Black or African American	2	3.00%	0	0%
Hispanic or Latino	3	4.50%	1	20%
Asian	6	9.10%	0	0%
Native Hawaiian or Other Pacific Islander	0	0.00%	0	0%
American Indian OR Alaskan Native	3	4.50%	0	0%
Two or More Races (Non-Hispanic Latino)	1	1.50%	0	0%

EXHIBIT IV – PROMOTION & TRANSFER DEMOGRAPHICS

Police Department		
Gender	Number	Percentage
Total	3	
Male	2	67%
Female	1	33%
Total Minority M/F	0	0%
Black or African American	0	0%
Hispanic or Latino	0	0%
Asian	0	0%
Native Hawaiian or Other Pacific Islander	0	0%
American Indian OR Alaskan Native	0	0%
Two or More Races (Non-Hispanic Latino)	0	0%

EXHIBIT V – TERMINATION DEMOGRAPHICS

Police Department		
Gender	Number	Percentage
Total	1	
Male	0	0%
Female	1	100.00%
Total Minority M/F	0	0%
Black or African American	0	0%
Hispanic or Latino	0	0%
Asian	0	0%
Native Hawaiian or Other Pacific Islander	0	0%
American Indian OR Alaskan Native	0	0%
Two or More Races (Non-Hispanic Latino)	0	0%

EXHIBIT VI – COMMUNITY DEMOGRAPHICS

AS OF 6/30/24					
Labor Force Analysis (1)					
			Number	Percent	
Total Labor Force			71,774	100.00%	
	Male		37,995	52.94%	
	Female		33,779	47.06%	
Total Minority M/F			7,962	11.09%	
Black or African American			409	0.57%	
Hispanic or Latino			1,618	2.25%	
Asian			3,731	5.20%	
Native Hawaiian or Other Pacific Islander			0	0.00%	
American Indian OR Alaskan Native			121	0.17%	
Two or More Races (Non Hispanic or Latino)			2,083	2.90%	

(1) Labor Force Analysis Source: US Census Bureau, American Community Survey (ACS) 2018-20222

AS OF 6/30/24					
Unemployment Analysis (2)			Total Population of Marathon County (3)		
			Number	Percent	
Unemployment by Gender and Race	1637	100.00%	Population	138451	100.00%
Male	1,203	73.49%	Male	69590	50.26%
Female	434	26.15%	Female	68861	49.74%
Total Minority M/F	190	11.61%	Total Minority M/F	24237	17.50%
Black or African American	56	3.42%	Black or African American	1230	0.89%
Hispanic or Latino	76	4.64%	Hispanic or Latino	5199	3.76%
Asian	29	1.77%	Asian	8730	6.31%
Native Hawaiian or Other Pacific Islander	2	0.12%	Native Hawaiian or Other Pacific Islander	39	0.03%
American Indian OR Alaskan Native	27	1.66%	American Indian OR Alaskan Native	695	0.50%
Two or More Races (Non Hispanic Latino)	0	0.00%	Two or More Races (Non Hispanic Latino)	6238	4.51%
Some other Race			Some other Race	2106	1.52%

(2) Unemployment Analysis Source: Marathon County Chamber of Commerce (3) Marathon County Pulse – Demographics

I. FINDINGS & GOALS

A. Findings:

- i. **Women**: Women are underrepresented in Professionals, Protected Services and Skilled Craft Workers.
- ii. **Minorities**: Hispanic and Two or more Races are underrepresented per the Labor Force of Marathon County.
- iii. **General**: In reviewing the City's workforce statistics, there continues to be a higher percentage of men than women in City of Wausau employment. There are some employment classes and departments, which are overrepresented by one gender. The number of full-time and part-time minorities employed by the City of Wausau slightly lags the Marathon County labor force data.

B. **Goal Statement**: In order to broaden the base of applicants to increase minority applications, the City of Wausau has utilized Wisconsin Job Center as a source for applications to fill vacancies. Many applicants register at the Job Center, including those minorities with statistically high unemployment rates. Because this program has been responsive, the City of Wausau will continue to utilize Wisconsin Job Service for the current plan years. The City of Wausau has a website, www.wausauwi.gov, which can be utilized to view all current vacancies by any person with computer access. The City of Wausau will make an effort to hire males/females in non-traditional areas of employment.

C. **Action Plan and Timetable**: Hiring goals will be targeted but are subject to position openings, job related testing requirements, licenses, and required job related qualifications. Underrepresented segments of the City of Wausau's workforce will receive special attention with the goal of increasing employment of these groups.

D. **Evaluation**: The City of Wausau's Equal Employment Opportunity Plan will be reviewed, at least every other year, and City employment and new hires will be reviewed based upon EEO-4 report information from which employment data is drawn, to determine status and degree of change in the makeup of City employment.

The attainment of Action Plan goals and evaluation of this Equal Employment Opportunity Plan is the responsibility of the Equal Employment Opportunity Officer, which is the Human Resources Director or designee.

Prepared By:

Human Resources Department / Equal Employment Opportunity Officer

Dated: February 26, 2025

1.01 – Equal Employment Opportunity

The City is an equal employment opportunity employer. The City has adopted an Equal Employment Opportunity Plan which can be accessed via the City's website or in the Human Resources Department.

The City's Employment decisions are based on merit and the City's needs. The City carefully selects employees. The City employs people who are concerned with the success of the City; people who care first about the highest quality public service and the interests of the public, people who can carry on their work with professionalism, skill, and ability; and people who can work well with our team.

It is the City's policy to seek and employ the best quality and qualified personnel in all positions, to provide equal opportunity for advancement to all employees, including upgrading, promotion and training, and to administer these activities in a manner which will not discriminate against or give preference to any person because of race, color, creed, religion, age, sex, national origin, disability, handicap, genetic information, ancestry, sexual orientation, marital status, arrest or conviction record, or any other basis protected by state or federal law. The City follows Title VII of the Civil Rights Act of 1964, as amended by the EEOA of 1972, Presidential Executive Order #11246; Revised Order #4; OFCC Affirmative Action Guidelines; and Title XXIX, Chapter 1607 of the Code of Federal Regulations, the ADA Amendment Act of 2008, and the Civil Rights Act of 1991. The City also subscribes to the non-discrimination laws and regulations passed by Federal and State Governments. All employees are required to provide proof of identity and authorization to work in the United States

All employees share the responsibility for assuring that the policies are effective and apply uniformly to everyone. Any employees, including any Management Personnel, involved in discriminatory practices may be subject to corrective actions up to and including termination.

Equal employment opportunity notices are posted near employee gathering places as required by law. These notices summarize the rights of employees to equal opportunity in employment and list the names and addresses of the various government agencies that may be contacted in the event that any person believes he or she has been discriminated against.

The City of Wausau additionally supports the following employment provisions:

- A. Department Directors are prohibited from hiring a related person for City employment; for the purpose of this policy, "related person" shall mean husband, wife, mother, father, son, daughter, sister, brother, uncle, aunt, nephew, niece, grandfather, grandmother, grandson, granddaughter, father-in-law, mother-in-law or stepparent.
- B. That all City officers and employees are prohibited from seeking any unfair advantage for any applicant for City employment or attempting to unduly influence any Department Director in the selection for City employment.

- C. That in the event any City officer or employee attempts to seek any unfair advantage or attempts to unduly influence any Department Director in the selection for City employment, such Department Director is directed to immediately report the same to the Human Resources Committee.
- D. That alleged violations of this policy be investigated by the Human Resources Committee and appropriate action taken.

DRAFT

**CITY OF WAUSAU HUMAN RESOURCES COMMITTEE
MINUTES OF OPEN SESSION**

DATE/TIME: February 10, 2025, at 4:45 p.m.

LOCATION: City Hall (407 Grant Street) – Council Chambers

MEMBERS PRESENT: Becky McElhaney (C), Terry Kilian (VC), Gary Gisselman, Michael Martens, Vicki Tierney

MEMBERS ABSENT:

Also Present: Mayor Diny, Rick Rubow, Maryanne Groat, Dustin Kraege, Randy Fifrick

The meeting of the Human Resources Committee was called to order by McElhaney.

Discussion and Possible Action to Approve the Equal Employment Opportunity Plan and Amend Employee Handbook Section 1.01 – Equal Employment Opportunity.

Rubow explained that the EEO plan is a requirement for the Police Department VOCA grant in order to maintain eligibility for the grant.

Kilian asked if the City would meet LEP requirements. Rubow said that he would check with Anne for an answer on this item. Kilian said that this issue has been brought up for some time and believes that this is something that should be formalized and added to the handbook. McElhaney questioned Kilian's request and asked if she was asking that something be put in the handbook or in the EEO Plan. Kilian asked if limited English proficiency shouldn't be addressed in the handbook? Rubow pointed out section C. on page 3. Kilian said she thought that the City needed an LEP plan like Metro Ride has. Rubow said that he could get back to Kilian on this.

Martens asked if all departments were expected to follow the EEO plan since this came about because of the Police Department. Rubow said it would apply to any departments requesting Federal grants.

Gisselman asked if the City did not have an EEO policy before? McElhaney said this is not new. Rubow explained that we had EEO language in the handbook but did not have an EEO plan that was approved by the HR Committee and Council.

Tierney asked if this needed to be delayed until Kilian's concern was addressed? Mayor Diny said that the City has followed EEO since 2012 according to the file he located. The requirements of an EEP plan came about due to the Police Department's request for a VOCA grant. Diny said that James Henderson created the plan two years ago and it has recently been refined by Anne Keenan. Diny said he feels it would be appropriate to move it along. Kilian restated her question for the mayor regarding an LEP plan to be investigated.

Motion by Gisselman to Approve the Equal Employment Opportunity Plan and Amend Employee Handbook Section 1.01 – Equal Employment Opportunity. Second by Kilian. All ayes. Motion passed 5-0.

Human Resource Committee Packet

February 10, 2025

Agenda Item
Discussion and possible action approving the Equal Employment Opportunity Plan and revision to the Employee Handbook Section 1.01 - Equal Employment Opportunity.
Background
Attached is the Equal Employment Opportunity Plan and the revision of the Employee Handbook Section 1.01 – Equal Employment Opportunity. It was brought to the Human Resource Department’s attention that the City was required to have an Equal Employment Opportunity Plan in place for certain grants. The Human Resource Department in conjunction with the Police Department has produced the required Equal Employment Opportunity Plan. The Human Resource Department also reviewed the Employee Handbook to included additional language to embrace the Equal Employment Opportunity Plan.
Fiscal Impact
None.
Staff Recommendation
Approve the Equal Employment Opportunity Plan and revision to the Employee Handbook Section 1.01 - Equal Employment Opportunity.
Staff contact: Anne Keenan (715-261-6632)

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE HUMAN RESOURCES COMMITTEE	
Authorizing Reclassification of Assistant City Planner Position From Grade 15 (\$60,070.40 - \$90,064.00) to Grade 16 (\$58,572.80 - \$81,952.00).	
Committee Action: Approved 5-0	
Fiscal Impact: Savings up to \$8,112.00	
File Number: 25-0210	Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY			
COSTS	<i>Budget Neutral</i>	Yes ☐ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE			
	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐			

RESOLUTION

WHEREAS, the City of Wausau’s Development Director and the Human Resources Department reviewed the Assistant City Planner’s position; and;

WHEREAS, the Development Director and the Human Resource Department would like to reclassify the Assistant City Planner position from grade 15 to grade 16 which are more similar to other positions under the grade 16 classification; and;

WHEREAS, on February 10, 2025, your Human Resources Committee reviewed and recommended approval of the reclassification of the Assistant City Planner from grade 15 (\$60,070.40 - \$90,064.00) to grade 16 (\$58,572.80 - \$81,952.00).

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau does hereby approve the reclassification of the Assistant City Planner position to grade 16 (\$58,572.80 - \$81,952.00) as attached.

BE IT FURTHER RESOLVED by the Common Council of the City of Wausau that job description for the Assistant City Planner be adjusted effective February 25, 2025.

Approved:

Doug Diny, Mayor

DRAFT

**CITY OF WAUSAU HUMAN RESOURCES COMMITTEE
MINUTES OF OPEN SESSION**

DATE/TIME: February 10, 2025, at 4:45 p.m.

LOCATION: City Hall (407 Grant Street) – Council Chambers

MEMBERS PRESENT: Becky McElhaney (C), Terry Kilian (VC), Gary Gisselman, Michael Martens, Vicki Tierney

MEMBERS ABSENT:

Also Present: Mayor Diny, Rick Rubow, Maryanne Groat, Dustin Kraege, Randy Fifrick

The meeting of the Human Resources Committee was called to order by McElhaney.

Discussion and Possible Action to Approve Reclassifying the Assistant City Planner Position.

Rubow said that Fifrick brought this item for consideration. The Assistant City Planner position is currently vacant and a review of the job description was done. Fifrick felt that the duties of the position are more in line with the Community Services Analyst position, which is a grade lower, grade 16.

Kilian asked if this was a request to add a position. Rubow said no, that the request is to change the position from grade 15 to grade 16. Fifrick spoke to the committee, explaining that Lynch was promoted to the Economic Development Manager position and upon review of the Assistant Planner position, he explained that it does not manage anyone, is a non-exempt position, and believes it is better classified at grade 16.

Motion by Martens to Approve Reclassifying the Assistant City Planner Position

Adjournment. Gisselman questioned what the motion was. McElhaney said it was to reclassify the position from grade 15 to grade 16. Gisselman asked what position. McElhaney said Assistant City Planner. Second by Tierny. All ayes. Motion passed 5-0.



JOB DESCRIPTION

Assistant City Planner

Job Title:	Assistant City Planner	Reports To:	City Planner
Department:	Planning, Community/Economic Development	FLSA Status:	Non-Exempt
Division:	Planning	EEO Code:	2-Professional
Salary Grade:	165	Job Code:	CW 2552
Employee Group:	General Employee	Training Category:	D-Staff
Created:	March 2017	Last Revision:	February March 2025 2

This description is not an announcement of a position opening. To view current openings please visit www.ci.wausau.wi.us. The following statements are intended to describe, in broad terms, the general functions and responsibility levels characteristic of positions assigned to this classification. They should not be viewed as an exhaustive list of the specific duties and prerequisites applicable to individual positions that have been so classified.

Purpose of the Position

The purpose of the position is to perform mid-level professional work in the field of planning; provide information and assistance to City officials, City staff, the business community and the public on planning and development related matters; conduct research and analysis to formulate recommendations; assist in implementing recommendations of existing plans and City programs.

Essential Duties and Responsibilities

1. Develops planning studies and reports in support of new and updated plans, programs and regulations.
2. Reviews or assists in reviews of development proposals and site plans for conformance with codes, plans and regulations.
3. Prepares and presents detailed reports on development proposals to government bodies.
4. Collects a variety of statistical data and prepares reports and maps on topics such as census information, land use and tax base data.
5. Evaluates or assists in the evaluation of rezoning, ordinance amendments, site plans and other proposals.
6. Acts as a liaison between community groups, government agencies, developers and elected officials in developing plans.
7. Coordinates community review of public and private development projects.
8. Provides information to the public regarding development regulations.
9. Assists in resolving citizen and customer issues.
10. Assists with Historic Preservation Commission, Plan Commission, Bicycle and Pedestrian Advisory Committee, Sustainability Energy and Environment Committee, Affordable Housing Regional Task Force, and other committees as assigned.
11. Maintains the Planning Division page on the City website.
12. Prepares and presents agendas, packets, and reports at public meetings.

Additional Duties and Responsibilities

- Assists Economic Development with background information gathering, intaking initial calls, and data collection.
- Performs various duties and special projects as assigned.

Education and Experience Requirements

Bachelor's degree in Regional/Urban Planning, Geography, or related field with a minimum of 2 years' experience in planning or related field.

A combination of education and experience that provides equivalent knowledge, skills and abilities may be considered.

Knowledge, Skills and Abilities

- Knowledge of City planning principles in a variety of specializations, including land use, transportation, urban design, economic development, natural resources and historic preservation.
- Ability to demonstrate effective written, technical review and communication skills as well as the ability to create engaging and accessible notices, applications and publications, both in print and electronic format.
- Ability to be highly organized and excel at creative thinking, prioritizing, scheduling and meeting tight deadlines.
- Ability to interact and communicate positively with public officials, staff, consultants, the business community and the general public.
- Ability to create hand drawn or computer generated sketches of planning and development concepts.
- Knowledge of computer hardware and software programs, which include Microsoft Office and GIS.
- Familiarity with applicable ordinances, legislation and regulations.

Physical and Working Environment

Limited exposure to disagreeable elements such as dirt, temperature fluctuations, and/or limited exposure to weather conditions. Limited travel.

Normal mental and visual attention is required. Light physical demands to include bending, twisting, turning, and light lifting. Limited exposure to workplace hazards.

Acknowledgement

All requirements of the described position are subject to change over time. The employee may be required to perform other duties as requested by the City.

Signature of Department Director: _____ Date: _____

I acknowledge that this job description is neither an employment contract nor a legal document. I have received, read, and understand the expectations for the successful performance of this job.

Printed Name: _____ Signature: _____ Date: _____

The City of Wausau is an Equal Opportunity Employer. In compliance with the American with Disabilities Act, the City will provide reasonable accommodations to qualified individuals and encourages both prospective and current employees to discuss potential accommodations with the employer.

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE HUMAN RESOURCES COMMITTEE

Approving the Creation of a No Payout Vacation Leave Only Bank and Revision of the Employee Handbook Section 8.04 – Vacation.

Committee Action: Approved 5-0

Fiscal Impact:

File Number: 25-0211

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, the City of Wausau’s Human Resources Committee requested the Human Resources Department on July 8, 2024, to engineer a solution for special requests of employees to exceed their vacation banks; and;

WHEREAS, the City of Wausau would like to create a new No Payout Vacation Leave Only Bank to assist employees who maximizes their Vacation Leave Banks due to workloads and projects that hinders employees from using their vacation time; and;

WHEREAS, the City of Wausau’s Employee Handbook is intended to provide City of Wausau Employees with convenient access to the operating policies and practices of the City; and;

WHEREAS, for continuity of the Employee Handbook provisions the Human Resource staff is requesting modification to the Employee Handbook Section 8.04 – Vacation; and;

WHEREAS, on February 10, 2025, your Human Resources Committee reviewed and recommended approval of the creation of the No Payout Vacation Leave Only Bank and the modified Employee Handbook language Section 8.04.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau does hereby approve the creation of the No Payout Vacation Leave Bank Only as attached.

BE IT FURTHER RESOLVED by the Common Council of the City of Wausau that Employee Handbook Section 8.04 – Vacation be revised as attached.

BE IT FURTHER RESOLVED by the Common Council of the City of Wausau that the creation of a No Payout Vacation Leave Only Bank be effective March 30, 2025.

Approved:

Doug Diny, Mayor

8.04 – Vacation

A. Regular full-time employees shall earn paid vacation based on the number of years of service in accordance with the following schedule:

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<u>Years of Service</u>	<u>Annual Vacation</u>	<u>Bi-weekly Accrual</u>	<u>Max. Vacation Accum. Allowed</u>
At time of hire	15 days	4.6154 hours	160 hours
Upon completion of 5 years of service	20 days	6.1540 hours	200 hours
Upon completion of 10 years of service	25 days	7.6924 hours	240 hours
Upon completion of 15 years of service	30 days	9.2308 hours	280 hours

For example, an employee who is hired on 1/1/2000 and works continuously will complete 5 years of service on 1/1/2005, and will complete 10 years of service on 1/1/2010.

Regular part-time employees shall receive a proration of the annual vacation accrual as described above based on the number of hours they worked in the previous year. Annual vacation will be awarded on the 2nd payroll of each year. Regular part-time employees may accrue vacation to carry over to the following year. The maximum vacation accrual allowed will be the budgeted full-time equivalency of the position.

Annual vacation shall be credited according to an employee's anniversary date. In the first six months of employment, employees may borrow up to half their annual vacation accrual amount. The scheduling and limitations on number of employees permitted to be on vacation at the same time shall be scheduled according to the policy established by individual departments as determined by the Department Director and based on the needs of the City.

Department Directors, upon initial appointment, shall accrue vacation time as a 5th anniversary employee and shall be allowed to accumulate vacation time up to a maximum of 360 hours, regardless of their length of service.

Vacation may be used in no less than one-fourth (1/4) hour increments for all non-exempt employees.

The Human Resources Department may negotiate vacation accrual amounts outside of the above schedule for executive or other high-level positions, and to positions that have been identified by Human Resources as difficult to fill. The Human Resources Department shall establish quantifiable criteria for a determination of difficult to fill, including but not limited to having a previously unsuccessful recruitment.

B. No Payout Vacation Leave Only Bank: Individuals who exceed their vacation bank maximum balance will be allowed to continue to accumulate vacation time under the No Payout Vacation Leave Only Bank. The No Payout Vacation Leave Only Bank at no time will hold more than 80

hours. Employees who exceed the limits to the banks will forfeit earning additional vacation time until the banks are under the maximum accruals.

Employees may take time off under the No Payout Vacation Leave Bank upon approved request of their supervisor. It is the employees' responsibility to properly manage their account and at no time can an employee substitute other approved leaves to be replaced by No Payout Vacation Leave.

No Payout Vacation Leave Only Bank unused balances shall be forfeited upon separation of employment and not be paid out for a cash equivalent under any circumstances.

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DRAFT

**CITY OF WAUSAU HUMAN RESOURCES COMMITTEE
MINUTES OF OPEN SESSION**

DATE/TIME: February 10, 2025, at 4:45 p.m.
LOCATION: City Hall (407 Grant Street) – Council Chambers
MEMBERS PRESENT: Becky McElhaney (C), Terry Kilian (VC), Gary Gisselman, Michael Martens, Vicki Tierney
MEMBERS ABSENT:
Also Present: Mayor Diny, Rick Rubow, Maryanne Groat, Dustin Kraege, Randy Fifrick

The meeting of the Human Resources Committee was called to order by McElhaney.

Discussion and Possible Action to Approve the Creation of a No Payout Vacation Leave Only Bank and Revise Employee Handbook Section 8.04 – Vacation.

Rubow said that this item was brought forward from a request by the HR Committee in July of 2024 to come up with a plan to deal with employee vacation banks and requests for exceptions to accrue over the maximum amount allowed due to not being able to take vacation because of special projects or time of year. Rubow explained that the new bank would allow an employee to keep accruing vacation, up to an additional 80 hours over the maximum, but it would be put in a bank that could not be paid out if the employee leaves the City.

Tierny asked for clarification if the 80 hours could be paid out. Rubow said it would not be paid out. McElhaney said that it is very important for employees to have a work-life balance and would like to urge everyone to use vacation. Tierny said that she agrees, and her husband's company mandates that employees take one week off per year, and maybe the City needs to put something similar in the handbook.

Groat spoke about the difficulty for her staff to take time off due to reporting requirements and other ongoing projects. McElhaney and Tierny expressed concern for employees getting burned out by continually working long hours. Kilian asked Groat her opinion of what her department needs to happen in order for employees not have to work longer hours. Groat said that she felt they were getting on track but then the vacancies occurred, and the department is still in the implementation phase of software.

Further discussion took place regarding the workload and staffing in the Finance Department. Gisselman said that he would like the committee to look at staffing levels at some point to see if there are departments that need more staff to maintain service to the citizens without overworking employees, and more discussion took place regarding staffing levels and workloads of City employees, with the overall consensus being that something needs to be done so that employees are able to take vacation throughout the year and not be overworked.

Motion by Gisselman to Approve the Creation of a No Payout Vacation Leave Only Bank and Revise Employee Handbook Section 8.04 – Vacation. Second by Martens. All ayes. Motion passed 5-0.

APPROVED

**CITY OF WAUSAU HUMAN RESOURCES COMMITTEE
MINUTES OF OPEN SESSION**

DATE/TIME: July 8, 2024, at 4:45 p.m.
LOCATION: City Hall (407 Grant Street) – Council Chambers
MEMBERS PRESENT: Becky McElhaney (C), Terry Kilian (VC), Gary Gisselman, Michael Martens
MEMBERS ABSENT: Vicki Tierney
Also Present: Kaitlyn Bernarde, Captain Nathan Cihlar, Tegan Troutner

Discussion and Possible Action Regarding Vacation Accruals Above Employee Handbook Maximum.

McElhaney explained that some employees have vacation accrued above the maximum allotted amount due to various projects, most recently the implementation of Workday. Exceptions to the maximum in the past were waived by the mayor. Mayor Diny asked the committee to review this item and determine how to handle it moving forward so that there is a formal policy in place. Henderson said that he would like direction from the committee on drafting policy. Henderson said that he would like to see the City remain flexible on granting exceptions, but something needs to be put in place regarding timelines for use and payout at the end of employment.

Kilian recommended that Henderson provide suggestions as to what the best policy would be.

Martens said that he would hate to see anyone lose their accrued vacation as the exceptions were granted as a sort of reward for doing work above and beyond their normal duties but understands how it could affect the budget if the City had to pay out all accrued vacation over the maximum outlined in the handbook.

McElhaney said that a vote is not needed on this item. The committee has directed Henderson to draft a policy based on the committee's discussion and any input from stakeholders for review and approval by the committee.

Video available: <https://www.youtube.com/watch?v=ozdK8096u4U>

Human Resource Committee Packet

February 10, 2025

Agenda Item
Discussion and possible action approving the creation of a No Payout Vacation Leave Only Bank and revision of the Employee Handbook Section 8.04 – Vacation.
Background
On July 8, 2024, the Human Resources Committee requested a draft policy based on the committee’s discussion and input from stakeholders for review and approval by the committee. The Human Resources Department has spoken to the payroll department and stakeholders regarding appropriate bank levels. The consensus has been to have a bank up to 80 hours. The City has various project throughout the years and in different departments. We have seen special extraordinary projects with the building of the new water station, new wastewater treatment plant, the implementation of Workday, the implementation of Adaptive etc.... Creation of a separate bank will eliminate the need to ask for exceptions but allow employees who need to put in extra time the ability not to feel that they are “losing” vacation time. A creation of a bank for the overspill time will also send a clear statement that the new bank will not be paid out upon separation.
Fiscal Impact
None.
Staff Recommendation
Approve the creation of a No Payout Vacation Leave Only Bank and revision of the Employee Handbook Section 8.04 - Vacation.
Staff contact: Anne Keenan (715-261-6632)

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE PUBLIC HEALTH & SAFETY COMMITTEE

Expressing Opposition to Any Proposed Federal or State Cuts to Medicaid.

Committee Action: Approved 4-0

Fiscal Impact: None

File Number: 25-0214

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, 22.94 percent (WI DHS December 2024) of Marathon County’s residents use a Medicaid program to get their health care and other important supports; and

WHEREAS, many of our city’s jobs are created through small businesses, hospitals, therapists, mental health professionals, school-based medical services, and other professionals that bill Medicaid; and

WHEREAS, Medicaid is an important funding source in the City of Wausau for mental health care; and

WHEREAS, Medicaid funds almost all long-term care, including Wisconsin’s institutional diversion programs—Family Care, IRIS, CLTS—that keep kids, people with disabilities, and older adults out of expensive Medicaid-funded nursing homes and institutions; and

WHEREAS, Wisconsin’s population is aging and more seniors will require care and services in the future; and,

WHEREAS, Medicaid programs are the only places older adults and people with disabilities can get the long-term support and health care they need; and

WHEREAS, Medicaid serves a diverse population of the city’s residents including veterans, older adults with dementia, foster kids, people with mental illness, unpaid caregivers who have had to leave the workforce to provide care and low-wage paid caregivers; and

WHEREAS, Medicaid improves the health, well-being, and productivity of thousands of residents in the areas of preventive services, prenatal care, opioid and other drug treatment, behavioral health, crisis intervention, lead poisoning, treatment of chronic disease, dental health, and support for the elderly and people with disabilities thus providing for a healthier population and more productive workforce;

NOW, THEREFORE, BE IT RESOLVED, that the City of Wausau Common Council, assembled on February 25, 2025, **formally opposes** any proposed federal or state cuts to Medicaid; and

BE IT FURTHER RESOLVED, that the City Clerk is directed to send copies of this resolution to the Governor of Wisconsin, the Wisconsin Department of Health Services, the Marathon County Board of Supervisors, and Wausau's state and federal legislative representatives, urging them to protect Medicaid funding for the well-being of our community.

Approved:

Doug Diny, Mayor

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**RESOLUTION OF THE
INFRASTRUCTURE & FACILITIES COMMITTEE**

Accepting Easement with Wisconsin Public Service for Underground Utility Facilities at 1506 East Cherry Street.

Committee Action: Approved 5-0

Fiscal Impact: None

File Number: 25-0215

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, the City of Wausau owns the property at 1506 East Cherry Street; and

WHEREAS, the sanitary sewer lift station located on the property is being upgraded; and

WHEREAS, Wisconsin Public Service has requested an easement on the City-owned property to upgrade the electrical power to the facilities; and

WHEREAS, your Infrastructure and Facilities Committee met on February 13, 2025 to review the proposed easement and recommends approval;

NOW, THEREFORE, BE IT RESOLVED the Common Council of the City of Wausau does hereby approve the easement agreement, a copy of which is attached hereto and incorporated herein by reference, with WPS to have the easement recorded in the office of the Marathon County Register of Deeds.

Approved:

Doug Diny, Mayor

3328443

Easement

THIS INDENTURE is made this _____ day of _____, _____, by and between **City of Wausau, a Municipal Corporation** ("Grantor") and **WISCONSIN PUBLIC SERVICE CORPORATION**, a Wisconsin Corporation, along with its successors and assigns (collectively, "Grantee") for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor, owner of land, hereby grants and warrants to, Grantee, a permanent easement upon, within, beneath, over and across a part of Grantor's land hereinafter referred to as "easement area" more particularly described as follows:

Part of the Parcel Described on the Attached Exhibit "B" As shown on the attached exhibit "A".

Return to:
Wisconsin Public Service Corp.
Real Estate Dept.
P.O. Box 19001
Green Bay, WI 54307-9001

Tax Parcel Identification Number
(PIN)

291-2907-231-0706

- 1. Purpose: ELECTRIC UNDERGROUND** - The purpose of this easement is to construct, install, operate, maintain, repair, replace and extend underground utility facilities, conduit and cables, electric pad-mounted transformers, manhole, electric pad-mounted switch-fuse units, electric pad-mounted vacuum fault interrupter, concrete slabs, power pedestals, riser equipment, terminals and markers, together with all necessary and appurtenant equipment under and above ground as deemed necessary by Grantee, all to transmit electric energy, signals, television and telecommunication services, including the customary growth and replacement thereof. Trees, bushes, branches and roots may be trimmed or removed so as not to interfere with Grantee's use of the easement area.
- 2. Access:** Grantee shall have the right to enter on and across any of the Grantor's property outside of the easement area as may be reasonably necessary to gain access to the easement area and as may be reasonably necessary for the construction, installation, operation, maintenance, inspection, removal or replacement of the Grantee's facilities.
- 3. Buildings or Other Structures:** Grantor agrees that no structures will be erected in the easement area or in such close proximity to Grantee's facilities as to create a violation of all applicable State of Wisconsin electric and gas codes or any amendments thereto.

4. **Elevation:** Grantor agrees that the elevation of the ground surface existing as of the date of the initial installation of Grantee's facilities within the easement area will not be altered by more than 4 inches without the written consent of Grantee.
5. **Restoration:** Grantee agrees to restore or cause to have restored Grantor's land, as nearly as is reasonably possible, to the condition existing prior to such entry by Grantee or its agents. This restoration, however, does not apply to any trees, bushes, branches or roots which may interfere with Grantee's use of the easement area.
6. **Exercise of Rights:** It is agreed that the complete exercise of the rights herein conveyed may be gradual and not fully exercised until sometime in the future, and that none of the rights herein granted shall be lost by non-use.
7. **Binding on Future Parties:** This grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.
8. **Easement Review:** Grantor acknowledges receipt of materials which describe Grantor's rights and options in the easement negotiation process and furthermore acknowledges that Grantor has had at least 5 days to review this easement document *or* voluntarily waives the five day review period.

[REMAINDER OF PAGE LEFT BLANK]

WITNESS the hand and seal of the Grantor the day and year first above written

City of Wausau, a Municipal Corporation

Organization name

Sign Name

Print name & title

Sign Name

Print name & title

STATE
OF

)

)SS

COUNTY
OF

)

This instrument was acknowledged before me this _____ day of _____, _____, by the
above-named _____ **City of Wausau, a
Municipal Corporation**, to me known to be the Grantor(s) who executed the foregoing instrument on behalf
of said Grantor(s) and acknowledged the same.

