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

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:	**May 13, 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	
Public Comment:		Pre-registered citizens for matters appearing on the agenda and other public comment.	
		Communications and Recommendations from the Mayor	
File #	**CMT**	**Consent Agenda**	**ACT**
25-0401	COUN	Approve Minutes of a previous meeting(s) (04/29/2025).	Place on file
20-0705	PLAN	Ordinance Rezoning 2811 W Wausau Ave from DR-8 Zoning District to TF-10 Zoning District.	Approved 6-0
25-0503	PLAN	Ordinance Rezoning 1040 S 12th Ave from TF-10 Zoning District to PUD Zoning District and Approve the General Development Plan (GDP) for Two (2) Duplexes.	Approved 6-0
25-0504	I&F	Ordinance Amending Section 10.20.080(a) Designating No Parking on the South Side of Hamilton Street between 10th Street and 12th Street.	Approved 4-0
25-0505	I&F	Ordinance Amending Section 10.20.080(a) Designating No Parking on the East Side of North 12th Street between Hamilton Street and Steuben Street.	Approved 4-0
25-0506	ED	Resolution Approving Qualified Contractors for Modular and Manufactured Infill Housing.	Approved 5-0
25-0508	ED	Resolution Approving of MCDEVCO and The City of Wausau Micro Loan Program Guidelines.	Approved 5-0
25-0509	ED	Resolution Approving Letter of Support for Domtar Dam Rehabilitation Project.	Approved 5-0
94-0907	FIN PLAN	Joint Resolution Approving the Project Plan Amendment #6 Tax Incremental Financing District Number 3, City of Wausau (TID # 3).	Approved 4-0 Approved 6-0
94-0404	FIN PLAN	Resolution Approving an Amendment to the Project Plan of Tax Incremental District No. Seven, City of Wausau, Wisconsin to share Increment with Tax Increment District Number Twelve for 2026.	Approved 4-0 Approved 6-0
25-0108	PH&S	Resolution Approving or Denying Various Licenses as Indicated.	Approved 5-0
File #	**CMT**	**Resolutions and Ordinances**	**ACT**
25-0502	MAYOR	Mayor's Appointments	Placed on file
12-0316	FIN PLAN	Resolution Approving the Project Plan Amendment Tax Incremental Financing District Number 8 Amendment #4, City of Wausau (TID # 8).	Approved 3-1 Approved 5-1
25-0507	ED	Resolution Authorizing the Sale of City-Owned Property at 208-214 Wyatt Street to 208 Wyatt Street, LLC.	Approved 3-2
		Suspend Rule 6(B) Filing and/or 12(A) Referral of Resolutions (2/3 vote required)	
24-1215	I&F	Resolution Approving Revision to Developer's Agreement with Green Tree Construction, Inc. for Green Tree Meadows Subdivision.	Pending
21-0522	COUN	Resolution Approving Citizen Reappointment to the City-County Information Technology Commission Board.	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 05/07/2025 @ 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, April 29, 2025, in Council Chambers, beginning at 6:30 p.m., Mayor Doug Diny presiding.

Roll Call **04/29/2025**

Roll Call indicated 10 members present.

District	Alderperson	Vote
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	EXCUSED

Proclamations **04/29/2025**

The Mayor of the City of Wausau Proclaims:
Arbor Day (April 24, 2025)
Workers Memorial Day (April 28, 2025)
National Day of Prayer (May 1, 2025)

Public Comment: Pre-registered citizens for matters appearing on the agenda and other public comment **04/29/2025**

1. Carrie Marohl, 1025 Everest Blvd. – Spoke on the Mayor

Committee Report: Board of Public Works Insurance Claims **04/29/2025**

Report placed on file.

Consent Agenda **04/29/2025**

Without objection, item 25-0424 was pulled from the consent agenda by the request of the Mayor.

Motion by Watson, seconded by Larson, to adopt all items on the Consent Agenda as follows:

25-0401 from the Common Council Approve Minutes of a previous meeting(s) (04/08/2025).

25-0421 Resolution from the Finance Committee Approving Reprogramming of Community Development Block Grant Homeowner Rehabilitation Revolving Loan Funds (RLF) into the Acquisition Activity to Assist Adaptive Communities with the Purchase of 607 Washington Street.

03-1006 Resolution from the Finance Committee Approving Construction of Hangar at Downtown Municipal Airport (Kocourek Holdings, LLC).

25-0427 Resolution from the Infrastructure & Facilities Committee Approving Storm Sewer and Watermain Declaration of Easement by City of Wausau at 700 Grand Avenue.

25-0311 Resolution from the Public Health & Safety Committee Approving Amendment to Special Events Policy Relating to Public Safety Fee for Ticketed Events.

24-0307 Resolution from the Parks & Recreation Committee Approving First Amendment to Athletic Park Use Agreement with Wausau College Softball.

02-0423 Resolution from the Parks & Recreation Committee Approving Third Amendment to Athletic Park Use Agreement with Wausau College Baseball.

25-0429 Resolution from the Human Resources Committee Approving the Creation of the Water Treatment Operations Supervisor Position with Pay Grade of 16 ($62,108.80 - $81,952.00).

25-0430 Resolution from the Human Resources Committee Approving Revisions to the Policy on Wireless Telecommunication Devices and Services.

25-0432 Resolution from the Human Resources Committee Approving the Hiring of One Police Officer to Fill a One-Year Vacancy Created by Military Deployment.

District	Alderperson	Vote
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	EXCUSED

Yes Votes: 8 No Votes: 2 Abstain: 0 Not Voting: 1 Result: PASSED

25-0424 **04/29/2025**

Motion by Lukens, seconded by Martens, to adopt the Resolution from the Finance Committee Authorization to Enter into Memorandum of Understanding between the City of Wausau and Marathon County Health Department for Implementation of the Lead Hazard Reduction Capacity Building Grant through the Office of Lead Hazard Control and Healthy Homes through the U.S. Department of Housing and Urban Development.

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

25-0402 **04/29/2025**

Motion by Lukens, seconded by Larson, to confirm the Mayor's Appointment to the Airport Committee, Board of Zoning Appeals, Community Development Authority, Ethics Board, and Wausau Water Commission.

Motion by Lukens, seconded by Watson, to amend to confirm the Mayor's Appointment to the Airport Committee, Board of Zoning Appeals, Community Development Authority, and Wausau Water Works Commission.

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

Rasmussen stated that the Common Council had recently held off on an appointment to the Ethics Board during an open ethics complaint and stated it would not be fair to that applicant to appoint others to the same position. It was also stated there are legal liabilities of impartiality should these appointments be confirmed as an applicant had made public comments disparaging city staff and made campaign contributions.

Neal stated the appointments are for positions on the Ethics Board who have not resigned while an open ethics complaint is before the board. Neal stated concerns about appointing replacements during an open ethics complaint.

Kilian stated needing more to be known about legal liabilities of confirming these appointments before confirmation.

Lukens stated a preference in taking the advice of the attorney representing the city in taking caution to making the appointments given the known legal liabilities. Lukens stated opposition.

Larson stated opposition to appointing replacements during an open ethics complaint. It was further stated that the information provided to the Common Council was not provided in a timely manner.

Rasmussen stated objective citizens who have not made significant political contributions should be appointed to the Ethics Board. Rasmussen stated opposition.

McElhaney cited a fiduciary responsibility to the city to not put the organization in legal jeopardy and stated this was not about the people themselves but about how to best protect the city. McElhaney stated opposition.

Motion by Lukens to call the question. Motion was withdrawn.

Tierney stated this was not the appropriate time for the appointments as there is an open ethics complaint.

Motion by Neal, seconded by Kilian, to confirm the Mayor's Appointments to the Ethics Board.

Yes Votes: 0 | No Votes: 10 | Abstain: 0 | Not Voting: 1 | Result: FAILED

25-0402 **04/29/2025**

Motion by Watson, seconded by Tierney, to confirm the Mayor's Appointment to the Position of Human Resources Director.

District	Alderperson	Vote
1	Lukens, Carol	YES
2	Martens, Michael	YES
3	Kilian, Terry	YES
4	Neal, Tom	YES
5	Gisselman, Gary	NO
6	McElhaney, Becky	YES
7	Rasmussen, Lisa	YES
8	Watson, Sarah	YES
9	Tierney, Vicki	YES
10	Larson, Lou	YES
11	Henke, Chad	EXCUSED

Yes Votes: 9 | No Votes: 1 | Abstain: 0 | Not Voting: 1 | Result: PASSED

25-0423 **04/29/2025**

Motion by Lukens, seconded by Neal, to adopt the Ordinance from the Public Health & Safety Committee Amending Section 9.20.050 Personal Conduct and Nuisance and Creating Section 9.20.055 Intoxicants in Public Parks.

McElhaney stated opposition as the plan was to have city staff serve alcohol in public parks with concerns over the optics and the liability. It was further stated the ordinance change would be done without first addressing the details of the plan.

Watson stated initial support due to opening a revenue stream but stated opposition at this time as the parks department was already overstretched in its capacity and that the department should focus on delivering the services it already provides.

Tierney stated the liability of having city staff serve alcohol prompted opposition.

Rasmussen questioned if the revenue generated would outweigh the optics and liability of the city staff being responsible for serving alcohol and stated opposition as it does not outweigh the risk.

Larson stated city employees have enough to worry about other than serving alcohol and stated opposition.

Yes Votes: 0 | No Votes: 10 | Abstain: 0 | Not Voting: 1 | Result: FAILED

25-0425 **04/29/2025**

Motion by Rasmussen, seconded by Watson, to adopt the Resolution from the Finance Committee Approving Alleged Claim for Recovery of Unlawful Tax – Green Acres at Greenwood Hills, LLC (3029 Townline Road, 3115 Townline Road and Private Road at Green Acres).

Rasmussen stated this is one step in a defined process and the denial is governed by statute.

Yes Votes: 0 | No Votes: 10 | Abstain: 0 | Not Voting: 1 | Result: FAILED

24-1109D **04/29/2025**

Motion by Watson, seconded by Rasmussen, to adopt the Resolution from the Finance Committee Adopting 2025 Budget Modification for Purchasing Axon AI Redaction Assistant Tool, as Add-on to the Police Department's Existing Axon Enterprise, Inc. Services Contract.

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

24-1109E **04/29/2025**

Motion by Watson, seconded by Martens, to adopt the Resolution from the Finance Committee Adopting 2025 Budget Modifications for 4th of July Fireworks Display.

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

24-1109F **04/29/2025**

Motion by Lukens, seconded by Tierney, to adopt the Resolution from the Finance Committee Adopting 2025 Budget Modifications for Public Safety Chiller Replacement.

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

24-1109G **04/29/2025**

Motion by Rasmussen, seconded by Watson, to adopt the Resolution from the Finance Committee Adopting 2025 Budget Modification for the Purchase of Two Paratransit Vans, One Paratransit Shuttle Bus and Two Non-Revenue Vehicles with CARES Funds.

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

24-1109H **04/29/2025**

Motion by Lukens, seconded by Watson, to adopt the Resolution from the Finance Committee Approving the Allocation of $600,000 of 2024C Proceeds to Fund the Water Portion of Dot 69999-09-72 Stewart Avenue S 72nd Avenue to S 48th Avenue.

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

25-0431 **04/29/2025**

Motion by Neal, seconded by Tierney, to adopt the Resolution from the Human Resources Committee Approving the Hiring of Part Time Officers.

District	Alderperson	Vote
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	EXCUSED

Yes Votes: 8	No Votes: 2	Abstain: 0	Not Voting: 1	Result: PASSED

Suspend the Rules **04/29/2025**

Motion by Lukens, seconded by Watson, to Suspend Rule 6(B) Filing and/or 12(A) Referral of Resolutions.

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

25-0428 **04/29/2025**

Motion by Watson, seconded by Rasmussen, to adopt the Resolution from the Common Council Approving Access Agreement with Wausau Chemical Corporation for Access to City Property at 2001 N. River Drive.

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

25-0426 **04/29/2025**

Motion by Watson, seconded by Rasmussen, to adopt the Joint Resolution from the Infrastructure & Facilities Committee and the Plan Commission Accepting Dedication of Right-of-Way at 700 Grand Avenue.

District	Alderperson	Vote
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	EXCUSED

Yes Votes: 8	No Votes: 2	Abstain: 0	Not Voting: 1	Result: PASSED

Public Comment & Suggestions **04/29/2025**

1. Tom Kilian, 133 E. Thomas St. – Spoke on appointments
2. Matt Barnes, Chief of Police of the Wausau Police Department – Spoke on the homeless shelter opening

Adjourn **04/29/2025**

Motion by Larson, second by Martens, to adjourn the meeting. Motion carried. Meeting adjourned at 8:23 p.m.

Doug Diny, Mayor
Kaitlyn Bernarde, City Clerk

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

ORDINANCE OF THE PLAN COMMISSION

Rezoning 2811 W Wausau Ave from DR-8 Zoning District to TF-10 Zoning District.

Committee Action:	Approved 6-0	**Ordinance Number:**	61-4057-740
Fiscal Impact:	None		
File Number:	20-0705	**Date Introduced:**	May 13, 2025

The Common Council of the City of Wausau do ordain as follows:

Section 1. **That the site of lands described as follows:**

SEC 22-29-07 PT OF SE 1/4 SW 1/4 COM 744.71' W OF SE COR W 208.71' N 208.71' E 208.71' S 208.71' TO BEG EX DOC # 1260365(ST)

now comprising a DR-8, Duplex Residential-8 Zoning District according to the Zoning Ordinance of the City of Wausau is hereby rezoned to TF-10, Two Flat Residential-10 Zoning District.

Section 2. This change in zoning shall be designated on the official city zoning map.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after its date of publication.

Adopted:
Approved:
Published:
Attest:

Approved:

____
Doug Diny, Mayor

Attest:

____
Kaitlyn Bernarde, City Clerk

Time and Date:	The Plan Commission met on Tuesday, April 29, 2025, at 4:30 p.m. in the Common Council Chambers of Wausau City Hall
Members Present:	Mayor Doug Diny, Eric Lindman, Bruce Bohlken, Sarah Watson, Lou Larson, George Bornemann,
Staff Present:	William Hebert, MaryAnne Groat, Shahn Kariger, Brad Lenz, Andrew Lynch, Brooke Mueller
Others Present:	Craig Lang (Lang Investments), Rich Westberg (Resident), Bryan Bailey (President Woodson YMCA)

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.

PUBLIC HEARING: Discussion on rezoning 1040 S 12th Ave from a TF-10 to a PUD to allow for 2 duplexes. (MAC Ventures)

Mayor Diny opened the public hearing.

Rich Westberg, S 12th Ave resident, voiced his concerns about the additional traffic/parking issues in adding 2 duplexes to the corner of S 12th Ave & Thomas St. There is already quite a bit of traffic due to the school (busses, parents, etc) during the day and traffic/parking issues related to Treu's Tic Tok, which is directly across the street from where the duplexes would be.

Mayor Diny closed the public hearing.

Discussion and possible action on rezoning 1040 S 12th Ave from a TF-10 to a PUD to allow for 2 duplexes. (MAC Ventures)

Motion by Bohlken and seconded by Borneman. Motion approved unanimously 6-0

STAFF REPORT

To: Plan Commission

Prepared By: Brad Lenz

Date: April 21, 2025

REQUESTED ACTION: Zoning Map Amendment for 1040 S. 12th Avenue
from TF-10 to Planned Unit Development (PUD)
and approve the General Development Plan (GDP) for two (2) duplexes

LOCATION:	1040 S. 12th Avenue
APPLICANT:	MAC Ventures
EXISTING ZONING:	**Two-Flat Residential-10 (TF-10)**
EXISTING LAND USE:	Vacant
SIZE OF PARCEL:	0.3 acres
REQUESTED ZONING:	**Planned Unit Development (PUD)**
PURPOSE:	Allow for two (2) duplexes
COMPREHENSIVE PLAN:	Goal of encouraging a variety of housing types throughout the city; Future Land Use Map = Urban Residential
OTHER PLANS:	Wausau Metropolitan Housing Assessment 2022 – Pursue new construction of housing of all types and prices

BACKGROUND INFORMATION:

The subject parcel formerly contained a duplex, an accessory dwelling unit, and a detached garage. Fire destroyed the duplex, which was subsequently razed along with the accessory unit. The garage is still standing, but will be torn down. With a vacant site, the property owner would like to split the lot in half and construct two duplexes.

The current zoning, TF-10, would allow for a two-flat building, but the area of the parcel is too small to divide into two lots. The total square footage of the current parcel is approximately 13,200 square feet; the minimum lot size in the TF-10 district is 7,000 square feet.

The property owner is seeking the flexibility of the PUD zoning district to build a total of four (4) new residential units, when the property previously contained three (3) units.

CRITERIA FOR APPROVAL:

In its review and action for an application for a **Planned Unit Development District**, the Plan Commission shall make findings with respect to the following criteria:

1. The proposed Planned Unit Development project is consistent with the overall purpose and intent of this title.
2. The proposed Planned Unit Development project is consistent with the City's Comprehensive Plan and other area plans. (It is the responsibility of the City to determine such consistency.)
3. The proposed Planned Unit Development project would maintain the desired relationships between land uses, land use densities and intensities, and land use impacts in the environs of the subject site.
4. Adequate public infrastructure is or will be available to accommodate the range of uses being proposed for the Planned Unit Development project, including but not limited to public sewer and water and public roads.
5. The proposed Planned Unit Development project will incorporate appropriate and adequate buffers and transitions between areas of difference land uses and development densities/intensities.
6. The proposed Planned Unit Development project design does not detract from areas of natural beauty surrounding the site.
7. The proposed architecture and character of the proposed Planned Unit Development project is compatible with adjacent/nearby development.
8. The proposed Planned Unit Development project will positively contribute to and not detract from the physical appearance and functional arrangement of development in the area.
9. The proposed Planned Unit Development project will produce significant benefits in terms of environmental design and significant alternative approaches to addressing development performance that relate to and more than compensate for any requested exceptions/base standard modifications variation of any standard or regulation of this title.
10. For Planned Unit Development projects that are proposed to be developed in phases, the applicant can provide a timeline for development and can demonstrate that the project would be successful even if all phases were not or could not be completed.

PUD CRITERIA

Staff is satisfied that the criteria pertaining to the General Development Plan have been met. The remaining criteria will be evaluated during review of the Specific Implementation Plan at a future meeting. Of particular note, is criterion 9 above. The preliminary designs will need to be modified to at least meet the zoning code’s exterior design standards. The standards for building orientation and front-loaded garages (under Wausau Municipal Code 23.07.10(5)) in particular will need to be reviewed by the petitioners for revisions to the plans.

COMMITTEE ACTION

Plan Commission may recommend for or against the zoning change and General Development Plan. The request will then proceed to the Common Council for final consideration.

1040 S 12TH AVENUE
WAUSAU, WI 54401

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

NORTHSTAR BUILDS

PROJECT NUMBER: 1040 S 12TH AVE WAUSAU, WI 54401

PROJECT NAME: MAC VENTURES

TITLE: Project Overview

PROJECT TEAM

Director:
John Garcia
(715) 302-0529

Customer Concierge:
Adelle Paul
(715) 302-0529

Project Manager:
Jimi Honeck
(715) 302-0529

Designer:
Hadleigh Baumann
(715) 302-0529

DRAWN BY: Hadleigh Baumann

DATE: 4/8/2025

SCALE:

SHEET: P-1

E1 ELEVATION 1
1/6 IN = 1 FT

E4 ELEVATION 4
1/6 IN = 1 FT

REVISION TABLE		
NUMBER	DATE	REVISED BY	DESCRIPTION

NORTHSTAR BUILDS

PROJECT NUMBER: 1040 S 12TH AVE WAUSAU, WI 54401

PROJECT NAME: MAC VENTURES

TITLE: FRONT/BACK ELEVATION

PROJECT TEAM

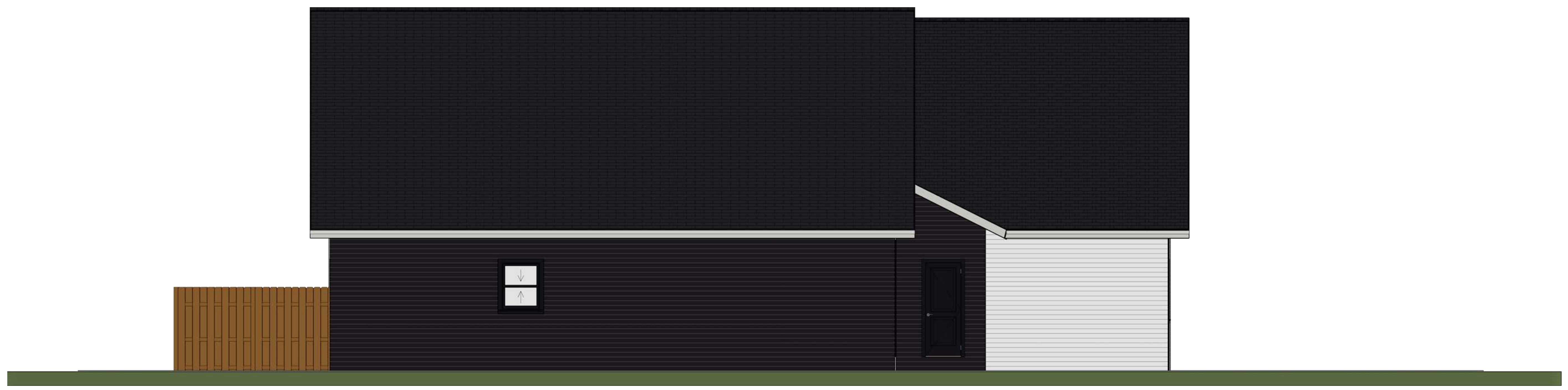
Director:
John Garcia
(715) 302-0529
Customer Concierge:
Adelle Paul
(715) 302-0529
Project Manager:
Jimi Honeck
(715) 302-0529
Designer:
Hadleigh Baumann
(715) 302-0529

DRAWN BY: Hadleigh Baumann

DATE: 4/8/2025

SCALE:

SHEET:



E2 ELEVATION 2
1/6 IN = 1 FT

E3 ELEVATION 3
1/6 IN = 1 FT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

NORTHSTAR BUILDS

PROJECT NUMBER: 1040 S 12TH AVE WAUSAU, WI 54401

PROJECT NAME: MAC VENTURES

TITLE: RIGHT/LEFT ELEVATION

PROJECT TEAM

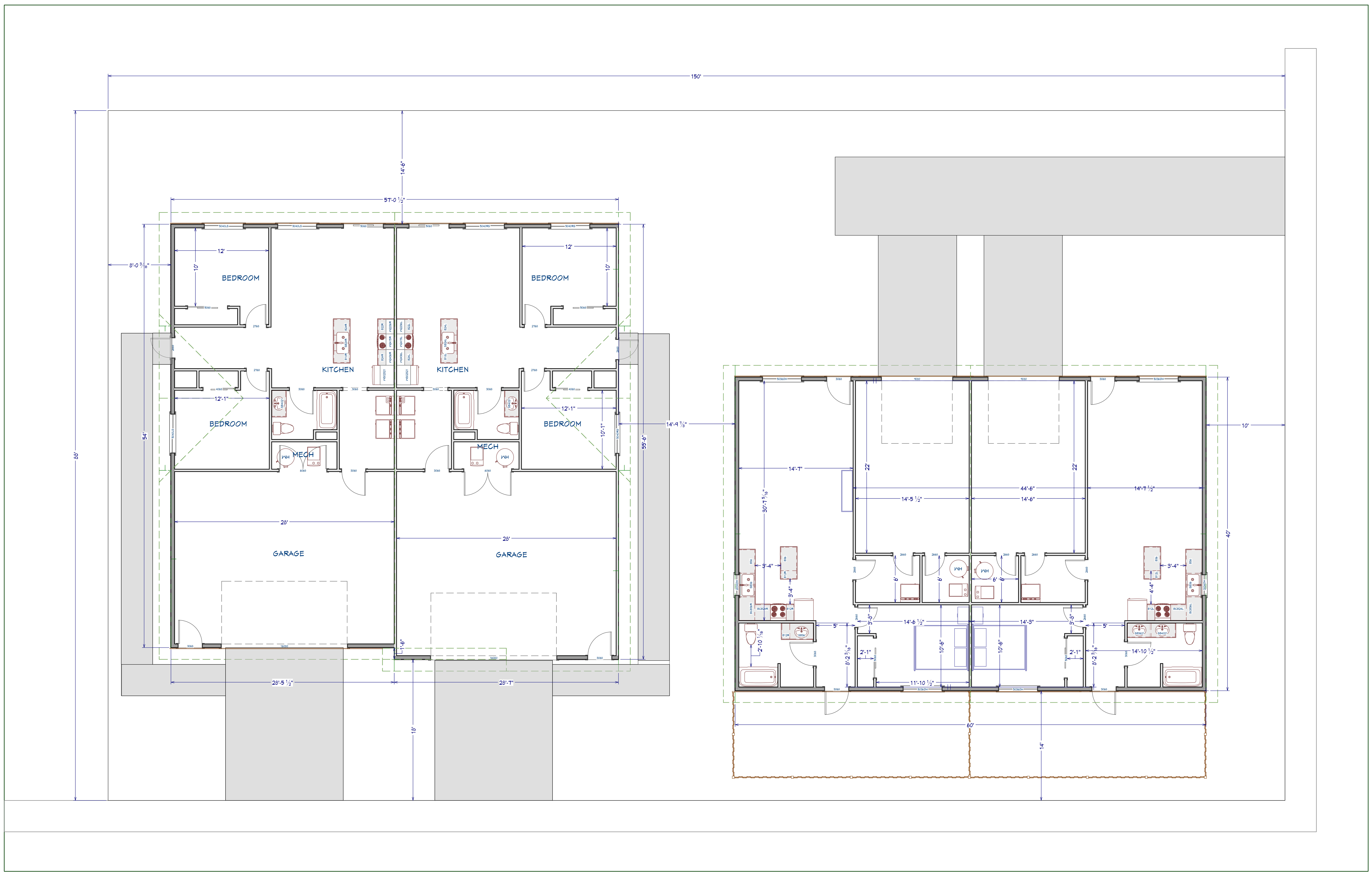
Director:
John Garcia
(715) 302-0529
Customer Concierge:
Adelle Paul
(715) 302-0529
Project Manager:
Jimi Honeck
(715) 302-0529
Designer:
Hadleigh Baumann
(715) 302-0529

DRAWN BY:
Hadleigh Baumann

DATE:
4/8/2025

SCALE:

SHEET:



REVISION TABLE		
NUMBER DATE	REVISED BY	DESCRIPTION

PROJECT NUMBER: 1040 S 12TH AVE WAUSAU, WI 54401

PROJECT NAME: MAC VENTURES

TITLE: OVERALL FLOOR PLAN

PROJECT TEAM

Director:
John Garcia
(715) 302-0529

Customer Concierge:
Adelle Paul
(715) 302-0529

Project Manager:
Jimi Honeck
(715) 302-0529

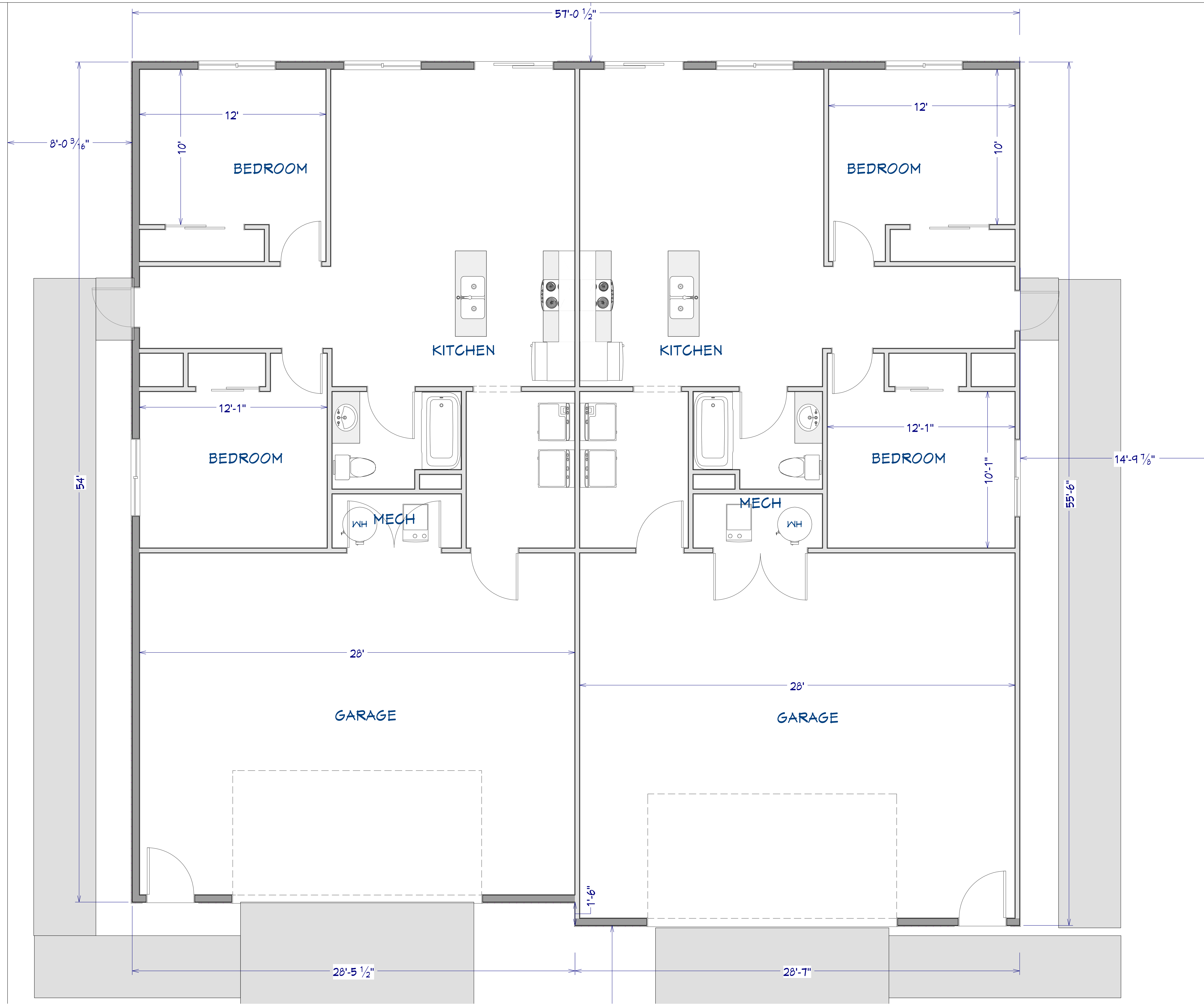
Designer:
Hadleigh Baumann
(715) 302-0529

DRAWN BY:
Hadleigh Baumann

DATE:
4/8/2025

SCALE:

SHEET:



