

OFFICIAL PROCEEDINGS OF THE WAUSAU COMMON COUNCIL

held on Tuesday, May 13, 2025, in Council Chambers, beginning at 6:30 p.m.,
Mayor Doug Diny presiding.

Roll Call

05/13/2025

Roll Call indicated 10 members present.

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

Proclamations

05/13/2025

The Mayor of the City of Wausau Proclaims:

Jewish American Heritage Month (May 2025)

Public Comment: Pre-registered citizens for matters appearing on the agenda and other public comment

05/13/2025

1. Richard Westberg, 1021 S. 12th Avenue – Spoke in favor of 25-0503

Consent Agenda

05/13/2025

Without objection, item 25-0503 was pulled from the consent agenda by the request of the Mayor.

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

25-0401 from the Common Council Approve Minutes of a previous meeting(s) (04/29/2025).

20-0705 Ordinance from the Plan Commission Rezoning 2811 W Wausau Ave from DR-8 Zoning District to TF-10 Zoning District.

25-0504 Ordinance from 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.

25-0505 Ordinance from the Infrastructure & 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.

25-0506 Resolution from the Economic Development Committee Approving Qualified Contractors for Modular and Manufactured Infill Housing.

25-0508 Resolution from the Economic Development Committee Approving of MCDEVCO and The City of Wausau Micro Loan Program Guidelines.

25-0509 Resolution from the Economic Development Committee Approving Letter of Support for Domtar Dam Rehabilitation Project.

94-0907 Joint Resolution from the Finance Committee and Plan Commission Approving the Project Plan Amendment #6 Tax Incremental Financing District Number 3, City of Wausau (TID # 3).

94-0404 Joint Resolution from 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.

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

Yes Votes: 10

No Votes: 0

Abstain: 0

Not Voting: 1

Result: PASSED

Motion by Lukens, seconded by Watson, to adopt the Ordinance from 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.

Larson stated the concerns expressed at the Plan Commission meeting on traffic and stated opposition due to the neighborhood concerns.

Rasmussen questioned if development could alleviate the concerns of traffic. It was stated the traffic concerns due to the driveway and parking issues would be redesigned in a manner that addresses those concerns.

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

Yes Votes: 9

No Votes: 1

Abstain: 0

Not Voting: 1

Result: PASSED

Motion by Watson, seconded by Lukens, to confirm the Mayor's Appointment to the Capital Improvement Program Committee.

Yes Votes: 10

No Votes: 0

Abstain: 0

Not Voting: 1

Result: PASSED

Motion by Watson, seconded by Lukens, to adopt the Joint Resolution from the Finance Committee and the Plan Commission Approving the Project Plan Amendment Tax Incremental Financing District Number 8 Amendment #4, City of Wausau (TID # 8).

Larson stated opposition due to letting the private owner do what they want with the property and concerns with the taxpayers paying for the environmental remediation and development that could ultimately benefit a private developer solely.

Gisselman stated the purpose for this amendment should be more clearly identified as opposed to just for redevelopment. Gisselman stated opposition.

Rasmussen stated that this was just approval to begin the process of redevelopment when the matter of the redevelopment itself would be handled in negotiations at a later time. It was further stated the property has historically been utilized for industrial purposes which no longer fit with the current neighborhood and that purchasing the property in the future would allow the city to utilize resources the private sector does not have to remediate environmental concerns. Rasmussen stated support to provide the city with options.

Tierney stated concerns with pricing and environmental concerns that were not addressed. Tierney stated opposition until that information is known.

Gisselman stated the city owns enough land that has yet to be redeveloped before potentially purchasing more land.

Kilian stated opposition due to environmental concerns and echoed the concerns of Gisselman that the city already owns enough land that must be redeveloped first.

The Chair stated the city made a strategic goal to redevelop land along the riverfront and that this amendment is high level planning at this point and does not authorize the sale or purchasing of any land.

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

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

Yes Votes: 6

No Votes: 5

Abstain: 0

Not Voting: 1

Result: PASSED

The Chair voted
YES to break the tie.

25-0507

05/13/2025

Motion by Henke, seconded by Lukens, to adopt the Resolution from the Economic Development Committee Authorizing the Sale of City-Owned Property at 208-214 Wyatt Street to 208 Wyatt Street, LLC.

Rasmussen stated the city has owned this property for 15 years with a significant amount of staff resources being dedicated to redevelopment that had not yet come to fruition while the property failed to generate taxable income for the city. Rasmussen stated support to turn this land over to the private sector for much needed housing in the city.

Lukens stated support for the redevelopment to help low-income individuals find housing.

Kilian stated a lack of transparency to the public as to the knowledge that the property was for sale and stated opposition citing those concerns.

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

Yes Votes: 8

No Votes: 2

Abstain: 0

Not Voting: 1

Result: PASSED

Suspend the Rules

05/13/2025

Motion by Watson, seconded by Lukens, 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

24-1215

05/13/2025

Motion by Henke, seconded by Watson, to adopt the Resolution from the Infrastructure & Facilities Committee Approving Revision to Developer's Agreement with Green Tree Construction, Inc. for Green Tree Meadows Subdivision.

<u>District</u>	<u>Aldersperson</u>	<u>Vote</u>
1	Lukens, Carol	YES
2	Martens, Michael	EXCUSED
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	NO
10	Larson, Lou	YES
11	Henke, Chad	YES

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

21-0522

05/13/2025

Motion by Watson, seconded by Henke, to adopt the Resolution from the Common Council Approving Citizen Reappointment to the City-County Information Technology Commission Board.

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

Adjourn

05/13/2025

Motion by Lukens, second by Henke, to adjourn the meeting. Motion carried. Meeting adjourned at 7:19 p.m.

Doug Diny, Mayor
Kaitlyn Bernarde, City Clerk