Sign Name

Print Name

Notary Public, State of

My Commission expires:

This instrument drafted by: Ashley Kohn
Wisconsin Public Service Corporation

REMS Entity ID	WR Number	Document ID	REMS Formatted Number
1482901	WMIS-3433457	3328443	INT11-482-901

**NOT TO SCALE
FOR REFERENCE ONLY**

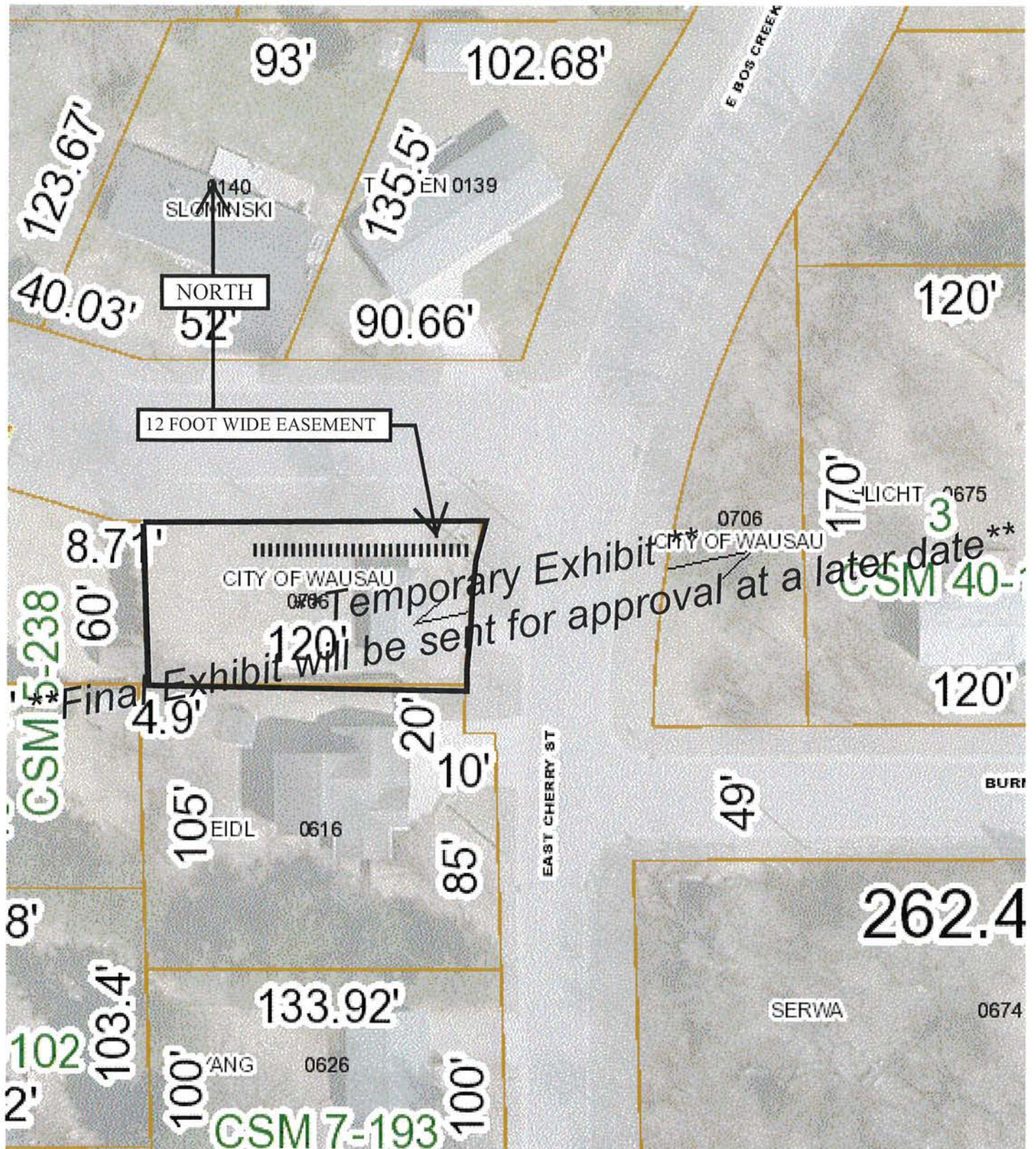


EXHIBIT "B"

Property Description from **Marathon County Register of Deeds** recorded as Document number **502762.**

Parcel Identification Number: 291-2907-231-0706

That part of the parcel described in Volume 339 of Deeds, on page 106, in the office of the Register of Deeds of Marathon County, Wisconsin, lying North of Burns Street and South and East of the following described 70 foot right of way centered on the following described line: Beginning at the point of intersection of the North line of Burns St. and the center line of East Cherry Street, extended North; (the N. line of Burns St. to the east being 90 degrees 00' Azimuth reference) thence Northeasterly on a 14 degree 00' curve to the right, the 117.64' tangents having 00 degree 00' Azimuth from P.C. to P.I. and 32 degree 00' Azimuth from P.I. to P.T., the I angle being 32 degrees 00' and the main chord bearing 16 degree 00' Azimuth with a length of 226.18' from P.C. to P.I.; thence Northeasterly a distance of 10.40' on a 32 degree 00' Azimuth bearing to a second P.G., thence from Northeasterly bearings to northwesterly bearing on a 14 degree curve to the left, said curve having 471.97' tangents, P.C. to P.I. 32 degree 00' Azimuth and P.I. to P.T. 294 degree 00' Azimuth, with the I angle of 98 degree 00' and the main chord having a 343 degree 00' Azimuth and 619.28' length from P.C. to the P.T.; thence Northwesterly a distance of 252.40 feet on a line having 294 degree 00' Azimuth bearing to a third P.C.; thence on an 8 degree curve to the left, having 155.62' tangents with a 294 degree 00' Azimuth, P.C. to P.I. and 269 degree 30' Azimuth P.I. to P.T., an I angle of 24 degree 30' and a main chord having a 281 degree 45' Azimuth bearing and 304.17' length from P.C. to the P.T.; thence Westerly along the 269 degree 30' Azimuth to the East line of Cherry Street; and

Starting at the intersection point of the North line of Burns Street and the Westerly line of the aforesaid 70 foot right of way continued on the center line of ~~xxxxxxx~~ E. Cherry Street extended northerly; thence Northerly 20 feet along said Westerly 70 foot right of way line to the point of beginning; thence from said point of beginning Westerly a distance of 120 feet on a line 20 feet North of and parallel to the Northerly line of Burns St. to a point; thence Northerly a distance of 60 feet at right angles to the said north line of Burns St. to a point; thence Easterly a distance of 120 feet plus on a line 80 feet North of and parallel to the North line of Burns St. to a point on the Westerly line of the above mentioned 70 foot right of way; thence Southerly along said 70 foot right of way a distance of 60 feet plus to the point of beginning. All of the above described real estate being in the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) and the Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), Section Twenty-three (23), Township Twenty-nine (29) North, Range Seven (7) East.

INFRASTRUCTURE AND FACILITIES COMMITTEE

Date of Meeting: February 13, 2025, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson

Also Present: Eric Lindman, TJ Niksich, Jillian Kurtzhals, Dustin Kraege, Lori Wunsch

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the *Wausau Daily Herald* in the proper manner.

CONSENT AGENDA

A. Approve minutes of the December 12, 2024 meeting

B. Action on Final Resolution to levy special assessments for 2024 Street Construction Projects

C. Action on Easement with Wisconsin Public Service for underground utility facilities at 1506 East Cherry Street

Neal moved to approve the consent agenda. Larson seconded and the motion passed 5-0.

Agenda Item No.

1C

STAFF REPORT TO INFRASTRUCTURE & FACILITIES

COMMITTEE – February 13, 2025

AGENDA ITEM

Action on Easement with Wisconsin Public Service for underground utility facilities at 1506 East Cherry Street

BACKGROUND

WPS is requesting an easement on 1506 E. Cherry Street. This is a City-owned parcel that has a sanitary sewer lift station on it. This lift station is being upgraded, and the electrical facilities will be upgraded by WPS.

FISCAL IMPACT

None

STAFF RECOMMENDATION

Staff recommends approval.

Staff contact: Allen Wesolowski 715-261-6762

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**RESOLUTION OF THE
INFRASTRUCTURE AND FACILITIES COMMITTEE**

Levying Special Assessments for the 2024 Street Construction Projects.

Committee Action: Approved 5-0

Fiscal Impact: Estimated construction cost \$4,191,151; estimated special assessments \$472,181

File Number: 23-1110

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☒ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$4,191,151</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☒ No ☐	<i>Amount: \$3,531,743 Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☒ No ☐	<i>Amount: \$659,408</i>
	<i>TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, on November 21, 2023, a preliminary resolution was adopted for the proposed public street construction project which included the removal and replacement of bituminous concrete and/or Portland cement concrete pavement, curb and gutter, drive approaches, installation and/or replacement of sidewalk and sanitary sewer, water and storm sewer laterals where necessary, on the following streets during 2024:

Eau Claire Boulevard from Grand Avenue to the west termini
Emerson Street from Eau Claire Boulevard to Kent Street
Mount View Boulevard from Eau Claire Boulevard to Kent Street
Pied Piper Lane from Eau Claire Boulevard to Kent Street
Short Street from North 1st Street to North 3rd Street

WHEREAS, the Engineer's report was filed in the office of the City Clerk; a public hearing was held December 13, 2023 for the project; and the Board of Public Works reported upon the hearing to the Capital Improvements and Street Maintenance Committee regarding the comments of those who appeared at said hearing and

WHEREAS, the Capital Improvements and Street Maintenance Committee did recommend to the Common Council that the projects be constructed during 2024, and the Common Council accepted the Committee's report at its meeting of December 19, 2023 and ordered that the projects be advertised for bid; and

WHEREAS, bids were received by the Board of Public Works and the low bidder was awarded the street construction projects and

WHEREAS, the street construction project special assessments for each property affected are attached hereto and made a part hereof;

NOW THEREFORE, BE IT RESOLVED,

1. That payment for said public improvements shall be made through an assessment against the real estate property described above.

2. That the assessments be and are hereby levied in the amount set forth above.

3. That such levy is made by the exercise of the City's police powers.

4. That the assessments are hereby determined to be fair and equitable, allocated amongst the property on a reasonable basis, and are in the public interest.

5. That any interested property owner may contest all or any part of such assessment in the manner provided in Section 3.24.020 of the Wausau Municipal Code.

6. That the special assessments shall be paid as follows:

Assessments under \$300: If payment is not made prior to November 1, 2025, the special assessment will be placed on the 2025 real estate tax bill and be due in full on or before January 31, 2026. There is no interest charged when paid in full. Assessments totaling less than \$300 must be paid in full and do not qualify for a payment schedule.

Assessments totaling \$300 but less than \$20,000: If full payment is not made prior to November 1, 2025, assessments totaling \$300 but less than \$20,000 will automatically be placed on the five-year payment schedule on the 2025 real estate tax bill. Property owners may then pay their special assessment under either of two options:

- A. Payment in full without interest with the 2025 real estate taxes **OR**
- B. Payment of the first one-fifth of the assessment with the 2025 real estate taxes without interest. The remaining balance is paid in equal installments on the next four real estate tax bills and carries an interest charge of the borrowed fund rate plus 1% (the 2023 rate was 4.517%) beginning February 1, 2026, on the unpaid balance. The remaining balance may be paid at any time with interest calculated through the month of payment.

Assessments over \$20,000: If payment is not made prior to November 1, 2025, assessments totaling \$20,000 or more will automatically be placed on the ten-year payment schedule on the 2025 real estate tax bill. Property owners may then pay their special assessment under either of two options:

- A. Payment in full without interest with the 2025 real estate taxes **OR**

- B. Payment of the first one-tenth of the assessment with the 2025 real estate taxes without interest. The remaining balance is paid in equal installments on the next nine real estate tax bills and carries an interest charge of the borrowed fund rate plus 1% (the 2023 rate was 4.517%) beginning February 1, 2026, on the unpaid balance. The remaining balance may be paid at any time with interest calculated through the month of payment.

Real estate taxes may be paid in full or in three installments (January 31, April 30, July 31). Regardless of how real estate taxes are paid, special assessments must be paid on or before January 31, 2026. No payments can be applied to real estate taxes if special assessments are not paid. Section 74.12(11)(a), Wisconsin Statutes, specifically states that if a treasurer receives a payment from a taxpayer which is not sufficient to pay all general property taxes, special assessments and special taxes due, the treasurer shall apply the payment to the amounts due, including interest and penalties, in the following order: (1) personal property taxes; (2) delinquent utility charges; (3) special charges; (4) special assessments; (5) special taxes; (6) general property taxes.

BE IT FURTHER RESOLVED that this final assessment resolution shall be published as a Class I notice in the official City newspaper; and

BE IT FURTHER RESOLVED, the Clerk shall cause to be mailed a copy of this resolution and a statement of the final assessment against the property to every property owner whose name appears on the assessment roll, whose post office address is known or can with reasonable diligence be ascertained.

Approved:

Doug Diny, Mayor

2024 STREET CONSTRUCTION PROJECTS - EAU CLAIRE BOULEVARD

Address	Name	Key No.	Assessable Footage	Street Assmt	4" Walk Replace	Assmt	4" Walk New	Assmt	New Walk in cul-de-sac	Assmt	Dr Appr Footage	Assmt @ ____/sf	Sewer Lateral	Total
EAU CLAIRE BLVD - GRAND AVE TO WEST TERMINI				@ \$55.00	@ \$1.54/sf		@ \$6.16/sf		@ 15.40/lf		@ \$7.20/sf			
106 Eau Clarie Blvd *	Hintz	291-2807-014-0140	80.00	4,400.00	0.00	0.00	0.00	0.00	0.00	0.00	110.70	398.52	500.00	5,298.52
113 Eau Claire Blvd *	Case	291-2807-014-0156	73.00	4,015.00	0.00	0.00	0.00	0.00	0.00	0.00	65.25	234.90	500.00	4,749.90
117 Eau Claire Blvd *	Kats	291-2807-014-0157	50.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	56.99	205.16	500.00	3,455.16
118 Eau Claire Blvd	McNabb	291-2807-014-0141	52.50	2,887.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	3,387.50
119 Eau Claire Blvd *	Crooks	291-2807-014-0158	75.00	4,125.00	0.00	0.00	0.00	0.00	0.00	0.00	118.68	427.25	500.00	5,052.25
121 Eau Claire Blvd *	Etten	291-2807-014-0159	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	119.54	430.34	500.00	3,955.34
122 Eau Claire Blvd *	Lindner	291-2807-014-0142	50.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	115.37	415.33	500.00	3,665.33
124 Eau Claire Blvd *	Weaver	291-2807-014-0143	50.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	87.15	313.74	500.00	3,563.74
126 Eau Claire Blvd *	Broadway Avenue Properties LLC	291-2807-014-0144	50.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	90.89	327.20	500.00	3,577.20
128 Eau Claire Blvd *	Baltz	291-2807-014-0145	50.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	116.03	417.71	500.00	3,667.71
129 Eau Claire Blvd *	Gleason	291-2807-014-0160	70.00	3,850.00	75.00	115.50	67.15	413.64	0.00	0.00	118.15	425.34	500.00	5,304.48
130 Eau Claire Blvd *	Pauls	291-2807-014-0146	98.00	5,390.00	0.00	0.00	64.76	398.92	0.00	0.00	117.45	422.82	500.00	6,711.74
131 Eau Claire Blvd *	Casserilla	291-2807-014-0161	50.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	119.54	430.34	500.00	3,680.34
137 Eau Claire Blvd *	Dunn / Sargent	291-2807-014-0162	75.00	4,125.00	0.00	0.00	0.00	0.00	0.00	0.00	117.82	424.15	500.00	5,049.15
141 Eau Claire Blvd *	Ringle	291-2807-014-0163	75.00	4,125.00	0.00	0.00	0.00	0.00	0.00	0.00	164.48	592.13	500.00	5,217.13
142 Eau Claire Blvd *	Kanar / Steinfest	291-2807-014-0147	51.00	2,805.00	0.00	0.00	0.00	0.00	0.00	0.00	114.80	413.28	500.00	3,718.28
145 Eau Claire Blvd *	Larson / Cooper	291-2807-014-0164	50.00	2,750.00	0.00	0.00	40.67	250.53	0.00	0.00	75.84	273.02	500.00	3,773.55
146 Eau Claire Blvd *	Rolnecki	291-2807-014-0148	50.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	112.56	405.22	500.00	3,655.22
147 Eau Claire Blvd *	Burger	291-2807-014-0165	50.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	75.64	272.30	500.00	3,522.30
150 Eau Claire Blvd *	Klasinski	291-2807-014-0149	60.00	3,300.00	0.00	0.00	0.00	0.00	0.00	0.00	116.03	417.71	500.00	4,217.71
153 Eau Claire Blvd *	Schuler	291-2807-014-0166	75.00	4,125.00	0.00	0.00	0.00	0.00	0.00	0.00	115.26	414.94	500.00	5,039.94
154 Eau Claire Blvd *	Briggs	291-2807-014-0151	90.00	4,950.00	0.00	0.00	0.00	0.00	0.00	0.00	75.73	272.63	500.00	5,722.63
155 Eau Claire Blvd *	Nitzsche	291-2807-014-0167	50.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	112.56	405.22	500.00	3,655.22
158 Eau Claire Blvd *	Schneider	291-2807-014-0152	50.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	135.29	487.04	500.00	3,737.04
159 Eau Claire Blvd *	Reynolds	291-2807-014-0168	80.00	4,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	4,900.00
162 Eau Claire Blvd *	Hasse-Rau	291-2807-014-0153	50.00	2,750.00	0.00	0.00	0.00	0.00	0.00	0.00	191.84	690.62	500.00	3,940.62
202 Eau Claire Blvd *	Wood	291-2807-013-0498	60.00	3,300.00	0.00	0.00	0.00	0.00	0.00	0.00	162.12	583.63	500.00	4,383.63
207 Eau Claire Blvd *	Schee	291-2807-013-0504	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	112.88	406.37	0.00	3,431.37
208 Eau Claire Blvd	Evjue	291-2807-013-0499	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,025.00
210 Eau Claire Blvd	Rotter	291-2807-013-0500	110.00	6,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,050.00
211 Eau Claire Blvd	Hornby	291-2807-013-0505	110.00	6,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,050.00
304 Eau Claire Blvd	Kimote	291-2807-013-0492	110.00	6,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,050.00
315 Eau Claire Blvd	Nikolai	291-2807-013-0511	110.00	6,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,050.00
401 Eau Claire Blvd	Pearson	291-2807-013-0517	110.00	6,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,050.00
402 Eau Claire Blvd	Konopka	291-2807-013-0484	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,025.00
415 Eau Claire Blvd	Stifler Revocable Trust	291-2807-013-0518	110.00	6,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,050.00
416 Eau Claire Blvd	Peterson	291-2807-013-0487	15.00	825.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	1,325.00
501 Eau Claire Blvd	Sklow	291-2807-013-0523	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,025.00

Address	Name	Key No.	Assessable Footage	Street Assmt	4" Walk Replace	Assmt	4" Walk New	Assmt	New Walk in cul-de-sac	Assmt	Dr Appr Footage	Assmt @ ____/sf	Sewer Lateral	Total
502 Eau Claire Blvd	Karl	291-2807-013-0476	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,025.00
505 Eau Claire Blvd *	Sackmann / Bancuk	291-2807-013-0607	82.00	4,510.00	0.00	0.00	0.00	0.00	0.00	0.00	253.26	911.74	0.00	5,421.74
506 Eau Claire Blvd *	Bannister	291-2807-013-0477	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	152.15	547.74	0.00	3,572.74
510 Eau Claire Blvd *	Schraufnagel	291-2807-013-0478	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	117.30	422.28	0.00	3,447.28
514 Eau Claire Blvd *	Sickler Revocable Trust	291-2807-013-0479	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	167.58	603.29	0.00	3,628.29
601 Eau Claire Blvd	Chen	291-2807-013-0996	91.00	5,005.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	5,505.00
602 Eau Claire Blvd *	Baumann	291-2807-013-0997	63.00	3,465.00	0.00	0.00	0.00	0.00	0.00	0.00	137.76	495.94	500.00	4,460.94
605 Eau Claire Blvd *	Craig	291-2807-013-0333	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	396.00	500.00	3,866.00
606 Eau Claire Blvd *	Huber Living Trust	291-2807-013-0318	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	116.34	418.82	500.00	3,888.82
607 Eau Claire Blvd *	Milne	291-2807-013-0332	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	113.40	408.24	500.00	3,878.24
608 Eau Claire Blvd *	Maxey	291-2807-013-0319	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	118.44	426.38	500.00	3,896.38
609 Eau Claire Blvd *	Tatro	291-2807-013-0331	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	194.34	699.62	500.00	4,169.62
610 Eau Claire Blvd *	Dees	291-2807-013-0320	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	114.75	413.10	500.00	3,883.10
611 Eau Claire Blvd *	John	291-2807-013-0330	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	147.83	532.19	500.00	4,002.19
612 Eau Claire Blvd *	Hawkeye Inspections LLC	291-2807-013-0321	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	118.15	425.34	500.00	3,895.34
613 Eau Claire Blvd *	Winter	291-2807-013-0329	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	113.98	410.33	500.00	3,880.33
614 Eau Claire Blvd *	Wix	291-2807-013-0322	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	110.50	397.80	500.00	3,867.80
615 Eau Claire Blvd *	Taylor	291-2807-013-0328	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	112.80	406.08	500.00	3,876.08
616 Eau Claire Blvd *	Stookey	291-2807-013-0323	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	115.08	414.29	500.00	3,884.29
617 Eau Claire Blvd *	Kratwell	291-2807-013-0327	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	112.00	403.20	500.00	3,873.20
618 Eau Claire Blvd *	Xiong	291-2807-013-0324	54.00	2,970.00	0.00	0.00	0.00	0.00	0.00	0.00	116.76	420.34	500.00	3,890.34
619 Eau Claire Blvd	Yang / Zietlow	291-2807-013-0326	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	3,525.00
620 Eau Claire Blvd *	Mouw	291-2807-013-0325	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	95.70	344.52	500.00	3,869.52
705 Eau Claire Blvd *	Kitzman	291-2807-013-0365	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	139.23	501.23	500.00	4,191.23
706 Eau Claire Blvd *	Lesage	291-2807-013-0354	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	121.80	438.48	500.00	4,128.48
709 Eau Claire Blvd *	Wiernasz	291-2807-013-0366	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	110.00	396.00	500.00	4,086.00
710 Eau Claire Blvd *	Van Vonderen	291-2807-013-0353	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	117.39	422.60	500.00	4,112.60
713 Eau Claire Blvd *	Brede	291-2807-013-0367	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	113.98	410.33	500.00	4,100.33
714 Eau Claire Blvd *	Sem	291-2807-013-0352	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	118.32	425.95	500.00	4,115.95
717 Eau Claire Blvd *	Thiel	291-2807-013-0368	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	114.80	413.28	500.00	4,103.28
718 Eau Claire Blvd *	Bender-Burke	291-2807-013-0351	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	120.70	434.52	500.00	4,124.52
721 Eau Claire Blvd *	Baumgartner	291-2807-013-0369	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	170.43	613.55	500.00	4,303.55
722 Eau Claire Blvd *	Ziehlike	291-2807-013-0350	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	132.87	478.33	500.00	4,168.33
725 Eau Claire Blvd *	Stepan / Heitman	291-2807-013-0370	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	121.26	436.54	500.00	4,126.54
726 Eau Claire Blvd *	Patricia A. Roberts	291-2807-013-0349	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	174.58	628.49	500.00	4,318.49
729 Eau Claire Blvd *	Rurode	291-2807-013-0371	89.00	4,895.00	0.00	0.00	0.00	0.00	0.00	0.00	119.97	431.89	500.00	5,826.89
730 Eau Claire Blvd *	Davidowski	291-2807-013-0348	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	119.00	428.40	500.00	4,118.40
734 Eau Claire Blvd *	McMasters	291-2807-013-0347	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	116.62	419.83	500.00	4,109.83
736 Eau Claire Blvd *	Straub	291-2807-013-0346	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	114.80	413.28	500.00	4,103.28
737 Eau Claire Blvd *	Lusardi Living Trust	291-2807-013-0372	84.00	4,620.00	0.00	0.00	0.00	0.00	0.00	0.00	276.36	994.90	500.00	6,114.90
905 Eau Claire Blvd *	Hayes	291-2807-024-0094	75.00	4,125.00	0.00	0.00	0.00	0.00	58.50	900.90	150.23	540.83	500.00	6,066.73

Address	Name	Key No.	Assessable Footage	Street Assmt	4" Walk Replace	Assmt	4" Walk New	Assmt	New Walk in cul-de-sac	Assmt	Dr Appr Footage	Assmt @ ____/sf	Sewer Lateral	Total
909 Eau Claire Blvd *	Schneider	291-2807-024-0095	75.00	4,125.00	0.00	0.00	0.00	0.00	42.50	654.50	170.57	614.05	500.00	5,893.55
910 Eau Claire Blvd *	DDD Income Trust	291-2807-024-0101	75.00	4,125.00	0.00	0.00	0.00	0.00	56.00	862.40	175.98	633.53	500.00	6,120.93
912 Eau Claire Blvd *	Roger & Janice Kohn Trust	291-2807-024-0100	75.00	4,125.00	0.00	0.00	0.00	0.00	40.00	616.00	182.86	658.30	500.00	5,899.30
913 Eau Claire Blvd *	Irving Banchik Revocable Trust	291-2807-024-0096	75.00	4,125.00	0.00	0.00	0.00	0.00	0.00	0.00	109.31	393.52	500.00	5,018.52
916 Eau Claire Blvd *	Noll	291-2807-024-0099	75.00	4,125.00	0.00	0.00	0.00	0.00	0.00	0.00	138.17	497.41	500.00	5,122.41
917 Eau Claire Blvd *	Sorenson	291-2807-024-0097	75.00	4,125.00	0.00	0.00	0.00	0.00	0.00	0.00	78.48	282.53	500.00	4,907.53
920 Eau Claire Blvd *	Thunder	291-2807-024-0098	75.00	4,125.00	0.00	0.00	0.00	0.00	0.00	0.00	105.05	378.18	500.00	5,003.18
2304 Emerson St	Meuret	291-2807-013-0503	61.00	3,355.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,355.00
2205 Emerson St *	Kraft	291-2807-014-0136	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	141.10	507.96	500.00	1,007.96
2206 Emerson St	Meyer	291-2807-013-0497	60.00	3,300.00	0.00	0.00	8.00	49.28	0.00	0.00	0.00	0.00	500.00	3,849.28
2209 Emerson St	Leith	291-2807-014-0138	42.00	2,310.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	2,810.00
2220 Grand Ave *	Wausau 2222 LLC	291-2807-014-0139	135.00	7,425.00	0.00	0.00	0.00	0.00	0.00	0.00	237.57	855.25	500.00	8,780.25
2300 Grand Ave *	SCF RC Funding IV LLC	291-2807-014-0154	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	333.52	1200.67	500.00	1,700.67
203 Kent St *	Maher	291-2807-013-0496	60.00	3,300.00	0.00	0.00	0.00	0.00	0.00	0.00	115.21	414.76	0.00	3,714.76
511 Kent St	Chmiel	291-2807-013-0481	60.00	3,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3,300.00
619 Kent St	Brewer	291-2807-013-0310	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
703 Kent St *	Gelling	291-2807-013-0334	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	153.60	552.96	0.00	552.96
2209 Midway Blvd *	Bellman	291-2807-013-0493	110.00	6,050.00	0.00	0.00	0.00	0.00	0.00	0.00	118.15	425.34	0.00	6,475.34
2202 Mount View Blvd *	Alison E Speichinger Revocable Declaration of Trust	291-2807-013-0999	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	184.03	662.51	0.00	662.51
2207 Mount View Blvd *	Bertram	291-2807-013-0480	65.00	3,575.00	0.00	0.00	0.00	0.00	0.00	0.00	146.16	526.18	0.00	4,101.18
2212 Mount View Blvd *	Lemke	291-2807-013-0998	63.00	3,465.00	0.00	0.00	0.00	0.00	0.00	0.00	151.30	544.68	500.00	4,509.68
2303 Mount View Blvd	Thomas / Hoffman	291-2807-013-0525	82.00	4,510.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4,510.00
2306 Oakwood Blvd *	Fischer	291-2807-013-0510	110.00	6,050.00	0.00	0.00	0.00	0.00	0.00	0.00	270.58	974.09	0.00	7,024.09
2210 Pied Piper Ln *	Raygo	291-2807-013-0355	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	131.84	474.62	500.00	3,999.62
2302 Pied Piper Ln	Downey / Hendrickson	291-2807-013-0364	55.00	3,025.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	3,525.00
2211 Zimmerman St	Retzlaff	291-2807-013-0345	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	3,690.00
2212 Zimmerman St *	Kmosena	291-2807-013-0359	0.00	0.00	0.00	0.00	0.00	0.00	94.00	1,447.60	148.76	535.54	0.00	1,983.14
2212 Zimmerman St *	Kmosena	291-2807-013-0359	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	154.38	555.77	0.00	555.77
2301 Zimmerman St	Laporte	291-2807-013-0373	58.00	3,190.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00	3,690.00
2302 Zimmerman St *	Rasque	291-2807-013-0360	0.00	0.00	0.00	0.00	0.00	0.00	112.00	1,724.80	125.44	451.58	0.00	2,176.38

* existing concrete drive approach assessed at 50%

2024 STREET CONSTRUCTION PROJECTS - SHORT STREET

Address	Name	Key No.	Assessable Footage	Street Assmt	Dr Appr Footage	Dr Appr Assmt	Sewer Lateral	Total
SHORT STREET - NORTH 1ST ST TO NORTH 3RD ST				@ \$55.00		@ \$7.64/sf		
1306 North 1st St	Atrium Lofts Limited Partnership	291-2907-252-0307	0.00	0.00	0.00	0.00	0.00	0.00
1301 N 2nd St	Campbell	291-2907-252-0597	0.00	0.00	0.00	0.00	0.00	0.00
1302 N 2nd St	Mueller	291-2907-252-0311	0.00	0.00	0.00	0.00	500.00	500.00
1214 N 3rd St	Aedifix Builds Inc.	291-2907-252-0604	0.00	0.00	181.48	1386.51	0.00	1,386.51
1214 N 3rd St *	Aedifix Builds Inc.	291-2907-252-0604	0.00	0.00	66.50	254.03	0.00	254.03
1300 N 3rd St	Lepak	291-2907-252-0590	0.00	0.00	0.00	0.00	0.00	0.00
101 Short St *	Aedifix Builds Inc.	291-2907-252-0603	192.00	10,560.00	66.50	254.03	0.00	10,814.03
101 Short St	Aedifix Builds Inc.	291-2907-252-0603	0.00	0.00	213.26	1629.31	0.00	1,629.31
101 Short St	Aedifix Builds Inc.	291-2907-252-0603	0.00	0.00	193.69	1479.79	0.00	1,479.79
101 Short St	Aedifix Builds Inc.	291-2907-252-0603	0.00	0.00	195.65	1494.77	0.00	1,494.77
101 Short St	Aedifix Builds Inc.	291-2907-252-0603	0.00	0.00	196.71	1502.86	0.00	1,502.86
102 Short St	City of Wausau	291-2907-252-0310	0.00	0.00	133.70	1021.47	0.00	1,021.47

* existing concrete drive approach assessed at 50%

INFRASTRUCTURE AND FACILITIES COMMITTEE

Date of Meeting: February 13, 2025, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson

Also Present: Eric Lindman, TJ Niksich, Jillian Kurtzhals, Dustin Kraege, Lori Wunsch

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the *Wausau Daily Herald* in the proper manner.

CONSENT AGENDA

A. Approve minutes of the December 12, 2024 meeting

B. Action on Final Resolution to levy special assessments for 2024 Street Construction Projects

C. Action on Easement with Wisconsin Public Service for underground utility facilities at 1506 East Cherry Street

Neal moved to approve the consent agenda. Larson seconded and the motion passed 5-0.

Agenda Item No.

1B

STAFF REPORT TO INFRASTRUCTURE AND FACILITIES

COMMITTEE – February 13, 2025

AGENDA ITEM

Action on Final Resolution to levy special assessments for 2024 Street Construction Projects

BACKGROUND

The Common Council adopts resolutions to levy special assessments for street construction projects. Special assessments for 2024 street construction projects to be levied this year include Eau Claire Boulevard (Grand Avenue – west termini), Emerson Street (Eau Claire Boulevard – Kent Street), Mount View Boulevard (Eau Claire Boulevard – Kent Street), Pied Piper Lane (Eau Claire Boulevard – Kent Street), Short Street (North 1st Street to North 3rd Street).

FISCAL IMPACT

Estimated Special Assessments of \$472,000.

STAFF RECOMMENDATION

Staff recommends approving the resolution to levy special assessments for the 2024 Construction Projects.

Staff contact: Allen Wesolowski 715-261-6762

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Approval of the Assessment Services Contract Between the City of Wausau and the City of Schofield to Provide Assessment Services to the City of Schofield for the Assessment of Real Property for Contract Years 2026-2030.

Committee Action: Approved 5-0

Fiscal Impact: Base compensation paid to the City of Wausau annually, in the amount of \$21,900.00, per assessment year, for five years, for a base total of \$109,500.00

File Number: 12-1116

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☒ No ☐	<i>Budget Source:</i>
	<i>One-time Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☐	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☐	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☐	<i>Amount:</i>
	<i>TID Source: Increment Revenue</i> ☐ <i>Debt</i> ☐ <i>Funds on Hand</i> ☐ <i>Interfund Loan</i> ☐		

RESOLUTION

WHEREAS, an Assessment Services Contract between the City of Wausau and City of Schofield was approved for the years 2021-2025; and

WHEREAS, the City of Wausau wishes to renew their contract with the City of Schofield; and

WHEREAS, both municipalities are desirous of engaging in this efficient jurisdictional collaboration by entering into an intergovernmental cooperation agreement for five years to share assessment staff according to the terms of the Contract; and

WHEREAS, your Finance Committee, at their January 14, 2025 meeting, recommended approval of the Contract; and

WHEREAS, the City of Schofield, at their February 11, 2025 meeting, recommended approval of the contract.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to execute the Contract for the 2026-2030 Assessment Services of Real Property in the City of Schofield, Marathon County, Wisconsin which is attached hereto and incorporated herein by reference.