FLOOR PLAN VIEW DIMENSIONED

1/3 IN = 1 FT

REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

NORTHSTAR BUILDS

PROJECT NUMBER: 1040 S 12TH AVE WAUSAU, WI 54401

PROJECT NAME: MAC VENTURES

TITLE: ENLARGED FLOOR PLAN

PROJECT TEAM

Director:
John Garcia
(715) 302-0529

Customer Concierge:
Adelle Paul
(715) 302-0529

Project Manager:
Jimi Honeck
(715) 302-0529

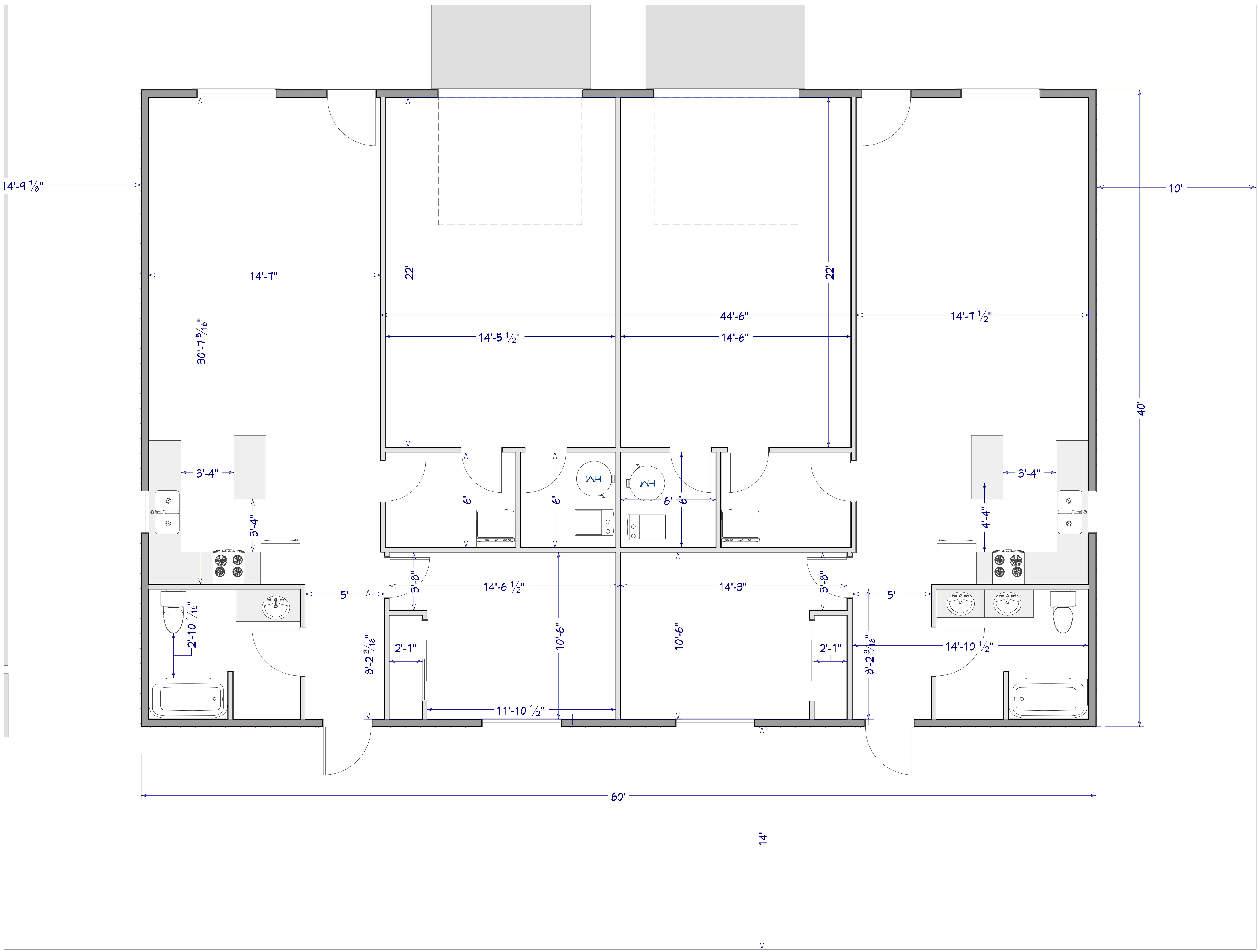
Designer:
Hadleigh Baumann
(715) 302-0529

DRAWN BY:
Hadleigh Baumann

DATE:
4/8/2025

SCALE:

SHEET:



FLOOR PLAN VIEW DIMENSIONED

1/3 IN = 1 FT

REVISION TABLE

NUMBER	DATE	REVISED BY	DESCRIPTION

NORTHSTAR BUILDS

PROJECT NUMBER: 1040 S 12TH AVE WAUSAU, WI 54401

PROJECT NAME: MAC VENTURES

TITLE: ENLARGED FLOOR PLAN

PROJECT TEAM

Director:
John Garcia
(715) 302-0529

Customer Concierge:
Adelle Paul
(715) 302-0529

Project Manager:
Jimi Honeck
(715) 302-0529

Designer:
Hadleigh Baumann
(715) 302-0529

DRAWN BY:

Hadleigh Baumann

DATE:

4/8/2025

SCALE:

SHEET:

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

ORDINANCE OF THE PLAN COMMISSION			
Rezoning 1040 S 12th Ave from TF-10 Zoning District to PUD Zoning District and Approve the General Development Plan (GDP) for Two (2) Duplexes.			
Committee Action:	Approved 6-0	**Ordinance Number:**	61-4057-741
Fiscal Impact:	None		
File Number:	25-0503	**Date Introduced:**	May 13, 2025

The Common Council of the City of Wausau do ordain as follows:

Section 1. **That the site of lands described as follows:**

1ST ADD TO WUNSCHS ROOSEVELT PARK ADD LOT 2 BLK 1 EX FOR RD R/W AS DESD IN DOC #1720669

now comprising a TF-10, Two-Flat Residential Zoning District according to the Zoning Ordinance of the City of Wausau is hereby rezoned to PUD, Planned unit Development Zoning District.

Section 2. This change in zoning shall be designated on the official city zoning map.

Section 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 4. This ordinance shall be in full force and effect from and after its date of publication.

Adopted:
Approved:
Published:
Attest:

Approved:

____
Doug Diny, Mayor

Attest:

____
Kaitlyn Bernarde, City Clerk

PLAN COMMISSION

Time and Date:	The Plan Commission met on Tuesday, April 29, 2025, at 4:30 p.m. in the Common Council Chambers of Wausau City Hall
Members Present:	Mayor Doug Diny, Eric Lindman, Bruce Bohlken, Sarah Watson, Lou Larson, George Bornemann,
Staff Present:	William Hebert, MaryAnne Groat, Shahn Kariger, Brad Lenz, Andrew Lynch, Brooke Mueller
Others Present:	Craig Lang (Lang Investments), Rich Westberg (Resident), Bryan Bailey (President Woodson YMCA)

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.

PUBLIC HEARING: Discussion on rezoning 2811 W Wausau Ave from a DR-8 to a TF-10 to allow for a 3-4 unit multiplex. (Lang Investments LLC)

Mayor Diny opened the public hearing.
Craig Lane expressed his hopes for building a 3-4 unit multiplex on the property due to the length of the parcel.
Mayor Diny closed the public hearing.

Discussion and possible action on rezoning 2811 W Wausau Ave from a DR-8 to a TF-10 to allow for a 3-4 unit multiplex. (Lang Investments LLC)

Motion by Borneman and seconded by Bohlken. Motion approved unanimously 6-0

STAFF REPORT

TO: City of Wausau Plan Commission

FROM: William Hebert, Chief Inspector / Zoning Administrator

DATE: April 16, 2025

GENERAL INFORMATION

APPLICANT: Craig Lang

LOCATION: 2811 West Wausau Avenue

EXISTING ZONING: DR-8, Duplex Residential-8

REQUESTED ZONING: TF-10, Two-Flat Residential

PURPOSE: First step in requesting a conditional use to allow a 3 or 4-plex

EXISTING LAND USE: Vacant

SIZE OF PARCEL: Approximately 0.78 acres

SURROUNDING ZONING AND LAND USE:

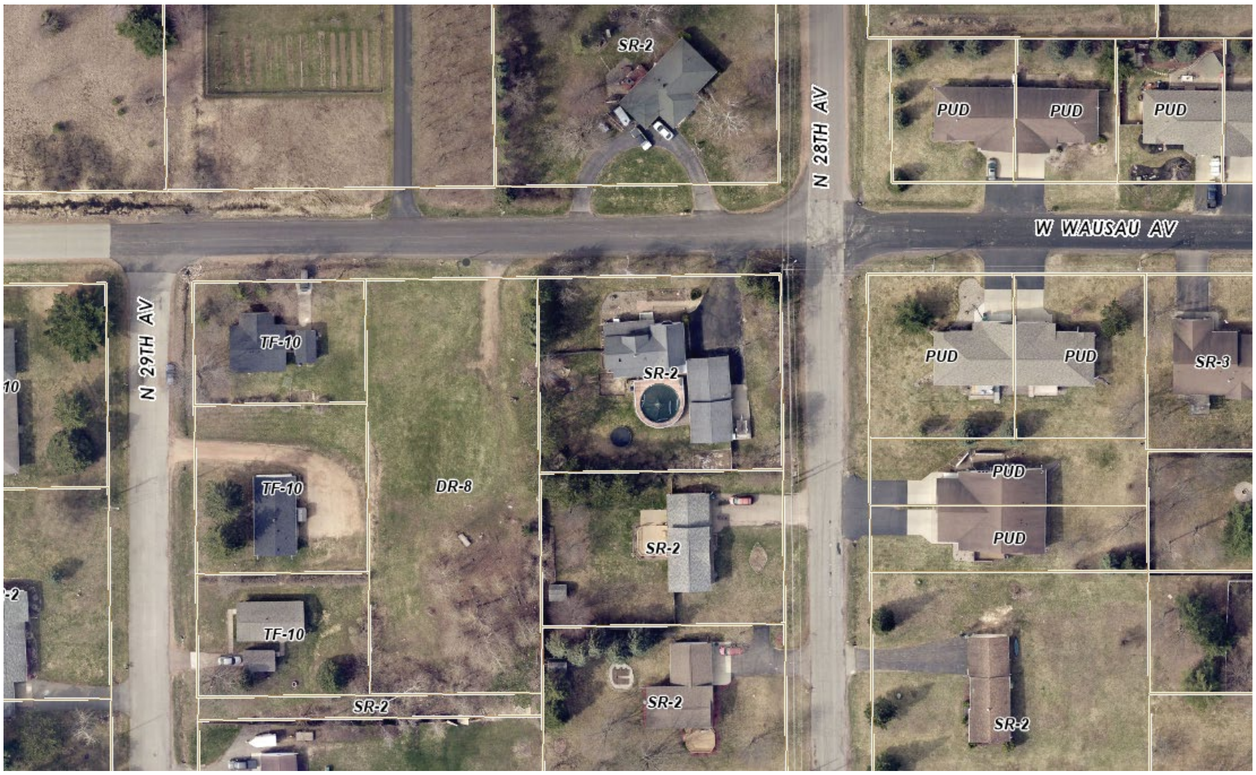
North: **SR-2**, Single-Family Residence District and Village of Maine; Residential
South: **SR-2**; Residential
East: **SR-2**; Residential
West: **TF-10**; Residential

See map below

SUMMARY

The applicant is seeking a zoning map amendment to allow the development of a vacant property with a 3 or 4 plex building. The parcel is a large vacant parcel in the middle of a block with two access points. The primary access is on West Wausau Avenue, and a secondary access at a small sliver of land (less than 0.1 acre) at 809 N 29^{th} Avenue. 809 N 29^{th} Ave would be combined with 2811 West Wausau Avenue. A preliminary site plan is included in the packet for reference, though the zoning map amendment is not contingent upon a specific site plan. The applicant stated in the application that the buildings are planned to have 1 or 2 bedroom units.

The parcel is bordered on three sides by residential uses that appear to be single-family residences, though two-family uses are allowed by right on the parcels immediately to the west. The neighborhood is a mix of single family and two-family uses, with several duplexes located a half-block to the east along West Wausau Avenue and 28th Avenue.



View of 2811 West Wausau Avenue and surroundings
2023 City of Wausau Imagery

<u>ANALYSIS</u>

Section 23.10.31(4)(b) of the Zoning Code outlines criteria for zoning map amendments that staff and the Plan Commission are to review and make recommendation to the Common Council. Under this section, a proposed amendment is to be evaluated as to whether it:

1. Advances the purposes of this Chapter as outlined in Section 23.01.03 and the applicable rules of Wisconsin Department of Administration and the Federal Emergency Management Agency.
2. Is in harmony with the Comprehensive Plan.
3. Maintains the desired overall consistency of land uses, land use intensities, and land use impacts within the pertinent zoning districts.
4. Addresses any of the following factors that are not properly addressed on the current Official Zoning Map:
    a. The designations of the Official Zoning Map are not in conformance with the Comprehensive Plan.
    b. A mapping mistake was made, including the omission on the Official Zoning Map of an approved zoning map amendment.

c. Factors have changed (such as new data, infrastructure, market conditions, development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district.
d. Growth patterns or rates have changed, creating the need for an amendment to the Official Zoning Map.

Staff Comments: The proposed zoning of the property would slightly increase the allowable intensity of residential uses on the parcel compared to the current zoning designation. Uses in the TF-10 district are limited to low/medium density residential and some limited non-residential uses that are already allowed by-right in the DR-8 district (e.g. outdoor open space institutional, passive and active outdoor recreation, essential services).

Ultimately the owner is seeking to construct a 3 or 4 unit multiplex. This is allowed only as a conditional use under TF-10 zoning and not mentioned in DR-8.

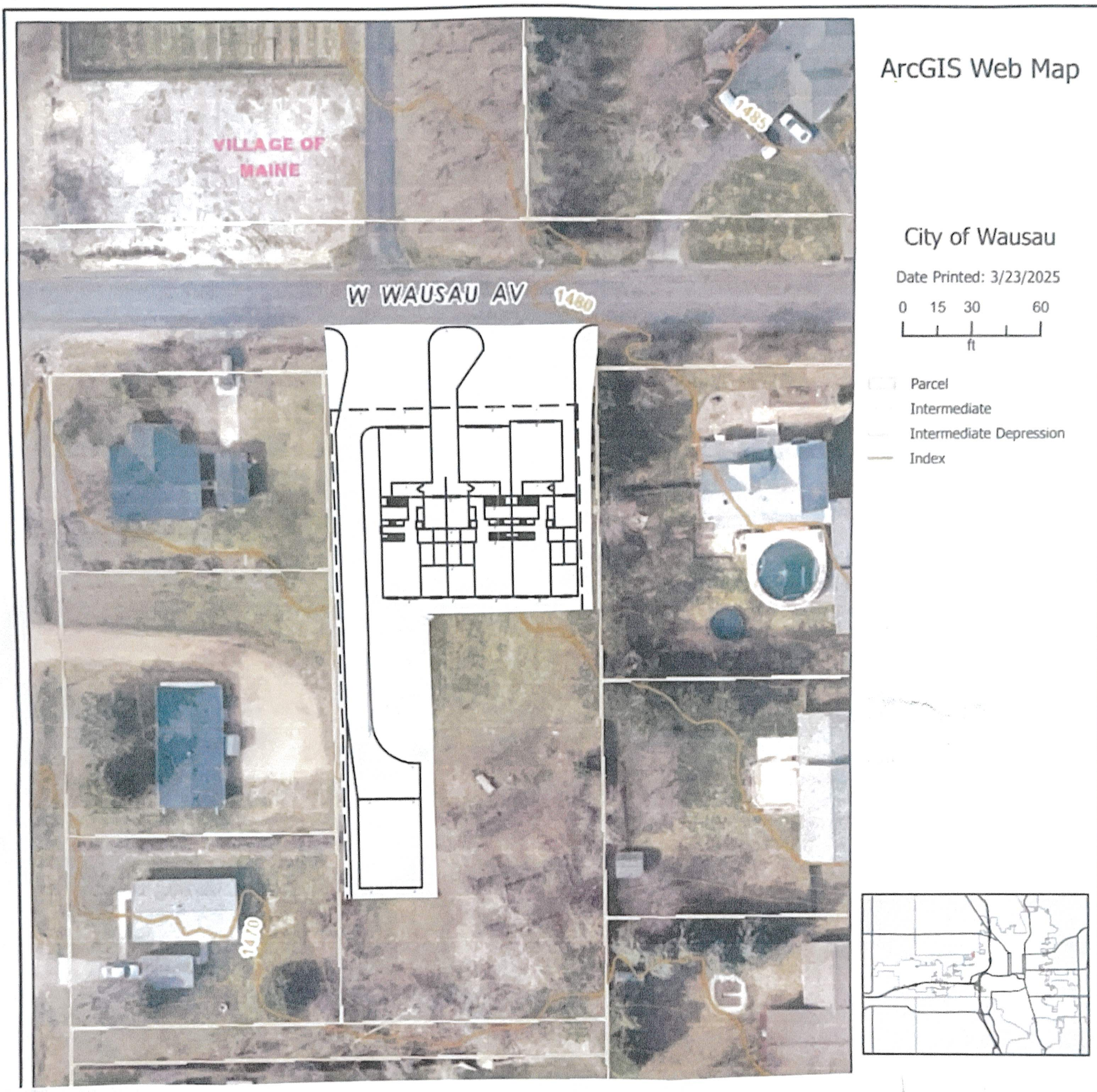
The City of Wausau Comprehensive Plan Future Land Use Map identifies this area as suburban residential, which is consistent with the intent of the TF-10 district. The TF-10 zoning district in general is intended to be compatible with and mixed with other suburban residential zoning districts. The City of Wausau Comprehensive Plan encourages the mixing of compatible land uses and encouraging a variety of housing choices. This zoning map amendment would allow for an increase in the supply of the “missing middle” housing, such as duplexes, and is consistent with these goals.

CITY OF WAUSAU
APPLICATION FOR ZONING MAP AMENDMENT

2811 West Wausau Ave

5. The lot layout is atypical. The minimum lot sizes for DR-8 is 80'x120' and 60'x120' for TF-10. This lot is 119' x 287', more than triple the required size for a duplex. DR-8 density is 8 dwelling units per acre. TF-10 density is 10 dwelling units per acre. Construction of a fourplex would be 5.1 units per acre, well below the maximum densities for either zoning district. The construction of a four plex would have less than 50% impermeable surface, below the 55% maximum allowed under both zoning districts.

Craig Lang



Concept Plan

Change zoning from DR-8 to TF-10 to construct multiplex (three or four unit) through a conditional use permit. 1-2 bedroom units.

Three unit concept has three units facing the street using 8' side setbacks and two driveways on West Wausau Avenue.

Four unit concept has four units facing shared driveway. The front unit would be single story facing street with front door and split level to the rear due to elevation change. Since the rear of the units would be facing what is typically the side of the lot, the TF-10 25' rear setback would be used on the rear of the building.

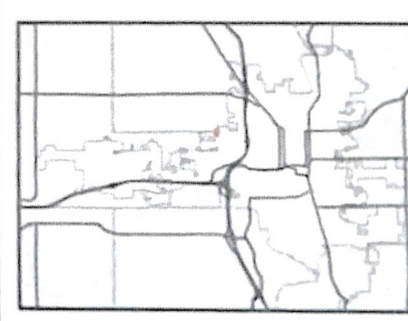
ArcGIS Web Map

City of Wausau

Date Printed: 3/23/2025

0 15 30 60
ft

Parcel
Intermediate
Intermediate Depression
Index



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WAUSAU

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

ORDINANCE OF THE INFRASTRUCTURE & FACILITIES COMMITTEE			
Amending Section 10.20.080(a) Designating No Parking on the South Side of Hamilton Street between 10th Street and 12th Street.			
Committee Action:	Approved 4-0	**Ordinance Number:**	61-5988
Fiscal Impact:	Minimal cost to install signs		
File Number:	25-0504	**Date Introduced:**	May 13, 2025

The Common Council of the City of Wausau do ordain as follows:

Add ( )

Section 1. That Section 10.20.080(a) of the Wausau Municipal Code is hereby amended as follows:

(a) There shall be no parking in the following locations:

. . .

Hamilton Street

- South side of Hamilton Street between 10th Street and 12th Street

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect on the day after its publication.

Adopted:
Approved:
Published:
Attest:

Approved:

____
Doug Diny, Mayor

Attest:

____
Kaitlyn A. Bernarde, City Clerk

INFRASTRUCTURE AND FACILITIES COMMITTEE

Date of Meeting: March 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, Allen Wesolowski, TJ Niksich, Jillian Kurtzhals, Dustin Kraege, Lori Wunsch

Discussion and possible action on parking restrictions on Hamilton Street between 10th Street and 12th Street

Neal mentioned this is one block away from his house and moved to approve. Larson seconded.

Henke drove this and could see where the problem would be. There being a motion and a second, motion to approve passed 5-0.

Date of Meeting: April 10, 2025, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Michael Martens, Tom Neal, Sarah Watson (Chad Henke was excused)

Also Present: Mayor Diny, Eric Lindman, Allen Wesolowski, TJ Niksich, Dustin Kraege, Andrew Lynch, Jeremy Kopp, Randy Fifrick, Lori Wunsch

Reconsideration of parking restrictions on Hamilton Street between 10th Street and 12th Street

Wes Ebert, 1201 North 12th St, asked if his neighbor's (Josh Holland) email was received and Larson confirmed. Ebert reinforced what Holland said about parking on both sides of the street calming down traffic. Another concern for Ebert is his side of the street is rarely plowed to the curb and his driveway grows by 5'. If there are cars parked across the street from him, he will have a hard time getting out of his driveway in the winter. He has lived in this house for 20 years. There has never been an issue at his end of the street. After the last letters went out, the next storm came and he noticed there wasn't a problem. Cars were not parked on the street. The neighbors realized there was something to be dealt with and they did not park on the street at that point. He asked if the simple solution of talking to the neighbors was considered. He does not see a need to put up signs and restrict parking.

Wesolowski explained that the original request came from Public Works due to plowing. Pictures were provided showing how parking prevented plowing of the street. The last action taken was to restrict parking on the south and east sides, which was asked to be brought back for reconsideration. Engineering has received 3 emails. One from 1009 Hamilton which said to stick with the no parking restrictions that were passed at the last meeting. 1106 Highland Park also said to stick with the parking restrictions year-round. 1108 Hamilton, Josh Holland, does not want any parking restrictions. He was the resident that appeared at the last meeting and requested the restrictions be in place only during the winter months. Now he is requesting to leave it as is with no parking restrictions. Engineering also received a call from 1020 Hamilton who wants to uphold no parking as was passed.

Neal said the plow photo is definitive of the winter problem. A few years ago there was a fire on that block that required response. Had there been parking on both sides of the street it would have impeded access for emergency vehicles. On his block he sees people parking overnight on both sides of the street. They just do not seem to get the alternate side parking down. He feels there is a need to have one side parking on this stretch to eliminate the bottleneck for emergency vehicles and plowing. He would support this for year-round. Concerns were expressed about traffic using these blocks and speeding; however, this is not a throughfare. You rarely see anyone driving through there unless they live there.

Martens referred to the comment made about parking being used as a method of traffic calming. This concerns him as parking is not a method used for traffic calming. If speed or traffic is an issue, maybe Engineering should do a study to see what kind of traffic is happening on the street and determine if other approved methods of traffic calming are necessary. He is in favor of keeping the parking as decided last month.

Neal moved to maintain the restrictions as passed previously and deny the reconsideration. Watson seconded and the motion passed 4-0.

Agenda Item No.
2

STAFF REPORT TO INFRASTRUCTURE & FACILITIES COMMITTEE – March 13, 2025

AGENDA ITEM

Discussion and possible action on parking restrictions on Hamilton Street between 10th Street and 12th Street

BACKGROUND

A request was received from Dustin Kraege, Public Works Superintendent, to post the south side of Hamilton Street between 10th Street and 12th Street as 'No Parking'. The primary reason for the request is the width of the street and parking on both sides makes it difficult to plow.

The roadway is approximately 29' wide from face of curb to face of curb. A parked car typically accounts for approximately 8'. If cars are parked on both sides, this would account for 16 feet of roadway, leaving 13 feet for traveled way.

FISCAL IMPACT

Minimal, cost of signs.

STAFF RECOMMENDATION

Engineering staff has no objection to this request.

Staff contact: Allen Wesolowski 715-261-6762

Agenda Item No.

2

STAFF REPORT TO INFRASTRUCTURE AND FACILITIES COMMITTEE – April 10, 2025

AGENDA ITEM

Reconsideration of parking restrictions on Hamilton Street between 10th Street and 12th Street

BACKGROUND

A request was received from Dustin Kraege, Public Works Superintendent, to post the south side of Hamilton Street between 10th Street and 12th Street as 'No Parking'. The primary reason for the request is the width of the street and parking on both sides makes it difficult to plow.

The roadway is approximately 29' wide from face of curb to face of curb. A parked car typically accounts for approximately 8'. If cars are parked on both sides, this would account for 16 feet of roadway, leaving 13 feet for traveled way.

Committee voted to approve this during the March I&F meeting. This item was requested to come back to committee after a resident requested possible changes to these restrictions.

FISCAL IMPACT

Minimal, cost of signs.

STAFF RECOMMENDATION

Engineering staff would request the No Parking restrictions be approved for at least the Winter months.

Staff contact: Allen Wesolowski 715-261-6762

ArcGIS Web Map

City of Wausau / DPW

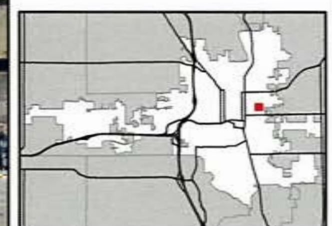
Date: 2/18/2025

0 0.01 0.02

mi

Right Of Way

Parcel



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NOTES:

1. Duplication of this map is prohibited without the written consent of the City of Wausau DPW / GIS Dept.

2. This map was compiled and developed by the City of Wausau and Marathon County GIS. The City and County assume no responsibility for the accuracy of the information contained herein.

3. City of Wausau
Public Works / GIS Division
407 Grant St
Wausau, WI 54403
www.ci.wausau.wi.us

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

ORDINANCE OF INFRASTRUCTURE AND FACILITIES COMMITTEE			
Amending Section 10.20.080(a) Designating No Parking on the East Side of North 12th Street between Hamilton Street and Steuben Street.			
Committee Action:	Approved 4-0	**Ordinance Number:**	61-5989
Fiscal Impact:	Minimal cost to install signs		
File Number:	25-0505	**Date Introduced:**	May 13, 2025

The Common Council of the City of Wausau do ordain as follows:

Add ( )

Section 1. That Section 10.20.080(a) of the Wausau Municipal Code is hereby amended as follows:

(a) There shall be no parking in the following locations:

. . .

North 12th Street

- East side of North 12th Street between Hamilton Street and Steuben Street

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. This ordinance shall be in full force and effect on the day after its publication.

Adopted:
Approved:
Published:
Attest:

Approved:

____
Doug Diny, Mayor

Attest:

____
Kaitlyn A. Bernarde, City Clerk

INFRASTRUCTURE AND FACILITIES COMMITTEE

Date of Meeting: March 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, Allen Wesolowski, TJ Niksich, Jillian Kurtzhals, Dustin Kraege, Lori Wunsch

Discussion and possible action on parking restrictions on 12th Street between Hamilton Street and Steuben Street

Larson moved to approve. Watson seconded and the motion passed 5-0.

Date of Meeting: April 10, 2025, at 5:15 p.m. in the Council Chambers of City Hall.

Members Present: Lou Larson, Michael Martens, Tom Neal, Sarah Watson (Chad Henke was excused)

Also Present: Mayor Diny, Eric Lindman, Allen Wesolowski, TJ Niksich, Dustin Kraege, Andrew Lynch, Jeremy Kopp, Randy Fifrick, Lori Wunsch

Reconsideration of parking restrictions on 12th Street between Hamilton Street and Steuben Street

Neal moved to maintain the restrictions as passed previously and deny the reconsideration.
Ebert lives on 12th Street and there has never been an issue with parking or obstruction. He does not see why there is an issue to worry about.

Watson seconded the motion and the motion passed 4-0.

Agenda Item No. 3

STAFF REPORT TO INFRASTRUCTURE AND FACILITIES COMMITTEE – March 13, 2025

AGENDA ITEM
Discussion and possible action on parking restrictions on 12th Street between Hamilton Street and Steuben Street
BACKGROUND
A request was received from Dustin Kraege, Public Works Superintendent, to post the east side of 12th Street between Hamilton Street and Steuben Street as 'No Parking'. The primary reason for the request is the width of the street and parking on both sides makes it difficult to plow. The roadway is approximately 29' wide from face of curb to face of curb. A parked car typically accounts for approximately 8'. If cars are parked on both sides, this would account for 16 feet of roadway, leaving 13 feet for traveled way.
FISCAL IMPACT
Minimal, cost of signs.
STAFF RECOMMENDATION
Engineering staff has no objection to this request.
Staff contact: Allen Wesolowski 715-261-6762

Agenda Item No.
3

STAFF REPORT TO INFRASTRUCTURE & FACILITIES COMMITTEE – April 10, 2025

AGENDA ITEM
Reconsideration of parking restrictions on 12th Street between Hamilton Street and Steuben Street
BACKGROUND
A request was received from Dustin Kraege, Public Works Superintendent, to post the east side of 12th Street between Hamilton Street and Steuben Street as 'No Parking'. The primary reason for the request is the width of the street and parking on both sides makes it difficult to plow. The roadway is approximately 29' wide from face of curb to face of curb. A parked car typically accounts for approximately 8'. If cars are parked on both sides, this would account for 16 feet of roadway, leaving 13 feet for traveled way. Committee voted to approve this during the March IF meeting. This item was requested to come back to committee after a resident requested possible changes to these restrictions.
FISCAL IMPACT
Minimal, cost of signs.
STAFF RECOMMENDATION
Engineering staff would request the No Parking restrictions be approved for at least the Winter months.
Staff contact: Allen Wesolowski 715-261-6762

ArcGIS Web Map

City of Wausau / DPW

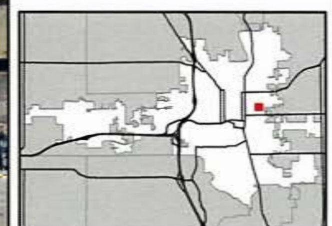
Date: 2/18/2025

0 0.01 0.02

mi

Right Of Way

Parcel



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

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE

Approving Qualified Contractors for Modular and Manufactured Infill Housing.