Approved:

Doug Diny, Mayor

CONTRACT FOR THE
2026 – 2030
ASSESSMENT SERVICES
OF REAL PROPERTY
IN THE
CITY OF SCHOFIELD
MARATHON COUNTY, WISCONSIN.

Return Signed Proposal To:

CITY OF WAUSAU

ANNE JACOBSON – CITY ATTORNEY

407 GRANT STREET

WAUSAU, WI 54403

ASSESSMENT SERVICES CONTRACT

THIS AGREEMENT by and between CITY OF WAUSAU hereinafter called the "Assessor," and the CITY OF SCHOFIELD, MARATHON COUNTY, WISCONSIN, hereinafter called the "Municipality" pursuant to Wisconsin Statutes 66.0301(2), this Agreement is an intergovernmental cooperative agreement between the two stated municipalities for the receipt by the City of Schofield and the providing of services by the City of Wausau through its Assessment Department, of full assessment services for the length of time specified in the contract. WITNESSETH: The Assessor and Municipality for the consideration stated herein agree as follows:

ARTICLE I

Section I

SCOPE OF WORK: The assessor, having become familiar with the local conditions affecting the cost of the work, and the Specifications for Assessment of General Property in the State of Wisconsin pursuant to Chapter 70, Wisconsin Statutes (Specifications), hereby agrees to perform everything required to be performed and to complete in a professional manner all of the work required to assess the real property of the Municipality as of January 1, of each of the contract years **2026-2030** in accordance with applicable Wisconsin Statutes and this contract, and other documents constituting a part hereof.

Included within the Scope of Work, a Revaluation of all properties within the Municipality may be performed if approved by common council of the City of Schofield and either one or both of the following situations occur:

1. The City of Wausau has a Revaluation.
2. The City of Schofield assessments are out of Compliance for two consecutive years, according to the DOR calculated level of assessment. The DOR defines being out of compliance as "at least one major class (over 10% of the municipal value) with a level over 110% or under 90%" The DOR annually calculates the level of assessment by class and provides that information to each municipality.

Any Revaluation, if necessary, shall be completed no later than 2030, It will be performed to the same degree as the City of Wausau, if coinciding with Wausau and shall include any Board of Review hearings which shall be subject to Article II, Section III(1).

Section II

VALUATION: For the valuation of residential and agricultural properties, the appraiser shall use a Computer

Assisted Mass Appraisal System:

- AssessPro.NET, Version 5.5.4
- Marshall & Swift Commercial Cost Estimator
- NADA Manufactured Housing Cost Software

For the valuation of commercial properties, the appraiser shall use a Computer Assisted Mass Appraisal System:

- AssessPro.NET, Version 5.5.4
- Marshall & Swift Commercial Cost Estimator

**The City of Wausau – Assessment Department has contracted with CATALIS, Patriot Properties Inc., to provide advanced CAMA software. This new software will continue to provide all services required per the terms of this contract with no additional cost to Municipality.*

For the valuation of all real property, the appraiser shall follow appraisal procedures as outlined in Volume 1 of the Wisconsin Property Assessment Manual.

ARTICLE II

COMPENSATION: The Municipality shall pay to the Assessor for the performance of this contract the following compensation:

Section I

For assessment services of real property as per the Specifications for Assessment the base compensation of TWENTY-ONE THOUSAND NINE HUNDRED Dollars (\$21,900.00) per assessment year, such amount based on the following counts obtained from the last Assessment Roll(s).

Totals From 2024 Assessment Roll:

	Assessment Roll(s)
Residential Parcels	789
Commercial Parcels	214
Other Parcels	N/A
Total Parcels	1003
REAL ESTATE PARCEL COUNT (includes Private Forest Crop and Managed Forest land Parcels)	1003
Mobile Home Parcel Count (Vacant and Improved)	69
TOTAL (w/o Manufacturing)	1072

Section II

For the providing of additional services required by the Supplemental Specifications described in the Addenda, total compensation shall be included in Article II, Section I compensation.

ADDENDA NO.	SUPPLEMENTAL SPECIFICATIONS (Brief Description)	COMPENSATION
1.	Entry of the Manufacturing assessment roll into the Marathon County Land Records Systems when received from the Department.	Included per Article II, Section I
2.	The minimum number of days for open book referred to in the Specifications, Par. 24 (d) to be held in the meeting space provided per Par. 32 of the Specifications shall be 2 days.	Included per Article II, Section I

Total Base Compensation summarized as follows:

Article II, Section I	\$ <u>21,900.00 per Assmt year</u>
Article II, Section II.	<u>INCLUDED</u>
Total	\$ <u>21,900.00 per Assmt year</u>

SECTION III

For the providing of services described below the following compensation:

1. For attendance at all meetings of the Board of Review beyond the first 2 scheduled hours the Assessor shall be paid per hour to explain and defend the assessed values and to testify under oath in regard to such values.

\$ 75.00 per hour

2. For furnishing testimony in defense of the value established by the assessment maintenance on appeals to the Department of Revenue or the courts as required in the Specifications, Para. 26. The Assessor shall be paid a four-hour minimum per day.

\$ 75.00 per hour

3. For the correction of legal descriptions as provided in the Specifications, Para. 15.

\$ 0.00 per correction

4. For additional real estate parcels, both vacant and improved, in excess of those stated in Article II, Section I of the Contract, due to annexations, omitted property, new plats, and land splits.

\$ 0.00 per parcel

6. For additional mobile home parcels, both vacant and improved, subject to the monthly mobile home parking permit fee, including those exempt from the fee, in excess of those stated in Article II, Section I of the Contract.

\$ 0.00 per parcel

ARTICLE III

GENERAL AGREEMENTS:

1. If Assessor contract is accepted, a 100% performance bond must be furnished in an amount equal to the sum of Section I and II, Article II of the contract from a Surety licensed to do business in the State of Wisconsin. Such bond shall be filed within thirty (30) days after the award of the contract and no work shall be performed prior to the filing of said bond. In lieu of a performance bond, a bank letter of credit is acceptable. Such performance bond or letter of credit must cover the entire length of the contract, including any approved extensions.
2. Work will start upon filing of a performance bond or bank letter of credit with the Municipality and be contingent upon the approval of the common council of the Assessor and shall be completed upon adjournment of the Board of Review of the 2030 assessment year. Which occurs in the calendar year of 2031.
3. The Municipality reserves the right to reject any or all proposals.
4. A revaluation if necessary, under the conditions set forth on Page 1, Article 1, Sec.1, shall be completed no later than 2030, It will be performed to the same degree as the City of Wausau, if coinciding with Wausau and shall include any Board of Review hearings which shall be subject to Article II, Section III(1).
5. Payments required per the Specifications, Para. 43 shall be made payable as follows or as otherwise invoiced:
CITY OF WAUSAU – TREASURER, 407 GRANT STREET, WAUSAU, WI 54403.

ARTICLE IV

COMPONENT PARTS OF THIS CONTRACT:

This contract consists of the following component parts:

1. Contract for the 2026-2030 Assessment Services of Real Property in the City of Schofield, Marathon County, Wisconsin.
2. Specifications for Assessment of General Property in the State of Wisconsin pursuant to Chapter 70, Wisconsin Statutes.

Dated this _____ day of _____, 202_.

CITY OF SCHOFIELD
SCHOFIELD, WISCONSIN

By: _____

Name: KREGG HOEHN

Title: MAYOR

By: _____

Name: PAULA BRUMMOND

Title: CITY CLERK

CITY OF WAUSAU
ASSESSMENT DEPARTMENT
WAUSAU, WISCONSIN

By: _____

Name: DOUG DINY

Title: MAYOR

By: _____

Name: KAITLYN BERNARDE

Title: CITY CLERK

Specifications for Assessment of General Property Pursuant to Chapter 70, Wisconsin Statutes

*These specifications shall be used for assessment work performed
under ss. 70.055, s. 70.75(1) and 70.75(3)*

DEFINITIONS

1. "Assessor" shall mean the City Assessor for the City of Wausau and designated staff of the City of Wausau Assessment Department and shall be responsible for the overall assessment function.
2. "Manual" shall mean the "Wisconsin Property Assessment Manual," Volumes I and II, prepared and issued by the Wisconsin Department of Revenue for the State of Wisconsin together with all material designated by the Department as being part of or supplemental to the Property Assessment Manual.
3. "Parcel" means an individual legal description for a tract of land and shall include not only the land itself but all buildings and improvements thereon.
4. "Real Estate Parcel Count" shall mean the total number of individual real estate descriptions assessed locally on the municipality's real estate assessment roll for the assessment year specified in Article II, Section I of the contract.
5. "Personal Property Count" shall mean the total number of completed personal property lines or accounts listed in the municipality's personal property assessment roll for the assessment year specified in Article II, Section I of the contract.
- 5a. "Mobile Home Parcel Count" shall mean the total number of individual mobile home lots, both vacant and improved, subject to the monthly mobile home parking permit fee, including those exempt from the fee, listed for the assessment year specified in Article II, Section I of the contract.
6. "Major Building" shall mean any and all houses on residential parcels, the buildings representing the major use of commercial parcels, and any and all houses on agricultural land.
7. "Property Record Cards" shall mean the current versions of the residential, agricultural and other, and commercial property record cards or equivalents, approved by the Department of Revenue and used for the purpose of making a record to support and substantiate the value conclusion for each parcel. A state-approved property record card should be maintained on every parcel of property in the district.
8. "Local Modifier" shall mean that mathematical factor necessary to convert the basic cost estimate derived from the Wisconsin Property Assessment Manual or other cost manual to current cost in the municipality.
9. "Municipality" shall mean the City of Schofield, in which general property taxes are levied and collected.
10. "Department" shall mean Department of Revenue, Bureau of Equalization, 2135 Rimrock Rd., PO Box 8971, Madison, Wisconsin 53708-8971.

AGREEMENTS – ASSESSOR

Scope of Service Assessor to Provide

11. **CONFORMANCE TO STATUTES.** All work shall be accomplished in accordance with the provisions of the laws of the State of Wisconsin and in full compliance with all the rules and regulations officially adopted and promulgated by the Wisconsin Department of Revenue.
12. **OATH OF OFFICE.** The assessor shall be required to take and subscribe to an oath or affirmation supporting the Constitution of the United States and of the State of Wisconsin and to faithfully perform the duties of assessor. If the assessor is a corporation or partnership, the person(s) designated as responsible for the assessment shall comply with the above. The oath shall conform to Section 19.01 and be filed with the municipal clerk prior to undertaking any of said duties.
13. **PERSONNEL** (a) All personnel providing services shall be currently certified in compliance with s. 70.055 and 73.09 and the administrative rules prescribed by the Department.
(b) The assessor shall review any complaint relative to the conduct of his employee(s). If the municipality deems the performance of any of the assessor's employees to be unsatisfactory, the assessor shall, for good cause, remove such employee(s) from work upon written request from the municipality, such request stating reasons for removal.
(c) Prior to commencing the contract the assessor shall file with the municipal clerk names of all employees to be performing work and the type of work to be performed by each, excepting non-appraisal office clerical help. A corporation or partnership shall indicate the person(s) designated as responsible for the assessment. All persons on file are to carry an up-to-date identification card and a letter of introduction from the municipality or the Department when the Department is supervising the assessment.
14. **ASSESSMENT MANUAL.** The assessor shall make all assessments in accordance with the property assessment manual as specified in sections 70.32 and 70.34.
15. **ACCURATE PARCEL IDENTIFICATION.** The assessor shall review all legal descriptions as listed in the assessment roll for imperfections to include, but not restricted to errors, incorrect acreages, omissions, overlap, or failure to close. In the event that such discrepancies exist, the assessor shall correct or cause the same to be corrected. Additional compensation, if any, shall be as specified in Article II, Section III of the standard contract.
16. **PREPARATION OF RECORD CARDS.** (a) The assessor shall prepare individual record cards and computer-generated data sheets for each parcel to be assessed on forms currently approved by the Department. If the assessor and/or municipality shall have reason to use forms not currently approved, such use shall be contingent upon Department approval.
(b) Record cards shall be completed for each parcel, labels with the property owners name and address as provided in Section 70.17, and the following information as listed in the assessment roll: legal description of the property, parcel number and size of land parcel when available.

(c) Appropriate record cards shall be used in the evaluation and collection of data for residential improvements, commercial improvements, and other improvements. All information relating to improvements shall be obtained and shown as provided on the respective forms.

(d) Convert all assessment records to an electronic format as required by the Department. All assessment data, such as parcel attributes, sketches, and photographs, must be stored in an electronic format. Sketches and photographs, if not electronic by 2013, must be collected in an electronic format during the next revaluation or by 2015, whichever comes first. (WPAM CH. 17-6)

17. APPROACHES TO VALUE. (a) The assessor shall consider the cost, market, and income approaches in the valuation of all vacant and improved parcels of property.

(b) The assessor shall collect and analyze all available sales data for the municipality in order to become familiar with prevailing market conditions, market activity, and specific transactions which may be utilized in determining the market value of properties throughout the municipality. Data gathered shall either be noted on the property record cards, or contained within supplements to the records (e.g. copies of real estate transfer returns, leases, computer-generated data sheets, etc.). All data so gathered shall become and remain the property of the municipality.

(c) Sales analysis shall include sales identified on a map, analysis and verification for time adjustments, neighborhood boundaries and descriptions and other (agricultural) improvements. It may be necessary, as part of the analysis, to field a sale and measure and list the improvements of the properties that have sold.

(d) In valuing income producing properties, where appropriate, the assessor shall collect information from owners, tenants, realtors, financial institutions, and any other necessary sources, for use in the valuation process. Data to be analyzed shall include economic rents for each type of property, typical vacancy rates, and typical operation expense ratios. All data shall be documented and records shall be prepared for each parcel showing the determination of value by the income approach. For improved parcels this shall include a reconstruction of income and expenses, an estimate of remaining economic life, and the capitalization rate applied. Capitalization rates shall be accurately documented by information obtained from the market.

18. IMPROVEMENTS – DATA COLLECTION. (a) The assessor shall accurately measure to the nearest foot all improvements and prepare a complete outline sketch to scale (top view) of the major buildings showing all additions, porches, and appendages with dimensions and necessary identifications on the property record cards.

(b) The assessor shall photograph all residences, and all major commercial improvements and all major buildings on agricultural land classified as other. The assessor will make available all photos to the municipality to include as part of its Emergency Management Initiative, if such Initiative has been initiated.

(c) Upon discovery or notice of changes made to major buildings of each class of improvements, the assessor shall inspect the interior and exterior of such buildings when necessary, so as to note the features on the property record card, and shall provide an accurate and complete listing for each improvement based on the actual view or the best information the assessor can practicably obtain.

(d) The date of inspection or listing of all major buildings shall be indicated on the record cards.

(e) Upon failure to gain entrance to a major building after reasonable attempt, the assessor shall attempt to contact the property owner or occupant by ordinary mail to arrange an appointment for the purpose of viewing and listing the interior.

(f) If the assessor's request to inspect a major building is refused by the owner or occupant, the assessor shall make a request by registered mail to inspect the building; such written request shall state the purpose of the inspection, the desired time of inspection and shall advise the owner or occupant that their refusal shall constitute a loss of appeal of the assessment to the local board of review and further appeal avenues; should the requests to inspect major buildings be denied, the assessor shall list and value the improvements according to the best information practicably obtainable.

19. IMPROVEMENT VALUATION – COST APPROACH. (a) The assessor shall value improvements in accordance with Wisconsin Property Assessment Manual, using generally acceptable appraisal practices and cost manuals.

(b) In using the cost approach for residential improvements, the prescribed form or computer generated data sheet, or its equivalent as approved by the Department, shall be used in determining replacement costs. The property record card shall be completed as recommended for use with Volume 2 or other cost manual, with proper base costs selected as appropriate for each improvement and adjusted base building costs.

(c) In using the cost approach for other (agricultural) outbuildings, the current replacement costs should be determined for all buildings. Buildings in poor condition having little or no value shall be physically described and listed as having "no value" or given an appropriate sound physical value.

(d) In using the cost approach for commercial improvements proper base costs shall be selected as appropriate and adjusted to adequately reflect variations from base building costs.

(e) Current local modifiers and costs shall be adjusted where necessary and documented by an analysis of local construction costs and market sales data.

(f) All accrued depreciation, including physical deterioration, functional obsolescence, and economic obsolescence, must be documented and deducted from current replacement costs.

(g) All improvements shall be valued at market value as of January 1.

(h) The assessor shall be responsible for collecting all other required information in regard to personal property, determining values on assessable personal property not used for production of income, and completing all necessary forms in relation thereto.

(i) The Assessor shall value mobile homes subject to the monthly mobile home parking permit fee and perform other duties specified in s. 66.0435 where necessary.

20. DATA COLLECTION – LAND. (a) The assessor shall gather and note on the property record card or computer-generated data sheet for each parcel information including, but not limited to size, area, frontage, width, depth, shape, topography, productivity, site improvements, utilities, access, zoning and location. This information shall include a land sketch.

(b) The assessor shall collect data concerning sales of land and sales of improved parcels which may indicate the residual value of land. From these and other sources the assessor shall become familiar with land values throughout the municipality.

21. **VALUATION – LAND.** (a) Unit value ranges per acre for each grade of fallow agricultural land, agricultural forest land, undeveloped land and productive forest land shall be determined from an analysis of sales and other available market data. Agricultural forest land and undeveloped land values shall be adjusted to 50% of full market value, per s. 70.32(4), WI Stats. Soil surveys, where available, shall be used in the classification of land. Agricultural land shall be valued according to use, per s. 70.32, Wis. Stats. In the analysis of sales, work forms shall be prepared for recording data on each sale analyzed and for correlating price data from the sales for the various classes of land and noting if land qualifies for use value or is fallow. Such forms shall be left with the municipality.

(b) Basic unit values shall be determined for residential and commercial lands from an analysis of sales, rents, leases, and other available market data. In the analysis of market data, adequate records shall be prepared showing data collected and unit value determinations. Such records shall be left with the municipality.

(c) Having determined basic unit values the assessor shall apply such to each parcel, making adjustments to account for the particular characteristics of the parcel. Land computations shall be properly shown for each parcel on the property record cards, or computer-generated data sheets.

(d) For residential and commercial lands, maps and schedules shall be prepared indicating unit values used: e.g. by neighborhoods, and locations thereof to be left with the municipality.

(e) A copy of all charts, schedules and tables, not previously referred to, including depth factor tables used in the valuation of land shall be left with the municipality.

22. **VALUATION, ASSESSMENT OF TAXABLE PERSONAL PROPERTY.**

(a) Taxable personal property shall be valued and assessed by the statutory assessor in compliance with Chapter 70, Wisconsin Statutes and with recommended procedures in Volume 1 of the Wisconsin Property Assessment Manual.

(b) The assessor shall compile an updated list of all personal property accounts in the municipality. Such list shall be reviewed to ensure that all accounts have been discovered.

(c) To aid in determining the amount and value of personal property used in the production of income, the assessor shall require such property owners to furnish information on personal property forms as to the value of personal property owned by them or in their possession as provided in Section 70.35. Such forms shall be mailed or delivered to property owners by the assessor.

(d) The assessor shall be responsible for collecting all other required information in regard to personal property, determining values on assessable personal property not used for production of income, including the value of exempt computers and completing all necessary forms in relation thereto.

(e) All forms used in the valuation of personal property shall be approved by the Department and shall be returned to the municipality at the end of the contract.

23. **FINAL FIELD REVIEW.** Prior to the open book conference, the assessor shall make a final field review. Each parcel shall be reviewed at the property location. In the final review process, the indicated value of the structure and the indicated value of the land shall be compared against sales information concerning the same parcel or comparable parcels. For income producing properties where a determination of value has been made via the income approach, this value shall also be reviewed to make the proper correlation of values between the cost, market and income approaches. The review shall cover each parcel so as to eliminate

errors in computations that may have occurred, to insure uniformity in record card and form completion by various personnel, to verify building classification and depreciation estimates regarding physical, functional and economic obsolescence, and to be sure that all lands and improvements are properly accounted for.

24. **OPEN BOOK CONFERENCE.** (a) Upon completion of the assessor's review of assessments and prior to the completion of the assessment rolls, the assessor shall hold open book conferences for the purpose of enabling property owners or their agents to review and compare the assessed values.

(b) The municipality shall designate the place for open book conferences with both the municipality and assessor mutually agreeing upon the date(s) and hours.

(c) The assessor shall send a notice by first class mail to each property owner at the last known mailing address when required under s. 70.365. The notice form used shall be the same form prescribed by the Department of Revenue for notice required under s. 70.365. The assessor shall also indicate on the notice, or attach to the notice, the time, date, and place the open book conference will be held. Mailing shall be fifteen (15) days prior to the first day of the conferences for the convenience of the property owners. Expenses related to the notices, excluding form supply, but including preparation of the forms and postage, shall be paid by the assessor.

(d) The minimum number of days for open book conferences shall be set by the municipality, the number of days being specified in the addenda.

(e) Open book conferences shall be held within the completion date specified in the contract. In the event the municipality requests that the open book conferences be held at a date beyond the contracted completion date, and provided the assessor agrees to such, the contract shall be extended commensurate with the lapse of days between the originally contracted completion date, and the revised date for open book conferences. Such extension shall be in writing and signed by both the municipality and the assessor.

25. **COMPLETION OF ASSESSMENT ROLL.** The Assessor shall be responsible for the proper completion of assessment rolls according to current statutes. The assessor shall where necessary enter into said rolls all newly established assessments, both real and personal, and the names of those to whom personal property is assessable; each roll shall also be totaled to exact balance by the assessor. For computer prepared assessment rolls, it shall be sufficient for the assessor provide a list of all assessments at market value in the format required for data entry.

26. **BOARD OF REVIEW: SUBSEQUENT APPEARANCES.**

(a) The assessor and/or responsible member(s) of the assessor's staff shall attend all meetings of the Board of Review to explain and defend the assessed values and be prepared to testify under oath in regard to such values. Compensation shall be as specified in the contract.

(b) In the event of appeal to the Department or to the courts, it is agreed that the assessor and/or qualified representative(s) shall be available upon written request from the municipality to furnish testimony in defense of the values established by the assessment in all cases which might arise within one (1) year of the completion date specified for the assessment. Compensation shall be as specified in the contract.

GENERAL AGREEMENTS

27. **INSURANCE – LIABILITY, WORKER'S COMPENSATION.** (a) The assessor shall maintain insurance coverage to protect against claims, demands, actions and causes of action, arising from any act or omission

of the assessor, his agents and employees in the execution of work. Certificates of insurance by a company authorized to transact business in the State of Wisconsin shall be supplied to the Municipality with the Municipality as a named insured. All insurance coverage shall contain a 10-day advance notice of cancellation to the Municipality. The Assessor shall timely pay all insurance premiums. Limits of liability shall not be less than:

Worker's Compensation	Statutory
Bodily Injury – Per Person.....	\$ 500,000
– Per Occurrence	\$ 1,000,000
Property Damage – Each Occurrence	\$ 250,000
Comprehensive Auto Liability Including Non-Ownership Coverage	
Each Person	\$ 100,000
Each Occurrence	\$ 300,000
Property Damage	
Each Occurrence	\$ 50,000

28. **PUBLIC RELATIONS.** (a) During the course of the assessment the assessor shall carry on a suitable program of public information in a manner dictated by experience to be the most effective and productive and of such a nature in which to allow the municipality to actively participate.

(b) The assessor agrees to meet upon request, with the governing body of the municipality to discuss areas of work such as, but not limited to progress, procedures, valuations, and problems.

(c) The assessor agrees to respond to all assessment inquiries within one business day.

(d) The assessor agrees to provide an internet link for placement on the municipalities "Assessor's Information" webpage which would direct users to an "Assessment Search" feature to view property assessment data. *This feature to be provided upon completion of item 16(d) of these Specifications at no cost to the Municipality.*

29. **INFORMATION TO THE DEPARTMENT.** The assessor shall complete and submit to the Supervisor of Equalization: (a) the Municipal Assessment Report (MAR) and all applicable worksheets when the assessment is completed or upon completion of the assessment roll(s) each year. If work is in progress on the second Monday in May, a tentative report shall be submitted on the status of the real estate and personal property existing as of January 1. The tentative report shall be submitted by the second Monday in May. The report shall provide the following information relating to real estate: increases in valuation due to annexations, new construction, and property formerly exempt and now assessed, losses in value due to annexation, demolitions, and property becoming exempt and shifts in class. For personal property the report shall provide information on estimated values of all personal property by class. A completed final Municipal Assessment Report shall be filed each year at the end of the assessment in addition to this tentative report.

(b) A list showing the value of any buildings on leased land and whether they are assessed as real estate or personal property, as well as the use and occupancy of each. Such list shall be submitted upon completion of the assessment roll(s).

(c) The Computer Exemption Report no later than May 1.

(d) The Tax Incremental District Assessment Report (TAR) and all applicable worksheets when the assessment is completed or upon

completion of the assessment roll(s). If work is in progress on the second Monday in May, a tentative report shall be submitted on the status of the real estate and personal property existing as of January 1. The tentative report shall be submitted by the second Monday in May. The report shall provide the following information relating to real estate: increases in valuation due to annexations, new construction, and property formerly exempt and now assessed, losses in value due to annexation, demolitions, and property becoming exempt and shifts in class. For personal property the report shall provide information on estimated values of all personal property by class. A completed final Municipal Assessment Report shall be filed at the end of the assessment in addition to this tentative report.

(e) The Annual Assessors Report (AAR) and all applicable addendums when due. The report shall be compliant with the Uniform Standards of Professional Appraisal Practice guidelines. (USPAP).

(f) Electronically submit Property Assessment Data (PAD) for all sales no later than the last weekday in February.

30. **MISCELLANEOUS GENERAL AGREEMENTS.** (a) The assessor shall ensure that employees maintain strict confidence regarding all privileged information received by reason of this agreement.

(b) The assessor shall supply all equipment necessary to perform their responsibilities under these specifications.

(c) The assessor and the municipality anticipate no significant law changes or Department policy directive changes will affect the assessment. Should such changes occur, an amendment shall be made to the contract specifying the new obligations of the municipality and the assessor and any additional compensation, if required.

OBLIGATIONS OF THE MUNICIPALITY

31. **MEETING SPACE.** The municipality shall furnish adequate meeting space at no cost to assessor in or near the municipal hall for purposes of conducting the required Open Book meetings and Board of Review hearings. Meeting space shall be furnished with high-speed network or internet access for purposes of obtaining electronic records.

32. **ACCESS TO RECORDS.** (a) The municipality shall allow access and make available to the assessor municipal records such as, but not limited to, previous assessment rolls and records, sewer and water layouts, building permits, building blueprints, tax records, records of special assessments, plats, and any other maps currently in the possession of the municipality, at no cost.

(b) The municipality shall submit or deliver electronic or paper copies of all issued building and sign permits to the assessor within 10 business days of issuance, at no cost to the assessor.

(c) The municipality shall submit or deliver electronic or paper copies of all received FORM PA-118 *Mobile Home Statement of Monthly Parking Permit Fee* within 10 business days of receipt, at no cost to the assessor.

33. **PROPERTY IDENTIFICATIONS.** The municipality shall furnish the owner's name, situs address and mailing address of the owner and the block and lot number, size or other identifying description of each parcel to be appraised.

34. **PROVISION OF FORMS.** Municipality shall provide approved forms, binders, record cards, adhesive backed labels, assessment notice forms prescribed by the Department as required under s. 70.365, and other materials as necessary for the completion of the revaluation.

35. **MAPS.** The municipality shall furnish two (2) sets of all plat maps, section maps, and any other maps currently in the possession of the municipality, to the assessor, at no cost. The assessor will obtain access to electronic Geographic Imaging Systems (GIS) from the County at no cost to the municipality.

36. **MISCELLANEOUS GENERAL AGREEMENTS.** (a) That the necessary funds are available and will be provided by the municipality as agreed herein and in the standard contract.

(b) The municipal governing body shall refrain from interfering with, or influencing any value estimate by the assessor.

(c) The municipality shall aid the assessor in a reasonable promotion of public information concerning the work under this agreement.

GENERAL TERMS

37. **COMPLETION OF WORK.** (a) The assessor shall have completed all work under this agreement, except for appearing at the Board of Review and any necessary subsequent appearances as per this agreement, on or before the completion date referred to in Article III, number 2. This date of completion may be extended, if necessary, and by mutual consent.

(b) That in the event the assessment cannot for any reason be completed within the time originally specified, the assessor shall provide written notification to the municipality, stating the reasons for not completing the assessment by the contracted completion date, so that the situation may be timely remedied and the assessment completed in substantial compliance with law.

38. **ASSIGNMENT OF CONTRACT.** That the assessor is not permitted to assign, subcontract or transfer this agreement or any part of this agreement without written approval from the municipality.

39. **COMPENSATION UPON EFFORT.** That the compensation is based upon effort required to complete the work under this agreement in an acceptable manner, and not upon the whole value or any part of the value of the municipality.

40. **FAMILIARIZATION WITH LOCAL CONDITIONS.** The assessor is generally familiar with access throughout the municipality, maps and other pertinent records available and the degree of difficulty of the work under this agreement within the municipality.

41. **AWARD OF CONTRACT.** The awarding of this agreement is contingent upon the proper filing of a 100% performance bond by the assessor. Such bond shall be filed with the municipal clerk within thirty (30) days after the award of the contract and no work shall be performed under this agreement prior to the filing of said bond. In lieu of a performance bond, a bank letter of credit is acceptable.

42. **METHOD AND TERMS OF PAYMENT.** (a) Payment for services rendered under Article II, Sections I and II of the Contract shall be in four equal quarterly installments. Additional compensation provided under Section III (except item No. 2) shall be paid upon final adjournment of the Board of Review on detailed statements. Item No. 2 shall be payable by statement and in full upon completion of services.

(b) All statements shall be submitted to the municipal clerk/Department on the first day of each quarter for services performed the preceding quarter. After review and procuring any needed corrections therein, the municipality/Department shall endorse their approval and promptly pay such statements.

(c) All compensation paid to the assessor shall be by check mailed to the address indicated in the Contract.

43. **TURN OVER OF RECORDS.** Within 14 days of the final adjournment of the Board of Review for 2015, the assessor shall turn over to the municipality; (a) all records prepared for the assessment including, but not limited to property record cards, personal property forms, maps and any other schedules or forms, (b) all records and materials obtained from the municipality and not previously returned to include maps and assessor's records, and (c) materials specifically obtained and/or used for the performance of assessment work for the municipality under contract to include aerial photos, maps, depth factor tables, copies of leases and copies of real estate transfer returns, and (d) if your assessment record system is computerized, at a minimum, provide that the software be able to create an exportable text file of the data. This text file shall then be left with the municipality, along with a field definition file to describe the various data fields in the text file.

FINANCE COMMITTEE

Date and Time: Tuesday, January 14, 2025, at 5:15 p.m., Council Chambers

Members Present: Michael Martens (C), Gary Gisselman (VC), Becky McElhaney, Chad Henke, Vicki Tierney

Others Present: Eric Lindman, Jeremy Kopp, Anne Jacobson, Rick Rubow

Noting the presence of a quorum Chairperson Martens called the meeting to order at 5:15 p.m.

Discussion and possible action on contract assessment services for real property between the City of Wausau and City of Schofield for years 2026-2030.

Motion by Tierney, seconded by McElhaney, to approve. Motion carried 5-0.



MEMORANDUM

DATE: February 20, 2025
TO: Kody Hart, Deputy Clerk
FROM: Mayor Doug Diny
RE: Appointment to Ethics Board

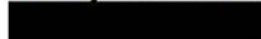
Please place the following appointment(s) on the **February 28, 2025** Common Council Agenda. If you have any questions, please call my office. Thank you.

Ethics Board

New appointment

(2nd Alternate shall serve the remainder of the term expiring April 30, 2026)

Mr. Dylan Anderson



Wausau, WI 54403

Encl: D. Anderson's Citizen Participation Form, Current Ethics Board Member Terms



Citizen Participation Form

Thank you for your interest in serving on one of our many Boards, Committees or Commissions. The Mayor makes appointments, which are subject to confirmation of the Council. Some, but not all, require residency or specific qualifications. Therefore, unless you express a specific interest in serving on a particular Board, Committee, or Commission, your response to the following questions will assist in appointing you, subject to confirmation of the Council. The City is looking for a broad representation of citizens with diverse backgrounds, talents, and interests. Submission of a completed application does not guarantee placement.

Contact Information

Full Name *

Dylan Anderson

First and Last Name

Residential Address *

Street Address

[REDACTED]

Address Line 2

City

WAUSAU

State/Province/Region

WI

Postal/Zip Code

54403

Is this your residence for voter registration? *

☒ Yes ☐ No

Phone *

(715) [REDACTED]

Email *

[REDACTED]@gmail.com

How long have you been a Wausau resident? *

2 Years

Do you own a business within the City of Wausau? *

☐ Yes ☒ No

If Yes, please list the name and address of the business

Employment Information

Please provide your current or most recent employment information.

What is your most recent job title? *

Constituent Services Director

Business Name *

United States House of Representatives

Business Address *

Street Address

2620 Stewart Avenue

Address Line 2

Suite 312

City

Wausau

State/Province/Region

WI

Postal/Zip Code

54401

Business Phone Number *

(715) 298-9344

Community Involvement

Please note any history of involvement with your community.

Are you currently serving on any Boards, Commissions or Committees? *

☐ Yes ☒ No

Do you have previous experience in any form of government?(This could be as an employee, committee member, elected official, etc) *

☒ Yes ☐ No

Describe your involvement within the Wausau community - including government, schools, non-profit organizations, athletics, etc. *

Growing up I played baseball for the Wausau-based travel baseball team, Wisconsin River Rats. Currently, assist constituents throughout Wausau and the surrounding area with issues they are having with federal agencies as the Congressman's Constituent Services Director.

Area of Interest

Information regarding existing City of Wausau Boards, Commissions and Committees can be found on the City Website at www.wausauwi.gov/your-government/city-council/boards-committees-commissions.

Please select your top three areas of interest *

- | | |
|--|--|
| ☐ AARP Livability Committee | ☐ Administrative Review Board |
| ☐ Affordable Housing Regional Task Force | ☐ Airport Committee |
| ☐ Bicycle & Pedestrian Advisory Committee | ☐ Board of Canvassers |
| ☐ Board of Public Works | ☐ Board of Review |
| ☐ Board of Zoning Appeals | ☐ Building Advisory Board |
| ☐ Business Improvement District Board | ☐ Capital Improvement Program Committee(CIPC) |
| ☐ Citizen's Advisory Committee | ☐ City-County IT Commission |
| ☐ Community Development Authority | ☐ Dog Park Committee |
| ☒ Ethics Board | ☐ Historic Preservation Commission |
| ☐ Joint Review Board | ☐ Legislative Committee |
| ☐ Liberation and Freedom Committee | ☐ Neighbor 2 Neighbor Committee |
| ☐ Plan Commission | ☐ Police and Fire Commission |

- ☐ Policing Task Force
- ☐ Solar Array Task Force
- ☐ Transit Commission
- ☐ Wausau Veterans Committee

- ☐ Safe Elections Task Force (SETF)
- ☐ Sustainability, Energy, and Environment Committee
- ☐ Wausau Arts Commission
- ☐ Wausau Water Works Commission

Please note your order of interest from the selections above. *

Ethics Board

Please list first, second and third choice

Are you willing and able to attend meetings on a regular basis? *

☒ Yes ☐ No

Why are you interested in serving on a City of Wausau Board, Committee or Commission? *

As a lifetime resident of Marathon County, I am looking for ways to serve the community that I will be raising my two children in.

What qualifications and experience will you bring to the Board, Committee or Commission? *

During my time as a State and Federal employee, I have been subject to and have complied with strict ethics regulations.

Additional Information

You are welcome to attach additional information such as your resume or vitae that may further support your appointment.

File Uploads

You may choose to attach supplemental information, such as a professional resume, personal biography, letter of interest, or references that may further support your appointment. This is not a requirement.

Acknowledgement

This application will remain on file for three years from the date of submission. Please be advised that your completed application including any supplemental attachments, are subject to open records requests under the Freedom of Information Act.

Signature *

Dylan Anderson

Date

02/05/2025

Ethics Board Members

Representing	Name	Address	Term
Citizen	Brian Mason (1)	407 Grant St	5 Yr Term Exp: 4/30/25
Citizen	Kay Palmer (1)	407 Grant St	5 Yr Term Exp: 4/30/27
Citizen	Robyn DeVos(1)	407 Grant St	5 Yr Term Exp: 4/30/25
Citizen	Doug Hosler (1)	407 Grant St	5 Yr Term Exp. 4/30/25
Cltizen	Calvin Dexter (1)	407 Grant St	5 Yr Term Exp. 4/30/26
1st Alternate	Jesse Kearns	407 Grant St	5 Yr Term Exp. 4/30/29
2nd Alternate		407 Grant St	2 Yr Term Exp. 4/30/26

To send an email to a Member, please click [here](#)

Mail can be sent to any Committee Member, by addressing it to:

Member's Name, C/O City of Wausau, 407 Grant Street, Wausau, WI 54403

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

**JOINT RESOLUTION OF THE INFRASTRUCTURE & FACILITIES
COMMITTEE AND OF THE FINANCE COMMITTEE**

Approving Downtown Parking Improvements Project on North 4th Street, Franklin Street and McIndoe Street.

Committee Action: Approved 5-0

Approved 3-1

Fiscal Impact: \$119,000 (YMCA to contribute \$119,000)

File Number: 25-0212

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☒ No ☐	<i>Budget Source: TID 3</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$119,000</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☐	<i>Amount: \$</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☒	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☒ No ☐	<i>Amount: \$119,000</i>
	<i>TID Source: Increment Revenue ☒ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, your Infrastructure and Facilities Committee approved the Downtown Parking Improvements Project on North 4th St, Franklin St, and McIndoe St with a vote of 5-0 at the May 9, 2024 meeting; and

WHEREAS, the Plan Commission approved dedication of right-of-way from the YMCA owned property at 404 Franklin St for the Downtown Parking Improvements Project on North 4th St, Franklin St, and McIndoe St with a vote of 4-0-1 at the May 21, 2024 meeting; and

WHEREAS, the City Council approved the dedication of right-of-way from the YMCA owned property at 404 Franklin St for the Downtown Parking Improvements Project on North 4th St, Franklin St, and McIndoe St with a vote of 9-2 at the June 11, 2024 meeting; and

WHEREAS, your Finance Committee recommended the approval of the budget for the Downtown Parking Improvements Project on North 4th St, Franklin St, and McIndoe St with the 2025 budget to be paid from TID 3; and

WHEREAS, the City Council approved the Downtown Parking Improvements Project on North 4th St, Franklin St, and McIndoe St within the 2025 budget to be paid from TID 3 at the November 12, 2024 meeting;

NOW THERE BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to approve the Downtown Parking Improvements Project on North 4th St, Franklin St, and McIndoe St as outlined above.

Approved:

Doug Diny, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, February 11, 2025, at 5:30 p.m., Council Chambers

Members Present: Michael Martens (C), Gary Gisselman (VC), Chad Henke, Vicki Tierney

Members Excused: Becky McElhaney

Others Present: Maryanne Groat, Rick Rubow, John Chmiel, Eric Lindman

Noting the presence of a quorum Chairperson Martens called the meeting to order at 5:32 p.m.

Discussion and possible action approving the N 4th St, Franklin St and McIndoe parking improvements in the TID 3 amendment.

Henke questioned if this project would move forward if not funded with the TID. It was stated if not funded, this project as approved in the budget would need to be funded with a different source.

Tierney stated the Woodson YMCA should provide a written commitment for funding to be supportive of the project so the city is not on the hook for funding the organization's obligations to the project.

Gisselman questioned why this project did not go through the Parks & Recreation Committee as the project intrudes on Yawkey Park. Gisselman stated concerns with further erosion of the park as this project moves forward along with other parking projects slated to encroach on the park.

Tierney stated the project is not necessary as the parking needs are not warranted.

Motion by Henke, seconded by Gisselman, to approve and move this ahead to the Common Council. Motion carried 3-1, with Tierney in opposition.



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the PLAN COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the: **PLAN COMMISSION OF THE CITY OF WAUSAU**
Date/Time: **Wednesday, February 21, 2024 at 5:00 pm.**
Location: **City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS**
Members: Mayor Katie Rosenberg (C), Eric Lindman, Sarah Watson, Dawn Herbst, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

1. Approve the meeting minutes for the **December 19, 2023** and **January 16, 2024** meetings.
2. Discussion and possible action on a conditional use at 2812 N 6th St to allow a mobile service support structure in a Institutional Zoning District. [Vertical Bridge]
3. **PUBLIC HEARING: 404 Franklin Street, Discussion on amending the general development plan, GDP, for the YMCA: The Landing to allow for an off site parking lot. [REI Engineering]**
4. **Discussion and possible action on amending the general development plan, GDP, for the YMCA: The Landing to allow for an off site parking lot.**
5. **PUBLIC HEARING:** Discussion on rezoning 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St from a SR-3, Single Family Residential - 3, TF-10, Two-Flat Residential-10, and NMU, Neighborhood Mixed Use, to a PUD, Planned Unit Development and approve the general development plan to allow a multi-family development. [Kolbe & Kolbe]
6. Discussion and possible action for rezoning 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St from a SR-3, Single Family Residential - 3, TF-10, Two-Flat Residential-10, and NMU, Neighborhood Mixed Use, to a PUD, Planned Unit Development and approve the general development plan to allow a multi-family development.
7. Discussion and possible action on Final Plat for Vistas at Greenwood Hills First Addition and associated easement document.
8. Discussion and possible action on Preliminary Plat for Green Tree Meadows.
9. Next meeting date.
10. Adjournment

MAYOR KATIE ROSENBERG - COMMITTEE CHAIR

NOTICE: It is possible that members of, and possibly a quorum of members of the Committee of the Whole or other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

Members of the public who do not wish to appear in person may view the meeting live over the internet and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail samantha.kulig@ci.wausau.wi.us with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 02/16/2024 @ 12:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the even the City of Wausau will make a good faith effort to accommodate your request.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Lynch, Stahl, Vertical Bridge, REI Engineering, YMCA, Kolbe & Kolbe, Vistas at Greenwood Hills, Green Tree Meadows.

PLAN COMMISSION

Time and Date: The Plan Commission met on Wednesday, February 21, 2024, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Katie Rosenberg, Eric Lindman, Sarah Watson, Bruce Bohlken, Andrew Brueggeman, George Bornemann, Dawn Herbst.

Staff Present: Brad Lenz, William Hebert, Brian Stahl, Tara Alfonso, Andrew Lynch, Samantha Kulig.

Others Present: Bryan Bailey, Tom Radenz, Jeffrey Stubbe, Lou Larson, Christine Martens, Pat Wools, Tom Killian, Dennis O'Flyng, David LeMay, Carol Lukens, James Force, William Bertram, Patrick Peterson, Deann Schumann, Gary Gisselman, David Burke, Mike Tomsyck.

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Katie Rosenberg called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve the meeting minutes for December 19, 2023, and January 16, 2024, meetings.

Motion/second by Bohlken/Herbst to approve meeting minutes for December 19, 2023, and January 16, 2024. Motion approved 7-0.

Discussion and possible action on a conditional use at 2812 N 6th St to allow a mobile service support structure in an Institutional Zoning District [Vertical Bridge]

Andrew Lynch stated that no substantial evidence against the conditional use was presented at the last meeting and that it meets staff standards. Lynch stated staff recommended for the approval of the conditional use.

Motion/second by Bornemann/Brueggeman to approve conditional use. Motion approved 7-0.

PUBLIC HEARING: 404 Franklin Street, Discussion on amending the general development plan, GDP, for the YMCA: The Landing to allow an off-site parking lot. [REI Engineering]

Brad Lenz explained that approximately 19 letters with various opinions supporting and against the off-site parking lot came in after the packet was posted and sent to members and the public. Some of the individuals that were supportive were speaking of The Landing expansion instead of the building on the parcel, 404 Franklin St.

Petitioner, Bryan Bailey, CEO of the Woodson YMCA, provided data of the increase in 55 and older members signing up for the Landing: from 1,600 55 and older members in 2019 increased to 5,700 members today. Bailey also stated his team surveyed groups. The results were generally positive for the Landing, but there was a negative reception about parking. Bailey stated there solution to that is to utilize the lot on 404 Franklin St to be a parking for the Landing. Bailey continued to on that the car park will allow a new and separate entrance for the Landing and allow the members to also utilize the parking from the nearby Church that the YMCA operates. Bailey provided a video of their proposed plan for expanding the Landing.

Tom Radenz, additional petitioner, and engineer from REI Engineering provides parking statistics. Radenz explained that the YMCA owns and operates 217 parking stalls. However, there are certain streets - like 1st, 5th, and 6th St – and within the 18-block area where parking is not allowed. There are also other residents, businesses, governments, and churches who use these parking stalls. Of the 217 parking stalls that YMCA owns, 45 are leased from the Church on the east side of YMCA building. There is 347 street parking in an 18-block radius. Through this proposal, there will 52 stalls that the Landing members could potentially use and that includes the 29 stalls that would come from 404 Franklin St.

Mayor Rosenberg opened the public hearing.

Jeffrey Stubbe, Executive Director of the Davis Foundation, stated that he is funding this project. Stubbe had requested parking for this project with the YMCA. Stubbe did not ask for this specific parking, but there is not an abundance of parking, and this is the best alternative. Stubbe stated that funding for The Landing is contingent upon additional parking.

Lou Larson, resident of 904 21st Pl and Alderperson of District 10, is in support of the parking lot. Larson stated the building is not registered as historical property and lost its historical value when the homes were torn down 1955. Larson had reminded the member that no money public is funding this project. Larson also stated that there will be a designated crossing area from the car park to the Landing and stated this is safer because 29 less people will park on the street. Larson believes this change is good for the community and that, sometimes, government should get out of the way and let good things happen in the community.

Christine Martens, resident of 1228 Arthur St, asked to deny the request to amend the GDP regarding 404 Franklin Street. On behalf of the friends of Wausau Historical Landmarks, the building is a Georgian revival colonial style building. It is a newer building than the surrounding historical homes, but it exceeds the 50-year requirement to becoming a locally landmark building. It is also noted in the Wisconsin Historical Society database as a historical building. Martens had suggested other alternative solutions to add additional parking and had mentioned alternative solutions mentioned in the packet. Martens also noted that currently the lot already has 10 parking spaces, and with this proposed plan, only 19 parking spaces are truly being added.

Pat Wools, resident of Mosinee, WI, and a member of the Landing since last year had stated that he chooses to drive from Mosinee to this specific venue as opposed to going to the YMCA in Weston. Wools supports the expansion of the Landing. He stated he loves the facility and the wonderful people.

Tom Kilian, resident of 133 E Thomas St and Alderperson of District 3, appreciates the work that is being done at the YMCA. However, Kilian had received considerable concerns from surrounding residents and businesses. Kilian is against this proposal and agrees with the concerns addressed by residents and businesses in his district and the staff report in the packet.

Dennis O'Flyng is a resident of 414 Franklin St, also known as the Hurley House, living there for over 45 years and is also a member the Landing. O'Flyng stated that his wife and he are in support of expanding the Landing, but not in support of adding a parking lot. O'Flyng had mentioned other suggestions, expanding the parking lot. He also suggested that the city should buy 404 Franklin St and possibly make it a visitor center since the property currently does not fit the needs of the YMCA who currently owns it. O'Flyng also mentioned that this proposal posed a problem with the proposed fence encroaching on their yard as well.

David LeMay, resident of 1401 Harlyn Ave stated that he would rather drive to the Landing than go to the YMCA closer to his home. He is in support of the amending the GDP for 404 Franklin St.

Carol Lukens, resident of 1725 Ethel St and alderperson of District 1. Lukens stated she is not in favor of the amendment and has heard from constituents that they are not in favor. Lukens also stated that researching that increasing cities are removing more flat-surfaced parking lots. Lukens reiterated that this parking lot will not be good for climate resilience. Lukens asked if there are other alternatives to be considered for the parking lot. Lukens had read off a letter from one of her constituents against the amendment.

James Force, resident of 515 Franklin St, had questioned if parking lot B and C that are designated for 55 and older has any supervision now. Based on discussion, Force presumed that currently there is no supervision. Therefore, Force stated that this proposed car park will probably not be exclusive to the Landing since there is not any supervision being done with the current car park that the YMCA owns now. Force stated that the argument doesn't hold that this will be parking solely for the Landing.

William Bertram, resident of 2207 Mont View Blvd and a board member of the Wausau Historical Society, stated that the Executive Director and Board president from the Wausau Historical Society endorsed this project. He noted that it will help provide more parking closer to the Leigh Yawkey Museum.

Patrick Peterson, resident of 524 Franklin St, stated that he is opposed to changing 404 Franklin St to a parking lot. He

stated that he is concerned about the current lack of safety on 4th & 5th Street, thus is opposed to having another additional parking lot posing more risk to people and drivers.

Deann Schumann, resident of 516 Franklin St, stated is opposed to the parking lot. Schumann explained the historical value of the building on 404 Franklin St. Schumann explained that this is not long-term solution and reminded them that a parking ramp was suggested back when the YMCA was amending the GDP. Schuman continued to explain other negatives to having a parking added.

Gary Gisselman, resident of 319 Park Ave and alderperson of District 5, agreed with the staff recommendations of not approving the amendment. Gisselman is concerned that this might negatively impact the neighborhood itself. Gisselman stated that it may not be registered as a historical home, but it is a part Andrew Warren historic district and of the historical culture map.

Petitioner Bailey wanted to mention that there is no property value currently on the property as the YMCA is a non-profit, and this parking will indeed make it a much safer situation.

Dave Burke, resident of 520 Franklin St, stated that he is not entirely sure how 29 parking stalls will accommodate the increasing number of 5600 members. Burke has work experience in the construction business, and with his personal experience, has never come across a renovated home to be razed.

Mayor Rosenberg closed the public hearing.

Discussion and possible action on amending the general development plan, GDP, for the YMCA: The Landing to allow an off-site parking lot. [REI Engineering]

Lenz answered Lukens question that in city planning, surface parking for downtown areas is not recommended and the staff update provides a different way to treat parking. Lenz stated that there are other options for parking. This agenda item discusses amending the GDP for the off-site parking, not for the expansion of the Landing. From a zoning and planning perspective, Staff does not recommend amending the GDP to allow the off-site parking lot.

Bornemann stated that he understands the impact that YMCA has for our community as he is also a member of YMCA. However, Bornemann agreed with Lenz on recognizing the points of criteria for the parcel in question. Bornemann also agreed that the Landing itself is not the parcel that is addressed in this amendment request. Bornemann stated he is hesitant to approve since staff does not recommend the amendment for the parking lot.

Watson asked petitioner had the recommendations that staff suggested been investigated.

The petitioner, Bailey, investigated years back when they first started the project for the Landing. Bailey mentioned parking ramps are expensive and frowned upon by the senior residents. He also stated that when they first started the Landing project 10 years ago, the building was up for discussion to be razed and to also shut down the traffic on Forest St. However, businesses community pushed back with shutting down the street, so there was a compromise of the city offering the parking lot by the First Presbyterian church.

Motion/second by Bornemann/Bohlken to approve amending the GDP. Lindman abstained his vote due to being a board member of the YMCA. Motion denied 0-6, and 1 abstention.

PUBLIC HEARING: Discussion on rezoning 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St from an SR-3, Single Family Residential – 3, TF-10, Two-Flat Residential – 10, and NMU, Neighborhood Mixed Use, to a PUD, Planned Unit Development and approve the general development plan, GDP, to allow a multi-family development. [Kolbe & Kolbe]

Lenz stated that Kolbe and Kolbe are hoping to redevelop property across from their main plant. The addresses under discussion are currently owned by Kolbe and Kolbe. Currently, these properties are a variety of zoning districts and land uses. The idea is to consolidate for a multi-family development with several constructed buildings. Staff received the PUD application and the details proposed on application, and it generally meets the criteria. This discussion is only for rezoning

and GDP approval. Lenz stated that staff recommends approving the rezoning and the GDP, with more details to follow in the specific implementation plan.

Petitioner and vice-president of finance of Koble and Kolbe, Mike Tomsyck, stated that there is a shortage of housing in the Wausau area. There are a lot of low-income housing and market-value housing proposed and developed in the Wausau area, but Wausau does not have much cost-effective housing for people that make \$15.00-\$25.00 per hour. Tomsyck stated this lack of housing impacts the employers to recruit and bring people into the area. Today, Kolbe and Kolbe have some of their employees already driving 40 minutes away, but other people cannot drive that or cannot afford the housing in Wausau. The general development plan has a mix of 1, 2, and 3-unit apartments, parking, and garages as well. The development also will have a community building. The vision of the community building is laundry, common space, weight room, kitchen/dining area. Kolbe & Kolbe has surveyed their employees. Their employees' number one concern was affordable housing. Kolbe and Kolbe also had a neighborhood meeting with homes nearby in mid-December and received a positive reception to the proposed plans.

Mayor Rosenberg opened the public hearing.

Alderman, Lou Larson, 904 S 21st Place: Larson has meet with the petitioners and attended the neighborhood meeting that Kolbe and Kolbe provided. Larson attested that the neighborhood meeting had a positive reception towards the proposal of this plan. Larson also stated that there is no city money involved. Larson is in support of this rezoning and GDP approval.

Mayor Rosenberg closed the public hearing.

Discussion and possible action rezoning 1327, 1331, 1333, 1337, 1341, 1355, 1361, 1363, 1371 S 8th Ave and 706 Flieth St from an SR-3, Single Family Residential – 3, TF-10, Two-Flat Residential-10, and NMU, Neighborhood Mixed Use, to a PUD, Planned Unit Development and approve the general development plan, GDP, to allow a multi-family development. [Kolbe & Kolbe]

Bruggeman commended the petitioner for the work and collaboration done prior to holding a public hearing with the Plan Commission. Bruggeman appreciates how well thought-out and prepared the petitioners were.

Bohlken reiterated that he also commends the work done by Kolbe & Kolbe.

Watson thanks the petitioner as being a business taking the lead in developing housing for the area.

Bornemann asked the petitioner if this is primarily for employees at Kolbe & Kolbe. Tomsyck clarified that to get the rates down this cannot be done with only employees.

Herbst also agreed that Kolbe & Kolbe is doing great work in this proposal.

Motion/second by Brueggemann/Bornemann to approve the rezoning and the GDP. Motion approved 7-0.

Discussion and possible action on Final Plat for Vistas at Greenwood Hills First Addition and associated easement document.

Lenz stated that preliminary plats have gone through Plan Commission and Common Council meetings previously. The City of Wausau's Engineering, Public Works, and Planning division are comfortable with the land division shown on the final plat. The developer agreement will soon be finalized. Staff recommend approval of final plat.

Motion/second by Brueggeman/Bornemann to approve final plat. Motion approved 7-0.

Discussion and possible action on Preliminary Plat for Green Tree Meadows.

Lenz stated this is a potential new subdivision east of 72nd Avenue. The plat has approximately 148 parcels. A developer is hoping to build single-family homes. Lenz stated that they are continuing discussion with developer and staff. Lenz stated that staff generally approves of the preliminary plat as shown on the packet.

Motion/second by Herbst/Brueggeman to approve preliminary plat. Motion approved 7-0.

Next Meeting Date

Next meeting date will be at 5:00 p.m. on Tuesday, March 19, 2024.

Adjournment

Motion/second by Watson/Herbst. Motion approved unanimously 7-0, and the meeting adjourned at 6:22 p.m.

The Plan Commission is next scheduled to meet at 5:00 p.m. on Tuesday, March 19, 2024.



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the INFRASTRUCTURE AND FACILITIES COMMITTEE of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:
Date/Time:
Location:
Members:

INFRASTRUCTURE AND FACILITIES COMMITTEE OF THE CITY OF WAUSAU

Thursday, May 9, 2024 at 5:15 p.m.

City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS

Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson

AGENDA ITEMS FOR CONSIDERATION

1. Elect Chairperson and Vice Chairperson for the 2024-2026 term of the Infrastructure and Facilities Committee.
2. Establish regular meeting date and time for the 2024-2026 term of the Infrastructure and Facilities Committee.
3. Approval of minutes of the April 11, 2024 meeting.
4. Discussion and possible action on installation of angled parking stalls on McIndoe Street between 3rd Street and 4th Street, on 4th Street between Grant Street and McIndoe Street, and on Franklin Street between 4th Street and 5th Street.
5. Discussion and possible action on easement for a skywalk across 3rd Street at YMCA.
6. Discussion and possible action on access easement at 1937-1939 Milwaukee Ave for the Northwestern Lift Station.
7. Discussion and possible action on easement with WPS at 144 West Washington Street.
8. Discussion and possible action on streets for asphalt overlay utilizing ARPA funding.
9. Discussion and possible action on reconstruction of 2nd Street from Short Street to Dekalb Street.
10. Discussion and possible action on reconstruction alternatives for 28th Avenue from Westhill Drive to West Wausau Avenue.
11. 2025 proposed facility capital projects.
12. Adoption of the Safe Routes To School Plan as prepared by North Central Wisconsin Regional Planning Commission.

Adjournment

Members of the public who do not wish to appear in person may view the meeting live over the internet, live by cable TV, Channel 981, and a video is available in its entirety and can be accessed at <https://tinyurl.com/WausauCityCouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail lori.wunsch@ci.wausau.wi.us with "Infrastructure & Facilities public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, if agendaized, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 05/02/24 @ 4:30 p.m. Questions regarding this agenda may be directed to the Engineering Department at (715) 261-6740.

It is possible that members of and possibly a quorum of the Common Council and/or members of and possibly a quorum of other committees of the Common Council of the City of Wausau may be in attendance at this meeting to gather information. No action will be taken by any such groups at this meeting other than the committee specifically referred to in this notice.

In accordance with the requirements of Title II of the Americans with Disabilities Act of 1990 (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

Distribution List: City Website, Media, Committee Members, Mayor, Council Members, Assessor, Attorney, City Clerk, Community Development, Engineering, Finance, Inspections, Park Dept., Planning, Public Works, County Planning, Police Department, Wausau School District, Becher Hoppe Associates, REI, Judy Bayba, Scholfield Group, Clark Dietz, Inc., Brown and Caldwell



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the INFRASTRUCTURE AND FACILITIES COMMITTEE of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:

Date/Time:

Location:

Members:

INFRASTRUCTURE AND FACILITIES COMMITTEE OF THE CITY OF WAUSAU

Thursday, May 9, 2024 at 5:15 p.m.

City Hall (407 Grant Street, Wausau WI 54403) - COUNCIL CHAMBERS

Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson

ADDENDUM

13. Discussion and possible action on approval of revised Green Tree Meadows Preliminary Plat.
 14. Discussion and possible action on approval of dedication of right-of-way at 404 Franklin Street.
- Adjournment

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This Notice was posted at City Hall and transmitted to the Daily Herald newsroom on 05/08/24 @ 8:00 a.m. Questions regarding this agenda may be directed to the Engineering Department at (715) 261-6740.

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The Landing Expansion Project – Additional On-Street Parking

Tree Protection, Removal & Replacement

Summarization of Tree Impact

Angle Parking along 4th Street, in front of Yawkey Park:

2 Boulevard trees requiring removal: 21" Linden & 13" Norway Maple, both in very good condition. 1 Yawkey Park tree requiring removal: 35" Sugar Maple (fair to poor condition).

3 Trees in Yawkey Park and 1 boulevard tree will be significantly impacted by construction. These trees are to be retained and assessed for condition during the next 5 years.

Angle Parking on 4th Street & Franklin Street at 404 Franklin Street:

1 Tree on 4th Street requires removal: 25" Linden (fair condition). Additionally, there are 2 stumps in the boulevard from trees that were killed with herbicide in 2023.

1 Tree on 4th Street, 3" Swamp White Oak and 1 tree on Franklin Street, 2" Jefferson Elm require to be moved.

Angle Parking along McIndoe Street:

5 Trees require removal: 16" Norway maple (poor condition), 15" Norway maple (fair condition), 12" Norway maple (good condition), 11" Norway maple (very good condition), 6" Norway maple (very good condition).

1 Tree can be relocated, 2" Regal Prince oak.

In total, 12 trees require removal from the sites to attain the installation space for the additional angle parking stalls. The oak trees that can be transplanted, can only be moved in the spring as oaks do not transplant acceptably in the fall. Should the project require the movement of the oaks at any time other than spring, they will require destructive removal.

Tree Protection Requirements

Trees located in and near the construction zone shall be protected per Section 5.0 of the adopted City of Wausau Tree Planting & Preservation Specifications Manual. Damage to root systems of remaining trees shall be kept to a minimum, be as close to the required construction area as possible, and exposed roots shall be cut, not ripped from the trees. There shall be no equipment operation or materials stored on/in the Tree Protection Zones.

Tree Replacement

The City requires a 1 to 1 replacement: for each (1) tree removed, one (1) new tree shall be planted. Additionally, trees failing/dying due to construction within 3 years of completion of the work shall be replaced by the contracting party at the same 1 to 1 ratio. Replacements shall be in or as close to the project area as feasible to reestablish lost tree canopy. Replacements may be planted on the



Wausau & Marathon County
**Parks, Recreation
& Forestry**

private property at 404 Franklin Street or payment may be made to the Parks Department to plant in City rights-of-way and Yawkey Park. The Parks Department will accept payment in lieu of private planting at the standard \$400.00 per tree per the approved 2024 Facilities and Program Fees schedule and not enforce the CTLA tree valuation fees. All trees to be planted shall be approved by the City Forester prior to planting, including trees planted on private property.

Respectfully,

John Kahon III
Wausau City Forester
Board Certified Master Arborist OH-0972B



DRAWING FILE: Q:\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\Drawing\PLANS\11230-C020-OVERLAY.DWG LAYOUT: C020
PLOTTED: APR 24, 2024 - 9:22AM PLOTTED BY: NATHANP



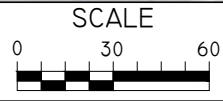
PARKING TABLE		
	EXISTING	PROPOSED
MCINDOE STREET	0	14
4TH STREET	10	23
FRANKLIN STREET	0	9
PARKING LOT	8 (ASSUMED)	5
TOTAL	18	51

REI Engineering, INC.
4080 N. 20TH AVENUE
WAUSAU, WISCONSIN 54401
PHONE: 715.675.9784 FAX: 715.675.4060
EMAIL: MAIL@REIENGINEERING.COM



REI

CIVIL & ENVIRONMENTAL
ENGINEERING, SURVEYING

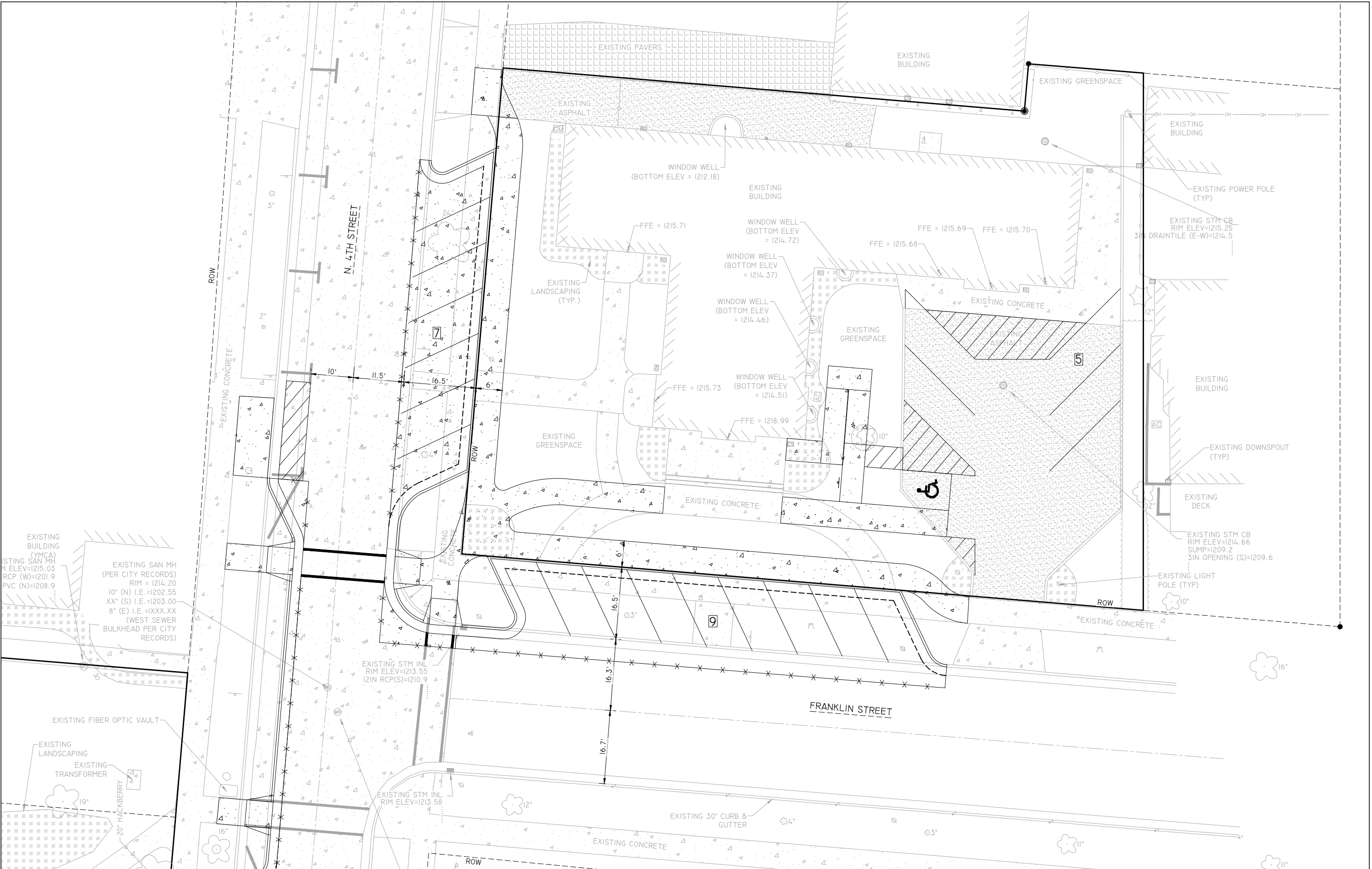


DATE	REVISION	BY	CHKD	SURVEYED BY: DGH/AJB	DESIGNED BY: CSS	SURVEY DATE: 10/16/23
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/15/24
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

OVERLAY SITE PLAN - OVERALL
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403