Committee Action:	Approved 5-0
Fiscal Impact:	Grant funding for construction

File Number:	25-0506	**Date Introduced:**	May 13, 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 ☐	*Possible continuation for additional homes*
SOURCE	*Fee Financed:*	Yes ☐ No ☒	*Amount:*
	Grant Financed:	Yes ☒ No ☐	*Amount:*
	Debt Financed:	Yes ☐ No ☒	*Amount* *Annual Retirement*
	TID Financed:	Yes ☐ No ☐	*Possible TID extension funds for affordable housing*
	TID Source: Increment Revenue ☐ *Debt* ☐ *Funds on Hand* ☐ *Interfund Loan* ☐		

RESOLUTION

WHEREAS, the City of Wausau Common Council has adopted a five-year consolidated plan that addresses the need to increase the number of new, affordable housing units and the City of Wausau has operated an in-fill housing program which provides new housing; and

WHEREAS, the Common Council awarded the Development Department $600,000 in ARPA funds to add to the department's Community Development Block Grant (CDBG) funds, HOME program income funds, Neighborhood Stabilization program income funds, and WHEDA program income funds that can be utilized to assist with the new construction of several new affordable single-family houses; and

WHEREAS, your Economic Development Committee had authorized the Development Department to issue a Request for Qualifications for the development of a list of qualified general contractors who can navigate the unique qualities of city-owned in-fill sites, the acquisition and installation of modular/manufactured housing units on several of the City's in-fill lots that will be sold to income qualified households; and

WHEREAS three construction companies submitted their qualification through the RFQ process: Solutions for Affordable Homes, Inc through Plover, Wisconsin; Quality Homes through Irma/Tomahawk, Wisconsin; and Brian Luedke Construction through Rothschild, Wisconsin; and

WHEREAS, your Economic Development Committee has recommended the utilization of all three construction companies to assist in the development of these lots and to work with the individual contractor best suited for each lot;

NOW THEREFORE BE IT RESOLVED that the Common Council of the City of Wausau authorizes the Development Department to include the three construction companies on the list of qualified general contractors to assist with the re-development of such lots to make ready for sale;

BE IT FURTHER RESOLVED that as each lot is developed and per the City's Property Disposition Policy, the appropriate City staff be directed to negotiate, accept, and sell said properties to income qualified households as each funding source requires.

Approved:

____

Doug Diny, Mayor

MEMO

TO: Economic Development Committee Members

FROM: Tammy Stratz, Community Development Manager

DATE: April 29, 2025

RE: Request for Qualifications

As you know, the Development Department had released a Request for Qualifications for contractors who worked with Manufacturing and/or Modular Homes. The deadline to submit such qualifications was Monday, April 28, 2025, of which we received three.

Attached are the documents we received from each contractor. We have spoken in depths with all three. They have been providing this service on both privately owned lots and on manufacturer home parks for many years. They know what properly needs to be done on each type of situation. They know that each lot has different opportunities and challenges and welcome the opportunity to talk through the best way to approach each one. We are hoping to compile a group of contractors we can reach out to for each lot to see who is willing and able to help us on each individual lot.

Please review each response. We look forward to our conversation as to the best way to move forward with this Request for Qualifications and how we can start producing single family homes on our city-owned lots.

If you have any questions prior to the meeting, please feel free to contact me at 715-261-6682 or email me at tammy.stratz@wausauwi.gov.

Thank you.

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

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE			
Approving of MCDEVCO and The City of Wausau Micro Loan Program Guidelines.			
Committee Action:	Approved 5-0		
Fiscal Impact:	None		
File Number:	25-0508	**Date Introduced:**	May 13, 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 of Wausau and MCDEVCO, Inc have been partners in the economic development lending field for over 40 years; and

WHEREAS, the City of Wausau has provided original funding to create a gap financing product MCDEVCO managed of which all program income would be retained and reutilized by MCDEVCO to continue supporting economic development type loans for businesses located within the City of Wausau; and

WHEREAS, the City of Wausau and MCDEVCO have an agreement for utilizing Community Development Block Grant (CDBG) funding to assist with economic development activities to continue the ability for gap financing and the recent creation (in 2023) of a Micro Loan product to assist with up to $25,000 for small businesses assistance; and

WHEREAS, MCDEVCO has received an increase in requests for the Micro Loan product of which don't meet the stringent CDBG regulations; and

WHEREAS, MCDEVCO's Board of Directors have requested the use of the City's revolving loan fund to assist with the Micro-Loan fund for those small businesses that don't meet all the requirements needed for federal funding; and

WHEREAS, MCDEVCO's Board of Directors have approved such Micro Loan Program Guidelines; and

WHEREAS, your Economic Development Committee recommends the use of the city's revolving loan funds for a Micro Loan Program.

NOW THEREFORE BE IT RESOLVED by the Common Council of the City of Wausau that the proper city officials are authorized to execute the MCDEVCO Micro Loan Program Guidelines utilizing the City of Wausau's revolving loan funds.

Approved:

____
Doug Diny, Mayor

MEMO

TO: Economic Development Committee Members

FROM: Tammy Stratz, Community Development Manager

DATE: June 2, 2023

RE: City of Wausau Funds at MCDEVCO

The City of Wausau and MCDEVCO have been partners in the economic development lending field for over 40 years. Currently MCDEVCO has two sources of funds from the City of Wausau. The major source is Community Development Block Grant (CDBG) Funds and the second is revolving loan funds from the City of Wausau that started the loan pool at the beginning of our partnership.

In January 2023 the City and MCDEVCO approved a Micro Loan Program with the use of CDBG funds. This new program has very successful with six loans closed and several proposed loans in the pipeline. CDBG funds have many strings attached and guidelines that make some proposed loans not fundable. For example, with CDBG funds, construction is not allowed and job creation is a requirement. In some cases, a small business may need a small loan to add onto their existing business or replace a failing mechanical item. The construction portion wouldn't be allowed and the replacement of an existing item would not qualify for the need to hire someone. Therefore, CDBG funds could not be used. If we allow the City funds to perform similar to the CDBG Micro Loan Program, MCDEVCO would be able to assist in both of these cases.

Attached are the proposed program guidelines for the City Micro-Loan Program. They mirror those of CDBG funds with the need to go in front of a small loan committee for approval/denial. This would give another tool in MCDEVCO's toolbox to assist with small business. With interest rates still relatively high for commercial loans, this gives small businesses the opportunity to replace/increase in ways that will keep them in business without all the federal rules or high repayment options.

If you have any questions prior to the meeting, please feel free to contact me at 715-261-6682 or email me at tammy.stratz@wausauwi.gov.

Thank you.

MCDEVCO AND CITY OF WAUSAU
MICRO LOAN PROGRAM GUIDELINES

DATE:

MCDEVCO MICRO LOAN PROGRAM GUIDELINES

Table of Contents

I. INTRODUCTION

The MCDEVCO Micro Loan Program is established to provide small enterprise loans to City of Wausau businesses. Loans shall be made to small businesses ~~(with 10 or fewer employees) which intend to provide jobs primarily for low- and moderate-income persons and/or to increase incomes (or retain existing businesses).~~ The MCDEVCO Micro Loan Program is intended as flexible, short-term financing expected to function as a revolving loan.

Commented [KW1]: Do we want to remove this requirement to be able to assist a broader range of applicants? For example, a restaurant might have 20 part time employees and would be disqualified by this statement.

~~Funding for micro loans is through the United States Department of Housing and Urban Development (HUD), Community Development Block Grant Program (CDBG).~~ The purpose of this document is to set policy and establish guidelines for loans made from the MCDEVCO Micro Loan Fund.

II. ADMINISTRATION

MCDEVCO is responsible for administration of the Micro Loan Program. Program policy, financing requests and other matters are reviewed by MCDEVCO's staff and will be approved by MCDEVCO's Executive Director, MCDEVCO's Loan Committee Chair (or Designee) and the Community Development Department at the City of Wausau.

MCDEVCO (a) shall act on applications submitted in a timely manner, (b) authorize commitment letter terms and conditions, and (c) negotiate and determine appropriate responses in the event of default and other loan matters of the committee. Staff will report to the Executive Committee and Board of Directors on a quarterly basis regarding the status of the Micro Loan Fund with information including but not limited to: loans that were approved, denied, amounts awarded, and delinquencies.

Repayment funds will be deposited into MCDEVCO's Revolving Loan Fund for reuse in a manner consistent with the rules/guidelines in effect at that time. Records shall be kept, so that proper use of funds can be clearly tracked and audited.

Micro Loan program guideline changes will be approved by ~~the Community Development Citizens Advisory~~ Economic Development Committee along with MCDEVCO's Executive Committee and Board of Directors.

Should the loan ~~fund~~ program be discontinued, all funds in the account, all funds to be repaid from outstanding loans and any other program income, shall be returned to the City of Wausau Community Development Department, or with the approval of the City of Wausau, retained by MCDEVCO for other economic development purposes.

III. EQUAL ACCESS/NON-DISCRIMINATION

a. Title VI of the Civil Rights Act of 1964, which prohibits discrimination on the grounds of race, color, or national origin in programs and activities receiving federal financial assistance and furthers fair housing; and the Fair Housing Amendments Act of 1988, which adds prohibition against discrimination in housing on the basis of handicap and familial status.

~~b. Federal Executive Order 11246, which requires non-discrimination in employment for federally assisted contracts and assures that contractors are fully informed of affirmative action requirements.~~

Commented [KW2]: Can we remove this since we will be allowing construction and not falling under Davis Bacon guidelines?

c. Section 504 of the Rehabilitation Act of 1973 and the Federal Age Discrimination Act of 1975, as amended, and provide City with appropriate documentation as required.

d. Section 109 of the Housing and Community Development Act of 1974, a non-discrimination clause which states: "No person in the United States shall on the grounds of race, color, national origin or sex be denied the benefits of or be subjected to discrimination under any program or activity funded in whole or in part with funds available under this title."

IV. APPLICATION PROCEDURES

Applicants will submit a Micro Loan application to MCDEVCO, along with required supporting documentation. This may include, but is not limited to:

- A Letter of Request for Funding
- Sources and Use of Funds Statement
- Three (3) Years Personal Tax Returns
- Three (3) Years Business Tax Returns
- Personal Financial Statement(s) for anyone with greater than 20% ownership
- Collateral to be offered
- Credit Score or Report provided by Applicant
- Proposed Use of Funds
- Jobs to be Created
- Interim Balance Sheet
- Interim Profit and Loss Statement
- Cash Flow Projections and Assumptions
- Business Plan (New Business Only)

Following application submission, MCDEVCO will review application materials for completeness within a reasonable timeframe. The application and supporting documentation, once compiled, will be reviewed by the MCDEVCO staff. MCDEVCO's Executive Director and the City Community Development Department will discuss the loan request and verify it meets ~~CDBG~~ ~~regulations~~ application guidelines. If it meets application guidelines, ~~the regulations set forth by the CDBG~~, the loan will be reviewed for approval or denial by MCDEVCO's Executive Director, MCDEVCO's Loan Committee Chair (or Designee) and the ~~Community~~ Development Department at the City of Wausau.

Once approved, the loan closing will be set by MCDEVCO within 30 days unless extended in writing. If denied, MCDEVCO will send a denial letter to the applicant indicating why they are ineligible.

All applications shall become void unless funded within three (3) months or extended in writing by MCDEVCO or the applicant. A request for extension from the applicant does not guarantee an extension or entitle the applicant to one. Factors will be considered by MCDEVCO's Executive Director and the City of Wausau's ~~Community~~ Development Department in authorizing an extension presented by an applicant.

V. BUSINESS ELIGIBILITY

Any business located in the City of Wausau or proposing to locate to the City of Wausau shall be eligible to apply for Micro Loan funds. The borrower must maintain business operations within the City of Wausau throughout the term of the loan or repay loan principal and interest immediately. Acceptance of applications shall be subject to availability of Micro Loan funds through MCDEVCO.

VI. ELIGIBLE EXPENDITURES

Loan proceeds may be used for the following, including but not limited to: start up expense, down payment costs, small fixture items to increase business opportunities, inventory, utilities, rent, payroll, and advertising. If proceeds are used for working capital, only 25% of the total loan proceeds may fund payroll expense. From time to time, MCDEVCO may contact the ~~Community~~ Development Department at the City of Wausau if use of funds requests are outside those outlined in the application and original fund agreement. Loan proceeds cannot be used to refinance existing loans or for any work underway or completed before loan approval.

VII. TERMS & CONDITIONS

1. Loan amounts are limited to a minimum of $5,000.00 and a maximum of $25,000.00 before the addition of underwriting or loan processing fees. Loans in excess of $25,000.00 may be allowed in special cases if approved by MCDEVCO's Executive Director, MCDEVCO's Loan Committee Chair (or Designee) and the ~~Community~~ Development Department at the City of Wausau.

Loan Terms:

Each loan shall have an interest rate of three percent (3%) simple, fixed interest with a ninety (90) day payment deferral. Loans $15,000.00 or less with be subject to a five (5) year term, fully amortizing. Loans greater than $15,000.00 up to $25,000.00 will be subject to a seven (7) year term, fully amortizing. There will be no pre-payment penalty. All payments will be received by ACH on the 15th of each month.

Loan Fees:

There shall be a non-refundable application fee of $50.00 per loan request. The fee shall be paid upon submission of application. MCDEVCO shall collect and retain application fees.

An underwriting fee of $500.00 will be added to any funded loan $15,000.00 and under. An underwriting fee of $750.00 will be added to any funded loan above $15,000.00. These fees are independent of the initial application fee. Underwriting fees will cover staff time and resources used to process the application and implement the loan record. In the event the applicant cannot afford the underwriting fee, they may request a loan to be paid from the City of Wausau 450 Loan fund ~~CDBG available funds~~ to MCDEVCO on their behalf. ~~In order to qualify for the loan, the borrower's *household* income must be at or under 80% of County Median Income as dictated by the U.S. Housing and Urban Development per CDBG guidelines.~~ In the event a client receives a loan for underwriting services, the fee would be added to the amount borrowed and included in the monthly payment calculation paid by the borrower. MCDEVCO would be compensated for underwriting when the loan closes with the borrower.

All fees associated with the loan outside of the processing fees outlined above, will be paid by the Borrower. Such fees may include but are not limited to: UCC filings and/or any documentation ordered and paid by MCDEVCO for the successful processing of the business note. In the event the applicant cannot afford paying fees at closing, those fees can be included in the loan amount. In the event a client receives a loan for fees associated with loan processing, the fee would be added to the amount borrowed and included in the monthly payment calculation paid by the borrower. MCDEVCO would be compensated for underwriting when the loan closes with the borrower.

Deferrals:

1. Under special circumstances, the City of Wausau Community Development Department, MCDEVCO Executive Director and MCDEVCO Loan Committee Chair (or Designee), has the option to defer principal and/or interest payments outside of the 90-day initial deferral if a need is demonstrated.

2. Loans will be secured with collateral approved by MCDEVCO.

VIII. AVAILABILITY OF FUNDS

In those instances where the number of applicants is greater than funds available, MCDEVCO will prioritize applications with reference to the following guidelines:

1. Date of Receipt
2. Number and type of Jobs to be Created
3. Leverage Ratio

IX. JOB CREATION

1. For every $25,000.00 lent, one (1) Full Time Equivalent (FTE) job shall be created or retained. Any amount lent under the sum of $25,000.00 shall equal a half (.5) FTE job.

2. Borrowers will be required to report to MCDEVCO the number of jobs created or retained Six (6) months from the date of loan disbursement. ~~Because the number of jobs created is a requirement of the Micro Loan Program, jobs must be created within three (3) months from the date of loan disbursement. Borrowers must show that new employee(s) must be retained for a six-month period before that employee~~

~~can be used to meet the job requirement component. Job reporting will be required to be submitted in June and December of each year until the jobs required have been created. Once the acceptable number of jobs have been created based on the loan amount, those jobs must be retained for 6 months.~~ Once the job(s) have been created or retained ~~for (6) months~~, no additional reporting or follow up is needed.

3. ~~Failure to create/retain jobs as agreed upon shall place the loan in default and make the borrower subject to immediate loan repayment and default penalties unless extenuating circumstances have been documented.~~

4. Activities which may be subject to federal labor standards will comply with requirements that include, but are not limited to, prevailing wage rates, payroll records, permissible payroll deductions and overtime pay.

X. COLLATERAL

1. MCDEVCO shall have a first security position unless a demonstrated need to subordinate is substantiated by either MCDEVCO or the Community Development Department.
2. A 5% down payment from the Borrower is required.
3. Borrower will be required to list MCDEVCO as loss payee/mortgagee on applicable assets or real estate as requested by MCDEVCO.
4. Borrower must document how funds were paid by providing MCDEVCO with invoices, receipts or other forms of acceptable documentation as approved by MCDEVCO.
5. Other conditions or performance standards may be required depending upon the circumstances of the proposed project.
6. Borrower is to provide MCDEVCO yearly business and personal tax returns until loan is fulfilled.

XI. PERFORMANCE MONITORING

Job Creation/Retention

~~MCDEVCO shall request job reports from business using the HUD approved Job Report with the annually updated income limits.~~ Borrowers will be required to report to MCDEVCO the number of jobs created or retained Six (6) months from the date of loan disbursement. If the jobs were not created or retained as agreed, the business will need to continue to report until they meet their agreed upon numbers. ~~MCDEVCO shall continue to monitor the job creation and/or retention commitment of the borrower utilizing the payroll records, which shall be supplied by the business. The business shall be required to provide, upon request, all documentation, payroll records and contact with employees necessary to document job creation/retention performance.~~ ~~Failure to meet job creation/retention commitment shall place the loan in default.~~

Commented [KW3]: Do we want the clause stating we will continue to monitor? Or are we just requesting documentation on jobs created or retained at 6 months and discontinuing our follow up?

Commented [TS4R3]: I agree. No need to continue to monitor after the initial 6 months - unless they didn't create or retain the jobs as agreed.

Commented [TS5R3]: How about the sentence I stated in case they don't comply?

Other Terms/Conditions

MCDEVCO shall monitor compliance with all terms and conditions which become a part of the loan. The borrower shall be required to provide upon demand any and all documentation and records and on-site inspections deemed necessary to determine compliance. Failure to meet all terms and conditions agreed upon shall place the loan in default.

Borrower is required to provide proof of use of loan funds within ninety (90) days of loan closing. Documentation required to satisfy this requirement will be determined by MCDEVCO based on the use of funds and documentation provided. If loan proceeds are to cover working capital expenditures, a maximum of 25% of loan proceeds may go towards payroll.

Yearly Financial Review

~~Community Development also reserves the right to make any and all documents pertaining to the CDBG loan available to HUD and their agents. However,~~ The following documentation is required to be submitted to MCDEVCO annually:

- Business Taxes
- Personal Taxes

The following documents may be requested in addition to business and personal taxes in the event the client has requested additional deferrals outside of the initial ninety (90) days and/or is in default:

- Profit and Loss Statement
- Balance Sheet
- Updated Business Debt Schedule

XII. USE OF ECONOMIC DEVELOPMENT LOAN FUND PAYMENTS

1. ~~As per 24 CFR 570.504~~, All loan repayments (principal plus interest) returned to MCDEVCO in satisfaction of the Loan Agreement are considered revolving loan funds (RLF) for the City of Wausau 450 Loan ~~CDBG Micro Loan~~ Fund and will be used for additional eligible ~~Community Development Block Grant~~ economic development type loans. MCDEVCO will manage the City of Wausau 450 Loan Fund ~~CDBG Micro RLF~~ of which loan proceeds will be placed in an interest-bearing account. All earned interest will be used towards additional loans. MCDEVCO will report all Micro Fund activities to the City of Wausau on a quarterly basis, at a minimum, which will include the following:
    a. Loan repayments received during the quarter;
    b. Loan repayments expended during the quarter;
    c. Bank interest received during the quarter;
    d. Balance of revolving loan fund.

All revolving loan funds must be drawn down and utilized towards new loans/approved expenses before any new City of Wausau 450 Loan ~~CDBG~~ funding can be requested. Should the loan fund be discontinued, all funds in the account, all funds to be repaid from outstanding loans and any other program income, shall be returned to the City of Wausau ~~Community~~ Development Department, or with the approval of the City of Wausau, retained by MCDEVCO for other economic development purposes.

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Commented [TS6]: Do you want this sentence? Do you require this of all your borrowers? I think that if they are making their payments, you should leave them alone. If they are struggling, then you should ask for these documents.

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Commented [KW7]: Can we remove this? Wasn't sure if it was specifically related to HUD.

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2. ~~As per 24 CFR 570.206~~, Up to a total of 20% of the Micro RLF payments received can be used toward administration type activities as follows:
    a. 18% will be available to MCDEVCO for administration activities: i.e., salaries and benefits, rent, supplies, training, utilities, advertisement, etc. specifically towards City of Wausau 450 Loan Fund ~~CDBG~~ activities.
    b. 2% will be available to the City of Wausau ~~Planning, Community and Economic~~ Development Department for administration activities: i.e., salaries and benefits of city staff working in City of Wausau 450 Loan Fund ~~CDBG Economic Development loan~~ activities, training, supplies, etc. associated with ~~CDBG~~ Economic Development activities.

XII. <u>DEFAULT</u>

It is the policy of MCDEVCO to expect prompt loan payments in compliance with the terms and conditions of the note, mortgage, loan agreement, and other documents. Any request for forbearance should first be directed to the ~~Community~~ Development Department.

Failure by the borrower to make any payment of principal or interest after the payment is due and payable, or failure to meet agreed upon terms/conditions or any default on a first mortgage shall also be considered a default on MCDEVCO's Micro loan. In the event of a default, all sums due and owing shall, become immediately due and payable. Below is a process agreed upon by MCDEVCO and the City of Wausau ~~Community~~ Development Department in the event of client default:

- Step One: MCDEVCO requests payment from the client three (3) times. If MCDEVCO's requests do not yield payment, bringing the account to "in good standing," MCDEVCO will take further action and move to Step Two.
- Step Two: Contact the Community Development Department at City of Wausau. The Community Development Department will follow up a maximum of two (2) times. If both attempts are unsuccessful and do not yield payment Step Three will be engaged.
- Step Three: MCDEVCO will partner with their Attorney to request immediate payment or payoff of business note.
    - MCDEVCO will request payment and collection of Attorney Fees from Client. If the Client does not furnish payment within 90 days, MCDEVCO may collect fees from the City of Wausau 450 Loan Fund ~~CDBG Funds.~~
    - If MCDEVCO collects reimbursement for Attorney fees from the City of Wausau 450 Loan ~~CDBG~~ fund and then collects payment from client, MCDEVCO will reimburse the City of Wausau 450 Loan ~~CDBG fund~~.
    - If MCDEVCO does not collect loan repayment, they can repossess any equipment/materials funded through the loan and/or file a judgement against the borrower.

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

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE			
Approving Letter of Support for Domtar Dam Rehabilitation Project.			
Committee Action:	Approved 5-0		
Fiscal Impact:	None		
File Number:	25-0509	**Date Introduced:**	May 13, 2025

RESOLUTION

WHEREAS, the Rothschild Damn and adjacent Rothschild Mill are important employment and industry pillars in our community and in North Central Wisconsin; and

WHEREAS, the construction of the Rothschild Dam in 1912 created Lake Wausau, a community, recreational, ecological, and economic asset that all enjoy and benefit from; and

WHEREAS, the Rothschild Dam benefits many communities along the Wisconsin River through flood control, public safety, recreation, and business development which contributes to tourism, recreation opportunities, and economic viability of the riverfront; and

WHEREAS, Domtar would be unable to invest the pledged amount of $100 million in its local operations over the next three years if it must carry the full cost of the $84 million dam repair; and,

NOW THEREFORE, BE IT RESOLVED, the City of Wausau is in support of the Village of Rothschild's application for Congressionally Directed Spending Allocation for the Rothschild Dam Modernization project.

Approved:

____

Doug Diny, Mayor

City of Wausau
Wausau, WI 54403

May 6, 2025

Tammy Baldwin
United States Senate
709 Hart Senate Office Building
Washington, DC 20510

Subject: Village of Rothschild Application for Congressionally Directed Spending Allocation for Rothschild Dam Modernization

Dear Senator Baldwin,

On behalf of the City of Wausau, I write to express our strong support for the Village of Rothschild's application for Congressionally Directed Spending in connection with the critical modernization of the Rothschild Dam in north central Wisconsin.

For over a century, the Rothschild Dam and adjacent Rothschild Mill have stood as pillars of our region's industrial and economic vitality. Since its construction in 1912, the dam not only powered early operations of the mill but also created Lake Wausau—now a central recreational, ecological, and economic asset for Marathon County and beyond. The benefits of this infrastructure span far beyond Domtar's needs relative to mill operations, including quality of life, flood control, public safety, and recreational and business development that support both our residents and local governments.

Domtar's Rothschild and nearby Nekoosa mills currently support over 3,500 local jobs and contribute approximately $1 billion annually to Wisconsin's economy. These operations rely on significant ongoing investment to remain competitive in a global market. However, the estimated $84 million modernization of the Rothschild Dam—particularly the replacement of its aging Timber Crib Spillway— represents a financial investment that would otherwise require diverting necessary capital away from the critical manufacturing facilities that support the local and regional wood product economy.

To ensure the continued operations of these critical manufacturing facilities and to undertake the modernization of the Rothschild Dam, which is vitally important to flood control, public safety, and quality of life in the region, funding support is needed at both the federal and state levels. We commend Domtar for its demonstrated commitment to the region, including its willingness to fund one-third of the dam project cost and its pledge to invest an additional $100 million in its local operations over the next three years. We believe this modernization project is not just an investment in physical infrastructure, but in the sustainability of the Central Wisconsin region's economy, environment, and quality of life.

The Rothschild Dam is more than a historic structure—it is a community asset vital to the future of the City of Wausau, Marathon County, and the greater north central Wisconsin region. We respectfully request your support for the Village of Rothschild's funding request, which will help ensure the dam continues to serve the public good for generations to come. Thank you for your consideration.

Sincerely,

Doug Diny Mayor City of Wausau	Lisa Rasmussen Council President

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

JOINT RESOLUTION OF THE PLAN COMMISSION AND FINANCE COMMITTEE

Approving the Project Plan Amendment #6 Tax Incremental Financing District Number 3, City of Wausau (TID # 3).

Committee Action:	FIN: Approved 4-0 PLAN: Approved 6-0
Fiscal Impact:	The project plan will add project costs
File Number: 94-0907	**Date Introduced:** May 13, 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* ☐			

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and development activities and improving infrastructure within the city; and

WHEREAS, the city's economic development strategy focuses on the attraction, retention and sustainability of business, community amenities, and development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Three was created by the city in 1994 as a revitalization effort for the central business district and riverfront; and

WHERAS, the city now desires to amend the project plan of the district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, this amendment does not modify the district boundaries; and

WHEREAS, this amendment will modify the categories, locations or costs of the projects to be undertaken; and

WHEREAS, such amendment will allow for the district to incur project costs outside of, but within the one half-mile of the radius of the district as permitted under Wisconsin Statutes; and

WHEREAS, an amended project plan for the district has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the district, or to the extent provided in Wisconsin Statutes Section 66.1105(2)(f)1.n., outside of the district;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related

costs or monetary obligations are to be incurred;

e. A map showing proposed improvements and uses in the district;
f. Proposed changes of zoning ordinances, master plan, map, building codes and city ordinances;
g. A list of estimated non-project costs;
h. A statement of the proposed plan for relocation of any persons to be displaced;
i. A statement indicating how the amendment of the district promotes the orderly development of the city;
j. An opinion of the City Attorney or an attorney retained by the city advising that the plan amendment is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 29, 2025, held a public hearing concerning the proposed amendment to the project plan, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission, adopted the project plan amendment, and recommended to the Common Council that it amend the Project Plan for the district.

WHEREAS, the Finance Committee of the City of Wausau have recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the ½ mile boundaries of TID #3; and

WHEREAS, the Finance Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development or projects would not occur or would not occur in the manner, at the values, or within the timeframe desired by the city without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law adopts the project plan amendment #5 of Tax Increment District Three and makes the following assertions:

1. That the Project Plan Amendment is consistent with the original classification of the district.

2. That improvements of the area are likely to significantly enhance the value of other real property in the district.

3. That the project costs directly serve to promote to eliminate blight and rehabilitate properties of the area which is consistent with the purpose for which the district was created.

4. That the project plan is feasible and in conformity with the City’s master plan.

5. That the amended project plan for Tax Incremental District Number Three is adopted and that the plan is feasible and in conformity with the City’s community and economic development objectives.

6. That the City estimates that less than 35% of the territory within the district, will be devoted to retail business at the end of the district’s maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.

7. The amendment does <u>not</u> modify the district boundaries.

8. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and

9. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the Tax Incremental District Number Three project plan amendment #6.

Approved:

____

Doug Diny Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, April 22, 2025, at 5:15 p.m., Maple Room
Finance Committee Members Present: Michael Martens (C), Gary Gisselman (VC) (left at 6:42 p.m.), Becky McElhaney, Chad Henke, Vicki Tierney
Economic Development Committee Members: Carol Lukens (C), Chad Henke (VC), Gary Gisselman (left at 6:42 p.m.), Terry Kilian, Vicki Tierney
Others Present: Maryanne Groat, Anne Jacobson, Randy Fifrick, Andrew Lynch, Eric Lindman, Kody Hart, John Chmiel, Nate Cihlar, Matt Barnes, Tammy Statz.

Discussion and possible action regarding Tax Incremental District No. 3 Project Plan Amendment in Order to Add Projects and Project Costs.

Motion by Henke, seconded by Tierney, to approve the TID #3 project plan amendment and the projects. Motion carried 4-0.

Time and Date:	The Plan Commission met on Tuesday, April 29, 2025, at 4:30 p.m. in the Common Council Chambers of Wausau City Hall
Members Present:	Mayor Doug Diny, Eric Lindman, Bruce Bohlken, Sarah Watson, Lou Larson, George Bornemann,
Staff Present:	William Hebert, MaryAnne Groat, Shahn Kariger, Brad Lenz, Andrew Lynch, Brooke Mueller
Others Present:	Craig Lang (Lang Investments), Rich Westberg (Resident), Bryan Bailey (President Woodson YMCA)

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.

PUBLIC HEARING: Discussion regarding Tax Increment District No. 3 Project Plan Amendment #6 In Order to Add Projects and Project Costs. (Finance)

Mayor Diny opened the public hearing.
MaryAnne gave a brief presentation on the purpose of this request
Mayor Diny closed the public hearing.

Discussion and possible action regarding Tax Increment District No. 3 Project Plan Amendment #6 In Order to Add Projects and Project Costs. (Finance)

Motion by Bohlken and seconded by Borneman. Motion approved unanimously 6-0

PUBLIC HEARING: Discussion regarding Tax Increment District No. 7 Project Plan Amendment #4 in Order to share surplus increments with Tax Increment District #12 for the year 2026. (Finance)

Mayor Diny opened the public hearing.
MaryAnne gave a brief presentation on the purpose of this request
Mayor Diny closed the public hearing.

Discussion and possible action regarding Tax Increment District No. 7 Project Plan Amendment #4 in Order to share surplus increments with Tax Increment District #12 for the year 2026. (Finance)

Motion by Bohlken and seconded by Borneman. Motion approved unanimously 6-0

PUBLIC HEARING: Discussion regarding Tax Increment District No. 8 Project Plan Amendment #5 in Order to Add Projects and Project Costs. (Finance)

Mayor Diny opened the public hearing.
MaryAnne gave a brief presentation on the purpose of this request
Mayor Diny closed the public hearing.

Discussion and possible action regarding Tax Increment District No. 8 Project Plan Amendment #5 in Order to Add Projects and Project Costs. (Finance)

Motion by Borneman and seconded by Watson. Motion approved 5-1

CITY OF WAUSAU TAX INCREMENT DISTRICT THREE PROJECT PLAN AMENDMENT #6

Finance Committee: April 22, 2025

Joint Review Board - Initial Meeting: April 28, 2025

Plan Commission: April 29, 2025

Common Council: May 13, 2025

Joint Review Board: TBD

PLAN DATE:

4/15/2025

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TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

This document is the sixth amendment to the ***Tax Incremental Finance District No. 3 Project Plan.*** Tax Increment District No. 3 is an existing blight district, which was approved by the Wausau Common Council on September 1, 1994.