REI
REI No. 11230
SHEET C020

DRAWING FILE: Q:\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\DRAWING\PLANS\11230-C020-OVERLAY.DWG LAYOUT: C021
PLOTTED: APR 24, 2024 - 9:22AM PLOTTED BY: NATHANP

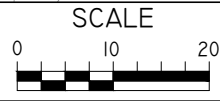


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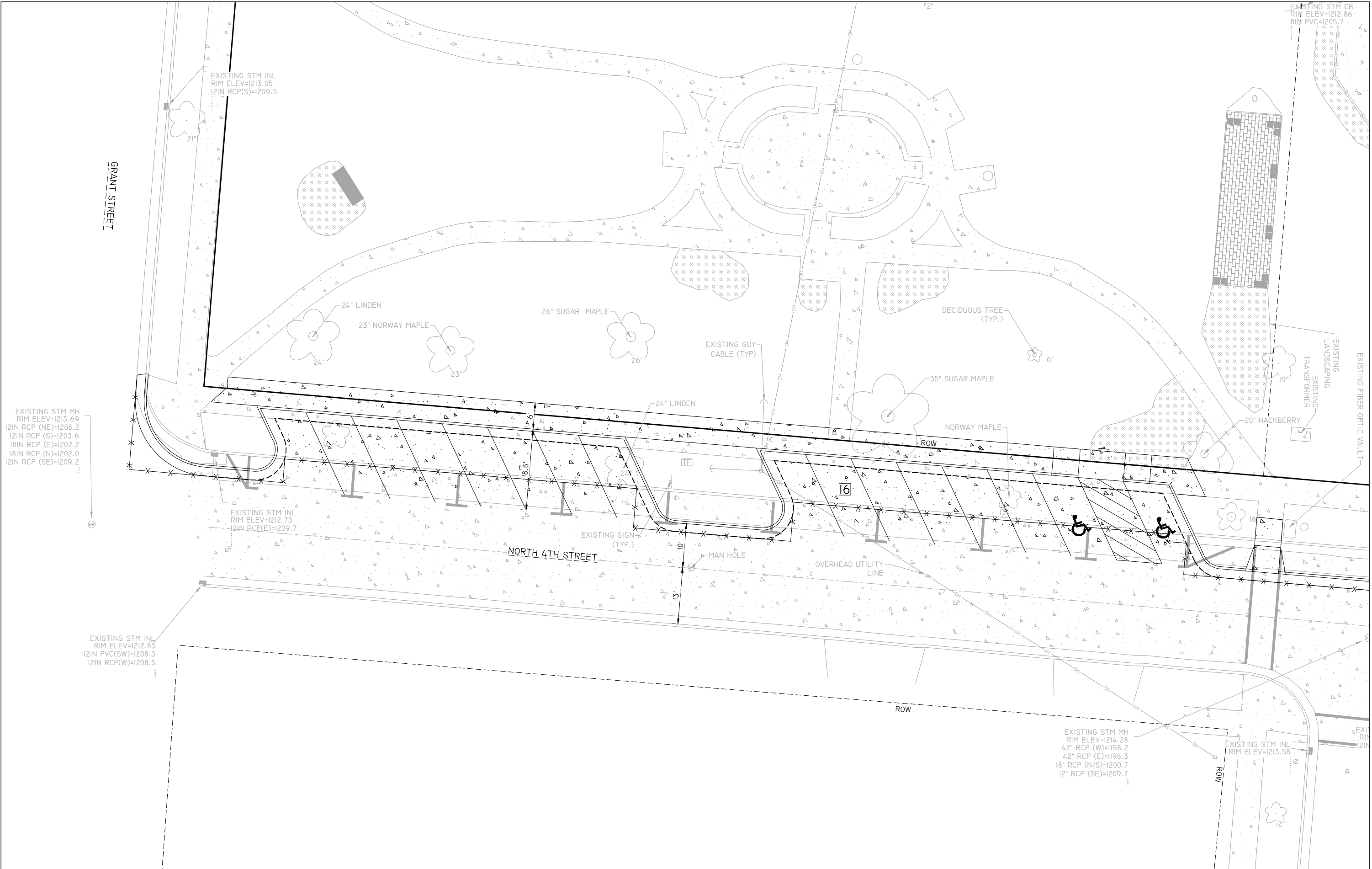


DATE	REVISION	BY	CHKD	SURVEYED BY: DGH/AJB	DESIGNED BY: CSS	SURVEY DATE: 10/16/23
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/15/24
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

OVERLAY SITE PLAN - FRANKLIN ST.
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403

REI
REI No. 11230
SHEET C021

DRAWING FILE: Q:\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\DRAWING\PLANS\11230-C020-OVERLAY.DWG LAYOUT: C022
PLOTTED: APR 24, 2024 - 9:23AM PLOTTED BY: NATHANP



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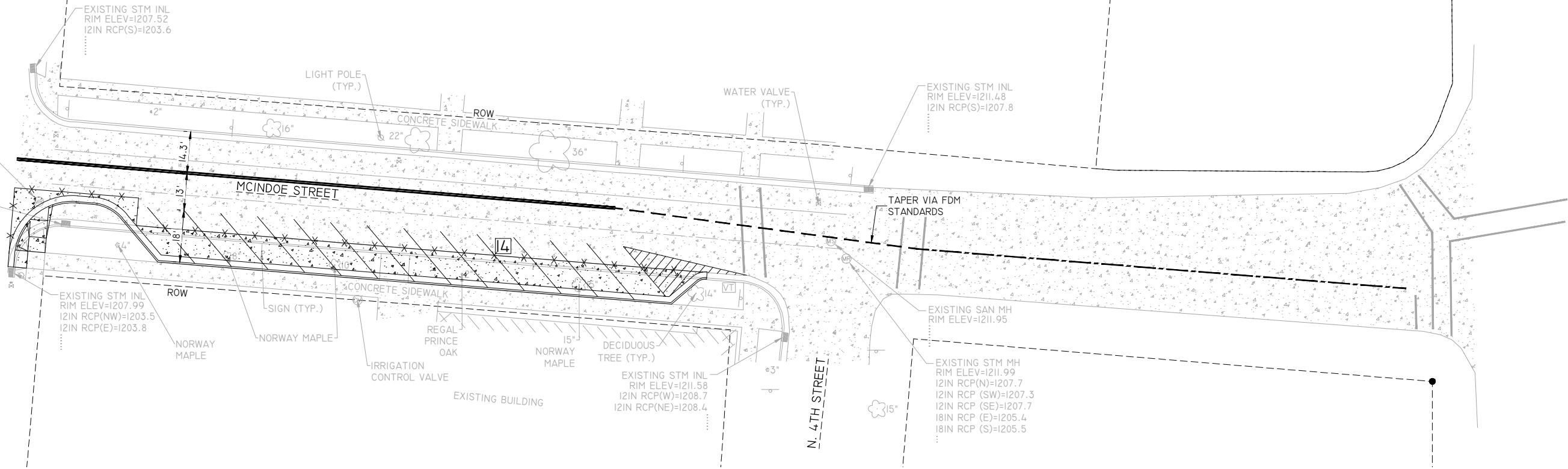


DATE	REVISION	BY	CHKD	SURVEYED BY: DGH/AJB	DESIGNED BY: CSS	SURVEY DATE: 10/16/23
				SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/15/24
				SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

OVERLAY SITE PLAN - N. 4TH ST.
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403


REI No. 11230
SHEET C022

DRAWING FILE: Q:\11200-11299\11230 - GHIDORZI - YMCA ADDITIONAL PARKING FIELD - 404 FRANKLIN STREET - WAUSAU\DRAWING\PLANS\11230-C020-OVERLAY.DWG LAYOUT: C023
PLOTTED: APR 24, 2024 - 9:23AM PLOTTED BY: NATHANP

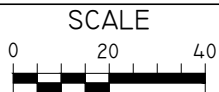


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DATE	REVISION	BY	CHKD

SURVEYED BY: DGH/AJB	DESIGNED BY: CSS	SURVEY DATE: 10/16/23
SURVEY CHKD BY: JWP	CIVIL CHKD BY: JJB	CIVIL DATE: 02/15/24
SURVEY APVD BY: JWP	CIVIL APVD BY: JJB	DRAWN BY: LAZ

OVERLAY SITE PLAN - MCINDOE ST.
WOODSON YMCA PARKING ADDITION
404 FRANKLIN STREET
WAUSAU, WI 54403

REI
REI No. 11230
SHEET C023

INFRASTRUCTURE AND FACILITIES COMMITTEE

Date of Meeting: May 9, 2024, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Chad Henke, Lou Larson, Michael Martens, Tom Neal, Sarah Watson

Also Present: Mayor Diny, Eric Lindman, Allen Wesolowski, Tara Alfonso, Jill Kurtzhals, Brad Lenz, Andrew Lynch, Dustin Kraege, Chad Abbiehl, Leo Gau, Lori Wunsch

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and received by the *Wausau Daily Herald* in the proper manner.

Noting the presence of a quorum, at approximately 5:15 p.m. Clerk Bernarde called the meeting to order.

Elect Chairperson and Vice Chairperson for the 2024-2026 term of the Infrastructure and Facilities Committee

Neal nominated Larson to return as Chair; however, Larson declined. Larson nominated Henke for Chair. Neal moved to close the nominations, seconded by Martens. Henke was elected as Chair by a vote of 5-0.

Bernarde turned the meeting over to Chair Henke who asked for nominations for Vice Chair. Neal nominated Martens. Henke nominated Larson. There were no other nominations and the nominations were closed. Larson was elected as Vice Chair by a vote of 4-1.

Establish regular meeting date and time for the 2024-2026 term of the Infrastructure and Facilities Committee

Henke stated this committee has typically met on the second Thursday at 5:15 pm. Henke asked if there would be any conflicts with moving the meeting time to 4:00 pm; however, this would conflict with Watson. Neal moved to continue with the same meeting date and time. Larson seconded and the motion passed 5-0.

Approve minutes of the April 11, 2024 meeting

Larson moved to accept the minutes of the previous meeting. Neal seconded and the motion passed 5-0.

Discussion and possible action on installation of angled parking stalls on McIndoe Street between 3rd Street and 4th Street, on 4th Street between Grant Street and McIndoe Street, and on Franklin Street between 4th Street and 5th Street

Bryan Bailey, CEO of Woodson YMCA, explained The Landing Activity Center has had tremendous growth over the four years it has been open. The parking request has to do with proximity parking for a project that will expand The Landing about 12,000 square feet with a new entrance off of 4th Street. They had proposed a different plan, but further talked with city staff and came up with options that he feels are better than the original plan. This would provide close proximity parking for an approximate \$5 million expansion project for The Landing.

Larson feels this is a vital part of revitalizing downtown. The YMCA needs this for expansion. Larson spoke with the person in charge of the trust for this and if this parking does not happen, the expansion will not happen.

Neal moved to accept the proposed parking stalls. Seconded by Larson.

Neal loves trees and hates to see so many gone because of this, but he does see this as a necessary thing to do. He hopes during construction they find ways to do some beautification associated with the project. Martens echoed Neal's comments regarding the trees. He is glad to see there is a proactive tree plan as he does not like to see trees unnecessarily removed. The trees that will be removed are in a variety of conditions that they plan to replace one to one, which he is glad to see. He is happy they are working towards protecting the trees in Yawkey Park. His biggest concern is the traffic flow on 4th Street. There seem to be some bump outs at the intersection of Franklin and 4th. He questioned if those were intended to be traffic calming devices.

Tom Radenz, REI Engineering, explained this is similar to the 3rd Street pedestrian crossing. The goal is to make safe crossings and traffic calming. They also plan to utilize the 404 Franklin Street building for a variety of uses, so there will be traffic at the 4th and Franklin intersection, which was a cause for the bump out.

Henke was first a little concerned about the stalls in front of Yawkey Park, but he felt better after reading the letter that explained the health of the trees and how they plan to replace.

There being a motion and a second, motion to accept the proposed parking stalls passed 5-0.

Discussion and possible action on approval of dedication of right-of-way at 404 Franklin Street

This item was taken out of agenda order.

Wesolowski explained that the installation of angled parking would take away the existing sidewalk. The dedication of right-of-way would allow a public sidewalk in the right-of-way. Henke asked if this would make the right-of-way wider. Wesolowski confirmed and added it is approximately 6.2' to provide room for angled parking and keep the sidewalk. Otherwise, the sidewalk would be on private property, which we would not want.

Larson moved to approve. Seconded by Neal and the motion passed 5-0.

Discussion and possible action on easement for a skywalk across 3rd Street at YMCA

Chuck Ghidorzi serves on the architectural team. A skywalk becomes important for parking in the future. This will tie into the new entrance off 4th Street to the 3rd level of the new expansion. In the future it becomes critical in terms of creating enough parking for both The Landing and the YMCA. It will be nice and very functional and he looks forward to presenting the plan in the future.

Lindman stated this would eliminate pedestrian conflicts with traffic across 3rd Street. It will allow safe access into The Landing and the YMCA. This is a good option for the future and ties both sides of the street in. Henke asked if this would be solely for The Landing or if it would also provide access to the YMCA. Ghidorzi said right now they are looking at The Landing. They will look at other plans relating to the YMCA in the future. Henke encourages this as he has crossed 3rd Street enough times and would use the skywalk to get into the YMCA.

Larson moved to accept and approve. Seconded by Neal and the motion passed 5-0.

Discussion and possible action on access easement at 1937-1939 Milwaukee Ave for the Northwestern Lift Station

Lindman explained that there is an existing permanent easement for access to the lift station. A full upgrade of the lift station was completed this year. Previously they shared a driveway with the resident by easement. During the upgrade, the driveway was widened for a dedicated access so we are not in conflict. The easement stays the same other than the Utility has its own driveway and will maintain it.

Neal asked if there was any improvements or remediation needed to the resident's property. Lindman stated we made improvements on the approach as part of the project.

Martens moved to approve. Seconded by Larson and the motion passed 5-0.

Discussion and possible action on easement with WPS at 144 West Washington Street

The library is upgrading their electrical service and in order to do so, WPS would like to come across the City-owned parking lot to the west of the library. Henke asked if there were any other upgrades done recently. Wesolowski believes the HVAC is being upgraded but he is not familiar with all their planned upgrades. He does not see issues with the easement. If anything is disturbed, WPS will repair/replace.

Neal moved to approve as presented. Seconded by Larson and the motion passed 5-0.

Discussion and possible action on streets for asphalt overlay utilizing ARPA funding

Larson noted that the packet said this committee decided not to include Pine Ridge Boulevard and Sherman Street; the committee did not decide against Sherman Street. He asked why Sherman Street is proposed only between 17th and 8th and not the whole stretch from 3rd to 17th. Wesolowski stated that Sherman Street from 8th to 17th is still recommended for overlay. The chip seal is flaking off and plows are knocking out the chip seal in areas. It is proposed to mill off the top of the asphalt and chip seal from 8th to 17th, which is the worst section of Sherman Street. There are lead service laterals on the other portion, which is why we stopped at 8th. It was understood from the last meeting to remove Pine Ridge Boulevard from the list. He feels with the combination of bidding the majority of work out and possibly having DPW pave one of the streets, we can get the rest of the streets completed for \$500,000. He tried to pick streets that are rated 2 to 3 with very little or no lead service laterals. There are other streets that are just as bad or worse, but the majority of the streets that are bad have lead service laterals. Henke noted that the staff report does recommend eliminating Pine Ridge Boulevard and Sherman Street. Wesolowski clarified that eliminating Sherman Street was a typo. Without the \$320,000 cost for Pine Ridge Boulevard, he feels the remainder of the streets can be done.

Larson moved to accept the list of streets for asphalt overlay utilizing ARPA minus Pine Ridge Boulevard. Seconded by Neal and the motion passed 5-0.

Discussion and possible action on reconstruction of 2nd Street from Short Street to Dekalb Street

Per the Finance Department, there may be funding available in TID 3 to reconstruct a small section of street. Short Street is almost completed. 1st Street was done 4 to 5 years ago. Completing 2nd Street between Short Street and Dekalb would button up the area. If funding is available, staff would like to reconstruct 2nd Street in 2025.

Henke asked if there are lead laterals. Wesolowski confirmed and indicated the road is also in very poor shape. Staff was waiting for the area to be developed. Habitat for Humanity will be putting up a house on 2nd and the lot on the corner of Dekalb and 2nd is proposed to be developed. Development in the block will then be completed. There was a thought of the last block between Dekalb and Bridge Street; however, those are empty lots that may get developed or be part of a larger development. He feels it makes sense to wait on the last block.

Larson moved to move forward with the reconstruction of 2nd Street from Short Street to Dekalb Street if funding is available from TID 3 in 2025. Martens seconded and the motion passed 5-0.

Discussion and possible action on reconstruction alternatives for 28th Avenue from Westhill Drive to West Wausau Avenue

This project is in year 2026 of the 5-year plan. To get design started, we need to start looking at alternatives. Wesolowski explained that the reconstruction of 28th Avenue has been on the list for a long time as the County had intended to reconstruct it. They had purchased right-of-way but have since decided not to reconstruct. The Village of Maine does not wish to reconstruct their portion. The roadway has a daily average of 1,700 cars, which is one of the reasons the County backed off. In comparison, Bridge Street averages 16,000 a day. Wesolowski looked at other hills and Townline Road averages 2,700 a day with Franklin averaging 3,800 a day.

One option is to reconstruct 28th Ave as is. This presents great challenges with the grade, ditches, and rock. The existing grade is 19% to 20% at the top of the hill, which is very steep. Henke asked if there were other streets with a similar grade. While Wesolowski did not know the exact grade of Townline or Franklin, those hills are not as steep or as long.

The second option would be to place a cul-de-sac and dead end 28th Avenue. A cul-de-sac could be placed at Mary Ann Lane or at Maple Creek Drive and send traffic up Madonna. We could look at purchasing property to flatten the curve onto Madonna. The grades of Madonna are good and the road was recently paved. Another

advantage to using Madonna is that all of the road is in the City of Wausau.

The third option would use Maple Creek Drive. The disadvantage is Maple Creek gets steep with a 16% grade. While this is not as bad of a grade as 28th Ave, it is still not good. Another disadvantage is it would send traffic onto a town road and there may be opposition from the town and residents.

The fourth option is what the County had planned to build and bought the right-of-way. Traffic would be moved over to 30th Ave. It is the most expensive option and flattens the road. Wesolowski feels this option made sense back when the Village of Maine planned to continue 28th Ave. With this option there would be a T at West Wausau Avenue. We would be spending a lot of money to bring people to a T and he is not sure if people would use it or find an alternative route.

Neal believes a public information meeting is a good idea. He's not familiar with the lay of the land or the number of affected residents. He asked if there is developable land in the area. Wesolowski indicated the hospital owns a chunk of the land. If we take the road up Madonna or Maple Creek, it could still serve the parcel. The parcel could be served off of the cul-de-sac or the road could be extended later if there is a need. If the fourth option is not chosen, there is a lot of right-of-way that could be vacated and possibly sold to develop.

Neal moved to direct staff to engage in outreach to residents and stakeholders that might be affected by any of the options to gather information and look at possible anticipated problems before thinking too hard about choosing an option. Seconded by Watson.

Larson feels the road should not be traveled on and suggested closing it. It is not safe for motorcycles, bicycles, or cars. He asked if there are drainage problems on the hill and if we could do an overlay on the hill. He believes a cul-de-sac should be installed now and the road should not be traveled on. He received a call from a resident who did not have a problem with a cul-de-sac. He feels this cannot wait another 2 years. Wesolowski agreed that the road is in rough shape. There is drainage down the ditches on each side. An overlay would just be a band aid.

Abbiehl stated there were 1 to 2 water breaks last year, which really affects the road. Drain tile was installed on one side a couple years ago, but the water just came out somewhere else causing heaving in the wintertime. DPW patches as much as they can. The hill is really steep for an overlay. Abbiehl stated it has been shut down in the wintertime. Larson feels if it has been shut down for DPW trucks, it should be shut down for all traffic.

Martens agrees that it is an unsafe road. He is concerned with a cul-de-sac and diverting traffic onto other streets that are not intended to carry the load. He is in favor of some type of community engagement on addressing the issue of either cul-de-sac now or viable options to fix in the future. Wesolowski feels something has to be done in a permanent state to reconstruct this. Regarding diversion of traffic, 32nd Avenue from Hilltop to West Wausau is a good roadway. Westwood Drive carries 1,700 cars and could handle the amount of traffic that Bridge Street has. Martens asked if 32nd Ave is a city street. Per Wesolowski, there is a small section, about a half block, in the town.

Larson offered an amendment to the motion to cul-de-sac the road for now and get public engagement on future plans to see if they want to continue with the road. After discussion on concerns of this related to the agenda wording, Larson withdrew his amendment; however, he wants the closing of 28th Avenue brought back.

Regarding community outreach, Neal does not feel it has to be a wide-spread campaign. He suggested looking at property owners and stakeholders along the road. Wesolowski can start a public outreach campaign, but it may not happen before the next meeting. Lindman said staff can get some communication out and put it back on the agenda, but we may not have all the public outreach. Neal said to concentrate on the parties that are immediately impacted.

Watson suggested providing a press release that closing of the road will be discussed at the next meeting and then complete public outreach for feedback on the options. Henke suggested having a public input session or public hearing on the next agenda. Wesolowski can hold a public input session and display the options or hold an open house session prior to the next meeting. Closing the road for safety is one thing, but closing for long term is

another issue. He suggested getting public input, try to maintain the road the rest of the summer, and look at closing the road before winter.

Larson feels we have been kicking the can long enough. Something needs to be done before someone gets hurt. Wesolowski suggested putting closing the road on the agenda for the next meeting and staff will work on completing public outreach for final design.

There being a motion and a second, motion passed 5-0.

2025 proposed facility capital projects

This committee previously talked about seeing projects that would be proposed for 2025 before they are presented to the CIP Committee for ranking. Lindman provided the projects that will be proposed and stated there may be 1 to 2 more.

Larson feels it is odd to put garage doors on a facility that hopefully we will not be using much longer. Per Lindman, DPW plans to continue to use those buildings. Wesolowski added that 4 garage doors were replaced at DPW and this is continuing that effort.

Adoption of the Safe Routes to School Plan as prepared by North Central Wisconsin Regional Planning Commission

The Safe Routes to School Plan as presented by Fred Heider of North Central Wisconsin Regional Planning Commission can be viewed at <https://www.youtube.com/watch?v=dH8iYfM9Lxs>.

After the presentation, Lynch stated how impressed he was with the amount of information Heider gathered for this. This is in cooperation with the school district, so there are some elements that are more in tune with what the school district will do. Successful Safe Routes to School Plans find a champion in each school to drive the efforts. As we look to redo streets or apply for grants, we will look to this plan.

Martens said it is good to see this plan come to fruition as he vaguely remembers starting to talk about it in 2018. He likes that this is one of the items that will be taken into consideration when looking at street reconstruction projects. Even though this targets kids walking to school, good pedestrian and bike routes positively impact all of the community.

Henke asked if adopting the plan holds the City to completing the recommendations or upgrades. Heider indicated it is a guide; the City is not bound to do any of the recommendations.

Martens moved to adopt the Safe Routes to School Plan. Seconded by Neal and the motion passed 5-0.

Discussion and possible action on approval of revised Green Tree Meadows Preliminary Plat

This committee and Council approved the original Green Tree Meadows Preliminary Plat. There was one concern with the preliminary plat where there were 4 long lots off 72nd Avenue, each with driveways onto 72nd Avenue. The City has agreed to sell land to Green Tree which allows enough room for the developer to put a road in with one entry onto 72nd Avenue. There is another minor change to straighten Cherrywood Drive. Minor changes can be made from the preliminary plat to the final plat. The City Surveyor felt that since land was being added to the plat, the preliminary plat should be revised.

Neal moved to accept the revised preliminary plat. Seconded by Larson and the motion passed 5-0.

Adjourn

Neal moved to adjourn the meeting. Martens seconded and the motion carried 5-0. Meeting adjourned at approximately 6:45 p.m.

*** All present are expected to conduct themselves in accordance with our City's Core Values ***



OFFICIAL NOTICE AND AGENDA

of a meeting of a City Board, Commission, Department Committee, Agency, Corporation, Quasi-Municipal Corporation or Sub-unit thereof.

Notice is hereby given that the PLAN COMMISSION of the City of Wausau, Wisconsin will hold a regular or special meeting on the date, time and location shown below.

Meeting of the:

Date/Time:

Location:

Members:

PLAN COMMISSION OF THE CITY OF WAUSAU

Tuesday, May 21, 2024 at 5:00 pm.

City Hall (407 Grant Street, Wausau WI 54403) - COMMON COUNCIL CHAMBERS

Doug Diny (C), Eric Lindman, Sarah Watson, Lou Larson, Bruce Bohlken, Andrew Brueggeman, George Bornemann

AGENDA ITEMS FOR CONSIDERATION

1. Approve the meeting minutes for the March 19, 2024.
2. **PUBLIC HEARING:** 1011 N 5th St, Discussion on rezoning 1011 N 5th St from a MRL-12, Multi-family Residential-12 Zoning District to a NMU, Neighborhood Mixed Use. [The Hagar House]
3. Discussion and possible action on rezoning 1011 N 5th St from a MRL-12, Multi-family Residential-12 Zoning District to a NMU, Neighborhood Mixed Use. [The Hagar House]
4. Discussion and possible action on approving the Specific Implementation Plan for 402 and 406 N 28th Ave. [Walkabout Orthotics]
5. Discussion and possible action on approving the Specific Implementation Plan for 415 S 1st Ave. [Gorman]
6. Discussion and possible action on the revised Preliminary Plat for Green Tree Meadows.
7. Discussion and possible action on dedication of right-of-way at 404 Franklin Street.
8. Plan Updates:
Safe Routes to School Plan, and
North Riverfront Redevelopment Plan RFP
9. Next meeting date: Tuesday, June 18, 2024.
10. Adjournment

MAYOR DOUG DINY - COMMITTEE CHAIR

NOTICE: It is possible that members of, and possibly a quorum of members of the Committee of the Whole or other committees of the Common Council of the City of Wausau may be in attendance at the above-mentioned meeting. No action will be taken by any such groups.

Members of the public who do not wish to appear in person may view the meeting live over the internet and can be accessed at <https://tinyurl.com/wausaucitycouncil>. Any person wishing to offer public comment who does not appear in person to do so, may e-mail samantha.kulig@ci.wausau.wi.us with "Plan Commission public comment" in the subject line prior to the meeting start. All public comment, either by email or in person, will be limited to items on the agenda at this time. The messages related to agenda items received prior to the start of the meeting will be provided to the Chair.

This Notice was posted at City Hall and emailed to the Daily Herald newsroom on 05/09/2024 @ 3:00 p.m. Questions regarding this agenda may be directed to the Planning Department at (715) 261-6760.

In accordance with the requirements of Title II of the Americans with Disabilities Act (ADA), the City of Wausau will not discriminate against qualified individuals with disabilities on the basis of disability in its services, programs, or activities. If you need assistance or reasonable accommodations in participating in this meeting or event due to a disability as defined under the ADA, please call the ADA Coordinator at (715) 261-6622 or ADAServices@ci.wausau.wi.us to discuss your accessibility needs. We ask your request be provided a minimum of 72 hours before the scheduled event or meeting. If a request is made less than 72 hours before the event the City of Wausau will make a good faith effort to accommodate your request.

Distribution List: City Website, Media, Committee Members, Council Members, Assessor, Attorney, City Clerk, Community Development, Finance, Metro Ride, Human Resources, Police Department, Hebert, Lenz, Lynch, Stahl, Polley, County Planning, The Hagar House, Walkabout Orthotics, and Gorman.

PLAN COMMISSION

Time and Date: The Plan Commission met on Tuesday, May 21, 2024, at 5:00 p.m. in the Common Council Chambers of Wausau City Hall.

Members Present: Mayor Doug Diny, Sarah Watson, Bruce Bohlken, Eric Lindman, and George Borneman.

Members Absent: Lou Larson and Andrew Brueggeman

Staff Present: Brad Lenz, Brian Stahl, and Samantha Kulig.

Others Present: Jessica Bretl, Sid Sorenson.

In compliance with Chapter 19, Wisconsin Statutes, notice of this meeting was posted and transmitted to the *Wausau Daily Herald* in the proper manner.

Mayor Doug Diny called the meeting to order at approximately 5:00 p.m. noting that a quorum was present.

Approve meeting minutes of March 19, 2024 meeting.

Motion/second by Bornemann/Bohlken. Approved 5-0.

PUBLIC HEARING: 1011 N 5th St, Discussion on rezoning 1011 N 5th St from an MRL-12, Multi-family Residential-12 Zoning District to an NMU, Neighborhood Mixed Use. [The Hagar House]

Mayor Diny opened the public hearing.

Jessica Bretl, executive director and founder of the Hagar House. The Hagar House opened in recent years and has been doing well in their mission. They have acquired the property next to the Hagar House: 1011 N 5th St. On that property, there was an old building that was in disrepair. It was recently razed to eliminate safety concerns of the building. Now that it is cleared, Hagar House sees the potential use of the property as a great storage and office space. The Hagar house hopes to rezone it to NMU to utilize it more for commercial use but also keep its current state.

Mayor Diny closed the public hearing.

Discussion and possible action on rezoning 1011 N 5th St from an MRL-12, Multi-family Residential-12 Zoning District to an NMU, Neighborhood Mixed Use. [The Hagar House]

Brad Lenz stated that currently the property is MRL-12 and is not ideal due to being a small, odd-shaped lot near the railroad tracks. In the surrounding areas, most properties are zoned as Urban Mixed Use, Neighborhood Mixed Use, or Single-Family Residential. Staff recommends the approval of the rezoning to an NMU.

Motion/second by Bohlken/Bornemann to approve the rezoning of 1011 N 5th St from an MRL-12 to an NMU. Approved 5-0.

Discussion and possible action on approving the Specific Implementation Plan for 402 and 406 N 28th Ave. [Walkabout Orthotics]

Lenz stated that the property was previously rezoned to PUD. The general plan was approved for a parking lot. He said this is the specific implementation plan. The maximum parking standards don't apply since it is smaller than 25 spaces. The staff report recommends approval.

Motion/second by Bohlken/Brueggeman to approve the Specific Implementation Plan for 402 and 406 N 28th Ave. Approved 5-0.

Discussion and possible action on approving the Specific Implementation Plan for 415 S 1st Ave. [Gorman]

Lenz said this property is the former Westside Battery. He said the general plan was previously approved and amended for the apartment building; this is the specific implementation plan. He said the package of plans is complete, but it is noted that a lighting plan should be submitted for staff review. He also noted that the petitioners are seeking setback reductions, but in this case, the parcel is not adjacent to any developable parcels so there won't be any infringing on the neighbors. Lenz said that the other thing they are looking to flex is the parking. He said the lot across the street was approved with a conditional use for a parking lot – we are just waiting for a parking lot permit that would come in separately.

Bohlken said he is supportive of the project and is glad it is coming through.

Mayor Diny asked if the setbacks would require a variance. Lenz said that the PUD is a flexible zoning district, so by approving the plans it effectively acts as a variance without going through the actual variance process of a straight zoning district.

Motion/second by Bohlken/Bornemann to approve the Specific Implementation Plan for 415 S 1st Ave. Approved 5-0.

Discussion and possible action on the revised Preliminary Plat for Green Tree Meadows.

Lenz said that this is a revised preliminary plat – there was a preliminary plat that went through plan commission and city council. The difference is that the revised plat contains new land that was sold to the developers for additional residential lots. He highlighted the area at the southwest corner of the plat. He said it was approved by the Infrastructure and Facilities Committee and would go to city council for approval; a final plat would come back.

Bohlken asked how many lots there are. Lenz said that there are 145 buildable lots, plus out-lots. Bohlken asked how the street names were decided. Lenz wasn't sure but said that they would need to be approved by Emergency Management to make sure there were no duplicates or other issues. He said they may change on the final plat.

Bornemann asked if the existing infrastructure, water/sewer, is sufficient to handle the development – if there is a process to determine that. Lindman said that it is going through City Engineering, and water and sewer is involved.

Sid Sorensen said that he owns the land directly to the east. He was not informed of this development, even though he has visited Engineering. He is concerned about the road leading out the east side of the plat that would run into his property. He would prefer that it not be full access, but a sidewalk. He said a street straight through connecting to Birchwood would lead to speeding traffic down the hill towards the school. He suggested moving the street north so it isn't a straight shot through, but said he'd rather not see a street at all. He said he is supportive of more lots in the city.

Lenz showed an aerial photo where the streets are being proposed. He said the plat is just showing right-of-way and not actual street design, so there could be some traffic-management built into the design of the streets. He agreed that there should at least be bike and ped access due to the proximity to the school, and to the new trails in the Business Campus. He said the full street could be debated, but generally more access is better for safety and circulation.

Mayor Diny asked if this would go to Council. Lenz confirmed and said that a final plat would also come back.

Sorensen asked about gated access for emergency vehicles. Lenz said that a gate that he is aware of has had issues in the past. Stahl agreed, and said that the keys for the boxes need to be managed.

Bornemann asked about standards for streets/cul-de-sacs and number of units, since it seems it could be problematic for emergency access. Lenz said that the only standard he is aware of is the maximum length of cul-de-sacs, which is 500 feet. He said that technically there are only two cul-de-sacs being shown, but he agrees that access is important.

Mayor Diny asked about street names and if there would be a conflict if Arborvitae ran into Birchwood. Lenz thought that it could be in the future, depending on how Birchwood to the east is extended.

Motion/second by Watson/Bornemann to approve the revision on the Preliminary Plat for Green Tree Meadows. Approved 5-0.

Discussion and possible action on dedication of right-of-way at 404 Franklin Street.

Lenz said this comes from the I&F committee. The Y is looking to dedicate a six-foot strip of land along Franklin and 4th Streets. The sidewalks would bump out to the new right-of-way line and the grass terrace would be eliminated. Angled parking would be installed for the Landing expansion.

Lindman said he is abstaining from voting on this since he is on the YMCA Board.

Bornemann asked about alternatives to parking, particularly McIndoe which is wider since it used to be Highway 52.

Lenz said that it was looked at. What's not in this packet is the overall parking plan, which would include angled parking along McIndoe, where the terrace would also be eliminated. It would also include 4th Street north of Grant Street along the park. The same treatment would happen there. Lenz said that there are 40-some spaces being installed. Tom Radenz confirmed that it is 51 spaces total. Lenz said that the two blocks not being shown did not require right-of-way dedication, so are not included here – they were reviewed by the I&F committee.

Motion/second by Bohlken/Bornemann to approve dedication of right-of-way at 404 Franklin Street. Approved 4-0. 1 abstained vote.

Plan Updates: Safe Routes to School Plan, and North Riverfront Redevelopment Plan RFP

Lenz said that in the packet are a couple items for information. He said that a draft of the Safe Routes plan is available, and a presentation was made at the last I&F meeting. He said a grant was received from DOT a few years ago. The plan involved input from city stakeholders, the schools, and parents. It contains a variety of information and recommendations. The Council will be taking it up for adoption next week.

Lenz said that a draft RFP for planning the North Riverfront is in the packet. He said it is for a planning and engineering consultant to help fit the different pieces together and help with decision-making. It will go to Council before it is released.

Mayor Diny asked if it went through the Economic Development committee. Lenz confirmed and said the vote was split 2-2, but it will go to Common Council.

Next meeting date: Tuesday, June 18, 2024.

Next meeting will be Tuesday, June 18, 2024. Bohlken stated that he will not be able to attend this meeting.

Adjournment

Motion/second by Bohlken/Watson. Motion approved 5-0, and the meeting adjourned at 5:43 p.m.

Ruled
from consent

JOINT RESOLUTION OF THE INFRASTRUCTURE AND FACILITIES COMMITTEE AND PLAN COMMISSION

Accepting dedication of right-of-way at 404 Franklin Street.

Committee Action: CISM: Approved 5-0; Plan: Approved 4-0, 1 Abstention

Fiscal Impact: Dedicating this right-of-way will allow for the creation of angled parking stalls along Franklin Street and 4th Street and installation of new sidewalk.

File Number: 24-0603

Date Introduced: June 11, 2024

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☒ No ☐	
	Included in Budget:	Yes ☐ No ☐	Budget Source:
	One-time Costs:	Yes ☐ No ☐	Amount:
	Recurring Costs:	Yes ☐ No ☐	Amount:
SOURCE	Fee Financed:	Yes ☐ No ☐	Amount:
	Grant Financed:	Yes ☐ No ☐	Amount:
	Debt Financed:	Yes ☐ No ☐	Amount: Annual Retirement
	TID Financed:	Yes ☐ No ☐	Amount:
	TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐		

RESOLUTION

WHEREAS, the Woodson YMCA Foundation Inc. is proposing the installation of angled parking stalls along Franklin Street and 4th Street at 404 Franklin Street; and

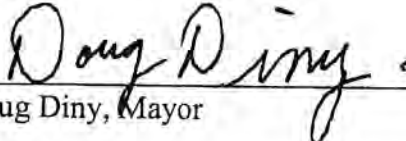
WHEREAS, installation of the proposed angled parking stalls would require the removal of the existing sidewalk; and

WHEREAS, in order to construct new sidewalk to maintain a public walk, the Woodson YMCA Foundation Inc. is proposing to dedicate the necessary right-of-way; and

WHEREAS, your Infrastructure and Facilities Committee reviewed the proposed dedication on May 9, 2024; and your Plan Commission reviewed the proposed dedication on May 21, 2024; and recommended approval;

NOW, THEREFORE, BE IT RESOLVED the Common Council of the City of Wausau does accept the dedication of right-of-way as shown on the accompanying Certified Survey Map, and the City Clerk is hereby instructed to have this resolution recorded in the office of the Marathon County Register of Deeds.

Approved:


Doug Diny, Mayor



MARATHON COUNTY CERTIFIED SURVEY MAP

DRAWING FILE: Q:\11200-11299\11230 - Ghidorzi - YMCA Additional Parking Field - 404 Franklin Street - Wausau\Drawing\Survey\11230 CSM.dwg SHEET 1 OF 3

**REI**CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 678-9784**MARATHON COUNTY CERTIFIED SURVEY MAP**

MAP NO. _____

PREPARED FOR: WOODSON YMCA FOUNDATION INC.LANDOWNER: WOODSON YMCA FOUNDATION INC.PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE & SHUTERS ADDITION,
RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED
IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29
NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.**SURVEYOR'S CERTIFICATE**I JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE &
SHUTERS ADDITION, RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 25; THENCE SOUTH 00°04'34" EAST, COINCIDENT WITH THE WEST
LINE OF SAID SOUTHWEST 1/4, 1085.03 FEET; THENCE NORTH 89°55'26" EAST, 1111.53 FEET TO THE SOUTHWEST CORNER OF
CERTIFIED SURVEY MAP NUMBER 8049, RECORDED IN VOLUME 31, ON PAGE 2, AS DOCUMENT NUMBER 1027775, FILED IN THE
MARATHON COUNTY REGISTER OF DEEDS OFFICE, THE EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET, AND THE POINT OF
BEGINNING; THENCE SOUTH 85°15'36" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER
8049, 119.29 FEET; THENCE NORTH 04°57'12" EAST, COINCIDENT WITH SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER
8049, 10.83 FEET; THENCE SOUTH 85°22'42" EAST, COINCIDENT WITH SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER
8049, 26.30 FEET; THENCE SOUTH 00°01'07" WEST, 122.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FRANKLIN STREET;
THENCE NORTH 85°16'07" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 155.89 FEET TO THE SOUTHWEST CORNER
OF SAID LOT 1 OF BLOCK 12 AND SAID EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET; THENCE NORTH 04°50'12" EAST,
COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 111.14 FEET TO SAID SOUTHWEST CORNER OF CERTIFIED SURVEY MAP
NUMBER 8049 AND THE POINT OF BEGINNING.

THAT SAID PARCEL CONTAINS 17,094 SQUARE FEET, 0.392 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF WOODSON YMCA FOUNDATION INC., OWNER OF SAID
PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN
ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE
DIVISION THEREOF MADE.DATED THIS 25TH DAY OF APRIL 2024REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852CITY OF WAUSAU COMMON COUNCIL APPROVAL CERTIFICATE
RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF WAUSAU, WISCONSIN,
IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE _____ APPROVED _____

DATE _____ SIGNED _____

**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
 4080 N. 20TH AVENUE, WAUSAU, WI 54401
 (715) 675-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

MAP NO. _____

PREPARED FOR: WOODSON YMCA FOUNDATION INC.LANDOWNER: WOODSON YMCA FOUNDATION INC.

PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE & SHUTERS ADDITION,
 RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED
 IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29
 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION

WOODSON YMCA FOUNDATION INC., A CORPORATION FORMED UNDER AND BY VIRTUE OF THE LAWS OF THE
 STATE OF WISCONSIN, AS OWNER, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND
 DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS
 REPRESENTED ON THIS CERTIFIED SURVEY MAP. IN WITNESS WHEREOF, THE SAID WOODSON YMCA
 FOUNDATION INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRYAN BAILEY, ITS PRESIDENT, AND CHAD
 KANE, ITS SECRETARY,

AT _____, WISCONSIN, AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON THIS _____, DAY
 OF _____, 20____. IN THE PRESENCE OF: WOODSON YMCA FOUNDATION INC.

 BRYAN BAILEY, PRESIDENT

 CHAD KANE, SECRETARY

STATE OF WISCONSIN)
 SS
 MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____. THE

ABOVE NAMED BRYAN BAILEY, PRESIDENT, AND CHAD KANE, SECRETARY, OF THE ABOVE NAMED
 CORPORATION TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND
 TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGE THAT
 THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY
 ITS AUTHORITY.

 NOTARY PUBLIC
 STATE OF WISCONSIN

MY COMMISSION EXPIRES _____



CERTIFICATION

I, Kody Hart, do hereby certify that I am the duly qualified and Deputy City Clerk of and for the City of Wausau, Marathon County, Wisconsin. Acting in that capacity, I do further certify that the accompanying final resolution is a true and correct copy of the Resolution of the Joint Resolution of the Infrastructure and Facilities Committee and Plan Commission Accepting dedication of right-of-way at 404 Franklin Street, adopted by the Common Council of the City of Wausau on the 11th day of June 2024.

Dated this 12th day of June, 2024

City of Wausau, Marathon County, Wisconsin.

Kody Hart
Deputy City Clerk
Wausau, Wisconsin

SEAL



MARATHON COUNTY CERTIFIED SURVEY MAP

LANDOWNER: WOODSON YMCA FOUNDATION INC.

DRAWING FILE: Q:\11200-11299\11230 - Ghidorzi - YMCA Additional Parking Field - 404 Franklin Street - Wausau\Drawing\Survey\11230 CSM.dwg SHEET 1 OF 3

**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
4080 N. 20TH AVENUE, WAUSAU, WI 54401
(715) 678-9784

MARATHON COUNTY CERTIFIED SURVEY MAP

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NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I JOSHUA W. PRENTICE, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2852, DO HEREBY CERTIFY TO THE BEST OF MY
KNOWLEDGE AND BELIEF: THAT I HAVE SURVEYED, DIVIDED, AND MAPPED PART OF LOT 1, 2, AND 3 OF BLOCK 12 OF MCINDOE &
SHUTERS ADDITION, RECORDED IN THE MARATHON COUNTY REGISTER OF DEEDS OFFICE; LOCATED IN THE NORTHWEST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN,
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 25; THENCE SOUTH 00°04'34" EAST, COINCIDENT WITH THE WEST
LINE OF SAID SOUTHWEST 1/4, 1085.03 FEET; THENCE NORTH 89°55'26" EAST, 111.53 FEET TO THE SOUTHWEST CORNER OF
CERTIFIED SURVEY MAP NUMBER 8049, RECORDED IN VOLUME 31, ON PAGE 2, AS DOCUMENT NUMBER 1027775, FILED IN THE
MARATHON COUNTY REGISTER OF DEEDS OFFICE, THE EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET, AND THE POINT OF
BEGINNING; THENCE SOUTH 85°15'36" EAST, COINCIDENT WITH THE SOUTH LINE OF SAID CERTIFIED SURVEY MAP NUMBER
8049, 119.29 FEET; THENCE NORTH 04°57'12" EAST, COINCIDENT WITH SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER
8049, 10.83 FEET; THENCE SOUTH 85°22'42" EAST, COINCIDENT WITH SAID SOUTH LINE OF CERTIFIED SURVEY MAP NUMBER
8049, 26.30 FEET; THENCE SOUTH 00°01'07" WEST, 122.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FRANKLIN STREET;
THENCE NORTH 85°16'07" WEST, COINCIDENT WITH SAID NORTH RIGHT-OF-WAY LINE, 155.89 FEET TO THE SOUTHWEST CORNER
OF SAID LOT 1 OF BLOCK 12 AND SAID EAST RIGHT-OF-WAY LINE OF NORTH 4TH STREET; THENCE NORTH 04°50'12" EAST,
COINCIDENT WITH SAID EAST RIGHT-OF-WAY LINE, 111.14 FEET TO SAID SOUTHWEST CORNER OF CERTIFIED SURVEY MAP
NUMBER 8049 AND THE POINT OF BEGINNING.

THAT SAID PARCEL CONTAINS 17,094 SQUARE FEET, 0.392 ACRES, MORE OR LESS.

THAT I HAVE MADE THIS SURVEY AND MAP THEREOF AT THE DIRECTION OF WOODSON YMCA FOUNDATION INC., OWNER OF SAID
PARCEL.

THAT SAID PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SECTION 236.34 OF THE WISCONSIN STATUTES, WISCONSIN
ADMINISTRATIVE CODE A-E7, AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU.

THAT THIS MAP IS A CORRECT AND ACCURATE REPRESENTATION OF THE EXTERIOR BOUNDARIES OF SAID PARCEL, AND OF THE
DIVISION THEREOF MADE.

DATED THIS 25TH DAY OF APRIL 2024

REI
JOSHUA W. PRENTICE
WI P.L.S. S-2852



CITY OF WAUSAU COMMON COUNCIL APPROVAL CERTIFICATE
RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE CITY OF WAUSAU, WISCONSIN,
IS HEREBY APPROVED BY THE COMMON COUNCIL.

DATE _____ APPROVED _____

DATE _____ SIGNED _____

**REI**

CIVIL & ENVIRONMENTAL ENGINEERING, SURVEYING
 4080 N. 20TH AVENUE, WAUSAU, WI 54401
 (715) 875-8784

MARATHON COUNTY CERTIFIED SURVEY MAP

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 FOUNDATION INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRYAN BAILEY, ITS PRESIDENT, AND CHAD
 KANE, ITS SECRETARY.

AT _____, WISCONSIN, AND ITS CORPORATE SEAL HEREUNTO AFFIXED ON THIS _____, DAY

OF _____, 20____, IN THE PRESENCE OF: WOODSON YMCA FOUNDATION INC.

_____, BRYAN BAILEY, PRESIDENT

_____, CHAD KANE, SECRETARY

STATE OF WISCONSIN)

SS

MARATHON COUNTY)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, THE

ABOVE NAMED BRYAN BAILEY, PRESIDENT, AND CHAD KANE, SECRETARY, OF THE ABOVE NAMED
 CORPORATION TO ME KNOWN TO BE THE SAME PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND
 TO ME KNOWN TO BE SUCH PRESIDENT AND SECRETARY OF SAID CORPORATION, AND ACKNOWLEDGE THAT
 THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY
 ITS AUTHORITY.

_____, NOTARY PUBLIC

STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL
held on Tuesday, June 11, 2024, in Council Chambers, beginning at 6:30 p.m.,
Mayor Doug Diny presiding.

Roll Call

06/11/2024

Roll Call indicated 11 members present.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	YES
11	Henke, Chad	YES

Proclamations

06/11/2024

The Mayor of the City of Wausau Proclaims:

Elder Abuse Awareness Day (June 15, 2024)

Public Comment: Pre-registered citizens for matters on the agenda and other public comment

06/11/2024

1. Jim Force, 515 Franklin Street – spoke on accepting dedication of right-of-way at 404 Franklin Street.

Consent Agenda

06/11/2024

Without objection, items 24-0603 and 24-0606 were pulled from the agenda for consideration by the Mayor

Motion by Neal, seconded by Lukens, to adopt all the items on the Consent Agenda as follows:

24-0601 from the Common Council Approve Minutes of a previous meeting(s) (05/28/2024).

24-0604 Joint Resolution from the Infrastructure and Facilities Committee and Plan Commission Approving Revised Green Tree Meadows Preliminary Plat.

96-0422 Ordinance from the Public Health & Safety Committee Amending Section 5.52.090 – Records required and Section 5.52.120 – Receipt required (Pawnbrokers, Secondhand Article Dealers and Secondhand Jewelry Dealers) to include the remainder of the acceptable forms of ID from the Wisconsin State Statute 134.71(8).

24-0605 Resolution from the Economic Development Committee Approving Consent of Transfer and Waiver of Right of First Refusal for Property at 2105 N. 2nd Street (Thrive Properties, LLC).

24-0609 Resolution from the Parks and Recreation Committee Approving Contract with Travis Bellman Home and Trail for the 2024 Sylvan Hill Mountain Bike Park Flow Tech Downhill Mountain Bike Trail Addition.

24-0108 from the Public Health & Safety Committee Resolution Approving Various Licenses as Indicated.

Yes Votes: 11

No Votes: 0

Abstain: 0

Not Voting: 0

Result: PASSED

24-0603

06/11/2024

Motion by Rasmussen, seconded by Watson, to adopt the Joint Resolution from the Infrastructure and Facilities Committee and Plan Commission Accepting dedication of right-of-way at 404 Franklin Street.

Rasmussen stated this is an important component of the plan to expand services at the Landing at the Woodson YMCA to ensure that

active lifestyle activities for seniors exist and continues to be successful. This is the alternative to a previous plan to tear down a building for additional parking at a benefit to both the Landing and additional parking in the downtown area. Rasmussen stated support.

Gisselman stated the larger issue of Forest Street and parking is not what is being voted on but that the Parks and Recreation Committee should investigate the restructuring of the facilities at Yawkey Park in consideration of the plans being put forth. It was stated the neighborhood should be involved with this project in the form of a public forum. Gisselman stated support for this particular item.

Tierney stated concerns with green space being taken away from Yawkey Park as it all ties in together. It was stated that more public input was needed from the neighborhood impacted the most by the change. Tierney stated parks are a tremendous asset for the city and shared concerns on additional costs related to a larger cost to the overall project.

Larson stated support for the Landing and the people it serves, and further stated support for this as a win-win alternative with the neighborhood and the needs of the YMCA.

Kilian stated there are extenuating circumstances to recognize costs associated with this project. It was stated that consideration from the input of the neighborhood should be included.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	NO
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	NO
10	Larson, Lou	YES
11	Henke, Chad	YES

Yes Votes: 9

No Votes: 2

Abstain: 0

Not Voting: 0

Result: PASSED

24-0606

06/11/2024

Motion by Henke, seconded by Lukens, to adopt the Resolution from the Economic Development Committee Approving the Sale of 1717 Arlington Lane by the City of Wausau to Ghidorzi Investment I, LLC.

Kilian stated new information has come to light as a previous statement said the parcel is landlocked when an easement makes this not landlocked. Kilian questioned if, based on an analysis by the City Attorney, the proper procedure for selling this parcel was followed. It was stated that the proper procedure was followed and that the city has a contractual agreement with the developer.

Rasmussen stated there was a significant effort made for a partnership between the development and investment by the city. It was stated the goal was always to be one large buildable area a not to claim a strip for the city to do something different with.

Henke questioned the price of selling land in the business park. A concern was shared that not supporting this sale now will mean a loss of profit for selling this land in the future.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	YES
4	Neal, Tom	YES
5	Gisselman, Gary	YES
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	NO
11	Henke, Chad	YES

Yes Votes: 10

No Votes: 1

Abstain: 0

Not Voting: 0

Result: PASSED

The City also maintains a Central Capital Purchasing Fund to finance the replacement of a variety of equipment and small facility improvements. The City's investment in this new fund has increased annually to provide the funding necessary to replace obsolete equipment and small facilities replacements. The police departments allocation funds flock cameras, radios, video, and vests along with a minor provision for facilities. The CCITC allocation represents city PC, camera and phone replacement and network upgrades.

	Police	CCITC	Fire	General Govt	Engineering	Parks	Total
Equipment	14,000		55,000				69,000
Technology	350,636	167,000			30,000		547,636
Facilities	20,000			60,000		110,000	190,000
	384,636	167,000	55,000	60,000	30,000	110,000	806,636

TAX INCREMENT DISTRICT FUNDS

Tax Increment Districts Number 3, 6, 7, 8, 9, 10, 11 and 12 are accounted for as Capital Projects Funds. These districts are all still in the expenditure period of their life or retiring project related debt. A list of capital projects within the districts includes:

Tax Increment District Number Three

Remediation Costs	\$ 450,000
Water Plant Demolition	1,850,000
Rivers Edge Trail Development - Winton St to the North	250,000
1st St, River Dr McIndoe St to 300 N of Fulton	260,000
2nd Street, Short Street to Dekalb Street	300,000
Fulton Street N 1st Street to N 7th Street	875,000
Redevelopment Planning	100,000
Parking - McIndoe St, 4th St to Franklin St	238,000
Mall Street Extensions	4,450,000
Jefferson Ramp Improvements	600,000
Total	\$ 9,373,000

Tax Increment District Number Eight

Washington Street Retaining Wall	450,000
Washington Siphon Project	723,500
West Riverfront Land Acquisition	2,500,000
Concrete Repairs	350,000
Total	4,023,500

Tax Increment District Number Ten

Signage	50,000
Total	50,000

Tax Increment District Number Eleven

East/West Trail Connector Real Estate	100,000
East/West Trail Connector Construction	420,000
Signage	50,000
Total	570,000

TAX INCREMENT DISTRICT NUMBER THREE FUND

BUDGET HIGHLIGHTS AND ORGANIZATIONAL CHANGE:

TID 3 expenditure period ends September 2026. In addition to administration and debt service the budget includes the following projects:

2025 PROJECTS

Remediation Costs	\$	450,000
Water Plant Demolition		1,850,000
Rivers Edge Trail - Winton Street to the North		500,000
1st St, River Dr McIndoe St to 300 N of Fulton		260,000
2nd Street, Short Street to Dekalb Street		300,000
Fulton Street N 1st Street to N 7th Street		875,000
Redevelopment Planning		100,000
Parking - McIndoe St, 4th St to Franklin St		238,000
Mall Street Extensions		4,450,000
Jefferson Ramp Improvements		600,000
	\$	9,623,000

BUDGETARY HISTORY:

Year	Expenses	Increase (Decrease) From The Previous Year		Revenues	Increase (Decrease) From The Previous Year	
		Dollar	Percent		Dollar	Percent
2025	\$ 11,822,998	\$ 5,874,905	98.77%	\$ 11,322,532	\$ 4,689,605	70.70%
2024	5,948,093	4,052,695	213.82%	6,632,927	2,345,133	54.69%
2023	1,895,398	(1,117,537)	(37.09%)	4,287,794	920,838	27.35%
2022	3,012,935	206,791	7.37%	3,366,956	30,374	0.91%
2021	2,806,144	(4,318,500)	(60.61%)	3,336,582	(3,060,988)	(47.85%)
2020	7,124,644	(1,542,833)	(17.80%)	6,397,570	1,783,256	38.65%
2019	8,667,477	(4,511,277)	(34.23%)	4,614,314	459,054	11.05%
2018	13,178,754	(66,952)	(0.51%)	4,155,260	(6,318,339)	(60.33%)
2017	13,245,706	6,506,018	96.53%	10,473,599	3,630,448	53.05%
2016	6,739,688	(305,445)	(4.34%)	6,843,151	241,157	3.65%

TAX INCREMENT DISTRICT NUMBER THREE FUND

2025 PROJECTS

Remediation Costs	\$	450,000
Water Plant Demolition		1,850,000
Rivers Edge Trail Development - Winton St to the North		250,000
1st St, River Dr McIndoe St to 300 N of Fulton		260,000
2nd Street, Short Street to Dekalb Street		300,000
Fulton Street N 1st Street to N 7th Street		875,000
Redevelopment Planning		100,000
Parking - McIndoe St, 4th St to Franklin St		238,000
Mall Street Extensions		4,450,000
Jefferson Ramp Improvements		600,000
	\$	9,373,000

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Adopting the 2025 City of Wausau Budget and General Property Tax to Support Same.

Committee Action: Approved 4-0

Fiscal Impact: Levy of \$37,413,040.44 including city share of tax increment (subject to state report rounding)

File Number: 24-1109

Date Introduced: November 12, 2024

WHEREAS, the City of Wausau's Finance Committee conducted multiple budget meetings to review the budget for the City of Wausau and evaluate project and services additions and deletions, and

WHEREAS, a summary of the proposed budget for the year 2025 has been posted on the City's web site, is available for review in the City Clerk's office and was published in the official newspaper on October 27, 2024 together with the notice of public hearing; and

WHEREAS, a public hearing was conducted at the November 12, 2024 Common Council meeting to obtain public input, and

WHEREAS, the operating levy of \$32,277,020 is the basis for the tax increment calculation established by law resulting in an increment of \$5,136,020.44 for a total tax of \$37,413,040.44; and

NOW THEREFORE BE IT RESOLVED, by the Common Council of the City of Wausau, the 2025 budget, a summary of which is attached, is hereby adopted, and

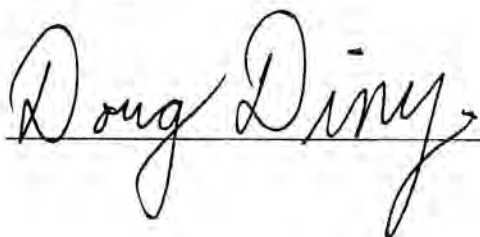
BE IT FURTHER RESOLVED, that this summary is supported by a line item detail budget which by this reference is made part of this resolution and represents the official city budget, and

BE IT FURTHER RESOLVED, that budget control is maintained pursuant to the City's budget policy for fund, program department and projects; and

BE IT FURTHER RESOLVED, there is hereby levied a tax of \$37,413,040.44 including Tax Increment upon all taxable property within the City of Wausau, as returned by the Assessor in the year 2024, for the uses and purposes as set forth in said budget; and the City Treasurer be and is hereby authorized and directed to spread the tax levy upon the current tax roll of the City of Wausau, and

BE IT FURTHER RESOLVED, the City Treasurer be and is hereby authorized and directed to spread the additionally certified State, County, and Schools tax levies upon the current tax roll of the City of Wausau as indicated in the tax levy certifications.

Approved:



Doug Diny, Mayor

Lisa Parsch

From: Lisa Parsch
Sent: Monday, February 3, 2025 2:28 PM
To: Eric Lindman
Subject: RE: YMCA Angle Parking

Thanks Eric!

Lisa Parsch
Legal Assistant
City Attorney's Office
407 Grant Street
Wausau WI 54403

lisa.parsch@wausauwi.gov

From: Eric Lindman <Eric.Lindman@wausauwi.gov>
Sent: Monday, February 3, 2025 2:25 PM
To: Lisa Parsch <Lisa.Parsch@wausauwi.gov>
Subject: RE: YMCA Angle Parking

Yes, this is the project.

Eric Lindman, P.E.
Director of Public Works & Utilities
City of Wausau
407 Grant St.
Wausau, WI 54403-4783
P: 715-261-6745
C: 715-292-2606

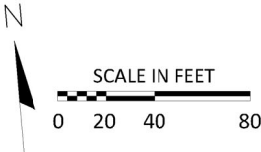
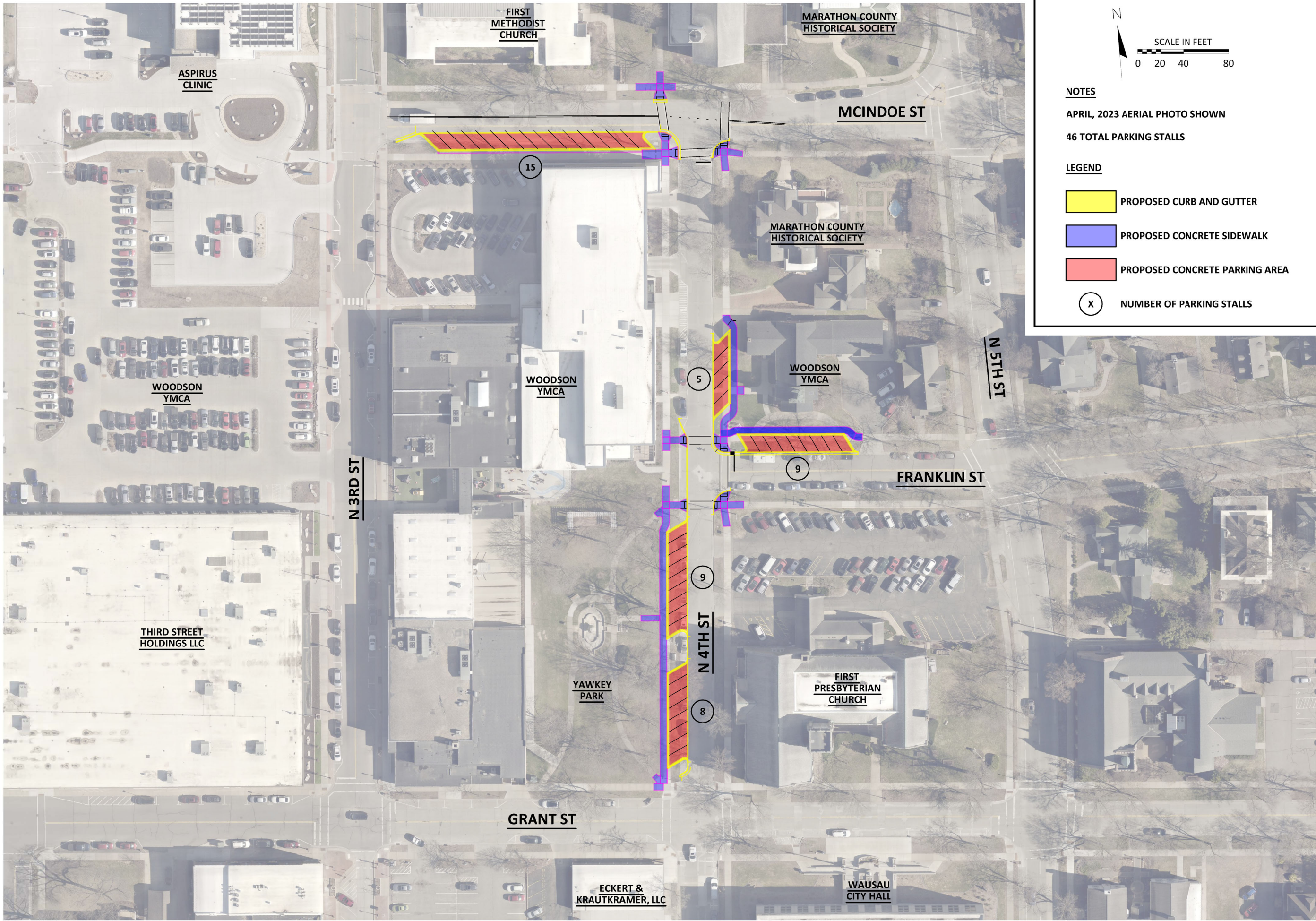
From: Lisa Parsch <Lisa.Parsch@wausauwi.gov>
Sent: Monday, February 3, 2025 1:09 PM
To: Eric Lindman <Eric.Lindman@wausauwi.gov>
Subject: YMCA Angle Parking

Hi Eric,

I am working on a project for Anne regarding the proposed YMCA angle parking on 4th Street. I have attached a page from the 2025 proposed budget workbook. Is the reference to "parking-McIndoe St., 4th St. to Franklin St. for the angled parking project? Thanks.

Lisa Parsch
Legal Assistant
City Attorney's Office
407 Grant Street
Wausau WI 54403

DWG FILE NAME: O:\Engineering\DWG\PROJ11210\DWG11210_Parking_OVERALL SITE PLAN.dwg, 2/20/2025 9:21:24 AM, Plotted by: J.D. VanBoxel



NOTES
APRIL, 2023 AERIAL PHOTO SHOWN
46 TOTAL PARKING STALLS

- LEGEND**
- PROPOSED CURB AND GUTTER
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED CONCRETE PARKING AREA
 - (X) NUMBER OF PARKING STALLS

N. 4TH ST, FRANKLIN ST AND MCINDOE ST
SITE PLAN EXHIBIT
2025 DOWNTOWN PARKING IMPROVEMENTS

SHEET NO.
1
OF 1 SHEETS

ISSUED FOR	DATE	REVISIONS	SURVEYED BY:
PRELIMINARY	02/05/2025	J.D.VANBOXEL	REI/COW
REVIEW/APPROVAL			PG
BIDDING/CONST.			PROJ. ENGINEER: T.J.NIKSICH
REC. REF. DWG.			DRAWN BY: J.D.VANBOXEL
OFFICE USE			APPROVED BY: A.M.WESOLOWSKI
			POINT FILE:

CITY OF WAUSAU
Engineering Department
407 GRANT STREET WAUSAU, WI. 54403-4783
(715) 261-6740 FAX (715) 261-6759

February 21, 2025

Dear Wausau City Council:

The Woodson YMCA Foundation Board is committed to funding \$119,000 to the City of Wausau to help pay for half of the street parking improvement plan on McIndoe, 4th and Franklin St. near the Woodson YMCA and more specifically The Landing Senior Activity Center. The improved and added number of street parks in this plan will be beneficial to the downtown community as a whole but certainly to The Landing participants who often have mobility issues and cannot walk long distances to enter the facility. We are happy to partner with the City of Wausau on this project as we both try to help make the lives of the senior population in our community better.

Sincerely,

A handwritten signature in black ink that reads 'Bryan Bailey'.

Bryan Bailey
President & CEO
Woodson YMCA

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Authorizing Staff to Prepare a Project Plan Amendment for Tax Increment District Number Eight to Add Project Costs Including Within the ½ Mile Boundary.