Major components of the existing modified plan include:

- Riverfront redevelopment and renewal
- Residential blight elimination
- Parking improvements
- Commercial development and redevelopment
- Public infrastructure improvements

The district boundaries have been amended in 2000, 2007 and in 2020.

The district projects were amended in 2000, 2007, 2013 and 2023.

The district received special legislation in 2013 within Wisconsin Act 32 which enabled the district to undergo five territory amendments and extended the maximum life and expenditure period by ten years.

AMENDMENT 6 PURPOSE AND SUMMARY

This amendment furthers the original goals of the district by supporting additional riverfront redevelopment, environmental remediation riverfront industrial sites, extending the river Edge trail, supporting downtown parking capital improvements, reconstruction of downtown streets. The plan amendment adds project costs within the district and the ½ mile radius including:

Fulton Street 1st to N 7th St - water and sewer	900,000
1st Street River Drive, McIndoe St to 300' of Fulton water and seewr	130,000
Mall Grid Street construction and engineering including water,sewer, sidewalks, lighting and other related costs	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 (Penneys and Jefferson)	600,000
Onstreet Parking McIndoe Street, Franklin Street, and 4th Street	238,000

EXPECTED TERMINATION

Based upon current law, Tax Increment District Three expenditure period ends in 2027 with the termination required in 2031.

SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in the original project plan along with this amendment and the related attachments contained and referenced herein, the following findings are made:

1. **That the "but for" amendment of the Project Plan, the development projected to occur as detailed in the Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the city.** In making this determination the city has considered the following:
    - The original findings of the Project Plan for TID #3 are all still valid and are hereby referenced and incorporated into this amendment.

- The projects contemplated by the plan amendment are necessary to fully achieve the goals of the District Project Plan including rehabilitation of the area, riverfront renewal and remediation, creation of new tax base and other economic benefits.
- Financial support on infrastructure neutralizes cost obstacles and allows the City to continue to commit to renewal efforts.

2. **The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements**. In making this determination, the City considered the following information: As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are sufficient to pay for the proposed Project Costs. On this basis alone, the finding is supported.
3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions**. The project costs of the district relate to promoting development and redevelopment in the district. Redevelopment brings more tax base and economic activity which will support and grow existing and new businesses.
4. **The improvements made within the district are likely to significantly enhance all other real property values.** Redevelopment of property and elimination of blight improves the marketability and demand for surrounding properties.
5. **The project costs relate directly to the blight objective of the original district.**
6. **The city estimates that less than 35% of the territory within the district, as amended, will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6) (am)1.**
7. **The equalized value of taxable property of the amendment area plus the value increment of all existing tax incremental district within the City does not exceed 12% of the total equalized value of taxable property within the City.** This is not applicable as the no boundary amendment is proposed.
8. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT OR THE ½ MILE RADIUS

A list of improvements contained in the original plan include the following:

1. STREETS. The city will construct and or reconstruct certain streets, alleys, access drives, and parking areas. Eligible project costs include, but are not limited to, excavation; removal or placement of fill; construction of road base; asphalt, concrete or brick paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts and catch basins; retaining walls; utility relocation and burying overhead utility lines; conventional or decorative street lighting; enhancement, construction or reconstruction of median areas; installation or replacement of traffic signals and traffic signs; pavement marking; right-of-way restoration and installation of fences, berms and landscaping.
2. PROPERTY ACQUISITION FOR DEVELOPMENT AND/OR REDEVELOPMENT. To promote and facilitate development or redevelopment of both residential and commercial properties and to further the objective of blight elimination, the City may contribute to the acquisition of property within the district and the half-mile radius. The cost of property acquired, and any costs associated with the transaction are eligible costs. Transactional costs include costs such as fee title, easements, appraisals, consultant, and broker fees, closing costs, surveying, and mapping. Following acquisition, other project costs may be incurred to make the project suitable for development/redevelopment. If total project costs incurred by the City to acquire and

prepare the site for development/redevelopment exceed the revenues or other consideration received from the sale or lease of the property, the deficit amount shall be considered "real property assembly costs" as defined in State Statutes Section 66.1105(2)(f)1.c., and subject to recovery as an eligible project cost. The city seeks to purchase strategic sites on the river that will allow the city to expand the river edge trail and promote redevelopment.

3. ENVIRONMENTAL AUDITS AND REMEDIATION. Any cost incurred by the City related to environmental audits, testing, and remediation is eligible project costs.
4. DEMOLITION AND SITE WORK. Development and redevelopment of the area may require site preparation such as demolition, grading, fill, construction of retaining walls and other activities related to modifying property to make it suitable for private sector development or redevelopment. This may include the demolition of the Dive Point building, Wausau Chemical and Water Plant facilities.
5. ACQUISITION OR RIGHTS-OF-WAY. The City may need to acquire property to allow for installation of street access, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
6. ACQUISITION OF EASEMENTS. The city may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices, river edge development or other public infrastructure.
7. WATER, SEWER, AND STORMWATER IMPROVEMENTS - to allow for development and/or redevelopment to occur the city may need to construct, alter, rebuild, or expand utility infrastructure within the district. Eligible project costs would include but are not limited to the following: distribution and collection mains; manholes clean out and valves; hydrants; service laterals; interceptor sewers; stormwater infiltration, filtration, and detention; and all related appurtenances.
8. ELECTRICAL SERVICE. To assure a site is suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines.
9. GAS SERVICE. To create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade gas mains and services.
10. COMMUNICATION INFRASTRUCTURE. To create sites suitable for development or redevelopment, the City may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to, telephone lines, cable lines and fiber optic cable.
11. PARKING ENHANCEMENTS AND INFRASTRUCTURE. The existing plan included the construction, reconstruction, and demolition of existing infrastructure if necessary. Parking infrastructure includes surface parking lots, street parking, and parking ramps, skywalks and related parking enforcement, metering, and revenue systems.
12. STREETSCAPING AND LANDSCAPING. The city will provide landscaping and streetscape to improve the aesthetics and attract quality development.
13. RIVER EDGE TRAIL EXPANSION AND ENHANCEMENTS. The city may construct bike and pedestrian trails to the areas noted as opportunities allow and improve existing infrastructure as necessary this may include easement acquisition. Several areas are denoted for trail improvements on the map. These areas will connect existing sections to provide longer hiking opportunities. In addition, the proposed land acquisition on the north riverfront will allow for connectivity to Gilbert Park and connect sections of the trail on the westside of the river. These expenditures may occur anywhere along the trail so long as it is within the district boundaries or ½ mile radius.
14. CASH GRANTS AND DEVELOPMENT INCENTIVES. The City may enter into development agreements with property owners or developers for the purpose of sharing costs and eliminating financing to encourage the

desired kind of improvements, eliminate blight and assure sufficient tax base is generated to recover project costs. No cash grant will be provided until a development agreement is executed with the recipient of the cash grant. Funds may be provided in the form of a cash grant, forgivable loan, direct loan, loan guarantee or "Pay-As-You-Go" financing. Such funds may be provided at terms appropriate to, and as demonstrated to be required by the proposed economic development and or housing project. Specific areas that have redevelopment potential are highlighted on the map in yellow.

15. PROFESSIONAL SERVICE. Including but not limited to engineering, architectural, planning studies, legal services, financial and accounting services, and costs of informing the public with respect to plan amendment and plan implementation.
16. FINANCE COSTS – Interest, financing and debt issuance costs, financial advisor fees are included as project costs.
17. ADMINISTRATIVE COSTS. These include but are not limited to a portion of the staff salaries associated with managing the project plan through implementation and termination. Accounting and legal fees associated with the management of the plan. Engineering, surveying, inspection, planning, community development, financial and legal are a sample of staff activities involved in managing these plans.

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID amendment area. The plan does provide a framework for managing project expenditures and generating the revenue needed to balance those expenditures. All costs included in the plan are estimates based upon the best information currently available. The city retains its ability to implement only those projects that remain viable and affordable as the plan period proceeds.

Project costs are any expenditure made, estimated to be made of monetary obligations incurred or estimated to be incurred by the City as outlined in this plan, other plan amendments or the original Project Plan. Costs identified are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Project costs will be diminished by any income including special assessment, grants, donations, or other revenues.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no anticipated "non-project costs" associated with this amendment to Tax Incremental District Number Three.

PROPOSED CHANGES IN ZONING ORDINANCES

The city does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this project plan amendment.

PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND CITY ORDINANCES

It is expected that this plan will be complementary to the City's Master Plan. The projects proposed will comply with the recently completed comprehensive update of building codes and related ordinances.

EXISTING USES AND CONDITIONS

A map depicting the existing uses and conditions of property within the district was included in the original plan and boundary amendments. Since the scope of this amendment is limited to incurring project costs no map changes are necessary. North riverfront properties are currently zoned medium industrial and urban mixed-use. These parcels may be re-zoned to be compatible as redevelopment occurs.

RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with the plan amendment. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the city by providing opportunities for continued growth in tax base, job opportunities and general positive economic development.

EQUALIZED VALUE TEST

This amendment adds project costs without boundary changes and as such the 12% equalized value test is not applicable. The current valuation test is provided as additional information only. The City Common Council has terminated Tax Increment District Six, and the 2025 values will likely show the City is below the 12% limit.

	TID Co-muni Code	TID No.	Base Year	2024 TID Current Value	2024 TID Value Increment	2024 Total Muni Equalized Value	12% Test
Wausau	37291	003	1994	166,980,900	132,436,700		
	37291	006	2005	264,719,700	189,228,100		
	37291	007	2006	111,955,000	84,429,100		
	37291	008	2012	112,614,100	73,236,200		
	37291	009	2012	2,050,100	970,600		
	37291	010	2013	77,849,300	34,437,100		
	37291	011	2017	70,599,900	69,213,500		
	37291	012	2017	28,889,100	18,349,800		
Total				835,658,100	602,301,100	4,387,427,300	13.73

ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The city estimates that less than 35% of the territory within the district, as amended, will be devoted to retail business at the end of the district's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)(1).

ECONOMIC FEASIBILITY STUDY

The cash flow projection presents projected sources and uses of funds for the district. Uses of Funds include existing and projected debt service, contractual development agreements, and estimated public work improvements and project costs included in the amended project plan and the proposed amendment. Sources of Funds include existing increment, anticipated new increment, and any other revenue sources such as interest income and developer loan repayments. The City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district. The actual cash flow will change. The cash flow supports the financial viability of the proposed amendment.

AVAILABLE FINANCING METHODS

- It is expected that the projects will be funded by general obligation promissory notes.

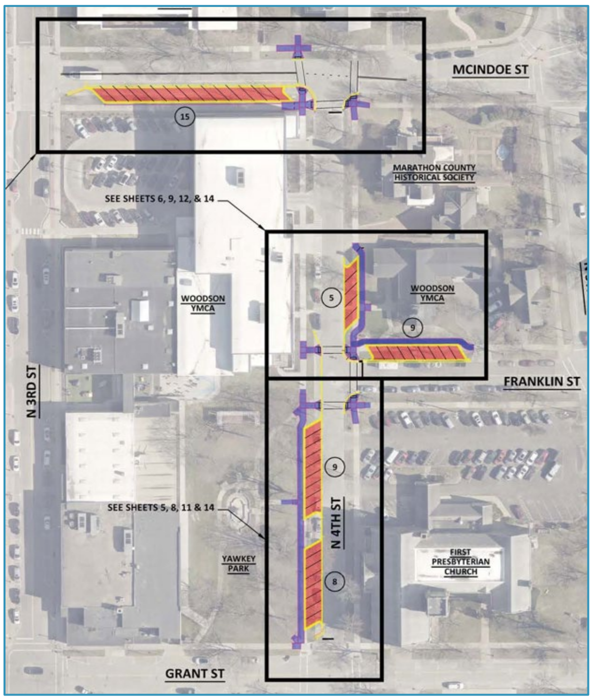
PROJECT COSTS LOCATED WITHIN 1/2MILE OF THE DISTRICT BOUNDARIES

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1. n, the city may undertake projects within territory located within one-half mile of the boundary of the district provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The detailed list of project costs outlined in the next section identifies those that are located within one-half mile of the district boundaries and are considered eligible project costs.

DETAILED LIST OF PROJECT COSTS

The various project costs include engineering and other related professional services.

	Inside Boundary	1/2 Mile Boundary	Total	2025	2026
Fulton Street 1st to N 7th St - water and sewer	Y	Y	900,000	900,000	
1st Street River Drive, McIndoe St to 300' of Fulton water and sewer	Y		130,000	130,000	
Mall Grid Street construction and engineering including water, sewer, sidewalks, lighting and other related costs	Y	Y	4,450,000	4,450,000	
Demolition of the water plant	Y		1,850,000	1,000,000	850,000
Second Street Short Street to Dekalb Street including Water and Sewer	Y	Y	300,000	300,000	
Parking Ramp Improvements (Penney's and Jefferson)	Y	Y	600,000		600,000
On street Parking McIndoe Street, Franklin Street, and 4th Street		Y	238,000	238,000	



On Street Parking to support growing parking demands north third street area

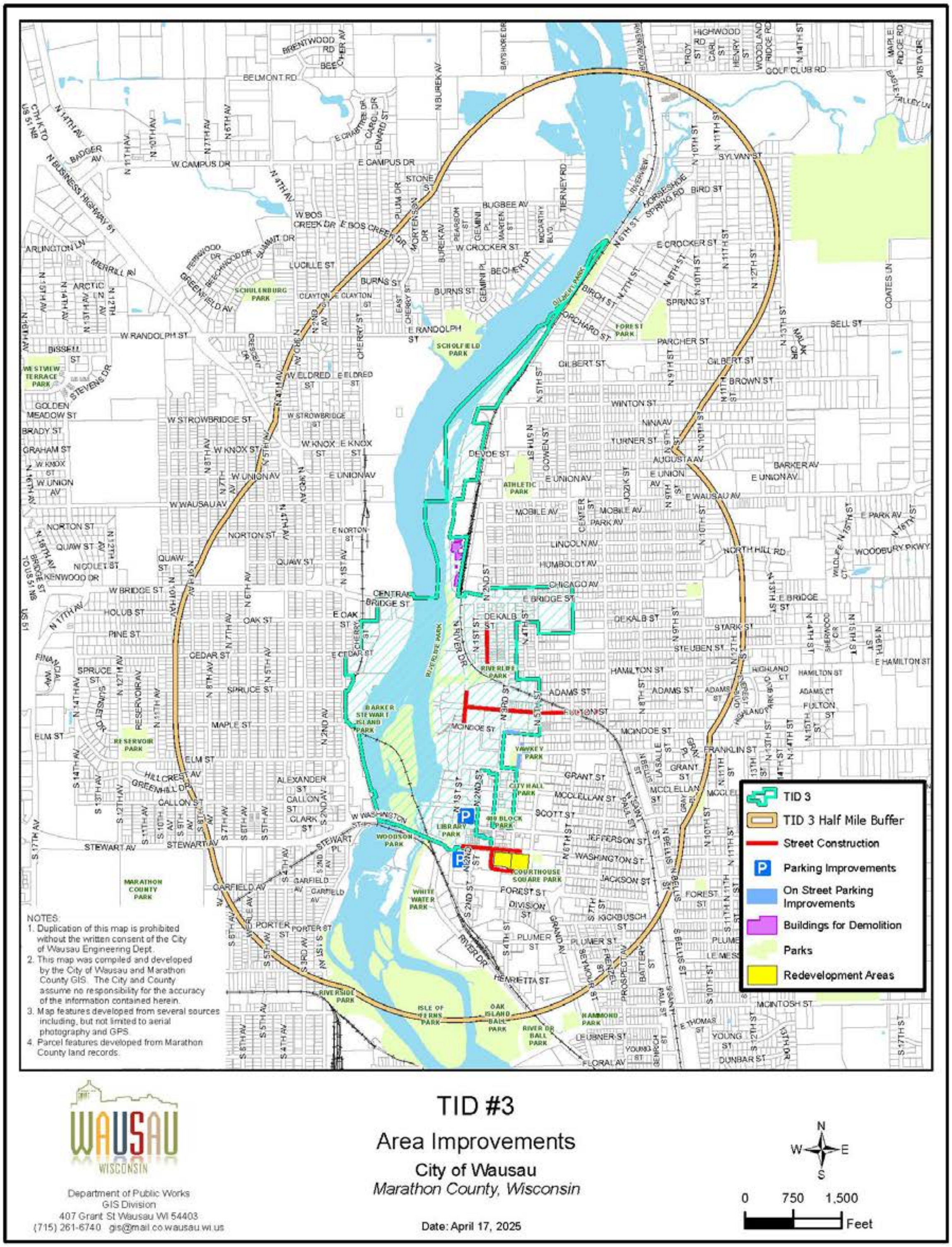
Water Plant Demolition Strategic Redevelopment Location

Sears Parking Ramp improvements to improve the north wall after the mall demolition

CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

	2024 Statement of Taxes		Aditional Project Costs $9,853,000
County	$ 13,958,126	18.36%	$ 523,669.89
Technical College	4,080,826	5.37%	153,101.20
City	32,277,020	42.46%	1,210,943.59
School District	25,702,483	33.81%	964,285.32
TOTAL	$ 76,018,455		$ 9,853,000.00

MAP OF TAX INCREMENT DISTRICT ROPOSED IMPROVEMENTS WITHIN THE TERRITORY AND ½ MILE BOUNDARIES



PROJECTED CASH FLOW

TAX INCREMENT DISTRICT 3 CASH FLOW PROJECTION

Year	USES OF FUNDS: Total Annual Debt Service Existing Issues	Future Debt Issues	Administrative, Consulting Services and Other Costs	Developer Incentives	Capital Expenditures	SOURCES OF FUNDS: Debt Proceeds	Other Income	Advance From Other Funds	Donated Increment	Grant & Donation Income	Tax Increment	Annual Surplus (Deficit)	Accumulated Balance
ACTUAL													
1994					$92,361			$92,361				$0	$0
1995	$172,413				$2,002,575	$2,196,447		$237,495				$258,954	$258,954
1996	$2,038,966		$13,210		$260,893	$757,555	$25,705			2,000,000	$40,926	$511,117	$770,071
1997	$185,232		$48,599		$1,456,671	$4,000,000	$31,128				$10,998	$2,351,624	$3,121,695
1998	$4,047,263		$585		$127,328	$856,402	$119,437				$13,909	($3,185,428)	($63,733)
1999	$510,334		$1,095				$10,490				$25,163	($475,776)	($539,509)
2000	$249,696				$73,791		$22,339				$40,161	($260,987)	($800,496)
2001	$1,820,137			$750,000	$110,878	$2,093,303	$39,970	$750,000	$392,198		$47,151	$641,607	($158,889)
2002	$250,875		$157	$791,372	$5,278,537	$2,415,665	$38,331	$2,669,163	$690,243	791,372	$78,603	$362,436	$203,547
2003	$956,762		$21,834	$1,758,625	$14,642,438	$16,399,335	$580,182	$1,012,805	$686,173	1,258,625	$206,394	$2,763,855	$2,967,402
2004	$15,106,609			$2,652,480	$950,004	$14,088,534	$69,500	$1,034,594	$679,709		$296,392	($2,540,364)	$427,038
2005	$2,533,076			$132,520	$98,129	$2,000,000	$244,642	$957,397	$710,142	11,000	$632,340	$1,791,796	$2,218,834
2006	$2,975,010				$1,301,728		$249,334	$1,109,287	$696,683		$831,571	($1,389,863)	$828,971
2007	$3,122,630		$49,012		$1,941,789	$1,396,190	$211,985	$1,020,075	$849,518		$992,593	($643,070)	$185,901
2008	$2,439,384				$932,630	$270,000	$224,667		$2,481,850		$1,207,183	$811,686	$997,587
2009	$2,413,435		$27,371		$408,872	$320,000	$258,562		$685,107	21,023	$1,922,136	$357,150	$1,354,737
2010	$2,461,237		$48,007		$2,016,086	$1,580,447	$173,737		$693,115	122,763	$1,913,174	($42,094)	$1,312,643
2011	$2,614,684		$54,560	$174,000	$4,694,503		$186,335			1,247,316	$1,962,727	($4,141,369)	($2,828,726)
2012	$8,485,562		$46,258	$275,000	$771,262	$9,005,000	$235,408			113,927	$1,919,739	$1,695,992	($1,132,734)
2013	$2,815,752		$54,239	$1,000	$1,291,332	$1,108,000	$150,646			166,538	$1,764,433	($972,706)	($2,105,440)
2014	$2,627,195		$71,919		$2,267,481	$1,595,000	$92,960			383,456	$1,752,528	($1,142,651)	($3,248,091)
2015	$2,224,813		$132,683		$4,476,374	$4,075,000	$167,081			1,428,463	$1,868,669	$705,343	($2,542,748)
2016	$2,123,431		$219,116	$1,420,079	$6,968,324	$8,414,779	$88,236		$1,434,277	1,152,337	$2,108,433	$2,467,112	($75,636)
2017	$3,052,086		$571,498	82,384	2,915,824	$6,405,000	$806,414		$1,321,470	1,666,750	$2,214,368	$5,792,210	$5,716,574
2018	$3,435,523		$122,044	$499,999	3,671,051		$241,020		$1,300,537	1,154,650	$2,324,996	($2,707,414)	$3,009,160
2019	$3,253,789		$92,553	2,190,767	2,303,850		$285,414		$1,119,579	36,200	$2,771,677	($3,628,089)	($618,929)
2020	$3,589,286		$1,036,777		$3,182,065	$1,235,573	$432,586		$1,222,708	626,257	$2,646,873	($1,644,131)	($2,263,060)
2021	$2,680,994		$13,287		$10,773		$698,927			182,728	$2,580,791	$757,392	($1,505,668)
2022	$2,977,785		$10,208		$5,134		$471,827				$2,926,879	$405,579	($1,100,089)
2023	$1,891,519		$176,092	$41,783	$1,213,835	$1,250,000	$418,993			147,680	$3,159,210	$1,652,654	$552,565
2024	$2,101,399		$123,722	$79,187	$1,791,577		$479,208				$3,618,197	$1,520	$554,085
ESTIMATED													
2025	$2,128,848		$71,150		$8,403,000	$7,300,000	$669,428			369,000	$2,710,841	$446,271	$1,000,356
2026	$3,532,857		$35,000		$1,450,000	$1,450,000	$659,428				$2,775,000	($133,429)	$866,927
2027	$1,832,407	$1,920,000	$35,000				$656,928				$2,775,000	($355,479)	$511,448
2028	$1,837,210	$1,920,000	$35,000				$655,428				$2,775,000	($361,782)	$149,666
2029	$1,536,970	$1,920,000	$35,000				$654,428				$2,775,000	($62,542)	$87,124
2030	$1,423,601	$1,920,000	$35,000				$653,928				$2,775,000	$50,327	$137,451
2031	$923,650	$1,920,000	$35,000				$652,928				$2,775,000	$549,278	$686,729
	$ 98,372,420	$ 9,600,000	$ 3,215,976	$ 10,849,196	$ 77,111,095	$ 90,212,230	$ 11,657,560	$ 8,883,177	$ 14,963,309	$ 12,880,085	$ 61,239,055		

		Inside Boundary	1/2 Mile Boundary	Total	2025	2026
Amendment 6	Fulton Street 1st to N 7th St - water and sewer	Y	Y	900,000	900,000	
Amendment 6	1st Street River Drive, McIndoe St to 300' of Fulton water and sewer	Y		130,000	130,000	
Amendment 6	Mall Grid Street construction and engineering including water, sewer, sidewalks, lighting and other related costs	Y	Y	4,450,000	4,450,000	
Amendment 6	Demolition of the water plant	Y		1,850,000	1,000,000	850,000
Amendment 6	Second Street Short Street to Dekalb Street including Water and Sewer	Y	Y	300,000	300,000	
Amendment 6	Parking Ramp Improvements (Penney's and Jefferson)	Y	Y	600,000		600,000
Amendment 6	On street Parking McIndoe Street, Franklin Street, and 4th Street		Y	238,000	238,000	
Amendment 5	Fulton Street 1st to N 7th St - street reconstruction	Y	Y	875,000	875,000	
Amendment 5	1st Street River Drive, McIndoe St to 300' of Fulton St reconstruction	Y		260,000	260,000	
Amendment 5	Trail expansion	Y		250,000	250,000	
				9,853,000	8,403,000	1,450,000

FINANCING PROJECTION

Year	2025 Issue $7,300,000 3.4% Interest	2026 Issue $1,450,000 3.4% Interest	Total
2026			
2027	$ 1,599,000	$ 321,000	$ 1,920,000
2028	1,599,000	321,000	1,920,000
2029	1,599,000	321,000	1,920,000
2030	1,599,000	321,000	1,920,000
2031	1,599,000	321,000	1,920,000
Total	$ 7,995,000	$ 1,605,000	$ 9,600,000

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

RESOLUTION OF THE PLAN COMMISSION, AND FINANCE COMMITTEE

Approving the Project Plan Amendment #6 Tax Incremental Financing District Number 3, City of Wausau (TID # 3)

Committee Action:	Plan Commission Finance Committee
Fiscal Impact:	The project plan will add project costs
File Number: 94-0907	**Date Introduced:** May 13, 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* ☐		

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and development activities and improving infrastructure within the city; and

WHEREAS, the city's economic development strategy focuses on the attraction, retention and sustainability of business, community amenities, and development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Three was created by the city in 1994 as a revitalization effort for the central business district and riverfront; and

WHERAS, the city now desires to amend the project plan of the district in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, this amendment does not modify the district boundaries; and

WHEREAS, this amendment will modify the categories, locations or costs of the projects to be undertaken; and

WHEREAS, such amendment will allow for the district to incur project costs outside of, but within the one half-mile of the radius of the district as permitted under Wisconsin Statutes; and

WHEREAS, an amended project plan for the district has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the district, or to the extent provided in Wisconsin Statutes Section 66.1105(2)(f)1.n., outside of the district;

b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing proposed improvements and uses in the district;
f. Proposed changes of zoning ordinances, master plan, map, building codes and city ordinances;
g. A list of estimated non-project costs;
h. A statement of the proposed plan for relocation of any persons to be displaced;
i. A statement indicating how the amendment of the district promotes the orderly development of the city;
j. An opinion of the City Attorney or an attorney retained by the city advising that the plan amendment is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 29, 2025, held a public hearing concerning the proposed amendment to the project plan, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission, adopted the project plan amendment, and recommended to the Common Council that it amend the Project Plan for the district.

WHEREAS, the Finance Committee of the City of Wausau have recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the ½ mile boundaries of TID #3; and

WHEREAS, the Finance Committee have reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development or projects would not occur or would not occur in the manner, at the values, or within the timeframe desired by the city without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law adopts the project plan amendment #5 of Tax Increment District Three and makes the following assertions:

1. That the Project Plan Amendment is consistent with the original classification of the district.

2. That improvements of the area are likely to significantly enhance the value of other real property in the district.

3. That the project costs directly serve to promote to eliminate blight and rehabilitate properties of the area which is consistent with the purpose for which the district was created.

4. That the project plan is feasible and in conformity with the City's master plan.

5. That the amended project plan for Tax Incremental District Number Three is adopted and that the plan is feasible and in conformity with the City's community and economic development objectives.

6. That the City estimates that less than 35% of the territory within the district, will be devoted to retail business at the end of the district's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.

7. The amendment does not modify the district boundaries.

8. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and

9. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the Tax Incremental District Number Three project plan amendment #6.

Approved:

____

Doug Diny Mayor

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

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Tax Incremental Financing District Number 3, City of Wausau (TID #3)	
File Number:	**Date Introduced:**

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Three, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendments; and

WHEREAS, the Board has reviewed the Project Plan amendment presented by the City of Wausau attached to this resolution; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and found the following to be true:

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements,
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment #6 for the City of Wausau Tax Increment District Number Three be approved,

BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved **Joint Review Board Members**	**Representing**
______________________________	City of Wausau
______________________________	Citizen Member
______________________________	Marathon County
______________________________	Northcentral Technical College
______________________________	Wausau School District

Office of the City Attorney

TEL: (715) 261-6590
FAX: (715) 261-6808

WAUSAU
WISCONSIN

Anne L. Jacobson
City Attorney

May 7, 2025

Wausau Common Council Members
Joint Review Board Members
City Hall
407 Grant Street
Wausau, WI 54403

RE: Project Plan Tax Incremental District Number Three, Amendment #6

Ladies and Gentlemen:

As City Attorney, I have reviewed the Project Plan Amendment #6 of Tax Incremental District Number 3, pursuant to Wis. Stats. §66.1105(4)(h)1. and 10. The public hearing was held on April 29, 2025, before the Plan Commission of the City of Wausau, and it adopted Plan Amendment #6 for said Tax Increment District. This approval and recommendation was preceded by proper notice to those persons set forth in Wis. Stats. §66.1105(4)(h)1. and a Class I notice published in the Wausau Daily Herald, as required by Wis. Stats. §66.1105(4)(h)1.

The Plan is proposed to be amended to add project costs to further the original goals of the district by supporting additional riverfront redevelopment, environmental remediation of riverfront industrial sites, extending the River Edge trail, supporting downtown parking capital improvements, and reconstruction of downtown streets, as described in the Plan Summary.

In accordance with par. (4)(h)1., the City Council will consider, pursuant to a duly posted agenda, on May 13, 2025, recommended approval of Plan Amendment #6 of Tax Increment District Number 3. Such approval requires adoption of a resolution which makes the finding that the Plan is feasible and in conformity with the Master Plan of the City (g). Finally, such project plan amendment is subject to subsequent review by the Joint Review Board, acting under sub. (4m), which shall review the public record, planning documents and the resolution passed by the City Council under par. (h)1.

Based upon my review of the Plan Amendment and the information presented to me, it is my opinion that should the foregoing process be followed, the Amended Plan is complete and compliant with §66.1105(4), Wisconsin Statutes.

This opinion shall be attached to and made a part of the Project Plan, as required by §66.1105(4)(f).

Very truly yours,

CITY OF WAUSAU

Anne L. Jacobson
City Attorney

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

JOINT RESOLUTION OF THE FINANCE COMMITTEE AND PLAN COMMISSION			
Approving an Amendment to the Project Plan of Tax Incremental District No. Seven, City of Wausau, Wisconsin to share Increment with Tax Increment District Number Twelve for 2026.			
Committee Action:	FIN: Approved 4-0 PLAN: Approved 6-0		
Fiscal Impact:	Revenue Sharing Projected at $1,887,854		
File Number:	97-0404	**Date Introduced:**	May 13, 2025

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes☒No☐		
	Included in Budget:	Yes☐No☒	*Budget Source No new spending authorized*	
	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* ☐			

WHEREAS, the City of Wausau (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the City on January 11, 2006 as a mixed use district; and,

WHEREAS, Tax Increment District No. 7 project plan was amended November 24, 2020 to allow the district to share increment through 2025; and,

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and,

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 12 under the provisions of Wisconsin Statues Section 66.1105(6)(f) for the year 2026; and,

WHEREAS, the amendment will not change Tax Increment District Seven boundaries; and

WHEREAS, improvements of the Tax Increment District Seven has and is likely to significantly enhance all the other real property's value; and

WHEREAS, the project plan is feasible and in conformity with the City's master plan; and

WHEREAS, the percentage of the territory within the TID devoted to retail business at the end of the expenditure period is expected to be less than 35%; and

WHEREAS, the recipient district, Tax Increment District Number Twelve is classified as a rehabilitation/conservation district was outlined in 66.1105(6)(f)2 Wis. Stats.; and

WHEREAS, donor Tax Increment District Seven and recipient Tax Increment District Twelve have the same overlying taxing jurisdictions;

WHEREAS, the donor District Seven plan amendment demonstrates that the district has sufficient annual revenue to pay current project costs and that a surplus will be generated to pay eligible costs of the recipient Tax Increment District Twelve; and

WHEREAS, that it is expected that donor District Seven will allocate $1,887,854 to recipient District Twelve in 2026; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Marathon County, the Wausau School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 29, 2025 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and,

WHEREAS, after said public hearing, the Plan Commission adopted the Plan amendment, and recommended to the Common Council that it amend the Project Plan for the District;

WHEREAS, Project Plan Amendment Four is attached to this resolution;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that:

1. The boundaries of the Tax Incremental District No. 7, City of Wausau", remain unchanged as specified in the project plan amendment 3.

2. That this Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it is further approved by the Joint Review Board.

3. The Common Council finds and declares that:

   Improvements within Tax Increment District Seven have and are likely to significantly enhance all the other real property's value;

   The Project Plan is feasible and in conformity with the master plan of the City;

   There are no additional improvements as a result of this amendment and project costs will not change as a result of this amendment;

   That at least 50% of the area of the real property within the district is suitable for mixed use development pursuant to Wis. Stats. Sec. 66.1105(2)(cm).

   The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b);

The City estimates that the district does not contain any land proposed for newly platted residential development;

The recipient district, Tax Increment District Number 12 is classified as a rehabilitation/conservation district was outlined in 66.1105(6)(f)2 Wis. Stats;

The donor District 7 and the recipient district 12 have the same overlying taxing jurisdictions;

The donor District 7 plan amendment demonstrates that the district has sufficient annual revenue to pay current project costs and that a surplus will be generated to pay eligible costs of the recipient District 12; and

It is expected that donor District 7 will allocate $1,887,854 of increment to recipient District 12; and

BE IT FURTHER RESOLVED THAT Project Plan Amendment Four of Tax Incremental District Number Seven of the City of Wausau is approved and adopted,

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of the amendment, that this amendment has taken place pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(cm).

BE IT FURTHER RESOLVED THAT the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and

BE IT FURTHER RESOLVED THAT the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve Amendment Four to Tax Incremental District Number Seven.

Approved:

____
Doug Diny, Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, April 22, 2025, at 5:15 p.m., Maple Room
Finance Committee Members Present: Michael Martens (C), Gary Gisselman (VC) (left at 6:42 p.m.), Becky McElhaney, Chad Henke, Vicki Tierney
Economic Development Committee Members: Carol Lukens (C), Chad Henke (VC), Gary Gisselman (left at 6:42 p.m.), Terry Kilian, Vicki Tierney
Others Present: Maryanne Groat, Anne Jacobson, Randy Fifrick, Andrew Lynch, Eric Lindman, Kody Hart, John Chmiel, Nate Cihlar, Matt Barnes, Tammy Statz.

Discussion and possible action approving Project Plan Amendment 3 of Tax Increment District #7 to serve as a donor district to Tax Increment District #12.

Motion by Henke, seconded by McElhaney, to approve plan amendment 4 for TID #7. Motion carried 4-0.

PLAN COMMISSION

Time and Date:	The Plan Commission met on Tuesday, April 29, 2025, at 4:30 p.m. in the Common Council Chambers of Wausau City Hall
Members Present:	Mayor Doug Diny, Eric Lindman, Bruce Bohlken, Sarah Watson, Lou Larson, George Bornemann,
Staff Present:	William Hebert, MaryAnne Groat, Shahn Kariger, Brad Lenz, Andrew Lynch, Brooke Mueller
Others Present:	Craig Lang (Lang Investments), Rich Westberg (Resident), Bryan Bailey (President Woodson YMCA)

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.

PUBLIC HEARING: Discussion regarding Tax Increment District No. 3 Project Plan Amendment #6 In Order to Add Projects and Project Costs. (Finance)

Mayor Diny opened the public hearing.
MaryAnne gave a brief presentation on the purpose of this request
Mayor Diny closed the public hearing.

Discussion and possible action regarding Tax Increment District No. 3 Project Plan Amendment #6 In Order to Add Projects and Project Costs. (Finance)

Motion by Bohlken and seconded by Borneman. Motion approved unanimously 6-0

PUBLIC HEARING: Discussion regarding Tax Increment District No. 7 Project Plan Amendment #4 in Order to share surplus increments with Tax Increment District #12 for the year 2026. (Finance)

Mayor Diny opened the public hearing.
MaryAnne gave a brief presentation on the purpose of this request
Mayor Diny closed the public hearing.

Discussion and possible action regarding Tax Increment District No. 7 Project Plan Amendment #4 in Order to share surplus increments with Tax Increment District #12 for the year 2026. (Finance)

Motion by Bohlken and seconded by Borneman. Motion approved unanimously 6-0

PUBLIC HEARING: Discussion regarding Tax Increment District No. 8 Project Plan Amendment #5 in Order to Add Projects and Project Costs. (Finance)

Mayor Diny opened the public hearing.
MaryAnne gave a brief presentation on the purpose of this request
Mayor Diny closed the public hearing.

Discussion and possible action regarding Tax Increment District No. 8 Project Plan Amendment #5 in Order to Add Projects and Project Costs. (Finance)

Motion by Borneman and seconded by Watson. Motion approved 5-1

CITY OF WAUSAU TAX INCREMENT DISTRICT SEVEN PROJECT PLAN AMENDMENT #4

Finance Committee: April 22, 2025

Joint Review Board - Initial Meeting: April 28, 2025

Plan Commission: April 29, 2025

Common Council: May 13, 2025

Joint Review Board: TBD

PLAN DRAFT DATE:

4/11/2025

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TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

Tax Increment District No. 7 was created January 11, 2006, as a "Mixed Use" Tax Increment District to promote industry, job creation and tax base enhancements. The original project plan listed the following objectives:

- Promote retention, expansion, and attraction through the development of a commercial corridor, thereby facilitating the creation of new jobs and increased tax base.
- Provide appropriate financial incentives to encourage business attraction and expansion.

The project plan provided for the infrastructure improvements necessary to support district development.

The district expenditure period ended on January 10, 2021

PREVIOUS AMENDMENTS

The first amendment authorized spending within the 1/2mile boundary to create two roadways immediately outside the boundaries. Major components of the amendment facilitated:

- Development incentives to offset challenges caused by the DOT Interchange expansion project.
- Construction of Menards, Kwik Trip and ENT & Allergy Associates and Surgical Associates.
- Stewart Avenue improvements.
- Parking Improvements.

The second amendment authorized the addition and removal of district parcels to facilitate parcel combinations requested by property owners and developers. It also removed parcels that would remain tax-exempt, such as the new fire station parcel. In addition, the plan authorized additional spending including:

- Street improvements of $1,100,000 including improvements within the ½ mile boundaries.
- Parking improvements $100,000
- Correction of streetscape improvements of $250,000. The 1st Amendment should have identified the streetscape improvements on Highway 52 Parkway rather than on Stewart Avenue.

The third amendment authorized the district to donate increment for a three-year period ending 12/31/2025.

PURPOSE OF THIS AMENDMENT

The purpose of this amendment is to allow Tax Increment District Number Seven to share surplus increment with Tax Increment District Number Twelve under the provisions of Wisconsin Statutes Section 66.1105(6)(f) for one year, 2026. This contribution will assist Tax Increment District Twelve with the financial costs related to the redevelopment of the mall properties.

EXPECTED TERMINATION

Based on current law, Tax Increment District Seven's expenditure period ended in 2021 with the mandated termination required in 2026. Under this amendment, the district would contribute the increment to Tax Increment District Twelve in 2026.

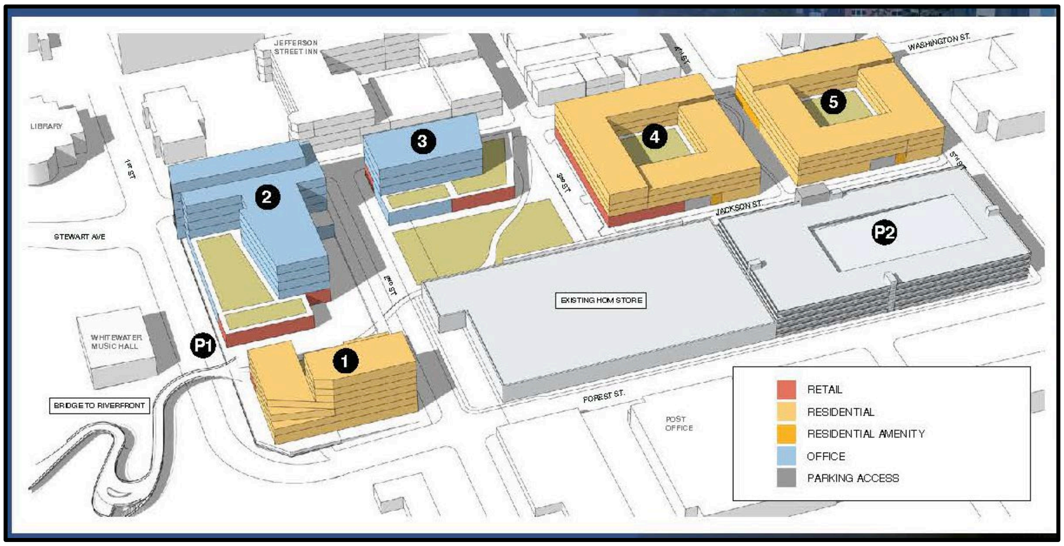
ECONOMIC DEVELOPMENT

Authorizing the sharing of increment with Tax Increment District 12 will provide resources to meet the financial challenges of redeveloping the eight-block Wausau Center Mall site. The redevelopment project razed the mall and the vacant Sears store. In 2024, underground utilities and a temporary street were constructed. In 2025, new streets, sidewalks, and utilities to 2nd Street, 3rd Street, Jackson Street, and Washington Street will be constructed. The

The TWall project is underway and will open in 2026. The Hom Furniture and Children's Museum storefronts are complete. Future projects include the demolition of the Penney's building and restoration of the north side of the Sear's Ramp.

The donated increment will support the district until redevelopment and private investment occur. The application of the donor district's surplus increment contributes to the overall economic development of the city which benefits all overlapping taxing jurisdictions.

SUMMARY OF FINDINGS



As required by s.66.1105 Wisconsin Stats., and as documented in this project plan amendment and the related attachments contained and referenced herein, the following findings are made:

1. **That "but for" amendment of the Tax Increment District Seven (the donor district) Project Plan, the development projected to occur as detailed in this Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the City.** In making this determination the City has considered the following:
   - Current tax increment collections for the recipient district 12 are and will be insufficient to pay for the project costs related to the demolition of the Wausau Center and anchor stores and the other streets and utilities within the site.
   - That without allocated increment the accumulated TID 12 deficits during the redevelopment period would be unmanageable and unaffordable for the City.
   - Given the lack of increment during the site preparation period and the inability to manage the deficits, the City contends that "but for the revenue sharing" the redevelopment of the mall will not occur within the time frame and in the manner proposed.
   - All taxing jurisdictions will ultimately share in the benefit of the redevelopment project and the increased tax base that will come when new development occurs, so it is appropriate for all taxing jurisdictions to continue to share in the costs of implementation.
2. **The economic benefits of amending the Donor District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements**.
   - As demonstrated in the Economic Feasibility Section of this Project Plan amendment, Tax Increment District Seven will generate more than sufficient increment to pay its remaining annual debt service and accumulated deficits. On this basis alone the finding is supported.

- Approval of increment sharing with the recipient District 12 is necessary to enable the City to redevelop the functionally obsolete Wausau Center Mall and thus realize the economic benefits outlined in the recipient district project plan.

3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions**.

   Since it is likely that the recipient district will not achieve the objectives of it Project Plan without the ability to share in the surplus increments of the Donor District (Finding #1) and since the District is expected to generate additional economic benefits that are more than sufficient to compensate for the additional cost of the improvements (Finding #2) it is reasonable to conclude that the overall additional benefits of the district's objectives and benefits outweigh the anticipated tax increment to be paid by owners of the property in the overlying taxing jurisdictions. It is further concluded that since the "but for" test is satisfied, there would be no increase in property values without the mall redevelopment. The dramatic real estate value declines of 64% as originally published in the 2020 amendment also supports this finding.

			2020	2015	2010
			Assessed Value	Assessed Value	Assessed Value
Mall	301 Washington St	29129073620260	6,923,700	$10,000,000	$21,719,500
Sears	411 Washington St	29129073620270*	2,056,700	$4,000,000	$5,891,100
JC Penneys	101 Washington St	29129073620280	2,056,700	$2,000,000	$6,389,900
Younkers	300 Forest St	29129073620250	3,958,300	$5,025,800	$7,088,700
TOTAL			14,995,400	$21,025,800	$41,089,200

4. **The project costs will not change because of this amendment and no additional improvements to TID 7 will be added.**
5. **The number of retail businesses within Tax Increment District Seven will not change because of this amendment.**
6. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**
7. **Tax Increment District Seven does not have any newly platted residential parcels within the boundaries.**
8. **Based upon the findings as stated above, and the original findings as stated in the creation resolution and in subsequent resolutions amending the district, the district remains a mixed-use district based on the identification and classification of the property included within the district.**

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT

This amendment provides the authority for the Donor District to allocate one year of surplus increments with the Recipient District 12. No other additional project costs are involved and the statement of kind, number and location of proposed public works and other projects documented in the original and amended project plan remain in effect.

PROPOSED CHANGES IN ZONING ORDINANCES

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this project plan amendment.

PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND THE CITY ORDINANCES

It is expected that this plan will be complementary to the City's Master Plan. There are no proposed changes to the master plan, map, building codes or other city ordinances for the implementation of this project plan.

MAP SHOWING EXISTING USES AND CONDITIONS

There will be no change to district boundaries or any changes to existing uses and conditions within the district because of this amendment. A copy of this map can be found in the original or amendment plan documents.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the City by providing opportunities for continued growth in tax base, job opportunities and general positive economic development.

EQUALIZED VALUE TEST

No additional territory will be added to the district and as a result no equalized value test is required.

ECONOMIC FEASIBILITY STUDY

This project plan amendment allows TID 7, the donor district, to allocate positive tax increments to Tax Increment District 12, the recipient district pursuant to Wisconsin State Statutes Section 66.1105(6)(f) which provides for the allocation of increments providing that the following are true:

- The donor district and the recipient district have the same overlying taxing jurisdictions.
- The allocation of tax increments is approved by the Joint Review Board.
- That the recipient district must be classified as a blight or rehabilitation/conservation district.
- The donor district is able to demonstrate that it has sufficient revenues to pay the current year debt service and project costs and surplus increments remain that can be allocated to pay project costs of the recipient district.

The donor and recipient districts meet the criteria established above and the cash flow exhibit shows that the district will generate $1,728,175 of excess increment.

CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS DUE TO DONOR AMENDMENT

	2024 Statement of Taxes		Aditional Project Costs $1,728,175
County	$ 13,958,126	18.36%	$ 317,318.80
Technical College	4,080,826	5.37%	92,771.98
City	32,277,020	42.46%	733,773.65
School District	25,702,483	33.81%	584,310.58
TOTAL	$ 76,018,455		$ 1,728,175.00

CASH FLOW TAX INCREMENT DISTRICT SEVEN DONOR DISTRICT

CITY OF WAUSAU

TID 7

CASH FLOW PROJECTION

		USES OF FUNDS				SOURCES OF FUNDS						
	Year	Existing Annual Debt Service	Administrative, Organization, & Discretionary Costs	Developer Incentives	Other Project Costs	Other Income	Special Assessment Income	Debt Proceeds	Tax Increment	Annual Surplus (Deficit)	Increment Donation to TID#12	Cumulative Balance
ACTUAL												
1	2006	$2,454	$8,963		$341,235			$350,000		($2,652)		($2,652)
2	2007	$62,953	$43,501		$629,179	$4,418		$469,962		($261,253)		($263,905)
3	2008	$153,820	$7,223		$3,404,359	$6,523	$142,006	$3,655,000	$100,046	$338,173		$74,268
4	2009	$607,955	$5,006		$980,731	$7,849	$73,225	$680,000	$389,929	($442,689)		($368,421)
5	2010	$663,182	$16,716		$173,275	$10,541	$46,848	$78,000	$349,929	($367,855)		($736,276)
6	2011	$647,328	$17,500		$51,357	$13,500	$47,650		$392,106	($262,929)		($999,205)
7	2012	$735,028	$11,718		$852	$10,871	$35,776	$110,105	$367,717	($223,129)		($1,222,334)
8	2013	$631,824	$12,589	$438,484	$17,697	$24,203	$6,664	$445,000	$322,877	($301,850)		($1,524,184)
9	2014	$671,117	$7,002		$2,595	$11,136			$416,819	($252,759)		($1,776,943)
10	2015	$631,954	$9,619	$75,000	$41,432	$8,039			$532,544	($217,422)		($1,994,365)
11	2016	$613,851	$5,850		$440	$40,442			$574,301	($5,398)		($1,999,763)
12	2017	$562,113	$2,807		$117,240	$9,493			$525,634	($147,033)		($2,146,796)
13	2018	$505,835	$3,903			$9,632			$954,823	$454,717		($1,692,079)
14	2019	$130,545	$5,051	$435,942		$19,796			$774,874	$223,132		($1,468,947)
15	2020	$51,350	$23,544	$260,884	$1,070,556	$26,267			$1,024,683	($355,384)		($1,824,331)
16	2021	$42,400	$14,575	$264,116	$79,630	$32,737			$1,017,217	$637,893		($1,186,438)
17	2022	$41,600	$4,150			$26,267			$1,496,305	$1,464,852	$278,414	$0
18	2023	$40,600	$150			$26,266			$1,727,940	$1,713,456	$1,713,456	$0
19	2024		$150			$26,267			$2,136,717	$2,162,834	$2,162,834	$0
20	2025		$150			$161,829			$1,728,175	$1,889,854	$1,889,854	$0
21	**2026**		**$12,150**			**$161,829**			**$1,728,175**	**$1,877,854**	**$1,887,854**	**$0**
TOTAL		$6,795,909	$212,317	$1,474,426	$6,910,578	$637,905	$352,169	$5,788,067	$16,560,812		$7,932,412	

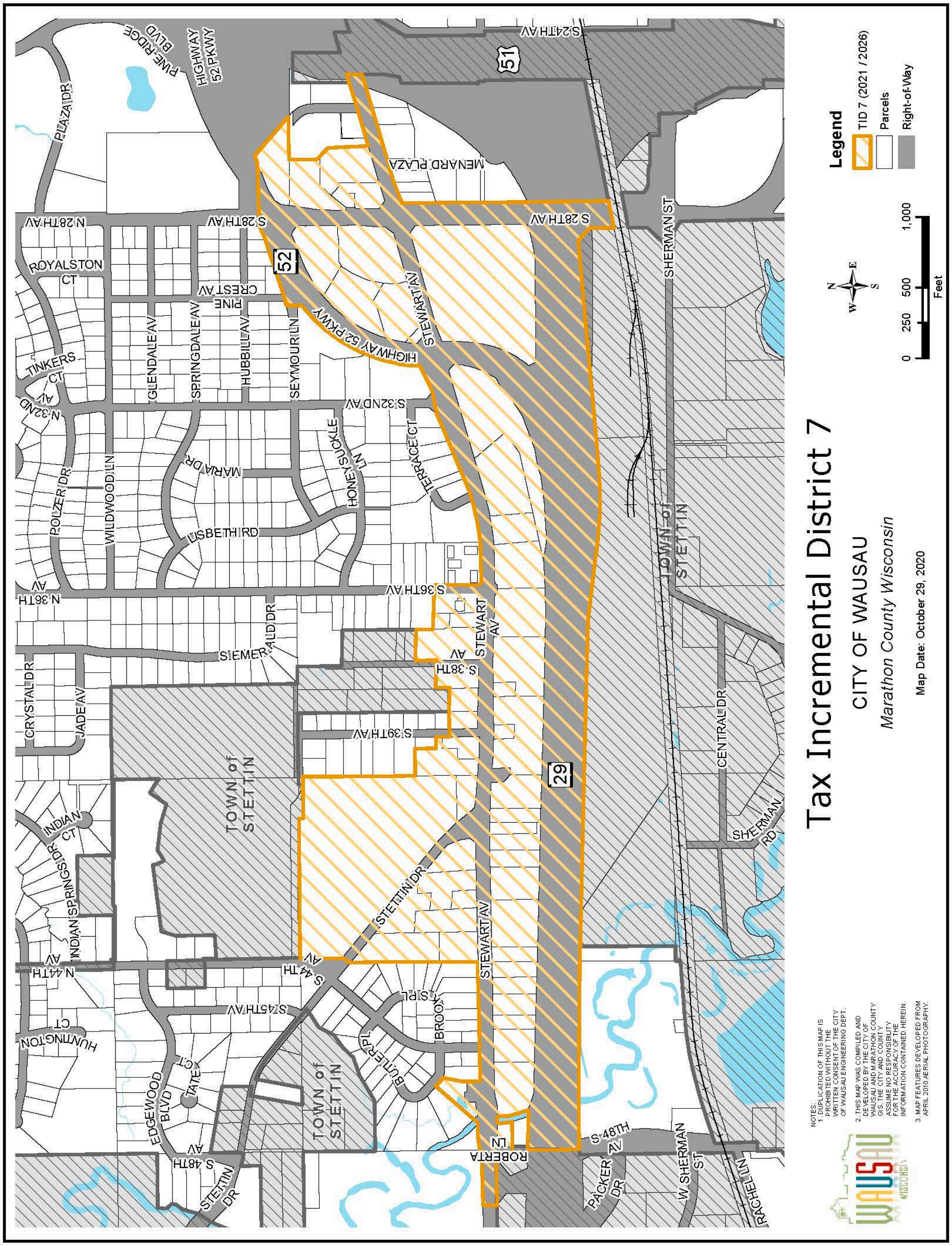
CITY OF WAUSAU
TAX INCREMENTAL DISTRICT NUMBER TWELVE
CASH FLOW PROJECTION 2026 INCREMENT DONATION

	USES OF FUNDS				SOURCE OF FUNDS						
Year	Existing Debt	Developer Grant	Admin Costs	Capital Expenditures	Debt Proceeds	Other Revenue	Tid 7 Increment	Tax Increment	Net TWALL Increment	Annual Surplus (Deficit)	Cumulative Balance
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)
2024	902,343	174,407	131,555	1,068,466			2,162,834	454,658		340,721	(1,929,049)
ESTIMATED											
2025	884,105	160,172	70,150				1,889,854	454,658		1,230,085	(698,964)
2026	1,145,600	12,000	11,150				1,887,854	454,658	27,413	1,201,175	502,211
2027	745,950	11,967	11,150					454,658	91,745	(222,664)	279,547
2028	747,015		11,150					454,658	124,391	(179,116)	100,431
2029	741,968		11,150					454,658	125,937	(172,523)	(72,092)
2030	736,060		11,150					454,658	127,197	(165,355)	(237,447)
2031	689,675		11,150					454,658	128,469	(117,698)	(355,145)
2032	689,405		11,150					454,658	129,754	(116,143)	(471,288)
2033	689,853		11,150					454,658	131,051	(115,294)	(586,582)
2034	326,755		11,150					454,658	132,362	249,115	(337,467)
2035	325,348		11,150					454,658	133,685	251,845	(85,622)
2036	323,520		11,150					454,658	135,022	255,010	169,388
2037			11,150					454,658	136,372	579,880	749,268
TOTAL	$14,344,552	$7,668,419	$949,372	$5,931,806	$12,674,275	$547,959	$7,932,412	$7,065,373	$1,423,398		

CITY OF WAUSAU
TAX INCREMENTAL DISTRICT NUMBER TWELVE
CASH FLOW PROJECTION NO INCREMENT DONATION

	USES OF FUNDS				SOURCE OF FUNDS						
Year	Existing Debt	Developer Grant	Admin Costs	Capital Expenditures	Debt Proceeds	Other Revenue	Tid 7 Increment	Tax Increment	Net TWALL Increment	Annual Surplus (Deficit)	Cumulative Balance
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)
2024	902,343	174,407	131,555	1,068,466			2,162,834	454,658		340,721	(1,929,049)
ESTIMATED											
2025	884,105	160,172	70,150				1,889,854	454,658		1,230,085	(698,964)
2026	1,145,600	12,000	11,150					454,658	27,413	(686,679)	(1,385,643)
2027	745,950	11,967	11,150					454,658	91,745	(222,664)	(1,608,307)
2028	747,015		11,150					454,658	124,391	(179,116)	(1,787,423)
2029	741,968		11,150					454,658	125,937	(172,523)	(1,959,946)
2030	736,060		11,150					454,658	127,197	(165,355)	(2,125,301)
2031	689,675		11,150					454,658	128,469	(117,698)	(2,242,999)
2032	689,405		11,150					454,658	129,754	(116,143)	(2,359,142)
2033	689,853		11,150					454,658	131,051	(115,294)	(2,474,436)
2034	326,755		11,150					454,658	132,362	249,115	(2,225,321)
2035	325,348		11,150					454,658	133,685	251,845	(1,973,476)
2036	323,520		11,150					454,658	135,022	255,010	(1,718,466)
2037			11,150					454,658	136,372	579,880	(1,138,586)
TOTAL	$14,344,552	$7,668,419	$949,372	$5,931,806	$12,674,275	$547,959	$6,044,558	$7,065,373	$1,423,398		

MAP OF DISTRICT



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

JOINT RESOLUTION OF THE FINANCE COMMITTEE AND PLAN COMMISSION			
Approving an Amendment to the Project Plan of Tax Incremental District No. Seven, City of Wausau, Wisconsin to share Increment with Tax Increment District Number Twelve for 2026			
Committee Action:	Fin: Approved Plan: Approved		
Fiscal Impact:	Revenue Sharing Projected at $1,887,854		
File Number:	97-0404	**Date Introduced:**	May 13, 2025

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes ☒ No ☐		
	Included in Budget:	Yes ☐ No ☒	*Budget Source No new spending authorized*	
	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* ☐			

WHEREAS, the City of Wausau (the "City") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the City; and,

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the City on January 11, 2006 as a mixed use district; and,

WHEREAS, Tax Increment District No. 7 project plan was amended November 24, 2020 to allow the district to share increment through 2025; and,

WHEREAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105, (the "Tax Increment Law"); and,

WHEREAS, such amendment will allow for the District to share surplus increments with Tax Incremental District No. 12 under the provisions of Wisconsin Statues Section 66.1105(6)(f) for the year 2026; and,

WHEREAS, the amendment will not change Tax Increment District Seven boundaries; and

WHEREAS, improvements of the Tax Increment District Seven has and is likely to significantly enhance all the other real property's value; and

WHEREAS, the project plan is feasible and in conformity with the City's master plan; and

WHEREAS, the percentage of the territory within the TID devoted to retail business at the end of the expenditure period is expected to be less than 35%; and

WHEREAS, the recipient district, Tax Increment District Number Twelve is classified as a rehabilitation/conservation district was outlined in 66.1105(6)(f)2 Wis. Stats.; and

WHEREAS, donor Tax Increment District Seven and recipient Tax Increment District Twelve have the same overlying taxing jurisdictions;

WHEREAS, the donor District Seven plan amendment demonstrates that the district has sufficient annual revenue to pay current project costs and that a surplus will be generated to pay eligible costs of the recipient Tax Increment District Twelve; and

WHEREAS, that it is expected that donor District Seven will allocate $1,887,854 to recipient District Twelve in 2026; and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Marathon County, the Wausau School District, and the Northcentral Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and,

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 29, 2025 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and,

WHEREAS, after said public hearing, the Plan Commission adopted the Plan amendment, and recommended to the Common Council that it amend the Project Plan for the District;

WHEREAS, Project Plan Amendment Four is attached to this resolution;

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau that:

1. The boundaries of the Tax Incremental District No. 7, City of Wausau", remain unchanged as specified in the project plan amendment 3.

2. That this Project Plan Amendment shall become effective as of the date of adoption of this resolution provided that it is further approved by the Joint Review Board.

3. The Common Council finds and declares that:

   Improvements within Tax Increment District Seven have and are likely to significantly enhance all the other real property's value;

   The Project Plan is feasible and in conformity with the master plan of the City;

   There are no additional improvements as a result of this amendment and project costs will not change as a result of this amendment;

   That at least 50% of the area of the real property within the district is suitable for mixed use development pursuant to Wis. Stats. Sec. 66.1105(2)(cm).

The City estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b);

The City estimates that the district does not contain any land proposed for newly platted residential development;

The recipient district, Tax Increment District Number 12 is classified as a rehabilitation/conservation district was outlined in 66.1105(6)(f)2 Wis. Stats;

The donor District 7 and the recipient district 12 have the same overlying taxing jurisdictions;

The donor District 7 plan amendment demonstrates that the district has sufficient annual revenue to pay current project costs and that a surplus will be generated to pay eligible costs of the recipient District 12; and

It is expected that donor District 7 will allocate $1,887,854 of increment to recipient District 12; and

BE IT FURTHER RESOLVED THAT Project Plan Amendment Four of Tax Incremental District Number Seven of the City of Wausau is approved and adopted,

BE IT FURTHER RESOLVED THAT the City Clerk is hereby authorized and directed to notify the Wisconsin Department of Revenue, within 60 days of adoption of the amendment, that this amendment has taken place pursuant to the provisions of Wisconsin Statutes Section 66.1105(5)(cm).

BE IT FURTHER RESOLVED THAT the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and

BE IT FURTHER RESOLVED THAT the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve Amendment Four to Tax Incremental District Number Seven.

Approved:

____
Doug Diny, Mayor

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

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Four of Tax Incremental Financing District Number 7, City of Wausau (TID # 7)	
File Number:	**Date Introduced:**

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Seven, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendments; and

WHEREAS, the Board has reviewed the Project Plan amendment presented by the City of Wausau attached to this resolution; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and found the following to be true

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements,
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment Number Four for the City of Wausau Tax Increment District Number Seven be approved,

BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved

____

Joint Review Board Members	**Representing**
____________________	City of Wausau
____________________	Citizen Member
____________________	Marathon County
____________________	Northcentral Technical College
____________________	Wausau School District

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

RESOLUTION OF THE PUBLIC HEALTH & SAFETY COMMITTEE			
Approving or Denying Various Licenses as Indicated.			
Committee Action:	Approved 5-0		
Fiscal Impact:	None		
File Number:	25-0108	**Date Introduced:**	May 13, 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, your Public Health and Safety Committee considered certain license applications at its April 21, 2025 meeting , and has made recommendations that are attached hereto and recommends these actions to the Council for its approval; and

BE IT RESOLVED by the Common Council of the City of Wausau that the City Clerk be hereby authorized to issue the licenses on the attached list, incorporated as part of this resolution, according to recommendations made by the Public Health & Safety Committee and upon successful completion and acceptable proof that all applicable state and municipal regulations and requirements have been met by the applicants.