Committee Action: Approved 5-0

Fiscal Impact: \$2,500,000 of Riverfront acquisition along with related financing costs

File Number: 97-0404

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☒ No ☐	<i>Budget Source: TID 8</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$2,500,000</i>
	<i>Recurring Costs:</i>	Yes ☒ No ☐	<i>Amount possible future costs undetermined</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☒ No ☐	<i>Amount \$2,500,000 Annual Retirement \$286,000 with a 10-year amortization</i>
	<i>TID Financed:</i>	Yes ☒ No ☐	<i>Amount: Debt retirement financed with future increment</i>
	<i>TID Source: Increment Revenue ☒ Debt ☒ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, The Common Council adopted a resolution on April 10, 2012, creating Tax Increment District Number Eight; and

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and industrial development activities and improving infrastructure with the City; and

WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and industrial development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, the purpose of the district has been redevelopment of the westside of the river and economic development along the 17th Avenue corridor; and

WHEREAS, staff are recommending preparing a project plan amendment for Tax Increment District Number Eight to add project costs within the ½ mile boundary for the acquisition of MBX riverfront property in the amount of \$2,500,000 and related financing costs; and

WHEREAS, the costs associated with the land acquisition were included in the 2025 budget of Tax Increment District Number Eight adopted by the Common Council in November 2024; and

WHEREAS, staff also proposed the addition of lead service lines in the project plan; and

WHEREAS, your Finance Committee has reviewed and recommended authorizing staff to prepare this project plan amendment, without the lead service line replacement and to follow the Wisconsin State Statutes to consider such amendments including drafting a plan amendment, conducting a public hearing at the Plan Commission and convening the Joint Review Board and drafting resolutions.

NOW THERE BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to develop a project plan amendment for Tax Increment District Number Eight, within the guidelines prescribed by the Wisconsin Statutes, to increase project costs including within the ½ mile boundary for the purchase of the MBX riverfront property and related financing costs.

Approved:

Doug Diny, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, January 28, 2025, at 5:15 p.m., Council Chambers

Members Present: Michael Martens (C), Gary Gisselman (VC), Becky McElhaney, Chad Henke, Vicki Tierney

Others Present: Maryanne Groat, Eric Lindman

Noting the presence of a quorum Chairperson Martens called the meeting to order at 5:15 p.m.

Discussion and possible action regarding Tax Increment District Number Eight Project Plan Amendment.

Gisselman questioned if the purchase of the MBX West River Front property would come before the Common Council before that purchase is made. It was stated that is the normal process for all property purchases.

Motion by Henke, seconded by Tierney, to accept the plan amendment with the exception of the Lead Service Line Replacement projects. Motion carried 5-0.



TO: FINANCE COMMISSION
FROM: MARYANNE GROAT
DATE: January 23, 2025
RE: Tax Increment District Eight Plan Amendment

Tax Increment District Eight expenditure period ends in 2034. We are proposing to add the purchase of the MBX West River Front property and lead service line replacement to the project plan for property owners within the district and the 1/2mile boundary for future year budgets. The list is attached. The 2025 budget anticipated the MBX purchase.

Eric Lindman is also proposing to add Lead Service line replacement in the plan for 2026 construction. The staff have identified that 1,927 laterals fall within Tax Increment Districts. They still need to identify the quantities by the individual districts to develop costs for the project plan.

Pursuant to Wisconsin Statutes we recommend beginning the Project Plan Amendment Process:

- Finance Committee Plan Review 2/25/2025
- Economic Development Committee meeting plan review 3/4/2025
- Plan Commission 3/18/2025
- Joint Review Board 3/18/2025
- Council 3/25/2025
- Joint Review Board final consideration after 3/25/2025

Copies of the 2025 TID 8 budget are attached.

TAX INCREMENT DISTRICT NUMBER EIGHT FUND

MISSION:

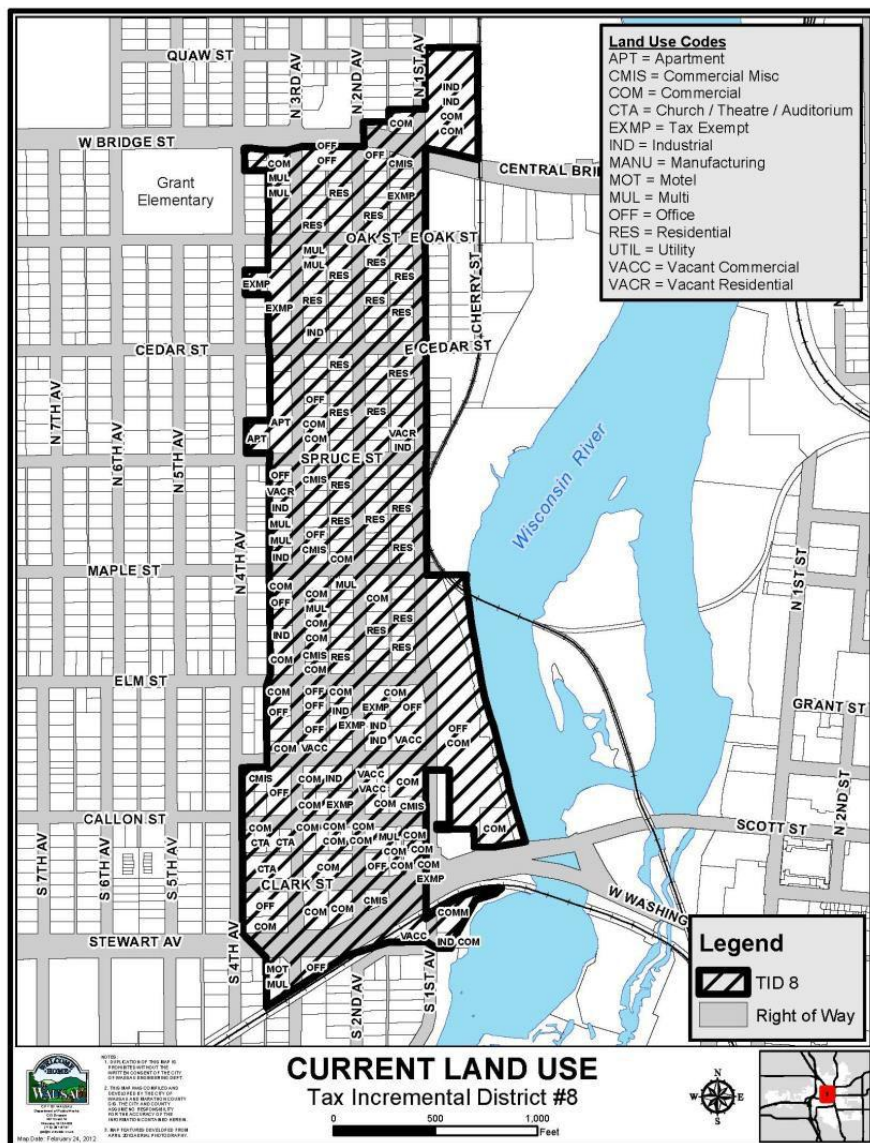
To fund public infrastructure, support economic development and blight elimination within the district. This district will complement the efforts of Tax Increment District Number Three located on the east side of the river.

RESPONSIBILITIES:

This fund accounts for the receipt of district increment, and other program income generated from the project. These funds are applied to capital costs and debt service.

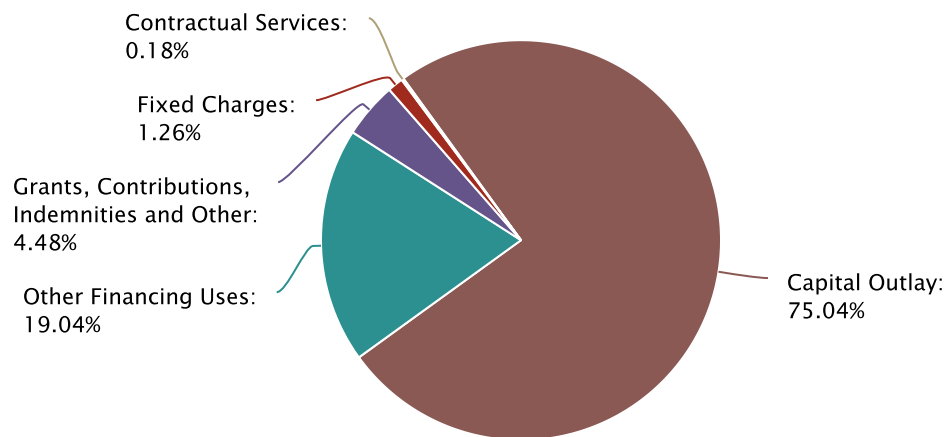
DISTRICT FACTS:

Creation Date:	April 10, 2012
Last Date Project Costs Incurred:	April 10, 2034
Mandated Final Dissolution Date:	April 10, 2039



TAX INCREMENT DISTRICT NUMBER EIGHT FUND

BUDGET:



BUDGET SUMMARY

	2023 Actual	2024			2025		
		Adopted Budget	Modified Budget	Estimated Actual	Department Request	Executive Recommended	Adopted
Personal Services	\$ 12,353	\$ -	\$ -	\$ 438	\$ -	\$ -	\$ -
Contractual Services	128,930	80,150	80,150	57,688	10,000	10,000	10,000
Supplies and Expense	474	-	-	8,861	-	-	-
Fixed Charges	110,221	-	-	629	150	150	70,150
Debt Service	42,398	-	-	-	70,000	70,000	-
Grants, Contributions, Indemnities and Other	-	-	-	333,664	250,000	250,000	250,000
Capital Outlay	2,168,725	800,000	800,000	482,508	3,300,000	3,300,000	4,186,500
Other Financing Uses	688,254	1,033,180	1,033,180	1,033,180	1,062,127	1,062,127	1,062,127
Total Expenses	\$ 3,151,355	\$ 1,913,330	\$ 1,913,330	\$ 1,916,968	\$ 4,692,277	\$ 4,692,277	\$ 5,578,777
Taxes	\$ 776,897	\$ 1,104,796	\$ 1,104,796	\$ 1,144,444	\$ 1,420,000	\$ 1,420,000	\$ 1,420,000
Intergovernmental Revenues	223,805	223,796	223,796	223,795	311,963	311,963	311,963
Licenses and Permits	-	-	-	50	-	-	-
Miscellaneous Revenue	307,591	14,148	14,148	123,400	123,400	123,400	123,400
Other Financing Sources	2,565,000	750,000	750,000	325,000	4,023,500	4,023,500	4,186,500
Total Revenue	\$ 3,873,293	\$ 2,092,740	\$ 2,092,740	\$ 1,816,689	\$ 5,878,863	\$ 5,878,863	\$ 6,041,863

BUDGET HIGHLIGHTS AND ORGANIZATIONAL CHANGE:

2025 Projects Include:

Washington Street Retaining Wall	450,000
Washington Siphon Project	886,500
West Riverfront Land Acquisition	2,500,000
Concrete Repairs	350,000
Total	4,186,500

2025 Developer Payments:

Bantr

250,000

TAX INCREMENT DISTRICT NUMBER EIGHT FUND

BUDGETARY HISTORY:

Year	Expenses	Increase (Decrease) From The Previous Year		Revenues	Increase (Decrease) From The Previous Year	
		Dollar	Percent		Dollar	Percent
2025	\$ 5,578,777	\$ 3,665,447	191.57%	\$ 6,041,863	\$ 3,949,123	188.71%
2024	1,913,330	(1,294,693)	(40.36%)	2,092,740	(1,129,293)	(35.05%)
2023	3,208,023	2,217,853	223.99%	3,222,033	2,335,899	263.61%
2022	990,170	(345,704)	(25.88%)	886,134	396,994	81.16%
2021	1,335,874	398,992	42.59%	489,140	49,550	11.27%
2020	936,882	(1,352,646)	(59.08%)	439,590	(1,662,999)	(79.09%)
2019	2,289,528	1,692,934	283.77%	2,102,589	1,776,477	544.74%
2018	596,594	354,242	146.17%	326,112	(3,048,390)	(90.34%)
2017	242,352	(2,068,739)	(89.51%)	3,374,502	2,485,309	279.50%
2016	2,311,091	670,866	40.90%	889,193	(776,106)	(46.60%)

VALUATION HISTORY:

Year	Equalized Valuation	Percentage Change
2012	\$ 35,408,900	
2013	35,157,500	(0.71%)
2014	40,684,200	15.72%
2015	42,521,400	4.52%
2016	39,478,200	(7.16%)
2017	39,580,000	0.26%
2018	45,036,800	13.79%
2019	44,493,800	(1.21%)
2020	43,117,700	(3.09%)
2021	66,093,100	53.29%
2022	73,516,800	11.23%
2023	91,074,600	23.88%
2024	112,614,100	23.65%

DISTRICT FUTURE OBLIGATIONS:

The district is retiring six debt issues.

	Original Amount Borrowed	Repaid	Balance 12/31/2024
2014 Foundation Loan	\$ 190,000	190,000	\$ -
2016 Foundation Loan	200,000	200,000	-
2015 A Promissory Note	1,020,000	910,000	110,000
2016 C General Obligation Bond	1,488,168	931,000	557,168
2019 A General Obligation Note	2,335,000	1,160,000	1,175,000
2020 D General Obligation Note	920,000	355,000	565,000
2023 B General Obligation Note	2,565,000	205,000	2,360,000
2024 C General Obligation Note	325,000	-	325,000
	\$ 9,043,168	\$ 3,951,000	\$ 5,092,168

TAX INCREMENT DISTRICT NUMBER EIGHT FUND

SCHEDULE OF MATURITIES

Year	Principal	Interest	Total
2025	897,168	164,959	1,062,127
2026	640,000	142,043	782,043
2027	655,000	120,647	775,647
2028	670,000	98,633	768,633
2029	680,000	76,013	756,013
2030	450,000	55,163	505,163
2031	365,000	37,088	402,088
2032	365,000	21,250	386,250
2033	335,000	7,575	342,575
2034	35,000	525	35,525
	\$ 5,092,168	\$ 723,896	\$ 5,816,064

TAX INCREMENT DISTRICT NUMBER EIGHT FUND

CASH FLOW PROJECTIONS:

The district anticipates the continuation of a manageable deficit which will be funded by the General Fund.

**CITY OF WAUSAU
TAX INCREMENTAL DISTRICT NUMBER EIGHT CASH FLOW PROJECTIONS**

		USES OF FUNDS					
		Annual Projected Debt Service	2025 Debt Issue	Administrative Organization & Discretionary Costs	Future Debt	Developer Payments	Capital Expenditures
Year							
Actual							
1	2012			\$ 7,801			
2	2013			10,390			7,681
3	2014	372		5,717			235,993
4	2015	8,957		21,155			76,326
5	2016	118,441		139,458		275,000	1,819,722
6	2017	154,714		19,576		57,500	25,496
7	2018	159,542		9,813			124,821
8	2019	350,378		32,270		45,866	1,356,174
9	2020	712,677		496,865		1,559,916	1,254,646
10	2021	750,874		31,074		390,178	107,424
11	2022	702,170		144,683		317,856	17,531
12	2023	688,254		121,755			2,299,168
Estimated							
13	2024	1,033,180		28,425		333,664	521,700
14	2025	1,062,127		80,150		250,000	4,186,500
15	2026	782,043	460,000	50,000			
16	2027	775,647	460,000	50,000			
17	2028	768,633	460,000	6,000			
18	2029	756,013	460,000	6,000			
19	2030	505,163	460,000	6,000			
20	2031	402,088	460,000	6,000			
21	2032	386,250	460,000	6,000			
22	2033	342,575	460,000	6,000			
23	2034	35,525	460,000	6,000			
24	2035		460,000	6,000			
25	2036			6,000			
TOTAL		10,495,623	\$ 4,600,000	\$ 1,303,132		\$ 3,229,980	\$ 12,033,182

TAX INCREMENT DISTRICT NUMBER EIGHT FUND

SOURCES OF FUNDS				
Net Debt Proceeds	Other Income	Tax Increment	Annual Surplus (Deficit)	Cumulative Balance
			\$ (7,801)	\$ (7,801)
			(18,071)	(25,872)
190,000	183,660		131,578	105,706
1,020,000	199,366	140,328	1,253,256	1,358,962
755,000	231,968	194,502	(1,171,151)	187,811
	198,481	111,771	52,966	240,777
	195,888	113,098	14,810	255,587
2,767,210	211,879	257,077	1,451,478	1,707,065
967,470	1,172,995	239,784	(1,643,855)	63,210
	254,862	194,635	(830,053)	(766,843)
	514,550	646,578	(21,112)	(787,955)
2,681,111	372,887	776,897	721,718	(66,237)
325,000	347,245	1,144,444	(100,280)	(166,517)
4,186,500	435,363	1,420,000	463,086	296,569
	311,963	1,420,000	439,920	736,489
	311,963	1,420,000	446,316	1,182,805
	311,963	1,420,000	497,330	1,680,135
	311,963	1,420,000	509,950	2,190,085
	311,963	1,420,000	760,800	2,950,885
	311,963	1,420,000	863,875	3,814,760
	311,963	1,420,000	879,713	4,694,473
	311,963	1,420,000	923,388	5,617,861
	311,963	1,420,000	1,230,438	6,848,299
	311,963	1,420,000	1,265,963	8,114,262
	311,963	1,420,000	1,725,963	9,840,225
\$ 12,892,291	\$ 7,750,737	\$ 15,785,823		

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Authorizing Staff to Prepare a Project Plan Amendment for Tax Increment District Number Seven to Share Surplus Increment with Tax Increment District Number Twelve for an Additional One-Year Period 2026.

Committee Action: Approved 5-0

Fiscal Impact: \$1,890,000 additional increment to Tax Increment District Twelve

File Number: 97-0404

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☐ No ☒	<i>Budget Source: Impact to 2026</i>
	<i>One-time Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☒	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☒ No ☐	<i>Amount: approximately \$1,890,000</i>
	<i>TID Source: Increment Revenue ☒ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, The Common Council adopted a resolution on November 24, 2020 amending the Project Plan of Tax Increment District Number Seven to share surplus increment with Tax Increment District Number Twelve through 2025; and

WHEREAS, the sharing of surplus increment has been beneficial to Tax Increment District Number Twelve to support redevelopment costs associated with the mall properties and riverfront redevelopment; and

WHEREAS, staff are recommending preparing an additional project plan amendment for Tax Increment District Number Seven for an additional one year to offset accumulated deficits and project costs of Tax Increment District Number Twelve; and

WHEREAS, the sharing of surplus increment is necessary since redevelopment work within Tax Increment District Twelve has involved significant demolition work within the downtown mall area and relocation of Wausau Chemical is essential to redevelopment but does not immediately generate tax increment; and

WHEREAS, your Finance Committee has reviewed and recommended authorizing staff to prepare this project plan amendment and to follow the Wisconsin State Statutes to consider such amendment including drafting a plan amendment, conducting a public hearing at the Plan Commission and convening the Joint Review Board and drafting resolutions;

NOW THERE BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to develop a project plan amendment for Tax Increment District Number Seven, within the guidelines prescribed by the Wisconsin Statutes, to share increment for an

additional one-year period in 2026 with Tax Increment District Number Twelve.

Approved:

Doug Diny, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, January 28, 2025, at 5:15 p.m., Council Chambers

Members Present: Michael Martens (C), Gary Gisselman (VC), Becky McElhaney, Chad Henke, Vicki Tierney

Others Present: Maryanne Groat, Eric Lindman

Noting the presence of a quorum Chairperson Martens called the meeting to order at 5:15 p.m.

Discussion and possible action regarding Tax Increment District Number Seven Project Plan Amendment.

Martens questioned when this TID would close if the Common Council made no decision. It was stated this would close without a decision this year and could be extended to donate to another district and be extended to fund affordable housing. Martens stated if the district did not continue to donate, the district receiving the donation would be in the red.

Tierney question the health of this district. It was stated this district is performing well but is donating to a district that is performing less well.

Henke questioned if the district was currently donating. It was stated that it was currently donating.

McElhaney stated a preference for closing districts and questioned how the city can close districts and continue to pay for underfunding districts. It was stated the underperforming districts will continue to be supported by the general fund and would have to continue to do so in the long term without a donation.

Martens stated donating for another year would make the underperforming district solvent and still allow for this district to close on time.

Motion by Henke, seconded by Gisselman, to extend the donation to TID 12 for one year and bring the item back. Motion carried 5-0.



TO: FINANCE COMMISSION
FROM: MARYANNE GROAT
DATE: January 23, 2025
RE: Tax Increment District Seven Plan Amendment

Tax Increment District Seven has served as a donor district to Tax Increment District Twelve each year 2023 to 2025. The city has several options to consider going forward:

- Amend the project plan to serve as donor to TID 12 for the years 2026 and 2027.
- Adopt a one-year housing stock extension.
- Terminate the district.

Tax Increment District Twelve is currently responsible for retiring 2 debt issues.

- 2021B which funded the relocation of Wausau Chemical to the business campus.
- 2023B which was the first phase of the mall street grid project.

The cash flow presented below shows the impact with the TID 7 donation ending in 2025. The district will continue to maintain a negative cash balance and rely on advances from the General Fund. The second cash flow which is presented on the second page shows the improvement that one additional year of increment can provide to TID 12 ongoing deficits.

CITY OF WAUSAU CASH FLOW PROJECTION WO EXTRA INCREMENT

Year	USES OF FUNDS				SOURCE OF FUNDS					Annual Surplus (Deficit)	Cumulative Balance
	Existing Debt	Developer Grant	Admin Costs	Capital Expenditures	Debt Proceeds	Other Revenue	Tid 7 Increment	Tax Increment	Net TWALL Increment		
2017	\$0		\$96,490	\$125,860						(\$222,350)	(\$222,350)
2018	38,681		17,793	88,015	4,005,000	11,768				3,872,279	3,649,929
2019	113,992	3,974,984	38,106	684,322		366,239				(4,445,165)	(795,236)
2020	143,553	12,974	29,945	455,051	320,000	57,819				(263,704)	(1,058,940)
2021	4,205,089	1,279,303	92,268	115,409	5,650,000	673				(41,396)	(1,100,336)
2022	121,265	115,537	127,246	670,451		45,577	278,414	323,071		(387,437)	(1,487,773)
2023	774,375	1,927,075	212,019	2,724,232	2,699,275	65,883	1,713,456	377,090		(781,997)	(2,269,770)
ESTIMATED											
2024	902,343	174,407	44,519	988,427			2,162,834	454,658		507,796	(1,761,974)
2025	884,105	160,172	70,150				1,889,854	375,601		1,151,028	(610,946)
2026	1,145,600	12,000	11,150					375,601	27,413	(765,736)	(1,376,682)
2027	745,950	11,967	11,150					375,601	91,745	(301,721)	(1,678,403)
2028	747,015		11,150					375,601	124,391	(258,173)	(1,936,575)
2029	741,968		11,150					375,601	125,937	(251,580)	(2,188,155)
2030	736,060		11,150					375,601	127,197	(244,412)	(2,432,567)
2031	689,675		11,150					375,601	128,469	(196,755)	(2,629,322)
2032	689,405		11,150					375,601	129,754	(195,200)	(2,824,522)
2033	689,853		11,150					375,601	131,051	(194,351)	(3,018,872)
2034	326,755		11,150					375,601	132,362	170,058	(2,848,814)
2035	325,348		11,150					375,601	133,685	172,788	(2,676,026)
2036	323,520		11,150					375,601	135,022	175,953	(2,500,073)
2037			11,150					375,601	136,372	500,823	(1,999,250)
TOTAL	\$14,344,552	\$7,668,419	\$862,336	\$5,851,767	\$12,674,275	\$547,959	\$6,044,558	\$6,037,635	\$1,423,398		

CITY OF WAUSAU

CASH FLOW PROJECTION WITH 2026 INCREMENT

Year	USES OF FUNDS				SOURCE OF FUNDS					Annual Surplus (Deficit)	Cumulative Balance
	Existing Debt	Developer Grant	Admin Costs	Capital Expenditures	Debt Proceeds	Other Revenue	Tid 7 Increment	Tax Increment	Net TWALL Increment		
2017	\$0		\$96,490	\$125,860						(\$222,350)	(\$222,350)
2018	38,681		17,793	88,015	4,005,000	11,768				3,872,279	3,649,929
2019	113,992	3,974,984	38,106	684,322		366,239				(4,445,165)	(795,236)
2020	143,553	12,974	29,945	455,051	320,000	57,819				(263,704)	(1,058,940)
2021	4,205,089	1,279,303	92,268	115,409	5,650,000	673				(41,396)	(1,100,336)
2022	121,265	115,537	127,246	670,451		45,577	278,414	323,071		(387,437)	(1,487,773)
2023	774,375	1,927,075	212,019	2,724,232	2,699,275	65,883	1,713,456	377,090		(781,997)	(2,269,770)
ESTIMATED											
2024	902,343	174,407	44,519	988,427			2,162,834	454,658		507,796	(1,761,974)
2025	884,105	160,172	70,150				1,889,854	375,601		1,151,028	(610,946)
2026	1,145,600	12,000	11,150				1,889,854	375,601	27,413	1,124,118	513,172
2027	745,950	11,967	11,150					375,601	91,745	(301,721)	211,451
2028	747,015		11,150					375,601	124,391	(258,173)	(46,721)
2029	741,968		11,150					375,601	125,937	(251,580)	(298,301)
2030	736,060		11,150					375,601	127,197	(244,412)	(542,713)
2031	689,675		11,150					375,601	128,469	(196,755)	(739,468)
2032	689,405		11,150					375,601	129,754	(195,200)	(934,668)
2033	689,853		11,150					375,601	131,051	(194,351)	(1,129,018)
2034	326,755		11,150					375,601	132,362	170,058	(958,960)
2035	325,348		11,150					375,601	133,685	172,788	(786,172)
2036	323,520		11,150					375,601	135,022	175,953	(610,219)
2037			11,150					375,601	136,372	500,823	(109,396)
TOTAL	\$14,344,552	\$7,668,419	\$862,336	\$5,851,767	\$12,674,275	\$547,959	\$7,934,412	\$6,037,635	\$1,423,398		

If the City elects to amend the project plan to contribute future years of increment to TID 12 we would amend the plan following the timetable for TID 3 and TID 8.

If the City wants to terminate the district or extend for housing the Council should act soon. The donation to TID 12 does not prevent Council from considering the housing extension in a future year.

The TWALL project will contribute significant tax base to the city but 80% will be returned to TWall pursuant to the development agreement. The numbers presented are based upon a calculation performed by Ehlers. This report is provided for additional supporting documentation.

MEMORANDUM

TO: Liz Brodek – Development Director

FROM: Keith Dahl - Ehlers

DATE: September 7, 2022

SUBJECT: T. Wall Enterprises Tax Increment Financing Request and Recommendation

The City received a financial assistance request from T. Wall Enterprises (the “Developer”) to construct a mixed-use apartment building on the southwest corner at the intersection of Washington Street and North 3rd Street. The Developer requested a Municipal Revenue Obligation (MRO) Note in the principal amount of \$6,200,000 to construct a 154-unit apartment and 17,520 square feet of commercial space (the “Project”). The Project would consist of studio, 1, 2, and 3-bedroom units with seven commercial tenant spaces. Construction is proposed to start this fall with an anticipated development cost slightly over \$48 million or \$312,095 per unit.

This memo has been prepared by Ehlers, at the request of the City, in conjunction with a review of the Project, specifically the budget and pro forma based on general industry standards for construction, land acquisition, and project costs; as well as to ensure that all development costs, rental revenues, and expenditures have been appropriately accounted for and considered. General industry standards for purposes of this memo were determined by review of similar projects within Minnesota and Wisconsin over the last two years.

Based on our review, the requested assistance is more than what is necessary for the project to become financially feasible. **We’ve concluded an MRO Note in the principal amount of \$6,000,000 is supported for the Project.** The tables below provide a synopsis of the sources and uses for the Project with the supported amount of public assistance.

SOURCES			
	Amount	Pct.	Per Unit
First Mortgage	28,972,000	60.3%	188,130
MRO Note	6,000,000	12.5%	38,961
Equity	13,090,573	27.2%	85,004
TOTAL SOURCES	48,062,573	100%	312,095

USES			
	Amount	Pct.	Per Unit
Acquisition Costs	500,000	1.0%	3,247
Construction Costs	39,658,478	82.5%	257,523
Professional Services	1,399,307	2.9%	9,086
Financing Costs	2,684,035	5.6%	17,429
Developer Fee	2,403,128	5.0%	15,605
Cash Accounts/Escrows/Reserves	1,417,625	2.9%	9,205
TOTAL USES	48,062,573	100%	312,095

Pro Forma Analysis:

1. **Financing** – The Developer intends to finance the Project with a first mortgage that is approximately 60% of total development costs. Based on current underwriting conditions and lender sizing constraints, the Developer appears to be maximizing its first mortgage debt. The remaining balance of the total development costs would be covered by equity and a privately financed MRO Mortgage. The proposed financing meets our expectations for a project of its nature.
2. **Total Development Costs (TDC)** – The TDC is approximately \$48 million or \$312,095 per unit. Under current market conditions, similar projects have generally ranged between \$270,000 and \$350,000 per unit so the costs are in line with what we would expect under current market conditions. In addition, the per unit metric referenced does not deduct the cost of commercial space. The total residential development cost is approximately \$43.2 million or \$280,240 per unit.
3. **Acquisition Costs** – While the purchase agreement between the owner of land and the Developer is \$1,000,000, the land acquisition cost is structured as a partially forgiven Seller Loan with a 2.00% interest rate and a balloon repayment five years from closing on the property. Upon construction completion of the Project, \$600,000 of the acquisition cost is forgiven. Thus, we analyzed the acquisition cost being \$500,000, or \$3,247 per unit. Similar developments have ranged between \$7,500 to \$15,000 per unit. It appears the land acquisition cost is below the typical range since the land is not being appraised on an income approach or highest and best. The lower acquisition cost benefits the overall financial feasibility of the Project.
4. **Developer Fee** – The proposed developer fee was \$2,993,353 or 6.1% of TDC. For developments requesting City assistance, we'd expect to see a developer fee between 3% to 5%. We reduced the developer fee to 5% of TDC or \$2,403,128 for analysis purposes in determining the supportable amount of public assistance.
5. **Residential Rents** – Proposed market rate rents range between \$800 per month for the smallest studio unit to \$2,879 per month for a 3-bedroom unit. On a per square foot basis, market rate rents range between \$1.88 to \$2.25, averaging \$1.99. Based on review of a CoStar multi-family market report for Wausau and the surrounding area, the proposed rents appear to be reasonable. On an average per square foot basis, other market rate apartments built within the last two years ranged between \$1.64 and \$2.12.
6. **Commercial Rent** – The commercial rents will be structured as triple net leases, meaning the tenant is responsible for paying their respective expenses of the property including property taxes, insurance, and maintenance. The commercial rent that will be collected by the Developer will be \$23.00 per square foot for the restaurant tenant, \$19.00 per square foot for the smaller retail spaces, and \$17.00 per square foot for the larger retail spaces. The proposed triple net rents appear to be reasonable for the market. Other retail spaces built within the last two years in Wausau and the surrounding area have triple net lease rates ranging between \$15.00 and \$25.00 per square foot.

7. **Operating Expenses** – The operating expenses on a per unit basis are \$1,957, which is well below the typical market range of \$3,500 to \$4,500 per unit per year. Please note that this per unit expense is before management fees, property taxes, and replacement reserves. While lower than the typical range, the management fee is 6% of the effective gross income (EGI) of the Project. The typical range for management fees range between 3% to 5% of EGI. It appears the lower operating costs before management fees, property taxes, and replacement reserves is reasonable when you factor in the higher management fee.

Available Tax Increment:

The Project is currently contemplated to be located within the City's Tax Increment District (TID) #12 after boundary amendments. In consultation with the City Assessor, it is estimated the market value of the Project will be \$24,520,000 (\$145,000 per residential unit and \$125 per commercial square foot). Based on the estimated market value, it is projected the Project will generate over \$623,450 of annual tax increment. Based upon an annual 1.00% inflation factor, 80% of tax increment being available to the Developer, and a financing rate of 5.50%, the Project could support an MRO Mortgage in the maximum principal amount of \$6,000,000 over a 21-year term (remaining number of years for the TID). In total, principal and interest, public assistance to the Project would be \$10,800,000.

This would leave 20% of the annually collected tax increment available to the City over the remaining term of the TID to reimburse for upfront project expenditures and ongoing administrative costs related to the TID. In total, the future value sum collected by the City over 21 years could be approximately \$2,803,718. Attached for reference is a cashflow projection.

Projected Return on Investment:

As part of this analysis, we want to ensure that any public assistance in the project does not result in a return on investment greater than what is typical within the industry. Return on investment (ROI) is a performance measure used to evaluate development projects. There are a few common metrics used; however, the Developer has stated they would like to achieve a 10% average annual cash-on-cash (COC). A typical COC return may range between 9 – 11%.

Average annual COC calculates annual net cash flow against the initial equity investment without consideration of market fluctuations on a future sale value. The calculation is simply net cash flow (after debt service) divided by the total amount of equity invested. Based on current estimates over 21-years, the Developer would achieve a 9.7% average annual COC return in the final year of tax increment assistance.

Recommendation:

Based on our review of the Developer's pro forma and under current market conditions, the Project may not reasonably be expected to occur solely through private investment within the near future. The cost associated with development of the Project is only feasible, in part, through public financial assistance from the City. We conclude an MRO Note in the principal amount of \$6,000,000 with an interest rate the lesser of 5.50% or the Developer's actual rate of financing, and payable from 80% of the available tax increment over an anticipated term of 21 years is supported for this project. In total, principal and interest, public assistance to the Project would be \$10,800,000.

Please contact Keith Dahl at 651-697-8500 with any questions.

City of Wausau

TID 12

Cash Flow Projection

Year	Projected Revenues			Expenditures			Balances		Year
	Tax Increments	Other Revenue	Total Revenues	MRO 10,800,000 Dated Date: TBD 80% Increment	Remaining Increment - 20%	Total Expenditures	Annual	Cumulative	
2024	0		0			0	0	0	2024
2025	137,066		137,066	109,653	27,413	137,066	0	0	2025
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2027	623,453		623,453	498,762	124,691	623,453	0	0	2027
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Total	13,570,402	0	13,565,596	10,800,000	2,803,718	13,605,380			Total

MEMORANDUM

TO: Liz Brodek – Development Director

FROM: Keith Dahl - Ehlers

DATE: September 7, 2022

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City of Wausau

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Total	13,570,402	0	13,565,596	10,800,000	2,803,718	13,605,380			Total

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Authorizing Staff to Prepare a Project Plan Amendment for Tax Increment District Number Three to add Project Costs Including Within the ½ mile Boundary.