Approved:

____

Doug Diny, Mayor

Council Date 05/13/2025

License ID	License Typ	Name	Address	Details	Business	Begin Dt	End Dt	Police	PHS	Council
196709	9020 - Public Transport Driver Renewal	CLARK, BRENT	1411 JACKSON ST MERRILL WI 54452		NORTHWOODS CAB	04/04/2025	06/30/2025	Yes	Yes	
196708	9020 - Public Transport Driver Renewal	TRAVER, ELRIC	307 SUMMIT DR # 5 WAUSAU WI 54401		NORTHWOODS CAB	03/26/2025	06/30/2025	Yes	Yes	
212029	9026 - Class I	EICHTEN, ALEX	1623 N 3RD AVE WAUSAU WI 54401	2025 WAUSAU NIGHT MARKET on 6/19/2025, 07/17/2025, 8/21/2025 Organized by WAUSAU RIVER DISTRICT					Yes	
213172	9026 - Class I	HER, BEE VAN	1109 N 6TH ST WAUSAU WI 54401	2025 HMONG WAUSAU FESTIVAL on 07/26/2025-07/27/2025 Organized by HMONG AMERICAN CENTER, INC.					Yes	
212078	9026 - Class I	PELLEGRINO, JOHN	2315 GRAND AVE, #2 WAUSAU WI 54403	2025 MEMORIAL DAY PARADE on 5/24/25 Organized by CITY OF WAUSAU VETERANS COMMITTEE					Yes	
212173	9027 - Class II	NOVITSKI, JUSTIN	605 S 24TH AVE #20 WAUSAU WI 54401	HOPE ON THE BLOCK on 06/05/2025 Organized by HOPE LIFE CLINIC / THE HAGAR HOUSE					Yes	

Council Date 05/13/2025

License ID	License Typ	Name	Address	Details	Business	Begin Dt	End Dt	Police	PHS	Council
213122	9027 - Class II	SHANKLIN, BRYTT	3317 BUSINESS PARK DR STEVENS POINT WI 54482	LAW ENFORCEMENT TORCH RUN FOR SPECIAL OLYMPICS on 06/02/2025 Organized by WAUSAU POLICE DEPARTMENT / SPECIAL OLYMPICS OF WI					Yes	
212485	9027 - Class II	WOLFGRAM, HOLLY	613 N 5TH ST WAUSAU WI 54403	COMMUNITY CULTURES FESTIVAL on 06/14/2025 Organized by MOSEIC, ECDE, NEW BEGINNINGS, VISIT WAUSAU					Yes	
212443	9077 - Dance Hall	VOGT, TYLER	145824 IMPATIENS DR WAUSAU WI 54401		WESTSIDER DINER & LOUNGE	04/09/2025	06/30/2026		Yes	
213150	9067 - Class "B" Beer & "Class C" Wine	,	6111 BIRCHWOOD LN WESTON WI 54476		A TASTE OF JAMAICA				Yes	
211977	9080 - Public Transport Driver New	HANSON, TIFFANEY	425 GRAND AVE RM 108 SCHOFIELD WI 54476		NORTHWOODS CAB	03/17/2025	06/30/2025	Yes	Yes	
211968	9080 - Public Transport Driver New	LANGHOFF, EDWIN	6500 BIRCH ST APT 265 SCHOFIELD WI 54476		NORTHWOODS CAB	03/17/2025	06/30/2025	Yes	Yes	
210812	9080 - Public Transport Driver New	MOUA, KEEV	984 MAIN ST JUNCTION CITY WI 54443		NORTHWOODS CAB	02/19/2025	06/30/2025	No	No	

Council Date 05/13/2025

License ID	License Typ	Name	Address	Details	Business	Begin Dt	End Dt	Police	PHS	Council

Total Licenses 8

Kody Hart, Deputy City Clerk

TEL: (715) 261-6616
FAX: (715) 261-6626

TO: Public Health & Safety Committee

FROM: Kody Hart, Deputy City Clerk

RE: Approve or deny various licenses as indicated on the attached summary report of all applications received.

DATE: April 16, 2025 *adjusted May 6, 2025 to remove Krystin Vollmer and Tyasia Payton from the meme as the Committee approved those applicants and recommended approval of the pending applications for Westsider Diner & Lounge.

Applications as listed have or will have a background check run by staff and reviewed by the Police Chief or a designee. In accordance with city ordinance, all permits approved are held for debts owed to the city until the debt is paid in full.

STAFF RECOMMENDATIONS

Approve or deny as indicated on the summary report attached, including those that may be introduced at the meeting. Further summaries on staff recommendations are outlined below.

1. **Denial Recommendations – New Public Transport Driver License: Keev Moua –** This application is recommended for denial due to conviction for 3rd degree sexual assault.
2. **Approval Recommendations – Krystin Vollmer –** This application was previously recommended for denial due to extensive criminal history including three OWI convictions, battery, possession of methamphetamine, theft, and disorderly conduct; **Tyasia Payton –** This application was previously recommended for denial due to two convictions for battery in 2023. Please see email from Chief of Police Matt Barnes regarding the overturning of the denial recommendation.
3. **Approval Recommendations – Temporary "Class B" Picnic Licenses: Wausau Night Market (3)** at the 400 Block and the 300, 400, 500 & 600 Blocks of 3rd Street on June 19th, July 17th, and August 21st, 2025 from 5:00 PM to 9:00 PM, license applicant Wausau River District, Alex Eichten; **St. Anne Fest** at 700 W. Bridge Street on June 13th and June 14th, 2025 from 4:00 PM to 10:00 PM, license applicant St. Anne Parish, John Lang.
4. **Approval Recommendations – Special Event Class I Permits: 2025 Memorial Day Parade** from Trinity Lutheran Church to 388 River Drive on May 24th, 2025 from 10:00 AM to 12:30 PM, license applicant City of Wausau Veterans Committee, John Pellegrino; **2025 Hmong Wausau Festival** at People's Sports Complex on July 26th and July 27th, 2025 from 6:00 AM to 12:00 AM, license applicant The Hmong American Center, Inc., Bee Van Her; **2025 Wausau Night Market** at the 400 Block and the 300, 400, 500 & 600 Blocks of 3rd

Kody Hart, Deputy City Clerk

TEL: (715) 261-6616
FAX: (715) 261-6626

Street on June 19th, July 17th, and August 21st, 2025 from 5:00 PM to 9:00 PM, license applicant Wausau River District, Alex Eichten.

5. **Approval Recommendations – Special Event Class II Permits: Community Cultures Festival** on the 400 Block on June 14th, 2025 at 10:00 AM, license applicant Moseic, ECDC, New Beginnings, and Visit Wausau, Taylor Owens and Samantha Salenzar; **Hope on the Block** on the 400 Block on June 5th, 2025 from 5:00 PM to 8:00 PM, license applicant Hope Life Clinic and The Hager House, Justin Novitski; **Law Enforcement Torch Run for Special Olympics** from the 400 Block to E. Wausau Avenue on June 2nd, 2025 at 12:00 PM, license applicant Special Olympics of Wisconsin, Brytt Shanklin.
6. **Approval Recommendations – Class "B" Beer & "Class C" Wine License: A Taste of Jamacia** located at 518 S. 7th Avenue, license applicant A Taste of Jamacia International Market, Janice Watson.
7. **~~Pending~~ Approval Recommendation – Dance Hall License: Westsider Diner & Lounge** located at 628 N. 3rd Avenue, license applicant 628 Diner LLC, Tyler Vogt.
8. **~~Pending~~ Approval Recommendation – New Sidewalk Café with Alcohol: Westsider Diner & Lounge** located at 628 N. 3rd Avenue, license applicant 628 Diner LLC, Tyler Vogt.

Outlook

Joe Gehin

From Doug Diny <Doug.Diny@wausauwi.gov>
Date Wed 5/7/2025 8:54 AM
To Kody Hart <Kody.Hart2@wausauwi.gov>
Cc MaryAnne Groat <Maryanne.Groat@wausauwi.gov>; Kaitlyn Bernarde <Kaitlyn.Bernarde@wausauwi.gov>

Kody,

I would like to appoint Joe Gehin to the CIP committee. He will fill a vacated seat for the duration of that term, 4/30/2026.

WAUSAU WISCONSIN

Doug Diny

Mayor
City of Wausau

715-261-6800
doug.diny@wausauwi.gov

407 Grant St
Wausau WI 54403

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

JOINT RESOLUTION OF THE PLAN COMMISSION AND FINANCE COMMITTEE

Approving the Project Plan Amendment Tax Incremental Financing District Number 8 Amendment #4, City of Wausau (TID # 8).

Committee Action:	FIN: Approved 3-1 PLAN: Approved 5-1
Fiscal Impact:	The project plan will add project costs
File Number:	12-0316
Date Introduced:	May 13, 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* ☐		

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and development activities and improving infrastructure within the City; and

WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Eight was created by the City in April 10, 2012; and

WHERAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, this amendment does not modify the district boundaries; and

WHEREAS, this amendment will modify the categories, locations or costs of the projects to be undertaken; and

WHEREAS, such amendment will allow for the District to incur project costs outside of, but within the one half-mile of the boundaries of the District as permitted under Wisconsin Statutes; and

WHEREAS, an amended Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Section 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;
d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;

e. A map showing proposed improvements and uses in the District;
f. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
g. A list of estimated non-project costs;
h. A statement of the proposed plan for relocation of any persons to be displaced;
i. A statement indicating how the amendment of the District promotes the orderly development of the City;
j. An opinion of the City Attorney or of an attorney retained by the City advising that the plan amendment is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 29, 2025 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission, adopted the Project Plan amendment, and recommended to the Common Council that it amend the Project Plan for the District.

WHEREAS, the Finance Committee of the City of Wausau has recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the ½ mile boundaries of TID # 8; and

WHEREAS, the Finance Committee has reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development or projects would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law adopts the project plan amendment # 4 of Tax Increment District Eight and makes the following ascertions:

1. That the Project Plan Amendment is consistent with the original rehabilitation/conservation classification of the district;

2. That improvements of the area is likely to significantly enhance the value of other real property in the district;

3. That the project costs directly serve to promote the rehabilitation of the area which is consistent with the purpose for which the district was created;

4. That the project plan is feasible and in conformity with the City's master plan;

5. That the amended project plan for Tax Incremental District Number Eight is adopted and that the plan is feasible and in conformity with the City's community and economic development objectives;

6. That the City estimates that less than 35% of the territory within the District, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.

7. The amendment does not modify the district boundaries.

8. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and

9. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the Tax Incremental District Number Eight project plan amendment #4.

Approved:

____

Doug Diny Mayor

FINANCE COMMITTEE

Date and Time: Tuesday, April 22, 2025, at 5:15 p.m., Maple Room
Finance Committee Members Present: Michael Martens (C), Gary Gisselman (VC) (left at 6:42 p.m.), Becky McElhaney, Chad Henke, Vicki Tierney
Economic Development Committee Members: Carol Lukens (C), Chad Henke (VC), Gary Gisselman (left at 6:42 p.m.), Terry Kilian, Vicki Tierney
Others Present: Maryanne Groat, Anne Jacobson, Randy Fifrick, Andrew Lynch, Eric Lindman, Kody Hart, John Chmiel, Nate Cihlar, Matt Barnes, Tammy Statz.

Discussion and possible action regarding Tax Incremental District No. 8 Project Plan Amendment in Order to Add Projects and Project Costs.

Motion by Henke, seconded by McElhaney, to approve TID #8 project plan amendment. Motion carried 3-1, with Tierney opposed.

PLAN COMMISSION

Time and Date:	The Plan Commission met on Tuesday, April 29, 2025, at 4:30 p.m. in the Common Council Chambers of Wausau City Hall
Members Present:	Mayor Doug Diny, Eric Lindman, Bruce Bohlken, Sarah Watson, Lou Larson, George Bornemann,
Staff Present:	William Hebert, MaryAnne Groat, Shahn Kariger, Brad Lenz, Andrew Lynch, Brooke Mueller
Others Present:	Craig Lang (Lang Investments), Rich Westberg (Resident), Bryan Bailey (President Woodson YMCA)

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.

PUBLIC HEARING: Discussion regarding Tax Increment District No. 3 Project Plan Amendment #6 In Order to Add Projects and Project Costs. (Finance)

Mayor Diny opened the public hearing.
MaryAnne gave a brief presentation on the purpose of this request
Mayor Diny closed the public hearing.

Discussion and possible action regarding Tax Increment District No. 3 Project Plan Amendment #6 In Order to Add Projects and Project Costs. (Finance)

Motion by Bohlken and seconded by Borneman. Motion approved unanimously 6-0

PUBLIC HEARING: Discussion regarding Tax Increment District No. 7 Project Plan Amendment #4 in Order to share surplus increments with Tax Increment District #12 for the year 2026. (Finance)

Mayor Diny opened the public hearing.
MaryAnne gave a brief presentation on the purpose of this request
Mayor Diny closed the public hearing.

Discussion and possible action regarding Tax Increment District No. 7 Project Plan Amendment #4 in Order to share surplus increments with Tax Increment District #12 for the year 2026. (Finance)

Motion by Bohlken and seconded by Borneman. Motion approved unanimously 6-0

PUBLIC HEARING: Discussion regarding Tax Increment District No. 8 Project Plan Amendment #5 in Order to Add Projects and Project Costs. (Finance)

Mayor Diny opened the public hearing.
MaryAnne gave a brief presentation on the purpose of this request
Mayor Diny closed the public hearing.

Discussion and possible action regarding Tax Increment District No. 8 Project Plan Amendment #5 in Order to Add Projects and Project Costs. (Finance)

Motion by Borneman and seconded by Watson. Motion approved 5-1

CITY OF WAUSAU TAX INCREMENT DISTRICT EIGHT PROJECT PLAN AMENDMENT #4

Finance Committee: April 22, 2025

Joint Review Board - Initial Meeting: April 28, 2025

Plan Commission: April 29, 2025

Common Council: May 13, 2025

Joint Review Board: TBD

PLAN DATE:

4/14/2025

Table of Contents

TYPE AND GENERAL DESCRIPTION OF THE DISTRICT

This document is the FOURTH amendment to the ***Tax Incremental Finance District No. 8 Project Plan.*** Tax Increment District No. 8 is an existing conservation/rehabilitation district, which was approved by the Wausau Common Council on April 10, 2012. The plan facilitated infrastructure and development in the Near West Side planning area. Amendment one added projects to the plan in 2018. Amendment two modified the boundaries and added projects to the plan in 2020.

Major components of the existing modified plan include:

- 2nd Avenue Reconstruction
- Stewart Avenue bicycle and pedestrian accommodations
- Parking study
- Developer incentives for the Schierl project which included the redevelopment of the vacant "Stahmer Clinic" into apartments.
- 1st Avenue Reconstruction
- $1,000,000 forgivable loan to WOZ for the purchase of the Wausau Center Mall.
- Purchase of LS Printing and Westside Battery; redevelopment pending
- 17th Avenue multi-family and hotel redevelopment
- Reconstruction of 18th Avenue

Amendment 3 added project costs including:

- Reconstruction of 17th Avenue from Stewart to Elm St
- Washington Street Siphon Project and retaining wall.
- N 8th Avenue Reconstruction

AMENDMENT 4 PURPOSE AND SUMMARY

The purpose of the third amendment is to add project costs within the ½ boundaries. These projects include:

- Purchase MBX riverfront property for redevelopment with a budget of $2,500,000. The city intends to redevelop the property and extend the River Edge Parkway. This section of the trail system was envisioned in the 2020 River Edge Parkway.

EXPECTED TERMINATION

Based upon current law, Tax Increment District Eight expenditure period ends in 2034 with the termination required in 2039. Based upon existing obligations and future projects including the land purchase proposed in this amendment; termination is expected in 2031. This may change as other redevelopment opportunities emerge and are undertaken.

SUMMARY OF FINDINGS

As required by s.66.1105 Wisconsin Stats., and as documented in the original project plan along with this amendment and the related attachments contained and referenced herein, the following findings are made:

1. **That the "but for" amendment of the Project Plan, the development projected to occur as detailed in the Project Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the city.** In making this determination the City has considered the following:

- The original findings of the Project Plan for TID #8 are all still valid and are hereby referenced and incorporated into this amendment.
- The land acquisition contemplated by the plan amendment is necessary to fully achieve the goals of the District Project Plan including rehabilitation of the area, riverfront renewal, creation of new tax base and other economic benefits.
- Financial support allows the City to continue to commit to renewal efforts and the promotion of the riverfront.

2. **The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the costs of the improvements**. In making this determination, the City considered the following information: As demonstrated in the Economic Feasibility Section of this Project Plan, the total tax increments projected to be collected are sufficient to pay for the proposed Project Costs. On this basis alone, the finding is supported.
3. **The benefits for the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions**. The project costs of the district relate to promoting development in the District and the ½ mile boundary. They will have a direct impact on redevelopment. The infrastructure projects will support the redevelopment achieved by the original project plan.
4. **The improvements made within the district are likely to significantly enhance all other real property values.**
5. **The project costs relate directly to the rehabilitation objective of the original district.**
6. **The city estimates that less than 35% of the territory within the district, as amended, will be devoted to retail business at the end of the district's maximum expenditure period, pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6) (am)1.**
7. **The equalized value of taxable property of the amendment area plus the value increment of all existing tax incremental district within the City does not exceed 12% of the total equalized value of taxable property within the City. This is not applicable as the no boundary amendment is proposed.**
8. **The Project Plan for the District, as amended, is feasible, and is in conformity with the Master Plan of the City.**

STATEMENT OF KIND, NUMBER AND LOCATION OF THE PROPOSED PUBLIC WORKS OR IMPROVEMENTS WITHIN THE DISTRICT OR THE ½ MILE RADIUS

A list of improvements contained in the original plan include the following:

STREETS AND PAVEMENT IMPROVEMENTS – The City will reconstruct and or improve certain streets. These improvements may include or be limited to installation or replacement of traffic signals, construction or reconstruction of median areas, curb and gutter replacement, sidewalk, catch basins, asphalt or concrete pavement replacement or improvement, installation, or replacement of streetlights, retaining walls, signs, pavement markings, bicycle accommodations and pedestrian crossings.

RIGHT OF WAY ACQUISITION – The City may acquire right of way for installation of public infrastructure including streets, sidewalks, utilities and stormwater management. Costs incurred by the City to identify, negotiate and acquire right of way are eligible costs.

ACQUISITION OF EASEMENTS – The City may acquire easements for installation of public infrastructure including streets, sidewalks, utilities and stormwater management. Costs incurred by the City to identify, negotiate and acquire right of way are eligible costs.

REAL PROPERTY ASSEMBLY COSTS – To promote the riverfront redevelopment and River Edge Parkway expansion. The cost of the property acquired, and any costs associated with the transaction are eligible project costs. Any revenue received by the City from the sale of the land will be used to reduce total project costs. If land sale revenue falls short of acquisition costs the net cost is considered real property assembly costs.

WATER, SEWER AND STORM WATER - Water, sewer and storm water utility work including extension and/or upgrades of existing mains, laterals, hydrants and service connections. This includes the replacement of lead service lines. In addition, storm water management will be added where necessary including but not limited to construction of retention/detention basins and other storm water management facilities.

STREETSCAPING AND PEDESTRIAN IMPROVEMENTS – In order to attract development consistent with the objectives of this plan, the City may install amenities to enhance the aesthetic of the area. These improvements include but are not limited to landscaping, plantings, trees, decorative items and benches. These and any other similar amenities are eligible project costs.

ENVIRONMENTAL REMEDIATION AND INVESTIGATION – Any costs associated incurred by the City related to environmental studies, audits, testing and remediation are eligible costs.

DEMOLITION, AND SITE WORK – Development and redevelopment of the area may require site preparation such as demolition, grading, fill, utility relocation, construction of retaining walls and other activities related to modifying property to make it suitable for private sector development or redevelopment.

CASH GRANTS (DEVELOPMENT INCENTIVES – The City may enter into development agreements with property owners or developers for the purpose of sharing costs to encourage the desired kind of improvements and assure sufficient tax base is generated to recover project costs. No cash grant will be provided until a development agreement is executed with the recipient of the cash grant.

FINANCING COSTS – Interest, financing and debt issuance costs, premiums and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

ADMINISTRATIVE COSTS – The City may charge to the District as eligible Project Costs reasonable allocations of administrative costs including but not limited to employee salaries. Costs allocated will bear a direct connection to the time spent by City employees in connection with implementation of the plan.

PROFESSIONAL SERVICE AND ORGANIZATIONAL COSTS – The costs of professional services rendered and other costs incurred in relation to the creation, administration and termination of the District and the undertaking of the projects contained within this plan are eligible project costs. Professional services include, but are not limited to architectural, environmental; planning; engineering; legal audit financial and costs of informing the public with respect to the plan amendment and implementation.

PROJECTS OUTSIDE THE TAX INCREMENT DISTRICT- Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1. n, the city may undertake projects within territory located within one-half mile of the boundary of the district projected that 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District the project plan amendment

The plan is neither meant to be a budget nor an appropriation or commitment of funds for specific projects within the TID amendment area. The plan does provide a framework for managing project expenditures and generating the revenue needed to balance those expenditures. All costs included in the plan are estimates based upon the best information currently available. The City retains its ability to implement only those projects that remain viable and affordable as the plan period proceeds. In the event any of the public works project expenditures are not reimbursable out of the special tax increment finance fund under the Wisconsin Statutes 66.1105, in the written opinion of counsel retained by the City as Bond Counsel, then such project or projects shall be deleted and the remainder of the projects hereunder shall be deemed the entirety of the projects for purposes of this Project Plan Amendment.

Project costs are any expenditure made, estimated to be made of monetary obligations incurred or estimated to be incurred by the City as outlined in this plan, other plan amendments or the original Project Plan. Costs identified are preliminary estimates made prior to design considerations and are subject to change after planning is completed. Project costs will be diminished by any income, special assessments or other revenues including user fees or charges other than tax increments received or reasonably expected to be received by the city in connection with the implementation of this Plan.

LIST OF ESTIMATED NON-PROJECT COSTS

There are no anticipated "non-project costs" associated with this amendment to Tax Incremental District Number Eight.

PROPOSED CHANGES IN ZONING ORDINANCES

The City does not anticipate the need to change any of its zoning ordinances in conjunction with the implementation of this project plan amendment.

PROPOSED CHANGES TO THE MASTER PLAN, BUILDING CODES, AND CITY ORDINANCES

It is expected that this plan will be complementary to the City's Master Plan. The projects proposed will comply with the recently completed comprehensive update of building codes and related ordinances.

EXISTING USES AND CONDITIONS

A map depicting the existing uses and conditions of property within the district was included in the original plan and boundary amendments. Since the scope of this amendment is limited to incurring project costs no map changes are necessary.

RELOCATION

It is not anticipated there will be a need to relocate persons or businesses in conjunction with the plan amendment. In the event relocation or the acquisition of property by eminent domain becomes necessary at some time during the implementation period, the City will follow applicable Wisconsin Statutes Section chapter 32.

ORDERLY DEVELOPMENT OF THE CITY OF WAUSAU

This amendment contributes to the orderly development of the city by providing opportunities for continued growth in tax base, job opportunities and general positive economic development.

EQUALIZED VALUE TEST

This amendment adds project costs without boundary changes and as such the 12% equalized value test is not applicable to this amendment. The current valuation test is provided as additional information only. The City Common Council has terminated Tax Increment District Six, and the 2025 values will likely show the City is below the 12% limit.

	TID Co-muni Code	TID No.	Base Year	2024 TID Current Value	2024 TID Value Increment	2024 Total Muni Equalized Value	12% Test
Wausau	37291	003	1994	166,980,900	132,436,700		
	37291	006	2005	264,719,700	189,228,100		
	37291	007	2006	111,955,000	84,429,100		
	37291	008	2012	112,614,100	73,236,200		
	37291	009	2012	2,050,100	970,600		
	37291	010	2013	77,849,300	34,437,100		
	37291	011	2017	70,599,900	69,213,500		
	37291	012	2017	28,889,100	18,349,800		
Total				835,658,100	602,301,100	4,387,427,300	13.73

ESTIMATE OF ADDITIONAL PROPERTY TO BE DEVOTED TO RETAIL BUSINESS

The City estimates that less than 35% of the territory within the District, as amended, will be devoted to retail business at the end of the District's maximum expenditure period. This finding is made to fulfill the reporting requirement as contained in Wisconsin Statutes Sections 66.1105(5)(b) and 66.1105(6)(am)(1).

ECONOMIC FEASIBILITY STUDY

The cash flow projection presents projected sources and uses of funds for the district. Uses of Funds include existing and projected debt service, contractual development agreements and estimated public improvements and project costs proposed within the existing amended plan and the land assembly costs covered in Amendment 4. Sources of Funds includes existing increment, anticipated new increment and any other revenue sources such as interest income and developer loan repayments. The City continually refines and updates projections to reflect current economic conditions and ensure the continued financial viability of the district. The actual cash flow will change. The cash flow supports the financial viability of the proposed amendment.

AVAILABLE FINANCING METHODS

- It is expected that the land assembly costs will be funded by general obligation promissory notes retired over 7 years.

PROJECT COSTS LOCATED WITHIN 1/2MILE OF THE DISTRICT BOUNDARIES

Pursuant to Wisconsin Statutes Section 66.1105(2)(f)1. n, the city may undertake projects within territory located within one-half mile of the boundary of the district provided that: 1) the project area is located within the City's corporate boundaries and 2) the projects are approved by the Joint Review Board. The detailed list of project costs outlined in the next section identifies those that are located within the one-half mile of the district boundaries and are considered eligible project costs.

DETAILED LIST OF PROJECT COSTS

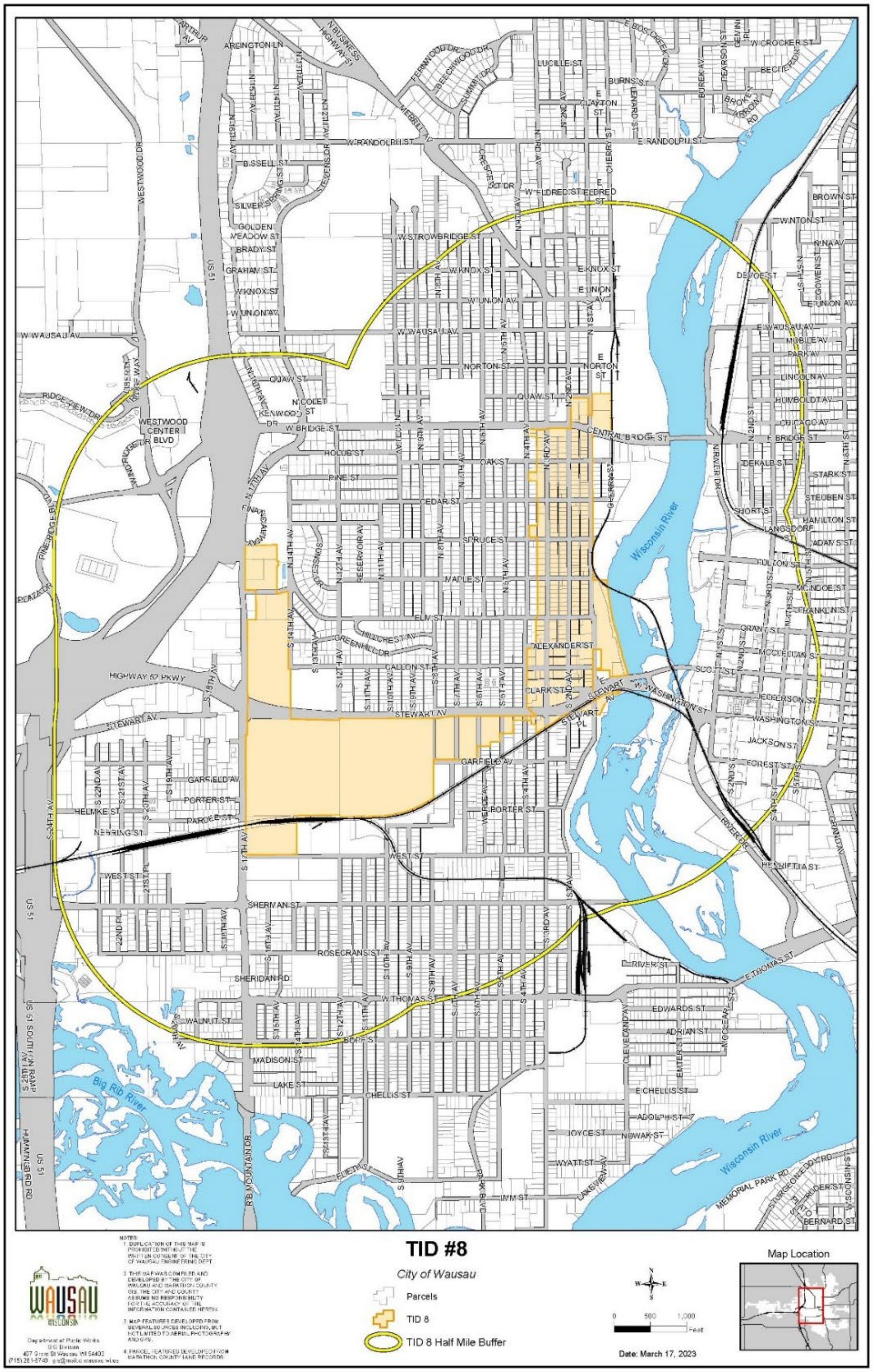
The presentation below is limited to the new costs outlined in the project plan amendment.