Committee Action: Approved

Fiscal Impact: \$ 8,230,000 of project costs and related financing costs

File Number: 94-0907

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☒ No ☐	
	<i>Included in Budget:</i>	Yes ☒ No ☐	<i>Budget Source: TID 3</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount: \$8,230,000</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☒ No ☐	<i>Amount \$7,400,000 Annual Retirement \$1,572,371 with a 5-year amortization</i>
	<i>TID Financed:</i>	Yes ☒ No ☐	<i>Amount: Debt retirement financed with future increment</i>
	<i>TID Source: Increment Revenue ☒ Debt ☒ Funds on Hand ☒ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, The Common Council adopted a resolution on September 1, 1994, creating Tax Increment District Number Three; and

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and industrial development activities and improving infrastructure with the City; and

WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and industrial development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, the purpose of the district has been economic development and redevelopment of the eastside of the river and within the downtown; and

WHEREAS, staff are recommending preparing a project plan amendment for Tax Increment District Number Three to add \$8,230,000 project costs including within the ½ mile boundary and related financing costs for the following projects:

Fulton Street 1 st to N 7 th St - Water and Sewer	\$ 900,000
1 st Street River Drive, McIndoe St to 300' of Fulton Water and Sewer	130,000
Mall Grid Street and related infrastructure	4,450,000
Demolition of the Water Plant	1,850,000
Second Street Short Street to Dekalb Street including Water and Sewer	300,000
Parking Ramp Improvements	600,000
Parking McIndoe Street, 4 th St to Franklin St	238,000

WHEREAS, the costs associated with these projects were included in the 2025 budget of Tax Increment District Number Three adopted by the Common Council in November 2024; and

WHEREAS, staff also proposed the addition of lead service lines in the project plan; and

WHEREAS, your Finance Committee has reviewed and recommended authorizing staff to prepare this project plan amendment, without the lead service line replacement and the elimination of the parking on McIndoe Street, 4th St to Franklin St and to follow the Wisconsin State Statutes to consider such amendment including drafting a plan amendment, conducting a public hearing at the Plan Commission and convening the Joint Review Board and drafting resolutions;

NOW THERE BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to develop a project plan amendment for Tax Increment District Number Three, within the guidelines prescribed by the Wisconsin Statutes, to increase project costs within the ½ mile boundary for the following projects and related financing costs.

Fulton Street 1 st to N 7 th St - Water and Sewer	\$ 900,000
1 st Street River Drive, McIndoe St to 300' of Fulton Water and Sewer	130,000
Mall Grid Street and related infrastructure	4,450,000
Demolition of the Water Plant	1,850,000
Second Street Short Street to Dekalb Street including Water and Sewer	300,000
Parking Ramp Improvements	600,000

Approved:

Doug Diny, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, January 28, 2025, at 5:15 p.m., Council Chambers

Members Present: Michael Martens (C), Gary Gisselman (VC), Becky McElhaney, Chad Henke, Vicki Tierney

Others Present: Maryanne Groat, Eric Lindman

Noting the presence of a quorum Chairperson Martens called the meeting to order at 5:15 p.m.

Discussion and possible action regarding Tax Increment District Number Three Project Plan Amendment.

McElhaney questioned the inclusion of the McIndoe Street Parking Project. It was stated this project was included in the 2025 Capital Improvement Project Budget which was approved by the Common Council.

Tierney stated there were some items that warranted approval and some items that did not. It was further stated that the parking project was not required as the parking needs are not realized and Tierney stated opposition for funding of the 2026 Lead Service Line Replacement Program through this mechanism.

Gisselman questioned the plan for funding various projects in regards to funding by bonding. It was stated using bonding for funding projects is challenging for the city.

Martens stated the lead replacement project should identify how many lines are available for replacement in each district to clarify the spending.

Motion by Henke, seconded by Tierney, to accept the plan amendment with the exception of the Parking McIndoe Street, 4th Street to Franklin Street and Lead Service Line Replacement projects. Motion carried 5-0.



TO: FINANCE COMMISSION
FROM: MARYANNE GROAT
DATE: January 23, 2025
RE: Tax Increment District Three Plan Amendment

Tax Increment District Three expenditure period ends in 2026. The 2025 budget anticipated a project plan amendment to add the following projects:

- Fulton Street 1st to N 7th St - Water and Sewer \$900,000
- 1st Street River Drive, McIndoe St to 300' of Fulton Water and Sewer \$130,000
- Mall Grid Street and related infrastructure \$4,450,000
- Demolition of the Water Plant \$1,850,000
- Second Street Short Street to Dekalb Street including Water and Sewer \$300,000
- Parking Ramp Improvements \$600,000
- Parking McIndoe Street, 4th St to Franklin St \$238,000

Eric Lindman is also proposing to add Lead Service line replacement in the plan for 2026 construction. The staff have identified 1,927 laterals that fall within Tax Increment Districts. They still need to identify the quantities by the individual districts to develop costs for the project plan.

Pursuant to Wisconsin Statutes we recommend beginning the Project Plan Amendment Process:

- Finance Committee Plan Review 2/25/2025
- Economic Development Committee meeting plan review 3/4/2025
- Plan Commission 3/18/2025
- Joint Review Board 3/18/2025
- Council 3/25/2025
- Joint Review Board final consideration after 3/25/2025

This would complete the consideration prior to the start of the construction season.

Copies of the 2025 TID 3 budget are attached.

TAX INCREMENT DISTRICT NUMBER THREE FUND

MISSION:

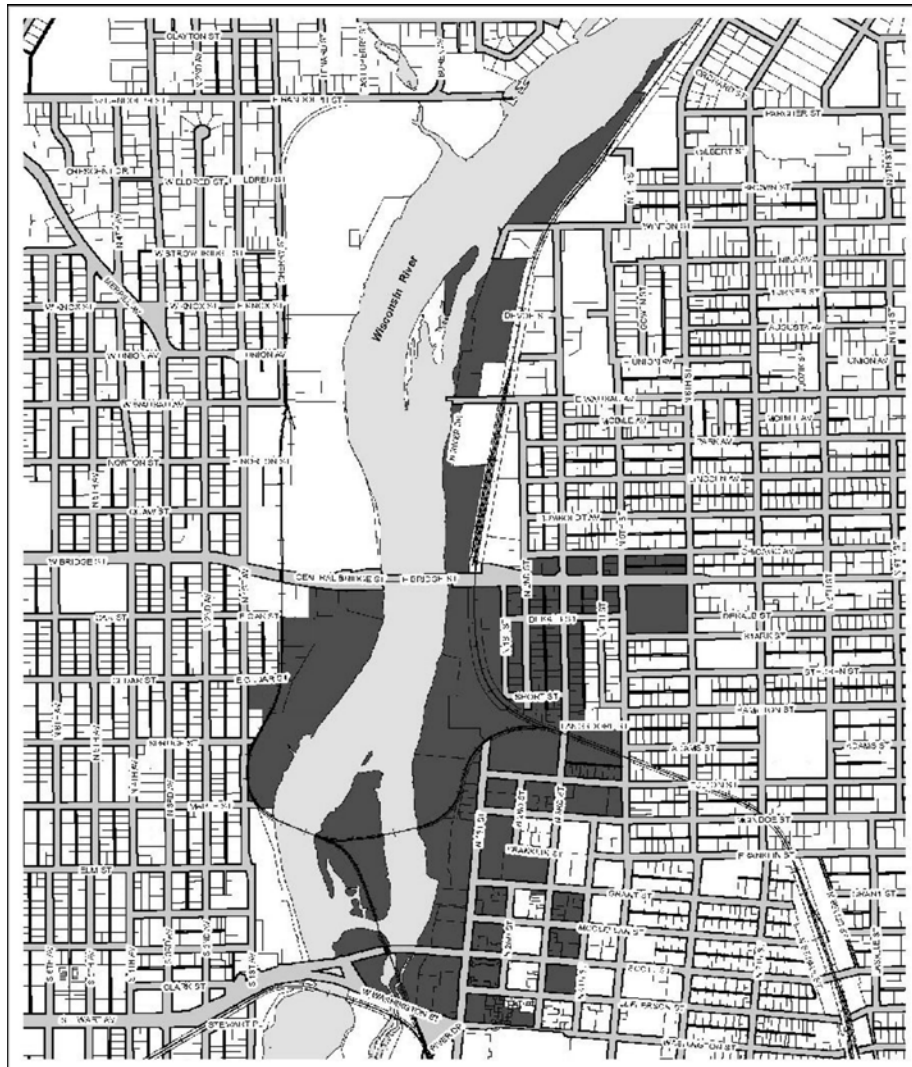
To fund enhancements within the District including: the Central Business District, Pick'n Save area and River's Edge.

RESPONSIBILITIES:

This fund accounts for the receipt of district increment, and other program income generated from the project. These funds are applied to capital costs and debt service.

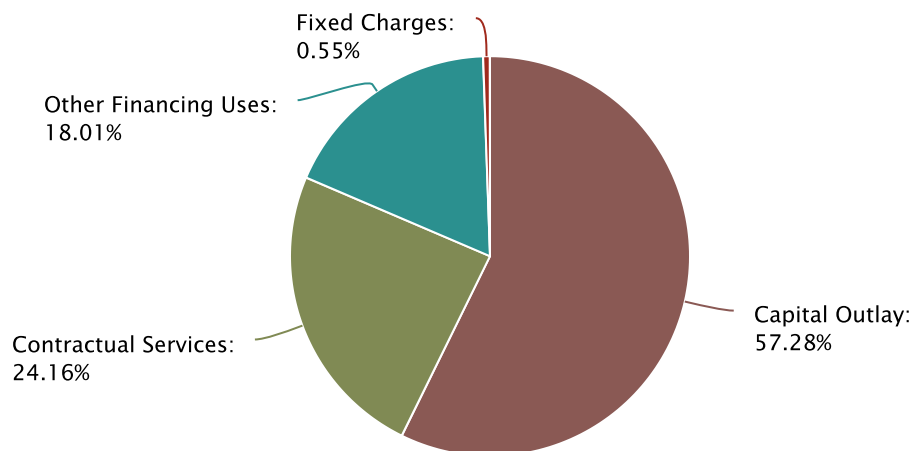
DISTRICT FACTS:

Creation Date:	September 1, 1994
Last Date Project Costs Incurred:	September 1, 2026
Mandated Final Dissolution Date:	September 1, 2031



TAX INCREMENT DISTRICT NUMBER THREE FUND

BUDGET:



BUDGET SUMMARY

	2023 Actual	2024			2025		
		Adopted Budget	Modified Budget	Estimated Actual	Department Request	Executive Recommended	Adopted
Personal Services	\$ 12,937	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contractual Services	99,156	591,000	591,000	39,979	2,006,000	2,006,000	2,856,000
Supplies and Expense	133	250	250	471	-	-	-
Fixed Charges	65,337	150	150	65,780	65,150	65,150	65,150
Debt Service	49,372	-	-	-	-	-	-
Grants, Contributions, Indemnities and Other	41,783	-	-	90,000	-	-	-
Capital Outlay	1,212,368	3,207,000	3,749,196	1,848,574	6,773,000	6,773,000	6,773,000
Other Financing Uses	1,841,954	2,149,693	2,149,693	2,101,399	2,128,848	2,128,848	2,128,848
Total Expenses	\$ 3,323,040	\$ 5,948,093	\$ 6,490,289	\$ 4,146,203	\$ 10,972,998	\$ 10,972,998	\$ 11,822,998
Taxes	\$ 3,159,210	\$ 3,492,851	\$ 3,743,543	\$ 3,618,197	\$ 3,003,104	\$ 3,003,104	\$ 3,003,104
Intergovernmental Revenues	478,056	330,376	330,376	374,658	581,428	581,428	581,428
Miscellaneous Revenue	88,423	59,700	59,700	92,000	88,000	88,000	88,000
Other Financing Sources	1,250,000	2,750,000	2,750,000	-	7,350,000	7,350,000	7,650,000
Total Revenue	\$ 4,975,689	\$ 6,632,927	\$ 6,883,619	\$ 4,084,855	\$ 11,022,532	\$ 11,022,532	\$ 11,322,532

TAX INCREMENT DISTRICT NUMBER THREE FUND

BUDGET HIGHLIGHTS AND ORGANIZATIONAL CHANGE:

TID 3 expenditure period ends September 2026. In addition to administration and debt service the budget includes the following projects:

2025 PROJECTS

Remediation Costs	\$	450,000
Water Plant Demolition		1,850,000
Rivers Edge Trail - Winton Street to the North		500,000
1st St, River Dr McIndoe St to 300 N of Fulton		260,000
2nd Street, Short Street to Dekalb Street		300,000
Fulton Street N 1st Street to N 7th Street		875,000
Redevelopment Planning		100,000
Parking - McIndoe St, 4th St to Franklin St		238,000
Mall Street Extensions		4,450,000
Jefferson Ramp Improvements		600,000
	\$	9,623,000

BUDGETARY HISTORY:

Year	Expenses	Increase (Decrease) From The Previous Year		Revenues	Increase (Decrease) From The Previous Year	
		Dollar	Percent		Dollar	Percent
2025	\$ 11,822,998	\$ 5,874,905	98.77%	\$ 11,322,532	\$ 4,689,605	70.70%
2024	5,948,093	4,052,695	213.82%	6,632,927	2,345,133	54.69%
2023	1,895,398	(1,117,537)	(37.09%)	4,287,794	920,838	27.35%
2022	3,012,935	206,791	7.37%	3,366,956	30,374	0.91%
2021	2,806,144	(4,318,500)	(60.61%)	3,336,582	(3,060,988)	(47.85%)
2020	7,124,644	(1,542,833)	(17.80%)	6,397,570	1,783,256	38.65%
2019	8,667,477	(4,511,277)	(34.23%)	4,614,314	459,054	11.05%
2018	13,178,754	(66,952)	(0.51%)	4,155,260	(6,318,339)	(60.33%)
2017	13,245,706	6,506,018	96.53%	10,473,599	3,630,448	53.05%
2016	6,739,688	(305,445)	(4.34%)	6,843,151	241,157	3.65%

TAX INCREMENT DISTRICT NUMBER THREE FUND

DISTRICT FUTURE OBLIGATIONS:

The District is currently retiring nine debt issues.

	Amount Borrowed	Repaid	Balance 12/31/2024
1995 State Trust Fund Loan	\$ 75,000	\$ 75,000	\$ -
1996 General Obligation Bonds	757,555	757,555	-
Mirman Promissory Note	300,000	300,000	-
McDevco Promissory Note	1,146,447	1,146,447	-
1997 General Obligation Note	4,000,000	4,000,000	-
1998 General Obligation Bonds	856,402	856,402	-
2001 General Obligation Note	475,800	475,800	-
2001 State Trust Fund Loan	1,617,503	1,617,503	-
2002 State Trust Fund Loan	2,415,665	2,415,665	-
2003 State Trust Fund Loan	2,617,794	2,617,794	-
2003 State Trust Fund Loan	5,057,592	5,057,592	-
2003 State Trust Fund Loan	3,908,949	3,908,949	-
2003D General Obligation Note	3,285,000	3,285,000	-
2004A General Obligation Note	643,534	643,534	-
2004 General Obligation Refunding Bond	13,445,000	13,445,000	-
2005B General Obligation Note	2,000,000	2,000,000	-
2007 General Obligation Note	1,396,190	1,396,190	-
2008 General Obligation Note	270,000	270,000	-
2009 General Obligation Note	320,000	320,000	-
2010A General Obligation Note	1,580,447	1,580,447	-
2012A General Obligation Note - Taxable	2,725,000	2,725,000	-
2012B General Obligation Note Refunding	6,280,000	6,280,000	-
2014B General Obligation Bonds	1,185,000	685,000	500,000
2015B General Obligation Bonds	1,420,000	715,000	705,000
2015C General Obligation Bonds - Taxable	2,655,000	1,295,000	1,360,000
2016B General Obligation Bond	3,315,000	1,370,000	1,945,000
2016C Taxable Note	2,556,832	2,306,429	250,403
2017B General Obligation Bond	6,405,000	2,520,000	3,885,000
2020D Promissory Note	1,175,000	455,000	720,000
2023C General Obligation Taxable Note	1,250,000	195,000	1,055,000
Foundation Loan - Housing	600,000	600,000	-
Foundation Loan - Scott Street Property	1,609,779		1,609,779
Foundation Loan	1,530,000	1,530,000	-
Foundation Loan - Savo Supply	358,000	358,000	-
Foundation Loan - Riverfront Property Acquisition	750,000	750,000	-
	\$ 79,983,489	\$ 67,953,307	\$ 12,030,182

TAX INCREMENT DISTRICT NUMBER THREE FUND

SCHEDULE OF MATURITIES

Year	Principal	Interest	Total
2025	1,780,403	348,445	2,128,848
2026	3,189,779	343,078	3,532,857
2027	1,635,000	197,408	1,832,408
2028	1,695,000	142,210	1,837,210
2029	1,445,000	91,970	1,536,970
2030	1,375,000	48,601	1,423,601
2031	910,000	13,650	923,650
	12,030,182	1,185,362	13,215,544

DISTRICT VALUATIONS:

Year	Valuation	% Increase	Increment
1994	\$ 9,719,600		
1995	10,989,700	13.07%	
1996	10,100,700	(8.09%)	\$ 40,926
1997	10,195,800	0.94%	10,998
1998	10,596,400	3.93%	13,909
1999	11,130,900	5.04%	25,163
2000	11,377,100	2.21%	40,161
2001	17,246,000	51.59%	47,151
2002	21,877,500	26.86%	78,603
2003	25,324,400	15.76%	206,394
2004	37,527,900	48.19%	296,392
2005	46,201,500	23.11%	632,340
2006	54,013,600	16.91%	831,571
2007	61,948,100	14.69%	992,593
2008	122,085,200	97.08%	1,207,183
2009	116,758,800	(4.36%)	1,922,136
2010	115,776,400	(0.84%)	1,913,174
2011	113,527,400	(1.94%)	1,962,727
2012	107,384,900	(5.41%)	1,919,739
2013	106,038,900	(1.25%)	1,764,433
2014	113,066,800	6.63%	1,752,528
2015	119,919,400	6.06%	1,868,669
2016	123,438,200	2.93%	2,108,433
2017	128,565,800	4.15%	2,214,368
2018	146,621,800	14.04%	2,324,996
2019	143,102,900	(2.40%)	2,771,677
2020	145,034,800	1.35%	2,646,873
2021	154,854,600	6.77%	2,580,791
2022	173,650,900	12.14%	2,926,879
2023	200,046,200	15.20%	3,159,210
2024	166,980,900	(16.53%)	

TAX INCREMENT DISTRICT NUMBER THREE FUND**OUTSTANDING CITY DEVELOPMENT OBLIGATIONS:**

The Wausau Common Council approved the acquisition and lease of a downtown city block from the Resurrection Parish. The purchased portion of the block is to be used for parking including but not limited to a parking lot or mixed use parking ramp. The City entered into a 10 year lease with four 10 year renewal options at an annual rent of \$1. This portion of the property shall be developed by the City into 20 parking stalls and a public park or similar green space.

TAX INCREMENT DISTRICT NUMBER THREE FUND

TAX INCREMENT DISTRICT NUMBER THREE FUND CASH FLOW PROJECTIONS:

Year	Total Annual Debt Service Existing Issues	2025 Debt Issue	Uses of Funds		
			Administrative, Consulting Services and Other Costs	Developer Incentives	Capital Expenditures
Actual					
1994					\$ 92,361
1995	172,413				2,002,575
1996	2,038,966		13,210		260,893
1997	185,232		48,599		1,456,671
1998	4,047,263		585		127,328
1999	510,334		1,095		
2000	249,696				73,791
2001	1,820,137			750,000	110,878
2002	250,875		157	791,372	5,278,537
2003	956,762		21,834	1,758,625	14,642,438
2004	15,106,609			2,652,480	950,004
2005	2,533,076			132,520	98,129
2006	2,975,010				1,301,728
2007	3,122,630		49,012		1,941,789
2008	2,439,384				932,630
2009	2,413,435		27,371		408,872
2010	2,461,237		48,007		2,016,086
2011	2,614,684		54,560	174,000	4,694,503
2012	8,485,562		46,258	275,000	771,262
2013	2,815,752		54,239	1,000	1,291,332
2014	2,627,195		71,919		2,267,481
2015	2,224,813		132,683		4,476,374
2016	2,123,431		219,116	1,420,079	6,968,324
2017	3,052,086		571,498	82,384	2,915,824
2018	3,435,523		122,044	499,999	3,671,051
2019	3,253,789		92,553	2,190,767	2,303,850
2020	3,589,286		1,036,777		3,182,065
2021	2,680,994		13,287		10,773
2022	2,977,785		10,208		5,134
2023	1,891,519		176,093	41,783	1,213,835
Estimated					
2024	2,101,399		65,150		1,996,714
2025	2,128,848		71,150		9,623,000
2026	3,532,857	250,000	35,000		
2027	1,832,407	1,100,000	35,000		
2028	1,837,210	1,200,000	35,000		
2029	1,536,970	1,967,000	35,000		
2030	1,423,601	1,967,000	35,000		
2031	923,650	1,967,000	35,000		
2032	-				
	\$ 98,372,420	\$ 8,451,000	\$ 3,157,405	\$ 10,770,009	\$ 77,086,232

TAX INCREMENT DISTRICT NUMBER THREE FUND

Sources of Funds							
Debt Proceeds	Other Income	Advance From Other	Donated Funds Increment	Grant & Donation Income	Tax Increment	Annual Surplus (Deficit)	Accumulated Balance
		\$ 92,361					
2,196,447		237,495				258,954	258,954
757,555	25,705			2,000,000	40,926	511,117	770,071
4,000,000	31,128				10,998	2,351,624	3,121,695
856,402	119,437				13,909	(3,185,428)	(63,733)
	10,490				25,163	(475,776)	(539,509)
	22,339				40,161	(260,987)	(800,496)
2,093,303	39,970	750,000	392,198		47,151	641,607	(158,889)
2,415,665	38,331	2,669,163	690,243	791,372	78,603	362,436	203,547
16,399,335	580,182	1,012,805	686,173	1,258,625	206,394	2,763,855	2,967,402
14,088,534	69,500	1,034,594	679,709		296,392	(2,540,364)	427,038
2,000,000	244,642	957,397	710,142	11,000	632,340	1,791,796	2,218,834
	249,334	1,109,287	696,683		831,571	(1,389,863)	828,971
1,396,190	211,985	1,020,075	849,518		992,593	(643,070)	185,901
270,000	224,667		2,481,850		1,207,183	811,686	997,587
320,000	258,562		685,107	21,023	1,922,136	357,150	1,354,737
1,580,447	173,737		693,115	122,763	1,913,174	(42,094)	1,312,643
	186,335			1,247,316	1,962,727	(4,141,369)	(2,828,726)
9,005,000	235,408			113,927	1,919,739	1,695,992	(1,132,734)
1,108,000	150,646			166,538	1,764,433	(972,706)	(2,105,440)
1,595,000	92,960			383,456	1,752,528	(1,142,651)	(3,248,091)
4,075,000	167,081			1,428,463	1,868,669	705,343	(2,542,748)
8,414,779	88,236		1,434,277	1,152,337	2,108,433	2,467,112	(75,636)
6,405,000	806,414		1,321,470	1,666,750	2,214,368	5,792,210	5,716,574
	241,020		1,300,537	1,154,650	2,324,996	(2,707,414)	3,009,160
	285,414		1,119,579	36,200	2,771,677	(3,628,089)	(618,929)
1,235,573	432,586		1,222,708	626,257	2,646,873	(1,644,131)	(2,263,060)
	698,927			182,728	2,580,791	757,392	(1,505,668)
	471,827				2,926,879	405,579	(1,100,089)
1,250,000	418,993			147,680	3,159,210	1,652,653	552,564
	466,658				3,618,197	(78,408)	474,156
7,400,000	669,428			250,000	3,003,104	(500,466)	(26,310)
	379,000				3,000,000	(438,857)	(465,167)
	379,000				3,000,000	411,593	(53,574)
	379,000				3,000,000	306,790	253,216
	379,000				3,000,000	(159,970)	93,246
	379,000				3,000,000	(46,601)	46,645
	379,000				3,000,000	453,350	499,995
-							
\$ 88,862,230	\$ 9,985,942	\$ 8,883,177	\$ 14,963,309	\$ 12,761,085	\$ 62,881,318		

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE FINANCE COMMITTEE

Adopting a 2025 Budget Modification for Wausau Downtown Airport Hangar #4 Door.

Committee Action: Approved 4-0

Fiscal Impact: \$25,000

File Number: 24-1109B

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	Budget Neutral	Yes ☐ No ☒	
	Included in Budget:	Yes ☐ No ☒	Budget Source: Reserves
	One-time Costs:	Yes ☒ No ☐	Amount: \$25,000
	Recurring Costs:	Yes ☐ No ☒	Amount:
SOURCE	Fee Financed:	Yes ☐ No ☒	Amount:
	Grant Financed:	Yes ☐ No ☒	Amount:
	Debt Financed:	Yes ☐ No ☒	Amount Annual Retirement
	TID Financed:	Yes ☐ No ☒	Amount:
	TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐		

RESOLUTION

WHEREAS, the folding door to hangar #4 is binding and placing strain on the facility due to mechanical performance and door pressure; and

WHEREAS, the door manufacturer made temporary adjustments but recommends additional column support to stabilize the door operations to prevent permanent damage to the door and facility; and

WHEREAS, staff are recommending a budget modification of \$25,000 to obtain an inspection, engineering analysis and project specifications to make permanent improvements; and

WHEREAS, your Finance Committee recommended approval of the budget modification in the amount of \$25,000;

*Fund	*Cost Center	Spend Category	Project	Debit Amount
440 Capital Projects Fund - Bond Proceeds	53512 Airport Capital Projects	52150 Architectural, Engineering and Planning Services	2025 Airport Hangar #4 Door Improvements	\$25,000.00

NOW THERE BE IT RESOLVED, by the Common Council of the City of Wausau that the proper City officials are hereby authorized and directed to modify the 2025 Budget as outlined above.

Approved:

Doug Diny, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, February 11, 2025, at 5:30 p.m., Council Chambers

Members Present: Michael Martens (C), Gary Gisselman (VC), Chad Henke, Vicki Tierney

Members Excused: Becky McElhaney

Others Present: Maryanne Groat, Rick Rubow, John Chmiel, Eric Lindman

Noting the presence of a quorum Chairperson Martens called the meeting to order at 5:32 p.m.

Discussion and possible action regarding budget modification for Airport Hangar door engineering.

Henke questioned if this would allow for a contractor to bid the work out and start work on the door. It was confirmed that would be the next step.

Motion by Gisselman, seconded by Henke, to approve. Motion carried 4-0.

DRAFT

Dept. of Public Works & Utilities



Eric Lindman, P.E.
Director of Public Works & Utilities

TO: Finance Committee & City Council

FROM: Eric Lindman, P.E.
Director of Public Works & Utilities

DATE: February 11, 2025

SUBJECT: Budget Modification - Airport Hangar Door #4 Engineering

The folding door to airplane hangar #4 is binding and creating loud banging noises when opening and closing. This is due to the frame of the building flexing as the door is operating. The door company made some adjustments to the door and it is now opening and closing normally. The door company said this is only a temporary fix and the frame/columns around the door need to be stabilized by adding some additional columns. Without this stabilization the door would continue to need adjustments periodically and there would be a significant risk of damage to the door.

We received a price to complete the inspection, engineer analysis and prepare bid specifications to bid out the work. The cost of the engineering is \$24,500. Requesting a budget modification to complete the engineering work.

RESOLUTION OF THE COMMON COUNCIL

Approving the hiring of special counsel and authorizing the City Attorney to hire and manage outside legal counsel engaged to represent Nathan Miller, in his capacity as former assistant city attorney in the matter of Marathon County Case No. 2025JD000001, In RE: 968.02(3) Complaint.

Committee Action: Pending

Fiscal Impact: Unknown at this time

File Number: 25-0213

Date Introduced: February 25, 2025

FISCAL IMPACT SUMMARY

COSTS	<i>Budget Neutral</i>	Yes ☐ No ☒	
	<i>Included in Budget:</i>	Yes ☒ No ☐	<i>Budget Source Legal services are budgeted in the City Attorney</i>
	<i>One-time Costs:</i>	Yes ☒ No ☐	<i>Amount:</i>
	<i>Recurring Costs:</i>	Yes ☐ No ☒	<i>Amount:</i>
SOURCE	<i>Fee Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Grant Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>Debt Financed:</i>	Yes ☐ No ☒	<i>Amount</i> <i>Annual Retirement</i>
	<i>TID Financed:</i>	Yes ☐ No ☒	<i>Amount:</i>
	<i>TID Source: Increment Revenue ☐ Debt ☐ Funds on Hand ☐ Interfund Loan ☐</i>		

RESOLUTION

WHEREAS, Petitioner Jeffrey Decker, filed with the Marathon County Circuit Court, on January 9, 2025, in Case Number 2025JD000001 In RE: 968.02(3) Complaint, permission to file a Criminal Complaint, pursuant to Wis. Stats. 968.02(3), against Nathan Miller, acting in his capacity as a former assistant city attorney for the City of Wausau; and

WHEREAS, Plaintiff Jeffrey Decker filed a civil intentional tort action against Nathan Miller on January 17, 2025, in Marathon County Circuit Court, as Case Number 2025CV49; and

WHEREAS, the incident giving rise to both the petition and complaint stems from an interaction which occurred on January 27, 2022, regarding a scheduled pretrial conference, between then Assistant City Attorney Nathan Miller, and Jeffrey Decker; and

WHEREAS, the City's insurer, Cities and Villages Mutual Insurance Company, is defending the City (Nathan Miller) subject to a full reservation of rights, in the civil matter, and designated Attorney Daniel Varline to defend the action, but indicated there is no coverage for defense of the criminal allegations in the John Doe petition; and

WHEREAS, Wisconsin State Statute §62.115(1) authorizes the common council of any city, by resolution, to authorize the city attorney to defend actions brought against any officer or employee of such city, growing out of any acts done in the course of employment; the allegations grow out of the employment of Nathan Miller in his prosecutorial capacity for the City of Wausau; and

WHEREAS, the City Attorney has never practiced criminal defense and the Rules of Professional Conduct require an attorney to provide representation requiring the requisite knowledge

and skill; therefore, the City Attorney would hire a practitioner with the requisite knowledge and skill to defend this John Doe proceeding, should the common council decide to defend this petition brought against a former employee, acting in his official capacity.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau does hereby authorize the city attorney to defend Nathan Miller in the petition filed in Marathon County as Case No. 2025JD000001 and pursuant to the City's Procurement Policy, and as required by the Rules of Professional Conduct, authorizes the City Attorney to engage Attorney Brian Williams of Davczyk & Varline, to defend the petition for efficient handling of both matters in one firm.

Approved:

Doug Diny, Mayor

CITY OF WAUSAU, 407 Grant Street, Wausau, WI 54403

RESOLUTION OF THE COMMON COUNCIL

Designating May 03, 2025 as World Migratory Bird Day.

Committee Action: None

Fiscal Impact: None

File Number: 11-0505

Date Introduced: February 25, 2025

WHEREAS, let it be recognized that migratory birds are one of the most easily observed wildlife species. Their beauty and song have many rejoicing when spring arrives and they return to our area; and

WHEREAS, the focus of World Migratory Bird Day (WMBD) 2025 is on **SHARED SPACES: BUILDING BIRD-FRIENDLY COMMUNITIES** and how the things we humans do affect migratory birds. Here in Wausau, Wisconsin, there are over 300 different species of birds can be seen. It is amazing to think of all the challenges they face during migration and when they arrive in our area; and

WHEREAS, the challenges caused by humans include: habitat destruction, water degradation, light pollution, window strikes and cat predation to name a few. WMBD raises awareness of these threats with the intention of creating changes to help our birds; and

WHEREAS, migratory birds need our help locally and globally. Some things each of us can do range from easy to hard.

LOCALLY: keep you cat inside to stop the killing of over two billion birds, plant native plant species in your yard, educate yourself on how to treat your windows to stop birds from colliding, turn off unnecessary lights, research more ways to help

GLOBALLY: join and support organizations that protect habitat where our birds migrate to. Buy bird friendly coffee and chocolate; and

WHEREAS, since 1993 WMBD has been recognized by people at celebrations throughout the Americas. At these celebrations the public is involved and educated on ways to not only to appreciate birds for their beauty but to take action on preserving and protecting **THEIR WISCONSIN HOME**; and

NOW THEREFORE, BE IT RESOLVED, that the Common Council of the City of Wausau, Wisconsin, does hereby proclaim **SATURDAY MAY 03, 2025** as **WORLD MIGRATORY BIRD DAY** in the City of Wausau, and urges all citizens to celebrate this observance being held at **MARATHON COUNTY PUBLIC LIBRARY - WAUSAU** and to make changes to make cities safer for migratory birds.

Dated this _____ day of _____ in the year _____

Approved:

Doug Diny, Mayor