Project Cost	Discription	1/2 Mile Boundary	Capital	Financing
Land Assembly Costs	2 parcels owned by MBX 29129072340833 29129072640217	Y	2,500,000	352,000

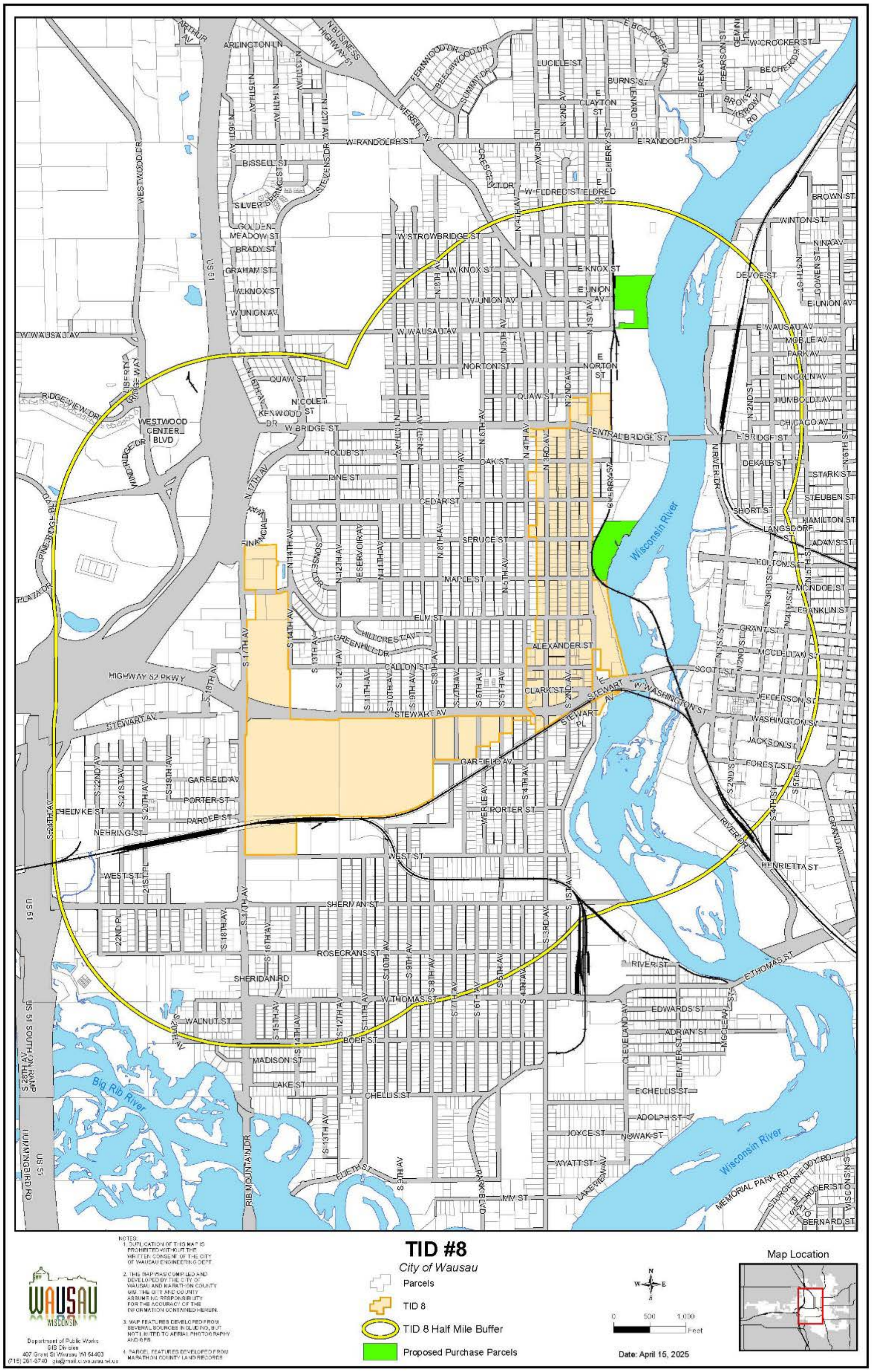
CALCULATION OF THE SHARE OF PROJECTED INCREMENT ESTIMATED TO BE PAID BY THE OWNERS OF PROPERTY IN THE OVERLYING TAXING JURISDICTIONS

	2024 Statement of Taxes		Aditional Project Costs $2,852,000
County	$ 13,958,126	18.36%	$523,669.89
Technical College	4,080,826	5.37%	153,101.20
City	32,277,020	42.46%	1,210,943.59
School District	25,702,483	33.81%	964,285.32
TOTAL	$ 76,018,455		$2,852,000.00

MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT AND ½ MILE RADIUS



MAP OF TAX INCREMENT DISTRICT NUMBER EIGHT PROPOSED IMPROVEMENTS WITHIN THE TERRITORY AND ½ MILE BOUNDARIES



PROJECTED CASH FLOW

	Year	Annual Projected Debt Service	2025 and 2026 Debt Issue	Administrative, Organization & Discretionary Costs	Developer Payments	Capital Expenditures	Net Debt Proceeds	Other Income	Tax Increment	Annual Surplus (Deficit)	Cumulative Balance	
		USES OF FUNDS					SOURCES OF FUNDS					
ACTUAL												
1	2012			$7,801						($7,801)	($7,801)	
2	2013			10,390		7,681				(18,071)	(25,872)	
3	2014	372		5,717		235,993	190,000	183,660		131,578	105,706	
4	2015	8,957		21,155		76,326	1,020,000	199,366	140,328	1,253,256	1,358,962	
5	2016	118,441		139,458	275,000	1,819,722	755,000	231,968	194,502	(1,171,151)	187,811	
6	2017	154,714		19,576	57,500	25,496		198,481	111,771	52,966	240,777	
7	2018	159,542		9,813	-	124,821		195,888	113,098	14,810	255,587	
8	2019	350,378		32,270	45,866	1,356,174	2,767,210	211,879	257,077	1,451,478	1,707,065	
9	2020	712,677		496,865	1,559,916	1,254,646	967,470	1,172,995	239,784	(1,643,855)	63,210	
10	2021	750,874		31,074	390,178	107,424		254,862	194,635	(830,053)	(766,843)	
11	2022	702,170		144,683	317,856	17,531		514,550	646,578	(21,112)	(787,955)	
12	2023	688,254		121,755	-	$2,299,168	$2,681,111	372,887	776,897	721,718	(66,237)	
13	2024	1,037,710		41,784	333,664	484,959	344,022	347,958	1,144,444	(61,693)	(127,930)	
ESTIMATED												
14	2025	1,062,127		45,000	250,000	4,023,500	3,800,000	435,363	1,499,068	353,804	225,874	
15	2026	782,043	620,000	60,000		1,500,000	900,000	436,963	1,500,000	(125,080)	100,794	
16	2027	775,647	790,000	6,000				436,963	1,500,000	365,316	466,110	
17	2028	768,633	790,000	6,000				436,116	1,500,000	371,483	837,593	
18	2029	756,013	790,000	6,000				325,963	1,500,000	273,950	1,111,543	
19	2030	505,163	790,000	6,000				325,963	1,500,000	524,800	1,636,343	
20	2031	402,088	790,000	6,000				325,963	1,500,000	627,875	2,264,218	Termination
21	2032	386,250	790,000	6,000				325,963	1,500,000	643,713	2,907,931	
22	2033	342,575		6,000				311,963	1,500,000	1,463,388	4,371,319	
23	2034	35,525		6,000				311,963	1,500,000	1,770,438	6,141,757	
24	2035			6,000				311,963	1,500,000	1,805,963	7,947,720	
25	2036			6,000				311,963	1,500,000	1,805,963	9,753,683	
	TOTAL	10,500,153	5,360,000	$1,247,341	$3,229,980	$13,333,441	$13,424,813	$8,181,603	$21,818,182			

		1/2 Boundary	2025	2026	Total
Amendment 4	Land Assembly Costs	Y	2,500,000		2,500,000
Amendment 3	N 8th Avenue Reconstruction	Y		1,500,000	1,500,000
Amendment 3	Concrete Rehabiliation	Y	350,000		350,000
Amendment 3	Washington Street Siphon Project	Y	723,500		723,500
Amendment 3	Washington Street Retaining Wall	Y	450,000		450,000
			4,023,500	1,500,000	5,523,500
	Financing Costs		540,000	120,000	660,000
	Total		$4,563,500	$1,620,000	6,183,500

FINANCING PROJECTION

	2025 Issue $3,800,000 3.4% Interest	2026 Issue $900,000 3.4% Interest	Total
2025	620,000		620,000
2026	620,000	170,000	790,000
2027	620,000	170,000	790,000
2028	620,000	170,000	790,000
2029	620,000	170,000	790,000
2030	620,000	170,000	790,000
2031	620,000	170,000	790,000
Total Payments	4,340,000	1,020,000	5,360,000
Interest Expense	540,000	120,000	660,000

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

RESOLUTION OF THE PLAN COMMISSION, AND FINANCE COMMITTEE

Approving the Project Plan Amendment Tax Incremental Financing District Number 8 Amendment #4, City of Wausau (TID # 8)

Committee Action:	Plan Commission Finance Committee
Fiscal Impact:	The project plan will add project costs

File Number:	12-0316	**Date Introduced:**	May 13, 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* ☐		

WHEREAS, the City of Wausau has followed a policy of promoting business, community amenities, and development activities and improving infrastructure within the City; and

WHEREAS, the City's Economic Development strategy focuses on the attraction, retention and sustainability of business, community amenities, and development activities and improving infrastructure to increase the property tax base and add new jobs; and

WHEREAS, Tax Increment District Number Eight was created by the City in April 10, 2012; and

WHERAS, the City now desires to amend the Project Plan of the District in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the Tax Increment Law); and

WHEREAS, this amendment does not modify the district boundaries; and

WHEREAS, this amendment will modify the categories, locations or costs of the projects to be undertaken; and

WHEREAS, such amendment will allow for the District to incur project costs outside of, but within the one half-mile of the boundaries of the District as permitted under Wisconsin Statutes; and

WHEREAS, an amended Project Plan for the District has been prepared that includes:

a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Section 66.1105(2)(f)1.n., outside of the District;
b. An economic feasibility study;
c. A detailed list of estimated project costs;

d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
e. A map showing proposed improvements and uses in the District;
f. Proposed changes of zoning ordinances, master plan, map, building codes and City ordinances;
g. A list of estimated non-project costs;
h. A statement of the proposed plan for relocation of any persons to be displaced;
i. A statement indicating how the amendment of the District promotes the orderly development of the City;
j. An opinion of the City Attorney or of an attorney retained by the City advising that the plan amendment is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to publication of the public hearing notice, a copy of said notice was sent to the Superintendent of the Wausau School District, the President of Northcentral Technical College, and the Marathon County Administrator; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on April 29, 2025 held a public hearing concerning the proposed amendment to the Project Plan, providing interested parties a reasonable opportunity to express their views thereon; and

WHEREAS, after said public hearing, the Plan Commission, adopted the Project Plan amendment, and recommended to the Common Council that it amend the Project Plan for the District.

WHEREAS, the Finance Committee of the City of Wausau has recommended, and determined that the Wisconsin Tax Increment Law provides a desirable and feasible means of locally financing projects within the ½ mile boundaries of TID # 8; and

WHEREAS, the Finance Committee has reviewed the plan and concur with the summary of findings as required by Wisconsin Statute 66.1105(4m)(c) including:

- That development or projects would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- That the economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are insufficient to compensate for the cost of the improvements,
- That the benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Wausau, under the powers granted by the authority of the Tax Increment Law adopts the project plan amendment # 4 of Tax Increment District Eight and makes the following ascertions:

1. That the Project Plan Amendment is consistent with the original rehabilitation/conservation classification of the district;

2. That improvements of the area is likely to significantly enhance the value of other real property in the district;

3. That the project costs directly serve to promote the rehabilitation of the area which is consistent with the purpose for which the district was created;

4. That the project plan is feasible and in conformity with the City's master plan;

5. That the amended project plan for Tax Incremental District Number Eight is adopted and that the plan is feasible and in conformity with the City's community and economic development objectives;

6. That the City estimates that less than 35% of the territory within the District, will be devoted to retail business at the end of the District's maximum expenditure period pursuant to Wisconsin Statutes Section 66.1105(5)(b) and 66.1105(6)(am)1.

7. The amendment does not modify the district boundaries.

8. That the appropriate City officials shall provide the Joint Review Board with the information needed to prepare findings relative to approving the project plan amendment; and

9. That the City Clerk, City Treasurer, and City Assessor shall complete and submit the necessary forms to the Wisconsin Department of Revenue as may be required by that agency to formally approve the Tax Incremental District Number Eight project plan amendment #4.

Approved:

____

Doug Diny Mayor

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

RESOLUTION OF THE JOINT REVIEW BOARD	
Approving the Project Plan Amendment Tax Incremental Financing District Number 8, City of Wausau (TID # 8)	
File Number:	**Date Introduced:**

WHEREAS, the City of Wausau, Marathon County, Wisconsin seeks authorization to amend the project plan for Tax Increment District Number Eight, (the "District"); and

WHEREAS, this plan has received the necessary approvals by the Wausau Plan Commission and Common Council; and

WHEREAS, Wisconsin Statutes, Section 66.1105 requires that a Joint Review Board, (the "Board") shall convene no later than 45 days after receipt of the council approval to consider the proposed plan amendments; and

WHEREAS, the Board has reviewed the Project Plan amendment #4 presented by the City of Wausau attached to this resolution; and

WHEREAS, the Board has evaluated the Project Plan amendment based upon the criteria established in Wisconsin Statutes, Section 66.1105(4m)(c)1. and found the following to be true:

- The development projected to occur would not occur or would not occur in the manner, at the values, or within the timeframe desired by the City without the plan amendment,
- The economic benefits of amending the district, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements,
- The benefits of the plan outweigh the anticipated tax increments to be paid by the property owners in the overlying taxing jurisdictions.

NOW, THEREFORE, BE IT RESOLVED by the Joint Review Board of the City of Wausau that the Project Plan Amendment for the City of Wausau Tax Increment District Number Eight be approved,

BE IT FURTHER RESOLVED, that this executed resolution be signed by at least three members of the Board and submitted to the City of Wausau no later than seven days after Board action.

Passed and Approved **Joint Review Board Members**	**Representing**
__________________________	City of Wausau
__________________________	Citizen Member
__________________________	Marathon County
__________________________	Northcentral Technical College
__________________________	Wausau School District

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

RESOLUTION OF THE ECONOMIC DEVELOPMENT COMMITTEE			
Authorization to Sell City-owned Property at 208 – 214 Wyatt Street to 208 Wyatt Street, LLC			
Committee Action:	Economic Development approved 3-2		
Fiscal Impact:	+$1,000 for sale of the property. Federal funds for clean-up. Additional increase to tax base once property is developed		
File Number:	25-0507	**Date Introduced:**	May 13, 2025

FISCAL IMPACT SUMMARY				
COSTS	*Budget Neutral*	Yes☒ No☐	N/A – no costs	
	Included in Budget:	Yes☐ No☐		
	One-time Costs:	Yes☐ No☐		
	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☐		
	TID Source: Increment Revenue ☐ *Debt Funds on Hand* ☐ *Interfund Loan* ☐			

WHEREAS, the City of Wausau purchased two blighted, contaminated buildings/sites in 2003 (208 Wyatt Street) and 2007 (210 & 214 Wyatt St) and utilized Wisconsin Department of Natural Resources funding for the testing, and remediation of such sites and DPW for the demolition of properties on each site; and

WHEREAS, the City placed 208 Wyatt Street for sale through advertisement in the Wausau Daily Herald on July 3, 2005 of which no offers were received; and

WHEREAS, in 2015, the property became associated with the newly developed Property Disposition Program and as advertised as such policy indicated reflecting 210 & 214 Wyatt was still in the process of being remediated with the DNR; and

WHEREAS, the City received a Final Case Closure with Continuing Obligations from the DNR in 2018 allowing the redevelopment of such lots; and

WHEREAS, in 2023 City Staff tried to redevelop said property into a 6-unit apartment complex utilizing American Rescue Plan Act funds but was denied through a zoning change request; and

WHEREAS, staff received a request to purchase through the Property Disposition program from Gunther Nowak, in the amount of $1,000, and

WHEREAS, the purchaser's income falls under the Community Development Block Grant income guidelines; which qualifies him for CDBG assistance with any DNR required brownfield remediation during the construction and in-fill needed to bring the building out of the flood plain; and

WHEREAS, your Economic Development Committee has approved such sale to Gunther Nowak, through his newly formed 208 Wyatt Street, LLC, in the amount of $1,000 and the ability to utilize federal funds for the necessary site improvements.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau hereby approves the sale of 208 – 214 Wyatt Street to 208 Wyatt Street, LLC in the amount of $1,000; and

BE IT FURTHER RESOLVED that the appropriate City officials are hereby authorized and directed to execute the necessary real estate documents for the sale of 208 – 214 Wyatt Street to 208 Wyatt Street, LLC.

Approved:

____

Doug Diny, Mayor

MEMO

TO: Economic Development Committee Members

FROM: Tammy Stratz, Community Development Manager

DATE: April 23, 2025

RE: 208 – 214 Wyatt Street

The attached is a Property Disposition Application the Development Department received from Gunther Nowak. Gunther is proposing to purchase the properties over on Wyatt Street of which he will be building a side-by-side duplex. Gunther will occupy one side of the duplex and then rent out the other side.

Through multiple conversations and the documentation provided, Gunther is aware of the environmental requirements set by the DNR for the property. He also understands that, in order to proceed with construction, the property must be elevated to meet FEMA standards and remove the lot from the designated floodplain. Additionally, the property will need to be rezoned to accommodate his proposed duplex. Gunther plans to present his proposal to the Plan Commission on May 20, with the goal of obtaining Council approval by the end of May. This timeline would allow for closing to occur shortly thereafter, giving them the full summer to move forward with construction.

Gunther has requested financial assistance to help cover the costs associated with the required soil remediation and the additional expenses of elevating the new construction out of the floodplain. After reviewing his income documentation, staff has confirmed that he qualifies for the use of Community Development Block Grant (CDBG) funds to support these efforts. As a condition of receiving this assistance, he will be required to reside in the property for a minimum of five (5) years following the issuance of the occupancy permit.

Due to the cost of construction and his income status, he is requesting the City to sell the property for the reduced rate of $1,000.

If you have any questions prior to the meeting, please feel free to contact me at 715-261-6682 or email me at tammy.stratz@wausauwi.gov.

Thank you.

Department of Community Development
Community Development Authority

Liz Brodek, Director

PROPERTY DISPOSITION PROGRAM for REDEVELOPMENT PURPOSES APPLICATION

Date submitted: _3/25/2025________ Address requesting: _208- 214 Wyatt St. ____________________

Applicant's name and address: _Gunther Nowak ________________166307 Green Hill Rd. Wausau, WI. 54403 _______

Applicant's phone number: _715-573-8636________________________________

Offering purchase price: _$1000.00 One Thousand Dollars ______________________

Proposed use: _See Attached ______________________________

Proposed timeline: _One Year from Closing______________________________

Financing/Owner Downpayment Info: _See Attached______________________________

_Upon Closing______________________________

Applicant's signature ______________________________

Please submit pertinent documentation; i.e., drawing of proposed building, financing commitments, contractor information, income information (if required), and any other documents that may assist to better explain your proposed project.

Date Introduced to Economic Development Committee ______________________________

Economic Development recommendation ______________________________

Date Introduced at Common Council ______________________________

Common Council recommendation ______________________________

Proposed use

To whom it may concern:

Hi my name is Gunther Nowak, I propose to build a side by side duplex on the Wyatt Street property. I would live in one side and rent the other side out.

This property proves to have several challenges that I have researched extensively and can be overcome.

-soil contamination from previous land use

-building within flood plain

I have consulted with REI Engineering in regard to both items above. Our discussions have led to include DNR and FEMA to rectify both situations at hand. Building greater value/use of this property on Wyatt Street.

My offer is contingent upon:

1. Zoning change to MRL-12
2. Confirmation of flood plain survey by REI
3. Availability of funding for both contaminated soil and flood plain remediation

Please see attached proposed building that I have fit on the property, financing approval and property disposition application.

Thank you for your consideration.

Gunther Nowak

Loan Commitment

This Loan Commitment is made and entered into effective______3/15_______, 2025, by and between ECN Leasing LLC., and Gunther Nowak or his assignees , with its principal office and place of business at 166307 Green Hill Rd. Wausau WI. 54403("Company").

1. Commitment to Lend. Lender hereby agrees to lend to Company the sum of_($250,000.00) (the "Loan") or as much thereof as the Company requests be advanced to it by Lender while this commitment is in effect. Advances to the Company shall be made upon written request to the Lender, with such advance to be made within 24 hours of such request by wire transfer to the Company's bank account identified to Lender.

2. Availability of Loan. Lender and Company agree that the Loan shall be unconditionally available to be drawn upon by Company from 4/15/2025 to 4/15/2027 during which time Company may draw upon the Loan up to the maximum amount stated above. Provided, however, the Company's ability to draw on the Loan shall terminate upon the Company's receipt of proceeds from its planned initial public offering.

3. Interest and Repayment. Company shall pay to Lender a annual interest rate equal to 6.38_% starting (i) 6 months from the date of the first advance to the Company hereunder loan is amortized over a 30 year period.

4. Notices. All notices and other communications given to or made upon any party hereto in connection with this Agreement shall be in writing and mailed, faxed, emailed, or delivered to the addresses set forth on page 1 hereof, or at such other address as shall be specifically designated by any such party.

5. Governing Law. This Agreement and the rights and obligations of the parties hereto and thereto shall be governed by and construed and enforced in accordance with the substantive law of the State of Wisconsin.

6. Entire Agreement. This Agreement constitutes the entire agreement and the understanding between the parties with respect to the subject matter hereof and supersedes all other previous and contemporaneous negotiations and agreements between the parties and no parole evidence of any prior or other agreements shall be permitted to contradict or vary the terms of this Agreement. Any amendment to this Agreement must be in writing.

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

RESOLUTION OF THE INFRASTRUCTURE & FACILITIES COMMITTEE			
Approving Revision to Developer's Agreement with Green Tree Construction, Inc. for Green Tree Meadows Subdivision.			
Committee Action:	Pending		
Fiscal Impact:	None		
File Number:	24-1215	**Date Introduced:**	May 13, 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, on December 10, 2025, Common Council approved a Developer's Agreement ("Agreement") with Green Tree Construction, Inc. for the Green Tree Meadows Subdivision located west of North 72nd Avenue and north of Sarissa Drive; and

WHEREAS, due to a delay in the developer obtaining DNR permits, the Agreement was never executed and commencement of the project was pushed back delaying the deadline dates within the Agreement; and

WHEREAS, the DNR permits have been received and the Developer has requested the deadline dates in the Agreement be revised; and

WHEREAS, your Infrastructure and Facilities Committee, on May 8, 2025, discussed and recommended approving the revisions to the Agreement.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau does hereby approve the revisions to the Developer's Agreement with Green Tree Construction, Inc. and authorizes the proper city officials to execute the Agreement.

Approved:

____

Doug Diny, Mayor

Agenda Item No.
9

STAFF REPORT TO INFRASTRUCTURE & FACILITIES COMMITTEE – May 8, 2025

AGENDA ITEM

Discussion and possible action on revision to the Developer's Agreement with Green Tree Construction, Inc., for Green Tree Meadows Subdivision

BACKGROUND

The Developer's Agreement for Green Tree Meadows was approved by I&F and Council in late 2024. The assumption by both parties when the agreement was signed was construction would begin in April/May of this year. However, due to lengthy discussions in permitting the site with the Wisconsin DNR, the permits have just recently been obtained. Now that the permits have been obtained, the developer will be working to close on the sale of the land. Due to the later than anticipated start, which will be more than likely mid to late summer, the developer has requested the completion date to pave the roadway of Phase 1A be revised from November of 2025 to November of 2026. This change in the Developer's Agreement is in paragraph 12.

FISCAL IMPACT

None.

STAFF RECOMMENDATION

Engineering staff recommends approving the date change. The time to approve the permits with the WDNR was not anticipated by either the developer or the engineering staff.

Staff contact: Allen Wesolowski 715-261-6762

Document No.

AGREEMENT

Document Title

AGREEMENT BETWEEN THE CITY OF WAUSAU, THE WAUSAU WATER WORKS, AND GREEN TREE CONSTRUCTION, INC.

THIS AGREEMENT made this_____day of_______________, 2024, by and between the City of Wausau, hereinafter referred to as "CITY," the Wausau Water Works, hereinafter referred to as "UTILITY," and Green Tree Construction, Inc., hereinafter referred to as "OWNER";

WITNESSETH:

WHEREAS, OWNER owns land within the city limits of the City of Wausau, which land OWNER wishes to develop into a real estate subdivision, hereinafter referred to as Green Tree Meadows; and

WHEREAS, the development will necessitate the installation of water main, sanitary sewer main, storm sewer, storm water facilities, and streets; and

Recording Area

Name and Return Address

City of Wausau Engineering Dept.
407 Grant Street
Wausau, WI 54403

WHEREAS, CITY is in agreement with the development provided that OWNER agrees to certain provisions with regard to construction of and/or payment for some of the aforementioned facilities; and

WHEREAS, the purpose of this document is to codify into a development agreement exactly what OWNER agrees to do and what CITY/UTILITY agrees to do.

NOW, THEREFORE, the parties hereto agree as follows:

1. Attached hereto and incorporated herein by reference and made a part of this agreement is a copy of the Green Tree Meadows plat. Also attached to this agreement is the Overall Site-Phase Plan: which is also part of this agreement.

2. Design, OWNER shall be responsible for field survey and design of all infrastructure including but not limited to sanitary sewer, watermain, storm sewer, stormwater management facilities, curb, gutter and pavement. The OWNER shall not start any construction until final plans have been approved by the CITY and all permits have been obtained from the WDNR for sanitary sewer and water main extensions.

3. Inspection Services/Construction Staking. CITY shall provide construction inspection services for sanitary sewer main, water main, curb, gutter and pavement, sidewalk and storm sewer, and storm water management facilities. The CITY will not bill the OWNER for these services. The OWNER will hire an Engineer/Surveyor to do the construction staking in accordance with the approved plans. The OWNER shall be responsible for all costs associated with construction staking.

4. Construction Materials Testing. Owner shall be responsible for construction testing, this testing shall include but not be limited to subgrade density testing, base course density testing, concrete testing, asphalt density testing. The engineering testing firm shall be approved by the City. The City's construction inspector shall direct the appropriate construction materials testing. All testing results shall be reported to the City. All costs associated with this testing shall be paid by the OWNER.

5. Sanitary Sewer. Owner shall install, at its sole expense, all sanitary sewer mains and sanitary laterals as shown on the approved design plans to serve the development. Once installation is complete and sanitary sewer is approved by the

City, Utility shall assume ownership and maintenance responsibility of the sanitary sewer main. The sanitary sewer laterals shall remain owned and maintained by the owners of the lots.

All lots shall be provided with sewer lift station services. Each lot will be charged a one-time $200 lift station fee as shown in Addendum A. Lift station fees can be paid at signing of this agreement or upon transfer of title or issuance of building permit.

6. Water Main. Owner shall install, at its sole expense, all water main and water main laterals as shown on the approved design plans for this development. Once installation is complete and water main is approved by the City, Utility shall assume ownership and maintenance responsibility of the water main. The Utility shall own the water service up to the curb stop, the owner of the lots shall own the water service from the curb stop to the home.

7. Stormwater Facilities. OWNER shall supply and install storm sewer pipe, inlets, ditches and detention facilities and appurtenances as shown on the engineering plans and as approved by the CITY. The City will own and maintain the storm water system after final acceptance by the City. The owner shall be responsible for maintenance of the storm water facilities until final acceptance by the City.

8. Easements. OWNER shall dedicate or cause to be dedicated all easements required to construct all utilities needed to serve the development prior to the signing of the final plat.

9. Permits. OWNER shall obtain all permits required by CITY, Department of Natural Resources, Army Corp of Engineers, or any other governmental agency prior to performing any work.

10. Parkland Fees. OWNER agrees to pay $400 per lot, as and for a parkland dedication fee for the Green Tree Meadows Plat. The parkland dedication fee shall be made in a lump sum prior to the recording of a final plat or certified survey map. As an alternative, the developer may pay 50 percent of the total amount and file an agreement and performance bond, with a two-year limit for the unpaid balance, with the City Clerk. See WMC 21.16.085(b)(7).

11. Street Lighting. Owner shall install street lighting in accordance with the attached Street lighting location map. The street lights shall be at a minimum, standard WPS installed street lights. The developer shall be responsible for all costs associated with the installation of the street lights. The City shall be responsible for all future usage charges from WPS.

12. Street Improvements. OWNER shall install base course, curb and gutter, permanent asphalt street surface, sidewalk, and temporary cul-de-sac in accordance with the plans and specifications as approved by the CITY. OWNER shall install 6-inch thick concrete drive approaches to lots with established driveways at time of curb and gutter installation. Owner shall have final asphalt layer in place on Phase 1 and Phase 1A by November 1, ~~2025~~2026. ~~Phase I shall have final asphalt layer by November 1, 2026.~~

The owner agrees to the following phasing plan for construction, in accordance with the attached Overall Site-Phasing plan. The street improvements for Phase 1 and Phase 1A can be under construction at the same time. The street improvements for Phase 2 and Phase 3 must be completed prior to any lots being developed in Phases 4, 5 and 6.

13. Tree Preservation and Tree Planting. OWNER shall be responsible for following the guidelines established in the City of Wausau's Tree Planting and Preservation Manual for all tree protection and tree planting. CITY will provide inspection of tree protection and tree plantings. CITY must approve tree removal prior to the removal of any trees. OWNER is responsible for tree replacement at 1" caliper to 1" dbh for any heritage tree identified as saving that are approved for removal. Replacement trees must be nursery stock of 1 ½" to 2" caliper, must be planted within the city right-of-ways and OWNER is to warranty trees for two years. Planting plan and species to be approved by the CITY prior to planting.

14. Waiver of Notice. OWNER, for itself, its successors and assigns, waives any notice and statutory procedures required under Chapter 66 of the Wisconsin Statutes and/or any successor statute, and under CITY ordinances, and any other requirements under the law regarding special assessments and/or impact fees, and OWNER, for itself, its successors and assigns, agrees that the fees established by CITY and as outlined in this agreement shall be placed as a lien on each individual lot, without notice and without further action.

SIGNATURES FOLLOW ON NEXT PAGE

CITY OF WAUSAU

BY______________________________________
Doug Diny, Mayor

BY______________________________________
Kaitlyn A. Bernarde, Clerk

Green Tree Construction, Inc.

BY______________________________________

BY______________________________________

WAUSAU WATER WORKS

BY______________________________________
Doug Diny, President

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this_____day of______________, 2024, the above named Doug Diny, Mayor, and Kaitlyn Bernarde, City Clerk of the City of Wausau, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

____
Notary Public, Wisconsin
My commission:______________________________

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this______day of________________, 2024, the above named Doug Diny, President of the Wausau Water Works, to me known to be the person who executed the foregoing instrument and acknowledged the same.

____
Notary Public, Wisconsin
My commission:______________________________

STATE OF WISCONSIN)
) ss.
COUNTY OF MARATHON)

Personally came before me this______day of_________________, 2024, the above named ________________________ ________________________, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

____
Notary Public, Wisconsin
My commission:______________________________

This instrument was drafted by the Engineering Department for the City of Wausau, 407 Grant Street, Wausau, WI 54403-4783.

Curve Table						
Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
C1	70.00'	91.20'	74°38'54"	N51°48'20"E 84.89'	N14°28'53"E	N89°07'47"E
C2	970.00'	135.45'	8°00'02"	S86°42'39"E 135.34'	N89°17'20"E	S82°42'38"E
LOT 3	970.00'	105.80'	6°14'58"	S87°35'11"E 105.75'		
LOT 4	970.00'	29.65'	1°45'04"	S83°35'10"E 29.64'		
C5	530.00'	74.01'	8°00'02"	S86°42'39"E 73.95'	S82°42'38"E	N89°17'20"E
C6	70.00'	110.16'	90°10'10"	S45°37'35"E 99.14'	N89°17'20"E	S0°32'30"E
C7	25.00'	39.22'	89°53'46"	S44°13'41"W 35.32'	S0°43'11"E	S89°10'34"W
C8	25.00'	44.12'	101°06'50"	N40°16'03"W 38.61'	S89°10'32"W	N10°17'22"E
C9	970.00'	81.15'	4°47'36"	N12°41'10"E 81.13'	N10°17'22"E	N15°04'58"E
C10	25.00'	35.19'	80°38'58"	N48°51'03"E 32.36'	N8°31'34"E	N89°10'32"E
C11	25.00'	39.43'	90°21'55"	S45°38'31"E 35.47'	N89°10'32"E	S0°27'33"E
C12	25.00'	39.11'	89°38'05"	S44°21'29"W 35.24'	S0°27'33"E	S89°10'32"W
C13	25.00'	39.81'	91°14'30"	N45°12'13"W 35.74'	S89°10'32"W	N0°25'02"E
C14	470.00'	66.52'	8°06'32"	N4°28'18"E 66.46'	N0°25'02"E	N8°31'34"E
C15	25.00'	33.90'	77°41'31"	N50°19'47"E 31.36'	N11°29'01"E	N89°10'32"E
C16	25.00'	39.43'	90°21'55"	S45°38'31"E 35.47'	N89°10'32"E	S0°27'33"E
C17	25.00'	39.11'	89°38'05"	S44°21'29"W 35.24'	S0°27'33"E	S89°10'32"W
C18	25.00'	43.60'	99°55'56"	N40°51'30"W 38.28'	S89°10'32"W	N9°06'28"E
C19	970.00'	56.54'	3°20'23"	N10°46'40"E 56.53'	N9°06'28"E	N12°26'51"E
C20	54.00'	26.24'	27°50'45"	S13°05'55"W 25.99'	S27°01'18"W	S0°49'28"E
C21	80.00'	38.88'	27°50'45"	S13°05'55"W 38.50'	S0°49'28"E	S27°01'18"W
C22	180.00'	41.00'	13°03'03"	S82°39'01"W 40.91'	S76°07'29"W	S89°10'32"W
C23	100.00'	22.78'	13°03'03"	N82°39'01"E 22.73'	N76°07'29"E	N89°10'32"E
LOT 48	100.00'	19.46'	11°08'57"	S81°41'58"W 19.43'		
LOT 49	100.00'	3.32'	1°54'06"	S88°13'29"W 3.32'		
C26	25.00'	39.43'	90°21'55"	S45°38'31"E 35.47'	S0°27'33"E	N89°10'32"E
C27	130.00'	204.77'	90°15'07"	S45°35'07"E 184.25'	N89°17'20"E	S0°27'33"E
LOT 72	130.00'	28.03'	12°21'07"	S6°38'07"E 27.97'		
LOT 73	130.00'	74.94'	33°01'48"	S29°19'35"E 73.91'		
LOT 74	130.00'	74.94'	33°01'48"	S62°21'23"E 73.91'		
LOT 75	130.00'	26.86'	11°50'23"	S84°47'29"E 26.82'		
C32	470.00'	65.63'	8°00'02"	S86°42'39"E 65.58'	S82°42'38"E	N89°17'20"E
LOT 75	470.00'	7.63'	0°55'49"	N89°45'15"E 7.63'		
LOT 76	470.00'	58.00'	7°04'13"	S86°14'44"E 57.96'		
C35	1030.00'	143.83'	8°00'02"	S86°42'39"E 143.71'	N89°17'20"E	S82°42'38"E
LOT 76	1030.00'	27.39'	1°31'24"	S83°28'20"E 27.39'		
LOT 77	1030.00'	90.25'	5°01'12"	S86°44'38"E 90.22'		
LOT 78	1030.00'	26.19'	1°27'25"	S89°58'57"E 26.19'		
C39	130.00'	169.73'	74°48'26"	N51°53'07"E 157.93'	N14°28'54"E	N89°17'20"E
LOT 80	130.00'	21.39'	9°25'35"	N84°34'33"E 21.36'		
LOT 81	130.00'	75.40'	33°13'52"	N63°14'49"E 74.35'		
LOT 82	130.00'	72.95'	32°08'59"	N30°33'23"E 71.99'		
C43	1030.00'	117.87'	6°33'25"	N11°48'16"E 117.81'	N8°31'34"E	N15°04'58"E
LOT 84	1030.00'	39.83'	2°12'57"	N13°58'30"E 39.83'		
LOT 85	1030.00'	78.04'	4°20'28"	N10°41'47"E 78.02'		
C46	530.00'	75.01'	8°06'32"	N4°28'18"E 74.95'	N0°25'02"E	N8°31'34"E
LOT 88	530.00'	33.17'	3°35'08"	N6°44'00"E 33.16'		
LOT 89	530.00'	41.84'	4°31'24"	N2°40'44"E 41.83'		
C49	470.00'	98.69'	12°01'49"	N6°25'56"E 98.50'	N12°26'51"E	N0°25'02"E
LOT 89	470.00'	6.44'	0°47'06"	N0°48'35"E 6.44'		
LOT 90	470.00'	80.54'	9°49'04"	N6°06'40"E 80.44'		
LOT 91	470.00'	11.71'	1°25'39"	N11°44'02"E 11.71'		
C53	1161.18'	79.48'	3°55'18"	N10°22'26"E 79.46'	N8°24'48"E	N12°20'05"E
C54	25.00'	34.56'	79°12'10"	N49°05'23"E 31.87'	N88°41'28"E	N9°29'18"E
C55	160.00'	35.09'	12°33'55"	N82°24'25"E 35.02'	N76°07'28"E	N88°41'22"E
C56	120.00'	27.33'	13°03'03"	N82°39'01"E 27.27'	N89°10'32"E	N76°07'29"E
C57	70.00'	79.37'	64°58'09"	S58°20'23"E 75.19'	S25°51'19"E	N89°10'32"E
C58	100.00'	117.05'	67°03'56"	S7°40'39"W 110.48'	S41°12'37"W	S25°51'19"E
LOT 95	100.00'	27.94'	16°00'23"	S17°51'07"E 27.85'		
LOT 96	100.00'	89.12'	51°03'33"	S15°40'51"W 86.20'		
C61	160.00'	114.72'	41°04'56"	S20°40'09"W 112.28'	S0°07'41"W	S41°12'37"W
LOT 97	160.00'	76.69'	27°27'47"	S27°28'44"W 75.96'		
LOT 98	160.00'	38.03'	13°37'09"	S6°56'16"W 37.94'		
C64	360.00'	214.49'	34°08'16"	S16°56'27"E 211.34'	S34°00'35"E	S0°07'41"W
LOT 99	360.00'	55.27'	8°47'48"	S4°16'13"E 55.22'		
LOT 100	360.00'	82.37'	13°06'34"	S15°13'24"E 82.19'		
LOT 101	360.00'	76.85'	12°13'54"	S27°53'38"E 76.71'		
C68	470.00'	123.73'	15°05'00"	S26°28'05"E 123.37'	S18°55'36"E	S34°00'35"E
LOT 101	470.00'	5.51'	0°40'20"	S33°40'25"E 5.51'		
LOT 102	470.00'	82.37'	10°02'30"	S28°19'00"E 82.27'		
C71	80.00'	96.49'	69°06'19"	S56°09'30"E 90.75'	N89°17'20"E	S21°36'21"E
LOT 105	80.00'	26.49'	18°58'23"	S31°05'32"E 26.37'		
LOT 106	80.00'	70.00'	50°07'56"	S65°38'42"E 67.79'		
C74	20.00'	24.12'	69°06'19"	S56°09'30"E 22.69'	N89°17'20"E	S21°36'21"E
C75	130.00'	70.48'	31°03'52"	S55°32'29"W 69.62'	S71°04'24"W	S40°00'33"W
C76	60.00'	94.24'	89°59'30"	S55°00'48"W 84.85'	N79°59'27"W	S10°01'03"W
C77	60.00'	62.84'	60°00'30"	S19°59'12"E 60.01'	S10°01'03"W	S49°59'27"E
C78	60.00'	61.16'	58°24'15"	S79°11'35"E 58.55'	S49°59'27"E	N71°36'18"E
C79	60.00'	95.92'	91°35'45"	N25°48'25"E 86.03'	N71°36'18"E	N19°59'27"W
C80	70.00'	37.95'	31°03'52"	S55°32'29"W 37.49'	S71°04'24"W	S40°00'33"W
C81	530.00'	109.51'	11°50'18"	S28°05'26"E 109.31'	S22°10'17"E	S34°00'35"E

Curve Table						
Curve #	Radius	Arc Length	Central Angle	Chord	Tangent Bearing Start	Tangent Bearing End
C82	300.00'	178.75'	34°08'16"	S16°56'27"E 176.11'	S34°00'35"E	S0°07'41"W
LOT 127	300.00'	28.96'	5°31'52"	S31°14'39"E 28.95'		
LOT 128	300.00'	149.78'	28°36'25"	S14°10'31"E 148.23'		
C85	100.00'	71.70'	41°04'56"	S20°40'09"W 70.18'	S0°07'41"W	S41°12'37"W
C86	160.00'	187.28'	67°03'56"	S7°40'39"W 176.77'	S41°12'37"W	S25°51'19"E
LOT 130	160.00'	70.64'	25°17'46"	S28°33'44"W 70.07'		
LOT 131	160.00'	93.38'	33°26'17"	S0°48'17"E 92.06'		
LOT 146	160.00'	23.27'	8°19'53"	S21°41'22"E 23.25'		
C90	160.00'	95.62'	34°14'32"	S33°16'00"E 94.21'	S50°23'16"E	S16°08'44"E
LOT 133	160.00'	65.75'	23°32'41"	N27°55'05"W 65.29'		
LOT 134	160.00'	29.87'	10°41'51"	N45°02'21"W 29.83'		
C93	160.00'	110.70'	39°38'33"	S70°12'33"E 108.51'	N89°58'10"E	S50°23'16"E
LOT 135	160.00'	83.06'	29°44'34"	N65°15'33"W 82.13'		
LOT 136	160.00'	27.65'	9°54'00"	N85°04'50"W 27.61'		
C96	100.00'	69.19'	39°38'33"	S70°12'33"E 1191.53'	N89°58'10"E	S50°23'16"E
C97	100.00'	59.76'	34°14'32"	S33°16'00"E 58.88'	S50°23'16"E	S16°08'44"E
C98	25.00'	21.68'	49°40'47"	S8°41'40"W 21.00'	S16°08'44"E	S33°32'03"W
C99	60.00'	40.69'	38°51'09"	S14°06'29"W 39.91'	S33°32'03"W	S5°19'06"E
C100	60.00'	68.69'	65°35'40"	S38°06'55"E 65.00'	S5°19'06"E	S70°54'45"E
C101	60.00'	68.69'	65°35'40"	N76°17'25"E 65.00'	S70°54'45"E	N43°29'35"E
C102	60.00'	68.69'	65°35'40"	N10°41'45"E 65.00'	N43°29'35"E	N22°06'04"W
C103	60.00'	45.79'	43°43'27"	N43°57'48"W 44.68'	N22°06'04"W	N65°49'31"W
C104	25.00'	21.68'	49°40'47"	N40°59'08"W 21.00'	N65°49'31"W	N16°08'44"W
C105	130.00'	147.41'	64°58'09"	S58°20'23"E 139.64'	S25°51'19"E	N89°10'32"E
LOT 147	130.00'	75.77'	33°23'37"	S42°33'07"E 74.70'		
LOT 148	130.00'	71.64'	31°34'33"	S75°02'12"E 70.74'		
C108	20.00'	9.72'	27°50'45"	S13°05'55"W 9.62'	S0°49'28"E	S27°01'18"W
C109	114.00'	55.40'	27°50'45"	S13°05'55"W 54.86'	S27°01'18"W	S0°49'28"E

SURVEYORS CERTIFICATE

I, TIMOTHY G. VREELAND, PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY, THAT I HAVE SURVEYED, MAPPED AND DIVIDED THAT PART OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4, ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, PART OF CERTIFIED SURVEY MAP NUMBER 1941 AND ALL LOT 1 OF CERTIFIED SURVEY MAP NUMBER 19904 AS DOCUMENT NUMBER 1904802, LOCATED IN THE SOUTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN AND THAT PART OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 AND NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30; THENCE N 89°17'20" E ALONG THE NORTH LINE OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 33.00 FEET TO THE EAST LINE OF 72ND AVENUE AND TO THE POINT OF BEGINNING; THENCE S 0°01'56" E ALONG THE EAST LINE OF 72ND AVENUE 400.33 FEET; THENCE N 89°25'55" E ALONG THE SOUTH LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 2844 565.26 FEET; THENCE N 0°01'58' W ALONG THE EAST LINE OF SAID LOT 1 165.00 FEET; THENCE S 89°25'55" W ALONG THE NORTH LINE OF SAID LOT 1 264.00 FEET; THENCE S 0°01'58" E ALONG THE WEST LINE OF SAID LOT 1 165.00 FEET; THENCE S 89°25'55" W 301.26 FEET TO THE EAST LINE OF 72ND AVENUE; THENCE N 0°01'56" W ALONG THE EAST LINE OF 72ND AVENUE 400.33 FEET; THENCE N 89°17'20" E ALONG THE EAST – WEST 1/4 LINE 2541.19 FEET; THENCE S 0°27'33" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 1316.26 FEET; THENCE S 89°10'32" W ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 1308.35 FEET; THENCE S 89°23'47" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE FRACTIONAL SOUTHWEST 1/4 677.38 FEET; THENCE S 0°01'58" W ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 19904 418.11 FEET; THENCE S 89°23'47" W ALONG THE SOUTH LINE OF SAID LOT 1 565.27 FEET TO THE EAST LINE OF 72ND AVENUE; THENCE N 0°01'56" W ALONG THE EAST LINE OF 72ND AVENUE 1734.70 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS RESTRICTIONS AND RIGHTS OF WAYS OF RECORD OR USAGE. THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND PLAT AT THE DIRECTION OF THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION IC., OWNER OF THE LANDS. THAT SUCH PLAT IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION THEREOF MADE. THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND THE SUBDIVISION REGULATIONS OF THE CITY OF WAUSAU, ALL TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME.

TIMOTHY G. VREELAND P.L.S. 2291
SURVEY PERFORMED SEPTEMBER 18TH, 2024

DATED THIS 3RD DAY OF SEPTEMBER, 2024

COMMON COUNCIL RESOLUTION

RESOLVED THAT THE PLAT OF GREEN TREE MEADOWS, A PLAT IN THE CITY OF WAUSAU, IS HEREBY APPROVED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU. GREEN TREE CONSTRUCTION INC., THOMAS JOSEPH UMLAUF, OWNER OF THE LANDS.

DATE APPROVED________________ ______________________________
MAYOR KATIE ROSENBERG

DATE SIGNED ________________ ______________________________
MAYOR KATIE ROSENBERG

CITY CLERK,

I, KAITLYN BERNARDE, CLERK OF THE CITY OF WAUSAU, DO HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE COMMON COUNCIL OF THE CITY OF WAUSAU.

____
KAITLYN BERNARDE

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified ___________________, 20_____

Department of Administration

REGISTER OF DEEDS
MARATHON COUNTY, WI

RECEIVED FOR RECORD THIS______
DAY OF____________A.D. 20______
AT__________O'CLOCK___M. IN PLAT
CABINET NO.________ON PAGE_____

DOCUMENT NO.

REGISTRAR

GREEN TREE MEADOWS

PART OF THE NORTH 1/2 OF THE FRACT'L SOUTHWEST 1/4, ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 CSM 1941-8-25 AND ALL OF LOT 1 OF CSM 19904 AS DOC. NO. 1904802, LOCATED IN THE SOUTH 1/2 OF THE FRACT'L SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU AND TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

VREELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PH (715) 241-0947 tim@vreelandassociates.us

PREPARED FOR:
GREEN TREE CONSTRUCTION

FILE #:23-0360 TIM
DRAFTED BY: TIMOTHY G. VREELAND
DRAWN BY: DUSTIN M. VREELAND

TOWN BOARD RESOLUTION

RESOLVED THAT THE PLAT OF GREEN TREE MEADOWS, A PLAT IN THE TOWN OF STETTIN, IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF STETTIN. GREEN TREE CONSTRUCTION INC., THOMAS JOSEPH UMLAUF, OWNER OF THE LANDS.

DATE APPROVED________________ ______________________________
TOWN CHAIRMAN TIM BUTTKE

DATE SIGNED ________________ ______________________________
TOWN CHAIRMAN TIM BUTTKE

TOWN CLERK,

I, MARLO TURNER, CLERK OF THE TOWN OF STETTIN, DO HEREBY CERTIFY THAT THE FOREGOING IS A COPY OF A RESOLUTION ADOPTED BY THE TOWN BOARD OF THE TOWN OF STETTIN.

____
KAITLYN BERNARDE

CERTIFICATE OF FINANCES DIRECTOR

STATE OF WISCONSIN)
MARATHON COUNTY) SS

I, MARYANNE GROAT, BEING THE DULY ELECTED, QUALIFIED AND ACTING DIRECTOR OF FINANCES FOR THE CITY OF WAUSAU, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE THERE ARE NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF________________ AFFECTING THE LANDS INCLUDED IN THE PLAT OF GREEN TREE MEADOWS.

DATE______________ DIRECTOR OF FINANCES______________________________
MARYANNE GROAT

CERTIFICATE OF COUNTY TREASURER

STATE OF WISCONSIN)
MARATHON COUNTY) SS

I,________________________, BEING THE DULY ELECTED, QUALIFIED AND ACTING TREASURER OF THE COUNTY OF MARATHON, DO HEREBY CERTIFY THAT IN ACCORDANCE WITH THE RECORDS IN MY OFFICE SHOW NO UNREDEEMED TAX SALES AND NO UNPAID TAXES OR UNPAID SPECIAL ASSESSMENTS AS OF ______________________AFFECTING THE LANDS INCLUDED IN THE PLAT OF GREEN TREE MEADOWS.

DATE______________ COUNTY TREASURER______________________________

OWNERS CERTIFICATE OF DEDICATION

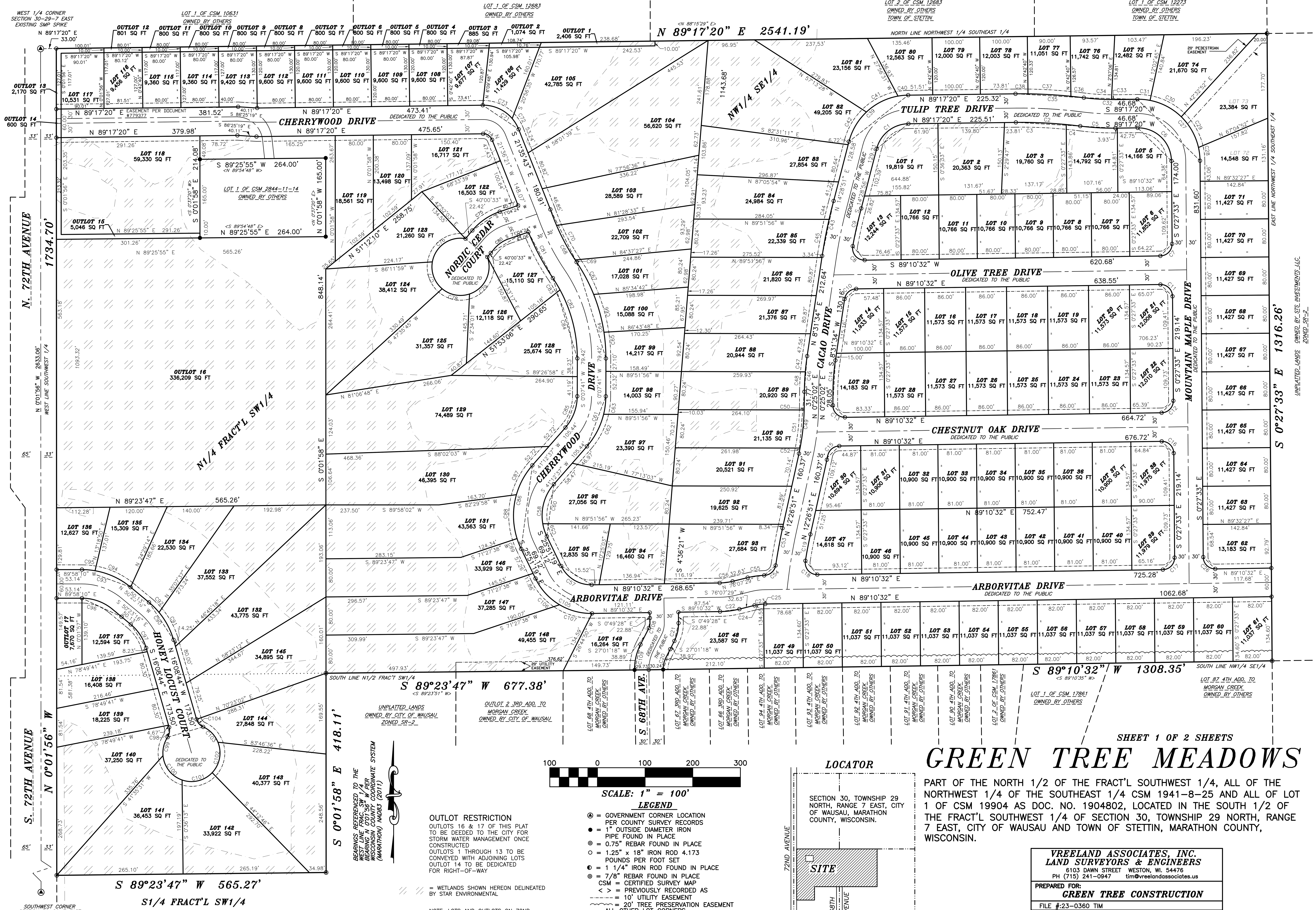
I, THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION INC., DO HEREBY CERTIFY THAT I CAUSED THE LANDS DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT. I ALSO CERTIFY THAT THIS PLAT IS REQUIRED TO BE SUBMITTED TO THE VILLAGE OF WESTON AND THE DEPARTMENT OF ADMINISTRATION FOR APPROVAL OR OBJECTION PER s.236.10 OR s.236.12.

WITNESS THE HANDS AND SEALS OF SAID OWNERS THIS_______DAY OF_________________, 20___.

____
THOMAS JOSEPH UMLAUF
GREEN TREE CONSTRUCTION INC.

STATE OF WISCONSIN)
MARATHON COUNTY) SS
PERSONALLY CAME BEFORE ME THIS_______DAY OF______________________, 20___. THE ABOVE NAMED THOMAS JOSEPH UMLAUF OF GREEN TREE CONSTRUCTION INC., TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FORGOING INSTRUMENT AND ACKNOWLEDGE THE SAME.

____
NOTARY PUBLIC, MARATHON COUNTY, WISCONSIN MY COMMISSION EXPIRES ______________________



SHEET 1 OF 2 SHEETS

GREEN TREE MEADOWS

PART OF THE NORTH 1/2 OF THE FRACT'L SOUTHWEST 1/4, ALL OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 CSM 1941-8-25 AND ALL OF LOT 1 OF CSM 19904 AS DOC. NO. 1904802, LOCATED IN THE SOUTH 1/2 OF THE FRACT'L SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU AND TOWN OF STETTIN, MARATHON COUNTY, WISCONSIN.

LOCATOR

SECTION 30, TOWNSHIP 29 NORTH, RANGE 7 EAST, CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN.

72ND AVENUE

SITE

68TH AVENUE

OUTLOT RESTRICTION

OUTLOTS 16 & 17 OF THIS PLAT TO BE DEEDED TO THE CITY FOR STORM WATER MANAGEMENT ONCE CONSTRUCTED
OUTLOTS 1 THROUGH 13 TO BE CONVEYED WITH ADJOINING LOTS
OUTLOT 14 TO BE DEDICATED FOR RIGHT-OF-WAY

= WETLANDS SHOWN HEREON DELINEATED BY STAR ENVIRONMENTAL

NOTE: LOTS AND OUTLOTS ON 72ND AVENUE HAVE NO DIRECT VEHICULAR ACCESS TO 72ND AVENUE

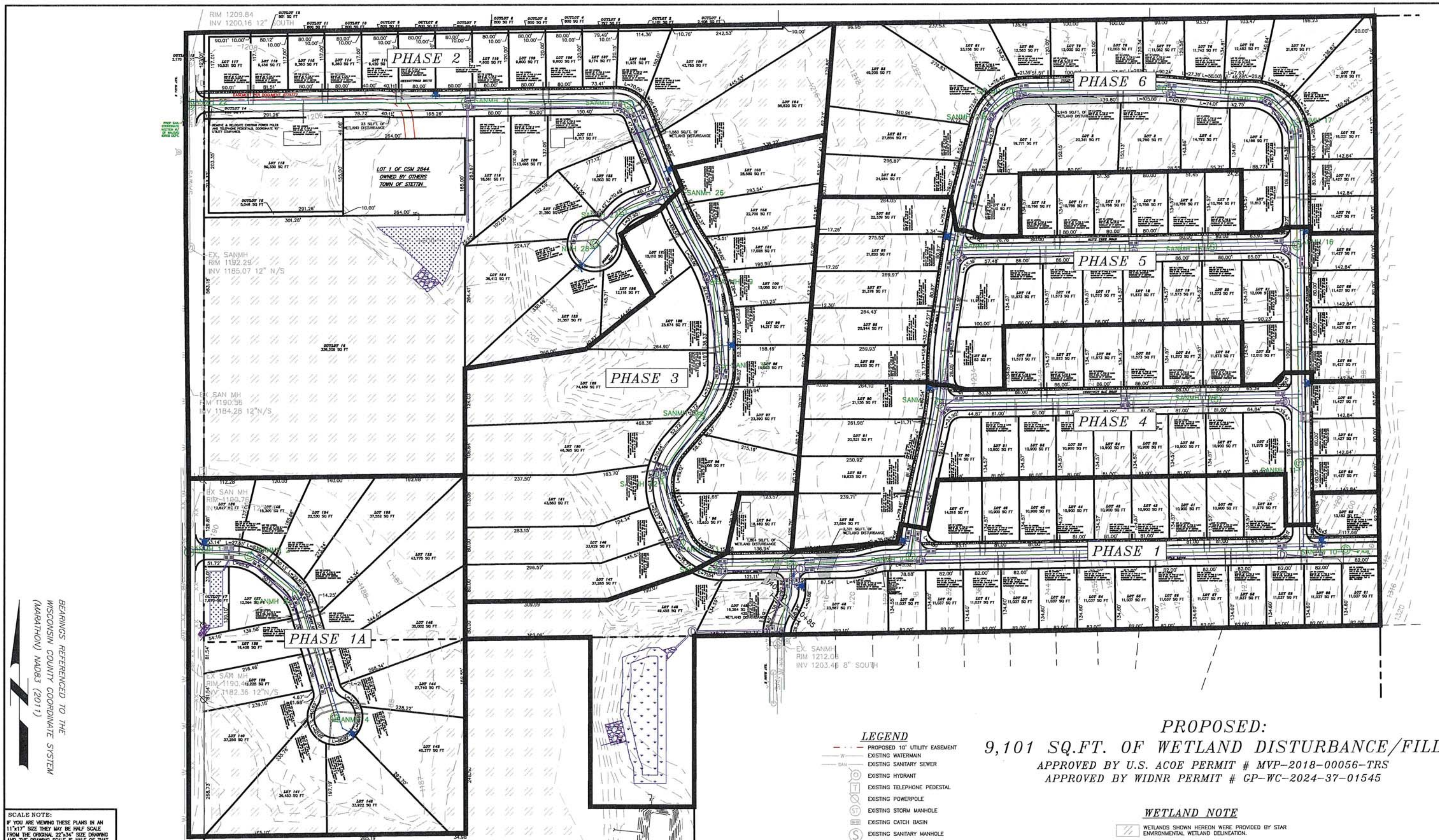
LEGEND

- = GOVERNMENT CORNER LOCATION PER COUNTY SURVEY RECORDS
- = 1" OUTSIDE DIAMETER IRON PIPE FOUND IN PLACE
- = 0.75" REBAR FOUND IN PLACE
- = 1.25" x 18" IRON ROD 4.173 POUNDS PER FOOT SET
- = 1 1/4" IRON ROD FOUND IN PLACE
- = 7/8" REBAR FOUND IN PLACE
- CSM = CERTIFIED SURVEY MAP
- < > = PREVIOUSLY RECORDED AS
- = 10' UTILITY EASEMENT
- = 20' TREE PRESERVATION EASEMENT
- ALL OTHER LOT CORNERS 3/4" x 24" REBAR 1.502 POUNDS PER FOOT SET

VREELAND ASSOCIATES, INC.
LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PH (715) 241-0947 tim@vreelandassociates.us

PREPARED FOR:
GREEN TREE CONSTRUCTION

FILE #:23-0360 TIM
DRAFTED BY: TIMOTHY G. VREELAND
DRAWN BY: DUSTIN M. VREELAND



SCALE NOTE:
IF YOU ARE VIEWING THESE PLANS IN AN 11"x17" SIZE THEY MAY BE HALF SCALE FROM THE ORIGINAL 22"x34" SIZE DRAWING AND THE DRAWING SCALE IS HALF OF THAT STATED. CHECK SCALE.

STAMP/SIGNATURE:

REVISIONS		
BY	DATE	DESCRIPTION

TITLE PAGE:
OVERALL SITE – PHASE PLAN

PROJECT: GREEN TREE MEADOWS

LOCATION: CITY OF WAUSAU, MARATHON COUNTY, WISCONSIN

VREELAND ASSOCIATES LAND SURVEYORS & ENGINEERS
6103 DAWN STREET WESTON, WI. 54476
PHONE NO.: (715) 241-0947
EMAIL: dustin@vreelandassociates.us
WEBSITE: www.vreelandlandsurveying.com

PREPARED FOR: GREEN TREE CONSTRUCTION

PLAN DATE: JUNE 25TH, 2024

DESIGNER: DUSTIN VREELAND
SURVEYED BY: CB & TV
FILE NO.: 23-0360 ENGINEERING
DATE: SEPTEMBER 20TH, 2023
SCALE: 1" = 100'
SHEET C4

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

RESOLUTION OF THE COMMON COUNCIL			
Approving Citizen Reappointment to the City-County Information Technology Commission Board.			
Committee Action:	None		
Fiscal Impact:	None		
File Number:	21-0522	**Date Introduced:**	May 13, 2025

RESOLUTION

WHEREAS, pursuant to that certain City-County Information Technology Commission “CCITC”) Intergovernmental Agreement, effective January 21, 2025, to which the City is a partner, the Common Council, as well as the Marathon County Board and the North Central Health Care Board, is required to confirm the one citizen member appointed by the CCITC Board; and

WHEREAS, the CCITC Board, at its May 6, 2025 meeting, re-appointed Chet Strebe, Vice President of Business and Technology at North Central Technical College, for a two-year term starting June 1, 2025 to be the citizen member of the City-County IT Commission Board.

NOW, THEREFORE, BE IT RESOLVED that the Common Council of the City of Wausau hereby approves and confirms the CCITC Board re-appointment of Chet Strebe for a two-year term starting June 1, 2025 as the citizen member.

Approved:

____

Doug Diny, Mayor